REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, October 20, 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 – October 20, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 20, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 6, 2025

That Council adopt the Minutes of the Regular Council meeting held October 6, 2025.

C. DELEGATIONS

1. Amanda Smith
Langley Farmers' Institute
File 0550-07

Request by Amanda Smith, Langley Farmer's Institute, to appear before Council to discuss the Township of Langley's Rural Community Plan.

2. Zach Graham
International Motor Sports
File 0550-07

Request by Zach Graham, International Motor Sports, to appear before Council to discuss their Non-Farm Use application.

Clerk's Note: Please refer to item E.10

D. PRESENTATIONS

E. REPORTS TO COUNCIL

Items E.1, E.2 and E.3 were deferred at the October 6, 2025 Regular Council Meeting to the October 20, 2025 Regular Council Meeting.

1. TransLink 2026 Funding Requests
Report 25-160
File ENG 1855-60

That Council authorize applications for $7,253,000 in TransLink cost sharing and include Township of Langley cost sharing of $3,786,333, with $3,595,020 funded from Transportation Development Cost Charges and $191,313 from the Capital Project Reserve in the 2026 Capital Budget for Council consideration.

2. Equipment and Fleet Operations and Replacement Strategy
Report 25-148
File PW 1280-07

That Council direct staff to include Capital Request in the 2026–2030 Financial Plan for a phased program to transition 29 long-term rental units into the Township's fleet with the objective of reducing operating rental costs as vehicles are integrated into the fleet.

That Council preapprove $3,075,000 from the Public Works Equipment Replacement Reserve in 2026 to fund the equipment and vehicles identified in the 2025 Fleet Replacement Program.

3. Willoughby and Willowbrook Major Road and Active Transportation Projects
Report 25-157
File ENG 5330-23

That Council direct staff to submit capital requests to complete the engineering design for the projects at the following locations, for Council's consideration within the 2026–2030 Financial Plan, at a total design cost of $6,280,000, with $5,613,300 funded from Road Development Cost Charges and $666,700 from Capital Project Reserve:

Major Roadworks:

1. 200 Street (east side) from 80 Avenue to 82 Avenue (Design Cost - $605,000)
2. 82 Avenue (south side) from 200 Street to 200A Street (Design Cost - $85,000)
3. 80 Avenue from 197 Street to 200 Street (Design Cost - $1,100,000)

E. REPORTS TO COUNCIL

4. 76 Avenue from 200 Street to 202A Street
   (Design Cost - $525,000)
5. 202A Street (west side) from 74 Avenue to 76 Avenue
   (Design Cost - $400,000)
6. 203 Street from 62 Avenue to 64 Avenue
   (Design Cost - $250,000)
7. 72 Avenue (north side) from 202A Street to 208 Street
   (Design Cost - $960,000)
8. 72 Avenue (north side) from 208 Street to 210 Street
   (Design Cost - $425,000)

Active Transportation Improvements:

9. 204 Street from 62 Avenue to 64 Avenue
   (Design Cost - $215,000)
10. 80 Avenue (south side) from 200 Street to 202A Street
    (Design Cost - $115,000)
11. 202A Street (west side) from 76 Avenue to 80 Avenue
    (Design Cost - $350,000)

Alternative Active Transportation Improvements:

12. 197 Street from 64 Avenue to Willoughby Way and
    Willoughby Way/66 Avenue from 197 Street to the 20300 Block
    (Design Cost - $350,000)
13. Willowbrook Drive/62 Avenue from 196 Street to 204 Street and
    196 Street from 64 Avenue to Willowbrook Drive
    (Design Cost - $900,000)

4. Review of Building Energy Requirements
(Energy Step Code 4 and EL-3)
Report 25-167
File PLI 3800-01

That Council direct staff to revise the Township's current building energy requirements for Part 9 residential construction from Energy Step Code 4 and EL-3 to align with the BC Building Code (Step Code 3 and EL-1); or

That Council maintain the Township's current requirements that Part 9 residential construction meets Step 4 and EL-3.

5. Rural and Urban Local Road Reconstruction Program
Report 25-164
File PW 5400-10-01

That Council endorse the phased plan to rehabilitate 175 kilometres of Local roads in Poor to Very Poor condition over ten years and refer the proposed capital funding schedule to the draft 2026 – 2030 Financial Plan for consideration.

E. REPORTS TO COUNCIL

6. 2025 Volunteer and Composite Fire Departments Equipment and Training Grant
Report 25-163
File ENG 1855-35

That Council authorize an application to the 2025 Union of British Columbia Municipalities Volunteer and Composite Fire Departments Equipment Training Grant for $30,000 of funding.

7. Capital Request – Museum Reserve Funding for Exhibits at salishan Place by the River
Report 25-168
File RAC 7950-01

That Council authorize the expenditure of $81,480.56 from the Museum Reserve to provide funding towards the design, construction, and installation of new exhibits at salishan Place by the River.

8. Ice and Dry Arenas Facility – Counter Tariffs
Report 25-169
File MA 0810-30

That Council approve funding in the amount of $547,840 from the Growing Communities Fund and $166,274 from 2024 Prior Year Surplus for payment of Canadian Government counter tariffs imposed on purchases for the new Ice and Dry Arenas Facility.

9. Capital Pre-Approval - 212 Street Connector Roadworks
Report 25-162
File ENG 5330-23-168

That Council pre-approve $19,150,000 in the 2026 Capital Budget for the construction of the 212 Street Connector from the 21000 Block to 77A Avenue, funded $2,277,223 from Water Development Cost Charges (DCC), $14,913,140 from Road Development Cost Charges, $1,085,148 from the Greenway Amenity Fund, $705,921 from Non-Refundable Deposits, $145,566 from the Capital Projects Reserve, and $23,002 from the Water Capital Works Reserve.

10. Agricultural Land Commission Application No. 100471 (Graham / 22439 – 96 Avenue)
Report 25-166
File CD 12-05-0026

That Council consider the non-farm use application submitted by Zachary Graham to the Agricultural Land Commission to permit the placement of fill for an area for a private BMX training track at 22439 – 96 Avenue and select one of the following:

E. REPORTS TO COUNCIL

a) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits.

or

b) Not refer the application to the Agricultural Land Commission.

11. Telecommunication Tower Application No. 000021
(Telus / Cypress Land Services / 23718 – 72 Avenue)
Report 25-165
File CD 11-16-0037

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue 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 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue.

or

b) That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue.

12. Development Permit Application No. 101510
(Hamstra / 7620 – 197 Street)
Report 25-152
File CD 08-22-0115

That Council authorize issuance of Development Permit No. 101510 to Hendrick Hamstra for property at 7620 – 197 Street subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.

E. REPORTS TO COUNCIL

d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.

13. Heritage Alteration Permit Application No. 101498 (Fort Langley Properties Ltd. / 9100 Block Of Glover Road) Report 25-161
File CD 11-33-0144

That Council authorize issuance of Heritage Alteration Permit No. 101498 to Fort Langley Properties Ltd. for property located in the 9100 Block of Glover Road subject to the following conditions:

a. Building and demolition plans being in substantial compliance with Schedule “A”.
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
f. All refuse areas to be located within buildings and/or enclosures and screened by compatible architectural treatments in substantial compliance with Schedule “A”.

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:

E. REPORTS TO COUNCIL

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

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Disposal (1114241 BC Ltd.) Report C25-34
File CA PM003346

That Council give first, second and third reading to "Highway Closing and Dedication Removal (1114241 B.C. Ltd.) Bylaw No.6165".

Explanation – Bylaw No. 6165

Bylaw No. 6165 authorizes the closure and highway dedication removal from a 658.8 square metre portion of 78 Avenue at 204 Street.

Clerk's Note: No report is included in the Regular Agenda Package as this was dealt with as a property matter October 6, 2025.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Rezoning Application No. 100654
(Garcha Properties (Latimer) Holdings / 7700 Block Of 202A Street)
Bylaw No. 6166
Report 25-150
File CD 08-23-0205

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties (Latimer) Holdings) Bylaw No. 6166 rezoning a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 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 202A Street (including greenway), 78 Avenue and 203 Street 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 202A Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Dedication and construction of a 15.0 m wide ecological greenway along the southern edge of the site including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Finalization of landscape and architectural plans.
7. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.
8. 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).
9. 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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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).

10. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,785,600 as a voluntary amenity contribution.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

Explanation – Bylaw No. 6166

Bylaw No. 6166 rezones 2.7 ha (6.7 ac) of land located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate development of a townhouse site with approximately 124 townhouse units.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. 2026 Permissive Tax Exemptions
Bylaw No. 6170
Report 25-151
File FIN 1970-04-001

That Council give final reading to "Permissive Tax Exemption Bylaw No. 6170".

Explanation – Bylaw No. 6170

Bylaw No. 6170 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

I. BYLAWS FOR FINAL ADOPTION

2. Official Community Plan Amendment and Rezoning Application No. 100215 and Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street)
Bylaw No. 5917
Bylaw No. 5918
Report 23-163
File CD 08-14-0204

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD) Bylaw No. 5918".

Explanation – Bylaw No. 5917

Bylaw No. 5917 amends the Central Gordon Neighbourhood Plan by introducing a new 'Medium Density Apartment' designation and increasing the amount of allowable commercial space in the Apartment Mixed Use designation. The amendments are required to facilitate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space.

Explanation – Bylaw No. 5918

Bylaw No. 5918 rezones 1.5 ha (3.6 ac) of land located at 7007, 7021 and 7033 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-189 to accommodate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space.

Development Permit No. 100999

That Council authorize issuance of Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street) in accordance with Attachment G subject to the following conditions:

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

I. BYLAWS FOR FINAL ADOPTION

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

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 24, 2023 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 11, 2023 with third reading given on September 11, 2023. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed for the following reason: the property was sold to a new developer. Pursuant to Subdivision & Development Servicing Bylaw 4861 Schedule I Section 5.1 the applicant has provided a $49,500.00 tree replacement contribution.

J. ITEMS FROM PRIOR MEETINGS

1. Reconsideration

Mayor Woodward has requested the following item be brought back for reconsideration from the April 29, 2024 Public Hearing Meeting:

Motion to Reconsider

That Council reconsider the following motions:

Housing Actions: Family-Friendly Units
Bylaw No. 5994
Report 24-40
File BLSI LSP00009

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994".

J. ITEMS FROM PRIOR MEETINGS

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the overall average project unit size be changed to 67.35 square metres, 725 square feet.
CARRIED

Councillor Martens opposed

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

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Development Cost Charges Review and Fee Applicability**
   Memorandum – Community Development Division
   File BA000050

2. **Agricultural Land Commission Decision Third Quarter 2025 (July – September)**
   Memorandum – Community Development Division
   File 6635-01

3. **Accessibility Upgrades at McLeod Athletic Park – Stadium**
   Memorandum – Facilities Division
   File 0810-30

4. **Willoughby Community Centre Open House Update**
   Memorandum – Corporate Projects Division
   File 0810-30

5. **Voluntary Water Metering Program**
   Memorandum – Public Works Division
   File 5600-03-21

N. FOR INFORMATION

6. Recreation, Culture, and Parks Advisory Committee
Minutes – September 10, 2025
File 0540-20

7. Recreation, Culture, and Parks Advisory Committee
Minutes – October 8, 2025
File 0540-20

8. Senior's Advisory Committee
Minutes – September 17, 2025
File 0540-20

9. Agricultural Advisory Committee
Minutes – September 24, 2025
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

Mayor Woodward provided the following Notices of Motion within the deadlines according to Council's Policy:

1. 40 Avenue Active Transportation Upgrades

That Council directs staff to Report to Council with recommendations on potential detailed design and capital project(s) for multi-use path and active transportation replacement, upgrades and widening for 40 Avenue from 208 Street to 216 Street, and additional upgrades that it may appropriate for Council to consider.

2. Bedford Channel Dredging Reserve

That Council directs staff to establish a new non-statutory Bedford Channel Dredging Reserve within the upcoming 2026 Budget and Five-Year Financial Plan with an initial annual transfer of $250,000 per year included within the 2026 Draft Budget for Council's consideration.

And further that Council pre-approve $250,000 from Prior Year Surplus available for the 2026 Budget to be additionally transferred into the new Bedford Channel Dredging Reserve.

P. OTHER BUSINESS

Councillor Baillie provided the following Notices of Motion within the deadlines according to Council's policy:

3. Joint Housing Project

Whereas the fastest-growing segment of the population in the coming years is seniors; and

Whereas this demographic is increasingly vulnerable to homelessness and living in vehicles due to the rapidly rising cost of living; and

Whereas there is currently an inadequate supply of designated housing for seniors and other vulnerable populations within the Township of Langley; and

Whereas there is a shortage of other types of supportive and affordable housing across the Township;

Therefore be it resolved that Council direct staff to engage in discussions with both the federal government and the Province of British Columbia to explore opportunities for funding, partnership, and support for the development of a purpose-built facility to house these vulnerable populations; and

Be it further resolved that this proposed project be situated on the designated Township-owned property at Horne Pit, immediately north of Fire Hall No. 5, which is nearing completion at that location; and

Be it finally resolved that staff be directed to report back to Council with potential options and strategies for advancing this project, including possible collaborations with senior levels of government.

4. Senior's Advisory Committee Meeting Start Time

That Council directs staff to update the Senior's Advisory Committee start time to be in the early afternoon, rather than the typical 7:00pm.

5. Veterans Village Project

Whereas veterans have bravely served in the Canadian Armed Forces, often at great personal cost to their lives and long-term health; and

Whereas many of these veterans experience Post-Traumatic Stress Disorder (PTSD) and other service-related challenges, resulting in difficult living conditions; and

Whereas a significant number of veterans are unhoused, living in inadequate or unsafe conditions, and lacking access to necessary support services; and
Whereas this vulnerable population continues to grow, along with the need for stable housing and appropriate care;

P. OTHER BUSINESS

Therefore be it resolved that Council direct staff Report to Council with potential options and potential costs to begin the process for developing a Veterans Village within the Township of Langley, and consult with Homes For Heroes, the Royal Canadian Legion, and any other veterans organization; and

Be it further resolved that staff be directed to contact and advocate to both the provincial and federal governments to explore opportunities for partnership, funding, and support to advance this potential project.

Councillor Kunst provided the following Notices of Motion within the deadlines according to Council's Policy:

6. Extension of Multi-Use Path on 40 Avenue Connector

Whereas the new 40 Avenue Connector is a major east–west transportation corridor linking Brookswood–Fernridge with Murrayville and beyond; and

Whereas the corridor serves not only motorists, but also provides an important route for students, commuters, and residents who choose active modes of transportation; and

Whereas a safe, 3-metre-wide Multi-Use Path (MUP) has been constructed on the culvert section of 40 Avenue through the Murray Creek Ravine, but currently does not extend to the wide paved shoulders at 216 Street and 213A Street; and

Whereas the remaining section consists of narrow, rough, and debris-strewn sidewalks that create a gap in the active transportation network, forcing cyclists to use the roadway on a heavily trafficked 60 km/h corridor, discouraging all but the most confident riders;

Therefore be it resolved that staff report back with options, cost estimates, and potential timelines for extending the 3-metre Multi-Use Path through the Murray Creek Ravine on 40 Avenue, in order to provide a continuous, safe, and accessible active transportation connection between 216 Street and 213A Street.

7. Murrayville Neighbourhood Safety

Whereas Item O.1. from the October 6, 2025 Regular Council Meeting addressed traffic safety concerns along 224 Street from Fraser Highway to 56 Avenue, and there continues to be significant concern from the community regarding pedestrian safety and vehicle speed along 223 Street; and

Whereas residents of the Hillcrest community and surrounding neighbourhoods have collected a petition with over 280 signatures requesting the installation of painted crosswalks and a traffic safety assessment for 223 Street and 224 Street; and

P. OTHER BUSINESS

Whereas the petition is supported by Sunridge Gardens Independent Living, representing approximately 150 seniors, whose residents regularly cross 223 Street to access local amenities such as Shoppers Drug Mart; and

Whereas there have been recent traffic incidents in the vicinity of 223 and 224 Streets, underscoring the need for a comprehensive approach to pedestrian and traffic safety in the Murrayville area;

Therefore be it resolved that, in addition to the scope outlined in Item O.1., Council direct staff to include the section of 223 Street from 50 Avenue to 52 Avenue in the traffic safety study and subsequent report. The intersection at 50 Avenue and 223 Street shall be included in the scope of the study, but not be limited to that location; and further

Be it resolved that the intersection at 50 Avenue and 224 Street be removed from the study, as this section is adjacent to the Agricultural Land Reserve (ALR) boundary and lacks pedestrian facilities on the east side of 224 Street.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property
Item E.2 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(2) (e) Intergovernmental
Item G.2 - Section 90(1) (a) Personnel

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, October 6, 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 C. Longhi

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 – October 6, 2025

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 6, 2025, as amended.
CARRIED

Clerk's Note: Item C.2 was removed, item C.6 was added, and items E.3, E.6 and E.7 were deferred to the October 20, 2025 Regular Council Meeting.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 15, 2025

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held September 15, 2025.
CARRIED

C. DELEGATIONS

1. Nichole Marples
Historic Berry Community Farm Coalition
File 0550-07

Nichole Marples, Historic Berry Community Farm Coalition, appeared before Council to discuss developing the historic Berry Farmlands using the Community Farm Model. This proposal was presented to Township of Langley's Agricultural Advisory Committee in February 2025 and received approval in principle. The project is a community agriculture, education, and farmer training hub celebrating Langley's agricultural heritage while promoting sustainable, local food production and community engagement. The 55-acre property at 21025, 21151, and 21193 Old Yale Road in Murrayville is in the Agricultural Land Reserve.

She stated that key objectives include providing agricultural education and experiences, supporting new farmers through incubator plots and training, addressing food insecurity, promoting local food systems, and creating inclusive spaces for community gatherings, events, and cultural connections.

She further stated that proposed elements include agriculture education and food systems learning, incubator plots and agri-business demonstrations, indigenous cultural gardens, a farmers' market and food security hub, and a permanent event space. The initiative aligns with Township strategies including the Agricultural Viability Strategy, Official Community Plan, Heritage Strategy, Sustainability Charter, and Climate Action Strategy.

Current community partners include Local First Nations, Young Agrarians BC Agriculture Council, Langley Farmers Institute, Langley Sustainable Agriculture Foundation, Langley Community Farmers Market Society, BC Farm Museum, Kwantlen Polytechnic University, Langley School District 35, Langley Community Services Society, Langley Heritage Society, Tourism Langley, Langley Chamber of Commerce and Inclusion Langley.

She asked for Township endorsement, approval to proceed with concept development, appointment of a staff contact, and a letter of support for fundraising for a feasibility study.

Clerks note: Please refer to item C.6

2. Neelam Rani
File 0550-07

Delegation withdrawn.

C. DELEGATIONS

3. Amandep Sahran
Vancouver Speech Therapy
File 0550-07

Amandep Sahran, Vancouver Speech Therapy, appeared before Council to discuss traffic safety concerns at Murrayville's Historic 5 Corners. The delegate stated daily she witnesses traffic issues including drivers failing to yield or not stopping in-time resulting in near collisions. The unique five exit roundabout combined with limited visibility are areas of particular concern, as well as the fact that the intersection was not designed for the volume of traffic it currently receives. There is a daycare and two schools in the area, and school children are often walking in the area.

She asked that Township of Langley conduct a site inspection and implement traffic calming measures such as speed bumps, crosswalks, additional signage and reduced speed limits. She further requests that Township of Langley add a second entrance to her property so they can leave property safely.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council refer the delegation from Amandep Sahran to staff for a report.
CARRIED

4. Mike and Kathy Salter
File 0550-07

Mike and Kathy Salter appeared before Council to express concerns regarding the lack of traffic controls at the intersection of 224 Street and 56 Avenue. They noted several sightline obstructions, including power poles, brush, hedging, tall grass, saplings, and debris. The intersection serves as a main route for commuters and emergency services, including fire, police, and ambulance. They highlighted inadequate maintenance and limited traffic enforcement during peak hours, creating safety issues.

They requested the implementation of new traffic measures, increased enforcement, and regular maintenance at the intersection.

5. Karin Ahlgren
Friends of Glen Valley

Karin Ahlgren, Friends of Glen Valley, appeared before Council to discuss the proposed TELUS 5G cell tower at 8550 - 252 Street.

She requested that Council vote to issue a formal non-concurrence to the cell tower at 8550 - 252 Street. They have gathered approximately 250 signatures on their petition objecting to the tower. The proposed TELUS tower is 62 meters tall and does not match the character or zoning of

C. DELEGATIONS

Glen Valley, rising 10 meters above the existing tree line. The proposed site is in the Agricultural Land Reserve.

She stated that Township of Langley has due diligence under the community plan to protect this sensitive area.

She requests that council vote non-concurrence for the proposed TELUS 5G cell tower at 8550 - 252 Street.

6. Senator Gerry St. Germain
Township of Langley Farm and Ranch Exhibition Society
File 0550-07

Senator Gerry St. Germain, Township of Langley Farm and Ranch Exhibition Society, appeared before Council to discuss potential options for the historic Berry Farm Property and request further exploration and community consultation with all relevant stakeholders.

He shared the potential for the site to become an active, engaging community space for teaching, learning, and connection. Potential uses include partnerships with organizations such as Langley 4H, as well as hosting community events such as weekend flea markets, livestock shows, and pet shows. He provided examples of other such sites in Washington State, Chilliwack and Abbotsford. He noted that such a project would leave a lasting legacy, promote family-oriented activities, and generate economic benefits through tourism.

He requested that Council direct staff to work with stakeholders to prepare a report and provide a secure commitment that would allow the Township of Langley Farm and Ranch Exhibition Society to develop a business plan and pursue support from the private sector and other levels of government.

MOTION
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That Council direct staff to prepare a report based on Delegations C.1 and C.6, subject to the following:

a. Consultation with stakeholders and community members,
b. Potential uses for the Historic Berry Farm should celebrate the Township of Langley's agricultural history, offer opportunities to showcase unique characteristics of our agricultural community and strengthen our food security, and
c. That any potential timeline and costs associated with the variety of options be presented to Council.

CARRIED

AGENDA VARIED
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That item O.1 be moved to after item C.6.
CARRIED

O. OTHER BUSINESS

1. Pedestrian and Traffic Safety on 224 Street from Fraser Highway to 56 Avenue

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
Whereas residents of Murrayville have expressed ongoing concerns regarding pedestrian and traffic safety along 224 Street from Fraser Highway north to 56 Avenue, and

Whereas a petition signed by 283 residents, including residents from Sunridge Gardens (150 seniors), requesting the installation of painted crosswalks and a traffic assessment, and

Whereas multiple accidents have recently occurred in the area, including incidents involving a cyclist and a motorcyclist, raising urgent safety concerns,

Therefore be it resolved that Council direct staff to prepare a report on pedestrian and traffic safety improvements along 224 Street from Fraser Highway north to 56 Avenue, including but not limited to:

- The installation of painted crosswalks at key intersections such as 50 Avenue and 224 Street
- A traffic safety assessment of the corridor, including pedestrian crossing volumes and vehicle speeds
- Recommendations for short- and long-term safety improvements, and further

That staff report back to Council with options for consideration as soon as feasible.
CARRIED

The agenda order then resumed.

D. PRESENTATIONS

1. William Low
Fort Langley Youth Rowing Society

Mayor and Council presented William Low with an achievement certificate for winning gold at the 2025 Canada Cup Regatta.

D. PRESENTATIONS

2. LED Video Displays and Audio Systems

Jason Winslade presented to Council regarding the Township of Langley's LED video display and audio systems. Modern facilities rely on this technology to support event delivery and spectator engagement. The Langley Events Centre (LEC) was an early leader in venue technology with large-scale video displays and broadcast-quality systems installed in 2008, giving LEC a competitive advantage in bidding to attached large events. Over the past 18 years, other venues have caught up and surpassed the technology. These systems have exceeded their expected service life and are now outdated, with limited replacement parts and compatibility issues. To stay competitive, investing in upgrades and new installations is essential.

He stated that existing displays are located at the LEC, McLeod Athletic Park, Aldergrove Community Centre, George Preston Recreation Centre, Fraser River Presentation Theatre, and salishan Place by the River. Future installations are proposed for the LEC Stadium, Arenas, and Fieldhouse, Aldergrove Community Centre Arena, and Smith Athletic Park. Audio system upgrades are also required at the LEC Stadium and McLeod Athletic Park.

Priority projects are the LEC Arena Bowl, LEC Stadium, and LEC Arenas, followed by McLeod Athletic Park and the Aldergrove Community Centre. Procurement and installation lead time is six to nine months, with installations at most sites requiring installation between late April and early May to minimize impacts on scheduled events. Projects will be submitted through the 2026–2030 budget process, and Council will be updated on any condition or timing considerations.

MOTION 1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize $2,190,000 from the Facilities Renewal Reserve for the Langley Events Centre: Arena Bowl Video Display Replacement.
CARRIED

MOTION 2
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council pre-approve $1,250,000 from Prior Year Surplus available for the 2026 Budget for the Willoughby Stadium: Exterior LED Video Display, combined with a total contribution of $50,000 from applicable group(s) within 2026 and/or 2027.
CARRIED

D. PRESENTATIONS

MOTION 3
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council pre-approve $1,500,000 from Prior Year Surplus available for the 2026 Budget for the Ice and Dry Arena Facility LED Video Display.
CARRIED

Councillor Richter opposed

MOTION 4
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize $300,000 from the Capital Projects Reserve for the replacement McLeod Athletic Park Video Screen.

That Council pre-approve $250,000 from Prior Year Surplus available for the 2026 Budget for the Permanent Sound System at McLeod Athletic Park.
CARRIED

Councillor Richter opposed

MOTION 5
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize $200,000 from the Capital Projects Reserve for the replacement Aldergrove Community Centre: Exterior LED Video Display Replacement.
CARRIED

MOTION 6
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby authorizes $85,000 from the Capital Projects Reserve for Permanent Sound System at the Willoughby Stadium Permanent Sound System, combined with a total contribution of $170,000 from applicable group(s).
CARRIED

MEETING RECESSED
The meeting recessed at 3:30pm.

MEETING RECONVEINED
The meeting reconvened at 3:40pm.

E. REPORTS TO COUNCIL

1. Bee City and Bat-Friendly Community Certification
Report 25-158
File CPP LSP00028

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council authorize staff to submit applications for certification as a Bee City and a Bat-friendly Community.

That Council allocate annual funding in the amount of $1,600 for the Bee City and Bat-friendly Community certifications to the Parks Operations budget, beginning in 2026.
CARRIED

2. Amendment to Council Policy 06-022, Community Grant Policy
Report 25-156
File CA 1850-20

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council hereby amends Council Policy 06-022, Community Grant Policy, section 6.4.2 by removing the word *public*, as shown on Attachment A hereto; and

That Council hereby amends Council Policy 06-022, Community Grant Policy, section 6.4.3 by increasing the grant maximum to $3,000, commencing with the 2027 grant (payable in 2026), as shown on Attachment A hereto.
CARRIED

3. TransLink 2026 Funding Requests
Report 25-160
File ENG 1855-60

Item E.3 was deferred to the October 20 Regular Council Meeting.
.

4. Capital Request - Three-Stream Waste Receptacles
Report 25-153
File PW 5360-01

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council authorize the use of $64,540 in Non-Refundable Deposits for the installation of three-stream waste receptacles in Fort Langley and Willoughby.
CARRIED

E. REPORTS TO COUNCIL

5. Capital Request - Total Loss Vehicle Replacement
Report 25-155
File PW 1280-07

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize the use of up to $165,000 from the Public Works Equipment Reserve to replace one medium-duty dump truck.
CARRIED

6. Equipment and Fleet Operations and Replacement Strategy
Report 25-148
File PW 1280-07

Item E.6 was deferred to the October 20 Regular Council Meeting.

7. Willoughby and Willowbrook Major Road and Active Transportation Projects
Report 25-157
File ENG 5330-23

Item E.7 was deferred to the October 20 Regular Council Meeting.

8. Rippin-Bakerview Soil Deposit Application
Report 25-149
File ENG SO2507 and SO2872

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to refer the Soil Deposit Application for 27413 – 8 Avenue to the Agricultural Land Commission; and

That Council direct staff to process the Soil Deposit Application for 920 – 272 Street if the Agricultural Land Commission approves the 27413 – 8 Avenue Soil Deposit Application.
CARRIED

Councillor Richter opposed

9. Telecommunication Tower Application No. 000016 (Telus / Cypress Land Services / 8550 – 252 Street)
Report 25-154
File CD 11-26-0026

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a

E. REPORTS TO COUNCIL

62.0 m (203.4 ft) high telecommunication tower and accessory compound at 8550 – 252 Street.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100304 (1317903 BC Ltd. / Architecture Panel Inc. / 20354 – 71A Avenue and 7091 – 204 Street) Bylaw No. 6167 Bylaw No. 6168 Report 25-159
File CD 08-14-0234

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6168 rezoning 0.78 ha (1.9 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street to Comprehensive Development Zone CD-214, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, greenways and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
5. Finalization of landscape and architectural plans.
6. Compliance with Age-Friendly Amenity Area requirements.
7. Registration of a statutory right-of-way over the subject property for the purposes of a green link along the western edge of the site.
8. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site

F. BYLAWS FOR FIRST AND SECOND READING

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. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces
d. identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements.

9. Completion of road closure bylaw for the south half of 71A Avenue.
10. Compliance with the Willoughby Greenway Amenity Policy and with the Township's 5% Neighbourhood Park Land Acquisition Policy.
11. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,076,000 as a voluntary amenity contribution.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167 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 Bylaw No. 5816.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6167 and 6168.
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 2026 Permissive Tax Exemptions
Bylaw No. 6170
Report 25-151
File FIN 1970-04-001

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Permissive Tax Exemption Bylaw No. 6170.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Tax Sale Redemption Date Extension**
   Bylaw No. 6164
   Report 25-139
   File FIN 1970-07

   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Council give final reading to Tax Sale Redemption Date Extension Bylaw No. 6164.
   CARRIED

J. MAYOR AND COUNCIL REPORT

Councillor Baillie reported that he attended the Union of BC Municipalities (UBCM) convention, highlighting discussions on emergency preparedness, and wait times for procurement of emergency vehicles. He noted two significant resolutions that came forward: the First Responders Resiliency Program and the Single Staircase issue. Councillor Baillie also met with three ministers, noting that his meeting with Minister Green was particularly productive.

Councillor Pratt reported attending the Fort Langley International Ukulele Festival, which drew participants from around the world, and commended the Vancouver FC team and supporters for their strong showing against the Whitecaps.

Councillor Kunst reported that she attended UBCM, which provided valuable opportunities to participate in workshops and hear resolutions from across the province. She also attended the Langley Hospital Foundation Gala and noted that the women's soccer team, the Vancouver Rise FC, will be playing on October 16.

Councillor Ferguson reported on his attendance at UBCM, where he participated in discussions on various topics, including tariffs. He was recognized for 25 years of service on Council and received an award for his contributions to Metro Vancouver. He also attended National

J. MAYOR AND COUNCIL REPORT

Day for Truth and Reconciliation event and spoke with Premier Eby and several ministers, including those for Environment, Housing, and Parks.

Councillor Martens reported that UBCM provided valuable opportunities for engagement and learning. While there, she attended the Women in Politics event, where the CEO of YVR was the keynote speaker. She also attended the Langley Hospital Foundation Gala.

Mayor Woodward thanked those involved in the Vancouver FC vs. Whitecaps match, noting it was an excellent game. He also attended the Truth and Reconciliation event at the Langley Arboretum, which continues to have increased participation every year.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Baillie reported visiting one of the dams and water filtration plants in North Vancouver, noting that the facility processes one billion liters of water per day and is the largest in Canada. He expressed appreciation to Metro Vancouver for arranging the tour and highlighting the significant work involved in maintaining the water system.

Councillor Ferguson attended a parks tour in the Coquitlam area.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **Unauthorized Tree Removal – 2511 - 200 Street**
   Memorandum – Permits, Licences and Inspections Division
   File 6300-01

2. **Canada Post Job Action Implications**
   Memorandum – Municipal Administration
   File 0550-01

3. **Fraser Highway Employment Lands Reference Plan**
   Memorandum – Community and Policy Planning
   File LRP00023

4. **Smith School Site Building Permit Update**
   Memorandum – Permits, Licences and Inspections Division
   File 7467 212 Connector

M. FOR INFORMATION

5. Heritage Advisory Committee
Minutes – September 3, 2025
File 0540-20

N. MOTIONS ARISING FROM INFORMATION

1. Unauthorized Tree Removal – 2511 - 200 Street

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council direct staff to explore options to reduce the $6,000 cost for replacement trees by consulting with the Trieu family to determine if the replacement trees could be planted on their property.
DEFEATED

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

2. Fraser Highway Employment Lands Reference Plan

Moved by Councillor Richter,
Seconded by Councillor Martens,
That Council request a staff presentation on the Fraser Highway Employment Lands Reference Plan.
DEFEATED

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

O. OTHER BUSINESS

2. Expansion of First Priority Snow and Ice Removal

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council directs staff to Report to Council with a consolidation of Council Policies 05-102 and 05-118 for one Snow and Ice Control Council Policy, and further

That Priority 1 Roadways and Sidewalks (which are a municipal responsibility) be expanded to ensure access for staffed senior living communities and other vulnerable populations as it may be appropriate for Council to consider.
CARRIED

3. Redwoods Golf Course Reserve and Council Policy

Moved by Mayor Woodward,
Seconded by Councillor Pratt,

O. OTHER BUSINESS

Whereas:

1. Based on the property acquisition agreement in 2005, the Township of Langley assumed full operational ownership of the Redwoods Golf Course after the completion of the TransMountain pipeline expansion, and
2. Redwoods represents a unique, profitable asset and future recreational, natural and event opportunities for residents and taxpayers, potentially needing ongoing capital and operational renewal investments,

That Council directs staff to Report to Council with a new draft Redwoods Golf Course Council Policy to outline the establishment of a new Redwoods Reserve, direction for its funding from the proceeds of Redwoods operations, and potential confirmed uses for those funds at Redwoods and/or within the Township of Langley, and other policy items as it may be appropriate for Council to consider.
CARRIED

4. Graphic Image Delivery Bylaw Updates

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
Whereas a number of community members have voiced concerns about being inadvertently exposed to graphic images within flyers and other distributed materials,

That Council directs staff to Report to Council with potential bylaw amendments or other recommendations to potentially regulate the unsolicited delivery of graphic images, such as, but not necessarily limited to, sealed, opaque envelopes, printed warnings, and the name and address of the person or entity distributing the materials, as may be appropriate for Council to consider, subject to legal review, including with respect to potential jurisdictional and constitutional issues.
CARRIED

Councillor Richter opposed

5. Township of Langley Tenant Relocation Council Policy

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council directs staff to Report to Council with a draft Tenant Relocation Council Policy for its consideration no later than the end of Q1 2026.
CARRIED

Councillor Richter opposed

O. OTHER BUSINESS

6. 2025 Transportation and Mobility Strategy Next Steps

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council directs staff to Report to Council with the draft Transportation and Mobility Strategy for its consideration prior to any additional public consultation.
CARRIED

Councillor Richter opposed

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

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

Q. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 4:49pm
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Amanda Smith
Date: Wednesday, October 01, 2025 1:22:43 PM
Attachments: TOL Rural Plan Oct 20.pptx.pdf

Please note the following response to Delegation Requests has been submitted at Wednesday October 1st 2025 1:18 PM.

- **I / we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  10/20/2025
- **Name of delegate or organization wishing to appear**
  Langley Farmers' Institute
- **Topic**
  Township of Langleys' Rural Community Plan
- **Purpose of presentation**
  Other
- **for other, describe here:**
  A motion
- **Desired resolution**
  A motion to be voted and approve that the Township of Langleys' Rural Plan be updated after 32 years.
- **Full name**
  Amanda Smith
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Zach Graham
Date: Thursday, October 09, 2025 12:22:25 PM

Please note the following response to Delegation Requests has been submitted at Thursday October 9th 2025 12:19 PM.

- **I / we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  10/20/2025

- **Name of delegate or organization wishing to appear**
  Internationalmotorsports

- **Topic**
  NFU Application – Private Cycling BMX Loop (Non-Commercial) on ALR – Policy Rationale, Mitigation & Request to speak when the NFU is on the agenda File # 12-05-0026 AL # 100471

- **Purpose of presentation**
  Other

- **for other, describe here:**
  Request to appear on the same meeting when our NFU application is heard, to provide a 3–5 minute applicant summary (policy fit, mitigation, neighbour commitments) and answer Council questions.

- **Desired resolution**
  That Council receive the delegation and APPROVE the NFU (Cycling BMX loop, non-commercial), with reasonable conditions on hours, dust control, setbacks, and ≤100 m² total associated structures.

- **Full name**
  Zach Graham

- **Email address**
  FOIPPA s.22(1)

- **Address**
  FOIPPA s.22(1)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 6, 2025 - REGULAR MEETING	**REPORT:**	25-160
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	TRANSLINK 2026 FUNDING REQUESTS		

RECOMMENDATIONS:

That Council authorize applications for $7,253,000 in TransLink cost sharing and include Township of Langley cost sharing of $3,786,333, with $3,595,020 funded from Transportation Development Cost Charges and $191,313 from the Capital Project Reserve in the 2026 Capital Budget for Council consideration.

ANALYSIS:

TransLink annually provides grant funding opportunities for capital projects that expand and enhance Major Road Network (MRN) vehicle, cycling, and pedestrian infrastructure. Opportunities for cost-sharing capital projects on the MRN are managed through various TransLink grant programs:

- Major Road Network and Bike Upgrades (MRNB)
- Bicycle Infrastructure Capital Cost Share (BICCS)
- Bicycle Infrastructure Capital Cost Share – Rapid Implementation (BICCS - Rapid)
- Walking Infrastructure to Transit (WITT)
- Structures (MRN-S)
- Bus Speed and Reliability (BSR)

Funding is made available through a combination of funding allocated to municipalities and regional competitive programs, with applications due October 31, 2025.

TransLink, through Coast Mountain Bus Company, also provides funding through the Transit Related Road Infrastructure Program (TRRIP), with applications due in March 2026. Staff are currently compiling the proposed locations for 2026 for Council's review and consideration in a subsequent report.

TransLink also provides annual funding through the Operation, Maintenance and Rehabilitation Program (OMR) to operate and maintain the MRN, based upon lane kilometres within the Township of Langley.

Financial Implications:

A summary is provided in the tables below, and each project is detailed in the reference pages, including justifications and funding sources.

Proposed 2026 TransLink Allocated Funding:					
Program	**Proposed Project**	**Total Estimated Project Cost**	**TransLink Cost Share**	**2026 TransLink Funding**	**TOL Funding Required**
MRNB	Fraser Highway Widening: 23800 Block to 24300 Block	$29,000,000	50%	$2,389,000	$2,389,000
BICCS			50%	$688,000	$688,000
WITT	Road Widening: 202 Street – 80 Avenue to 86 Avenue	$14,900,000	50%	$221,000	$221,000
MRN-S	Retaining Wall Study: 200 Street and 38 Avenue	$150,000	50%	$75,000	$75,000
MRN-S	Bridge Rehabilitation: 248 Street and 16 Avenue	$160,000	50%	$80,000	$80,000
Total Allocated Funding				**$3,453,000**	**$3,453,000**

Proposed 2026 TransLink Competitive Funding:					
Program	**Proposed Project**	**Total Project Cost**	**TransLink Cost Share**	**2026 TransLink Funding**	**TOL Funding Required**
BICCS	Fraser Highway Widening: 23800 Block to 24300 Block	$29,000,000	75%	$600,000	$200,000
BICCS - Rapid	Road Widening: 208 Street – 76 Avenue to 81 Avenue	$4,177,619	100%	$1,000,000	Previously Approved
WITT	Road Widening: 208 Street – 81 Avenue to 84 Avenue	$5,560,000	75%	$400,000	Previously Approved
WITT	Road Widening: 202 Street – 80 Avenue to 86 Avenue	$14,900,000	75%	$400,000	$133,333
BSR	Road Widening: 86 Avenue – 200 Street to 202B Street	$4,809,000	100%	$1,400,000	Previously Approved
Total Competitive Funding:				**$3,800,000**	**$333,333**

The following projects would require no additional cost-sharing, as all required funding is in place for the project:

- Road Widening: 208 Street – 76 Avenue to 81 Avenue
- Road Widening: 208 Street – 81 Avenue to 84 Avenue (Pre-approved for 2026)
- Road Widening: 86 Avenue – 200 Street to 202B Street

For the Fraser Highway Road Widening Project: 23800 Block to 24300 Block, a Township contribution of $3,277,000 is required if all applications are successful and is proposed to be funded $3,244,230 from Transportation DCC and $32,770 from Capital Projects Reserve. TransLink allows multiple years of funding to be accumulated over multiple years, provided that all funds are spent by the fourth year.

This is the first year of proposed multi-year funding requests, with a current total estimated project cost of $29 million, which will be refined as the design proceeds.

Road Widening: 202 Street – 80 Avenue to 86 Avenue project requires a Township contribution of $354,333 if all applications are successful, and is proposed to be funded with $350,790 from Transportation DCC and $3,543 from the Capital Projects Reserve.

The following structures projects require cost sharing of 50 per cent and are proposed to be funded from the Capital Projects Reserve, totaling $155,000.

- Retaining Wall Study: 200 Street and 38 Avenue
- Bridge Rehabilitation: 248 Street and 16 Avenue

Through the various capital programs, the Township could receive an investment of $7,253,000 from TransLink while requiring a Township contribution of $3,786,333, funded $3,595,020 from Transportation DCC and $191,313 from the Capital Projects Reserve, which will be included in the 2026 Capital Budget for Council's consideration. In the case of projects that have already been approved, funding may allow for future phases of work to be completed at a reduced Township contribution, subject to final tender pricing. Further funding details are presented in the following Capital Summary tables.

Township of Langley Capital Project Description						
Project Title:	Road Widening: Fraser Highway 23800 Block to 24300 Block					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$6,954,000	$6,954,000	$8,138,000	$6,954,000
Budget Remaining		$800,000				
Total Projected Cost		$800,000	$6,954,000	$6,954,000	$8,138,000	$6,954,000

Project Description *(Phased Project)	Phase 3 – Continuation of the construction of the next phase of widening Fraser Highway from 238 Street to 243 Street to four travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 240 Street. The project may be eligible for 50% funding by TransLink.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The existing intersection at Fraser Highway and 240 Street is congested during peak hours with high traffic volumes along Fraser Highway. Closure of Old Yale Road at the intersection, new 238B Street connection, installation of turn lanes, and widening Fraser Highway to four lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.

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):	5	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Road Widening: Fraser Highway – 23800 Block to 24300 Block					
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		$792,000	$3,244,230	$3,244,230	$4,416,390	$3,244,230
Reserve: Capital Projects		$8,000	$32,770			
Debt						
TransLink			$3,677,000	$3,677,000	$3,677,000	$3,677,000
ICBC						
Other:_____						
Total Currently Funded		**$800,000**	**$6,954,000**	**$6,921,230**	**$8,093,390**	**$6,921,230**

Total Currently Unfunded				**$32,770**	**$44,610**	**$32,770**

Township of Langley Capital Project Description						
Project Title:	Road Widening: 202 Street – 80 Avenue to 86 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$14,900,00			
Budget Remaining		$1,175,674				
Total Projected Cost		$1,175,674	$14,900,00			

Project Description *(Phased Project)	Construction of 202 Street: 86 Avenue to 80 Avenue and 80 Avenue from 201 Street to 203 Street (north side), including land costs.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The 202/203 Street Corridor, from 62 Avenue to 86 Avenue, is classified as a Major Arterial Road and serves as a key north-south link through the Willoughby area. In addition, Bus Rapid Transit (BRT) is planned along 200 Street and 86 Avenue to provide connections to the Carvolth Transit Exchange. The 202/203 Street Corridor will also function as an alternate arterial route to 200 Street between 62 Avenue and 86 Avenue. Classified as a Major Arterial Road 80 Avenue provides east-west connectivity within the Willoughby and Smith neighbourhoods. With ongoing growth in Willoughby, there is an increasing demand for pedestrian and other non-automotive modes of transportation. The proposed road widening will improve access for all users and help complete the area's road network.

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):	2	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	Road Widening: 202 Street – 80 Avenue to 86 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges		$1,163,918	$350,790			
Reserve: Capital Projects		$11,756	$3,543			
Debt						
TransLink			$621,000			
ICBC						
Other:_____						
Total Currently Funded		**$1,175,674**	**$975,333**			

Total Currently Unfunded			**$13,924,667**			

Township of Langley Capital Project Description						
Project Title:	Retaining Wall Study: 200 Street and 38 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$150,000				
Budget Remaining						
Total Projected Cost		$150,000				

Project Description *(Phased Project)	Review and study of the retaining wall at 200 Street and 38 Avenue
Project Justification and Consequences of Not Proceeding *(Phased Project)	Some road settling has been noted at this location. This study is to address and determine the root causes and propose remediation options.

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

Length of Project (years):	1	Initial Year of Approval:	2026

Township of Langley Capital Project Description						
Project Title:	Retaining Wall Study: 200 Street and 38 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects			$75,000			
Debt						
TransLink			$75,000			
ICBC						
Other:_____						
Total Currently Funded			**$150,000**			

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Bridge Rehabilitation: 248 Street and 16 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$160,000			
Budget Remaining		$100,000				
Total Projected Cost		$100,000	$160,000			

Project Description *(Phased Project)	Repair cracking in the southeast abutment and replace the existing damaged railing to maintain a safe bridge structure and extend the life of the bridge.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Repairs to extend the life cycle of the existing bridge.

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):	2	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Bridge Rehabilitation: 248 Street and 16 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects		$50,000	$80,000			
Debt						
TransLink		$50,000	$80,000			
ICBC						
Other:_____						
Total Currently Funded		**$100,000**	**$160,000**			

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Road Widening: 208 Street – 76 Avenue to 81 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$1,000,000			
Budget Remaining		$4,177,619				
Total Projected Cost		$4,177,619	$1,000,000			

Project Description *(Phased Project)	This project will complete 208 Street between 76 Avenue and 81 Avenue to the ultimate four-lane road cross-section with raised centre medians, separated bike lanes, Township fiber expansion, and final paving.
Project Justification and Consequences of Not Proceeding *(Phased Project)	This project is part of the larger 208 Street Corridor project to provide the complete infrastructure for all users.

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):	6	Initial Year of Approval:	2020

Township of Langley Capital Project Description						
Project Title:	Road Widening: 208 Street – 76 Avenue to 81 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges		$3,824,583				
Reserve: Capital Projects		$39,278				
Debt						
TransLink			$1,000,000			
ICBC						
Other: NRD		$313,758				
Total Currently Funded		**$4,177,619**	**$1,000,000**			

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Road Widening: 208 Street – 81 Avenue and 84 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount						
Budget Remaining	$48,500					
Total Projected Cost	$48,500		$5,911,500			

Project Description *(Phased Project)	This project will complete 208 Street between 81 Avenue and 84 Avenue to the ultimate four-lane road cross-section with road widening (including greenway construction) at/near 82 Avenue, raised centre medians, separated bike lanes, and final paving. Road widening works will require land acquisitions and third-party utility pole relocations.
Project Justification and Consequences of Not Proceeding *(Phased Project)	This project is part of the larger 208 Street Corridor project to provide the complete infrastructure for all users.

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):	2	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	Road Widening: 208 Street – 81 Avenue to 84 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$48,015		$4,021,647			
Reserve: Capital Projects Reserve	$485		$440,322			
Debt						
TransLink			$400,000			
Other: NRD			$226,561			
Other: Grenway Amenity Fund			$822,970			
Total Currently Funded	**$48,500**		**$5,911,500***			

Total Currently Unfunded						

*Note: $5,511,500 was preapproved for 2026 (all funding but TransLink amount) at the May 26, 2025, Regular Council Meeting Item E.5.

Township of Langley Capital Project Description						
Project Title:	Road Widening: 86 Avenue – 200 Street to 202B Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$1,400,000			
Budget Remaining	$4,788,556					
Total Projected Cost	$4,788,556		$1,400,000			

Project Description *(Phased Project)	As per the July 15, 2024, Regular Council Meeting Item K.3. Previously approved TransLink funding approved as per the October 21, 2024, Regular Council Meeting Item E.5.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Increased traffic and pedestrian activity between 200 Street and 202 Street require additional widening and construction of active transportation infrastructure. Also supports increased density and the proposed 200 Street Bus Rapid Transit (BRT) route.

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):	2	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	Road Widening: 86 Avenue – 200 Street to 202B Street					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$2,472,761					
Reserve: Capital Projects	$1,706,795					
Debt						
TransLink	$609,000		$1,400,000			
ICBC						
Other:_____						
Total Currently Funded	**$4,788,556**		**$1,400,000**			

Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION AND BUSINESS SERVICES
for
ENGINEERING DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 6, 2025 - REGULAR MEETING	**REPORT:**	25-148
FROM:	PUBLIC WORKS DIVISION	**FILE:**	1280-07
SUBJECT:	EQUIPMENT AND FLEET OPERATIONS AND REPLACEMENT STRATEGY		

RECOMMENDATIONS:

That Council direct staff to include Capital Request in the 2026–2030 Financial Plan for a phased program to transition 29 long-term rental units into the Township's fleet with the objective of reducing operating rental costs as vehicles are integrated into the fleet.

That Council preapprove $3,075,000 from the Public Works Equipment Replacement Reserve in 2026 to fund the equipment and vehicles identified in the 2025 Fleet Replacement Program.

EXECUTIVE SUMMARY:

Council directed staff to complete a comprehensive review of fleet operations to identify opportunities for efficiency. The review confirmed that the Township's reliance on long-term rental vehicles is creating avoidable operating costs and that some critical fleet units have reached the end of their service life.

To address these findings, staff recommend that Council approve a phased program to transition 29 long-term rental units into the Township's fleet. This program would be incorporated into the 2026–2030 Financial Plan and supported by annual capital allocations of $1,000,000 over three years. Once fully implemented, this transition is expected to reduce operating rental costs and achieve annual savings of approximately $272,000.

Staff also recommend that Council authorize the allocation of $3,075,000 from the Public Works Equipment Replacement Reserve to fund replacements identified in the 2025 Fleet Program.

The Township's fleet follows a structured lifecycle that includes acquisition, active service with scheduled maintenance, and timely replacement. Replacing vehicles while they still have useful life and market value is fiscally responsible because it avoids steep increases in repair costs, minimizes downtime, and maximizes cost recovery at disposal.

PURPOSE:

To respond to Council's direction to conduct an in-depth review of fleet operations.

BACKGROUND/HISTORY:

The Township of Langley manages a diverse fleet of vehicles and equipment, including pickup trucks, loaders, excavators, and specialized seasonal units, which are essential for delivering core municipal services such as road maintenance, park operations, and emergency response.

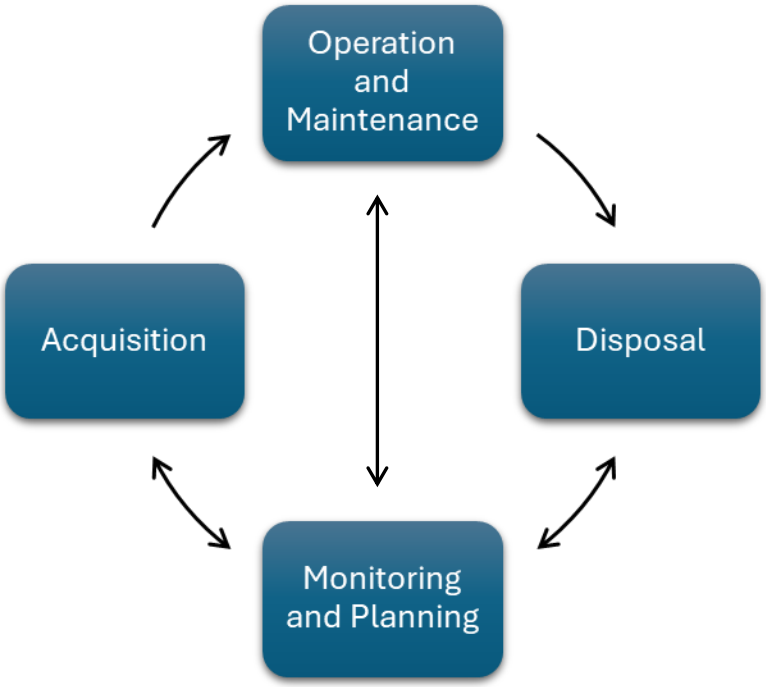
The Equipment and Fleet Department (Fleet Department) is responsible for planning the replacement of vehicles and equipment that support these services. The department also maintains and repairs all fleet assets, including fire apparatus, although the capital planning and replacement of fire units are managed separately by the Fire Division. In addition to maintenance, the Fleet Department oversees insurance and manages fueling operations at the Operations Centre.

At the January 27, 2025, Regular Meeting, Council directed staff to conduct an in-depth review of fleet operations to identify efficiencies and potential program adjustments.

DISCUSSION/ANALYSIS:

As of April 30, 2025, the Township's fleet consists of more than 1,500 units supporting a wide range of municipal functions, including parks, roads, bylaws, utilities, stormwater, employee transportation, and police services. While the Fleet Department maintains fire apparatus, those assets are managed under a separate capital program and are not included in this analysis.

The diagram below illustrates the general lifecycle of a fleet asset:



The lifecycle begins with acquisition through capital funding, followed by placement into service under the care of the Fleet Department. Throughout its operational life, each unit is monitored for performance and maintained to ensure reliability. When an asset reaches the end of its useful life, the Fleet Department initiates the replacement process and disposes of the unit once the new asset is operational. This cycle ensures continuity of service and effective fleet management.

Operation and Maintenance:

The Fleet Department is responsible for the repair and maintenance of over 1,500 fleet assets, including those used by the Fire Division. In addition to mechanical repairs, staff perform welding and fabrication for multiple departments, install snow equipment and produce brine for winter operations, maintain the operations yard and fueling station, and provide mobile fueling for equipment in the field.

The department currently operates with 18 staff across various roles, including mechanics, welders, and support positions. The table below outlines the current positions and their primary duties:

No. of Staff	Position	Duties
1	Manager, Equipment and Fleet Manager	Manages garage operations, fleet purchasing, budgets, safety, and fleet compliance.
1	Supervisor - Garage	Supervises mechanics, organizes and assigns work, oversees sublet vendors, oversees preventative maintenance designation, and maintains staff schedules.
1	Lead Hand - Mechanic	Supervises shop floor activities, maintains quality of work, repairs and diagnoses vehicles and equipment, leads fire department repair operations, and advises on workload.
1	Storekeeper/Buyer - Garage	Orders parts, manages parts inventory, manages vendors and parts pricing, and performs related data entry.
1	Garage Service Technician	Maintains fuel data system, maintains work management system, enters time sheets, and other related data entry.
1 **1**	Garage Assistant Garage Assistant (TFT)	Cleans and maintains shop and operations yard, performs fuel dips and fuel station maintenance, picks up/drops off vehicles and parts, and fuels offsite equipment.
1	Trades II - Mechanic	Maintains and repairs over 700 pieces of small equipment, maintains shop tools and equipment, and repairs and operates brine-making equipment.
2	Trades II - Mechanic	Maintains and repairs all major fire apparatus.
5 **1**	Trades II - Mechanic Trades II – Mechanic (TFT)	Maintains and repairs 730 vehicles and equipment, loads and installs snow equipment during winter events, and operates brine-making equipment.
2	Trades II - Welder	Performs welding and fabricating duties for multiple user departments, both in the shop and remotely.

TFT = Temporary Full-time

The department also relies on two temporary full-time positions to maintain operational continuity. These positions are needed to cover vacation and sick time for permanent staff, ensuring that maintenance and compliance requirements are met.

Despite these resources, the Township's fleet-to-mechanic ratio is 112:1, compared to an industry standard of 55–60:1. This ratio was calculated by dividing the number of mechanics by the number of fleet units, excluding supervisory roles, half of the Lead Hand's time, and the small engine mechanic, as well as removing small engines from the count to ensure accuracy.

The 55–60:1 benchmark is supported by Government Fleet, the American Public Works Association (APWA), and the NAFA Fleet Management Association.

This imbalance creates significant pressure on resources, resulting in increased reliance on external service providers and overtime to maintain compliance with Commercial Vehicle Safety and Enforcement (CVSE) and WorkSafeBC requirements. Space limitations at the Operations Centre further restrict the ability to add mechanics or expand capacity. Staff are exploring options for additional garage space, including the potential use of a secondary yard or repurposing the fire training grounds once relocated.

To maintain operational efficiency and reduce risk, additional garage capacity and staffing will be required in the future. These improvements will help ensure timely maintenance, reduce downtime, and support the Township's ability to deliver essential services.

Monitoring and Planning:

The Fleet Department is responsible for planning the replacement of vehicles and equipment within the Township's fleet. Each asset is assigned an expected service life and replacement cost based on municipal and industry standards. Age and estimated usage are the primary factors used for long-term capital planning to ensure the lowest total cost of ownership.

Before a unit is included in the budget for replacement, it undergoes a comprehensive review. This review considers age, odometer readings, operating hours, maintenance and operating costs, service downtime, overall condition, residual value, and whether the unit remains fit for its intended purpose. Where condition allows, replacement may be deferred to a future year.

Delaying replacement, however, carries risks. Older units experience increased downtime, which can impact service delivery and lead to higher costs for rentals or contracted equipment. These risks are amplified during critical events such as snowstorms or flooding. Recent examples include an asphalt patching truck that required a complete engine replacement, resulting in two months of downtime and $65,000 in repairs, and a tandem dump truck that experienced transmission and aftertreatment system failures, causing five weeks of downtime and $54,000 in repairs.

Maintenance and fuel data are tracked through computerized systems to support performance monitoring and replacement planning. Staff are currently reviewing the need to upgrade fleet software to a more robust system to further support operations. Monitoring outcomes also inform the Township's fleet replacement plan and funding strategy, ensuring alignment with operational needs and sustainability objectives, including the evaluation of low-emission alternatives.

Acquisition:

Fleet acquisitions are managed to ensure the Township maintains a reliable, cost-effective, and sustainable fleet that meets operational needs. New fleet assets required for growth or service expansion are funded through new capital allocations, while the replacement of existing units is funded through the Public Works Equipment Replacement Reserve.

Replacement decisions are based on lifecycle analysis and operational requirements, with priority given to units that are beyond their expected service life, have escalating maintenance costs, or are critical to essential services such as snow and ice control or emergency response. Acquisitions also incorporate sustainability objectives by evaluating low-emission and alternative-fuel options where practical.

All new assets are compatible with the Township's fleet management systems to support performance monitoring and maintenance planning. Procurement follows the Township's purchasing policies, ensuring competitive pricing, vendor qualification, and adherence to safety and performance specifications.

Disposal:

The Township disposes of vehicles primarily through public auction, as this method typically provides the highest financial return compared to trade-in options. In some cases, trading in a unit may be advantageous; however, auction sales generally yield better results. Proceeds from the sale of surplus vehicles are returned to the Equipment Replacement Reserve.

Once a vehicle reaches the end of its usable life, its residual value declines rapidly, resulting in minimal cost recovery at auction. This underscores the importance of timely replacement planning to maximize asset value and reduce financial loss at disposal.

Rental Categories and Expenditures:

The Township relies on a mix of internal fleet charge-outs and external rentals to meet operational needs. Internal charge-out rates recover the costs of Township-owned assets, while external rentals are often required for short-term needs, specialized equipment, or to address capacity gaps caused by growth.

The table below summarizes annual expenditures for each rental category:

Rental Category	Expenditures 2023	Expenditures 2024
7110 - Equipment & Vehicle Rental – External	$1,880,200	$2,167,200
7112 - Heavy Equipment Rental – No operator provided	$36,200	$50,800
7114 - Miscellaneous Equipment Rental	$574,700	$616,500
7120 - Equipment and Vehicle Rental – Internal	$7,000,000	$7,600,000

Equipment & Vehicle Rental – External:

Includes contracted services such as trucking, hydro excavation, crane operations, and earthmoving. The Township frequently relies on hydro excavation equipment; however, this type of equipment is large, maintenance-intensive, and requires substantial storage space. At present, the Township does not have the resources or facilities to support ownership, making rentals the most practical and cost-effective solution for these specialized services. While adding more dump trucks could help reduce reliance on external rentals, this is not feasible at this time due to the same space and resource constraints.

Heavy Equipment Rental – No Operator Provided:

Used for specialized equipment such as excavators, pressure washers, attachments, heaters, and tilt-deck trailers. These rentals are job-specific and returned upon completion. Purchasing this equipment is not recommended due to the wide variety of types required and infrequent use, making ownership cost-inefficient. Renting ensures access to the right equipment when needed without long-term ownership costs.

Miscellaneous Equipment Rental:

Includes longer-term rentals of vehicles and equipment to accommodate growth and seasonal demand. This category represents the greatest opportunity for cost savings through strategic fleet expansion and phased elimination of rentals. The subsequent Rental Vehicles section will provide further details on how targeted investments could reduce reliance on rentals over time.

Equipment and Vehicle Rental – Internal:

Represents internal billing to user departments for Township-owned fleet assets. These rates are designed to recover operating costs, maintenance, insurance, and contributions to the Equipment Replacement Reserve, ensuring long-term sustainability of the fleet. This approach provides transparency in cost allocation and ensures that user departments account for the true cost of fleet utilization in their budgets.

Rental Vehicles:

The Township currently relies on rental vehicles and equipment to support operational needs, particularly during periods of growth and seasonal demand. While rentals involve higher annual costs compared to ownership, they provide important benefits such as flexibility, immediate availability, and reduced maintenance burden on Township resources. This approach has enabled the Township to maintain service levels without significant upfront capital investment.

To maintain essential operations, some vehicles have been retained beyond their intended service life as a temporary measure. These holdbacks consist of older units that require more frequent maintenance and experience higher downtime, which impacts operating costs and garage capacity. Staff are reviewing options to address these interim challenges.

Staff have identified 29 pieces of rental equipment and vehicles considered long-term in nature that could be transitioned into the Township's fleet through a phased ownership strategy.

In 2024, the Township spent $726,800 on these 29 rentals, including $524,200 in rental fees and $202,600 for fuel, insurance, and maintenance. Similar costs were recorded in previous years. By comparison, if these units were owned, the annual cost would be approximately $483,000, resulting in potential savings of $272,000 per year. These ownership costs include contributions to a replacement reserve, ensuring long-term sustainability.

The current value of these rental units is estimated at $2.78 million. Staff recommend a phased elimination of rentals, supported by annual capital allocations of $1,000,000 over three years. The 29 assets identified for phased elimination could be transitioned to Township-owned units, while other short-term rentals will remain in use because they are not suitable for permanent addition to the fleet.

Once fully implemented, this strategy is expected to achieve annual savings of approximately $272,000 (based on 2024 values).

2025 Fleet Replacement Program:

The 2025 fleet replacement program remains unfunded. The following table lists the units identified for replacement. Staff recommend proceeding with these replacements in 2025.

Unit ID#	Unit Type	Year	Usage	Estimated 2025 Cost
1050-V023	Tandem Crane Truck	2012	129,000 km	$525,000
1263-V021	Road Sweeper	2016	123,700 km	$540,000
1223-V024	Road Patching Truck	2014	214,300 km	$450,000
1457-E021	Road Mower	2017	9,380 hrs	$375,000
1148-V044	Construction Crew Van	2012	305,700 km	$300,000
1078-V032	Full-Size Pick-Up Truck	2013	166,000 km	$90,000

Unit ID#	Unit Type	Year	Usage	Estimated 2025 Cost
1153-V032	Full-Size Pick-Up Truck	2015	104,900 km	$90,000
1154-V032	Full-Size Pick-Up Truck	2015	101,900 km	$90,000
1156-V032	Full-Size Pick-Up Truck	2014	65,400 km	$90,000
1159-V032	Full-Size Pick-Up Truck	2015	67,200 km	$90,000
1165-V032	Full-Size Pick-Up Truck	2014	48,400 km	$90,000
399-V074	Air Compressor Trailer	2003	19,000 hrs	$60,000
1071-V046	SUV	2013	97,300 km	$65,000
964-V031	Compact Truck	2011	54,900 km	$65,000
1189-V042	Compact Cargo Van	2014	66,700 km	$65,000
1155-V032	Full-Size Pick-Up Truck	2014	129,600 km	$65,000
Shop Equipment	Parts Washer	N/A	20 yrs	$25,000
TOTAL				**$3,075,000**

Estimated costs are based on 2025 pricing and may be subject to escalation due to market conditions, supply chain constraints, and potential tariffs on imported equipment.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, ENGINEERING AND PUBLIC WORKS
for
PUBLIC WORKS DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 6, 2025 - REGULAR MEETING	**REPORT:**	25-157
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23
SUBJECT:	WILLOUGHBY AND WILLOWBROOK MAJOR ROAD AND ACTIVE TRANSPORTATION PROJECTS		

RECOMMENDATION:

That Council direct staff to submit capital requests to complete the engineering design for the projects at the following locations, for Council's consideration within the 2026–2030 Financial Plan, at a total design cost of $6,280,000, with $5,613,300 funded from Road Development Cost Charges and $666,700 from Capital Project Reserve:

Major Roadworks:

1. 200 Street (east side) from 80 Avenue to 82 Avenue (Design Cost - $605,000)
2. 82 Avenue (south side) from 200 Street to 200A Street (Design Cost - $85,000)
3. 80 Avenue from 197 Street to 200 Street (Design Cost - $1,100,000)
4. 76 Avenue from 200 Street to 202A Street (Design Cost - $525,000)
5. 202A Street (west side) from 74 Avenue to 76 Avenue (Design Cost - $400,000)
6. 203 Street from 62 Avenue to 64 Avenue (Design Cost - $250,000)
7. 72 Avenue (north side) from 202A Street to 208 Street (Design Cost - $960,000)
8. 72 Avenue (north side) from 208 Street to 210 Street (Design Cost - $425,000)

Active Transportation Improvements:

9. 204 Street from 62 Avenue to 64 Avenue (Design Cost - $215,000)
10. 80 Avenue (south side) from 200 Street to 202A Street (Design Cost - $115,000)
11. 202A Street (west side) from 76 Avenue to 80 Avenue (Design Cost - $350,000)

Alternative Active Transportation Improvements:

12. 197 Street from 64 Avenue to Willoughby Way and Willoughby Way/66 Avenue from 197 Street to the 20300 Block (Design Cost - $350,000)
13. Willowbrook Drive/62 Avenue from 196 Street to 204 Street and 196 Street from 64 Avenue to Willowbrook Drive (Design Cost - $900,000)

EXECUTIVE SUMMARY:

At the May 26 and July 21, 2025, Regular Council Meetings, staff were directed to report to Council with a capital request for detailed design and cost projections for additional road and active transportation projects.

Significant design and construction activity is already underway in the Willoughby Road Network, particularly along the 80 Avenue, 208 Street, 212 Connector, and 202/203 Street corridors. The recommended next phases build on these works and focus on advancing arterial and collector road standards and improving pedestrian and cycling connectivity.

The scope of work for arterial roadway widening will include widening to a four or six-lane arterial roadway standard, curb and gutter, multi-use-paths (MUP), protected bike lanes where possible, raised medians/left-turn lanes, landscaping, traffic signal installation/modification and street lighting. The scope of work also includes culvert, retaining wall, and utility installations where necessary.

Collector roadway widening includes road widening to a two-lane collector road standard with on-street parking, curb and gutter, MUP, culvert installations, landscaping, traffic signal modifications, and street lighting.

The scope of work for active transportation corridor improvements includes MUP construction, protected bike lanes, renewal of existing signage and pavement markings, raised medians, and landscaping where necessary.

Staff have reviewed the feasibility of completing active transportation improvements on the 64 Avenue Corridor from 196 Street to the Willowbrook Connector and do not recommend proceeding with improvements on 64 Avenue at this time due to the high costs and impacts associated with undergrounding utilities, property acquisition and removal of street trees. Two alternative corridors in substitution for 64 Avenue are presented as follows for Council consideration:

- 197 Street from 64 Avenue to Willoughby Way and Willoughby Way/66 Avenue from 197 Street to the 20300 Block.
- Willowbrook Drive/62 Avenue from 196 Street to 204 Street and 196 Street from 64 Avenue to Willowbrook Drive.

Staff recommend including funding requests for detailed design of major road and active transportation improvement projects for Council to consider within the 2026–2030 Financial Plan. These projects would be funded by grants, other external funds, Capital Project Reserve and Roads DCCs where possible.

PURPOSE:

To provide Council with updated information and cost projections for major road projects, active transportation improvements, and completed median projects.

BACKGROUND:

At the May 26, 2025, Regular Council Meeting, staff were directed to report to Council with capital requests and a capital project plan to complete the following:

The east side of 200 Street from 80 Avenue to 82 Avenue;
The south side of 82 Avenue from 200 Street to 200A Street.

At the July 21, 2025, Regular Council Meeting, staff were directed to report to Council with capital requests for detailed design and cost projections for additional road projects for Council to consider within the 2026 Budget Process:

80 Avenue from 197 Street to 200 Street;
76 Avenue from 200 Street to 202A Street;
The west side of 202A Street from 74 Avenue to 76 Avenue;
203 Street from 62 Avenue to 64 Avenue;
The north side of 72 Avenue from 208 Street to 210 Street; and
The north side of 72 Avenue from 202A Street to 208 Street.

And for widened roadways, capital requests for detailed design and cost projections for finished medians and active transportation:

The west side of 202A Street from 74 Avenue to 80 Avenue; and
204 Street from 62 Avenue to 64 Avenue.

Two amendments were added for detailed design and cost projections for finished medians and active transportation for the following locations:

64 Avenue from 196 Street to the Willowbrook Connector.
The south side of 80 Avenue from 200 Street to 202 Street.

DISCUSSION/ANALYSIS:

200 Street:

Designated as a Major Arterial Road, 200 Street provides a north–south link through the Willoughby area. In addition, staff are collaborating with TransLink on the implementation of Bus Rapid Transit (BRT) on 200 Street and on 86 Avenue to connect to the Carvolth Transit Exchange.

The scope of work for the east side of 200 Street from 80 Avenue to 82 Avenue includes detailed design for widening to a six-lane arterial standard, including curb and gutter, retaining walls, MUP, protected bike lanes, landscaping, traffic signal modifications, and streetlighting.

82 Avenue:

Designated as a Major Collector Road, 82 Avenue provides an east–west link through the Willoughby area. The scope of work for the south side of 82 Avenue from 200 Street to 200A Street includes a detailed design for road widening to a two-lane collector roadway with on-street parking, curb and gutter, retaining walls, MUP, streetlighting, and landscaping.

80 Avenue:

Designated as a Major Arterial Road, 80 Avenue provides an east–west link through the Willoughby area, with multiple capital projects currently in both the design and construction phases as follows:

- 80 Avenue Roadworks from 204 Street to 212 Street: Currently under construction and expected to achieve substantial completion in Q2 2026.
- 80 Avenue Widening (north side) from 20100 Block to 20300 Block: Detailed design is underway and expected to be completed in January 2026.
- 80 Avenue Fibre Optic Expansion from 202A Street to 212 Street: Currently under construction and expected to achieve substantial completion by October 2025.

The subsequent phase of the 80 Avenue Corridor will focus on the following sections:

- 80 Avenue from 197 Street to 200 Street: A detailed design for the road widening from a two-lane to a four-lane arterial road standard, including improved vehicle, pedestrian, and cycling facilities with curb and gutter, large culvert installations, MUP, protected bike lanes, raised medians/left-turn lanes, landscaping, traffic signal modifications, and street lighting.
- 80 Avenue (south side) from 200 Street to 202A Street: A detailed design for active transportation facilities, raised medians, and landscaping.

76 Avenue:

Designated as a Major Collector Road, 76 Avenue provides an east-west link within the Willoughby area. The scope of work for 76 Avenue from 200 Street to 202A Street includes a detailed design for road widening to a two-lane collector road standard with on-street parking, curb and gutter, MUP on both sides, culvert installations, landscaping, traffic signal modifications, and streetlighting. The scope of work will also include a new roundabout at 201 Street and an improved access road to R.E. Mountain Secondary School and Willoughby Community Park.

202/203 Street:

Designated as a Major Arterial Road, 202/203 Street provides a north-south link through the Willoughby area and will become an alternate parallel arterial route to 200 Street between 62 Avenue and 86 Avenue. On April 7, 2025, at the Regular Meeting, Council endorsed a phased approach to the 202/203 Street Corridor roadworks between 62 Avenue and 86 Avenue. The detailed design for 202 Street from 80 Avenue to 86 Avenue is 50% complete with refinements to the design underway and anticipated to be complete in January 2026.

The subsequent phase of the 202/203 Street Corridor will prioritize the following sections:

- 202A Street (west side) from 74 Avenue to 76 Avenue: Detailed design for road widening to a four-lane arterial roadway with curb and gutter, MUP, protected bike lane, raised medians/left-turn lanes, streetlighting, landscaping, and traffic signal installation.
- 202A Street (west side) from 76 Avenue to 80 Avenue: Detailed design for road widening on the east side to allow for the installation of a protected bike lane along the west side, along with raised medians, and landscaping.
- 203 Street from 62 Avenue to 64 Avenue: The functional design endorsed by Council on December 2, 2024, at the Regular Meeting, incorporated a modified arterial road cross section to reduce property impacts and address challenges related to the existing detention pond on the west side of 203 Street. The detailed design for this section would include a two-lane arterial roadway with a two-way left turn lane, additional turn lanes at the intersections, curb and gutter, MUP, streetlighting, and landscaping.

Staff will be incorporating active transportation improvements on 202A street (west side) from 74 Avenue to 76 Avenue as part of the road widening design, and as a result, are only requesting a project for the design of active transportation improvements from 76 Avenue to 80 Avenue.

72 Avenue:

Designated as a Major Arterial Road, 72 Avenue provides an east-west link within the Willoughby Area. The scope of work for the north side of 72 Avenue from 202A Street to 210 Street includes a detailed design for road widening to a four-lane arterial roadway with curb and gutter, MUP, protected bike lane, raised medians, streetlighting, landscaping, and traffic signal improvements.

204 Street:

Designated as a Major Arterial Road, 204 Street provides a north-south connection between the Willowbrook and Willoughby areas. Staff recommend a modified arterial road cross-section to address property challenges on both sides of the roadway. The scope of work includes detailed design to narrow the roadway to a four-lane arterial with curb and gutter and removal of existing bike lanes, in order to accommodate boulevard widening for MUPs on both sides. The scope of work also includes relocating existing drainage infrastructure, retaining walls, maintaining existing raised median/left-turn lanes, street lighting, landscaping, and traffic signal modifications.

64 Avenue:

Designated as a Major Arterial Road, 64 Avenue is a four-lane road with sidewalks that provides an east-west link for both Willowbrook and Willoughby. Staff have reviewed the feasibility of completing active transportation improvements on the 64 Avenue Corridor from 196 Street to the Willowbrook Connector.

These improvements would require boulevard widening, removal of existing street trees, undergrounding of existing third-party utility poles, construction of new MUPs, and significant property acquisition.

Staff do not recommend the implementation of active transportation improvements on 64 Avenue due to the high costs and large impacts associated with undergrounding utilities, property acquisition and removal of street trees. Two alternative corridors are proposed in substitution for 64 Avenue and are presented as follows for Council consideration:

- 197 Street from 64 Avenue to Willoughby Way and Willoughby Way/66 Avenue from 197 Street to the 20300 Block.
- Willowbrook Drive/62 Avenue from 196 Street to 204 Street and 196 Street from 64 Avenue to Willowbrook Drive.

197 Street/Willoughby Way/66 Avenue:

Designated as a Minor Collector Road, 197 Street from 64 Avenue to Willoughby Way is a two-lane road with on-street parking. The scope of work for 197 Street would include detailed design for the installation of on-street cycling facilities by reducing travel lane width and eliminating on-street parking on one side. This would connect to existing on-street cycling facilities south of 64 Avenue along 197 Street. A construction of MUP through this section would preserve on-street parking, but is not recommended as it will result in a significant impact on existing trees, hydro poles, and streetlights.

Willoughby Way from 197 Street to 200 Street is a two-lane Major Collector Road through a residential area. The scope of work for Willoughby Way would include renewal of existing signage and pavement markings to continue to maintain the existing shared roadway. Existing traffic calming features with on-street parking on both sides moderate vehicle speeds and make the corridor well-suited to be a shared roadway for cyclists and motorists at a lower speed, supported by new pavement markings and signage.

The section of 66 Avenue between 200 Street and the 20300 Block functions as a two-lane Major Collector Roadway with on-street parking. The scope of work for 66 Avenue would include a detailed design to widen the roadway to construct a new MUP to improve pedestrian and cycling facilities while maintaining existing on-street parking as much as possible. The new MUP on 66 Avenue will connect to the existing Willoughby Trail at the 20300 Block.

Willowbrook Drive/62 Avenue/196 Street:

Willowbrook Drive is a four-lane Major Arterial Roadway with sidewalks on both sides. The proposed scope of work would utilize the existing boulevard to construct a new MUP to improve pedestrian and cycling facilities. The scope of work on 196 Street from 64 Avenue to Willowbrook Drive includes a new MUP on 196 Street from 64 Avenue to Willowbrook Drive to connect into the existing active transportation corridor on 64 Avenue in the City of Surrey.

Designated as a Major Arterial Roadway, 62 Avenue is a two-lane roadway with limited active transportation facilities. The scope of work for the north side of 62 Avenue from 201 Street to 204 Street includes a detailed design for road widening, box culvert extension, retaining walls, curb and gutter, MUP, streetlighting, landscaping, and traffic signal improvements to improve pedestrian and cycling facilities within the Township's jurisdiction.

Environmental Considerations:

Works adjacent to watercourses may trigger additional environmental requirements and may have significant impacts on costs. Environmental impacts and requirements, including permitting, will be assessed during the design phase.

Cost Projections:

The table below summarizes the estimated engineering, construction, and property acquisition costs for each location. The estimated construction and property acquisition costs are based on a high-level desktop review of project locations based on 2025 construction and property acquisition estimates.

No.	Location	DCC Eligible	Greenway Amenity Eligible	Estimated Engineering Cost	Order of Magnitude Construction Cost*	Order of Magnitude Property Cost*
1	200 Street (east side) 80 Avenue to 82 Avenue	Yes	Yes	$605,000	$7,100,000	$10,800,000
2	82 Avenue (south side) from 200 Street to 200A Street	No	Yes	$85,000	$1,300,000	$1,190,000
3	80 Avenue from 197 Street to 200 Street	Yes	Yes	$1,100,000	$15,300,000	$6,000,000
4	76 Avenue from 200 Street to 202A Street	Only proposed roundabout at 201 Street	Yes	$525,000	$9,200,000	$7,100,000
5	202A Street (west side) from 74 Avenue to 76 Avenue	Yes	Yes	$400,000	$3,000,000	$4,800,000
6	203 Street from 62 Avenue to 64 Avenue	Yes	No	$250,000	$2,800,000	$150,000
7	72 Avenue (north side) from 202A Street to 208 Street	Yes	Yes	$960,000	$12,000,000	$5,500,000

No.	Location	DCC Eligible	Greenway Amenity Eligible	Estimated Engineering Cost	Order of Magnitude Construction Cost*	Order of Magnitude Property Cost*
8	72 Avenue (north side) from 208 Street to 210 Street	Yes	Yes	$425,000	$5,300,000	$2,800,000
9	204 Street from 62 Avenue to 64 Avenue	Yes, subject to Misc. Cycling DCC availability	No	$215,000	$3,200,000	$0
10	80 Avenue (south side) from 200 Street to 202 Street	Yes	Yes	$115,000	$1,500,000	$0
11	202A Street (west side) from 76 Avenue to 80 Avenue	Yes	Yes	$350,000	$4,500,000	$0
12	197 Street: 64 Avenue to Willoughby Way and Willoughby Way/66 Avenue from 197 Street to 20300 Block	Yes, subject to Misc. Cycling DCC availability	No	$350,000	$5,200,000	$0
13	Willowbrook Drive/62 Avenue from 196 Street to 204 Street & 196 Street from 64 Ave to Willowbrook Drive	Yes	No	$900,000	$14,900,000	$1,800,000
		Total:		**$6,280,000**	**$85,300,000**	**$40,140,000**

*Cost estimates for construction and property acquisition are presented for high-level order of magnitude purposes only and may be subject to significant variations as designs progress and more information is confirmed for each project.

Financial Implications:

Staff recommend including $6,280,000 for the detailed design of 13 major roadworks projects, active transportation corridor improvements, and finished median projects for Council's consideration within the 2026–2030 Financial Plan. A table showing proposed funding sources for detailed design for each project is presented below.

No.	Location	Road DCC	Capital Project Reserve	Total Detailed Design Costs
1	200 Street (east side) from 80 Avenue to 82 Avenue	$598,950	$6,050	$605,000
2	82 Avenue (south side) from 200 Street to 200A Street	$0	$85,000	$85,000
3	80 Avenue from 197 Street to 200 Street	$1,089,000	$11,000	$1,100,000
4	76 Avenue from 200 Street to 202A Street	$0	$525,000	$525,000

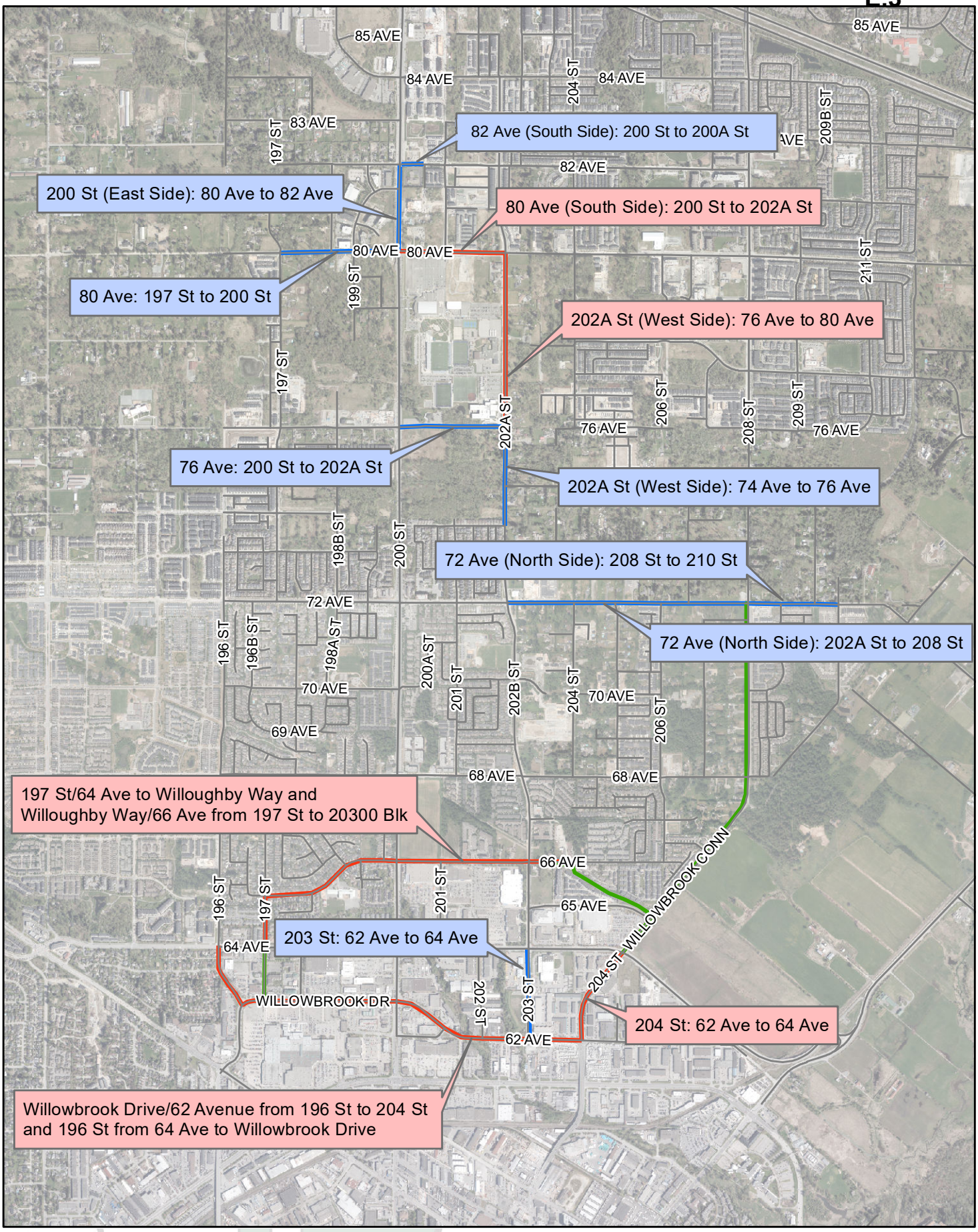
No.	Location	Road DCC	Capital Project Reserve	Total Detailed Design Costs
5	202A Street (west side) from 74 Avenue to 76 Avenue	$396,000	$4,000	$400,000
6	203 Street from 62 Avenue to 64 Avenue	$247,500	$2,500	$250,000
7	72 Avenue (north side) from 202A Street to 208 Street	$950,400	$9,600	$960,000
8	72 Avenue (north side) from 208 Street to 210 Street	$420,750	$4,250	$425,000
9	204 Street from 62 Avenue to 64 Avenue	$212,850	$2,150	$215,000
10	80 Avenue (south side) from 200 Street to 202 Street	$113,850	$1,150	$115,000
11	202A Street (west side) from 76 Avenue to 80 Avenue	$346,500	$3,500	$350,000
12	197 Street/64 Avenue to Willoughby Way and Willoughby Way/66 Avenue from 197 Street to 20300 Block	$346,500	$3,500	$350,000
13	Willowbrook Drive/62 Avenue from 196 Street to 204 Street & 196 Street from 64 Ave to Willowbrook Drive	$891,000	$9,000	$900,000
	Total:	**$5,613,300**	**$666,700**	**$6,280,000**

Once the detailed design is completed, staff can submit budget requests for construction and property acquisition for each location. Funding sources may include a combination of DCC's, Grants, Greenway Amenity Funding, Capital Projects Reserve and other external sources.

Respectfully submitted,

Newton Conti,
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

ATTACHMENT A Map of Project Locations



Township of Langley BC
Est. 1873

Willoughby and Willowbrook Major Road and Active Transportation Projects

Active Transportation and Median Improvement | Major Road Project | Existing Active Transportation Network

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-167
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	3800-01
SUBJECT:	REVIEW OF BUILDING ENERGY REQUIREMENTS (ENERGY STEP CODE 4 AND EL-3)		

RECOMMENDATION(S):

That Council direct staff to revise the Township's current building energy requirements for Part 9 residential construction from Energy Step Code 4 and EL-3 to align with the BC Building Code (Step Code and 3 EL-1); or

That Council maintain the Township's current requirements that Part 9 residential construction meets Step 4 and EL-3.

EXECUTIVE SUMMARY:

At its recent meeting, Council directed staff to Report to Council with draft bylaw amendments, while outlining the potential impacts and options, to revise the Township's current building energy requirements for construction from Energy Step Code 4 and EL-3 to align with the requirements of the BC Building Code from hereon. The Report to Council is to include how this alignment may affect current phased development projects that are in preparation for permit issuance; a review of Township of Langley requirements compared with those of neighbouring municipalities; an evaluation of the potential implications for compliance the BC Building Code; and any impacts on building permit review and inspection timelines.

The Township of Langley has provided multiple branches of support for the building industry to support Step Code design and construction including: a long-standing rebate and incentive program, widely recognized education platform, and dedicated staff supporting the holistic deployment of Step Code. These services have contributed to exceptionally high compliance rates, excellent engagement and feedback from builders, and building permit data indicating that builders are significantly exceeding performance requirements.

Where the Township's Step 4 / EL-2 adoption in 2023 was predicated on supporting compliance with the new BCBC 2024 Overheating Protection requirement, to be prepared for planned provincial requirements, and that building permit data indicated industry was already meeting Step 4 requirements, further analysis shows that Step 4 homes are also more safer during hot weather compared to Step 3 homes. By 2027, Step 4 / EL-3 will become mandatory across BC under upcoming provincial building code changes. The Township's current, multi-faceted, approach is intended to help building industry prepare ahead of that shift.

PURPOSE:

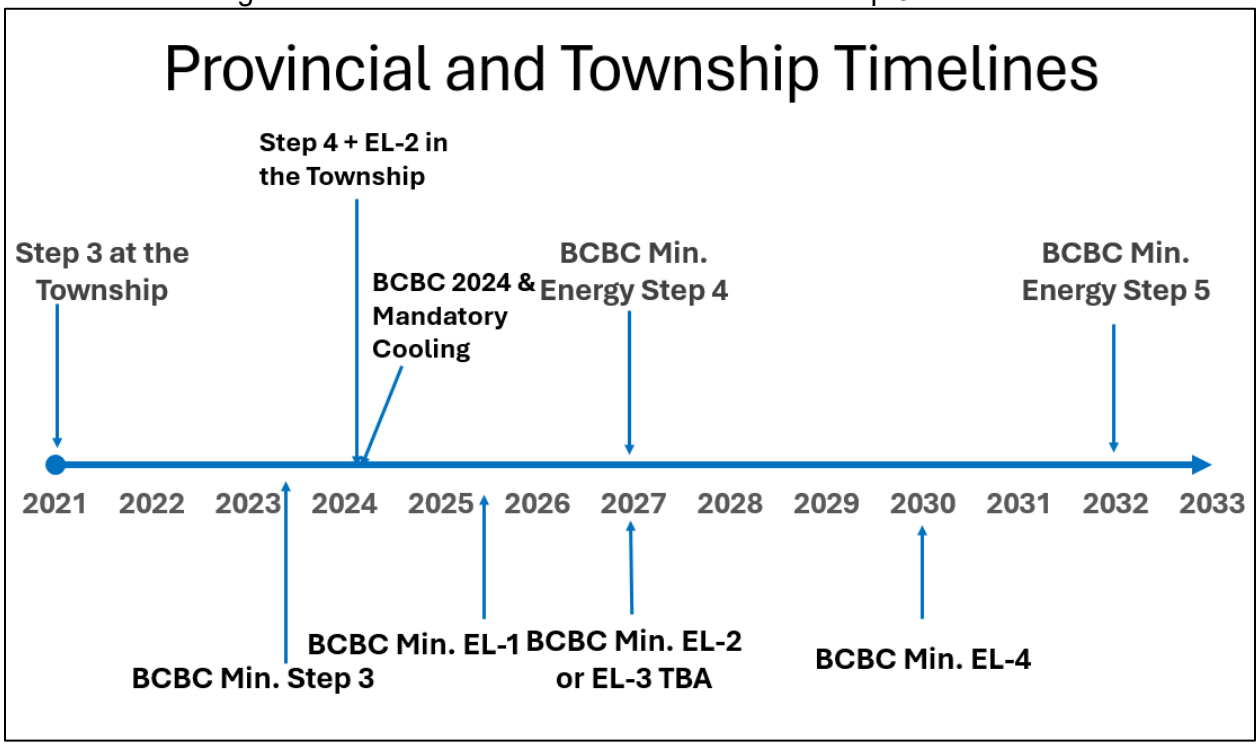
The purpose of this report is to respond to Council's direction to examine potential bylaw amendments to align the Township of Langley's building energy performance requirements with the minimum standards of the BC Building Code (Step 3 / EL-1), and to assess the potential implications of such a change.

BACKGROUND/HISTORY:

Since 2019, the Township of Langley has taken a leadership role in advancing energy-efficient residential construction. Recognizing the growing importance of reducing carbon emissions and improving building performance, the Township has implemented a suite of proactive policies, incentives, and educational initiatives designed to support builders as they adapt to more stringent energy standards.

In April 2024 the Township formally adopted BC Energy Step Code 4 and Zero Carbon Step Code (ZCSC) EL-2 for Part 9 residential buildings—a move that places the municipality ahead of the provincial curve. While these performance levels will not become mandatory under the BC Building Code (BCBC) until 2027**,** the Township's early adoption provides a transition period for builders to gain experience with advanced design and construction practices before they become province-wide requirements and justification for Township staff to provide significant support and resources for builders and industry.

Figure 1: Timeline of milestones on the road to Step 5 and EL-4



The timeline above highlights a number of milestones on the path to Step 5 / EL-4, the final targets set out by the province. Where the Township adopted Step Code for residential occupancies ahead of schedule, both preparing builders for the eventual province wide adoption in 2023, it also supported Township of Langley Buildings' staff to adapt to the changing building permit requirements, review processes, and inspection components. This has enabled the Township to support efficient building permit processing, a foundation of the Township's Permits, Licences and Inspections Division service delivery.

To support builders along the path to Step 5 and EL-4 by 2032, and 2030, and encourage broader industry uptake, the Township offers several key programs - the Builder Forum Series, the Green Buildings Permit Rebate Program, and Upper Step incentives:

Builder Forum Series – Education & Industry Engagement

The Builder Forum Series (BFS)[1] is a cornerstone of the Township's approach to industry readiness. This ongoing professional development program provides free training opportunities for builders, developers, designers, and energy advisors. Sessions are delivered through a mix of webinars, in-person events, and on-demand videos, all of which are accredited by BC Housing, Building Officials Association BC, Architects Association of BC, Planning Institute of BC, and Canadian Association of Consulting Energy Advisors and count toward Continuing Professional Development (CPD) points required by licensing bodies. The BFS is widely recognized as the benchmark for builder education in the province.

Some insights on the Builder Forum Series are below:

- The Township has held 21 live, in-person or online events since 2020.
- There have been well over 3,000 registrations to our events.
- 7,800+ continuing professional development (CPD) credits have been provided to building industry members to date.
- Live events can draw over 250 industry members at a time.
- Attendees come from mostly Metro Vancouver and have had attendance from as far as Whitehorse to Toronto.
- Building officials are one of BFS's largest user groups, indicating that building officials across the province look to the Township for compliance direction.

Builder Forum Series Survey Data:

For each BFS workshop, a survey is provided post-event to capture builder insight on how they are adapting to Step Code, what new strategies they are planning on using, and if they are having challenges. Builder feedback helps inform policy development and implementation.

Key findings are below:

Figure 2: Builder experience building to the Upper Steps:

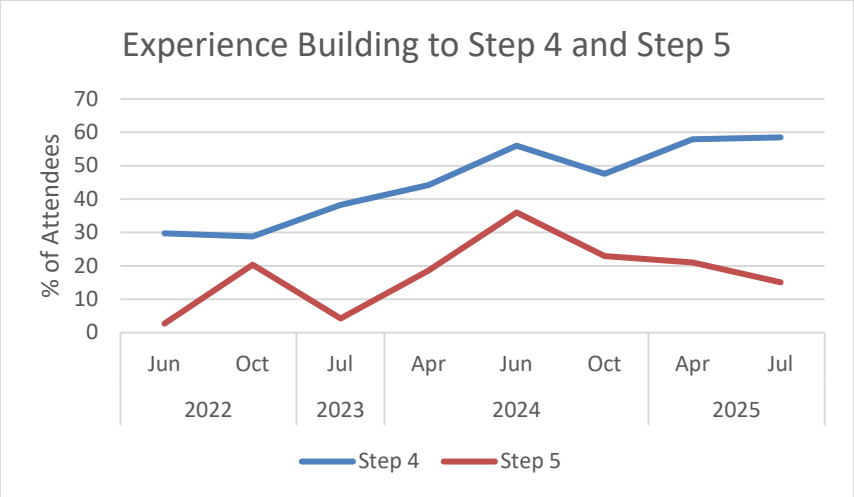


Figure 2 illustrates that builders are voluntarily, or through municipal requirement, building to Step 4 and Step 5. Our data notes that over the last three surveys, spanning one year, that over

[1] Tol.ca/GBD

50% of builders have built a Step 4 home. A meaningful number of builders are also building to Step 5.

Further survey data that tracks *builder confidence in building to the Upper Steps* has shown a steady growth from 80% to 90% confidence in building to the Upper Steps on average since 2020. This metric illustrates that after our educational workshops, builders are motivated and feel secure in their abilities to build to Step 4 or Step 5. In the case that confidence rates were polled as low, that would be a signal that industry is struggling with the Upper Steps, and that has simply not been seen in our data.

Outside of Township surveys**,** BC Housing had issued a large-scale builder survey[2] in 2024 to better understand builder experience and feedback on Step Code. Over 1,200 builders across the province had participated to share their thoughts and respond to this survey. The findings are below:

- 29% of builders across the province have built to Step 4 or higher
- Top three responses to: *challenges with building to the BC Energy Step Code*
    - *No issues building to the BC Energy Step Code* = 37%
    - *BC Energy Step Code Cost* = 32%
    - *Lack of trained tradesmen = 10%*
- Interestingly, only 4% of responses noted airtightness as being a problem.

Green Building Permit Rebate Program (GBPRP)

Launched as a pilot in 2014 and formally adopted in 2015, the Green Building Permit Rebate Program provides financial incentives for new residential construction projects that exceed minimum energy performance requirements. This program not only incentivizes better performance but also helps offset the costs associated with high-performance building methods, encouraging broader industry participation. The two new construction incentives are listed below:

- **Mid-construction blower door testing rebate**: this rebate offsets the cost of conducting air tightness testing before drywall is installed to find leaks and take pre-emptive action to ensure there are no compliance problems before final inspection.
- **Upper Step incentives**: The Township offers up to $1,500 to help offset the costs up building to the Upper Steps.

Should Council direct Staff to revise the Township's Bylaw's to revert to BC Building Code minimum requirements, Staff can propose changes to the Building Bylaw to revise the GBPRP and add incentive pathways to promote Step 4, Step 5, EL-2, EL-3, and EL-4 construction.

Together, these initiatives reflect the Township's commitment to supporting a smooth and informed transition toward high-performance housing. By combining policy leadership, financial incentives, and multi-format education opportunities, the Township of Langley is helping local builders prepare for the upcoming 2027 province-wide adoption of Step 4 and EL-3, while fostering a culture of sustainability and innovation in residential construction.

[2] https://www.bchousing.org/sites/default/files/media/documents/BCH-Licensed-Residential-Builder-Survey-Summary-Report-2024.pdf

DISCUSSION/ANALYSIS:

At its meeting of July 7, 2025, Council passed a resolution directing staff to explore the possibility of aligning the Township's current building performance requirements—Step Code 4 with Zero Carbon Step Code EL-3—with the provincial minimum standard of Step 3 / EL-1.

While this change would align the Township with the baseline requirements set by the Province, staff analysis indicates that maintaining the Township's current performance levels is the most prudent and future-proof approach, for the following reasons:

- **Alignment with 2027 Provincial Mandates**: The Province has indicated that by 2027, Step 4 / EL-3 (or EL-2) will become mandatory across B.C. Rolling back to Step 3 / EL-1 would be a temporary and short-sighted measure, likely requiring re-escalation within two years.
- **Established Builder Support Infrastructure**: The Township has invested heavily in educational and financial support for builders, including the Builder Forum Series and a mid-construction blower door testing incentive. These initiatives have significantly improved local builder capacity and performance outcomes.
- Survey Data suggests that the majority of builders are optimistic about Step 4 and Step 5 and there has been very few comments regarding major challenges.
- Building Permit data demonstrates a significant number of builders are meeting Step 4 targets, even when only Step 3 was required.
- **Respect for Developer Investment**: Many builders and developers have already made significant investments—both financial and technical—in designing their projects to meet Step 4 / EL-3. Changing course now could undermine confidence and delay project timelines.

Step Code Costs:

The 2022 Step Code Metrics Report Update report[3] was a highly detailed modelling exercise commissioned by the province to investigate construction costs associated with meeting Step Code and ZCSC. The following incremental construction cost (ICC) data was provided for a medium sized SFD (2,550sqft), built in climate zone 4 (where the Township is situated):

- A Step 4 / EL-4 home would cost 1.8% more than a Step 3 EL-1 home.
- A Step 5 / EL-4 home would cost 3.1% more than a Step 3 EL-1 home.
- Note: This costing data does not include the BC Building Code requirement for cooling, and where cooling is provided through a heat pump, these costing figures will be lower.

In practice, the primary challenge in meeting Step 4 / EL-3 is not financial, but technical — specifically ensuring a high standard of workmanship in areas such as airtightness, insulation continuity, and mechanical system integration. These are the areas the Township has directly targeted through builder education, technical support, and rebate programs, helping to reduce compliance risk and improve construction quality across the board.

Building Permit Data Analysis:

The Township Building Energy Department collects data on all building permit documentation regarding energy and emission compliance metrics. Data analysis is conducted to observe how builders are adjusting to new requirements. This data can inform us if builders are struggling, or

[3] https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/reports/bc_energy_step_code_metrics_report_2022-09-29_r1_-_compressed.pdf

exceeding targets. Building permit data demonstrates a significant portion of buildings are meeting Step 4 targets even prior it being a requirement in the Township.

Final Building Permit Part 9 Residential Data:

Analysis on all building permits since Step Code was implemented provides the following data:

- Over 1,700 Part 9 building permits have been issued final occupancy meeting Step 1 to Step 3.
- There have been only 3 homes that were not compliant with the required step of the day. Additionally, these homes were still granted occupancy.
- Where Step 3 or below was required:
    - 11% of all homes met all requirements for Step 4 or above.
    - 93% of buildings had mechanical systems that met Step 4 or above for energy use.
    - 30% of buildings met the air tightness requirement for Step 4 or above.
    - 36% of buildings met the insulation requirements for Step 4 or above.

This data suggests that even prior to Step 4 / EL-2 and EL-3 being required in the Township, that builders were achieving Step 4 targets either voluntarily or unknowingly. The Township has been seeing these trends in final occupancy data for multiple years and was one of the main drivers to adopting Step 4 in the Township in 2023.

Initial Building Permit Data:

For building permits that are required to meet Step 4 EL-2 or EL-3 but not yet completed, we see the following data:

- Approximately 150 building permits, either SFD or multi-family/townhouse have been submitted and either approved for construction or under plan review.
- All BP submissions are compliant with Step 4 and either EL-2 or EL-3
- Four large, multi-phased townhouse projects are in process:
    - Three projects meet Step 4 / EL-4, where EL-2 or EL-3 is required
- There have been no direct communications to Permits, Licences and Inspections Division nor Building Energy about insurmountable design challenges meeting Step 4, EL-2 or EL-3.

Most recently, a townhouse development has been submitted for building permit consisting of 6 buildings, totalling 23 units. This development, for all buildings is meeting Step 5 and EL-4, demonstrating that builders are not only meeting Step 4 and EL-3, but they are also meeting the final targets of the BC Building Code, today.

Operating Costs and Safety of Step Code Homes:

The Building Energy Department has conducted several simulations to determine operational cost and overheating impacts for buildings meeting any given step of the Step Code and ZCSC. Homes were designed in a virtual environment, using software that professional engineers use to design Step Code buildings in our communities.

Operating Costs:

Analysis concludes that Step 4 and Step 5 homes are the cheapest to operate, depending on mechanical system selection. The range of operating costs for 15 variations of a home meeting Step 3 to Step 5, with a range of mechanical systems shows the cheapest home to operate was a Step 5 / EL-2 home with a heat pump at $1,790 in operating costs per year. The costliest

home to operate was a Step 3 / EL-4 home, using an electric furnace at $2,812 in annual operating costs.

Step Code and Safety:

The 2024 BC Building Code brought a net-new safety requirement for new homes, Overheating Protection, 9.33.3.1.(2). This requirement states that all homes must have at least one space in the home that will not exceed 26c at summer design temperature. This requirement was added due to the 2021 heat dome event, where 691 people had died due to very high indoor temperatures. This new requirement, where mechanical cooling is required, is an acknowledgement that heat events are likely to continue to occur and increase in frequency. The Township had conducted several simulations to identify if there is an intersection with indoor temperature and Step Code, with and without cooling (in case of failure), under different simulated years, 2016 and 2050. Per BC Building Code, temperatures exceeding 26c is considered to exceed safe indoor temperature.

Step Code Homes with Cooling:

Incidents for overheating were evaluated under the 2016 and the 2050 weather files. All simulations were done at Step 3, Step 4 and Step 5. The following results were observed:

- In the 2016 weather file simulation, no homes overheated. This is expected as sizing is calculated with BC Building Code values, derived from historical past data.
- In the 2050 weather file simulation, all homes overheated even with mechanical cooling.
- The Step 5 2050 home overheated for 11 hours
- The Step 4 2050 home overheated for 22 hours
- The Step 3 2050 home overheated for 103 hours

Note: both the 2016 and 2050 weather files are conservative as they do not include weather events and are average weather data compiled from multiple past years. In actuality, temperatures are much hotter or colder in any given year.

While the cooling systems in each of these homes, in the 2050 simulated year, were not able to maintain a temperature of 26c or below, these simulations tell us that Step 4 and Step 5 homes are significantly more equipped to handle very hot weather, and provide a safer space, than Step 3 homes.

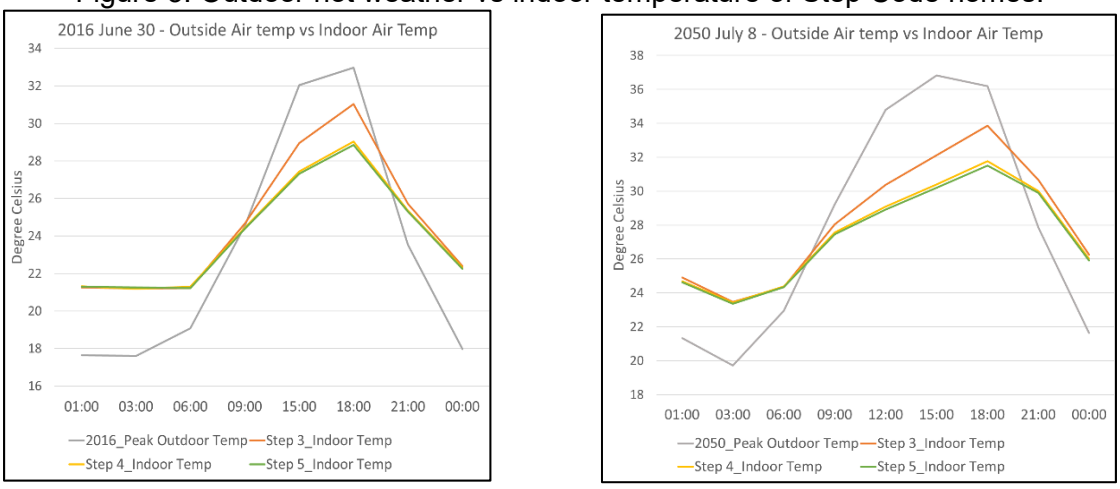
Importantly, the 2050 weather file only has a peak temperature of 36.9°, where during the 2021 heat dome event, peak temperature was 42.1°, suggesting that outcomes could be even worse for Step 3 homes during those types of events in today's climate.

Step Code Homes Without Cooling:

Further analysis was conducted to evaluate how Step Code homes and overheating interact in the case of a power outage or cooling system failure. This evaluation looks at the passive impacts of Step Code homes.

The following charts illustrate indoor temperature on a days ranging from approximately, 33° to 37°, simulated from differing weather files:

Figure 3: Outdoor hot weather vs indoor temperature of Step Code homes:



This data suggests that in the case of cooling system failure, during outdoor temperatures between 33° and 37°, the peak internal temperature of Step 3 homes is approximately 2° hotter than their Step 4 and Step 5 counterparts. This analysis indicates that designing to Step 4 or 5 results in passive cooling effects for the home. This data aligns with the data presented in the section above, where Step 4 and 5 homes had an easier time providing mechanical cooling in hot weather.

Impact on Phased Development Projects

Many phased developments currently in the pre-permit or early construction stages have been successfully designed to meet Step 4 / EL-3 performance levels. A policy shift that permits later phases to revert to Step 3 / EL-1 introduces significant risks and sends the wrong message to builders who have acted in good faith to meet the Township's current standards.

This kind of rollback could lead to several issues, including:

- **Regulatory uncertainty**, which undermines builder confidence and devalues the significant time, training, and financial investment already made in energy modeling, mechanical design, and compliance planning;
- **Design and construction delays**, as builders may be forced to rework plans or justify variations across project phases, which will disrupt current building permit submission reviews;
- **Perceived unfairness**, as late applicants would be allowed to build to lower performance standards—effectively undercutting those who complied early and responsibly.

Inconsistency within a single development—where some buildings meet high-performance targets while others do not—can also diminish overall project cohesion, affect resale values, and compromise long-term energy performance and utility planning. Builders who complied early may appear disadvantaged or penalized, despite having led the way on sustainable construction.

To maintain fairness, credibility, and consistency**,** it is strongly recommended that all phases of a project that began under Step 4 and EL-3 continue at those levels**.** Doing so supports an efficient path to permit issuance, avoids costly rework, and reinforces the Township's leadership in advancing climate-aligned development ahead of the province's 2027 mandate.

If Staff are directed to revise requirements to the BC Building Code minimums, the Building Bylaw will be updated to require that for phased projects, where a building permit is approved and meets Step 4 and EL-3, all future phases will be required to meet Step 4 and EL-3 unless Township or provincial requirements have increased, where the higher requirements will be met.

Comparison with Neighbouring Municipalities

A review of Metro Vancouver municipalities shows a wide range of approaches to implementing the BC Energy Step Code and ZCSC. While the most accelerated adoption programs were in Richmond, West Vancouver and North Vancouver who required Step 5 prior to a provincial minimum, there were many municipalities throughout the rest Metro Vancouver who also had their own unique Step Code adoption strategies that were tied to their communities' priorities.

The City of Surrey, City of Port Coquitlam, City of Pitt Meadows and others also had their own Step Code adoption strategies and requirements prior to the provincial minimum requirement, indicating that these municipalities aligned with the Township in prioritizing Step Code to help industry get ahead of provincial minimum requirements. The Township's approach has consistently been to support progress, set requirements are not too onerous, and that align with evidence-based data.

Outside of the West-End and surrounding region, the nearest municipalities to the Township who have requirements above provincial minimums:

Step Code:

- City of Port Moody: Step 4
- City of New Westminster: Step 5 and Step 4

ZCSC:

- City of Maple Ridge: EL-3
- City of Port Moody: EL-4
- City of New Westminster: EL-2 and EL-4

Where some municipalities are already requiring EL-4, the final tier of the ZCSC, or Step 5, the Township's requirements at Step 4 / EL-3 is a *down-the-middle approach*. Our approach is directly informed by our builder permit data analysis that demonstrated many builders were meeting Step 4 targets, when only Step 3 was required and did not propose Step 5 as there is not evidence that our builders are ready for that yet.

By adopting Step 4 and EL-3 with significant lead time (approximately 1 year of notice), and pairing that with builder education, free CPD-accredited webinars, and financial incentives (such as mid-construction blower door testing rebates), the Township has enabled the industry to scale up without major disruption, particularly seen in our building permit data.

Currently, across the province there are 30 municipalities who have voluntarily adopted a level of the ZCSC, and 27 municipalities who have voluntarily adopted a Step Code requirement since 2018.

Permit Review and Inspection Timelines

Step 4 / EL-3 projects do not include any additional building permit documentation nor review process compared to Step 3 / EL-1 projects. Thanks to ongoing staff training and internal process improvements**,** the permit review timeline for Step 4 / EL-3 is consistent with Step 3, provided that applications are submitted complete and accurate. Because staff are already

familiar with Step 4 / EL-3 homes, building permit processing will not be impacted in 2027 when the province updates its requirements.

The Township's mid-construction blower door incentive has also supported smoother inspections by helping identify and resolve air leakage issues early, which can streamline final approvals and reduce occupancy-related delays. Further, revising bylaws to require Step 3 / EL-1 would not result in faster building permit review with respect to Step Code nor ZCSC.

Maintaining Step 4 / EL-3: A Practical and Homeowner-Focused Approach

Maintaining Step 4 and EL-3 as the Township's current building standard is a practical, well-supported decision that reflects the readiness of local builders, provides consistency for development approvals, improves safety, and ultimately reduces long-term costs for homeowners. The modest increase in construction costs at these higher energy and carbon performance levels is manageable—particularly when considered at the design stage—and is often recovered over time through lower utility bills and fewer ongoing maintenance issues.

Township building permit data strongly suggests that industry has been innovating and putting what they have learned into practice. Data from over 1,700 building permits, that have received occupancy, highlights a motivated and nimble building industry, where meeting Step 4 was achieved by builders in the Township before it was required. Builder Forum Series feedback notes that builders are learning and gaining experience in building Step 4 across the province, and that confidence in building to the Upper Steps is high. Lastly, detailed analysis indicates that Step 4 homes are safer than Step 3 homes, in terms of overheating protection.

The real challenge in meeting these standards is not necessarily financial but related to construction quality and coordination—especially achieving proper airtightness and correctly installed mechanical systems. These are areas where the Township has already provided significant support through builder education, technical guidance, and targeted rebates.

Rolling back to Step 3 / EL-1 at this stage would create uncertainty and for ongoing projects, require design changes for developments already planned under current rules, result in homes that are less prepared for heat events, and send mixed signals to builders who have made good-faith investments to meet the Township's requirements.

Staying the course provides predictability for the development community, supports the Township's reputation for responsible leadership, and prepares Langley for the upcoming 2027 province-wide standards while ensuring that new homeowners continue to benefit from better-performing, safer, more affordable homes over the long term.

Recommendation:

That Council revise the Township of Langley's current building to align with the BC Building Code minimum (Step 3 / EL-1).

Optional Recommendations/Alternatives:

That Council retain the Township of Langley's current building energy requirements of Step Code 4 and EL-3 and defer alignment with the BC Building Code minimum (Step 3 / EL-1) until January 2027 when Step 4 becomes the provincial standard.

Respectfully submitted,

Kevin Ramlu
BUILDING ENERGY MANAGER
for
PERMITS, LICENCES & INSPECTIONS DIVISION

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-164
FROM:	PUBLIC WORKS DIVISION	**FILE:**	5400-10-01
SUBJECT:	RURAL AND URBAN LOCAL ROAD RECONSTRUCTION PROGRAM		

RECOMMENDATION:

That Council endorse the phased plan to rehabilitate 175 kilometres of Local roads in Poor to Very Poor condition over ten years and refer the proposed capital funding schedule to the draft 2026 – 2030 Financial Plan for consideration.

EXECUTIVE SUMMARY:

At the June 9, 2025, Regular Meeting, Council directed staff to bring forward a report proposing a rehabilitation program for Urban and Rural Local roads. This initiative aims to address long-standing infrastructure needs, improve road safety, and ensure the long-term sustainability of the local transportation network

The Township maintains approximately 450 centreline kilometres of Local roads, divided between Urban and Rural classifications. Condition assessments have identified 175 centreline kilometres of these roads as being in Poor or Very Poor condition. Of this total, 43.5 centreline kilometres are classified as Very Poor, and 131.5 centreline kilometres are classified as Poor. Roads in Very Poor condition are prioritized for reconstruction between 2026 and 2030.

The program will be delivered through a combination of external contractors and the Township's in-house paving crew. This hybrid approach balances cost efficiency with resource availability and flexibility.

The first three years of the program (2026–2028) will focus on rehabilitating the roads in the worst condition. The total estimated cost to rehabilitate all Poor and Very Poor Local roads is $97.1 million, based on 2026 values. The program is proposed to begin with $8 million in 2026, increasing to $10 million annually thereafter, with an eight percent annual inflationary adjustment applied to reflect market conditions and contractor pricing. The estimated cost for the first three years is $29 million, and the total cost over ten years is projected at $133 million.

PURPOSE:

This report is in response to Council's direction to provide a Road Rehabilitation Program for the Rural and Local roads in "Poor" and "Very Poor" condition for the years 2026 to 2035.

BACKGROUND/HISTORY:

At the June 9, 2025, Regular Meeting, the following motion was passed:

> *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.*

The industry standard for pavement condition ratings is based on the Average Cracked Area (ACA). The Pavement Management System (PMS) uses ACA to rank road conditions, where more than 10 percent cracking is considered Poor and more than 30 percent is considered Very Poor. The PMS prioritizes road sections in the worst condition and determines the appropriate treatment to restore them to Good condition and extend their life cycle. Treatments range from pothole patching to full road reconstruction, the latter being significantly more expensive.

Road condition assessments are typically completed on a five-year cycle, as model predictions closely align with actual deterioration rates over that period. The last detailed condition assessment was completed in 2020 and is currently being updated. An updated condition report will be available in Q2 2026.

Each year, prior to paving, staff review the predicted list of roads and verify their current condition and required treatment. While some roads deteriorate faster and others more slowly, it is more cost-effective to repair a road in Poor condition than to allow it to deteriorate to Very Poor, as the cost per metre of repair increases significantly. The PMS model is a valuable tool for financial planning and prioritizing road rehabilitation work.

DISCUSSION/ANALYSIS:

The average life expectancy of local roads in Canada is approximately 25 to 30 years, depending on climate, traffic volume, construction quality, and maintenance practices. In harsher conditions or with limited maintenance, this lifespan may be closer to 20 years.

A significant number of local roads have now reached a state of deterioration. Maintenance treatments such as pothole repair, crack sealing, and minor patching are no longer effective for these roads, and rehabilitation is required.

The rehabilitation program will be delivered through a combination of external contractors and the Township’s in-house paving crew. This approach balances cost efficiency and resource availability. If Council wishes to accelerate the program, an option to add a second in-house paving crew with expanded resources could be explored.

The total estimated cost to rehabilitate 175 kilometres of local roads in Poor and Very Poor condition is $97.1 million (based on 2026 values). Attachment A provides a map of the local roads currently classified as Poor or Very Poor.

As previously noted, the condition data serves as a planning tool. If the rehabilitation program is approved, staff will conduct further desktop and field assessments to define the annual scope of work. The first three years of the program (2026–2028) would focus on rehabilitating roads in the worst condition.

Regional Constraints:

There is limited contractor and asphalt capacity in the Lower Mainland, with fewer than a dozen qualified contractors and competing demand from 26 municipalities and major provincial projects such as the Highway 1 widening and bridge construction. These constraints could limit annual output or increase costs.

Financial Implications:

The estimated funding required is $8,000,000 in 2026 to initiate the program, followed by $10,000,000 annually thereafter, plus a cost escalation factor of eight percent per year.

Currently, $1,000,000 is allocated annually for local road repaving from the Transportation operating budget. This base funding would be transferred to the proposed program to offset annual costs, reducing the net new funding required.

Year	Allocated from Transportation Operating	Required Additional Annual Funding	Total Annual Program Funding
2026	$1,000,000	$7,000,000	$8,000,000
2027	$1,000,000	$9,000,000	$10,000,000
2028	$1,000,000	$9,800,000	$10,800,000
2029	$1,000,000	$10,664,000	$11,664,000
2030	$1,000,000	$11,597,120	$12,597,120

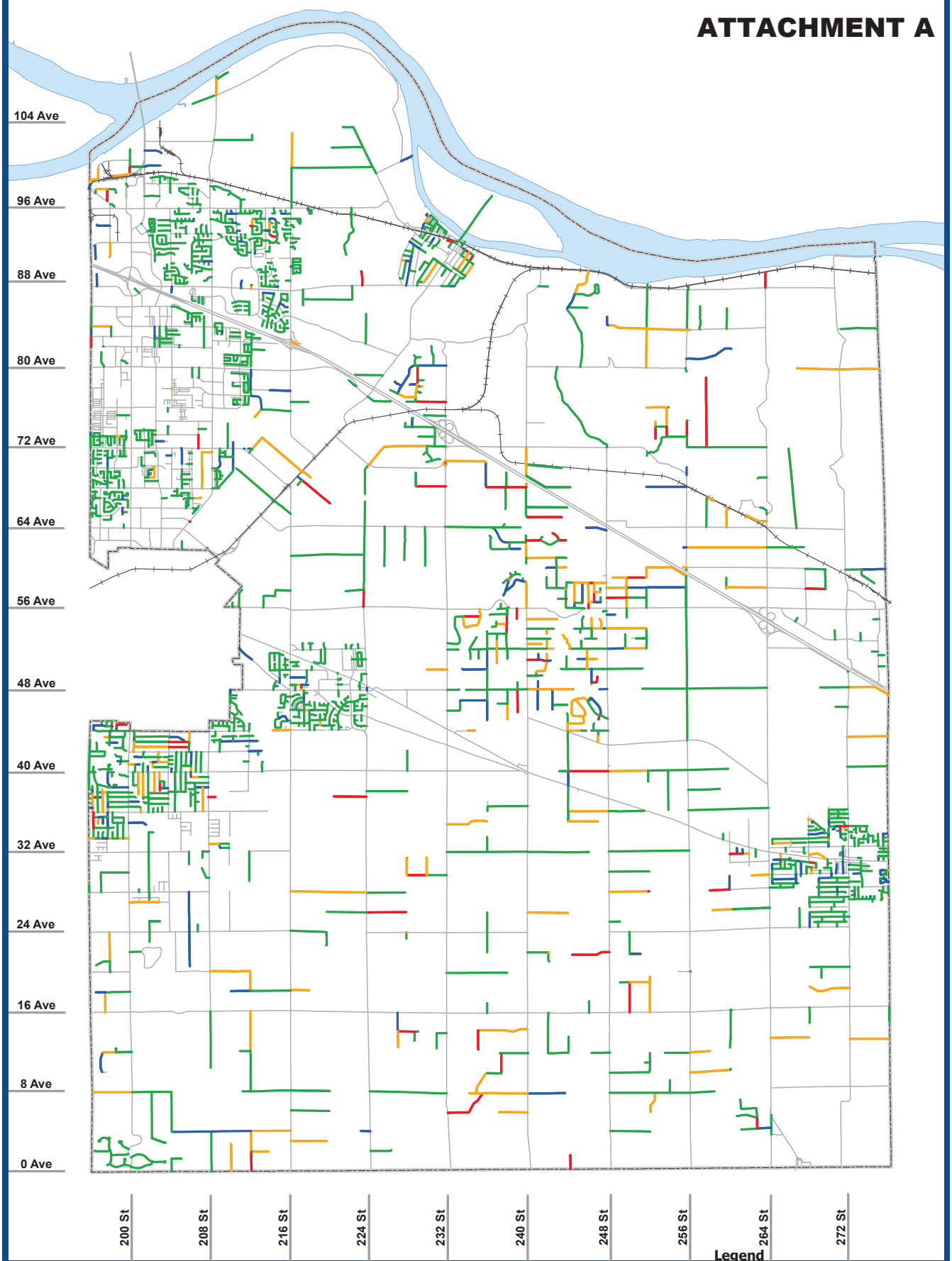
The total cost of the program for the first three years is estimated at $29 million, and the total for the full ten years is $133 million. These figures will be reviewed and reported on annually.

The amounts presented above are proposed to be referred to the 2026–2030 Draft Capital Financial Plan for Council's consideration. Years 2031–2035 will be included in subsequent five-year financial plans and adjusted as needed to complete the rehabilitation of the 175 kilometres of Poor and Very Poor local roads.

Respectfully submitted,

Brian Edey
ROADS OPERATIONS MANAGER
for
PUBLIC WORKS DIVISION

ATTACHMENT A Local Roads Map



ACA 2025 LOCAL

Section:

Printed Date: Sunday, October 05, 2025

The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

Township of Langley BC

Est. 1873

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Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-163
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 VOLUNTEER AND COMPOSITE FIRE DEPARTMENTS EQUIPMENT AND TRAINING GRANT		

RECOMMENDATION:

That Council authorize an application to the 2025 Union of British Columbia Municipalities Volunteer and Composite Fire Departments Equipment Training Grant for $30,000 of funding.

ANALYSIS:

The Union of British Columbia Municipalities, through the Community Emergency Preparedness Fund, offers funding for volunteer and composite fire departments to prepare for and respond to emergencies through training and the purchase of essential equipment. The Township of Langley is eligible for funding as a composite fire department (staffed with a combination of career and paid-on-call members), and staff are recommending an application to purchase a new turnout gear washer for $30,000 for Firehall 6.

The purchase of a new turnout gear washer will improve the resiliency of Firehall 6, which is utilized as a hub supporting rural firehalls. The current turnout gear washers are nearing the end of their life, having been purchased 30 years ago. The modern technology washers help ensure compliance with the National Fire Protection Agency 1851 standards and preserve the integrity of gear, are more effective in removing carcinogens, soot, and polycyclic aromatic hydrocarbons (PAHs), and provide a higher level of efficiency by using less water and energy. Improving the washers provides a commitment to a safe working environment, reducing career and paid-on-call firefighters' cancer risk (caused by PAHs) and supporting their mental and physical well-being.

Financial Implications:

Should the Township be successful with the application, the Township will receive a total of $30,000 in funding for the project, covering 100 percent of the work.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-168
FROM:	RECREATION, ARTS AND CULTURE DIVISION	**FILE:**	7950-01
SUBJECT:	CAPITAL REQUEST – MUSEUM RESERVE FUNDING FOR EXHIBITS AT SALISHAN PLACE BY THE RIVER		

RECOMMENDATION:

That Council authorize the expenditure of $81,480.56 from the Museum Reserve to provide funding towards the design, construction, and installation of new exhibits at salishan Place by the River.

SUMMARY:

salishan Place by the River is the Township's new arts, culture and heritage centre with dedicated space for several unique functions and services to enhance the guest experience, including the museum and research room, library, printmaking studio with gallery space, and spaces for programs and events.

This next phase of development of the new facility will consider and build on the work done to date and will include the engagement of a contractor(s) to design, construct and install new exhibit spaces to create the museum-focused, visitor-facing displays at salishan Place by the River in Fort Langley.

A request for proposal is being designed to provide the following deliverables:

- Preliminary Design
- Detailed Design
- Tender
- Construction
- Post Construction

The balance of $81,450.56 in the Museum Reserve was donated a number of years ago and designated to be used for the new museum, so the funds will be utilized in alignment with that original intent. These funds will be combined with previously approved funding and contribute to completion of the permanent exhibit within the next year.

Rob Stare
DIRECTOR
for
RECREATION, ARTS AND CULTURE DIVISON

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 – REGULAR MEETING	**REPORT:**	25-169
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	0810-30
SUBJECT:	ICE AND DRY ARENAS FACILITY – COUNTER TARIFFS		

RECOMMENDATION:

That Council approve funding in the amount of $547,840 from the Growing Communities Fund and $166,274 from 2024 Prior Year Surplus for payment of Canadian Government counter tariffs imposed on purchases for the new Ice and Dry Arenas Facility.

EXECUTIVE SUMMARY:

The Township of Langley continues to receive supplier, and contractor claims for various procurement items arriving from the United States which are subject to Canada's counter tariffs when crossing the border into Canada. Where possible and within procurement guidelines and policy, the Township and its contractors are sourcing Canadian or other alternative products, however with certain items it is not possible due to either previously entered into existing contracts, supply issues, timelines constraints, or a lack of reasonable viable alternatives.

In many instances on items, the counter tariff amounts are minor and are able to be absorbed by the existing budget or are able to be covered by project contingencies. The percentage amounts of the counter tariffs being applied have varied over time, and the products covered continue to change. Some counter tariffs have been since removed; however, one constant has been steel and aluminum counter tariffs. Some new quotas have also been applied to products.

The Township's new Ice and Dry Arenas Facility has experienced numerous smaller tariff charges that are being covered within the project budget. The timing of the Arenas project allowed for most deliveries to arrive prior to the implementation by the Canadian Government of the counter tariffs. However, a number of larger items delivered post-implementation could not have been foreseen when the project budget was developed and are beyond what could normally be expected to be covered by the design-build partner contract or by project contingencies.

The significant items (and counter tariff fees) include the insulated panel roof for Arena #1 ($144,074), the insulated panel roof for Arenas #4 and #5 ($199,487), exterior glazing ($55,000), four passenger elevators and one freight elevator ($89,483), electrical access controls ($45,000) and miscellaneous equipment previously procured ($81,070). While additional counter tariffs or quota fees may be forthcoming, staff believe those anticipated should be able to be covered within a contingency amount ($100,000), and that the balance of these should be addressed within the scope of the project's planning and implementation.

Staff continue to investigate potential remedies or reimbursement options from the Federal

Government to re-coup amounts being charged to the contractor and suppliers of the Township of Langley by the Canadian Government's counter tariffs initiatives. A process is currently available for importers to apply for relief in limited situations. It is a process, with no guarantee of relief, and to date staff are not aware of any success of relief being applied.

Township of Langley Capital Project Description						
Project Title:	Ice and Dry Arenas Facility – Counter Tariffs					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$714,114				
Budget Remaining						
Total Projected Cost		$714,114				

Project Description *(Phased Project)	Ice and Dry Arenas Facility – Counter Tariffs
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report October 20, 2025

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Ice and Dry Arenas Facility – Counter Tariffs					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus		$166,274				
Federal / Provincial / Other Grants						
Development Cost Charges						
Capital Projects Reserve:						
Debt						
TransLink						
ICBC						
Other: Growing Communities Fund		$547,840				
Total Currently Funded		**$0**				

Total Currently Unfunded		**$714,114**				

Respectfully submitted,

Jason Winslade
GENERAL MANAGER
for
MUNICIPAL ADMINISTRATION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-162
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-168
SUBJECT:	CAPITAL PRE-APPROVAL - 212 STREET CONNECTOR ROADWORKS		

RECOMMENDATION:

That Council pre-approve $19,150,000 in the 2026 Capital Budget for the construction of the 212 Street Connector from the 21000 Block to 77A Avenue, funded $2,277,223 from Water Development Cost Charges (DCC), $14,913,140 from Road Development Cost Charges, $1,085,148 from the Greenway Amenity Fund, $705,921 from Non-Refundable Deposits, $145,566 from the Capital Projects Reserve, and $23,002 from the Water Capital Works Reserve.

ANALYSIS:

The design for the 212 Street Connector roadworks from the 21000 Block to 77A Avenue is currently 90 percent complete, with final refinements underway. The project will construct a new four-lane arterial road featuring a new signalized intersection at 210 Street, separated bike lanes with raised curbs, multi-use paths on both sides of the street, a landscaped boulevard and center median, street lighting, transmission watermain, and storm sewer.

Following completion of the design for the 212 Street Connector from the 21000 Block to 77A Avenue, a construction tender package is expected to be ready in late 2025, with construction anticipated to commence in early 2026. The Smith Schools are proposed to open in September 2027, and this section of roadway will need to be completed prior to that timeframe, necessitating pre-approval to meet this schedule.

Other sections of the 212 Street Connector are currently under construction or design, as shown in Attachment A and outlined below:

- Phase 1 – 208 Street to the 21000 Block: substantially complete, landscaping ongoing.
- Phase 3 – 77A Avenue to 80 Avenue: conceptual design complete.

Financial Implications:

The construction cost for the 212 Street Connector roadworks from the 21000 Block to 77A Avenue is currently estimated at $19,150,000. Staff propose pre-approval of the work in the 2026 Capital Budget through a variety of sources, including Water DCC, Road DCC, Greenway Amenity Fund, Non-Refundable Deposits, Water Capital Works Reserve and Capital Projects Reserve as detailed in the following tables.

Township of Langley Capital Project Description						
Project Title:	212 Street Connector from the 21000 Block to 77A Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$19,150,000			
Budget Remaining						
Total Projected Cost			$19,150,000			

Project Description *(Phased Project)	Construction of a new four-lane arterial road, signalized intersection, separated bike lanes with raised curbs, multi-use paths, raised center median with landscaping, boulevard landscaping, streetlighting, watermain, and storm sewer.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Construction of the 212 Street Connector from the 21000 Block to 77A Avenue is the second phase of the 212 Street Connector roadworks. This new roadway will provide additional access to the Smith Athletic Campus and new middle and secondary schools scheduled to open in September 2027. It will also help alleviate traffic congestion in the local neighbourhoods and improve arterial road 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):	2	Initial Year of Approval:	2026

Township of Langley Capital Project Description						
Project Title:	212 Street Connector from the 21000 Block to 77A Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges (Roads)			$14,913,140			
Development Cost Charges (Water)			$2,277,223			
Reserve: Capital Projects			$145,566			
Reserve: Water Capital Works			$23,002			
Debt						
TransLink						
Other: Non-Refundable Deposits			$705,921			
Other: Greenway Amenity Fund			$1,085,148			
Total Currently Funded			**$19,150,000**			

Total Currently Unfunded						

Estimated Annual Operating Impact	$262,874

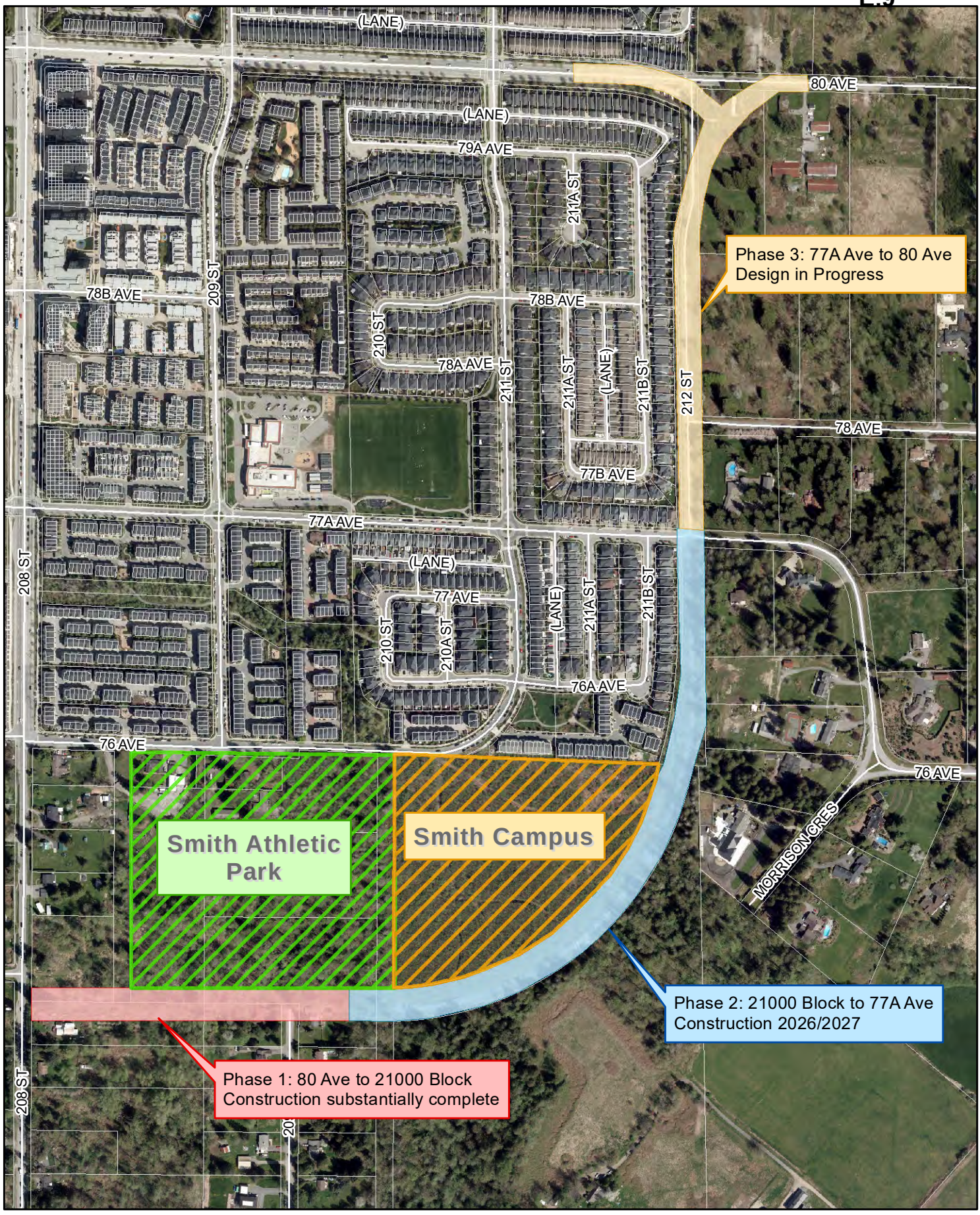
Respectfully submitted,

Newton Conti
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

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

ATTACHMENT A 212 Street Connector Phasing Site Map



212 Street Connector Roadworks

Township of Langley BC Est. 1873

N W E S

0 37.5 75 150 225 300 Meters

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-166
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	12-05-0026
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100471 (GRAHAM / 22439 – 96 AVENUE)		

PROPOSAL:

Non-farm use application to the Agricultural Land Commission (ALC) submitted by Zachary Graham to permit the placement of fill for an area for a private BMX (bicycle motocross) training track at 22439 – 96 Avenue in the Agricultural Land Reserve (ALR).

RECOMMENDATION SUMMARY:

That Council consider the application for non-farm use and select one of the following:

a) Refer the application to the ALC for consideration based on agricultural merits; or
b) Not refer the application to the ALC.

RATIONALE:

The proposed non-farm use complies with the Township's Zoning Bylaw, subject to Agricultural Land Commission approval. The BMX training track is intended exclusively for the applicant's personal use and may be considered ancillary to the on-site residence.

RECOMMENDATION:

That Council consider the non-farm use application submitted by Zachary Graham to the Agricultural Land Commission to permit the placement of fill for an area for a private BMX training track at 22439 – 96 Avenue and select one of the following:

a) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits; or
b) Not refer the application to the Agricultural Land Commission.

EXECUTIVE SUMMARY:

The owner has applied for a non-farm use to place fill on an approximately 46 m × 26 m (151 ft × 85 ft) area at 22439 – 96 Avenue to establish a private BMX training track.

The landowner indicates they placed approximately 288 m^3 of fill over the central portion of the property for the purpose of constructing a private BMX training track. This activity does not fall within the categories of exempted fill placement or soil removal under the Agricultural Land Reserve regulations and therefore requires authorization from the ALC. A Notice of Intent (NOI) was subsequently submitted to the Agricultural Land Commission (ALC) to keep the fill, but on August 8, 2025 a delegate of the ALC's Chief Executive Officer determined the activity was not a permitted agricultural use and could not be approved through the NOI process.

ALC staff ordered that no further fill be placed or retained unless the landowner first obtains approval through a non-farm use application.

Should Council advance the application and the ALC approve the proposed non-farm use, a retroactive soil deposit permit along with all applicable municipal, provincial and federal approvals would be required before the use could commence.

PURPOSE:

To provide Council with information and recommendation options with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act by Zachary Graham.

REFERENCE:

Owner:	Zachary Graham 22439 – 96 Avenue Langley, BC V1M 3T6
Legal Description:	Lot B District Lot 241 Group 2 New Westminster District Plan EPP44313
Location:	22439 – 96 Avenue
Area:	1.93 ha (4.77 ac)
Existing Zoning:	Rural Zone RU-1
Rural Plan:	Small Farms / Country Estates
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property at 22439 – 96 Avenue is designated Agriculture in the OCP, designated Small Farms/Country Estates in the Rural Plan, zoned Rural Zone RU-1 and located in the ALR.
- The subject property and four neighbouring properties were created through a subdivision application within the ALR (Resolution #138/2011).
- The landowner placed approximately 288 m^3 of fill over the central portion of the property for the purpose of constructing a private BMX training track for recreational use. This activity does not fall within the categories of exempted fill placement or soil removal under the Agricultural Land Reserve regulations and therefore requires authorization from the ALC. A Notice of Intent (NOI) was subsequently submitted to the ALC seeking to retain the fill.
- The permitting process for placing fill for a non-farm use facility (such as a BMX track) within the ALR involves sequential approvals by the ALC and the Township. The applicant must first submit a Soil & Fill Notice of Intent (and, if required, a Non-Farm Use application) via the ALC Portal. Township Council must pass a resolution on the non-farm use proposal (i.e. whether to refer or support it) before the ALC issues its final decision. Under Township of Langley Soil Deposit & Removal Bylaw No. 4975, the Township will not issue a Soil Deposit & Removal Permit until the applicant provides evidence of the ALC's written approval; the final permit issuance is conditional on compliance with all bylaw requirements.
- On August 8, 2025, a delegate of the ALC's Chief Executive Officer reviewed the NOI and determined that the proposed activity was not a permitted use under the ALR Use Regulation. The delegate concluded that the NOI process can only approve fill placement or soil removal associated with permitted agricultural activities.
- Pursuant to section 20.3(2)(c) of the ALC Act, the delegate issued an order prohibiting any further fill placement or retention unless the landowner first obtains approval through a non-farm use application.
- Currently, the proponent has now submitted a non-farm use application seeking approval to retain the existing fill and maintain the private BMX track.

- The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Township's Official Community Plan, Rural Plan and Zoning Bylaw; as well as other site-specific information.

DISCUSSION/ANALYSIS:

- The applicant has applied under Section 20(2) of the ALC Act for a non-farm use for property located at 22439 – 96 Avenue. The subject site is located in the ALR and is designated Small Farms/Country Estates in the Township's Rural Plan and is zoned Rural Zone RU-1.
- The site currently accommodates one primary residential building and related accessory structures. According to the applicant:

  "The parcel is currently used for small-scale agricultural production. A portion of the property is maintained in grass forage for hay, which is cut and sold seasonally. The property will also support a small herd of 4 goats for pasture management and personal use."
- The applicant has placed fill to establish a private BMX training track of approximately 46 m × 26 m. According to the applicant, the track is intended to support their son's long-term development in BMX racing, enabling year-round practice at home and preparation for competitions.
- As noted by the applicant:

  "the track has been designed to be reversible: no concrete, asphalt, or permanent structures are proposed, and the site could be restored to open agricultural use if required in the future. This proposal does not represent a commercial or public recreational venture. The track is strictly private, for family use only, and its purpose is the development of a single high-performance athlete. Unlike commercial facilities, there will be no admission, no public events, and no large-scale traffic impacts. The footprint is modest relative to the overall parcel size and carefully designed to avoid interference with surrounding farmland or existing agricultural activities."
- The proposal involves a private recreational BMX use and associated landscaping. Staff note that there is no provision in the Township Zoning Bylaw prohibiting the construction of a BMX track.
- While the ALC regulations do not specifically reference BMX tracks, precedent from ALC decisions indicates that, under certain circumstances and based on agricultural merits, applications for BMX tracks have been approved. For example, Resolution #69/2016 supported a public recreational development within the City of Penticton and a separate decision (#175/2016) considered a private recreational proposal ancillary to a residential use within the Squamish-Lillooet Regional District, provided the facility was used solely for the applicant's personal use.
- The subject property is bordered to the north and east by a watercourse. As part of the 2012 subdivision approval, a streamside protection covenant was registered and fencing has been installed to safeguard the watercourse.
- While the subject property is not located within a designated floodplain zone, the Township's OCP Map 13 – Floodplain identifies a portion of the site as being within the floodplain area. As such, the proposal, if approved, will be subject to the applicable floodplain provisions of the Soil Deposit and Removal Bylaw.

- Should Council advance the application and the ALC approve the proposed non-farm use, a retroactive soil deposit permit, along with all applicable municipal, provincial and federal approvals, would be required before the use could commence.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning	ALR
North:	A property with a dwelling and a farm	Small Farms / Country Estates	Rural Zone RU-1	In ALR
South:	96 Avenue, beyond which is a property with dwelling and farm	Agricultural / Countryside	Rural Zone RU-1 and Rural Floodplain Zone RU-4	In ALR
East:	Two properties with dwellings and farms	Small Farms / Country Estates	Rural Zone RU-1	In ALR
West:	A property with a dwelling and a farm	Small Farms / Country Estates	Rural Zone RU-1	In ALR

Policy Considerations:

Pursuant to Section 20 of the Agricultural Land Commission Act, the proponent is required to submit a non-farm use application to permit the placement of fill for a private BMX training track. Council's consideration of the application is required before it can be forwarded to the Agricultural Land Commission (ALC) for review. Should Council advance the application and the ALC approve the proposed non-farm use, a retroactive soil deposit permit, along with all applicable municipal, provincial, and federal approvals, would be required before the use could commence.

Respectfully submitted,

Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

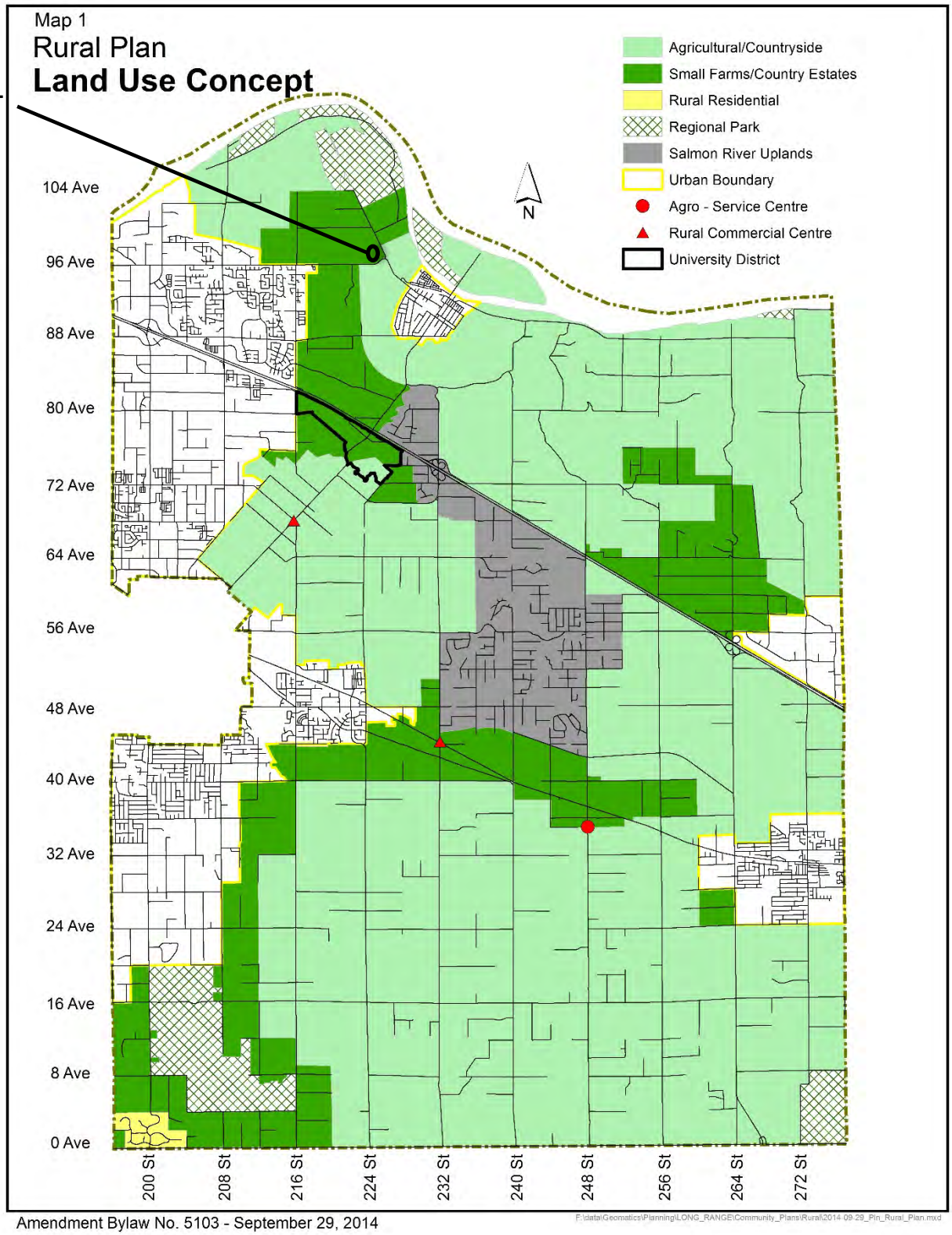
ATTACHMENT A Maps and Graphics
ATTACHMENT B ALC Notice of Intent Order (August 8, 2025)

ATTACHMENT A

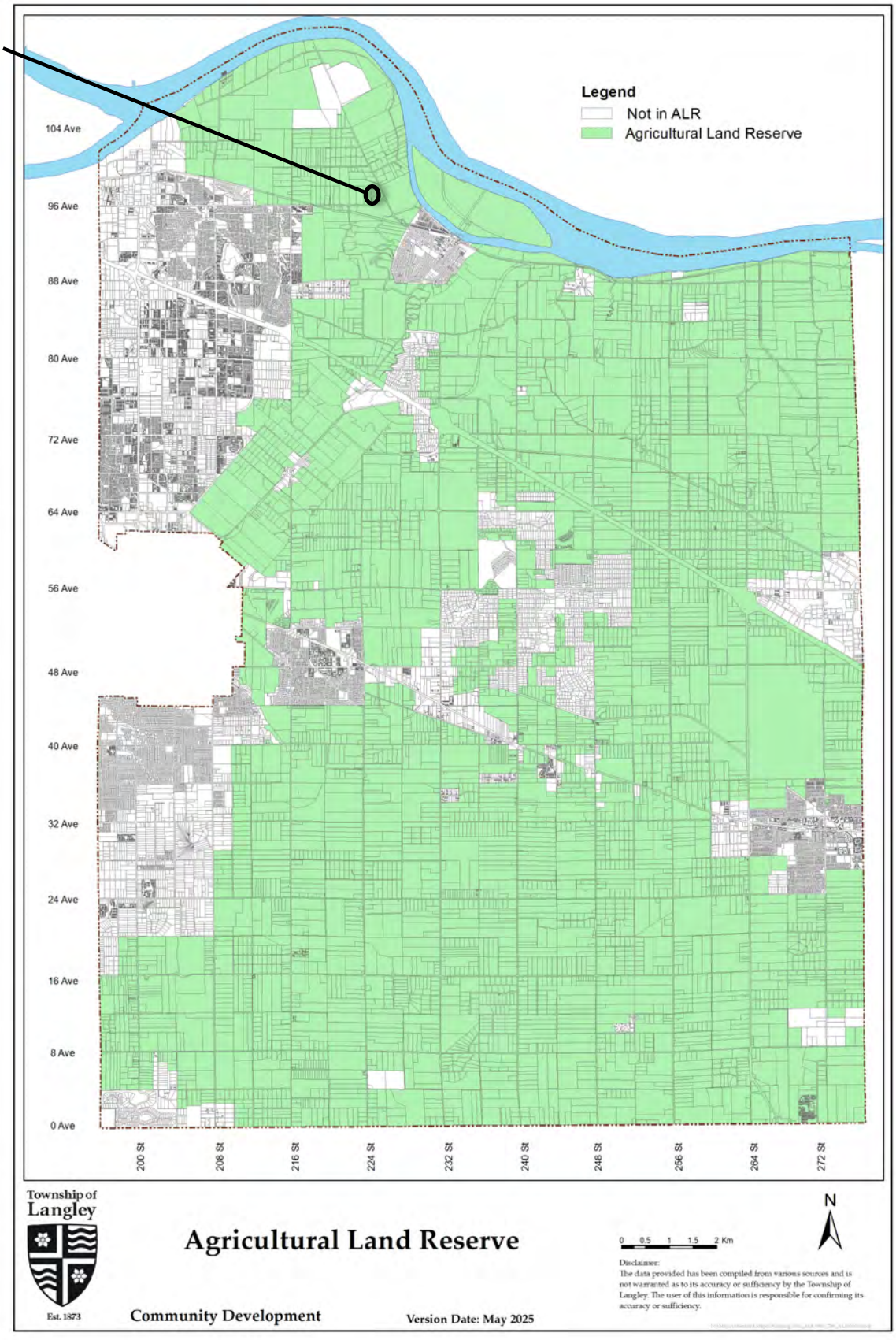


AERIAL CONTEXT MAP

SUBJECT

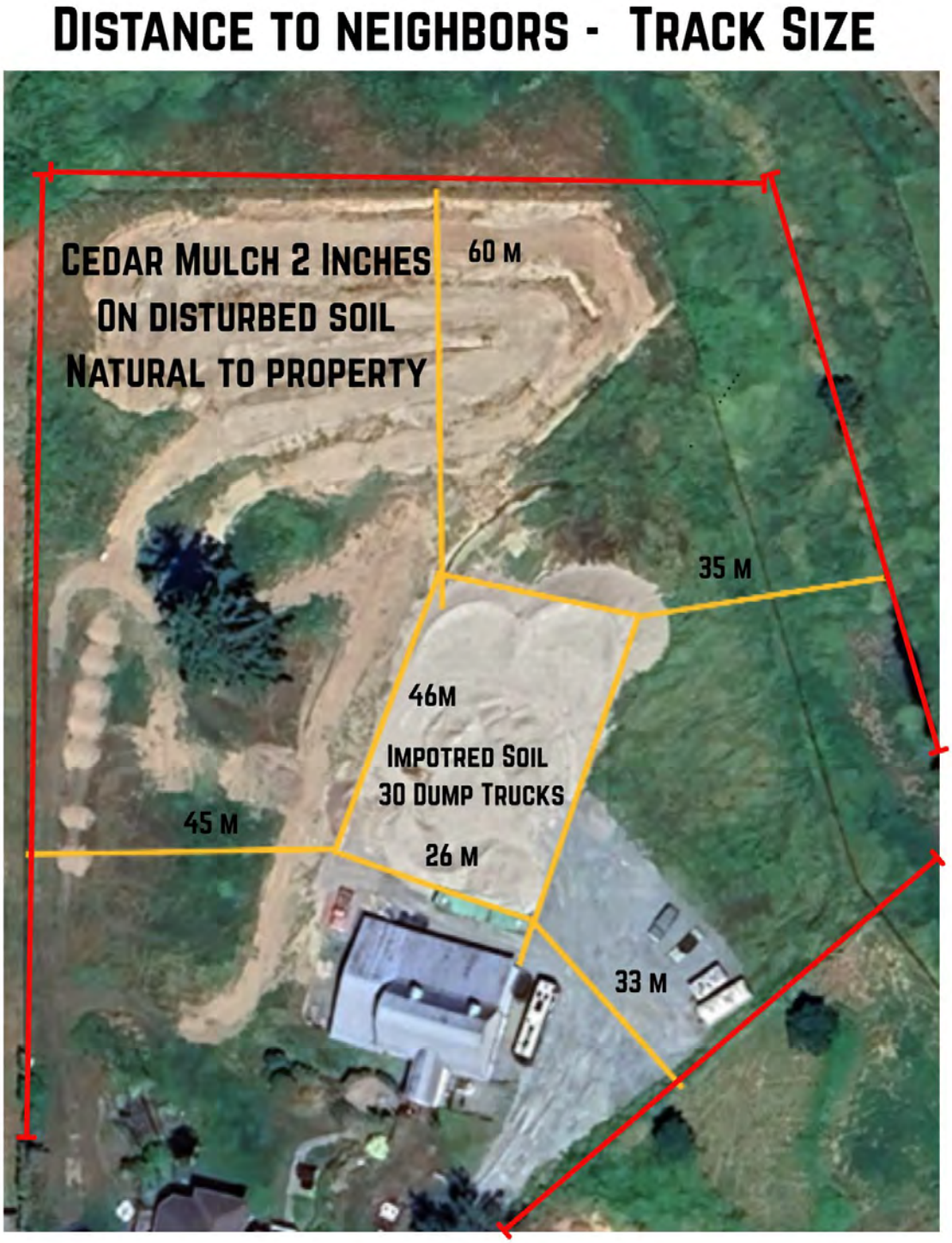


Amendment Bylaw No. 5103 - September 29, 2014


SUBJECT
Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

TREE'S AND CEDARS



LANDSCAPE PLAN - SUBMITTED BY APPLICANT

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT B

August 8, 2025 ALC File: 104876

SENT BY E-MAIL

Dear Zach Graham:

Re: Notice of Intent Order Under Section 20.3(2)(c) of the Agricultural Land Commission Act

On June 13, 2025 the Chief Executive Officer ("CEO") of the Agricultural Land Commission ("ALC") received a Notice of Intent ("NOI") for the following property (the "Property"):

- PID: 029-560-225
- Legal Description: Lot B District Lot 241 Group 2 New Westminster District Plan EPP44313
- Civic Address: 22439 96 Ave, Langley, BC
- Property Area: 1.93 Ha
- The landowner of the Property is Zachary Benjamin Graham

As delegate of the CEO pursuant to sections 20.3(1)(c) and 20.3(6) of the *Agricultural Land Commission Act* ("ALCA"), I understand the landowner wishes to retain 288 m^3 of unauthorized construction dirt that has already been placed on a 929 m^2 area of the Property for the purpose of constructing a BMX track for recreational use (the "Fill Placement Activity").

Upon review of the Notice of Intent and the supporting documents, I, as delegate of the CEO, cannot approve the Fill Placement Activity (i.e., the retention of the BMX track for recreational use) since it is not considered a permitted activity under the ALR Use Regulations.

Please note the Notice of Intent process may only approve fill placement and/or soil removal activities associated with permitted uses in the ALR Use Regulation. Because the use of the proposed fill placement activity (i.e., construction of a BMX track for recreational use) is not permitted in the ALR Use Regulations, the submission of an application to the Commission is required to seek approval since the proposal cannot be considered through the Notice of Intent process.

In addition, I have determined that fill placement has already occurred prior to the submission of an NOI. Retroactive approval for soil removal/fill placement cannot be determined by the CEO and delegates of the CEO through the Notice of Intent process and can only be sought through an application under section 20.3(5) of the Act for approval of the Fill Placement Activities.

I, as delegate of the CEO, therefore order, **pursuant to section 20.3(2)(c) of the ALCA, that you must not engage in the Fill Placement Activity unless a Non-farm Use application is first submitted to and approved by the Commission.**

If you wish to pursue the Proposed Soil Removal and Fill Placement Activity, you may initiate the Non-farm Use application process by submitting the required form and paying the requisite fee: ($750) to the local government [Township of Langley]. The remainder of the application fee ($750) will only be required if your local government forwards the above noted application to the Agricultural Land Commission. The application can be submitted through the ALC's Application Portal. Information on the application process can be found on the ALC website under Applications.

Notice of Intent decisions are not subject to section 33(1) of the ALCA [*Reconsideration of decisions of panel*]. Under section 20.3(2)(c) of the ALCA, a person ordered not to proceed may make an application under section 20.3(5) of the Act for approval of the Activities.

Sincerely,

Jenny Huynh
Delegate of the Chief Executive Officer

cc: Township of Langley (cdinfo@tol.ca)

Jason Chifan, Soil Deposit & Removal Coordinator, Engineering Services – Township of Langley (jchifan@tol.ca)

104876d1

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-165
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-16-0037
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000021 (TELUS / CYPRESS LAND SERVICES / 23718 – 72 AVENUE)		

PROPOSAL:

Application by Cypress Land Services to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound for Telus at 23718 – 72 Avenue.

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 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue.

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 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue 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 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue.

EXECUTIVE SUMMARY:

Cypress Land Services has requested Council concurrence (to ISED Canada) regarding a proposed 47.0 m (154.2 ft) high telecommunication tower and an accessory compound for Telus at 23718 – 72 Avenue. 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 (Attachment A).

While jurisdiction with respect to licensing of telecommunication towers rests with the Federal Government (ISED Canada), Council is provided the opportunity to provide comments to ISED Canada with a recommendation (for towers not excluded under ISED's regulations and requirements) to either support or reject the application based on information available to Council in considering a recommendation. Telecommunication towers and accessory compounds are permitted in all zones and the applicant has followed the procedural components of the Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 23718 – 72 Avenue.

REFERENCE:

Owners:	GSN Landco Ltd. 23718 – 72 Avenue Langley, BC V1M 3K9
Applicant / Agent:	Cypress Land Services 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	Lot 1 Section 16 Township 11 New Westminster District Plan EPP81375
Location:	23718 – 72 Avenue
Area:	4.42 ha (10.92 ac)
Existing Zoning:	Rural Zone RU-3
Rural Plan:	Agricultural/Countryside

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.
- On June 28, 2021, the Township's Council reviewed a telecommunication tower application for the subject site, submitted by Cypress Land Services on behalf of Rogers, and subsequently issued an objection to the proposal.
- The 2021 application proposed a different location within the site, situated in the southeastern portion in close proximity to the eastern property line. The proposal was processed under the Township's former Telecommunication Tower Policy, which at the time required a petition process. This process included notification to property owners within 500 metres, a community consultation meeting, and achieving an 80% support threshold based on the petition results.
- As part of the 2021 application, 53 notices were mailed to surrounding property owners. Staff received four responses in support, representing a 7.5% rate of support. The 80% Level of Public Support threshold was therefore not achieved. It is noted that under the former policy, a property owner was deemed to support the application only if a signed form indicating support was returned. A non-response was not considered opposition, but it was also not counted as support. The proponent indicates:

  > *"the previous proposal is no longer under consideration. We have also moved the site off the eastern property line based on comments from that original proposal."*

- Proposed installations not exempted from ISED Canada's requirements 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 47.0 m (154.2 ft) high telecommunications tower and accessory compound at 23718 – 72 Avenue.
- The property is located within the Agricultural Land Reserve and is currently used for agricultural purposes. A single family home is located on the eastern side of the property.
- The proposed monopole tower and associated compound are proposed to be located on the southern portion of the property adjacent to Highway No. 1.
- With respect to the proposed location in a high-visibility area near Highway No. 1, and in consideration of the Location Preferences outlined in the Township's policy, the applicant has provided the following rationale:

  > *"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. TELUS did investigate placement of a tower at the Hwy 1/232nd interchange but given the ongoing development of the interchange there was not an opportunity to place it there. The proposed location offers better concealment of the structure given the mature trees adjacent to the tower. During pre-consultation staff expressed concerns for the potential visibility of the tower from Highway 1, specifically in relation to the Township Telecommunication Policy Section 3.1. That said, the location proposed for the structure will be screened largely by mature trees on site and adjacent to the highway per section 3.1 of the policy. Alternative locations (that are not available due to the redevelopment of the interchange of 232 and Hwy 1) would have been far more visible from public view and along the highway corridor. Towers adjacent to a major highway corridor are a common place as there are a high volume of users consistently in the area requiring services. The parcel is used as a nursery. The site selected was chosen to ensure minimal to no visibility from nearby residential properties – which is typically TELUS' first priority. Please see Schedule B: Map of Existing Telecommunication Antenna Systems."*

- As noted by the applicant:

  > *"Colocation letters were sent out to Freedom and Rogers on April 2nd, 2025. We have received a response from Freedom indicating they won't be collocating. We are waiting for a response from Rogers."*

- 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 July 2nd, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location.*
  - *On August 7th, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (141m) of the proposed location. In total, 9 notification packages were mailed out.*
  - *On August 13th, 2025, an advertisement was placed in the Langley Advance Times.*

- *On September 13th, 2025, the consultation period concluded. During the consultation period, no comments were received."*

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	72 Avenue, beyond which are one property with dwelling and farm and vacant lots	Agricultural/Countryside	Rural Zone RU-3
South:	One vacant lot owned by Crown and Highway No. 1, beyond which are properties with dwellings and farms	Agricultural/Countryside & Salmon River Uplands	Rural Zone RU-3 & Suburban Residential Zone SR-1
East:	One property with building, Railway, beyond which are properties with dwellings and farms	Agricultural/Countryside	Rural Zone RU-3
West:	One property with dwelling and farm	Agricultural/Countryside	Rural Zone RU-3

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 not excluded under ISED's regulations and requirements. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy. Noting that the applicant has adhered to the procedural components 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 discouraged:

- 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

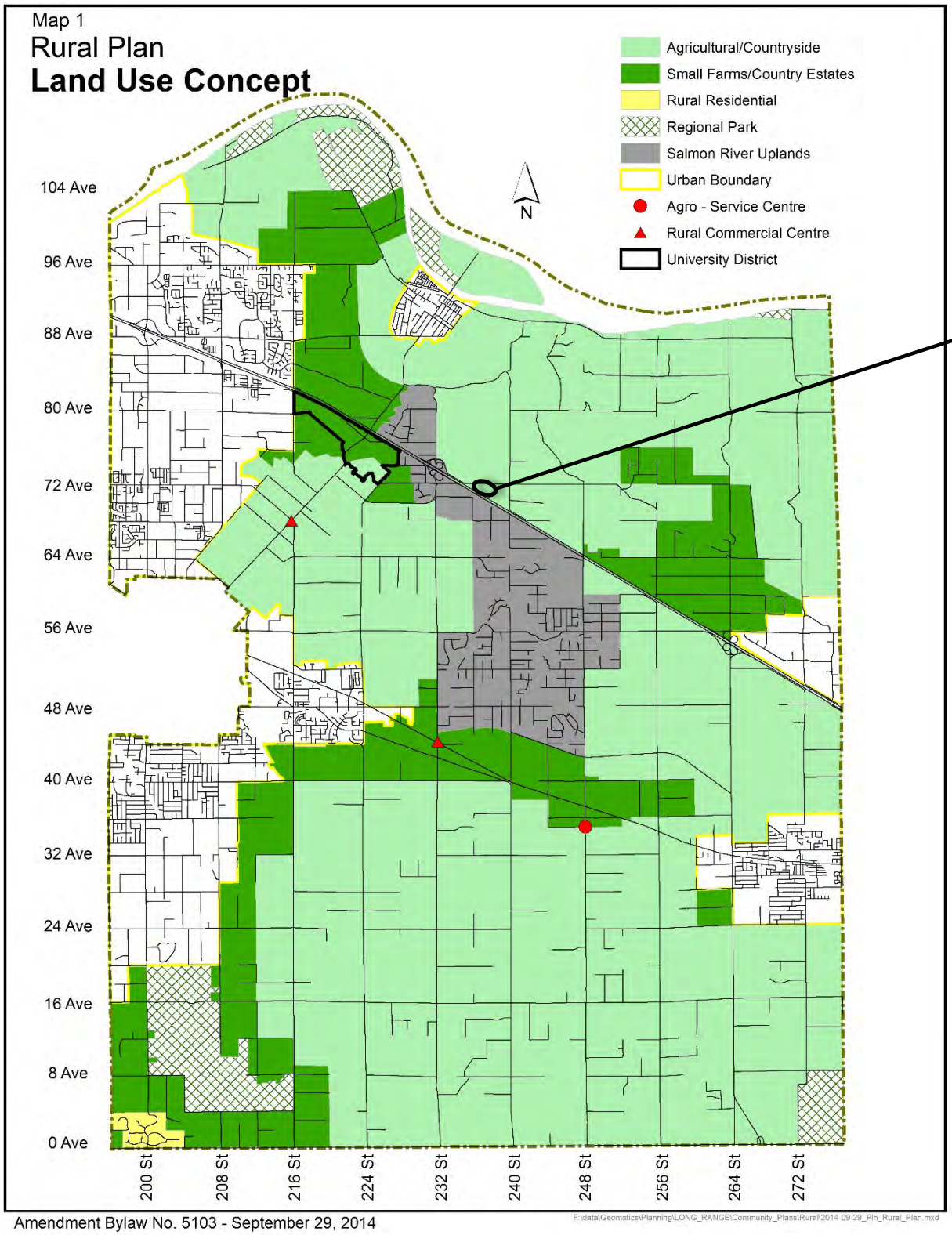
Approved	1991-01-07
Revised	1999-04-26
	2007-02-19
	2013-09-09
	2014-12-08
	2016-05-30
	2023-12-18

ATTACHMENT B

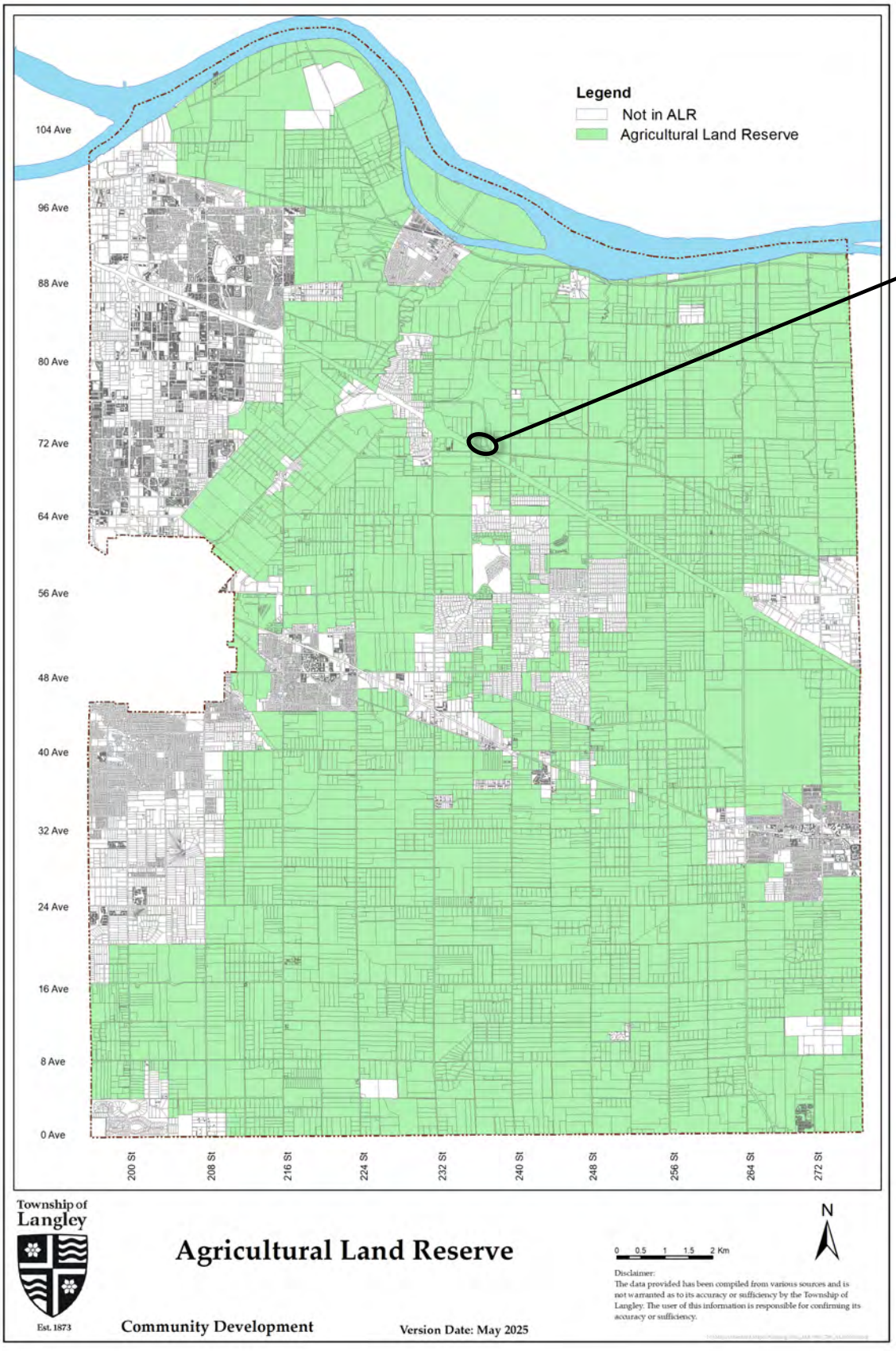


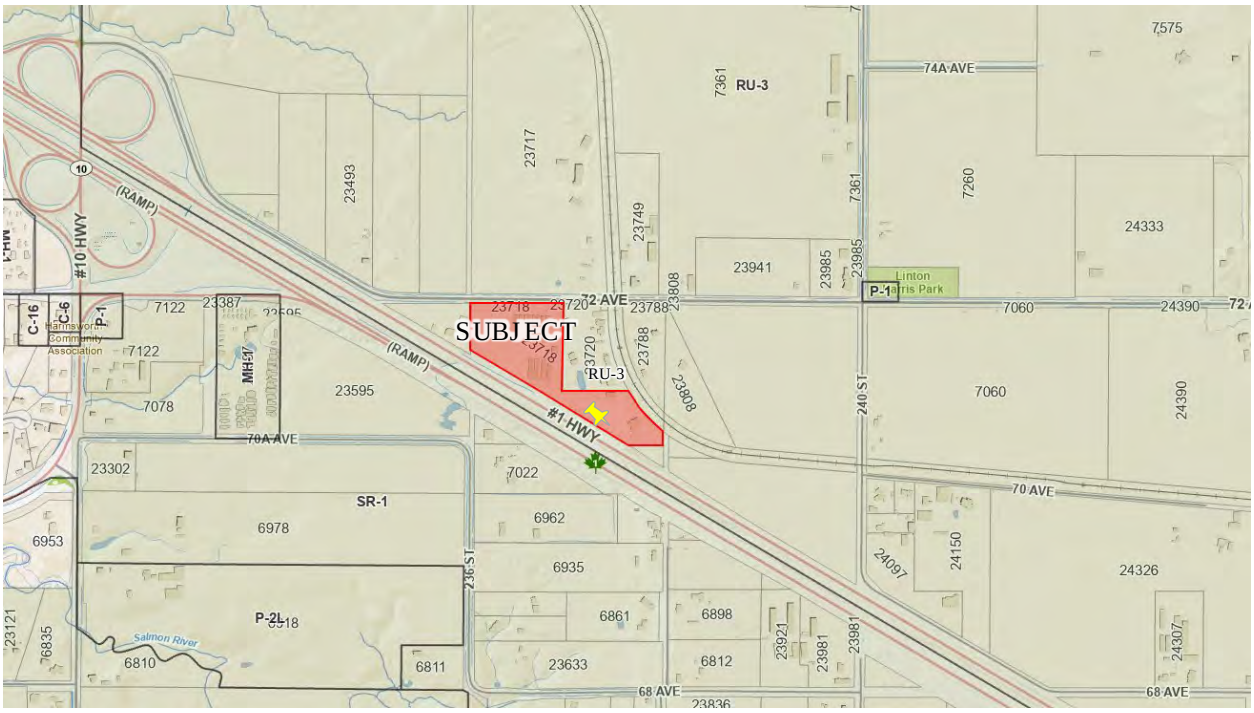
Proposed Tower Location

AERIAL CONTEXT MAP



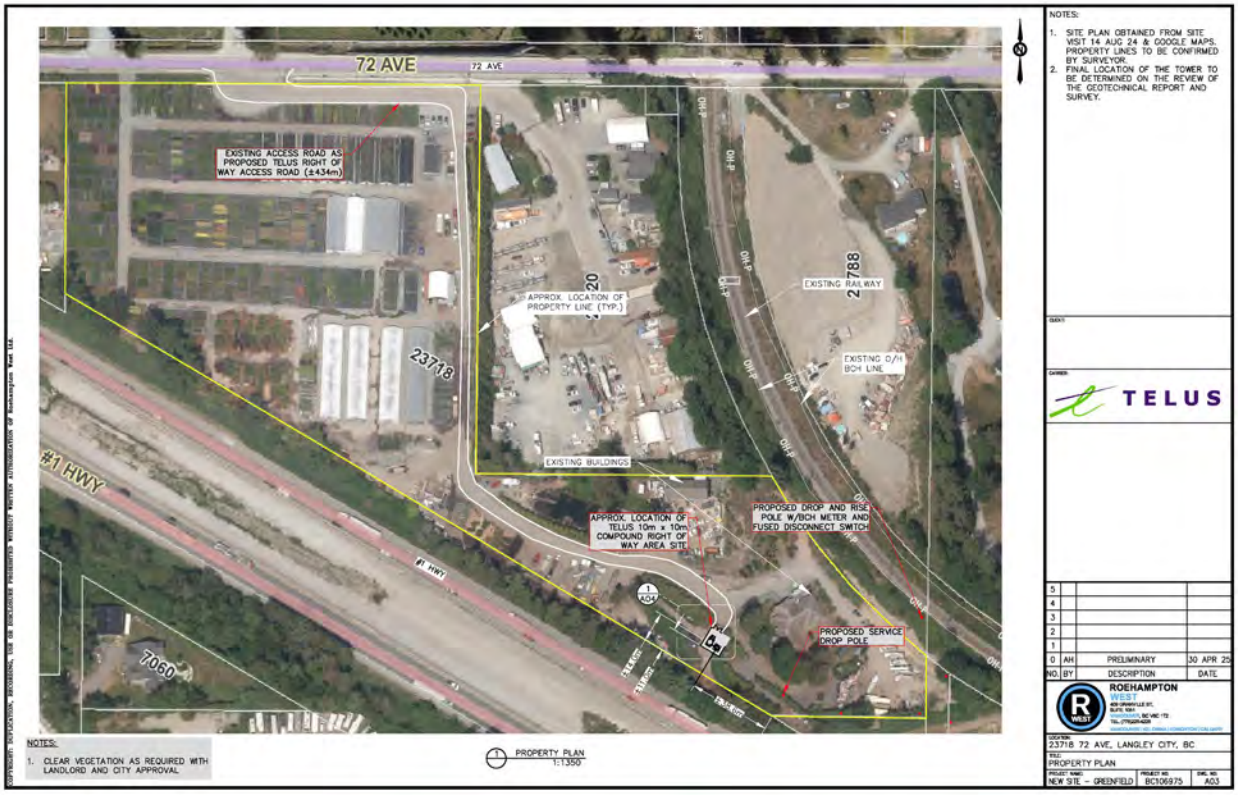
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

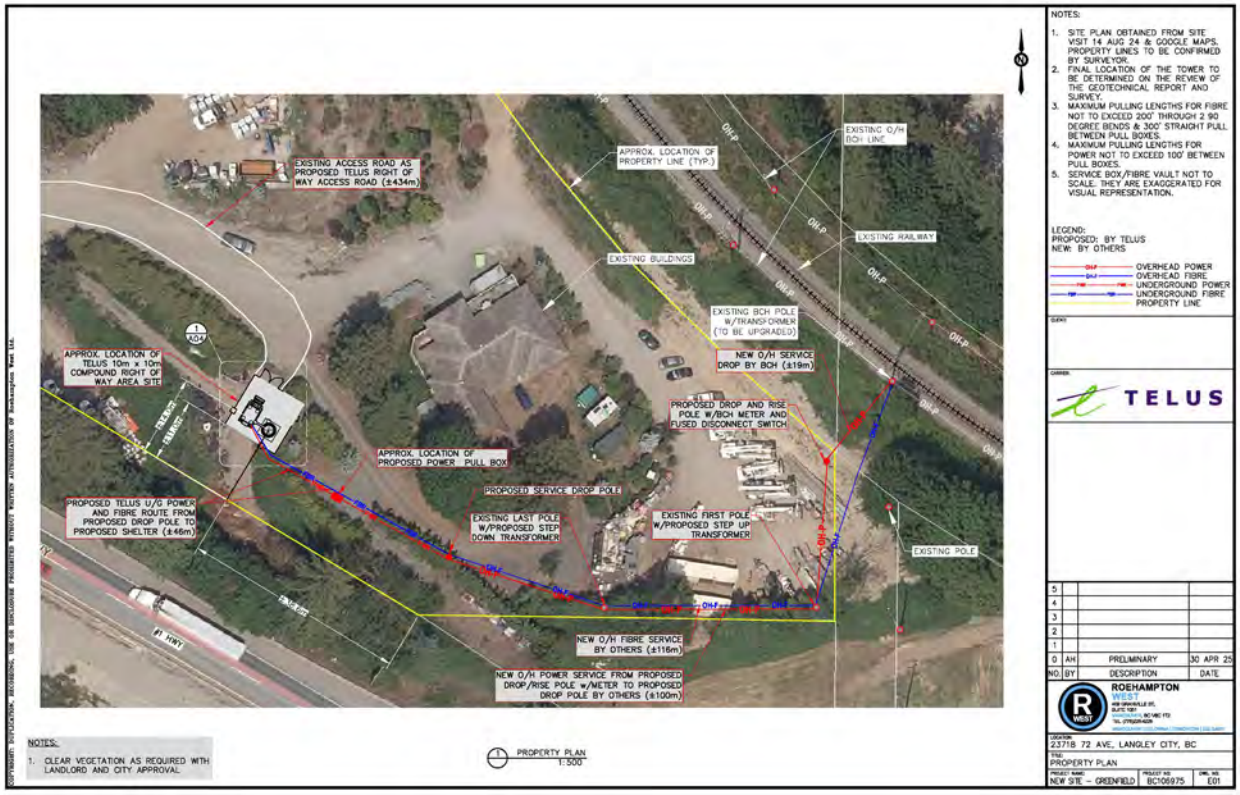


Proposed Tower Location

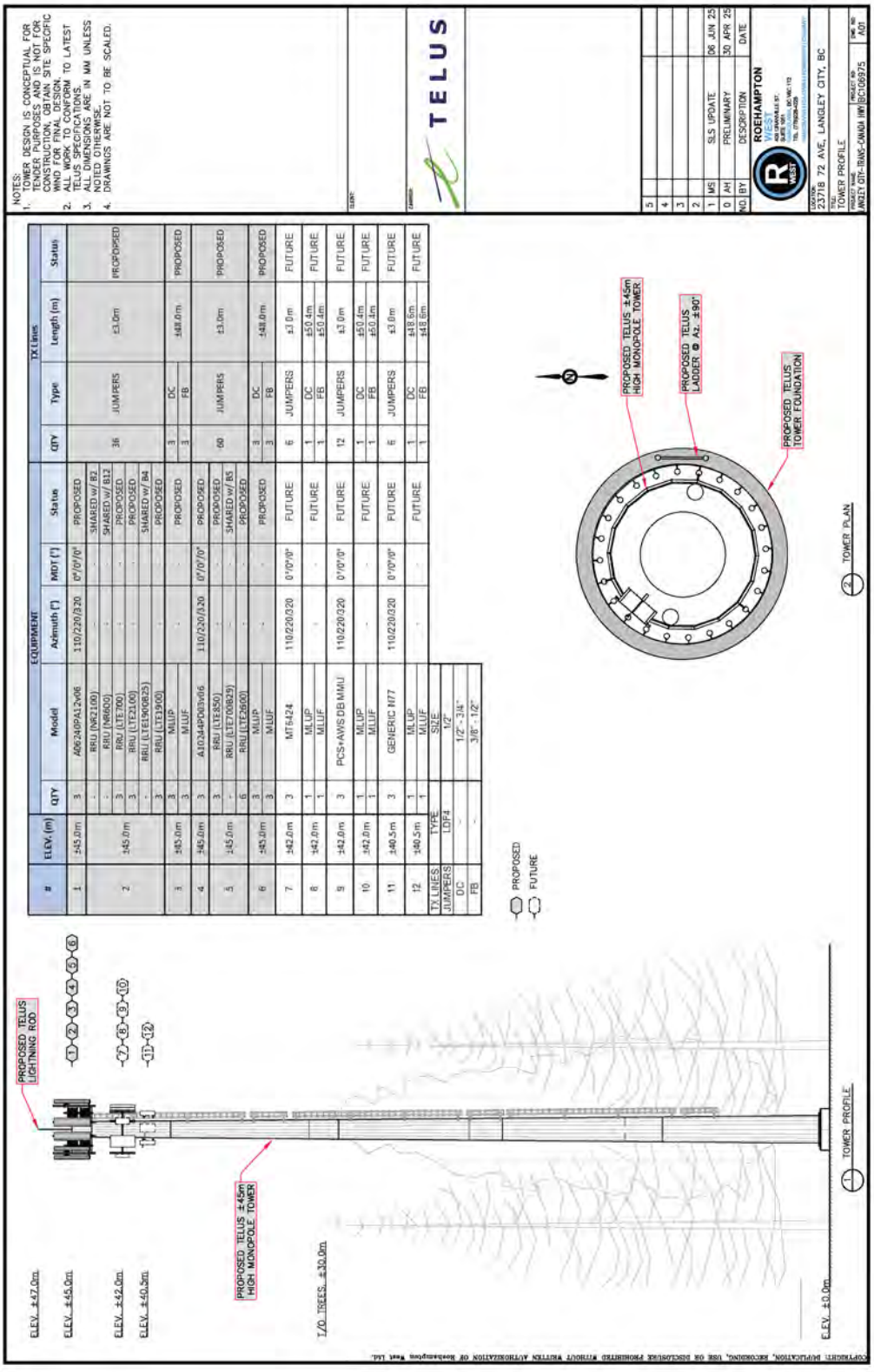
ZONING BYLAW NO. 2500



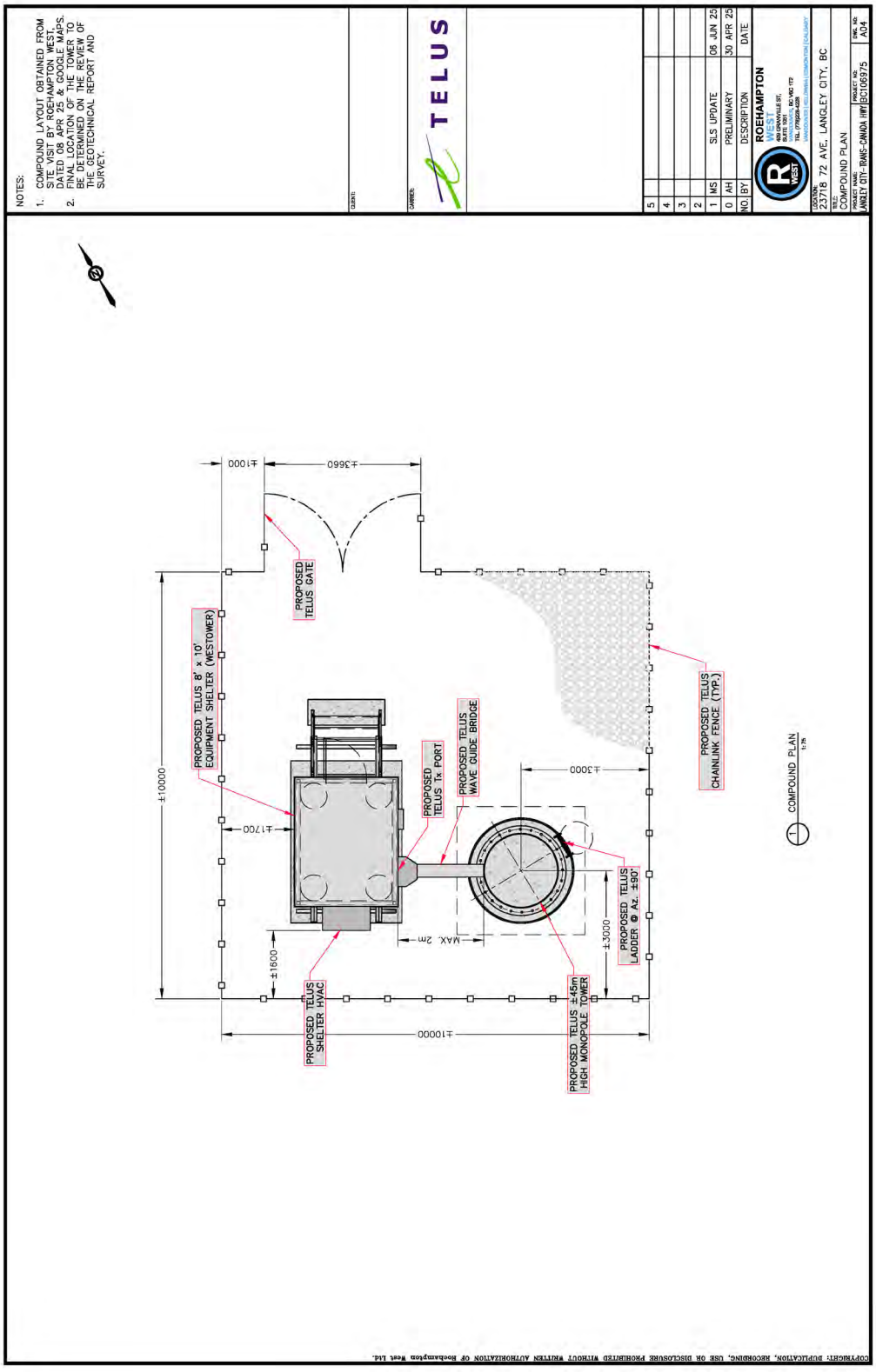
SITE PLAN – SUBMITTED BY APPLICANT



SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



COMPOUND LAYOUT – SUBMITTED BY APPLICANT

Cypress Land Services Inc.
Suite 1055 – 409 Granville Street
Vancouver, BC V6C 1T2
Telephone: 604.259.8809
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

ATTACHMENT C

September 15, 2025

Mohammad Nemati
Township of Langley
Planning and Development Department

Subject:	**Request for Concurrence for a TELUS Tower Installation**
Location:	**23718 72nd Ave, Langley, BC**
Coordinates:	**49.131036 N, -122.566191 W**
TELUS Site:	**BC106975**

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 47m monopole tower. Enclosed please find evidence of the following efforts regarding this public notification process:

- On July 2nd, 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 April 2nd, 2025, Colocation offer letters were sent to Rogers and Freedom. No responses of interest were received.
- On August 7th, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (141m) of the proposed location. In total, 9 notification packages were mailed out. Please see **Appendix 2: Notification Package**
- On August 13th, 2025, an advertisement was placed in the Langley Advance Times, please see **Appendix 3: Newspaper Advertisement.**
- On September 13th, 2025, the consultation period concluded. During the consultation period, no comments were received.

If Council concurs with the proposed tower project, please find **in Appendix 4: Resolution Example**, a sample resolution which may be used.

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

June 18th, 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:	**23718 72 Ave, Langley, BC**
Legal PID:	**030-794-021**
Coordinates:	**49.131036 N, -122.566191 W**
TELUS Site:	**BC106975**

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 Township.

Proposed Site

TELUS proposes to install a 47m monopole tower located at 23718 72 Ave, Langley, BC. Please see **(Schedule A: Aerial Map)**

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. TELUS did investigate placement of a tower at the Hwy 1/232nd interchange but given the ongoing development of the interchange there was not an opportunity to place it there. The proposed location offers better concealment of the structure given the mature trees adjacent to the tower. During preconsultation staff expressed concerns for the potential visibility of the tower from Highway 1, specifically in relation to the Township Telecommunication Policy Section 3.1. That said, the location proposed for the structure will be screened largely by mature trees on site and adjacent to the highway per section 3.1 of the policy. Alternative locations (that are not available due to the redevelopment of the interchange of 232 and Hwy 1) would have been far more visible from public view and along the highway corridor. Towers adjacent to a major highway corridor are a common place as there are a high volume of users consistently in the area requiring services. The parcel is used as a nursery. The site selected was chosen to ensure minimal to no visibility from nearby residential properties – which is typically TELUS' first priority.
Please see **Schedule B: Map of Existing Telecommunication Antenna Systems.**

Proposal Details & Future Colocation

The proposed tower structure is 45m in height, along with a 2m lightning rod, in total 47m in height. The proposed tower has (6) initial antennas at the top of the tower with an 8' X 10' equipment shelter at the base of the tower. Please see **Schedule C: Design Plans** as well as a photo-simulation (**Schedule D: Photo-simulation**). Please note that the photo-simulation is for conceptual purposes only.

Colocation letters were sent out to Freedom and Rogers on April 2nd, 2025. We have received a response from Freedom indicating they won't be collocating. We are waiting for a response from Rogers

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 (141m) 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.

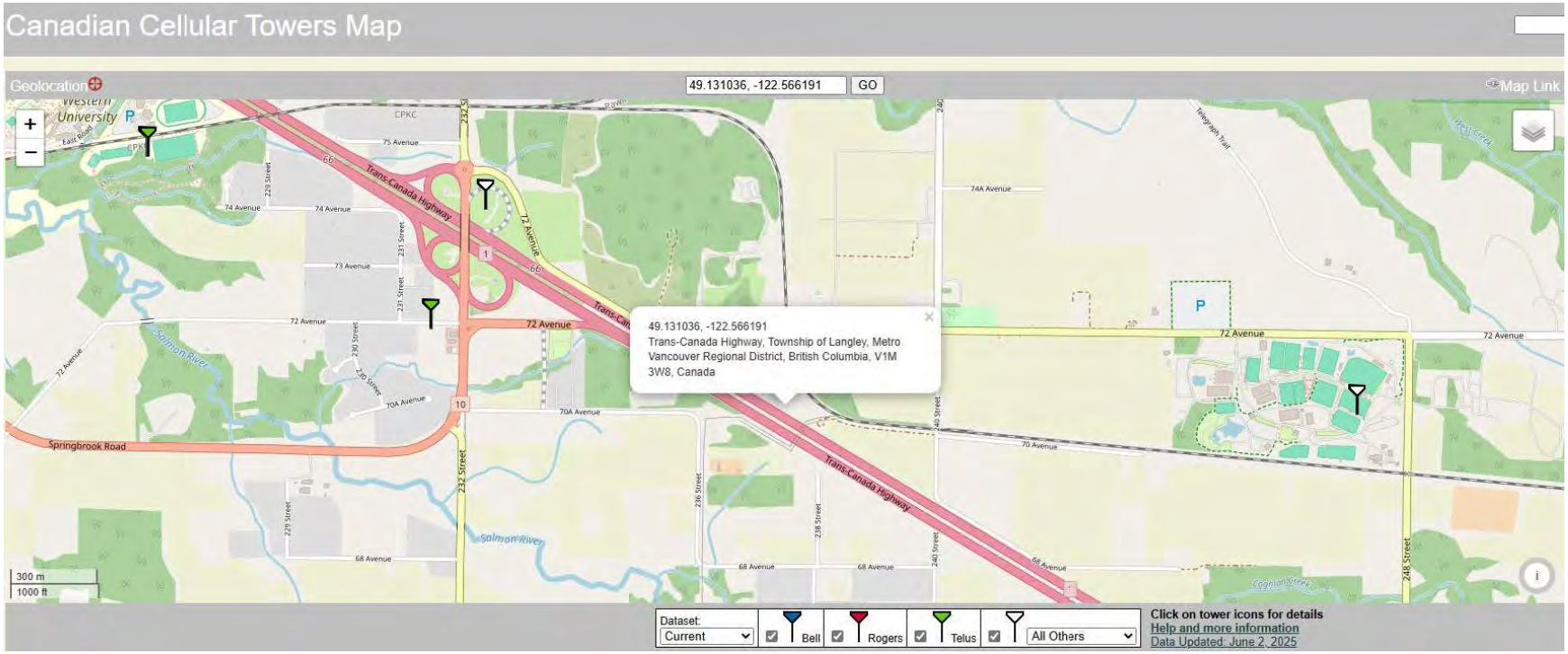
Sincerely,
TAMERA MILLS
LAND USE PROJECT MANAGER
CYPRESS LAND SERVICES

Agents for TELUS Communications Inc.

SCHEDULE A
SITE LOCATION



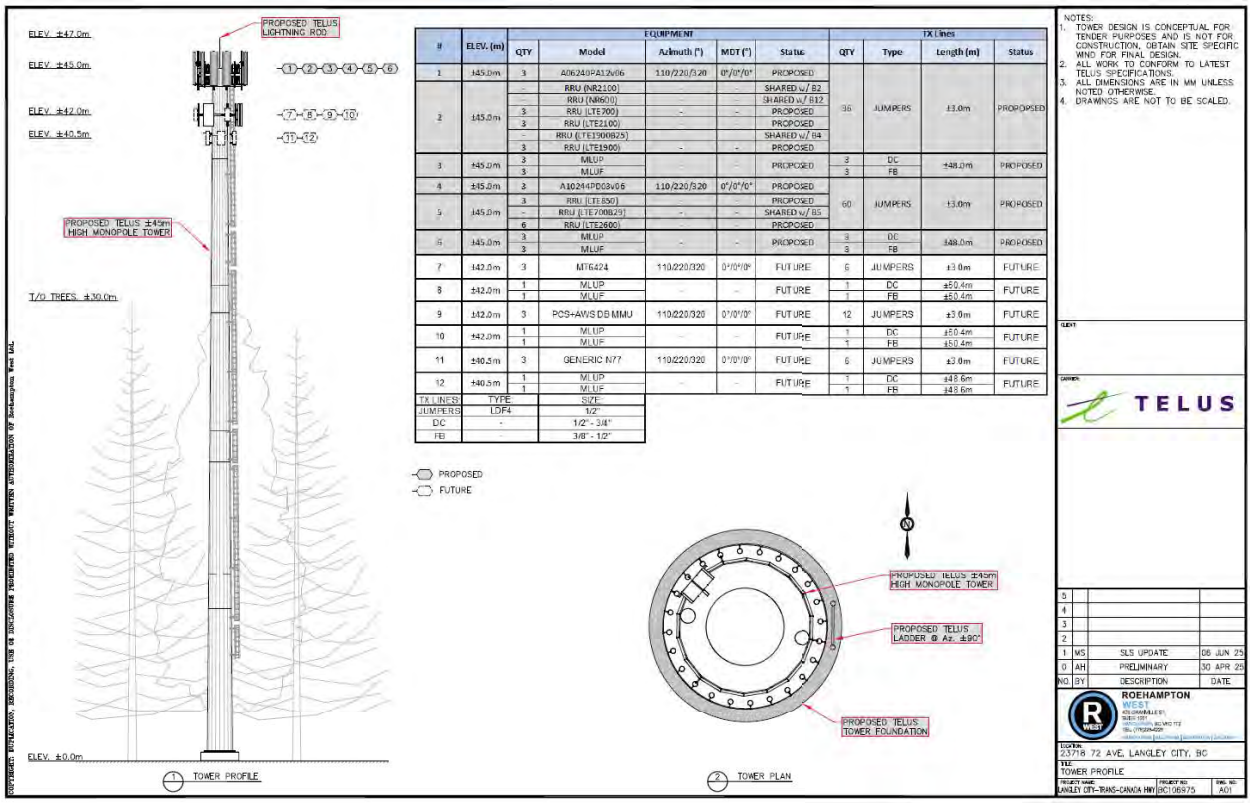
SCHEDULE B
MAP OF EXISTING TELECOMMUNICATION ANTENNA SYSTEM



SCHEDULE C: DESIGN PLANS
SITE PLAN



SCHEDULE C: DESIGN PLANS
TOWER PROFILE



#	ELEV. (m)	EQUIPMENT					TX Lines			
		QTY	Model	Azimuth (°)	MDT (°)	Status	QTY	Type	Length (m)	Status
1	±45.0m	3	A06240P812v06	110/220/320	0°/0°/0°	PROPOSED				
2	±45.0m	-	RRU (NR2100)	-	-	SHARED w/ B2	36	JUMPERS	±3.0m	PROPOSED
		-	RRU (NR600)			SHARED w/ B12				
		3	RRU (LTE700)	-	-	PROPOSED				
		3	RRU (LTE2100)			PROPOSED				
		-	RRU (LTE1900B25)			SHARED w/ B4				
		3	RRU (LTE1900)	-	-	PROPOSED				
3	±45.0m	3	MLDP	-	-	PROPOSED	3	DC	±48.0m	PROPOSED
		3	MLUF				3	FB		
4	±45.0m	3	A10244PD03v06	110/220/320	0°/0°/0°	PROPOSED				
5	±45.0m	3	RRU (LTE850)			PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		-	RRU (LTE700B29)	-	-	SHARED w/ B5				
		6	RRU (LTE2600)			PROPOSED				
6	±45.0m	3	MLDP	-	-	PROPOSED	3	DC	±48.0m	PROPOSED
		3	MLUF				3	FB		
7	±42.0m	3	MT6424	110/220/320	0°/0°/0°	FUTURE	6	JUMPERS	±3.0m	FUTURE
8	±42.0m	1	MLDP	-	-	FUTURE	1	DC	±50.4m	FUTURE
		1	MLUF				1	FB	±50.4m	
9	±42.0m	3	POS+AWS DB MMU	110/220/320	0°/0°/0°	FUTURE	12	JUMPERS	±3.0m	FUTURE
10	±42.0m	1	MLDP	-	-	FUTURE	1	DC	±50.4m	FUTURE
		1	MLUF				1	FB	±50.4m	
11	±40.5m	3	GENERIC N77	110/220/320	0°/0°/0°	FUTURE	6	JUMPERS	±3.0m	FUTURE
12	±40.5m	1	MLDP	-	-	FUTURE	1	DC	±48.6m	FUTURE
		1	MLUF				1	FB	±48.6m	

TX LINES	TYPE	SIZE
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FB	-	3/8" - 1/2"

NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
4. DRAWINGS ARE NOT TO BE SCALED.

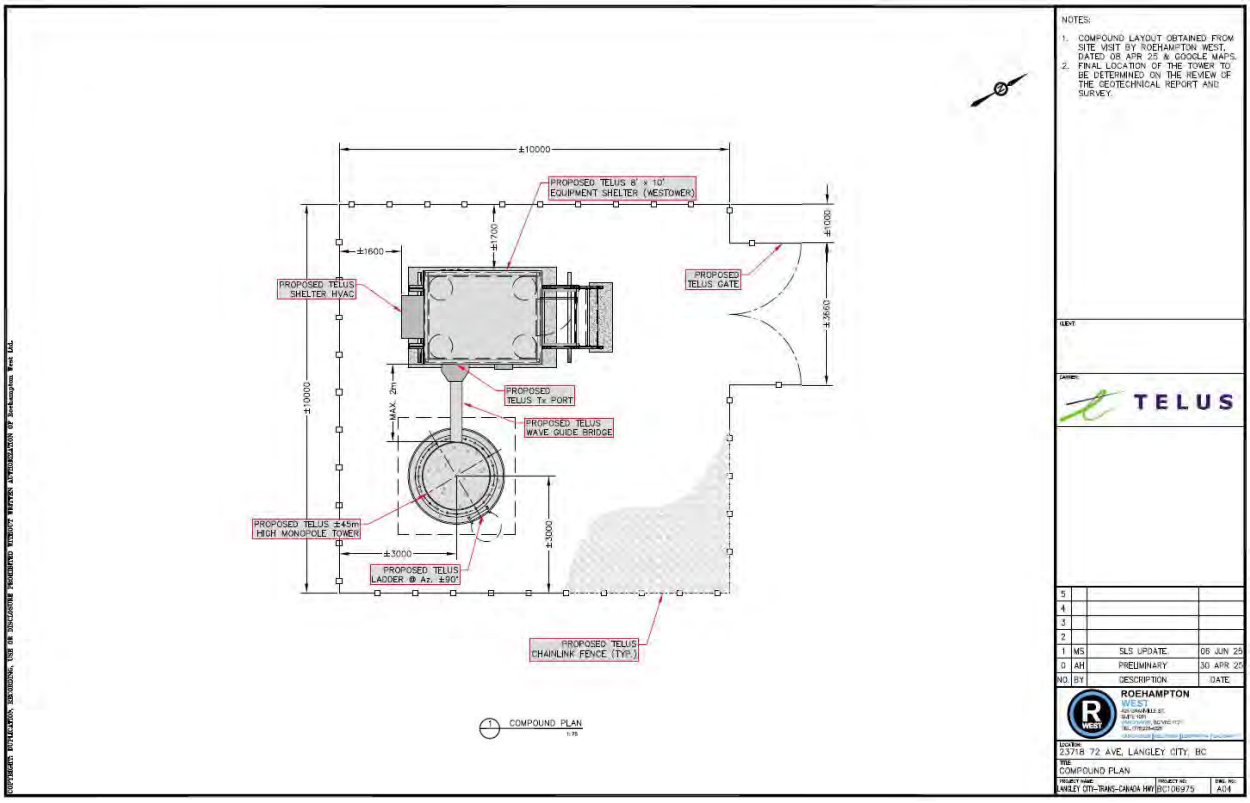
CLIENT: TELUS

NO.	BY	DESCRIPTION	DATE
5			
4			
3			
2			
1	MS	SLS UPDATE	06 JUN 25
0	AH	PRELIMINARY	30 APR 25

ROEHAMPTON WEST

LOCATION: 23718 72 AVE, LANGLEY CITY, BC
TITLE: TOWER PROFILE
PROJECT NAME: LANGLEY CITY-TRANS-CANADA HWY | PROJECT NO: BC106975 | DWG. NO: A01

SCHEDULE C: DESIGN PLANS
COMPOUND LAYOUT



SCHEDULE D
PHOTO-SIMULATION

BEFORE



AFTER



Note: View of proposed tower looking east

Appendix 2: Notification Package

TELUS Communications Inc.

August 7, 2025
Subject: Public Notification: 47m Monopole Tower

let's make the future friendly™

To: Property Owner / Current Resident

Re: Proposed: 47m monopole tower
Location: 23718 72 Ave, Langley, BC

TELUS File: BC106975
Coordinates: 49.131036 N, -122.566191 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 23718 72 Ave, Langley, BC. 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 (141m) 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.

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 23718 72 Ave, 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 47 metre monopole tower at 23718 72 Ave, Langley, BC.

- All the equipment necessary to operate this facility will reside within a compound located at the base of the tower
- The proposed tower is 45m in height, along with a 2m lightning rod, for a total height of 47m
- The proposed tower has six (6) initial antennas at the top of the tower.
- The tower, if constructed, will provide improved wireless high-speed services to the area.



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 **August 13, 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 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 23718 72 Ave, Langley. Coordinates 49.131036 N, -122.566191 W

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 the existing driveway.

ENVIRONMENT

TELUS confirms that the installation is excluded from environmental assessment under the Impact Assessment Act.

DESIGN

The proposed tower is 45m, along with a 2m lightning rod, for a total height of 47m. The proposed tower has (6) initial antennas at the top of the tower with an 8' X 10' equipment shelter at the base of the tower.

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 1055, 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
Phone: 604-532-7599
Email: cdinfo@tol.ca

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 September 13, 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 **September 13, 2025.**

Map of proposed tower

(for discussion purposes only.)



Site plan



Physical tower profile (for discussion purposes only.)

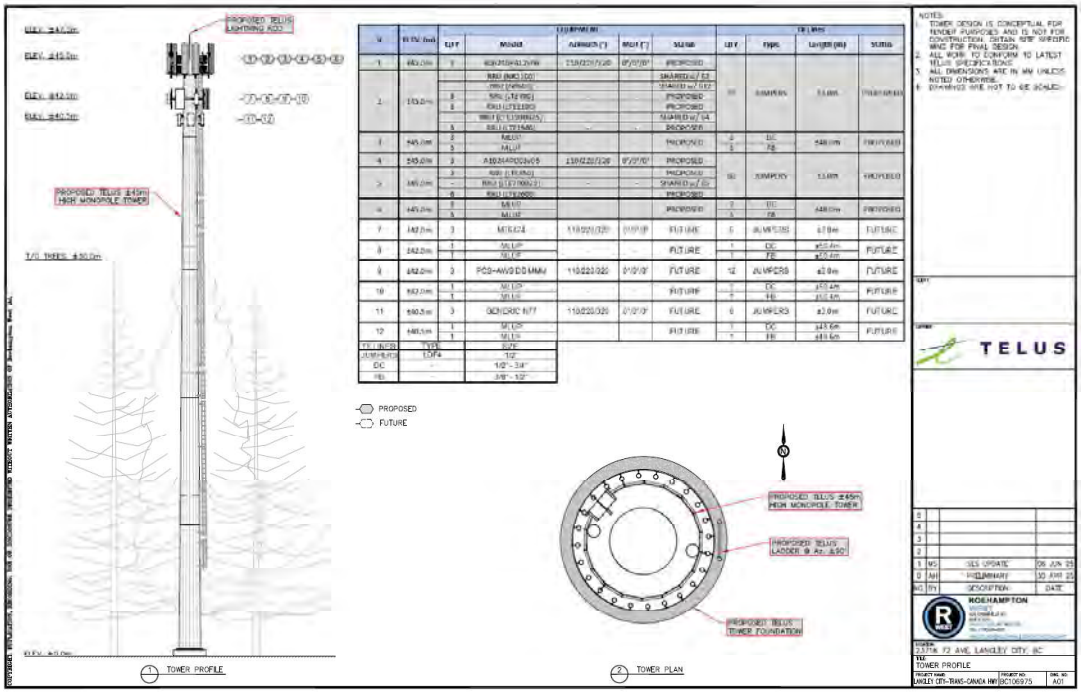


Photo simulations (for discussion purposes only.)



Looking east at the proposed tower: Before.



Looking east at the proposed tower: After.

Comment sheet – BC106975

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 23718 72 Ave, 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





In Loving Memory

Ena Ribchester

October 13, 1926 – July 30, 2025

Ena passed away peacefully on July 30 at Langley Memorial Hospital. Pre-deceased by her first husband Dovilio (Bill) Epis (married from 1955-1989) and Allan Ribchester (married from 1996-2013). She leaves behind a loving family, 2 daughters and son-in-laws, 5 grandsons and 11 great-grand children.

She loved family, friends, dancing, posing for pictures and red wine (with ice). Her long life (98) was still too short.

Our family would like to thank the staff at Langley Memorial Hospital Emergency and Avalon Gardens Senior Living for the care, kindness, and attentiveness they showed our Mum.

Miss you wee lassie.

Look for me in Rainbows

Time for me to go now,
I won't say goodbye;
Look for me in rainbows,
way up in the sky.

In the morning sunrise
when all the world is new,
Just look for me
and love me, as you
know I loved you.
Time for me to leave you,
I won't say goodbye;

Look for me in rainbows,
high up in the sky.
In the evening sunset,
when all the world is through,
Just look for me
and love me,
and I'll be close to you.
It won't be forever,
the day will come and
then My loving arms
will hold you,
when we meet again.

Time for us to part now,
we won't say goodbye;
Look for me in rainbows,
shining in the sky.
Every waking moment,
and all your whole
life through
Just look for
me and love me,
as you know I loved you.

Just wish me to be near you,
And I'll be there with you.

by Vicky Brown



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866.865.4460 bcclassifieds@blackpress.ca

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Arrow Fencing
Residential, Chain Link & Repairs. 778-855-1973

Home Improvements

SEMI-RETIRED contractor small concrete jobs Patios, sidewalks driveways Re & re old or damaged concrete Ken 604-307-4923 or Gary 604-218-7089

VECTOR RENOVATIONS Public / Strata Renovations Repairs & Improvements Fences, Decks, Fascia & Trim, Painting, Concrete, Sheds & Additions. Handyman Services. vectorrenos.ca 604-690-3327

Information

Estate Matter
SCOTT INGLIS, last known location Comox BC. Please contact our office regarding an estate matter. If you are a member of the public who is familiar with Scott Inglis, please pass along this message or contact our office as soon as possible.
Island Law Office
#307-1625 Oak Bay Ave, Victoria BC
(250)858-0344
reception@islandlawoffice.ca

Roofing & Skylights

GL Roofing: All type roofing & repair. Gutter clean, $150 & repairs.Free Est.604-240-5362

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Rentals

ALDERGROVE 55+ Adult bldg, 1&2 bdrm apts. Central Location. 604-317-1926 or 309-4904



Legal Notices | **Legal Notices** | **Legal Notices** | **Legal Notices** | **Legal Notices**

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 47.0 Metre Monopole Structure/Projet D'Installation De Télécommunications TELUS Structure de Tour Monopole de 47,0 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, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 47-meter tall monopole tower and equipment shelter at 23718 72 Ave, Langley, BC.

Structure Proposée :

Dans le cadre du processus de consultation publique requis par Innovation, Sciences et Développement économique Canada (ISDE) et le canton de Langley, TELUS invite le public à commenter un projet d'installation de télécommunications comprenant une tour monopole de 47 mètres de hauteur et un abri pour équipements situé au 23718 72 Ave, Langley, CB.

Tower Location/Emplacement de la Tour :

23718 72 Ave, Langley, BC.

Coordinates/Coordonnées :

Lat: 49.131036 °
Long: -122.566191 °

Any person may comment by close of business day on September 13, 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 13 septembre 2025. Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS :

Cypress Land Services

Tamera Mills
1055-409 Granville Street
Vancouver, BC V6C 1T2
604-620-0877
PublicConsultation@CypressLandServices.com



TELUS

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-152
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0115
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101510 (HAMSTRA / 7620 – 197 STREET)		

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement Development Permit Area (SPEA) to support construction of works required as a condition of rezoning including the widening of 76 Avenue (with a street greenway and an enhanced sidewalk). Proposed works include infilling and enclosing the Class B roadside watercourse and reconstructing a new channel within the SPEA of the Class A watercourse.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101510 (Streamside) subject to six (6) conditions.

RATIONALE:

The proposal aligns with the objectives and provisions of Section 4.20 of Schedule 3 – Streamside Protection and Enhancement of the Langley Official Community Plan Bylaw No. 1842, the Willoughby Community Plan and the Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101510 to Hendrick Hamstra for property at 7620 – 197 Street subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.
d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit

Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.

EXECUTIVE SUMMARY:

Wesmont Homes Ltd. has applied on behalf of the owner for a Streamside Development Permit to modify the SPEA of a tributary to Latimer Creek. The SPEA modification will support the widening of 76 Avenue, including a street greenway and an enhanced sidewalk, required as a condition of Rezoning Bylaw No. 6023.

Proposed works include infilling and enclosing the Class B roadside watercourse and reconstructing a new channel within the SPEA of the Class A watercourse on the subject site (ToL Project No. 08-22-0115, third reading September 23, 2024). The width of the Class A watercourse's SPEA will be extended from the required 30 m to a minimum of 40.8 m to offset the Class B roadside watercourse SPEA. The SPEA will be planted with native vegetation and protected by a restrictive covenant.

As the proposed streamside works are consistent with the objectives of Langley Official Community Plan Schedule 3, the Willoughby Community Plan and the Latimer Neighbourhood Plan, issuance of Development Permit No. 101510 is recommended subject to six (6) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Permit No. 101510.

REFERENCE:

Owner:	Hendrik Hamstra 7620 – 197 Street Langley, BC V2Y 1S2
Agent:	Wesmont Homes Ltd. CRU 111, 23189 Francis Avenue Langley, BC V1M 0G4
Legal Description:	Lot 12 Section 22 Township 8 New Westminster District Plan 70469
Location:	7620 – 197 Street
Area:	0.8 ha (2.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-203
Willoughby Community Plan:	Multi Family
Latimer Neighbourhood Plan:	Rowhouse/Townhouse (15 UPA)

BACKGROUND/HISTORY:

- On September 23, 2024, Council gave third reading to Rezoning Bylaw No. 6023 to facilitate development of 26 townhouse units on the subject site.
- Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses.
- The width of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence.
- Where a proposed SPEA width is less than the minimum width designated by OCP Schedule 3 or a neighbourhood plan, the modification must be considered through a Streamside Development Permit in accordance with Section 4.20 of OCP Schedule 3.

DISCUSSION/ANALYSIS:

- Two watercourses are located on or adjacent to the site: a Class A (red-coded) watercourse called Latimer Creek flows through the eastern portion of the site and a Class B (yellow-coded) roadside watercourse flows along the frontage of the site on the north side of 76 Avenue.
- As part of the proposed development, works include infilling and enclosing the Class B roadside watercourse and reconstructing a new channel within the SPEA of the Class A watercourse.
- Riparian habitat compensation associated with relocating the Class B roadside watercourse will increase the width of the Class A 30 m SPEA to a minimum of 40.8 m.

- The SPEA is proposed to be restored with native vegetation, protected via the land being dedicated to the Township and is subject to a three-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No. 101510 is attached to this report (Attachment A) for Council's consideration.

Adjacent Uses:

	Existing Use:	Latimer NP Designation:	Existing Zoning:
North:	A property with existing townhouses	Rowhouse/ Townhouse (8-15 UPA)	CD-168
South:	76 Avenue, beyond which is a property with an existing single family dwelling currently under application (ToL Project No. 08-22-0087) at third reading for a nine lot residential subdivision, as well as properties currently under construction (ToL Project No. 08-22-0105) for semi-detached dwellings and rowhouses	Multi-Family	SR-2 R-CL(SD) R-CL(RH)
East:	Latimer Creek, beyond which is a property (7635 - 198B Street) currently under construction (ToL Project No: 08-22-0073) for 6-storey mixed use apartment buildings and townhouses	Greenbelt and Multi Family	CD-146
West:	197 Street, beyond which are existing single family and semi-detached dwellings	Residential	R-CL(A) R-CL(SD)

Policy Considerations:

The proposal is consistent with streamside protection and enhancement policies, objectives and guidelines of the Official Community Plan, Wiloughby Community Plan and Latimer Neighbourhood Plan. Council's consideration of the Development Permit must be based on streamside protection objectives and staff recommend that Development Permit No. 101510 be issued as attached.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101510
ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101510

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

1. NAME: Hendrik Hamstra

   ADDRESS: 7620 – 197 Street
   Langley, BC V2Y 1S2

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

   LEGAL DESCRIPTION: Lot 12 Section 22 Township 8 New Westminster District Plan 70469

   CIVIC ADDRESS: 7620 – 197 Street

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

   a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
   b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
   c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.
   d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
   e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
   f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.

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

   This permit is not a building permit.

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

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

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

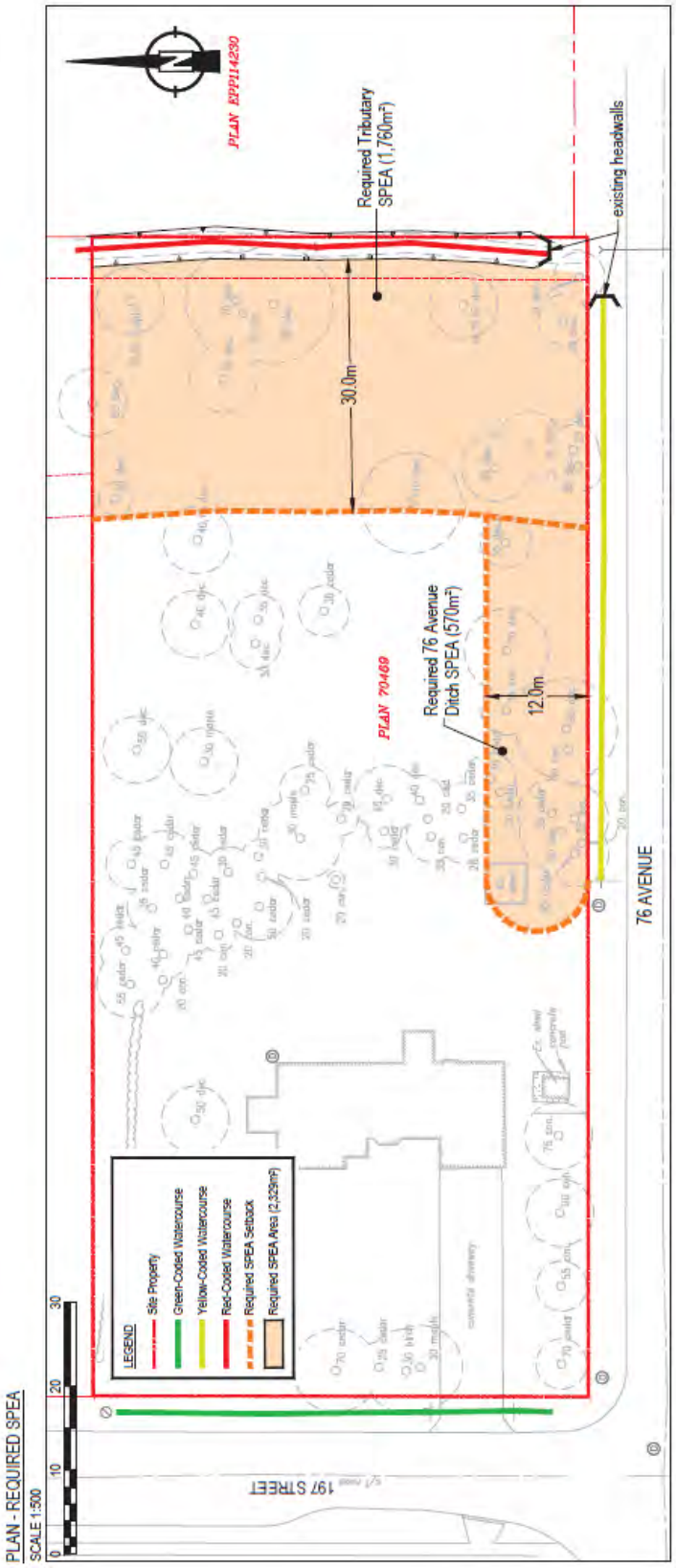
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2025.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Enhancement and Restoration Plan

SCHEDULE A

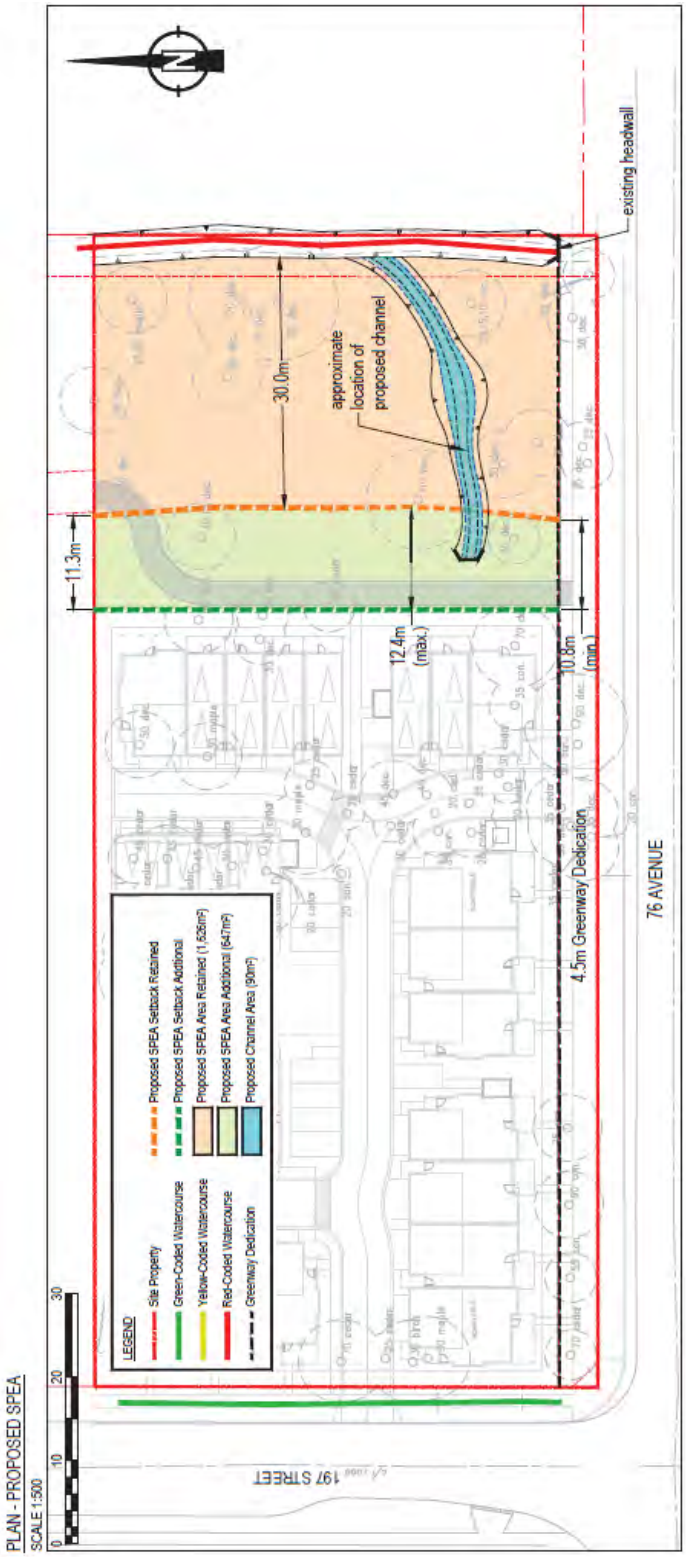


Township of Langley

Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B

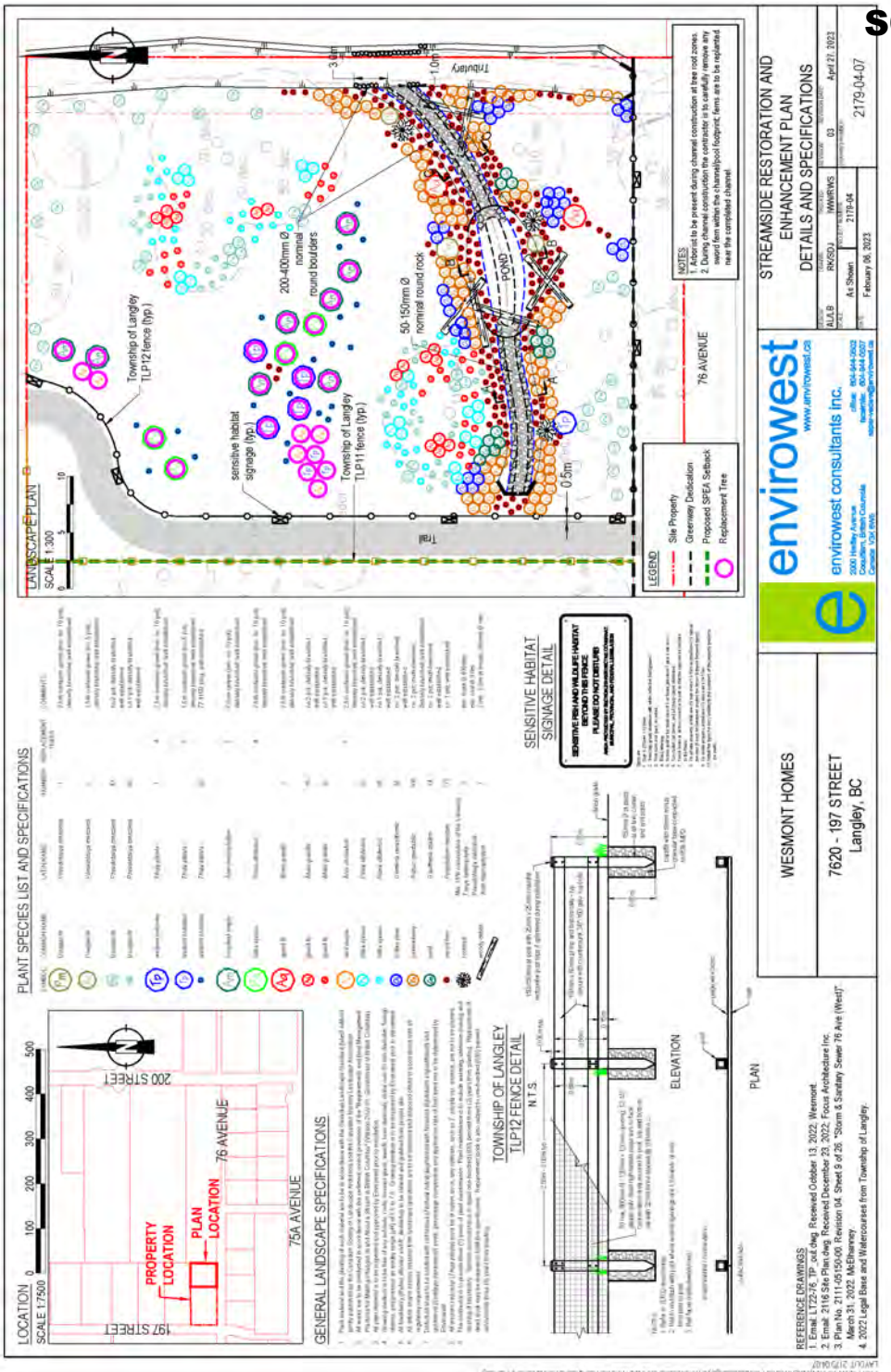


Township of Langley

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PROPOSED STREAMSIDE PROTECTION AREA

SCHEDULE C

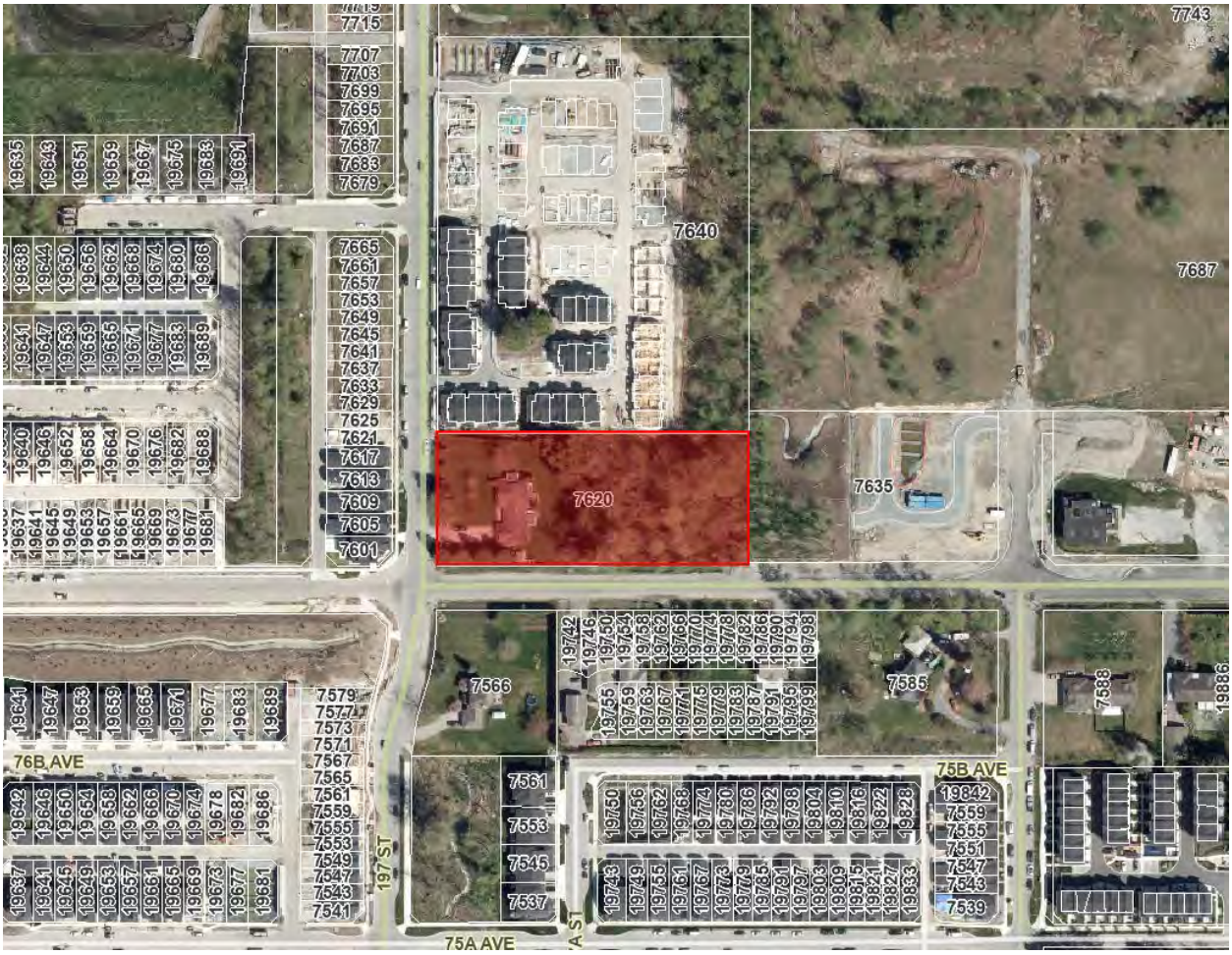


Township of Langley

Est. 1873

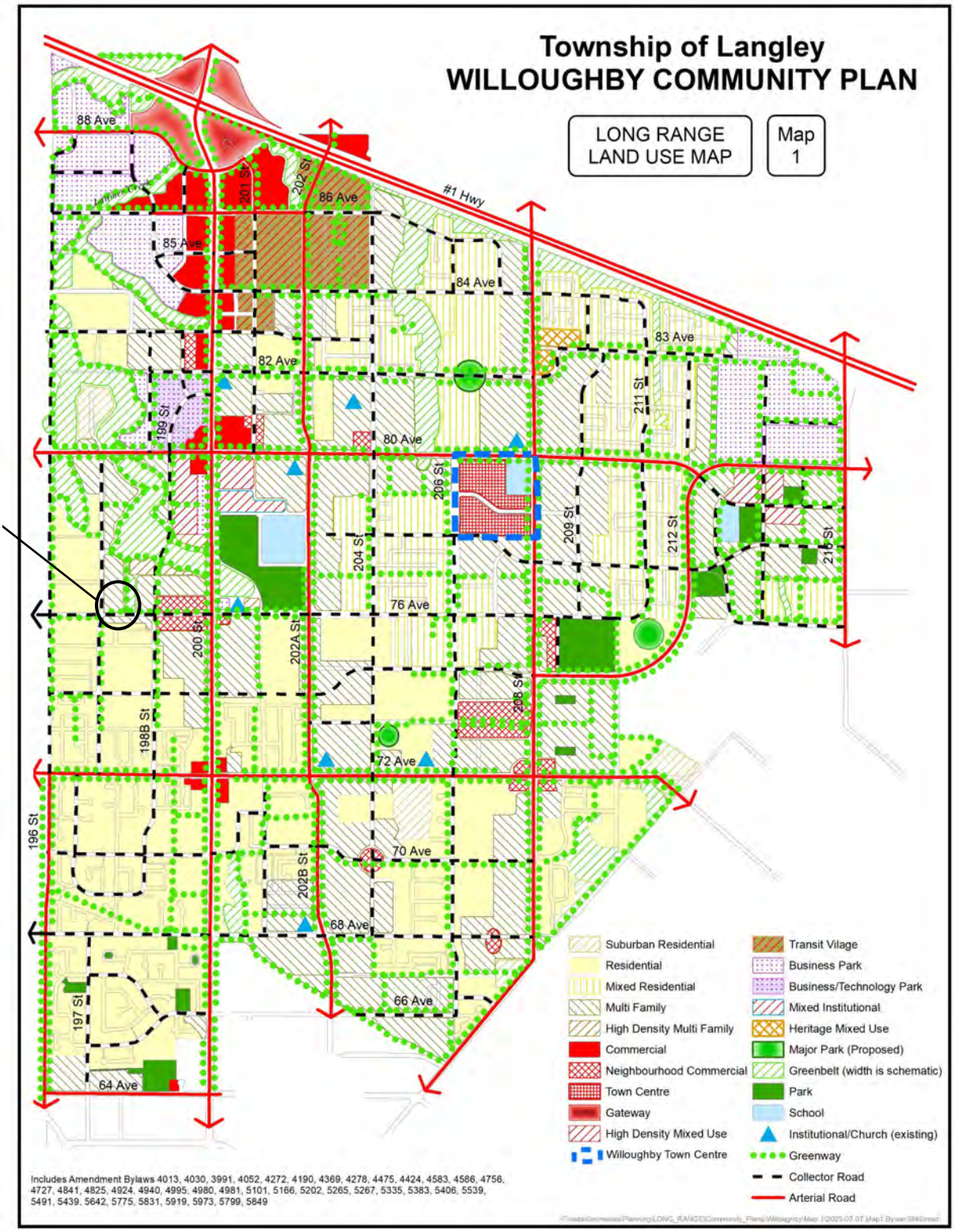
PROPOSED ENHANCEMENT AND RESTORATION PLAN

ATTACHMENT B



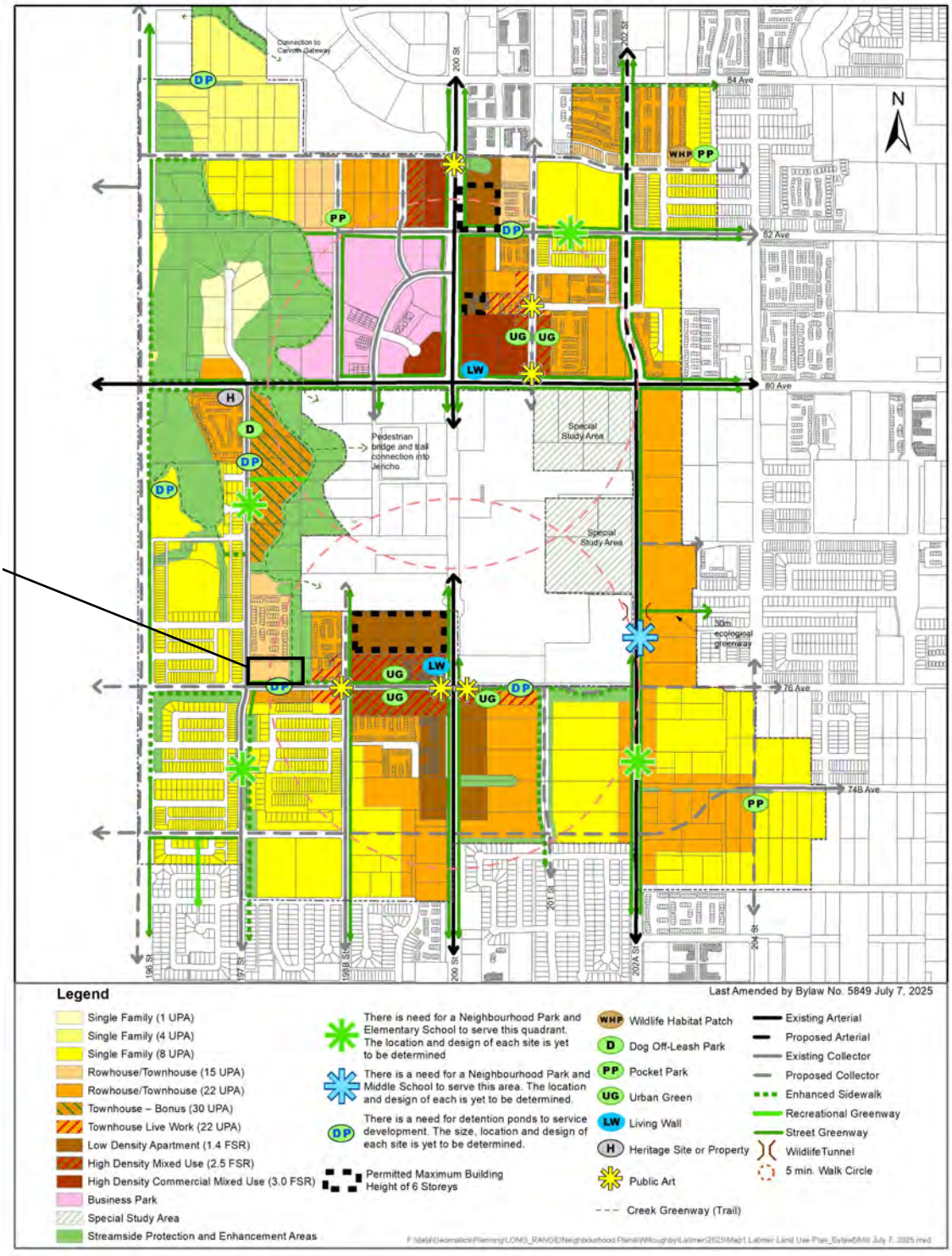
AERIAL CONTEXT MAP

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
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, 5849

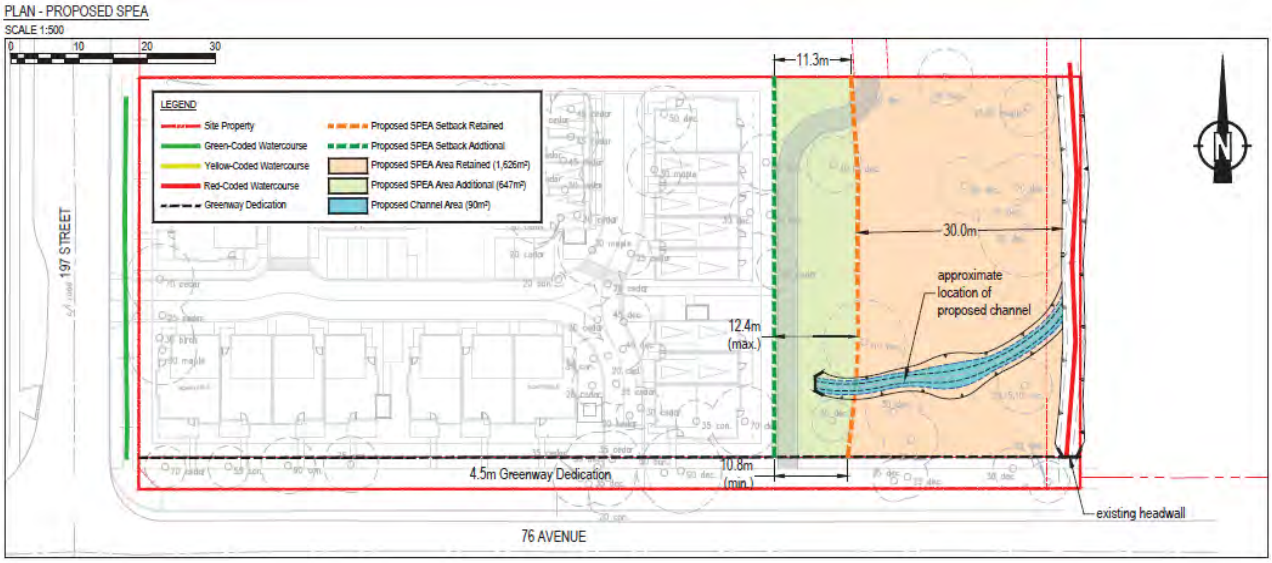
SUBJECT

Map 1 - Latimer Land Use Plan





SITE PLAN – SUBMITTED BY APPLICANT



PROPOSED STREAMSIDE PROTECTION AREA

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-161
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0144
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101498 (FORT LANGLEY PROPERTIES LTD. / 9100 BLOCK OF GLOVER ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate demolition of existing buildings, rehabilitation of an existing commercial building and construction of two new 1-storey commercial buildings totalling 1,676 m² (18,040 ft²) in the 9100 Block of Glover Road.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101498 subject to six (6) conditions, noting seven (7) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

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

RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101498 to Fort Langley Properties Ltd. for property located in the 9100 Block of Glover Road subject to the following conditions:

a. Building and demolition plans being in substantial compliance with Schedule “A”.
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
f. All refuse areas to be located within buildings and/or enclosures and screened by compatible architectural treatments in substantial compliance with Schedule “A”.

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

EXECUTIVE SUMMARY:

Fort Langley Properties has applied for a Heritage Alteration Permit to facilitate demolition of existing buildings, rehabilitation of an existing commercial building and construction of two new 1-storey commercial buildings totalling 1,676 m² (18,040 ft²) in the 9100 Block of Glover Road. Staff recommend Council authorize issuance of Heritage Alteration Permit No. 101498 subject to six (6) conditions, noting seven (7) conditions to be completed prior to issuance of a Building Permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101498.

REFERENCE:

Owner:	Fort Langley Properties Ltd. 205, 1231 Pacific Boulevard Vancouver, BC V6Z 0E2
Agent:	Sitelines Architecture Inc. 200, 23160 – 96 Avenue PO Box 249 Langley, BC V1M 2R6
Legal Description:	Lot A District Lot 79 Group 2 New Westminster District Plan EPP145411
Civic Address:	9100 Block of Glover Road
Area:	0.45 ha (1.10 ac)
Fort Langley Community Plan:	Commercial Fort Langley Heritage Conservation Area
Existing Zoning:	Community Commercial Zone C-2

BACKGROUND/HISTORY:

- The subject site is zoned Community Commercial Zone C-2 and designated Commercial in the Fort Langley Community Plan (Attachment B).
- The site is located in the Fort Langley Heritage Conservation Area. The Fort Langley Community Plan states that "the purpose of the heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area."
- The Simpson Brothers Store is located on the southerly portion of the site. The Conservation Plan included with the application indicates that the building was constructed in 1928. The building is included in the Township's Heritage Inventory.
- The subject site was consolidated from three properties to one in 2025.

DISCUSSION/ANALYSIS:

- Fort Langley Properties Ltd. has applied for a Heritage Alteration Permit to facilitate the demolition of existing buildings, restoration of an existing building and construction of two new 1-storey commercial buildings totalling 1,676 m² (18,040 ft²) in the Fort Langley Heritage Conservation Area.
- As part of the proposed development, the Conservation Plan indicates that the Simpson Brothers Store will be preserved and rehabilitated in its current location.
- In addition to retention of the Simpsons Brothers Store, the proposed development includes demolition of existing buildings and construction of two new standalone commercial buildings with pedestrian access from Glover Road and McBride Lane and vehicular access from McBride Lane.

- Staff note ToL Project No. 11-33-0137 / 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street (issued by Council July 24, 2023 and subsequently extended July 21, 2025) includes intersection improvements at Glover Road, Mary Avenue and McBride Lane. Should these works not advance prior to the subject development, any applicable works related to the subject development pursuant to the Township's Subdivision and Development Servicing Bylaw are to be finalized prior to building permit.

Adjacent Uses:

	Existing Use	Fort Langley Community Plan Designation	Existing Zoning
North:	Commercial and Industrial buildings	Light Industrial; Commercial	Service Industrial Zone M-1B; Community Commercial Zone C-2
South:	McBride Street, beyond which is the Fort Langley Community Hall	Institutional	Civic Institutional Zone P-1
East:	Glover Road, beyond which are commercial properties	Commercial	Community Commercial Zone C-2; Comprehensive Development Zone CD-100
West:	Single family and multi family properties	Multi Family	Residential Zone R-1E; Multiple Family Residential Zone RM-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(a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;*
    - *5.1(b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape*
- The subject proposal was reviewed by the Heritage Review Panel (HRP) on August 29, 2025 with the comments subsequently endorsed by the Heritage Advisory Committee (HAC) on September 3, 2025.
- The proponent has responded to the recommendations of the HAC by including replacement windows on the Simpson Brothers Store, providing additional windows and business entrances onto the breezeways, including a mural space on the northerly breezeway, incorporating additional paver materials, adding a pedestrian connection on McBride Street that aligns with the pedestrian connection on the Fort Langley Community Hall property, providing additional patio space on the northerly portion of the property and reducing the visual impact of the garbage room.
- On an overall site basis, the proposal requires 48 parking spaces with 40 provided,

however, Section 11(b) of Fort Langley Off-Street Parking Bylaw No. 3472 indicates that "In the event of an owner of land of an existing commercially occupied building wishes to remove or demolish the said building in favour of a new building, only the increased gross floor area between the old demolished building and the new building will be required to comply with the off-street parking requirements of the said Zoning Bylaw No. 2500…" The site data provided by the proponent indicates 1,191.82 m² (12,828.64 ft²) of buildings are being demolished with 1,676 m² (18,040 ft²) of buildings proposed resulting in an overall parking requirement of 14 parking spaces based on Bylaw No. 3472.

- A walnut tree on the northeasterly portion of the site is proposed to be retained and incorporated into the patio space along Glover Road.
- Heritage Alteration Permit No. 101498 (Attachment A) includes renderings, site plans, building elevations and landscaping plans.

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 Existing	Total Trees Post Development
8	8	9	9	4	21

The landscape plans propose plantings of trees, shrubs and groundcovers within the site as well as benches, lighting and graphics to enhance the breezeways. Finalization of landscaping details has been included as a condition of the heritage alteration permit.

Policy Considerations:

The proposed Heritage Alteration Permit facilitates demolition of existing buildings, rehabilitation of an existing commercial building and construction of new commercial buildings in the 9100 Block of Glover Road. As the site is located in the Fort Langley Heritage Conservation Area, issuance of a Heritage Alteration Permit is required and is included as Attachment A.

Respectfully submitted,

Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101498

ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Heritage Alteration Permit No. 101498

This Permit is issued this _____day of _____, 2025 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: Lot A District Lot 79 Group 2 New Westminster District Plan EPP145411

   CIVIC ADDRESS: 9100 Block of Glover Road

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

   a. Building and demolition plans being in substantial compliance with Schedule “A”.
   b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
   e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   f. All refuse areas to be located within buildings and/or enclosures and screened by compatible architectural treatments in substantial compliance with Schedule “A”.

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

g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



GLOVER RD. COMMERCIAL BUILDINGS

ARCHITECTURAL

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

Contact: Gord Klassen

LANDSCAPE/CIVIL

VAanderzalm & Assoc.
#100 -9181 Church Street
Fort Langley, B.C.
Canada, V1M 2S3
Ph: 604-882-0024

Contact: Gord Klassen

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.04.09	REVIEW 03
2	2025.04.28	REVIEW 04
3	2025.05.01	REVIEW 05
4	2025.05.20	ISSUE FOR HRP
6	2025.08.28	RE-ISSUE FOR HRP
8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215 GLOVER RD. LANGLEY BC

title
COVER PAGE

scale 1/4" = 1'-0"
@ 24"x 36"
start date 2025.02.20
drawn A.W. checked

job no. 2505
sheet no. A0.00

seal

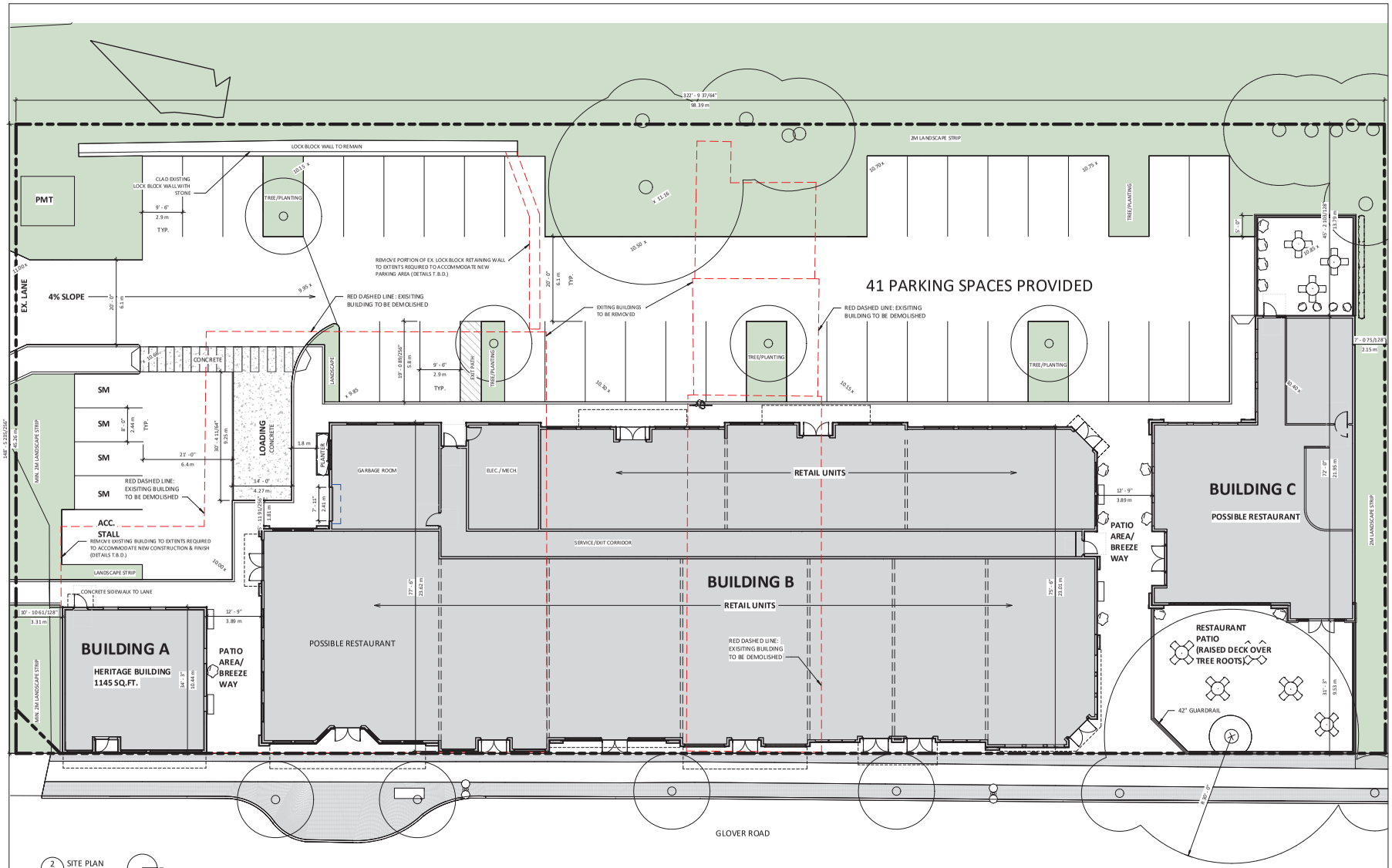
SCHEDULE A

E.13

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2 SITE PLAN
A3.00 3/32" = 1'-0"

PROJECT SYNOPSIS

BUILDING A		BUILDING B		BUILDING C	
RENTABLE:	1,144.94 SQ.FT. 106 SM	RENTABLE:	12,014.25 SQ.FT.	RENTABLE:	2,682.84 SQ.FT. 249 SM
		SERVICE AREAS:	2,204.20 SQ.FT.		
		TOTAL:	14,218.45 SQ.FT.(1321 SM)		
TOTAL: BLDG. A + BLDG. B + BLDG. C = 18,046.23 SQ.FT.(1,677 SM)					

SITE DESCRIPTION	
ZONING:	C-2 (NO CHANGE)
SITE AREA:	47952 SQ.FT. (4,457 SM)
SICIVIC ADDRESSES:	9181, 9205, 9215 GLOVER ROAD
LEGAL DESCRIPTIONS-PID:	030-280-524; 030-280-516; 031-465-439

LOT COVERAGE	
ALLOWED:	40%
PROPOSED:	37.6%

SETBACKS	ALLOWED	PROPOSED
FRONT	0.00M	0.00M
REAR	7.50M	13.79M
SIDE YARD	0.00M	3.31M (S); 2.15M (N)

PARKING (167.65M/ 35SM/ STALL= 48)	
REQUIRED:	48 STALLS
PROPOSED:	40 STALLS
(7 SPACE SHORT FALL TO BE COVERED BY PARKING CREDIT FOR EXISTING BUILDING AREA ALLOWED IN FORT LANGLEY)	

EXISTING BUILDINGS TO BE DEMOLISHED	
AREA:	12,828.67 SQ.FT. 1,191.82 SM

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 A Avenue Fort Langley, B.C. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.04.09	REVIEW 03
2	2025.04.28	REVIEW 04
3	2025.05.01	REVIEW 05
4	2025.05.20	ISSUE FOR HRP
5	2025.08.13	LANDSCAPE COORDINATION/PARKING REVISION
6	2025.08.28	RE-ISSUE FOR HRP
7	2025.09.10	LANDSCAPE COORDINATION
8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215 GLOVER RD. LANGLEY BC

title
SITE PLAN

scale As indicated @ 24"x 36"
start date 2025.02.20
drawn AW checked GK

job no. 2505
sheet no. A1.00

seal

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2025-09-09 12:53:00 PM

E.13



1 MAIN FLOOR PLAN
A3.00 3/32" = 1'-0"

N

PROJECT SYNOPSIS

BUILDING A	BUILDING B	BUILDING C
RENTABLE: 1,144.94 SQ.FT. 106 SM	RENTABLE: 12,014.25 SQ.FT. SERVICE AREAS: 2,204.20 SQ.FT. TOTAL: 14,218.45 SQ.FT.(1321 SM)	RENTABLE: 2,682.84 SQ.FT. 249 SM
TOTAL: BLDG. A + BLDG. B + BLDG. C = 18,046.23 SQ.FT.(1,677 SM)		

SITE DESCRIPTION	
ZONING:	C-2 (NO CHANGE)
SITE AREA:	47952 SQ.FT. (4,457 SM)
SICIVIC ADRESSES:	9181, 9205, 9215 GLOVER ROAD
LEGAL DESCRIPTIONS PID:	030-280-524; 030-280-516; 031-465-439

LOT COVERAGE	
ALLOWED:	40%
PROPOSED:	37.6%

SETBACKS	ALLOWED	PROPOSED
FRONT	0.00M	0.00M
REAR	7.50M	13.79M
SIDE YARD	0.00M	3.31M (S); 2.15M (N)

PARKING (1676SM/355SM/STALL= 48)	
REQUIRED:	48 STALLS
PROPOSED:	40 STALLS
(7 SPACE SHORT FALL TO BE COVERED BY PARKING CREDIT FOR EXISTING BUILDING AREA ALLOWED IN FORT LANGLEY)	

EXISTING BUILDINGS TO BE DEMOLISHED	
AREA:	12,828.67 SQ.FT. 1,191.82 SM

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96A Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.04.09	REVIEW 03
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6	2025.08.28	RE-ISSUE FOR HRP
8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215 GLOVER RD. LANGLEY BC

title
MAIN FLOOR PLAN

scale As indicated @ 24"x 36"
start date 2025.02.20
drawn AW checked GK

job no. 2505
sheet no. A1.01

seal

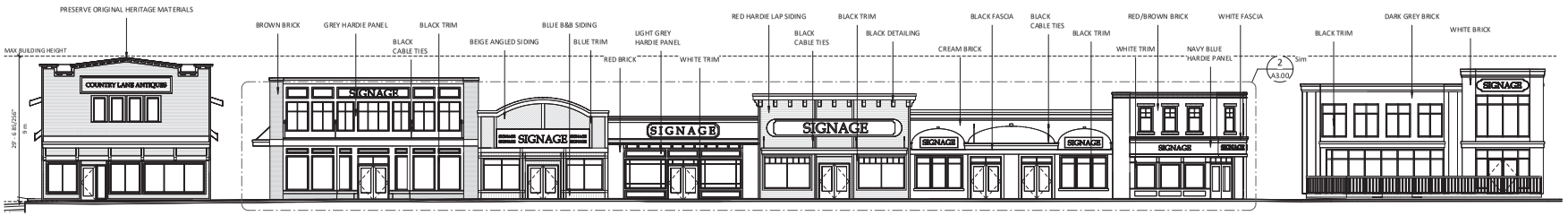
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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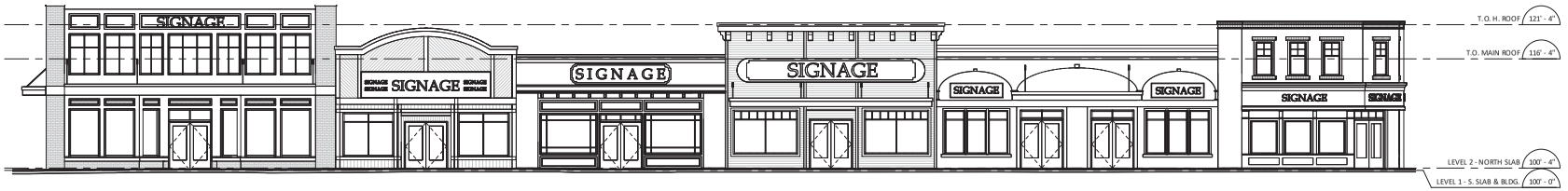
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2025-09-09 12:53:02 PM

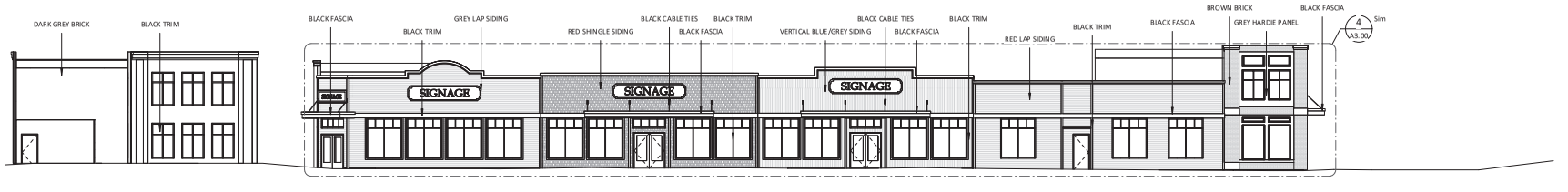
E.13



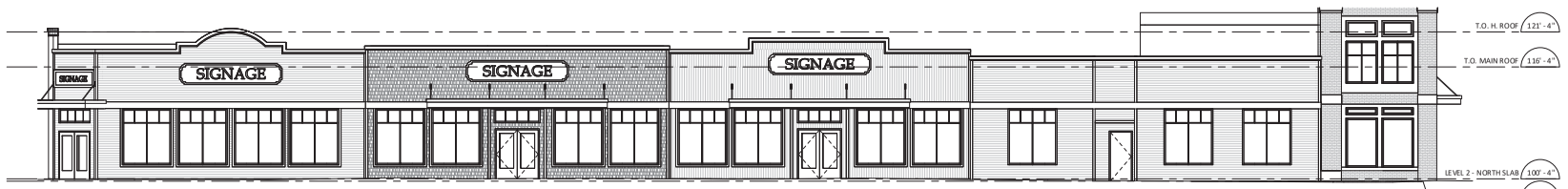
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3/32" = 1'-0"



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



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



4 A3.00 WEST ELEVATION - 2
1/8" = 1'-0"

ALL SIGNAGE TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE GUIDELINES

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 A venue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.04.09	REVIEW 03
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GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215
GLOVER RD. LANGLEY
BC

title
BUILDING ELEVATIONS

scale As indicated
@ 24"x 36"
start date 2025.02.20
drawn checked

job no. 2505
sheet no. A3.00

seal

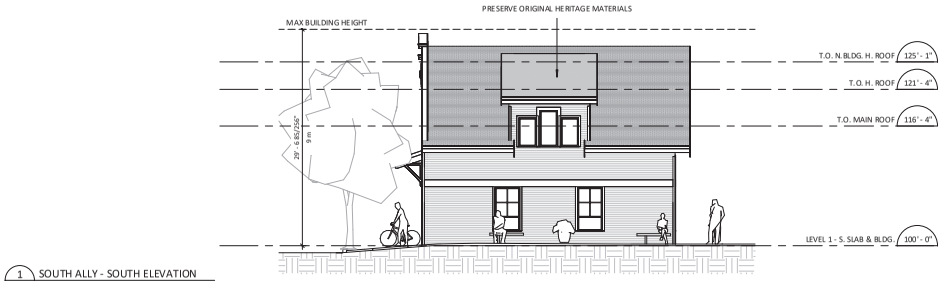
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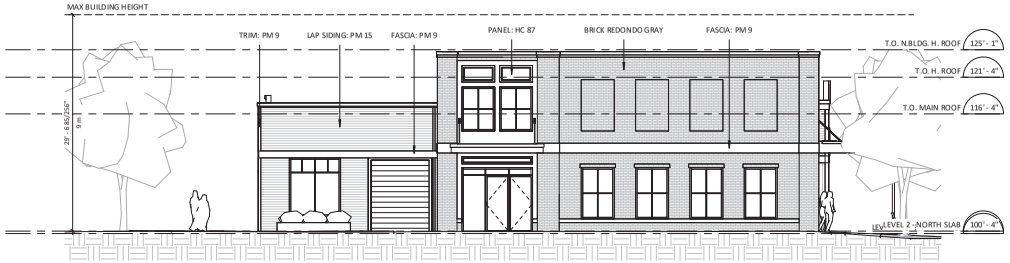
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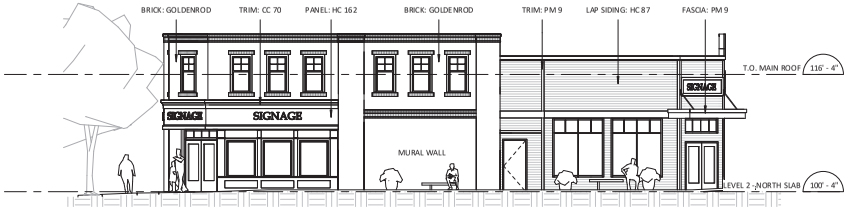
E.13



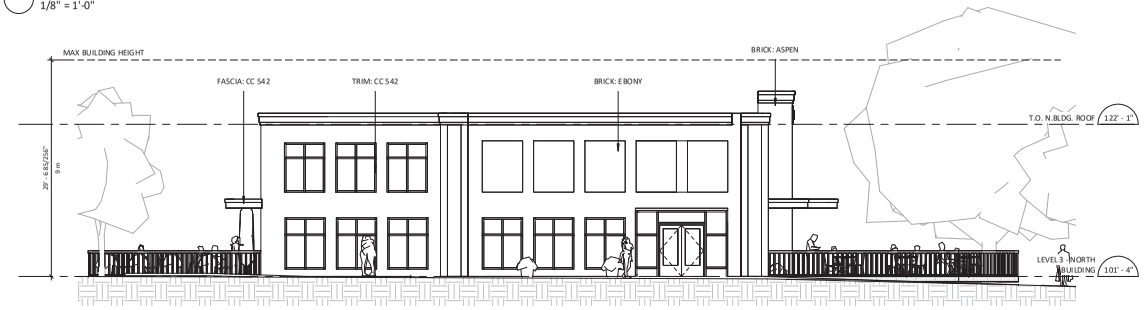
1 SOUTH ALLY - SOUTH ELEVATION
1/8" = 1'-0"



4 SOUTH ALLY - NORTH ELEVATION
1/8" = 1'-0"



3 NORTH ALLY - SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ALLY - NORTH ELEVATION
A1.01 1/8" = 1'-0"

ALL SIGNAGE TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE GUIDELINES

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 A venue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.05.20	ISSUE FOR HRP
6	2025.08.28	RE-ISSUE FOR HRP
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GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215 GLOVER RD. LANGLEY BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"
@ 24"x 36"
start date 2025.02.20
drawn checked

job no. 2505
sheet no. A3.01

seal

2025-09-09 12:53:03 PM

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E.13



BIRDS EYE VIEW



HERITAGE BUILDING CRU 1 & CRU 2



RESTAURANT CRU 12 - BACK OF BUILDING

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 A venue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

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1	2025.04.09	REVIEW 03
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8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215
GLOVER RD. LANGLEY
BC

title
RENDERINGS - 1

scale @ 24"x 36"
start date 2025.02.20
drawn AW checked GK

job no. 2505
sheet no. A9.02

seal

2025-09-09 12:53:05 PM

E1.3

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RESTAURANT CRU 12



CRU 8



CRU 8



CRU 6 & 7

site lines ARCHITECTURE

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Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.05.20	ISSUE FOR HRP
6	2025.08.28	RE-ISSUE FOR HRP
8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215
GLOVER RD. LANGLEY
BC

title
RENDERINGS - 2

scale
@ 24"x 36"

start date 2025.02.20

drawn checked

job no. 2505

sheet no. A9.03

seal

2025-09-09 12:53:06 PM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the [illegible] before commencing [illegible]

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E1.3



CRU 5



CRU 4



CRU 3



CRU 2

site lines ARCHITECTURE

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www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.05.20	ISSUE FOR HRP
6	2025.08.28	RE-ISSUE FOR HRP
8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215 GLOVER RD. LANGLEY BC

title
RENDERINGS - 3

scale @ 24"x 36"
start date 2025.02.20
drawn checked

job no. 2505
sheet no. A9.04

seal

2025-09-09 12:53:07 PM

E1.3

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HERITAGE BUILDING CRU 1



GARBAGE & MECHANICAL ROOM



CRU 9 & 10



CRU 11

site lines ARCHITECTURE

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Suite 200 - 23160 96 A venue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.05.20	ISSUE FOR HRP
6	2025.08.28	RE-ISSUE FOR HRP
8	2025.09.10	HAP REPORT

GLOVER RD. COMMERCIAL BUILDINGS

9181, 9205, 9215 GLOVER RD. LANGLEY BC

title
RENDERINGS - 4

scale @ 24"x 36"

start date 2025.02.20

drawn checked

job no. 2505

sheet no. A9.05

seal

2025-09-09 12:53:08 PM

E1.3

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the [illegible] before commencing [illegible]

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Glover Rd. Commerical Buildings

HAP APPLICATION

Contact Information

VDZ+A

Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Kelowna Studio
302 - 1181 Sunset Drive
Kelowna, British Columbia, V1Y 0L4

Primary project contact:
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

Key Project Contacts

Site Lines Architecture

#200 23160 96 Ave
Fort Langley, BC

Gord Klassen
604 881 7173

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER SHEET
AR01	TREE MANAGEMENT PLAN
L-02	OVERALL SITE PLAN
L-03	ENGLARGED SITE PLAN
L-04	ENGLARGED SITE PLAN
L-05	PLANTING PALETTE
LD-01	DETAILS
LD-02	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:300



2 LOCATION MAP
NTS

VDZ+A
VAN DER ZALM + ASSOCIATES
KELOWNA
FORT LANGLEY
VANCOUVER

REV	BY	DESCRIPTION	DATE
4	JT	RE-ISSUED TO HAP	2025-09-24
3	LA	RE-ISSUED TO HAP	2025-09-10
2	LJ	RE-ISSUED TO HAP	2025-08-27
1	LA	ISSUED FOR HAP REVIEW	2025-05-15

REVISIONS TABLE FOR DRAWINGS

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REV	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

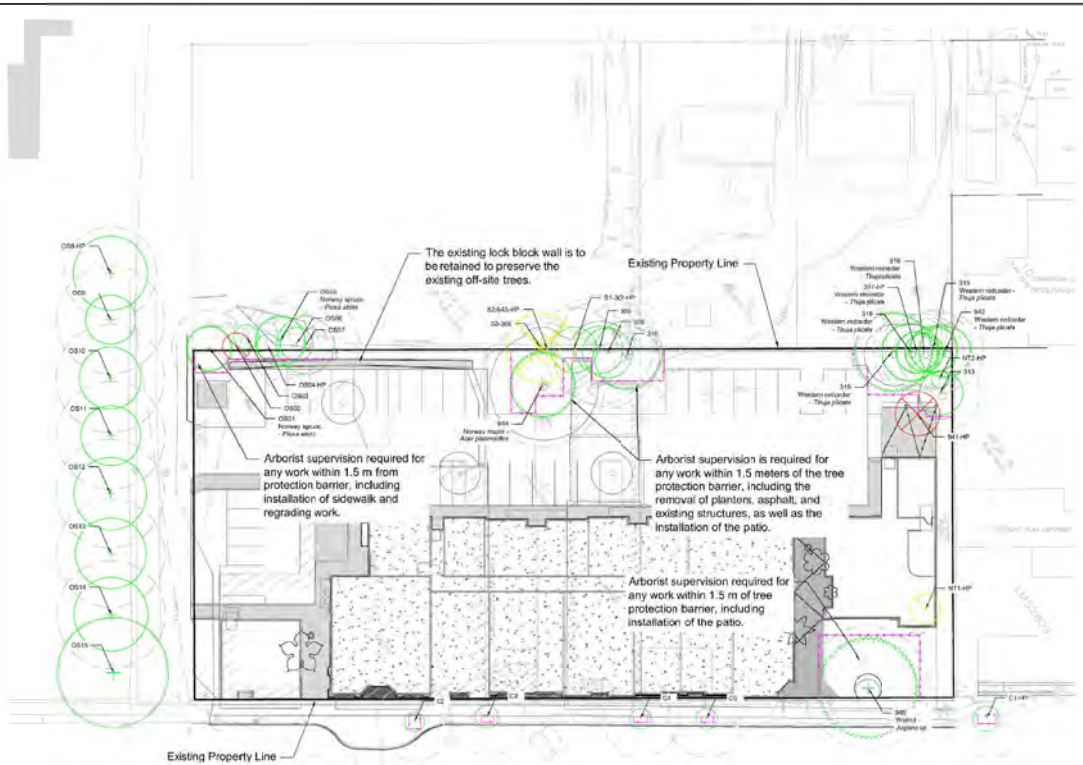
Project:
GLOVER RD COMMERICAL

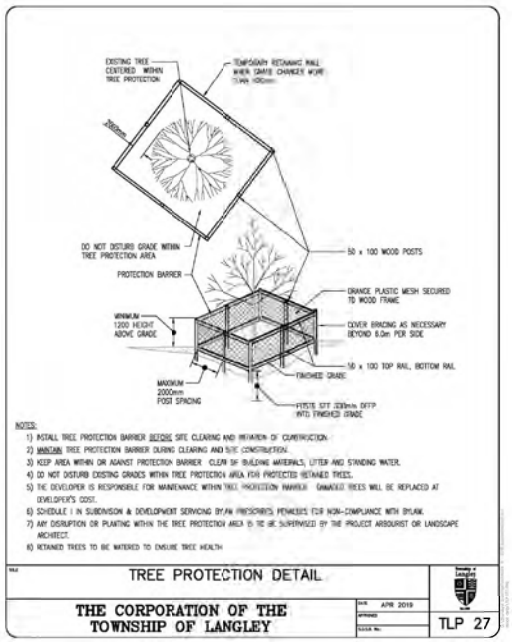
Location:
Glover Rd. Fort Langley BC

Drawn: AL
Checked: LJ
Approved: MVDZ
Stamp:
Original Sheet Size: 24"x36"
Scale: AS SHOWN

Drawing Title: COVER SHEET
VDZ Project #: IP2025-01
Drawing #: L-00

SCHEDULE B
E.13



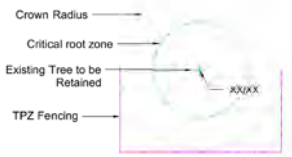


TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019
APPROVED
S.D.D. No.

TLP 27



LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in poor condition to be Removed	Significant Tree to be Retained	Significant Tree to be Removed	Existing Dead Tree to be removed	Undersize tree, existing dead tree, or Stump	Tree Protection Fencing

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

Tree Tag Legend:
XX - Tag number
C-XX - Municipal tree
OS-XX - Off-site tree
S-XX - Straddling tree. Written permission required from owner to remove trees
XX-HP - Hand-plotted
NT-XX - No Tag #

Note:
1. Contact VDZ+A Project Arborist (Glyn Romaine - glyn@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4.If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
*Locating TPZ Fencing
*Locating Work Zone and Machine access corridors where required
*Reviewing the Report with the project foreman or site supervisor.

VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MISSION PLEASANT STUDIO

NOT FOR CONSTRUCTION

No.	By:	Description	Date
1	AL	Issued for Arborist Report	2025-05-26

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
West Glover Road

Location:
9181, 9199, 9205, 9213, 9217 Glover Road, Township of Langley, B.C.

Drawn: DGR
Checked: DGR
Approved: MVDZ
Scale: 1:300
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THIS WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL NOTES/INFORMATION ON DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

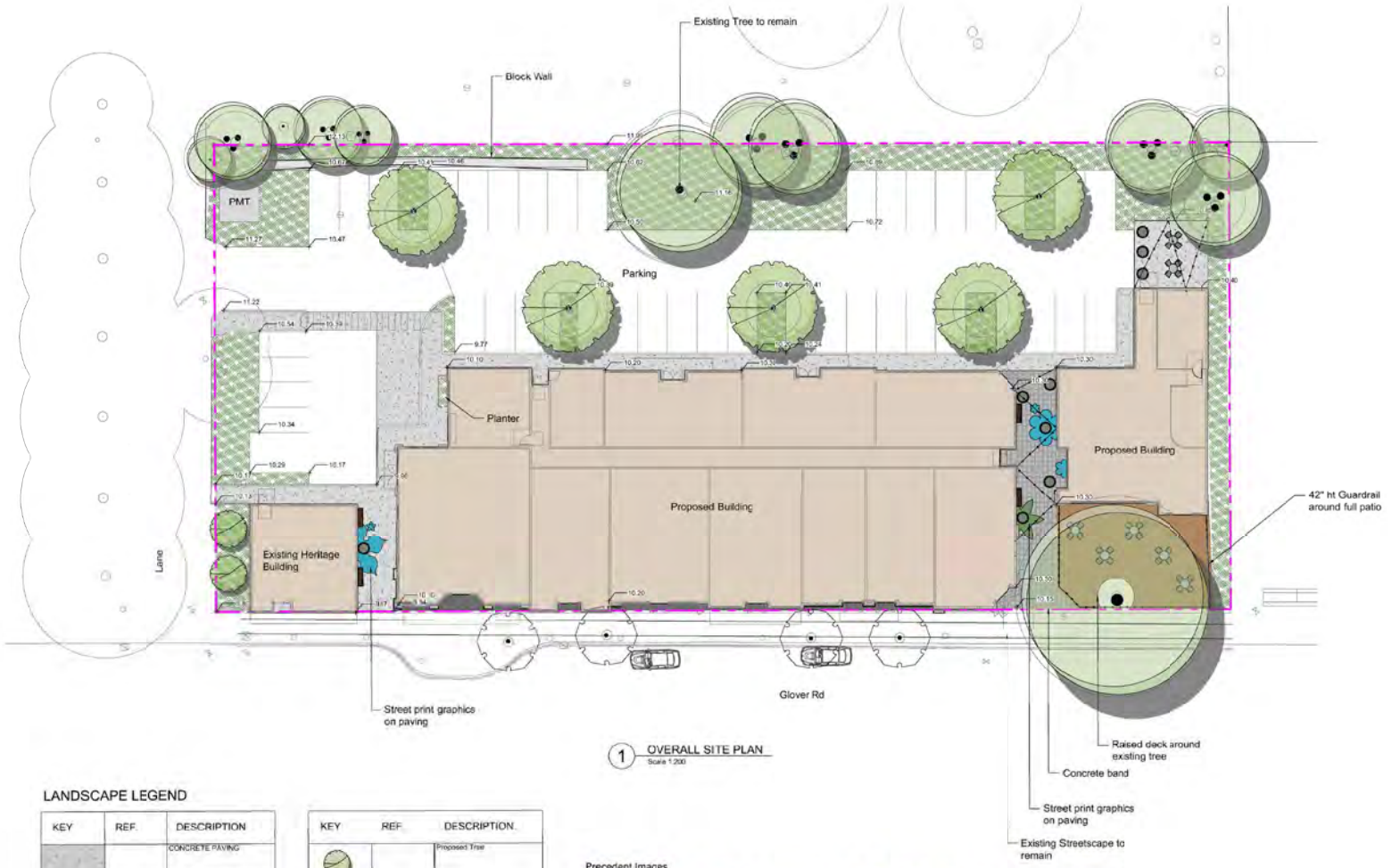
Drawing Title: TREE MANAGEMENT PLAN

VDZ Project #: AR2025-02

Drawing #: A0.1

E.13

Z:\PROJECTS\WIP\EGRATED DP\2025-01 WEST GLOVER RDS_DWG\SHEETS\AR01 - TREE MANAGEMENT PLAN.DWG



1 OVERALL SITE PLAN
Scale 1:200

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVING
		STAMPED CONCRETE PAVING
		CONCRETE UNIT PAVING
		DECKING
		Bench
		Planter

KEY	REF.	DESCRIPTION
		Proposed Tree
		Existing Tree to Remain
		PATIO TABLE BY OWNER
		SHRUB PLANTING
		OVERHEAD LIGHTING
		42" GUARDRAIL

Precedent Images


Street print graphics on paving


Decking around existing tree

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

REV.	BY	DESCRIPTION	DATE
4	JT	RE-ISSUED TO HAP	2025-09-24
3	LA	RE-ISSUED TO HAP	2025-09-10
2	LJ	RE-ISSUED TO HAP	2025-08-27
1	LA	ISSUED FOR HAP REVIEW	2025-05-15

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
GLOVER RD COMMERICAL

Location:
Glover Rd. Fort Langley BC

Drawn: LA	Stamp:
Checked: LJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
1:200	Scale:

Drawing Title: OVERALL SITE PLAN

NORTH

VDZ Project #: IP2025-01

Drawing #: L-13 E.13

Z:\PROJECTS\IN\TEMPLATES\DP\2025-01 WEST GLOVER RDS_DWG\SHEETS\L-108 ENHANCED SITE PLAN - 2B.DWG

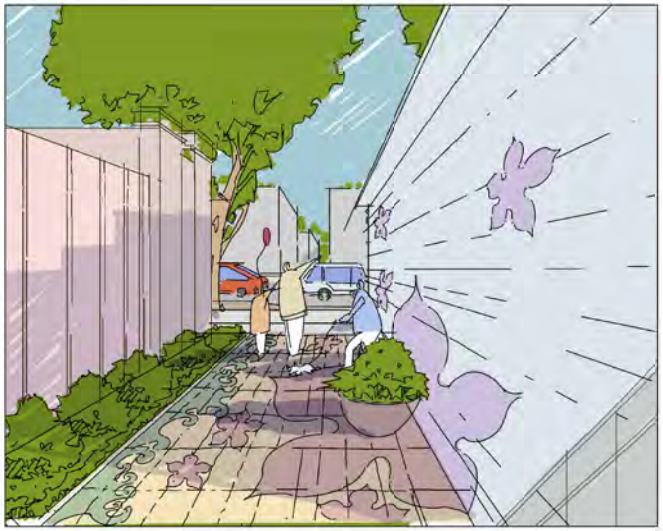


1 ENLARGED SITE PLAN - WEST
Scale 1:100

LANDSCAPE LEGEND

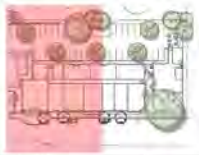
KEY	REF.	DESCRIPTION
		CONCRETE PAVING
		STAMPED CONCRETE PAVING
		CONCRETE UNIT PAVING
		DECKING
		Berm
		Planter

KEY	REF.	DESCRIPTION
		Proposed Tree
		Existing Tree to Remain
		PATIO TABLE BY OWNER
		SHRUB PLANTING
		OVERHEAD LIGHTING
		42" GUARDRAIL



2 CONCEPT SKETCH FOR WEST PEDESTRAIN
Scale NTS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER



REV	BY	DESCRIPTION	DATE
a	JT	RE-ISSUED TO HAP	2025-09-24
3	LA	RE-ISSUED TO HAP	2025-09-10
2	LJ	RE-ISSUED TO HAP	2025-08-27
1	LA	ISSUED FOR HAP REVIEW	2025-06-18

REVISIONS TABLE FOR DRAWINGS

REV	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
GLOVER RD COMMERICAL

Location:
Glover Rd. Fort Langley BC

Drawn: LA
Stamp:
Checked: LJ
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:= 100

Drawing Title: ENGLARGED SITE PLAN - 2A
NORTH
VDZ Project #: IP2025-01
Drawing #: L-02A

Z:\PROJECTS\IP\IP2025-01 WEST GLOVER RD\5_DWG\SHEETS\L-02B ENGLARGED SITE PLAN - 2B.DWG



1 ENLARGED SITE PLAN - EAST
Scale 1:100

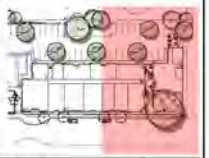
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVING
		STAMPED CONCRETE PAVING
		CONCRETE UNIT PAVING
		DECKING
		Bench
		Planter

KEY	REF.	DESCRIPTION
		Proposed Tree
		Existing Tree to Remain
		PATIO TABLE BY OWNER
		SHRUB PLANTING
		OVERHEAD LIGHTING
		42" GUARDRAIL



2 CONCEPT SKETCH FOR EAST PEDESTRAIN
Scale NTS



REV.	BY	DESCRIPTION	DATE
a	JT	RE-ISSUED TO HAP	2025-09-24
3	LA	RE-ISSUED TO HAP	2025-09-10
2	LJ	RE-ISSUED TO HAP	2025-08-27
1	LA	ISSUED FOR HAP REVIEW	2025-05-15

REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
GLOVER RD COMMERICAL

Location:
Glover Rd. Fort Langley BC

Drawn: LA
Stamp:
Checked: LJ
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:100

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Drawing Title: ENGLARGED SITE PLAN - 2B
VDZ Project #: IP2025-01
Drawing #: L-12B

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REV	BY	DESCRIPTION	DATE
4	JT	RE-ISSUED TO HAP	2025-09-24
3	LA	RE-ISSUED TO HAP	2025-09-10
2	LJ	RE-ISSUED TO HAP	2025-08-27
1	LA	ISSUED FOR HAP REVIEW	2025-08-15

REVISIONS TABLE FOR SHEET

REVISIONS TABLE FOR DRAWINGS
* Revisions to drawings are recorded in the revisions table of each drawing and may not be represented or noted for other drawings within the package.

REV	BY	DESCRIPTION	DATE

Project:
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Location:
Glover Rd. Fort Langley BC

Drawn: AL
Checked: LJ
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Stamp:

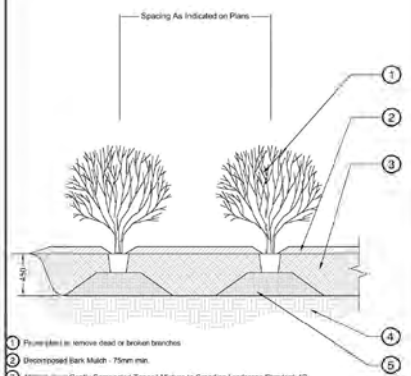
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Scale: NTS

Drawing #: L-13
VDZ Project #: IP2025-01
Drawing Title: PLANTING PALETTE

E.13

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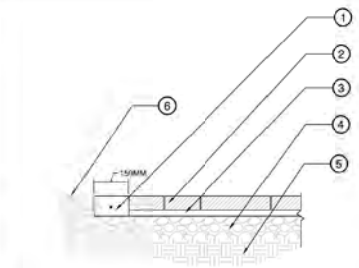
Z:\PROJECTS\IN\TIGRATED OnHP2025-01 WEST GLOVER RD\6_DWG\SHEETS\L-03 PLANTING PALETTE.DWG



1. Prune plant to remove dead or broken branches
2. Decomposed Bark Mulch - 75mm min.
3. 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Opened" soil
4. Compacted Sub Base
5. Compacted soil Imported pedestal

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. Planting all bed edges to be set back from edge the O.C. spacing on plan.
5. All bed edges to have clean, cultivated edge.

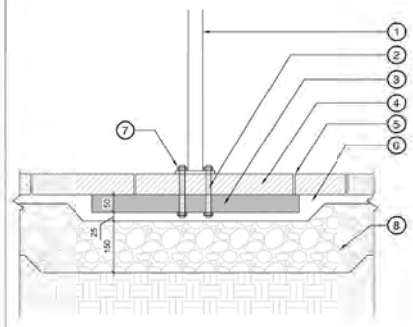
1 SHRUB PLANTING



1. 150mm x 65 mm concrete band with 10m rebar
2. 80mm concrete unit paver
3. 25mm bedding sand (leveling course)
4. 150mm granular base (19mm minus) compacted to 95% MPD
5. Compacted sub grade 95% MPD. Refer to Geo-technical Report (if provided).
6. Adjacent environment as per site plan

NOTES
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All paver work in road ASTM D7484 or CSA A179.
3. All components are specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface. If ponding over 5mm depth occurs remedy as re grade.
6. All joints to be tight 6mm
7. All paver cuts to be minimum 1/2 of field paver dimension.

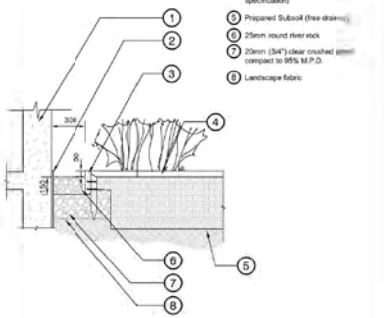
2 UNIT PAVERS - PEDESTRIAN



1. Site Furniture to be surface mounted, refer to plan for type
2. Base plate attached to concrete slab below with 4 galvanized 16mm Ø (unit) threaded rods. Rods to be cut above nuts without any sharp edges
3. 600mm x 1800mm concrete slab under unit pavers
4. 60mm concrete unit pavers, refer to respective detail
5. 6mm sand joint (joint dimension to be as per paver manufacturer)
6. 25mm Bedding Sand
7. Galvanized hex nuts on both side of rods, ensure base plate is fastened tightly to pavers and slab
8. Compacted sub grade 95% MPD. Refer to Geo-technical Report (if provided).

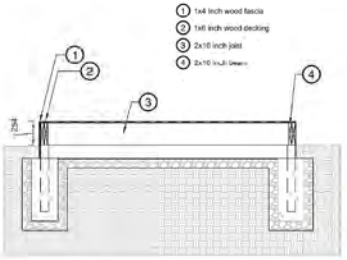
NOTES:
1. Install all site furniture as per manufacturer's specifications.
2. Refer to site plan for paving patterns and furniture locations.
3. Ensure pavers do not chip or crack while boring. Any damaged pavers to be replaced as per the respective detail.

3 FURNITURE SURFACE MOUNT ON UNIT PAVERS



1. Building wall. Refer to Architect's drawings
2. Protection board & membrane, refer to Architect's detail
3. 200 x 50 pressure treated below-fixed in place with 400 x 50 pressure treated stakes every 1000mm
4. Topsoil and mulch (as per specification)
5. Prepared Subsoil (free draining)
6. 25mm round river rock
7. 20mm (3/4") clear crushed gravel compact to 95% M.P.D.
8. Landscape fabric

4 DRIP STRIP ADJACENT GARDEN BED



1. 1x4 inch wood fascia
2. 1x6 inch wood decking
3. 2x10 inch joist
4. 2x10 inch Beam

Footing Notes:

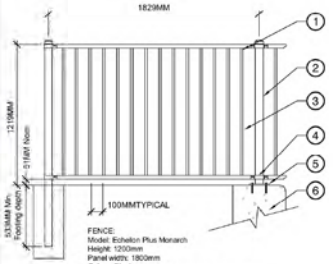
Footings shall be structurally engineered by the structure manufacturer to meet local code and site conditions. (Sample footing drawings shall be made available to the contractor and landscape architect).
Where required for structure installation, anchor bolts shall be supplied by the contractor.
Columns shall be ASTM 500 grade B.
Concrete footing rebar shall be ASTM A-615 grade 40 #4 bars & smaller, grade 60 #5 bars & larger. Concrete shall be 15 sack mix "Portland" cement.
Maximum slump shall not exceed 4". Concrete compressive strength shall be a minimum of 2500 psi @ 28 days.

Notes:

1. Contractor to provide shop drawings to landscape architect for approval prior to construction
2. All lumber to be pressure treated rough cut Douglas Fir #2 or better.
3. All steel (rebar), bolts, washers & plates to be hot dipped galvanized. Provide shop drawings for all steel for review and approval prior to fabrication.
4. All posts and beams to be pressure treated with ACQ preservative.



5 WOOD DECK ON GRADE



FENCE:
Model: Echelon Plus Monarch
Height: 1200mm
Panel width: 1800mm
Colour: Black
Gate: 914mm wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate. Contractor to submit shop drawings for approval

1. 32x37mm Forerunner rail
2. Metal post
3. 19mmsq. 1.2mm picket
4. Bracket
5. Base plate welded to bottom of post. Attach to top of wall with 4 bolts per plate.
6. Concrete wall

6 1.2M (4') IPE AND STEEL FENCE



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VANCOUVER

4	JT	RE-ISSUED TO HAP	2025-09-24
3	LA	RE-ISSUED TO HAP	2025-09-10
2	LJ	RE-ISSUED TO HAP	2025-05-27
1	LA	ISSUED FOR HAP REVIEW	2025-05-15
REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
GLOVER RD COMMERICAL

Location:
Glover Rd. Fort Langley BC

Drawn: AL	Stamp:
Checked: LJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
	Scale: AS SHOWN

Drawing Title: DETAILS

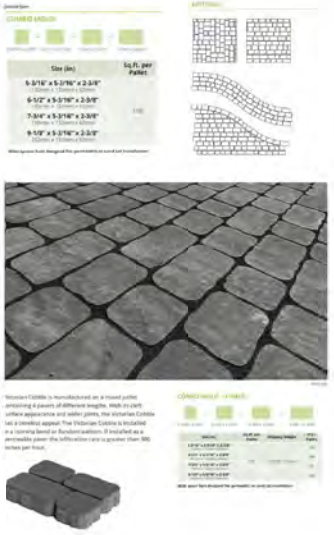
VDZ Project #: IP2025-01

Drawing #: L-013

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1 WOOD BENCH



2 UNIT PAVERS



3 PLANTER



4 CATENARY LIGHT

VDZ+A
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KELOWNA
FORT LANGLEY
VANCOUVER

REV.	BY	DESCRIPTION	DATE
4	JT	RE-ISSUED TO HAP	2025-09-24
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1	LA	ISSUED FOR HAP REVIEW	2025-05-15

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

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Glover Rd. Fort Langley BC

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Checked: LJ
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Stamp:
Original Sheet Size: 24"x36"
Scale: AS SHOWN

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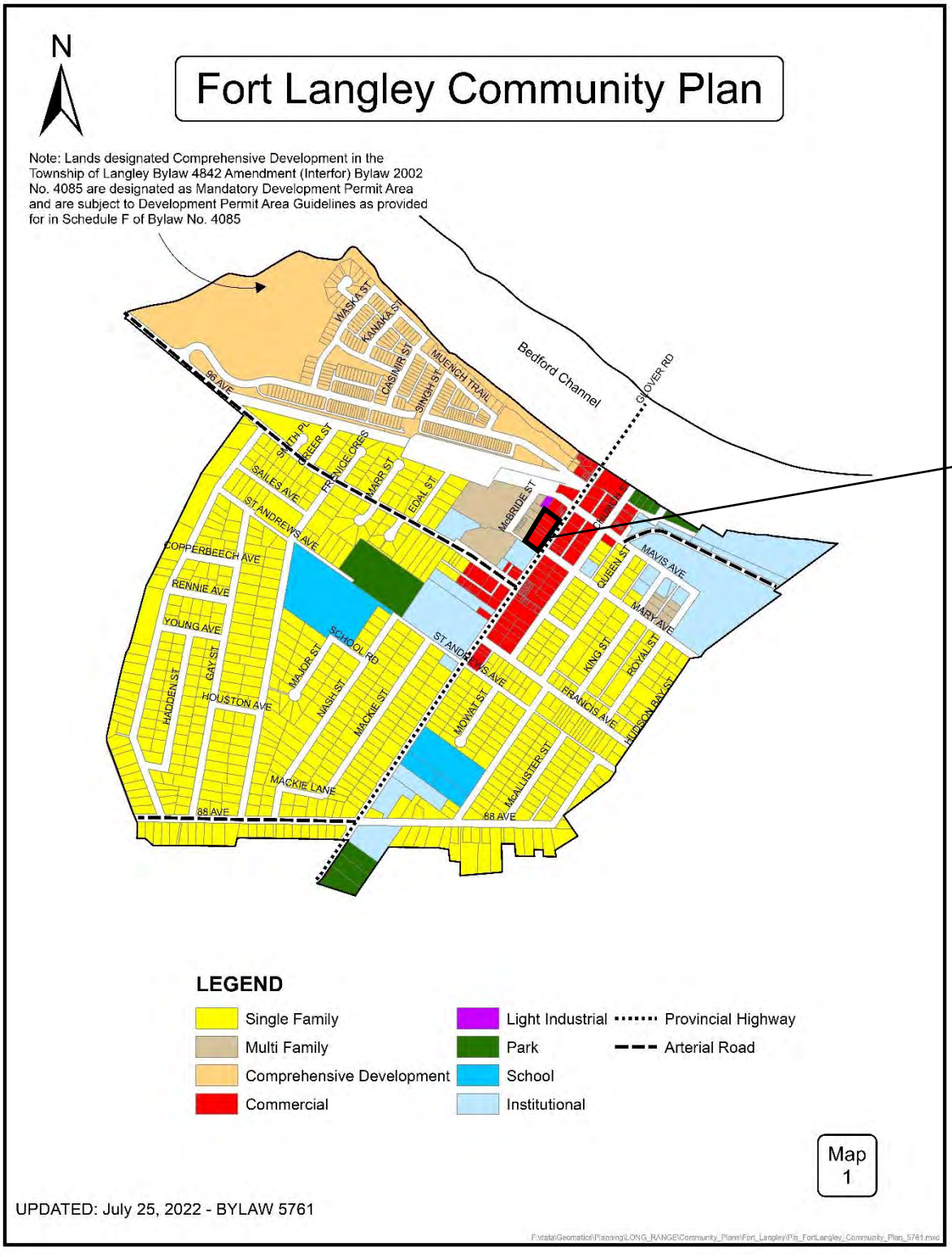
Drawing Title: DETAILS
VDZ Project #: IP2025-01
Drawing #: L0-03

Z:\PROJECTS\IP\TEGRATED DP\IP2025-01 WEST GLOVER RD\5_DWG\SHEETS\LD-02 DETAILS.DWG

ATTACHMENT B

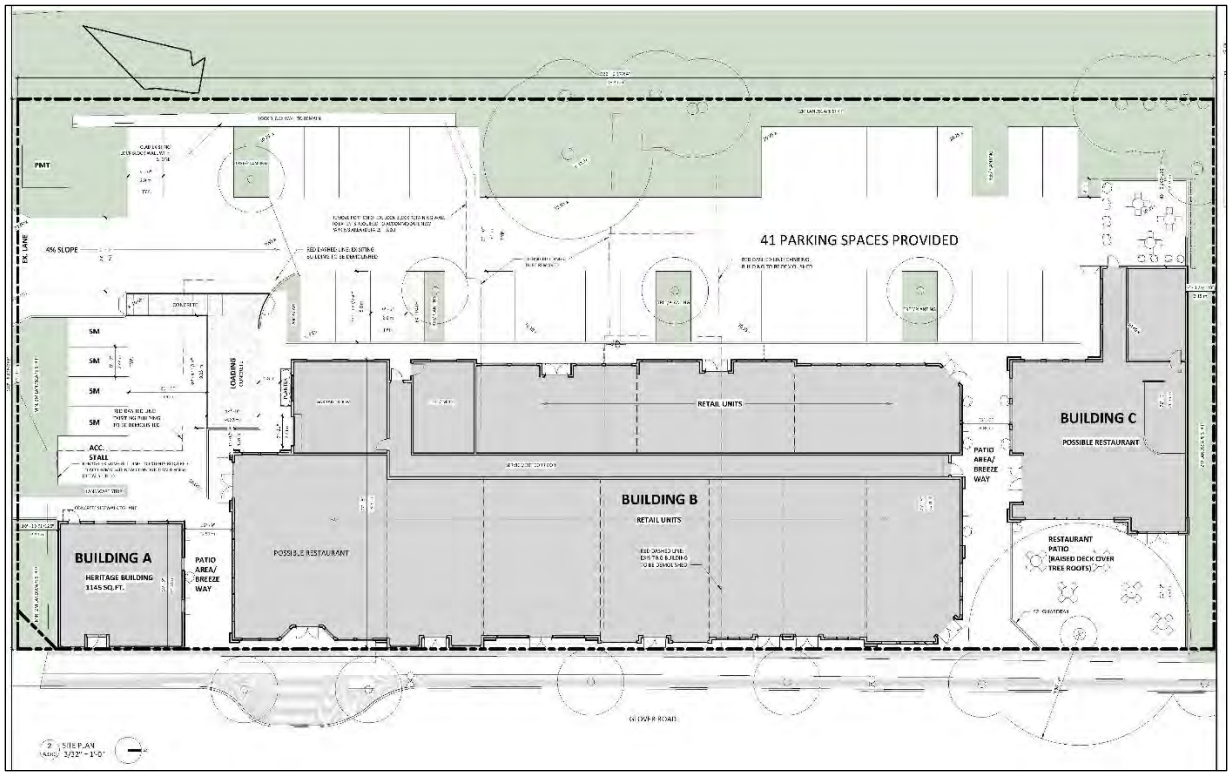


AERIAL CONTEXT MAP


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



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RESTAURANT CRU 12



CRU 8



CRU 8



CRU 6 & 7



BIRDS EYE VIEW



HERITAGE BUILDING CRU 1 & CRU 2


RESTAURANT CRU 12 - BACK OF BUILDING

RENDERINGS – SUBMITTED BY APPLICANT



HERITAGE BUILDING CRU 1



GARBAGE & MECHANICAL ROOM







CRU 5



CRU 4



CRU 3



CRU 2

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1114241 B.C. LTD) BYLAW NO. 6165

EXPLANATORY NOTE

Bylaw No. 6165 authorizes the closure and highway dedication removal from a 658.8 square metre portion of 78 Avenue at 204 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1114241 B.C. LTD.) BYLAW NO. 6165

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 “Highway Closing and Dedication Removal (1114241 B.C. Ltd.) Bylaw No.6165.

2. That portion of 78 Avenue lying in Section 23 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP134039 prepared by Jason G. Hamel, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

    a. all that portion of road containing 658.8m² and originally dedicated road on Plan 35022, shown as Parcel A on Plan EPP134039

    shall be closed to traffic.

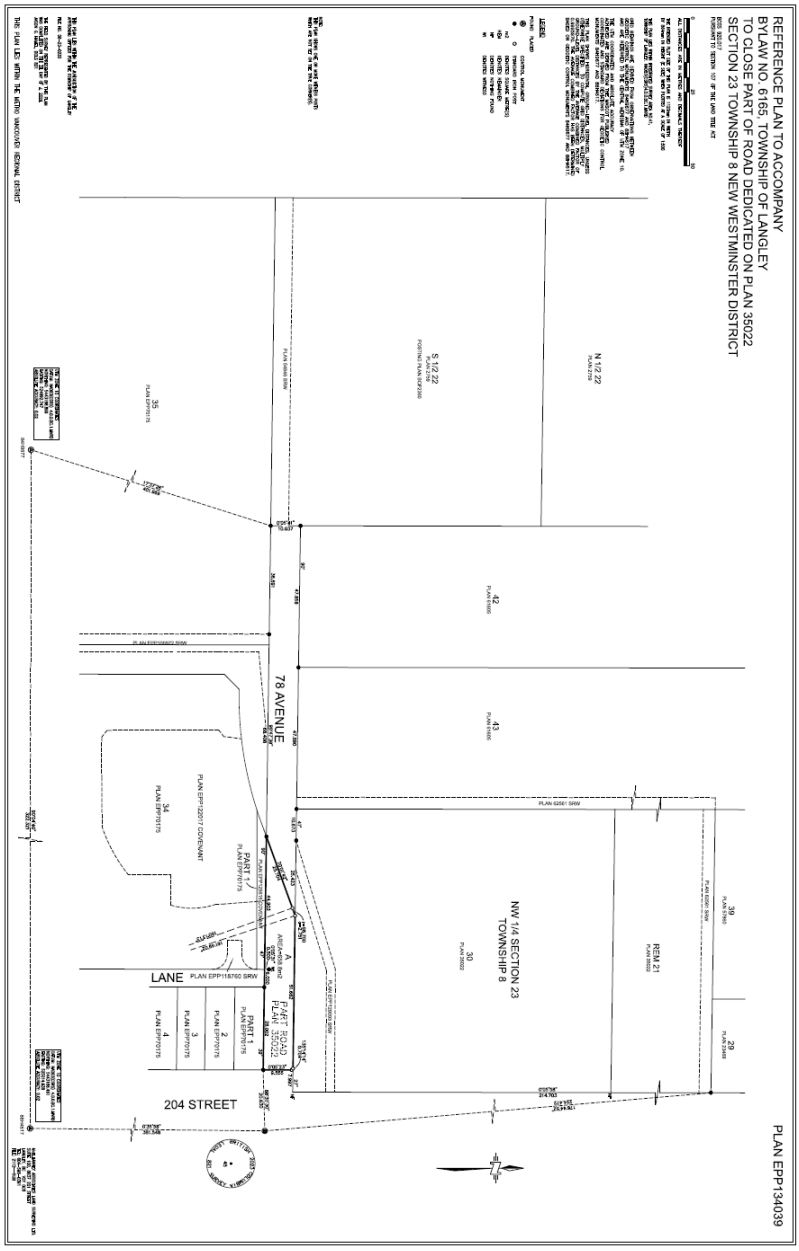
3. The dedication as highway shall be removed from that 658.8 square metre portion of 78 Avenue shown on Schedule “A”.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in 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


REFERENCE PLAN TO ACCOMPANY
BYLAW NO. 6165, TOWNSHIP OF LANGLEY
TO CLOSE PART OF ROAD DEDICATED ON PLAN 35022
SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
PLAN EPP134039
78 AVENUE
204 STREET
LANE PLAN EPP116760 SRW
PART 1 PLAN EPP116760
PART 1 PLAN EPP116759
PLAN EPP122077 COVENANT
NW 1/4 SECTION 23 TOWNSHIP 8
REM 21
PLAN 62561 SRW

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-150
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0205
SUBJECT:	REZONING APPLICATION NO. 100654 (GARCHA PROPERTIES (LATIMER) HOLDINGS / 7700 BLOCK OF 202A STREET)		

PROPOSAL:

Application to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6166 subject to 12 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposal aligns with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties (Latimer) Holdings) Bylaw No. 6166 rezoning a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 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 202A Street (including greenway), 78 Avenue and 203 Street 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 202A Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Dedication and construction of a 15.0 m wide ecological greenway along the southern edge of the site including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Finalization of landscape and architectural plans.

7. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.
8. 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).
9. 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).
10. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,785,600 as a voluntary amenity contribution.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

EXECUTIVE SUMMARY:

Barnett Dembek Architects have applied on behalf of the owner to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units. A delegated development permit for form and character is being processed concurrently.

The proposal is consistent with the Willoughby Community Plan and the Latimer Neighborhood Plan, staff recommend that Council support the rezoning amendment.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Rezoning Bylaw No. 6166.

REFERENCE:

Owners:	Garcha Properties (Latimer) Holdings Ltd. Garcha Properties (Latimer) Holdings No. 2 Ltd. 110, 13737 – 72 Avenue Surrey, BC V3W 2P2
Agent:	Barnett Dembek Architects 135, 7536 – 130 Street Surrey, BC V3W 1H8
Legal Description:	Lot 35 Section 23 Township 8 New Westminster District Plan EPP70175
Location:	7700 Block of 202A Street
Lot Area:	2.7 ha (6.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan:	Multi Family Greenway
Latimer Neighbourhood Plan:	Rowhouse/Townhouse (22 UPA) Street Greenway Ecological Greenway Proposed Collector

BACKGROUND/HISTORY:

- The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Multi Family and Greenway in the Willoughby Community Plan and Rowhouse/Townhouse (22 UPA), Street Greenway, Ecological Greenway and Proposed Collector in the Latimer Neighbourhood Plan.
- The subject site (7700 block of 202A Street) was created under a previous application (ToL Project No. 08-23-0173) that consolidated four lots and created 35 lots including the subject site.

DISCUSSION/ANALYSIS:

- Barnett Dembek Architects have applied on behalf of the owners to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 124 townhouse units at a density of 45.9 uph (18.5 upa).
- The applicant indicates they intend to subdivide the subject site to create two townhouse sites, with 63 and 61 townhouse units each.
- The Latimer Neighbourhood Plan requires a street greenway on 202A Street, an ecological greenway along the southern property line of the proposed southern lot and a new collector road along the northern property line of the proposed northern lot. Dedications for 202A Street, 78 Avenue and 203 Street are also required.

- Pedestrian access to the site is provided from 202A Street, 78 Avenue, 203 Street and from the ecological greenway along the southern edge of the site. East-west and north-south mid-block pedestrian connections are proposed through the site.
- Vehicular access to the site is provided from 78 Avenue and 203 Street.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	7824 – 202A Street, which is an existing single-family dwelling currently under application for a townhouse development with 102 units (ToL Project No. 08-23-0167).	Latimer - Rowhouse/ Townhouse (22 UPA)	SR-2
South:	7680 – 202A Street, which is an existing single-family dwelling currently under application for a townhouse development with 45 units (ToL Project No. 08-23-0219).	Latimer - Rowhouse/ Townhouse (22 UPA)	SR-2
East:	203 Street, beyond which are single family properties and townhouse development under construction (ToL Project No. 08-23-0173).	Yorkson – Single Family Mixed Residential (10 upa)	CD-170 R-CL(B)
West:	202A Street, beyond which are Peter Ewart Middle School and R.E. Mountain Secondary School	Jericho – Park Latimer – Special Study Area	P-1 SR-2

Zoning Amendment:

- Bylaw No. 6166 proposes to rezone a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units at a density of 45.9 uph (18.5 upa).
- The project complies with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density.

Development Permit:

- The subject lands are located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- 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.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-131 zoning in terms of siting, lot coverage, height, use and density; landscaping and age friendly amenity area requirements; fire truck turning radius requirements; and alignment with the Development Permit Area 'B' – Residential

guidelines. Currently identified items to be addressed at detailed design include but are not limited to, revising the number of proposed small car parking stalls, adjusting the dimensions of the proposed visitor stalls and providing one additional visitor stall.

- 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.

Community Amenity Contributions:

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a $1,785,600 voluntary amenity contribution in support of the proposed rezoning application.

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	1	198	198	30	229

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

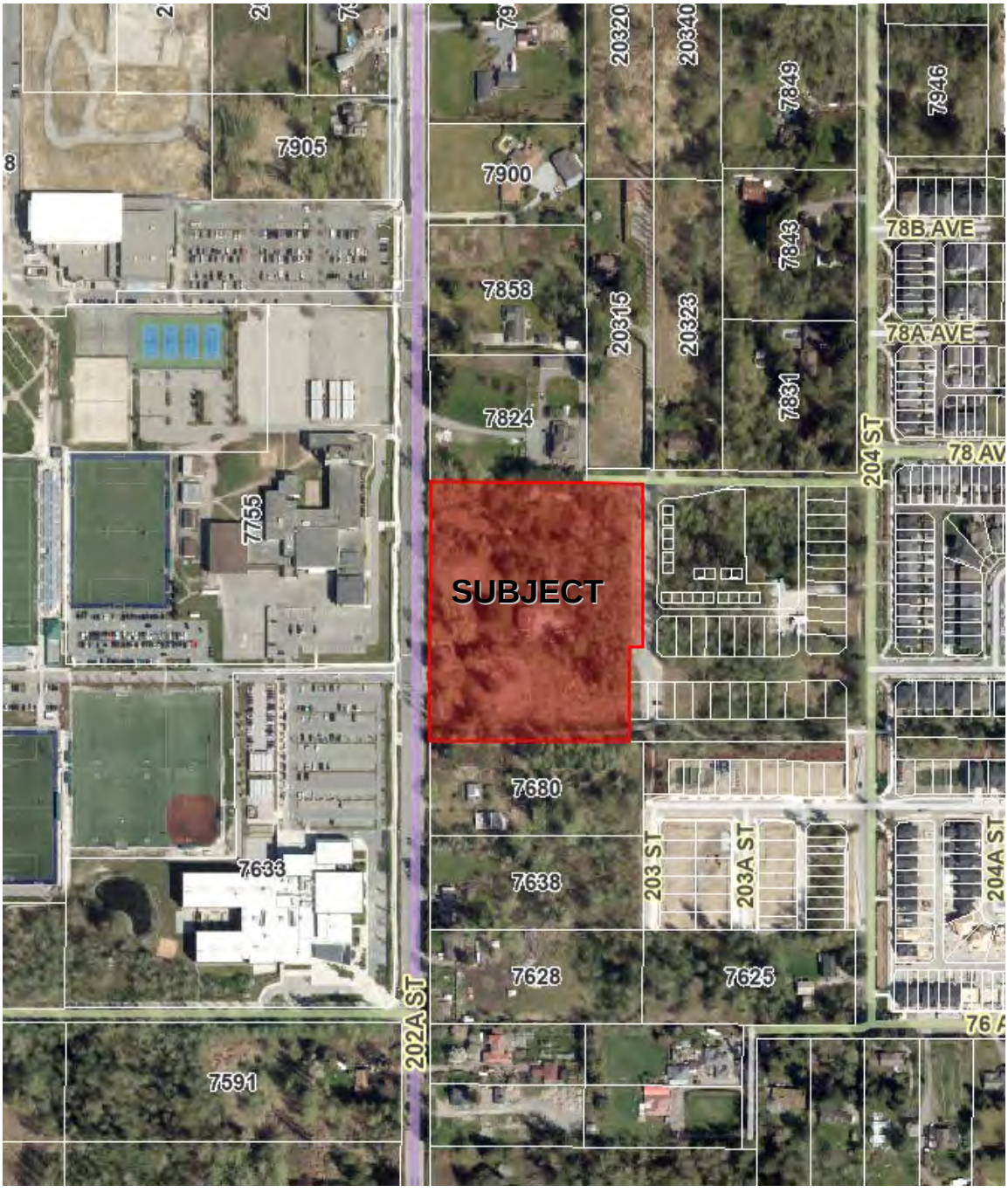
The proposed rezoning application will facilitate development of a townhouse site with approximately 124 townhouse units on property located in the 7700 Block of 202A Street. The proposal is consistent with the Willoughby Community Plan and the Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 6166 (subject to 12 development prerequisites).

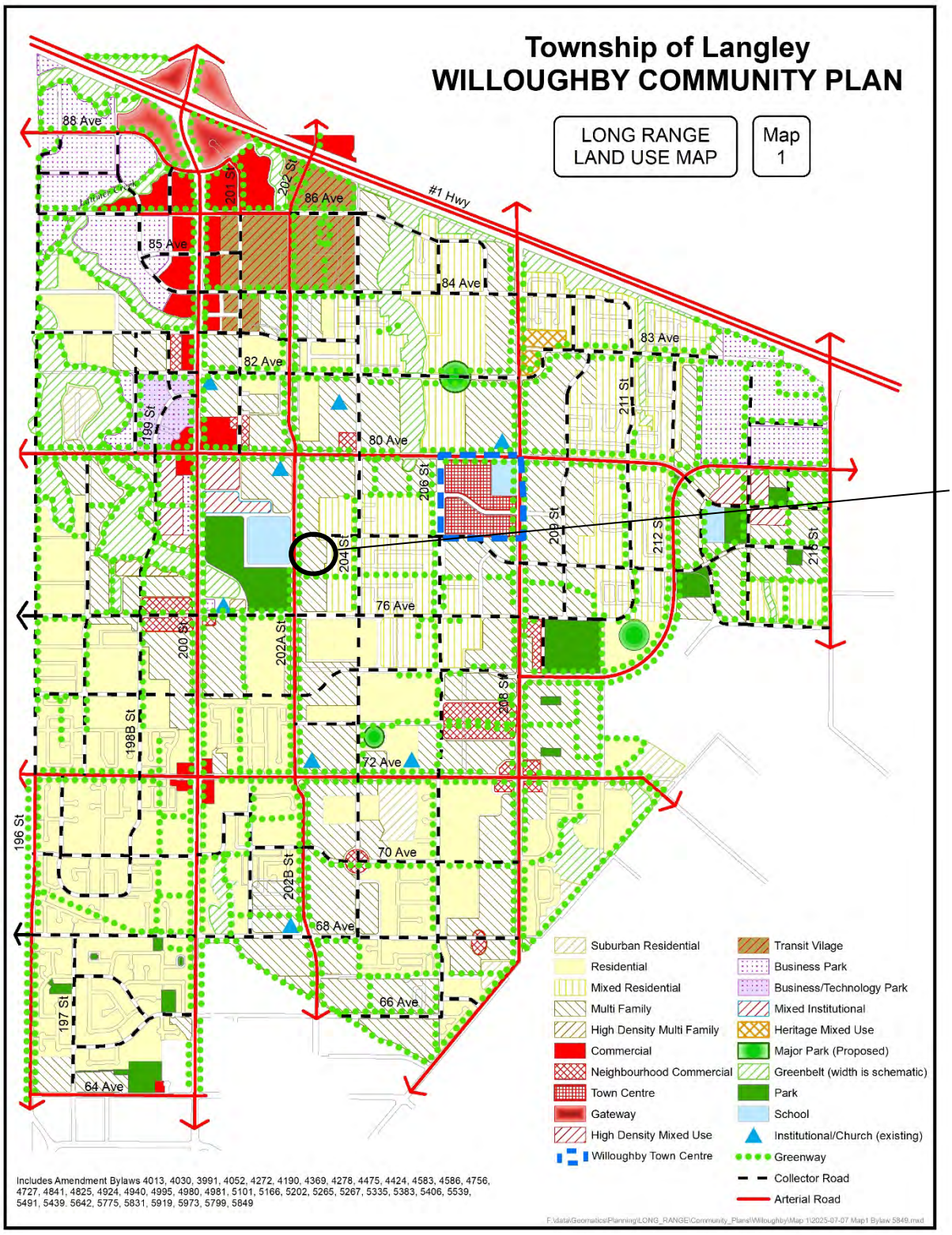
Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

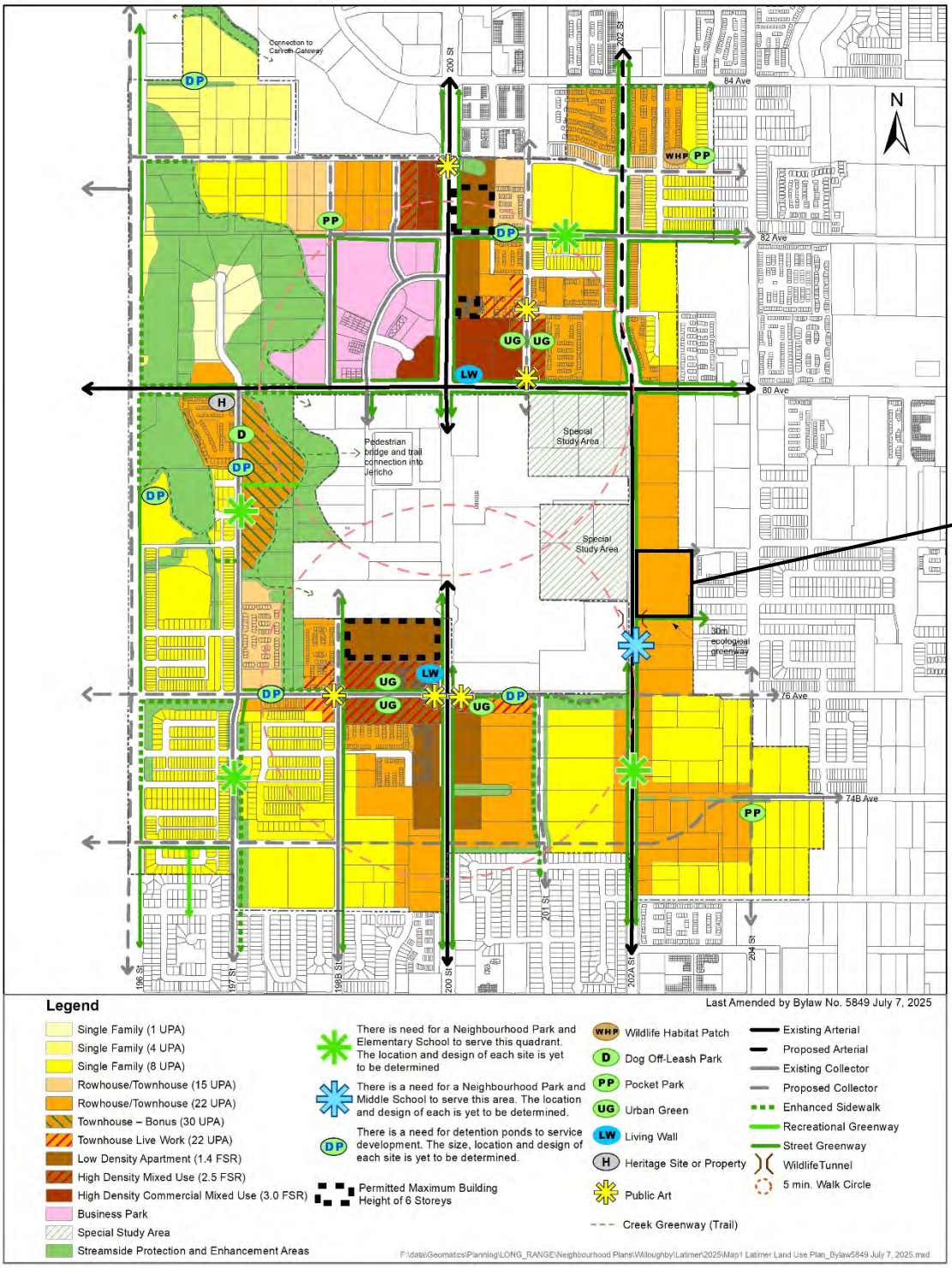
ATTACHMENT A Maps and Graphics

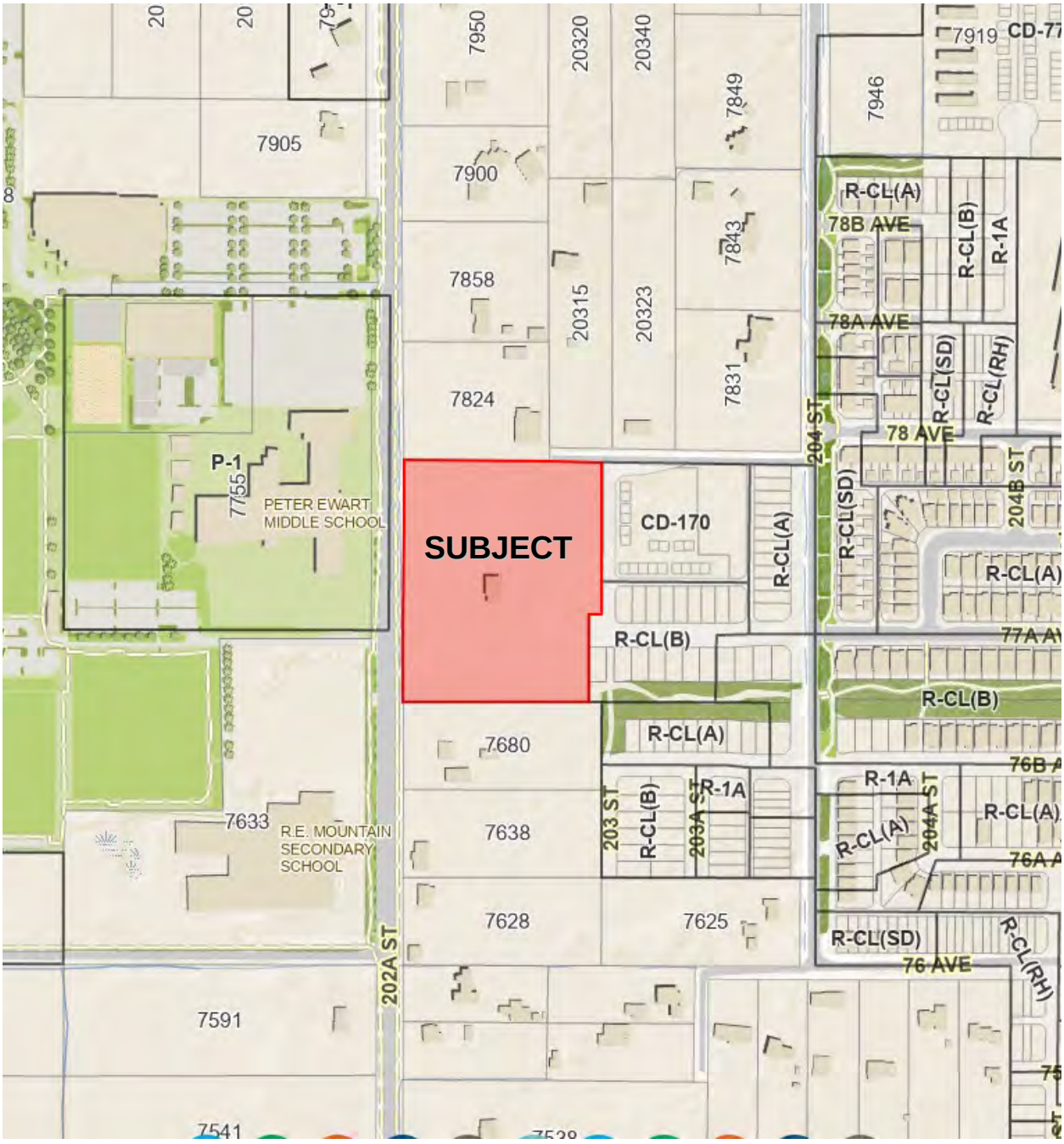
ATTACHMENT A



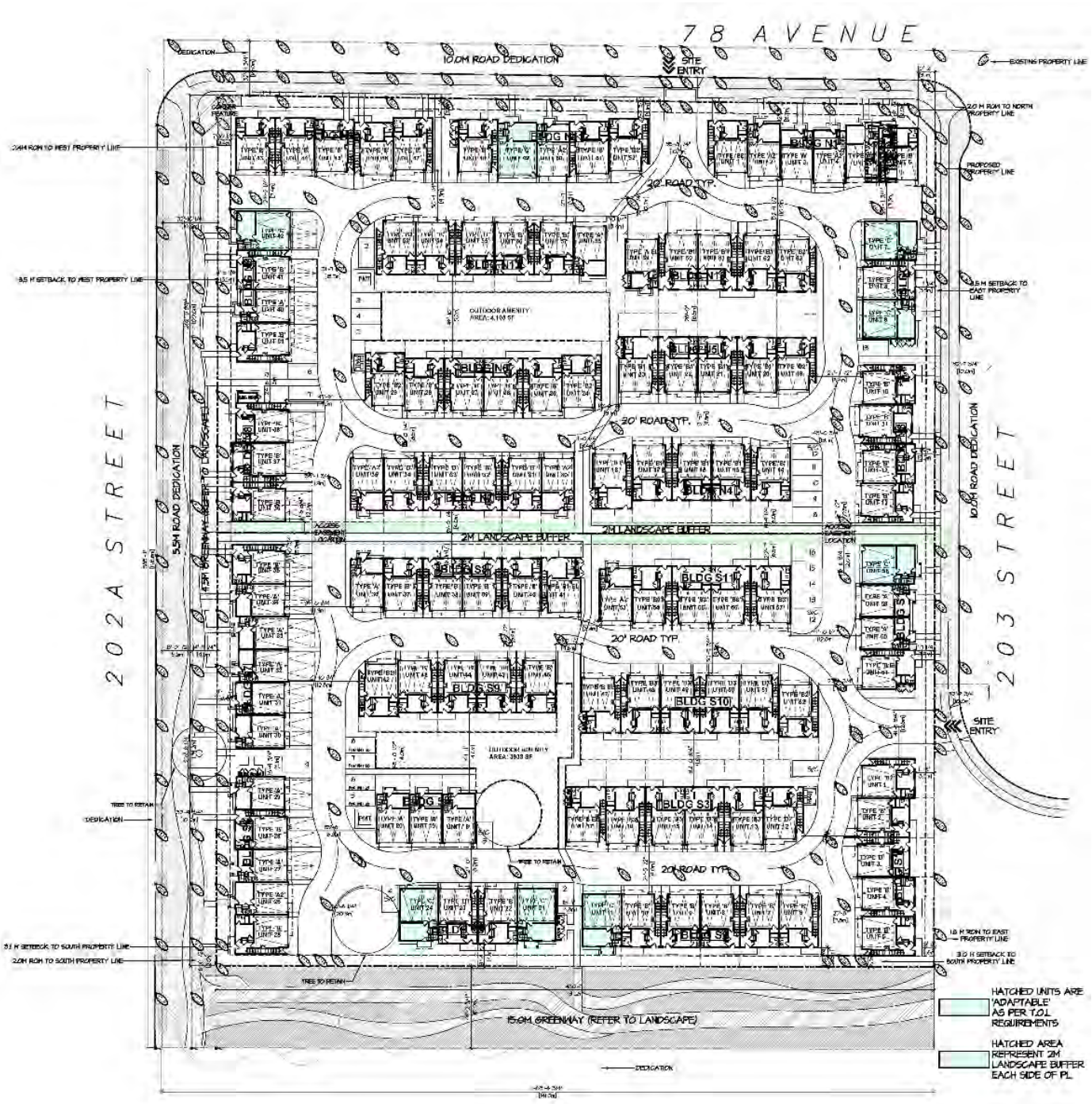

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban 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, 5849
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2025-07-07 Map1 Bylaw 5849.mxd

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



PROPOSED SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GARCHA PROPERTIES (LATIMER) HOLDINGS) BYLAW NO. 6166

EXPLANATORY NOTE

Bylaw No. 6166 rezones 2.7 ha (6.7 ac) of land located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate development of a townhouse site with approximately 124 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GARCHA PROPERTIES (LATIMER) HOLDINGS) BYLAW NO. 6166

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 (Garcha Properties (Latimer) Holdings) Bylaw No. 6166”.

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

   (1) Adding to Section 1031.2 after the words “The density permitted shall be no less than 39 units per hectare (16 units per acre) and no greater than 54 units per hectare (22 units per acre).” the words “The lot area used to determine the density shall be determined in accordance with the definitions in the applicable Community or Neighbourhood Plan.”

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

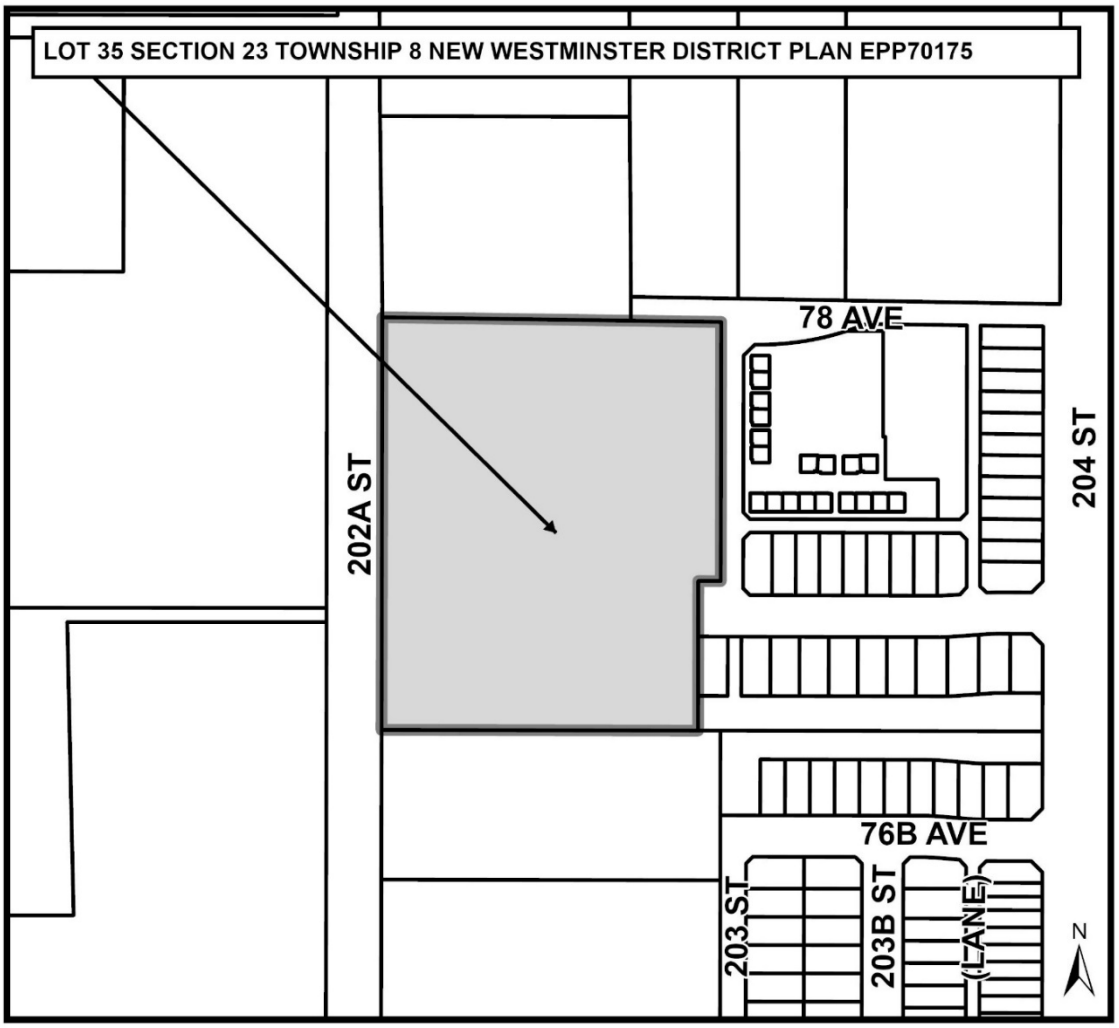
   Lot 35 Section 23 Township 8 New Westminster District Plan EPP70175

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131.

NOTICE WAS ADVERTISED the	10	day of	October	, 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

SCHEDULE 'A'
BYLAW NO. 6166



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO.6058

AMENDMENT BYLAW NO. 6170

EXPLANATORY NOTE

Bylaw No. 6170 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO.6058

AMENDMENT BYLAW NO. 6170

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

1. This Bylaw may be cited for all purposes as “Permissive Tax Exemption Bylaw No. 6058 Amendment Bylaw No. 6170.

2. To replace Schedule B – Places of Worship with the new Schedule B attached to this amendment bylaw.

3 To replace Schedule C – Not-For-Profit with the new Schedule C attached to this amendment bylaw.

4.. To remove Schedule D from bylaw 6058.

READ A FIRST TIME the	6	day of	October	, 2025
READ A SECOND TIME the	6	day of	October	, 2025
READ A THIRD TIME the	6	day of	October	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMDENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924 AMENDMENT (QRD) BYLAW NO. 5917

EXPLANATORY NOTE

Bylaw No. 5917 amends the Central Gordon Neighbourhood Plan by introducing a new 'Medium Density Apartment' designation and increasing the amount of allowable commercial space in the Apartment Mixed Use designation. The amendments are required to facilitate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMDENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924 AMENDMENT (QRD) BYLAW NO. 5917

A Bylaw to amend Central Gordon Estate Neighbourhood Plan No.5817

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917".

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 5335 as amended is further amended by:

   a. Replacing the words "750 m^2 (8,000 ft^2)" with "1,140 m^2 (12,271 ft^2)" and "370 m^2 (4,000 ft^2) with "570 m^2 (6,135 ft^2)" in the first bullet point in Section 3.4.1.9
   b. Adding after the last bullet point of Section 3.4.1.9 Low Density Mixed Use (1.4 FSR) the following as a new section:

      Section 3.4.1.10 Medium Density Apartment (1.5 FSR – 2.5 FSR)

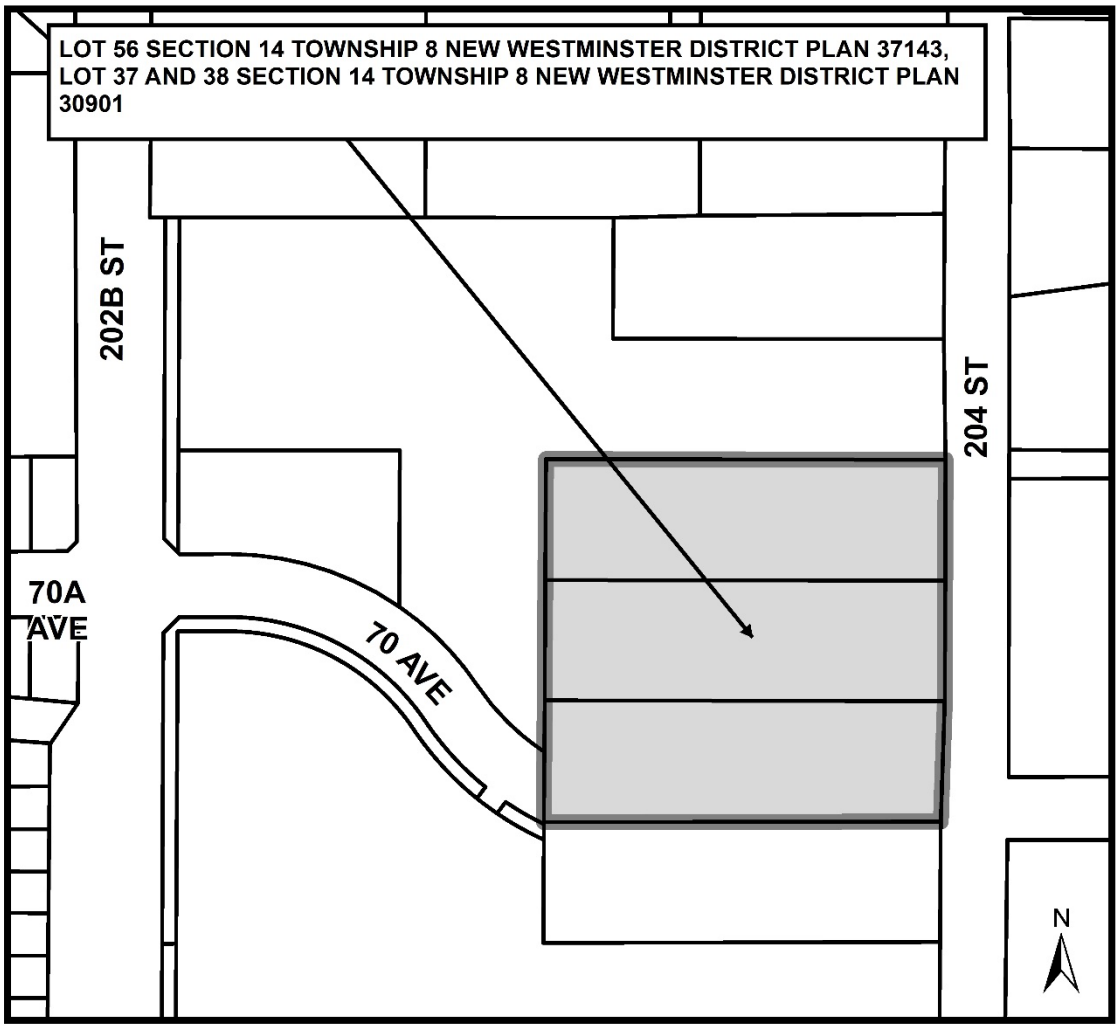
      This designation provides higher density residential units in both an apartment and mixed use format.
      - Permits a base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis.
      - Six (6) storey maximum height.
      - All buildings which contain residential units shall comply with the Low Density Apartment (1.4 FSR) policies above in Section 3.4.1.18
      - All buildings which combine residential and commercial shall comply with the Low Density Mixed Use (1.4 FSR) policies above in Section 3.4.1.9

   c. Amending Map 1 to redesignated lands shown in Schedule "A" to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023.
PUBLIC HEARING HELD the	11	day of	September	, 2023.
READ A THIRD TIME the	11	day of	September	, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5917



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QRD) BYLAW NO. 5918

EXPLANATORY NOTE

Bylaw No. 5918 rezones 1.5 ha (3.6 ac) of land located at 7007, 7021 and 7033 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-189 to accommodate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QRD) BYLAW 2019 NO. 5918

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 (QRD) Bylaw No. 5918".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-189" after the words "Comprehensive Development Zone CD-188"

   b. Adding to Section 110.1 after the words "CD-189" the words "CD-189 – 0.1 ha"

   c. Adding after Section 1088 "Comprehensive Development Zone CD-189" the following as Section 1089 "Comprehensive Development Zone CD-188"

1089 **COMPREHENSIVE DEVELOPMENT ZONE CD-189**

Uses Permitted

1089.1 In the CD-189 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*
4) *commercial uses* subject to Section 1089.3

Density

1089.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-189 shall not exceed 2.4 FSR.

Commercial Uses

1089.3 Commercial uses are only permitted on the ground floor in mixed-use buildings to a maximum of gross floor area as per the applicable Neighbourhood Plan.

Lot Coverage

1089.4 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

1089.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1089.6 The *height* of *buildings* and *structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1089.7 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1089.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1089.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1089.10 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1089.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

Lot 56 Section 14 Township 8 New Westminster District Plan 37143

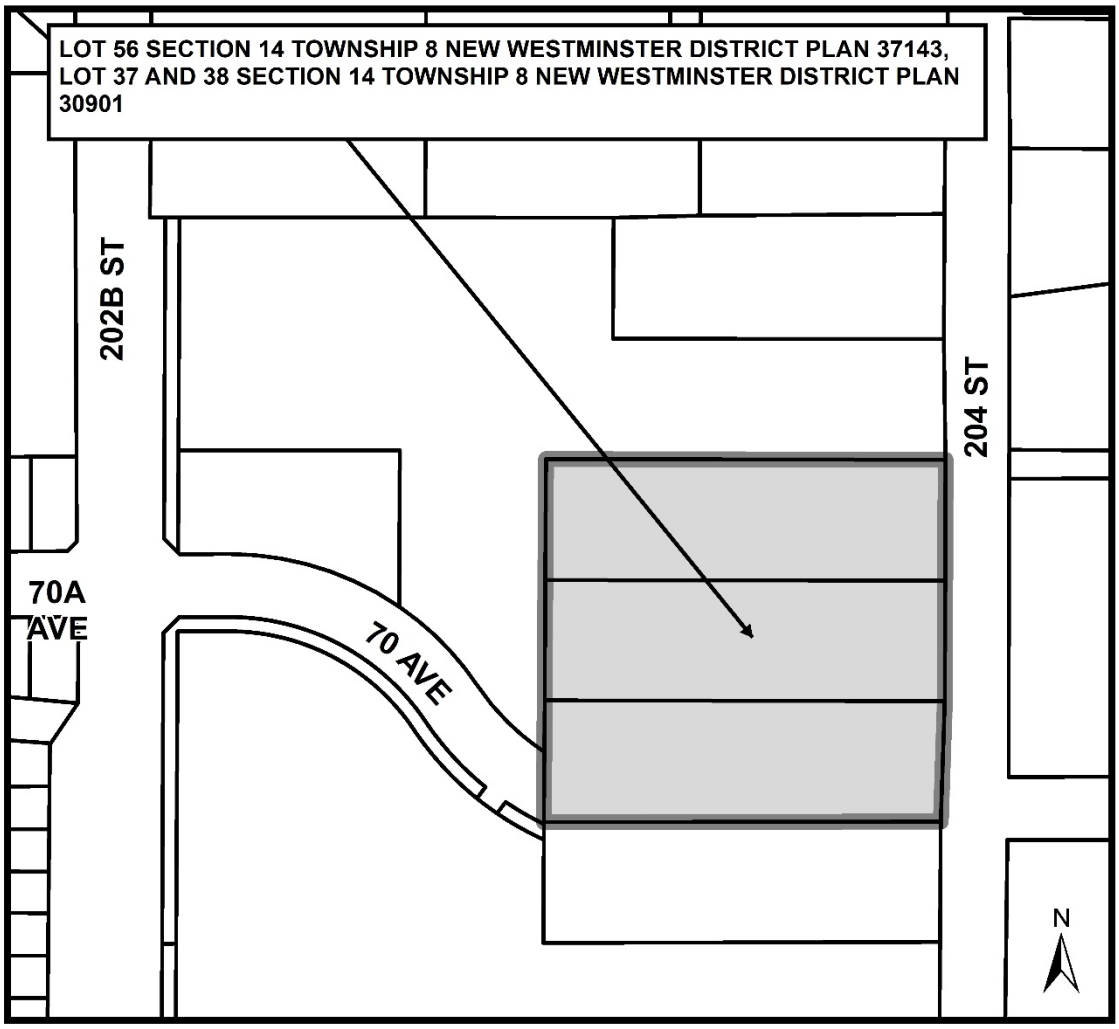
Lot 37 and 38 Section 14 Township 8 New Westminster District Plan 30901

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-189.

READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023.
PUBLIC HEARING HELD the	11	day of	September	, 2023.
READ A THIRD TIME the	11	day of	September	, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5918



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100999

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

1. Name: QRD (James) Holdings Inc.
   QRD (Gordon) Holdings Inc.

   Address: 102, 5489 Byrne Road
   Burnaby, BC V5J 3J1

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

   LEGAL DESCRIPTION: Lot 56 Section 14 Township 8 New Westminster District Plan 37143

   Lot 37 and 38 Section 14 Township 8 New Westminster District Plan 30901

   CIVIC ADDRESS: 7007, 7021 and 7033 – 204 Street

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

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

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:
   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

VERITAS, 7007, 7021, 7033 204TH STREET, LANGLEY B.C.



SHEET INDEX

SD-0.01	COVER PAGE
SD-1.01	SITE CONTEXT
SD-1.02	SITE CONTEXT
SD-1.10	PROJECT ZONING DATA
SD-1.11	PROJECT CODE DATA
SD-1.12	PROJECT CODE DATA
SD-1.13	PROJECT GROSS BUILDABLE AREA DATA
SD-1.14	PROJECT UNIT DATA
SD-1.15	PROJECT PARKING DATA
SD-1.16	PROJECT PARKING DATA
SD-1.20	FSR DATA - OVERALL
SD-1.21	FSR DATA - BLDG A
SD-1.22	FSR PLANS - BLDG B
SD-1.23	FSR PLANS - BLDG C
SD-1.24	FSR PLANS - BLDG D
SD-1.30	DESIGN RATIONALE
SD-1.31	RENDERINGS
SD-1.32	RENDERINGS
SD-1.33	RENDERINGS
SD-2.01	OVERALL SITE PLAN
SD-2.02	ENLARGED SITE PLAN - BLDG A
SD-2.03	ENLARGED SITE PLAN - BLDG B
SD-2.04	ENLARGED SITE PLAN - BLDG C
SD-2.05	ENLARGED SITE PLAN - BLDG D
SD-2.10	1ST LEVEL PLAN
SD-2.11	2ND-4TH LEVEL PLAN
SD-2.12	5TH-6TH LEVEL PLAN
SD-2.16	ROOF LEVEL PLAN
SD-2.20	P1 LEVEL PLAN
SD-2.21	P2 LEVEL PLAN
SD-2.22	P3 LEVEL PLAN
SD-3.01	ELEVATIONS - BLDG A
SD-3.02	ELEVATIONS - BLDG A
SD-3.03	ELEVATIONS - BLDG B
SD-3.04	ELEVATIONS - BLDG B
SD-3.05	ELEVATIONS - BLDG C
SD-3.06	ELEVATIONS - BLDG C
SD-3.07	ELEVATIONS - BLDG D
SD-3.08	ELEVATIONS - BLDG D
SD-3.09	COURTYARD ELEVATIONS
SD-3.10	COURTYARD ELEVATIONS
SD-4.01	STREETSCAPES
SD-5.01	SHADOW STUDIES
SD-6.01	SITE SECTIONS
SD-6.02	SITE SECTIONS
SD-7.01	SITE CODE PLAN - BLDG A
SD-7.02	SITE CODE PLAN - BLDG B
SD-7.03	SITE CODE PLAN - BLDG C
SD-7.04	SITE CODE PLAN - BLDG D
SD-8.01	BUILDING SIGNAGE - BUILDING A
SD-8.02	BUILDING SIGNAGE - BUILDING B
SD-8.03	BUILDING SIGNAGE - BUILDING C
SD-8.04	BUILDING SIGNAGE - BUILDING D
SD-8.05	BUILDING SIGNAGE - COMMERCIAL

WHITETAIL HOMES

ABBOTSFORD BC | 104 - 3550 MT. LEHMAN ROAD
V4X 2M9 | 604-864-0714

E-MAIL: INFO@WHITETAILHOMES.CA
ONLINE: WHITETAILHOMES.CA

KEYSTONE ARCHITECTURE

KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA
ONLINE: KEYSTONEARCH.CA

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	RE-ISSUED FOR DP	25-04-22
11	RE-ISSUED FOR DP	25-08-18
13	RE-ISSUED FOR DP	25-08-28
17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RD100215/DP100999

COVER PAGE

SCHEDULE A

I.2

SD-0.01

SITE CONTEXT



1 TOWNSHIP OF LANGLEY FIRE DEPT. HALL 4



2 R.C. GARNETT PARK



3 R.C. GARNETT DEMONSTRATION ELEMENTARY



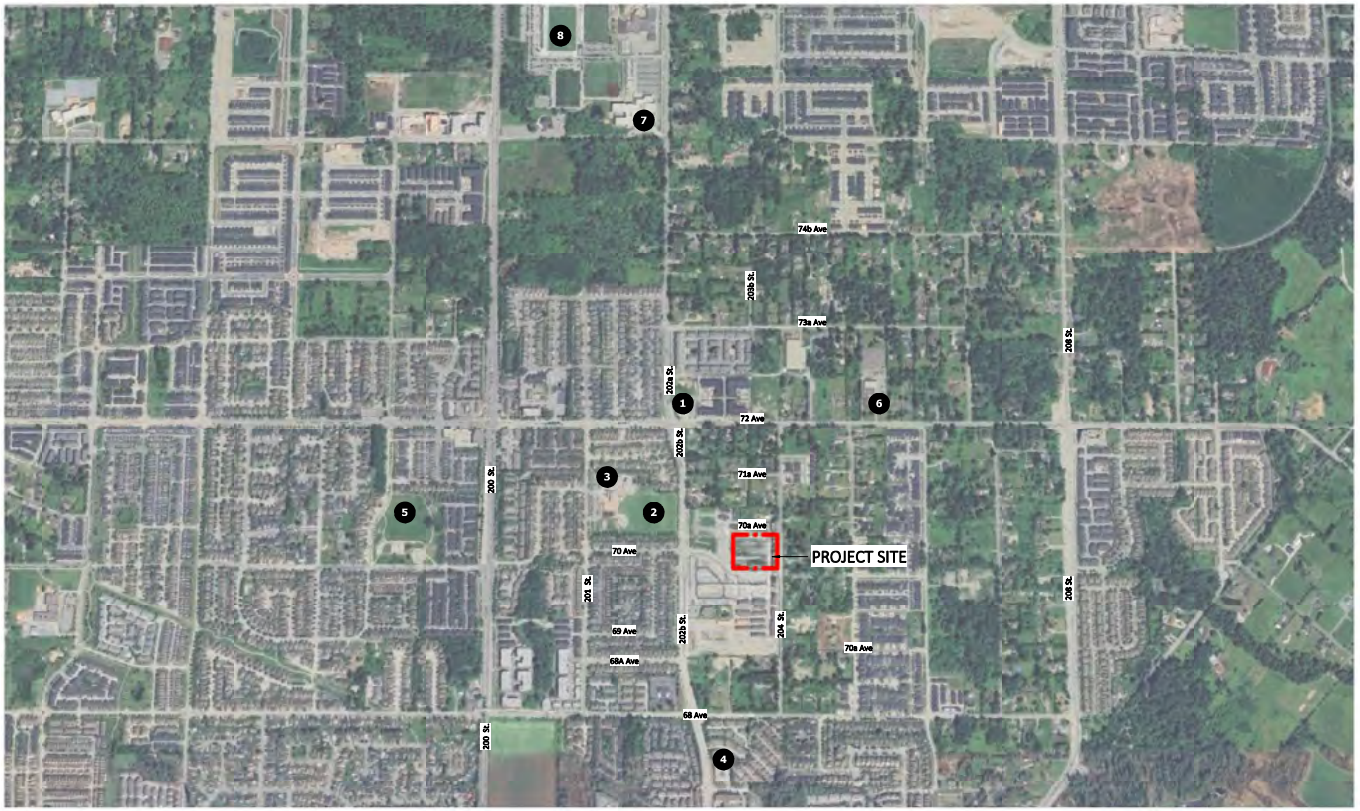
4 WILLOWBROOK MONTESSORI DAYCARE



5 ROUTLEY PARK

CONTEXT SUMMARY

THE PROJECT SITE IS LOCATED IN THE CENTRAL GORDON ESTATE NEIGHBORHOOD ON 76A AVE AND 204TH STREET AND CONSISTS OF THREE PARCELS THAT WILL BE AMALGAMATED. A PORTION OF THE SITE IS CURRENTLY OCCUPIED BY A SINGLE FAMILY DWELLING. THE SITE CONNECTS TO TOWNSHIP OF LANGLEY'S PRIME AMENITIES WITH PROXIMITY TO THE WILLOUGHBY COMMUNITY CENTER TO THE NORTH, WILLOWBROOK MONTESSORI DAYCARE TO THE SOUTH, COMMERCIAL USES ALONG 200TH STREET TO THE WEST, AND TOWNSHIP OF LANGLEY'S FIRE DEPARTMENT HALL 4 TO THE NORTH. EDUCATIONAL INSTITUTIONS LIKE THE R.C. GARNETT DEMONSTRATION ELEMENTARY SCHOOL IS CLOSE BY TO THE NORTHWEST, AND R.E MOUNTAIN SECONDARY SCHOOL TO THE NORTH. WALKING DISTANCE PARKS INCLUDE R.C GARNETT PARK AND ROUTLEY PARK.





6 WILLOUGHBY CHRISTIAN REFORMED CHURCH



7 R.E. MOUNTAIN SECONDARY SCHOOL



8 WILLOUGHBY COMMUNITY CENTRE

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1620 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	RE-ISSUED FOR DP	25-04-22
11	RE-ISSUED FOR DP	25-08-18
13	RE-ISSUED FOR DP	25-08-28
17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

SITE CONTEXT

SCALE N.T.S.

SD-1.01

SITE CONTEXT





A SOUTHEAST SIDE OF SITE - VIEW FROM 204TH ST.



B NORTHEAST SIDE OF SITE-VIEW FROM 204TH ST.

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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

SITE CONTEXT

SCALE N.T.S.

I.2

SD-1.02

PROJECT ZONING DATA

1.0.0 ZONING DATA - OVERALL

PROJECT:	VERITAS MIXED USE DEVELOPMENT		
CIVIC ADDRESS:	7007, 7021, 7033 204TH STREET, TOWNSHIP OF LANGLEY, BC		
LEGAL DESCRIPTION:	LOT 37 AND 38 PLAN SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 30901; LOT 56 SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 37143		
CURRENT ZONE:	SR-2		
COMMUNITY:	WILLOUGHBY		
NEIGHBOURHOOD:	CENTRAL GORDON ESTATE		
SITE AREA (GROSS):	156,489 SF [14,538 m²] (3.59 ACRES) [1.45 HECTARES]		
SITE AREA (NET):	124,683 SF [11,583 m²] (2.86 ACRES) [1.16 HECTARES]		
COORDINATING REGISTERED PROFESSIONAL:	STEVEN BARTOK, ARCHITECT AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE		
CERTIFIED PROFESSIONAL:	N/A		
	REQUIRED/PERMITTED	**PROPOSED**	
ZONE:	CD-189	CD-189	
OCP DESIGNATION:	LOW DENSITY APARTMENT & LOW DENSITY MIXED USE	APARTMENT & APARTMENT/MIXED USE	
SETBACKS:	NORTH: 4.5 m	NORTH: 4.50 m	
	EAST: 4.00 m	EAST: 4.00 m	
	SOUTH: 4.00 m	SOUTH: 4.00 m	
	WEST: 6.00 m	WEST: 6.00 m	
DENSITY-GROSS FLOOR AREA (FSR):	MAX. 60 UPA (GROSS)	122 UPA (GROSS)	
	LOW DENSITY APARTMENT 1.4 FSR	LOW DENSITY APARTMENT: 292,006 SF 124,683 SF **2.34**	
	LOW DENSITY MIXED USED 1.4 FSR	CRU: 4,815 SF 124,683 SF **0.04**	
		LOW DENSITY MIXED USED: 296,821 SF 124,683 SF **2.38**	
BUILDING HEIGHT:	6 STOREYS MAX	6 STOREYS	
LOT COVERAGE:	MAX. 50%	RESIDENTIAL: 52,784 SF / 124,683 SF **42.33%**	
AGE FRIENDLY AMENITY:	FIRST 186 UNITS = 6 m² x 186 DU = 1,116 m² (12,013 SF)	INDOOR AMENITY: 4,242 SF 394.13 m²	
	> FIRST 186 = 4 m² PER DU = 4 m² x 251 = 1,004 m² (10,807 SF)	OUTDOOR PODIUM AMENITY: 20,163 SF 1,873.25 m²	
	TOTAL = 2,120 m² (22,820 SF)	TOTAL: 24,406 SF 2,267.37 m²	
ADAPTABLE UNITS:	MIN. 10% OF UNITS, 437 UNITS x 10% =43.7=44 UNITS	44 UNITS	
STEP CODE:	STEP 3	STEP 3	
MINIMUM BUILDING ELEVATION:	83.04m	N/A	
WASTE & RECYCLING STORAGE:	AS PER METRO VANCOUVER'S "TECHNICAL SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS"		
	RESIDENT:		
	- CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: (0.31 m² x DU) + 8 m² = (0.31 m² x 437 DU) + 8 m² = 143.47 m² (1,544 SF)		
	- CENTRALIZED RECYCLING AREA WITHIN ABOVE: (0.16 m² x DU) + 5 m² = (0.16 m² x 437 DU) + 5 m² = 74.92 m² (806.4 SF)		
	- FLEX SPACE IN ADDITION TO THE CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: 50% OF RECYCLING AREA = 0.5 x 74.92 m² = 37.46 m² (403 SF)		
	TOTAL RESIDENT AREA REQUIRED: 180.93 m² (1,947.5 SF)		
	COMMERCIAL:		
	- CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: (0.0182 m² x AREA m²) + 3.7 m² = (0.0182 m² x 447.36 m²) + 3.7 m² = 11.84 m² (127 SF)		
	- CENTRALIZED RECYCLING AREA WITHIN ABOVE: (0.014 m² x AREA m²) + 3 m² = (0.014 m² x 447.36 m²) + 3 m²) = 9.26 m² (100 SF)		
	TOTAL COMMERCIAL AREA REQUIRED: 11.84 m² (127 SF)		
	TOTAL DEVELOPMENT AREA REQUIRED: 180.93 m² + 11.84 m² = 192.77 m² (2,075 SF)	**SHARED COMMERCIAL & RESIDENTIAL WASTE ROOM** **2 WASTE COMPACTORS PROVIDED (1 RECYCLING, 1 GARBAGE)** **17 240L COMPOST BINS PROVIDED** **3 240L GLASS BINS PROVIDED**	
UNIT COUNT:	437		
GROSS BUILDABLE AREA:	ABOVE GRADE: 298,963 SF 27,774.61 m²		
	BELOW GRADE: 272,049 SF 25,274.18 m²		
NOTES:			
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			
3. NET SALEABLE AREA VALUES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS, CONFIRM STRATA AREAS BY SURVEY ON SITE.			

1.0.1-A PROJECT DATA (BLDG A) - PROPOSED

ZONING AVERAGE GRADE:	87.64m AVG FINISHED GRADE NORTH ELEVATION: 87.41m AVG FINISHED GRADE EAST ELEVATION: 87.31m AVG FINISHED GRADE SOUTH ELEVATION: 87.92m AVG FINISHED GRADE WEST ELEVATION: 87.92m AVG FINISHED GRADE SOUTH COURTYARD ELEVATION: 87.94m AVG FINISHED GRADE WEST COURTYARD ELEVATION: 87.94m TOTAL PERIMETER: 179.19m
BCBC LOWEST AVERAGE GRADE:	LOWEST AVG GRADE WEST ELEVATION: 86.66m
BUILDING HEIGHT:	6 STOREYS, 21.3m
GROSS FLOOR AREA (FSR):	82,335 SF 7,649.21 m²
GROSS FLOOR AREA (BUILDABLE):	81,086 SF 7,533.12 m²
NET SALEABLE AREA:	69,637 SF 6,469.51 m²
BUILDING AREA:	14,388 SF 1,337 m²
EFFICIENCY:	85.9%
UNIT COUNT:	123

1.0.1-B PROJECT DATA (BLDG B) - PROPOSED

ZONING AVERAGE GRADE:	85.68m AVG FINISHED GRADE NORTH ELEVATION: 86.06m AVG FINISHED GRADE EAST ELEVATION: 86.51m AVG FINISHED GRADE SOUTH ELEVATION: 85.95m AVG FINISHED GRADE WEST ELEVATION: 83.93m AVG FINISHED GRADE EAST COURTYARD ELEVATION: 85.95m AVG FINISHED GRADE SOUTH COURTYARD ELEVATION: 86.23 TOTAL PERIMETER: 163.41m
BCBC LOWEST AVERAGE GRADE:	LOWEST AVG GRADE SOUTH ELEVATION: 84.02m
BUILDING HEIGHT:	6 STOREYS, 23.3m
GROSS FLOOR AREA (FSR):	72,860 SF 6,768.89 m²
GROSS FLOOR AREA (BUILDABLE):	71,866 SF 6,676.59 m²
NET SALEABLE AREA:	61,714 SF 5,733.45 m²
BUILDING AREA:	12,668 SF 1,177 m²
EFFICIENCY:	85.9%
UNIT COUNT:	111

1.0.1-C PROJECT DATA (BLDG C) - PROPOSED

ZONING AVERAGE GRADE:	83.37m AVG FINISHED GRADE NORTH ELEVATION: 83.53m AVG FINISHED GRADE EAST ELEVATION: 83.53m AVG FINISHED GRADE SOUTH ELEVATION: 83.27m AVG FINISHED GRADE WEST ELEVATION: 83.11m AVG FINISHED GRADE NORTH COURTYARD ELEVATION: 83.54m AVG FINISHED GRADE EAST COURTYARD ELEVATION: 83.54m TOTAL PERIMETER: 156.64m
BCBC LOWEST AVERAGE GRADE:	LOWEST AVG GRADE SOUTH ELEVATION: 83.34m
BUILDING HEIGHT:	6 STOREYS, 21.2m
GROSS FLOOR AREA (FSR):	67,047 SF 6,228.88 m²
GROSS FLOOR AREA (BUILDABLE):	66,913 SF 6,123.47 m²
NET SALEABLE AREA:	54,888 SF 5,099.26 m²
BUILDING AREA:	12,027 SF 1,117 m²
EFFICIENCY:	83.3%
UNIT COUNT:	99

1.0.1-D PROJECT DATA (BLDG D) - PROPOSED

ZONING AVERAGE GRADE:	85.24m AVG FINISHED GRADE NORTH ELEVATION: 86.31m AVG FINISHED GRADE EAST ELEVATION: 86.15m AVG FINISHED GRADE SOUTH ELEVATION: 84.21m AVG FINISHED GRADE WEST ELEVATION: 84.9m AVG FINISHED GRADE NORTH COURTYARD ELEVATION: 85.27m AVG FINISHED GRADE WEST COURTYARD ELEVATION: 85.98m AVG FINISHED GRADE SOUTH-EAST CORNER ELEVATION: 85.23m TOTAL PERIMETER: 172.64m
BCBC LOWEST AVERAGE GRADE:	LOWEST AVG GRADE SOUTH ELEVATION: 84.30m
BUILDING HEIGHT:	6 STOREYS, 23.6m
GROSS FLOOR AREA (FSR):	76,721 SF 7,127.62 m²
GROSS FLOOR AREA (BUILDABLE):	75,622 SF 7,025.52 m²
NET SALEABLE AREA:	65,029 SF 6,041.35 m²
BUILDING AREA:	13,759 SF 1,278 m²
EFFICIENCY:	86.0%
UNIT COUNT:	104

KEYSTONE ARCHITECTURE
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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

PROJECT ZONING DATA

SCALE

SD-1.10

PROJECT CODE DATA

1.2.0-A CODE DATA (BLDG A)

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019/ STEP CODE 3		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: CODE COMPLIANCE REPORT, PREPARED BY PONTEM GROUP		
BCBC 2024, EXCEPT BCBC 2018 FOR SEISMIC REQUIREMENTS. BCBC 2018 AND TOL ADAPTABLE HOUSING POLICY FOR SUITE ADAPTABILITY REQUIREMENTS.		
1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS: BLDG A BUILDING AREA 14,388 SF 1,337 m²		1.4.1.2. DEFINED TERMS -BUILDING AREA
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(2)(D)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(vi)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.3.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	86.66 m (LOWEST AVG GRADE WEST ELEVATION)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	87.97 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.59 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	19.89 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	NA	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	NA	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2.	3.2.1.2.
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S561-2013	3.2.4.1. (2)&(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	16.07 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		

1.2.1-B CODE DATA (BLDG B)

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019/ STEP CODE 3		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: CODE COMPLIANCE REPORT, PREPARED BY PONTEM GROUP, ISSUED 2025-07-23		
BCBC 2024, EXCEPT BCBC 2018 FOR SEISMIC REQUIREMENTS. BCBC 2018 AND TOL ADAPTABLE HOUSING POLICY FOR SUITE ADAPTABILITY REQUIREMENTS.		
1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS: BLDG B BUILDING AREA 12,668 SF 1,177 m²		1.4.1.2. DEFINED TERMS -BUILDING AREA
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(2)(D)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(vi)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.3.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	84.02 m (LOWEST AVG GRADE SOUTH ELEVATION)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	86.00 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	16.15 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	20.45 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	NA	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	NA	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2.	3.2.1.2.
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S561-2013	3.2.4.1. (2)&(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	16.76 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		

KEYSTONE ARCHITECTURE
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25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	RE-ISSUED FOR DP	25-04-22
11	RE-ISSUED FOR DP	25-08-18
13	RE-ISSUED FOR DP	25-08-28
17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

PROJECT CODE DATA

SCALE

I.2

SD-1.11

PROJECT CODE DATA

1.2.1-C CODE DATA (BLDG C)

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019/ STEP CODE 3		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: CODE COMPLIANCE REPORT, PREPARED BY PONTEM GROUP, ISSUED 2025-07-23		
BCBC 2024, EXCEPT BCBC 2018 FOR SEISMIC REQUIREMENTS. BCBC 2018 AND TOL ADAPTABLE HOUSING POLICY FOR SUITE ADAPTABILITY REQUIREMENTS.		
1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE - F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS: BLDG C BUILDING AREA 12,027 SF 1,117 m²		1.4.1.2. DEFINED TERMS -BUILDING AREA
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(2)(D)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(vi)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.3.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	83.34 m (LOWEST AVG GRADE SOUTH ELEVATION)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	83.58 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.59 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	19.89 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	NA	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	NA	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2.	3.2.1.2.
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S561-2013	3.2.4.1. (2)&(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	16.25 m	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		

1.2.1-D CODE DATA (BLDG D)

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019/ STEP CODE 3 FOR RESIDENTIAL, STEP CODE 2 FOR CRU		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: CODE COMPLIANCE REPORT, PREPARED BY PONTEM GROUP		
BCBC 2024, EXCEPT BCBC 2018 FOR SEISMIC REQUIREMENTS. BCBC 2018 AND TOL ADAPTABLE HOUSING POLICY FOR SUITE ADAPTABILITY REQUIREMENTS.		
1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE - F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL - GROUP C		
2.3. BUSINESS AND PERSONAL SERVICES - GROUP D		
2.4. RESTAURANT - GROUP A2		
2.5. MERCANTILE - GROUP E		
3. BUILDING AREAS: BLDG D BUILDING AREA 13,759 SF 1,278 m²		1.4.1.2. DEFINED TERMS -BUILDING AREA
4. BUILDING CLASSIFICATION(S):		3.2.2.19.-3.2.2.92
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(2)(D)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP		3.1.9.1(2)
4.3. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.50.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)(vi)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.4. GROUP D:		3.2.2.60
FULLY SPRINKLERED, UP TO 6 STOREYS		
MAX. ALLOWABLE BUILDING AREA: < 3000 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.60 (1)(D)(vi)
NON COMBUSTIBLE CONSTRUCTION		3.2.2.60 (2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.60(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.60(2)(B)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.60(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.60(2)(E)
5.1.BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
5.2. GRADE ELEVATION:	84.30 m (LOWEST AVG GRADE SOUTH ELEVATION)	1.4.1.2. DEFINED TERMS -GRADE
5.3. FIRST STOREY ELEVATION:	84.95 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
5.3.1. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	17.75 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(c) (MAXIMUM -18 m)
5.3.2. 1ST STOREY TO UPPERMOST ROOF DECK:	22.05 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
6. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
7. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
7.1. COMBUSTIBLE CLADDING:	NA	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
8. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
9. FIREWALL:	NA	3.1.10.
10. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
11. MEZZANINE EXITING:	NA	3.4.2.2.
12. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
13. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2.	3.2.1.2.
14 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
14.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
14.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
14.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
15. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
16. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S561-2013	3.2.4.1. (2)&(4)
17. SMOKE CONTROL MEASURES:	YES	3.1.8.12
19. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
19. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	18.44 m	3.2.5.6(2) (MAXIMUM - 20 m)
20. NUMBER OF STREETS:	1	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		

KEYSTONE ARCHITECTURE
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25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	RE-ISSUED FOR DP	25-04-22
11	RE-ISSUED FOR DP	25-08-18
13	RE-ISSUED FOR DP	25-08-28
17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

PROJECT CODE DATA

SCALE

I.2

SD-1.12

PROJECT GROSS BUILDABLE AREA DATA

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

1.3.1 GROSS BUILDABLE AREA (BLDG A)

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	2,512 SF	233.35 m²	3.1%	
INDOOR AMENITY	1,250 SF	116.09 m²	1.5%	
RESIDENTIAL	10,262 SF	953.36 m²	12.5%	
SERVICE ROOMS/SHAFTS	213 SF	19.79 m²	0.3%	
	14,236 SF	**1,322.59 m²**	**17.3%**	
2ND LEVEL				
CIRCULATION	1,703 SF	158.18 m²	2.1%	
RESIDENTIAL	12,139 SF	1,127.79 m²	14.7%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0.1%	
	13,884 SF	**1,289.89 m²**	**16.9%**	
3RD LEVEL				
CIRCULATION	1,703 SF	158.18 m²	2.1%	
RESIDENTIAL	12,139 SF	1,127.79 m²	14.7%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0.1%	
	13,884 SF	**1,289.89 m²**	**16.9%**	
4TH LEVEL				
CIRCULATION	1,703 SF	158.18 m²	2.1%	
RESIDENTIAL	12,139 SF	1,127.79 m²	14.7%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0.1%	
	13,884 SF	**1,289.89 m²**	**16.9%**	
5TH LEVEL				
CIRCULATION	1,703 SF	158.18 m²	2.1%	
RESIDENTIAL	11,478 SF	1,066.39 m²	13.9%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0.1%	
	13,223 SF	**1,228.48 m²**	**16.1%**	
6TH LEVEL				
CIRCULATION	1,703 SF	158.18 m²	2.1%	
RESIDENTIAL	11,478 SF	1,066.39 m²	13.9%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0.1%	
	13,223 SF	**1,228.48 m²**	**16.1%**	
AREA GRAND TOTAL	**82,335 SF**	**7,649.21 m²**	**100.0%**	

1.3.2 GROSS BUILDABLE AREA (BLDG B)

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	2,149 SF	199.60 m²	2.9%	
INDOOR AMENITY	994 SF	92.31 m²	1.4%	
RESIDENTIAL	9,132 SF	848.38 m²	12.5%	
SERVICE ROOMS/SHAFTS	238 SF	22.13 m²	0.3%	
	12,512 SF	**1,162.43 m²**	**17.2%**	
2ND LEVEL				
CIRCULATION	1,516 SF	140.84 m²	2.1%	
RESIDENTIAL	10,775 SF	1,000.99 m²	14.8%	
SERVICE ROOMS/SHAFTS	38 SF	3.51 m²	0.1%	
	12,328 SF	**1,145.34 m²**	**16.9%**	
3RD LEVEL				
CIRCULATION	1,516 SF	140.84 m²	2.1%	
RESIDENTIAL	10,775 SF	1,000.99 m²	14.8%	
SERVICE ROOMS/SHAFTS	38 SF	3.51 m²	0.1%	
	12,328 SF	**1,145.34 m²**	**16.9%**	
4TH LEVEL				
CIRCULATION	1,516 SF	140.84 m²	2.1%	
RESIDENTIAL	10,775 SF	1,000.99 m²	14.8%	
SERVICE ROOMS/SHAFTS	38 SF	3.51 m²	0.1%	
	12,328 SF	**1,145.34 m²**	**16.9%**	
5TH LEVEL				
CIRCULATION	1,514 SF	140.67 m²	2.1%	
RESIDENTIAL	10,129 SF	941.05 m²	13.9%	
SERVICE ROOMS/SHAFTS	38 SF	3.51 m²	0.1%	
	11,681 SF	**1,085.22 m²**	**16.0%**	
6TH LEVEL				
CIRCULATION	1,514 SF	140.67 m²	2.1%	
RESIDENTIAL	10,129 SF	941.05 m²	13.9%	
SERVICE ROOMS/SHAFTS	38 SF	3.51 m²	0.1%	
	11,681 SF	**1,085.22 m²**	**16.0%**	
AREA GRAND TOTAL	**72,860 SF**	**6,768.89 m²**	**100.0%**	

1.3.3 GROSS BUILDABLE AREA (BLDG C)

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	2,350 SF	218.31 m²	3.5%	
INDOOR AMENITY	1,135 SF	105.40 m²	1.7%	
RESIDENTIAL	8,160 SF	758.04 m²	12.2%	
SERVICE ROOMS/SHAFTS	265 SF	24.64 m²	0.4%	
	11,909 SF	**1,106.39 m²**	**17.8%**	
2ND LEVEL				
CIRCULATION	1,641 SF	152.44 m²	2.4%	
RESIDENTIAL	7,862 SF	730.40 m²	11.7%	
SERVICE ROOMS/SHAFTS	41 SF	3.80 m²	0.1%	
	9,544 SF	**886.64 m²**	**14.2%**	
3RD LEVEL				
CIRCULATION	1,641 SF	152.45 m²	2.4%	
RESIDENTIAL	9,979 SF	927.08 m²	14.9%	
SERVICE ROOMS/SHAFTS	41 SF	3.80 m²	0.1%	
	11,661 SF	**1,083.33 m²**	**17.4%**	
4TH LEVEL				
CIRCULATION	1,641 SF	152.45 m²	2.4%	
RESIDENTIAL	9,979 SF	927.08 m²	14.9%	
SERVICE ROOMS/SHAFTS	41 SF	3.80 m²	0.1%	
	11,661 SF	**1,083.33 m²**	**17.4%**	
5TH LEVEL				
CIRCULATION	1,641 SF	152.45 m²	2.4%	
RESIDENTIAL	9,454 SF	878.33 m²	14.1%	
SERVICE ROOMS/SHAFTS	41 SF	3.80 m²	0.1%	
	11,136 SF	**1,034.59 m²**	**16.6%**	
6TH LEVEL				
CIRCULATION	1,641 SF	152.45 m²	2.4%	
RESIDENTIAL	9,454 SF	878.33 m²	14.1%	
SERVICE ROOMS/SHAFTS	41 SF	3.80 m²	0.1%	
	11,136 SF	**1,034.59 m²**	**16.6%**	
AREA GRAND TOTAL	**67,047 SF**	**6,228.88 m²**	**100.0%**	

1.3.4 GROSS BUILDABLE AREA (BLDG D)

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	1,942 SF	180.41 m²	2.5%	
CRU	4,815 SF	447.36 m²	6.3%	
INDOOR AMENITY	1,099 SF	102.10 m²	1.4%	
RESIDENTIAL	4,925 SF	457.52 m²	6.4%	
SERVICE ROOMS/SHAFTS	515 SF	47.83 m²	0.7%	
	13,296 SF	**1,235.21 m²**	**17.3%**	
2ND LEVEL				
CIRCULATION	1,700 SF	157.97 m²	2.2%	
RESIDENTIAL	11,134 SF	1,034.42 m²	14.5%	
SERVICE ROOMS/SHAFTS	148 SF	13.73 m²	0.2%	
	12,983 SF	**1,206.12 m²**	**16.9%**	
3RD LEVEL				
CIRCULATION	1,700 SF	157.97 m²	2.2%	
RESIDENTIAL	11,134 SF	1,034.40 m²	14.5%	
SERVICE ROOMS/SHAFTS	148 SF	13.73 m²	0.2%	
	12,982 SF	**1,206.10 m²**	**16.9%**	
4TH LEVEL				
CIRCULATION	1,700 SF	157.97 m²	2.2%	
RESIDENTIAL	11,134 SF	1,034.40 m²	14.5%	
SERVICE ROOMS/SHAFTS	148 SF	13.73 m²	0.2%	
	12,982 SF	**1,206.10 m²**	**16.9%**	
5TH LEVEL				
CIRCULATION	1,698 SF	157.76 m²	2.2%	
RESIDENTIAL	10,393 SF	965.57 m²	13.5%	
SERVICE ROOMS/SHAFTS	148 SF	13.73 m²	0.2%	
	12,239 SF	**1,137.05 m²**	**16.0%**	
6TH LEVEL				
CIRCULATION	1,698 SF	157.76 m²	2.2%	
RESIDENTIAL	10,393 SF	965.57 m²	13.5%	
SERVICE ROOMS/SHAFTS	148 SF	13.73 m²	0.2%	
	12,239 SF	**1,137.05 m²**	**16.0%**	
AREA GRAND TOTAL	**76,721 SF**	**7,127.62 m²**	**100.0%**	

1.3.5 GROSS BUILDABLE AREA (PARKADE)

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P3 LEVEL				
CIRCULATION	1,824 SF	169.44 m²	0.7%	
PARKADE	58,019 SF	5,390.15 m²	21.3%	
SERVICE ROOMS/SHAFTS	324 SF	30.14 m²	0.1%	
	60,167 SF	**5,589.73 m²**	**22.1%**	
P2 LEVEL				
CIRCULATION	3,051 SF	283.42 m²	1.1%	
PARKADE	93,119 SF	8,651.05 m²	34.2%	
SERVICE ROOMS/SHAFTS	1,362 SF	126.54 m²	0.5%	
STORAGE	5,668 SF	526.54 m²	2.1%	
	103,199 SF	**9,587.54 m²**	**37.9%**	
P1 LEVEL				
CIRCULATION	3,660 SF	339.98 m²	1.3%	
PARKADE	91,539 SF	8,504.23 m²	33.6%	
SERVICE ROOMS/SHAFTS	6,950 SF	645.71 m²	2.6%	
STORAGE	6,533 SF	606.98 m²	2.4%	
	108,682 SF	**10,096.91 m²**	**39.9%**	
AREA GRAND TOTAL	**272,049 SF**	**25,274.18 m²**	**100.0%**	

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VERITAS

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PROJECT # 24201.1
CITY FILE # 08-14-0204
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PROJECT GROSS BUILDABLE AREA DATA

SCALE

I.2

SD-1.13

PROJECT UNIT DATA

1.4.1 UNIT COUNT SUMMARY (BLDG A)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED 1 BATH	52	42.3%	
1 BED & DEN 1 BATH	5	4.1%	
2 BED 1 BATH	6	4.9%	
2 BED 1 BATH (ADAPTABLE)	6	4.9%	
2 BED 2 BATH	22	17.9%	
JR 2 BED 1 BATH	26	21.1%	
JR 2 BED 1 BATH (ADAPTABLE)	6	4.9%	
TOTAL UNITS: 123		**100.0%**	

1.4.2 UNIT COUNT SUMMARY (BLDG B)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED 1 BATH	45	40.5%	
1 BED 1 BATH (ADAPTABLE)	5	4.5%	
2 BED 1 BATH	12	10.8%	
2 BED 2 BATH	12	10.8%	
2 BED 2 BATH (ADAPTABLE)	6	5.4%	
JR 2 BED 1 BATH	31	27.9%	
TOTAL UNITS: 111		**100.0%**	

1.4.3 UNIT COUNT SUMMARY (BLDG C)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED 1 BATH	36	36.4%	
2 BED 1 BATH	13	13.1%	
2 BED 2 BATH	17	17.2%	
JR 2 BED 1 BATH	23	23.2%	
JR 2 BED 1 BATH (ADAPTABLE)	10	10.1%	
TOTAL UNITS: 99		**100.0%**	

1.4.4 UNIT COUNT SUMMARY (BLDG D)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED 1 BATH	40	38.5%	
1 BED & DEN (ADAPTABLE)	1	1.0%	
2 BED 2 BATH	21	20.2%	
2 BED 2 BATH (ADAPTABLE)	10	9.6%	
JR 2 BED 1 BATH	32	30.8%	
TOTAL UNITS: 104		**100.0%**	

1.4.0 UNIT COUNT SUMMARY (OVERALL)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED 1 BATH	173	39.6%	
1 BED 1 BATH (ADAPTABLE)	5	1.1%	
1 BED & DEN 1 BATH	5	1.1%	
1 BED & DEN (ADAPTABLE)	1	0.2%	
2 BED 1 BATH	31	7.1%	
2 BED 1 BATH (ADAPTABLE)	6	1.4%	
2 BED 2 BATH	72	16.5%	
2 BED 2 BATH (ADAPTABLE)	16	3.7%	
JR 2 BED 1 BATH	112	25.6%	
JR 2 BED 1 BATH (ADAPTABLE)	16	3.7%	
TOTAL UNITS: 437		**100.0%**	

1.4.6 UNIT FLOOR AREA SUMMARY NOTES

1.	ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.5 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1 JR.	1 BED 1 BATH	1	420 SF	39 m²	420 SF	39.01 m²
UNIT B1	1 BED 1 BATH	52	507 SF	47 m²	26,381 SF	2450.90 m²
UNIT B1.1	1 BED 1 BATH	8	513 SF	48 m²	4,101 SF	380.99 m²
UNIT B1.2	1 BED 1 BATH	3	501 SF	47 m²	1,503 SF	139.65 m²
UNIT B1.3	1 BED 1 BATH	3	501 SF	47 m²	1,502 SF	139.59 m²
UNIT B1.4	1 BED 1 BATH	1	507 SF	47 m²	507 SF	47.13 m²
UNIT B1.5	1 BED 1 BATH	1	514 SF	48 m²	514 SF	47.76 m²
UNIT B2	1 BED 1 BATH	36	488 SF	45 m²	17,557 SF	1631.10 m²
UNIT B2.1	1 BED 1 BATH	4	494 SF	46 m²	1,974 SF	183.41 m²
UNIT B2.2	1 BED 1 BATH	2	494 SF	46 m²	988 SF	91.74 m²
UNIT B3	1 BED 1 BATH	24	462 SF	43 m²	11,093 SF	1030.57 m²
UNIT B3.1	1 BED 1 BATH	4	467 SF	43 m²	1,869 SF	173.68 m²
UNIT B3.2	1 BED 1 BATH	2	455 SF	42 m²	911 SF	84.63 m²
UNIT B3.3	1 BED 1 BATH	2	456 SF	42 m²	913 SF	84.80 m²
UNIT B4	1 BED 1 BATH	6	484 SF	45 m²	2,904 SF	269.79 m²
UNIT B5	1 BED 1 BATH	6	444 SF	41 m²	2,664 SF	247.46 m²
UNIT B6	1 BED 1 BATH (ADAPTABLE)	5	499 SF	46 m²	2,496 SF	231.84 m²
UNIT B7	1 BED 1 BATH	4	530 SF	49 m²	2,122 SF	197.13 m²
UNIT B8	1 BED 1 BATH	2	485 SF	45 m²	969 SF	90.05 m²
UNIT B9	1 BED 1 BATH	8	494 SF	46 m²	3,952 SF	367.16 m²
UNIT B10	1 BED 1 BATH	4	449 SF	42 m²	1,796 SF	166.86 m²
UNIT C1	1 BED & DEN 1 BATH	5	537 SF	50 m²	2,687 SF	249.65 m²
UNIT D1	JR 2 BED 1 BATH	68	533 SF	50 m²	36,271 SF	3369.65 m²
UNIT D1.1	JR 2 BED 1 BATH	8	540 SF	50 m²	4,318 SF	401.19 m²
UNIT D1.2	JR 2 BED 1 BATH	4	537 SF	50 m²	2,148 SF	199.52 m²
UNIT D1.3	JR 2 BED 1 BATH	1	539 SF	50 m²	539 SF	50.11 m²
UNIT D1.4	JR 2 BED 1 BATH	3	534 SF	50 m²	1,601 SF	148.69 m²
UNIT D1.5	JR 2 BED 1 BATH	1	540 SF	50 m²	540 SF	50.17 m²
UNIT D2	JR 2 BED 1 BATH	5	516 SF	48 m²	2,580 SF	239.70 m²
UNIT D3	JR 2 BED 1 BATH (ADAPTABLE)	5	609 SF	57 m²	3,046 SF	282.99 m²
UNIT D4	JR 2 BED 1 BATH (ADAPTABLE)	5	594 SF	55 m²	2,972 SF	276.08 m²
UNIT D5	JR 2 BED 1 BATH	5	578 SF	54 m²	2,890 SF	268.46 m²
UNIT D6	JR 2 BED 1 BATH (ADAPTABLE)	5	570 SF	53 m²	2,849 SF	264.65 m²
UNIT D7	JR 2 BED 1 BATH	5	577 SF	54 m²	2,885 SF	268.05 m²
UNIT D8	JR 2 BED 1 BATH	4	579 SF	54 m²	2,316 SF	215.17 m²
UNIT D9	JR 2 BED 1 BATH	4	577 SF	54 m²	2,306 SF	214.24 m²
UNIT D10	JR 2 BED 1 BATH	4	532 SF	49 m²	2,126 SF	197.52 m²
UNIT D11	1 BED & DEN (ADAPTABLE)	1	562 SF	52 m²	562 SF	52.21 m²
UNIT D12	JR 2 BED 1 BATH (ADAPTABLE)	1	673 SF	63 m²	673 SF	62.55 m²
UNIT E1	2 BED 1 BATH	4	677 SF	63 m²	2,708 SF	251.62 m²
UNIT E1.1	2 BED 1 BATH	4	678 SF	63 m²	2,713 SF	252.06 m²
UNIT E2	2 BED 1 BATH	6	674 SF	63 m²	4,043 SF	375.64 m²
UNIT E3	2 BED 1 BATH (ADAPTABLE)	6	712 SF	66 m²	4,270 SF	396.74 m²
UNIT E4	2 BED 1 BATH	2	621 SF	58 m²	1,243 SF	115.44 m²
UNIT E4.1	2 BED 1 BATH	2	623 SF	58 m²	1,247 SF	115.81 m²
UNIT E5	2 BED 1 BATH	4	720 SF	67 m²	2,880 SF	267.53 m²
UNIT E6	2 BED 1 BATH	2	650 SF	60 m²	1,300 SF	120.80 m²
UNIT E7	2 BED 1 BATH	1	594 SF	55 m²	594 SF	55.18 m²
UNIT F1	2 BED 2 BATH	11	699 SF	65 m²	7,687 SF	714.14 m²
UNIT F1.1	2 BED 2 BATH	7	693 SF	64 m²	4,853 SF	450.82 m²
UNIT F1.2	2 BED 2 BATH	1	700 SF	65 m²	700 SF	65.07 m²
UNIT F2	2 BED 2 BATH	6	638 SF	59 m²	3,826 SF	355.49 m²
UNIT F2.1	2 BED 2 BATH	4	632 SF	59 m²	2,530 SF	235.00 m²
UNIT F3	2 BED 2 BATH	11	704 SF	65 m²	7,749 SF	719.90 m²
UNIT F4	2 BED 2 BATH	6	698 SF	65 m²	4,191 SF	389.32 m²
UNIT F5	2 BED 2 BATH	5	735 SF	68 m²	3,677 SF	341.59 m²
UNIT F5.1	2 BED 2 BATH	1	739 SF	69 m²	739 SF	68.66 m²
UNIT F6	2 BED 1 BATH	6	719 SF	67 m²	4,312 SF	400.58 m²
UNIT F7	2 BED 2 BATH (ADAPTABLE)	6	787 SF	73 m²	4,723 SF	438.77 m²
UNIT F8	2 BED 2 BATH (ADAPTABLE)	5	745 SF	69 m²	3,723 SF	345.85 m²
UNIT F9	2 BED 2 BATH (ADAPTABLE)	5	708 SF	66 m²	3,541 SF	329.02 m²
UNIT F10	2 BED 2 BATH	5	675 SF	63 m²	3,373 SF	313.37 m²
UNIT F11	2 BED 2 BATH	3	753 SF	70 m²	2,259 SF	209.85 m²
UNIT F12	2 BED 2 BATH	2	692 SF	64 m²	1,384 SF	128.60 m²
UNIT F13	2 BED 2 BATH	3	707 SF	66 m²	2,122 SF	197.11 m²
UNIT F13.1	2 BED 2 BATH	3	702 SF	65 m²	2,105 SF	195.54 m²
UNIT F14	2 BED 2 BATH	2	646 SF	60 m²	1,292 SF	120.05 m²
UNIT F14.1	2 BED 2 BATH	2	641 SF	60 m²	1,282 SF	119.06 m²
UNIT TOTALS:		**437**			**247,510 SF**	**22994.47 m²**

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VERITAS

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PROJECT # 24201.1
CITY FILE # 08-14-0204
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PROJECT UNIT DATA

SCALE

I.2

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PROJECT PARKING DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE STORAGE PARKING DATA - NOTES

NOTES

SPACES WITH EV CHARGING REQUIREMENTS SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, INSTALLED ADJACENT TO THE PARKING SPACE, INTENDED SOLELY TO BE USED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) AND LABELLED ACCORDINGLY.

1.5.1 OFF-STREET VEHICLE/BICYCLE STORAGE PARKING DATA (BLDG A)

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS
VEHICLE PARKING STALL DATA			
BUILDING A			
RESIDENTS			
STUDIO (≤ 45 SM)	NONE	*1.0	**0 STALLS**
1 OR MORE BEDS	123 UNITS	*1.5	**185 STALLS**
ACCESSIBLE	12 ADAPTABLE UNITS	*1.0	12 STALLS
EV (LEVEL 2)	123 UNITS	*1.0	123 STALLS
TOTAL RESIDENT STALLS:			**185 - 19 VISITOR = 166 RESIDENT STALLS**
VISITORS			
STANDARD	10% OF RESIDENT STALLS	*0.10	**18.5 = 19 STALLS**
SMALL CAR	19 TOTAL STALLS	20% MAX	3.8 = 4 STALLS MAX
ACCESSIBLE		1/10-50 STALLS	1 STALL
TOTAL VISITOR STALLS:			**19 STALLS**
TOTAL VEHICLE STALLS:			**185 STALLS**
BICYCLE STALL DATA			
RESIDENT (CLASS 1)	123 UNITS	*1.0	**123 STALLS**
VISITOR (CLASS 2)		6 PER BUILDING	**6 STALLS**

1.5.2 OFF-STREET VEHICLE/BICYCLE STORAGE PARKING DATA (BLDG B)

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS
VEHICLE PARKING STALL DATA			
BUILDING B			
RESIDENTS			
STUDIO (≤ 45 SM)	NONE	*1.0	0 STALLS
1 OR MORE BEDS	111 UNITS	*1.5	**166.5 = 167 STALLS**
ACCESSIBLE	11 ADAPTABLE UNITS	*1.0	11 STALLS
EV (LEVEL 2)	111 UNITS	*1.0	111 STALLS
TOTAL RESIDENT STALLS:			**167 - 17 VISITOR = 150 RESIDENT STALLS**
VISITORS			
STANDARD	10% OF RESIDENT STALLS	*0.10	**16.7 = 17 STALLS**
SMALL CAR	17 TOTAL STALLS	20% MAX	3.4 = 3 STALLS
ACCESSIBLE		1/10-50 STALLS	1 STALL
TOTAL VISITOR STALLS:			**17 STALLS**
TOTAL VEHICLE STALLS:			**167 STALLS**
BICYCLE STALL DATA			
RESIDENT (CLASS 1)	111 UNITS	*1.0	**111 STALLS**
VISITOR (CLASS 2)		6 PER BUILDING	**6 STALLS**

1.5.3 OFF-STREET VEHICLE/BICYCLE STORAGE PARKING DATA (BLDG C)

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS
VEHICLE PARKING STALL DATA			
BUILDING C			
RESIDENTS			
STUDIO (≤ 45 SM)	NONE	*1.0	**0 STALLS**
1 OR MORE BEDS	99 UNITS	*1.5	**148.5 = 149 STALLS**
ACCESSIBLE	10 ADAPTABLE UNITS	*1.0	10 STALLS
EV (LEVEL 2)	99 UNITS	*1.0	99 STALLS
TOTAL RESIDENT STALLS:			**149 - 15 VISITOR = 134 RESIDENT STALLS**
VISITORS			
STANDARD	10% OF RESIDENT STALLS	*0.10	**14.9 = 15 STALLS**
SMALL CAR	15 TOTAL STALLS	20% MAX	3 STALLS
ACCESSIBLE		1/10-50 STALLS	1 STALL
TOTAL VISITOR STALLS:			**15 STALLS**
TOTAL VEHICLE STALLS:			**149 STALLS**
BICYCLE STALL DATA			
RESIDENT (CLASS 1)	99 UNITS	*1.0	**99 STALLS**
VISITOR (CLASS 2)		6 PER BUILDING	**6 STALLS**

1.5.4 OFF-STREET VEHICLE/BICYCLE STORAGE PARKING DATA (BLDG D)

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS
VEHICLE PARKING STALL DATA			
BUILDING D			
RESIDENTS			
STUDIO (≤ 45 SM)	NONE	*1.0	0 STALLS
1 OR MORE BEDS	104 UNITS	*1.5	**156 STALLS**
ACCESSIBLE	10 ADAPTABLE UNITS	*1.0	10 STALLS
EV (LEVEL 2)	104 UNITS	*1.0	104 STALLS
TOTAL RESIDENT STALLS:			**156 - 16 VISITOR = 140 STALLS**
VISITORS			
STANDARD	10% OF RESIDENT STALLS	*0.10	**15.6 = 16 STALLS**
SMALL CAR	16 TOTAL STALLS	20% MAX	3.2 = 3 STALLS
ACCESSIBLE		1/10-50 STALLS	1 STALL
TOTAL VISITOR STALLS:			**16 STALLS**
COMMERCIAL			
STANDARD	4,816 SF (447.41 m²)	1 SPACE / 35 m² GFA	**12.7 = 13 STALLS**
SMALL CAR	13 STALLS	20% MAX.	2.6 = 2 STALLS
ACCESSIBLE		1/10-50 STALLS	1 STALLS
EV (LEVEL 2)	N/A	N/A	-
TOTAL COMMERCIAL STALLS:			**13 STALLS**
TOTAL VEHICLE STALLS:			**169 STALLS**
BICYCLE STALL DATA			
RESIDENT (CLASS 1)	104 UNITS	*1.0	**104 STALLS**
VISITOR (CLASS 2)		6 PER BUILDING	**6 STALLS**
VISITOR (CLASS 2)	4 CRU PUBLIC ENTRANCE	6 PER EACH PUBLIC ENTRANCE	**24 STALLS**

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VERITAS

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PROJECT # 24201.1
CITY FILE # 08-14-0204
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PROJECT PARKING DATA

SCALE

I.2

SD-1.15

PROJECT PARKING DATA

1.5.5 OFF-STREET VEHICLE/BICYCLE STORAGE PARKING DATA-REQUIRED (OVERALL)

	UNITS / AREA	CURRENT FACTOR	REQUIRED/PERMITTED STALLS
VEHICLE PARKING STALL DATA			
RESIDENTS			
STUDIO (≤ 45 SM)	NONE	*1.0	**0 STALLS**
1 OR MORE BEDS	437 UNITS	*1.5	**655.5 = 656 STALLS**
ACCESSIBLE	44 ADAPTABLE UNITS	*1.0	44 STALLS
EV (LEVEL 2)	437 UNITS	*1.0	437 STALLS
TOTAL RESIDENT STALLS:			**656 - 66 VISITOR = 590 RESIDENT STALLS**
VISITORS			
STANDARD	10% OF RESIDENT STALLS	*0.10	**65.6=66 STALLS**
SMALL CAR	66 TOTAL STALLS	20% MAX	13 STALLS
ACCESSIBLE		1/10-50 STALLS	2 STALL
TOTAL VISITOR STALLS:			**66 STALLS**
COMMERCIAL			
STANDARD	4,816 SF (447.41 m²)	1 SPACE / 35 m² GFA	**12.7 = 13 STALLS**
SMALL CAR	13 STALLS	20% MAX	2.6 = 2 STALLS
ACCESSIBLE		1/10-50 STALLS	1 STALLS
EV (LEVEL 2)	N/A	N/A	0 STALLS
TOTAL COMMERCIAL STALLS:			**13 STALLS**
TOTAL VEHICLE STALLS:			**669 STALLS**
COMMERCIAL LOADING:			**1 STALL (VAN SIZE - PARKADE LEVEL P1)**
BICYCLE STALL DATA			
RESIDENT (CLASS 1)	437 UNITS	*1.0	**437 STALLS**
VISITOR (CLASS 2)	4 BUILDINGS	6 PER BUILDING	**24 STALLS**
VISITOR (CLASS 2)	6 STALLS PER PUBLIC ENTRANCE	4 CRU ENTRANCES	**24 STALLS**

1.5.6 OFF-STREET VEHICLE PARKING DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
COMMERCIAL					
ACCESSIBLE	1	7.1%	0%	**P1 LEVEL**	
LOADING (VAN-SIZE)	1	7.1%	0%	**P1 LEVEL**	
SMALL CAR	2	14.3%	0%	**P1 LEVEL**	
STANDARD	10	71.4%	1%	**P1 LEVEL**	
COMMERCIAL: 14		**100.0%**	**2%**		
RESIDENT					
ACCESSIBLE	45	7.5%	7%		
STANDARD	554	92.5%	82%		
RESIDENT: 599		**100.0%**	**88%**		
VISITOR					
ACCESSIBLE	2	3.0%	0%	**P1 LEVEL**	
SMALL CAR	8	12.1%	1%	**P1 LEVEL**	
STANDARD	56	84.8%	8%	**P1 LEVEL**	
VISITOR: 66		**100.0%**	**10%**		
TOTAL PARKING STALLS: 679			**100%**		

1.5.7 OFF-STREET BICYCLE PARKING DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
BUILDING A					
RESIDENT					
HORIZONTAL	55	44.7%	11%	**P2.5 LEVEL**	
HORIZONTAL	22	17.9%	4%	**P1 LEVEL**	
HORIZONTAL	46	37.4%	9%	**P1.5 LEVEL**	
RESIDENT: 123		**100.0%**	**25%**		
VISITOR-RESIDENTIAL					
SURFACE MOUNT BIKE STALL	10	100.0%	2%		2 BIKE CAPACITY PER RACK
VISITOR-RESIDENTIAL: 10		**100.0%**	**2%**		
BUILDING A: 133			**27%**		
BUILDING B					
RESIDENT					
HORIZONTAL	63	56.8%	13%	**P2.5 LEVEL**	
HORIZONTAL	48	43.2%	10%	**P1.5 LEVEL**	
RESIDENT: 111		**100.0%**	**23%**		
VISITOR-RESIDENTIAL					
SURFACE MOUNT BIKE STALL	8	100.0%	2%		2 BIKE CAPACITY PER RACK
VISITOR-RESIDENTIAL: 8		**100.0%**	**2%**		
BUILDING B: 119			**24%**		
BUILDING C					
RESIDENT					
HORIZONTAL	33	33.3%	7%	**P2 LEVEL**	
HORIZONTAL	66	66.7%	13%	**P1 LEVEL**	
RESIDENT: 99		**100.0%**	**20%**		
VISITOR-RESIDENTIAL					
SURFACE MOUNT BIKE STALL	6	100.0%	1%		2 BIKE CAPACITY PER RACK
VISITOR-RESIDENTIAL: 6		**100.0%**	**1%**		
BUILDING C: 105			**21%**		
BUILDING D					
RESIDENT					
HORIZONTAL	53	51.0%	11%	**P2 LEVEL**	
HORIZONTAL	51	49.0%	10%	**P1 LEVEL**	
RESIDENT: 104		**100.0%**	**21%**		
VISITOR - CRU					
SURFACE MOUNT BIKE STALL	24	100.0%	5%		2 BIKE CAPACITY PER RACK
VISITOR - CRU: 24		**100.0%**	**5%**		
VISITOR-RESIDENTIAL					
SURFACE MOUNT BIKE STALL	6	100.0%	1%		2 BIKE CAPACITY PER RACK
VISITOR-RESIDENTIAL: 6		**100.0%**	**1%**		
BUILDING D: 134			**27%**		
TOTAL PARKING STALLS: 491			**100%**		

KEYSTONE ARCHITECTURE
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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

PROJECT PARKING DATA

SCALE

I.2

SD-1.16

FSR DATA - OVERALL

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1.	FLOOR SPACE RATIO MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT.
2.	EXCLUSIONS: INDOOR AGE FRIENDLY AMENITY AREA.

1.6.6 FSR CALCULATION (OVERALL)

GROSS FLOOR AREA (FSR) SF	NET SITE AREA SF	FSR
296,821 SF	124,683 SF	2.38

1.6.7 FSR CALCULATION (LOW DENSITY APARTMENT)

GROSS FLOOR AREA (FSR) SF	NET SITE AREA SF	FSR
292,006 SF	124,683 SF	2.34

1.6.8 FSR CALCULATION (LOW DENSITY MIXED USE)

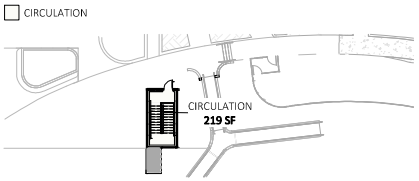
GROSS FLOOR AREA (FSR) SF	NET SITE AREA SF	FSR
4,815 SF	124,683 SF	0.04

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY-OVERALL

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1,231 SF	114.38 m²	0.4%	
2ND LEVEL	269 SF	24.96 m²	0.1%	
3RD LEVEL	269 SF	24.96 m²	0.1%	
4TH LEVEL	269 SF	24.96 m²	0.1%	
5TH LEVEL	269 SF	24.96 m²	0.1%	
6TH LEVEL	269 SF	24.96 m²	0.1%	
	2,574 SF	**239.17 m²**	**0.9%**	
RESIDENTIAL				
1ST LEVEL	32,478 SF	3017.31 m²	10.8%	
2ND LEVEL	44,027 SF	4090.29 m²	14.6%	
3RD LEVEL	44,027 SF	4090.27 m²	14.6%	
4TH LEVEL	44,027 SF	4090.27 m²	14.6%	
5TH LEVEL	41,455 SF	3851.33 m²	13.8%	
6TH LEVEL	41,455 SF	3851.33 m²	13.8%	
	247,471 SF	**22990.79 m²**	**82.1%**	
CRU				
1ST LEVEL	4,815 SF	447.36 m²	1.6%	
	4,815 SF	**447.36 m²**	**1.6%**	
CIRCULATION				
1ST LEVEL	9,171 SF	851.98 m²	3.0%	
2ND LEVEL	6,560 SF	609.42 m²	2.2%	
3RD LEVEL	6,560 SF	609.44 m²	2.2%	
4TH LEVEL	6,560 SF	609.44 m²	2.2%	
5TH LEVEL	6,556 SF	609.05 m²	2.2%	
6TH LEVEL	6,554 SF	608.92 m²	2.2%	
	41,960 SF	**3898.24 m²**	**13.9%**	
AREA EXCLUSION				
1ST LEVEL	4,463 SF	414.61 m²	1.5%	INDOOR AMENITY
	4,463 SF	**414.61 m²**	**1.5%**	
AREA GRAND TOTAL	**301,284 SF**	**27990.17 m²**	**100.0%**	

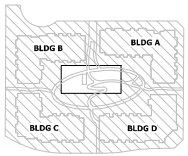
1.6.7 GROSS FLOOR AREA (FSR) SUMMARY (SITE)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	219 SF	20.31 m²	100.0%	
	219 SF	**20.31 m²**	**100.0%**	
AREA GRAND TOTAL	**219 SF**	**20.31 m²**	**100.0%**	



1ST LEVEL - PARKADE STAIR

1" = 20'-0"



KEY PLAN

KEYSTONE
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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

FSR DATA - OVERALL

SCALE 1" = 20'-0"

I.2

SD-1.20

DESIGN RATIONALE

PROJECT DESCRIPTION

THE DEVELOPMENT SITE IS LOCATED WITHIN THE CENTRAL GORDON ESTATE PRECINCT, BORDERED BY 204TH STREET, A PROPOSED STREET (70A AVENUE), AND A PROPOSED STREET EXTENSION (70TH AVENUE). THE SITE IS DESIGNATED FOR APARTMENT AND MIXED-USE ZONING UNDER THE CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN, WITH A MAXIMUM DENSITY OF 60 UNITS PER ACRE. THE PLAN INCLUDES AN AMENITY FEATURE AT THE SOUTHEAST CORNER OF THE SITE.
THE PROPOSAL CONSOLIDATES THREE SITES TO BUILD FOUR APARTMENT BUILDINGS IN A QUADRANGLE LAYOUT, ATOP A 2.5-LEVEL UNDERGROUND PARKADE. THE BUILDINGS WILL HAVE A TOTAL OF 437 RESIDENTIAL UNITS, WITH A RESIDENTIAL FSR OF 2.27 AND 122 UNITS PER ACRE.
BUILDING 4 INCLUDES 4,778 SQ. FT. OF COMMERCIAL SPACE AT STREET LEVEL.
VEHICULAR ACCESS IS PROVIDED VIA 70TH AVENUE, BETWEEN BUILDINGS C AND D, WITH A RAMP LEADING TO THE UNDERGROUND PARKADE.
SETBACKS VARY: A 4.5M NORTH SETBACK ALLOWS FOR A PUBLIC GREENWAY, A 4M EAST SETBACK ENHANCES THE PUBLIC REALM, AND A 6M WEST SETBACK OFFERS A LANDSCAPED BUFFER.
GROUND-LEVEL APARTMENTS HAVE PRIVATE YARDS, WITH OUTDOOR SPACES LIKE A CENTRAL COURTYARD FOR RESIDENTS.
INDOOR AMENITIES INCLUDE SHARED SPACES SUCH AS A GYM, CO-WORKING AREAS, AND LOUNGES.
PEDESTRIAN CIRCULATION IS INTEGRATED WITH THE GREEN LINK CONCEPT, ALLOWING EASY ACCESS THROUGH THE SITE AND SURROUNDING STREETS.
THE SITE SLOPES, REQUIRING RAISED GROUND FLOORS WITH TERRACES AND ACCESSIBLE RAMPS FOR BUILDINGS A, C AND D.
THE COMMERCIAL SPACE IN BUILDING D INTEGRATES WITH THE PUBLIC REALM, RESPECTING THE NEIGHBOURHOOD'S DESIGN GUIDELINES.
THE UNIT MIX INCLUDES PRIMARILY 1-BEDROOM AND 2-BEDROOM UNITS, WITH ALL SUITES OFFERING BALCONIES OR PATIOS.

MASSING, FORM & CHARACTER

THE BUILDINGS FEATURE A "4+2" MASSING APPROACH, WHERE THE MAIN BLOCKS RISE FOUR STORIES WITH A PENTHOUSE ON LEVELS FIVE AND SIX, SET BACK ABOUT FIVE FEET. THIS SETBACK CREATES THE APPEARANCE OF A FOUR-STORY BUILDING FROM THE STREET, SOFTENING THE MASSING. THE MATERIAL PALETTE CONTRASTS BETWEEN HEAVIER BRICK PORTALS FOR THE FIRST FOUR STORIES AND LIGHTER CEMENTITIOUS PANELS FOR THE UPPER LEVELS, WHICH HELPS BALANCE THE BUILDING'S SCALE AND PROVIDES A LIGHTER AESTHETIC ON TOP OF A SOLID BASE.
VERTICAL MASSING IS ARTICULATED WITH DISTINCT BAYS AND INTERCONNECTING ROOF ELEMENTS, ENHANCING THE BUILDING'S ARCHITECTURAL RHYTHM.
THE CHARACTER OF THE DEVELOPMENT EMBRACES A WEST COAST CONTEMPORARY STYLE, WITH A DURABLE AND RICH MATERIAL PALETTE. DIFFERENTIATION IN MASSING THROUGH TEXTURE, MATERIALITY, AND COLOR, ALONGSIDE DECORATIVE ELEMENTS, IS USED TO EVOKE THE AREA'S RURAL FARMING HERITAGE. NOTABLY, THE CORNERS OF THE BUILDINGS ARE ACCENTUATED WITH A FULL SIX-STORY MASSING AT THE CARDINAL CORNERS, REINFORCING THE STRUCTURE'S PRESENCE AND OFFERING A VISUAL ANCHOR FOR THE BUILDING'S DESIGN. THIS APPROACH ALSO MITIGATES ZONING CONFLICTS, TRANSITIONING FROM SIX STORIES TO FOUR AND THEN THREE STORIES TOWARD THE TOWNHOUSES TO THE WEST, ADHERING TO STRONG URBAN DESIGN PRINCIPLES.
ADDITIONALLY, THE COURTYARD-FACING FACADES ARE DESIGNED TO MINIMIZE SHADOW IMPACT, ENHANCING THE QUALITY OF OUTDOOR SPACES.
THE RESULT IS A WELL-BALANCED, VISUALLY APPEALING STRUCTURE THAT BLENDS CONTEMPORARY DESIGN WITH THOUGHTFUL CONSIDERATION OF THE SURROUNDING CONTEXT. IN SUMMARY, THE FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT REFLECT A HARMONIOUS INTEGRATION WITH THE SITE'S SURROUNDINGS, EMPHASIZING SCALE, MATERIALITY, AND VISUAL COHERENCE WHILE ADHERING TO URBAN DESIGN PRINCIPLES.

ENVIRONMENTAL SUSTAINABILITY

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE AND A LARGE OPEN GREEN SPACE IN THE COURTYARD.
THE HEAT ISLAND EFFECT IS REDUCED BY MINIMIZING EXTERIOR PARKING AND PROVIDING AMPLE TREE COVER AS WELL AS MAXIMIZING DENSITY.
LIGHT POLLUTION REDUCTION HAS BEEN ACHIEVED BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
SUSTAINABLE BUILDING SYSTEMS LIKE: WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS, AND ENERGY EFFICIENT HVAC SYSTEMS ARE PROPOSED IN THE DEVELOPMENT.
RENEWABLE WOOD-BASED BUILDING MATERIALS ARE USED FOR ABOVE GROUND CONSTRUCTION.
SPACE FOR THE STORAGE AND COLLECTION OF RECYCLABLES AND COMPOST IS PROVIDED FOR USERS.

CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS, CLEARLY DEFINED MAIN ENTRANCES, AND SECURE AND FULLY ACCESSIBLE PARKING.



TYPICAL FACADE
(4 + 2 MASSING)



WEST FACADE FACING NORTH EAST
(4 + 2 MASSING)



TYPICAL FACADE
(4 + 2 MASSING, WITH CORNER ELEMENT)



AERIAL VIEW OF COURTYARD
(4 + 2 MASSING TO LESSEN SHADOW IMPACT)



STREET VIEW

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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

DESIGN RATIONALE

SCALE

I.2

SD-1.30

RENDERINGS



SOUTH EAST PERSPECTIVE



BUILDING D FRONTAGE ALONG 204TH ST



NORTH WEST PERSPECTIVE



BUILDING B FRONTAGE ALONG 70A AVE

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RENDERINGS

SCALE

I.2

SD-1.31

RENDERINGS



CENTRAL COURTYARD LOOKING NORTH EAST



CENTRAL COURTYARD LOOKING SOUTH WEST



CENTRAL COURTYARD LOOKING NORTH WEST



CENTRAL COURTYARD LOOKING SOUTH EAST

KEYSTONE
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VERITAS

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RENDERINGS

SCALE

I.2

SD-1.32

RENDERINGS



BUILDING A N-E CORNER PERSPECTIVE



BUILDING A ENTRANCE



BUILDING B ENTRANCE



BUILDING C ENTRANCE



BUILDING D ENTRANCE

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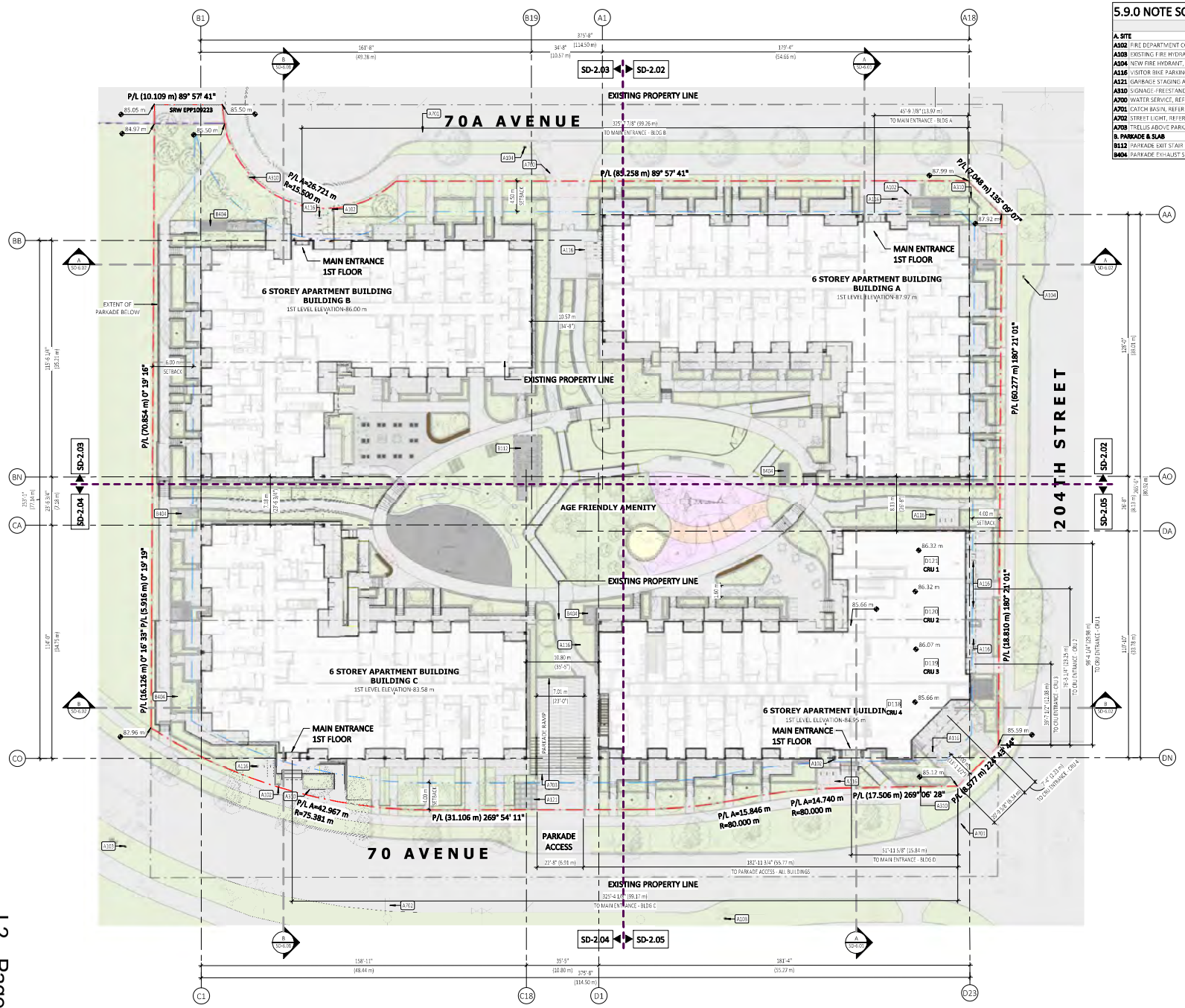
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RO100215/DP100999

RENDERINGS

SCALE 12" = 1'-0"

I.2

SD-1.33



5.9.0 NOTE SCHEDULE

A. SITE	
A102	FIRE DEPARTMENT CONNECTION, REFER TO CODE SITE PLAN & SITE DETAILS.
A103	EXISTING FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A104	NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A116	VISITOR BIKE PARKING.
A121	GARBAGE STAGING AREA (COMPOST & GLASS 240L BINS)
A310	SIGNAGE-FREESTANDING SIGN, SEE SIGN DETAILS
A700	WATER SERVICE, REFER TO CIVIL
A701	CATCH BASIN, REFER TO CIVIL
A702	STREET LIGHT, REFER TO CIVIL
A703	TRELLIS ABOVE PARKADE RAMP
B. PARKADE & SLAB	
B112	PARKADE EXIT STAIR
B404	PARKADE EXHAUST SHAFT, REFER TO MECHANICAL DRAWINGS.

KEYSTONE ARCHITECTURE
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VERITAS

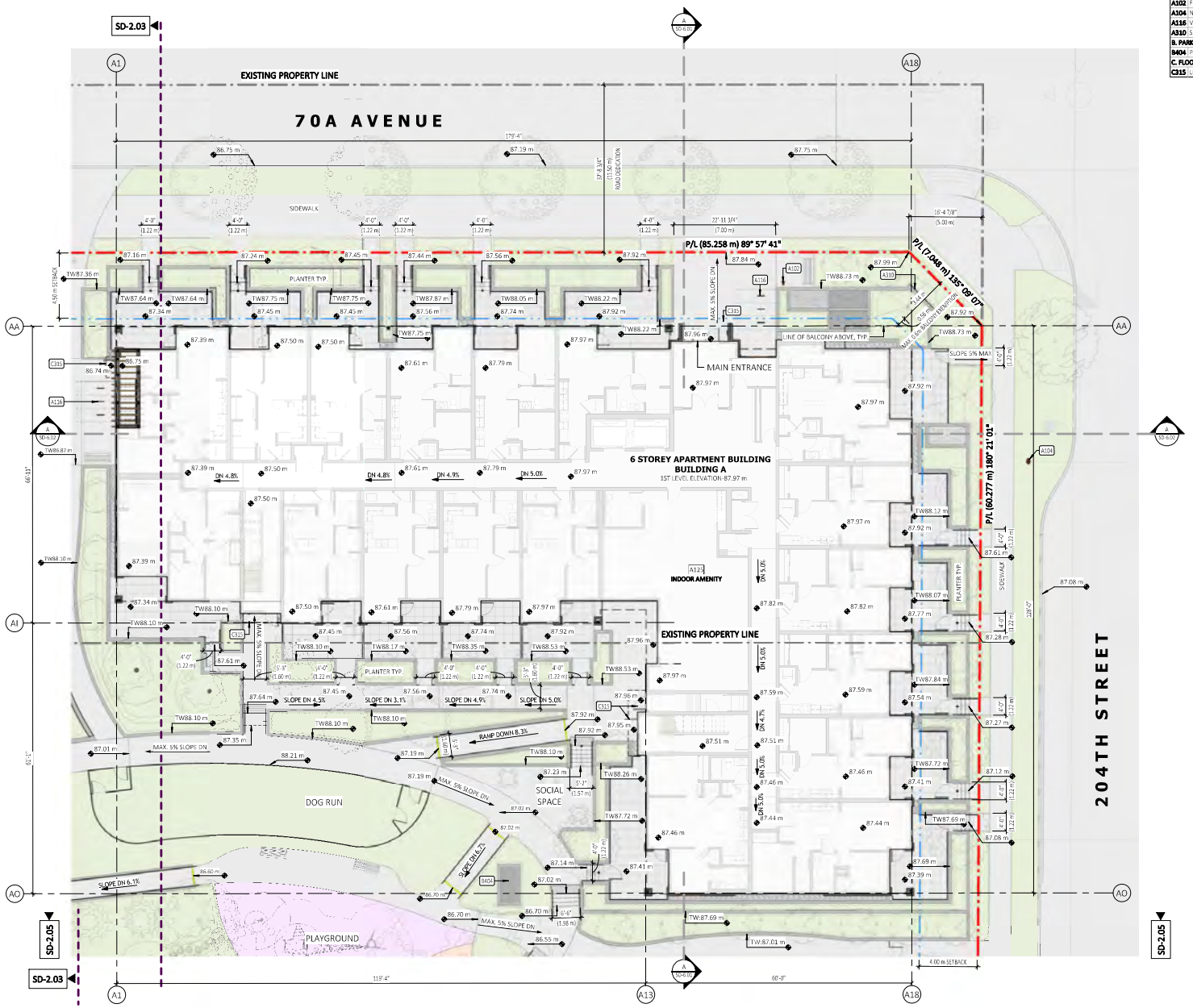
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RO100215/DP100999

OVERALL SITE PLAN

SCALE 3/64" = 1'-0"

SD-2.01



5.9.0 NOTE SCHEDULE

A. SITE	
A102	FIRE DEPARTMENT CONNECTION, REFER TO CODE SITE PLAN & SITE DETAILS.
A104	NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A116	VISITOR BIKE PARKING.
A310	SIGNAGE-FREESTANDING SIGN, SEE SIGN DETAILS
B. PARKADE & SLAB	
B404	PARKADE EXHAUST SHAFT, REFER TO MECHANICAL DRAWINGS.
C. FLOOR,WALL & ROOF	
C315	LINE OF CANOPY ABOVE, TYP.

KEYSTONE ARCHITECTURE
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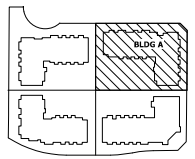
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ENLARGED SITE PLAN - BLDG A



SCALE 3/32" = 1'-0"

SD-2.02



5.9.0 NOTE SCHEDULE

A. SITE	
A102	FIRE DEPARTMENT CONNECTION, REFER TO CODE SITE PLAN & SITE DETAILS.
A104	NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A116	VISITOR BIKE PARKING.
A122	WOOD BENCH, REFER TO LANDSCAPE DRAWINGS
A123	CONCRETE SEAT-WALL, REFER TO LANDSCAPE DRAWINGS
A310	SIGNAGE-FREESTANDING SIGN, SEE SIGN DETAILS
B. PARKADE & SLAB	
B112	PARKADE EXIT STAIR
B404	PARKADE EXHAUST SHAFT, REFER TO MECHANICAL DRAWINGS.
C. FLOOR, WALL & ROOF	
C315	LINE OF CANOPY ABOVE, TYP.

KEYSTONE ARCHITECTURE
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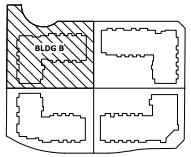
VERITAS

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WHITETAIL HOMES

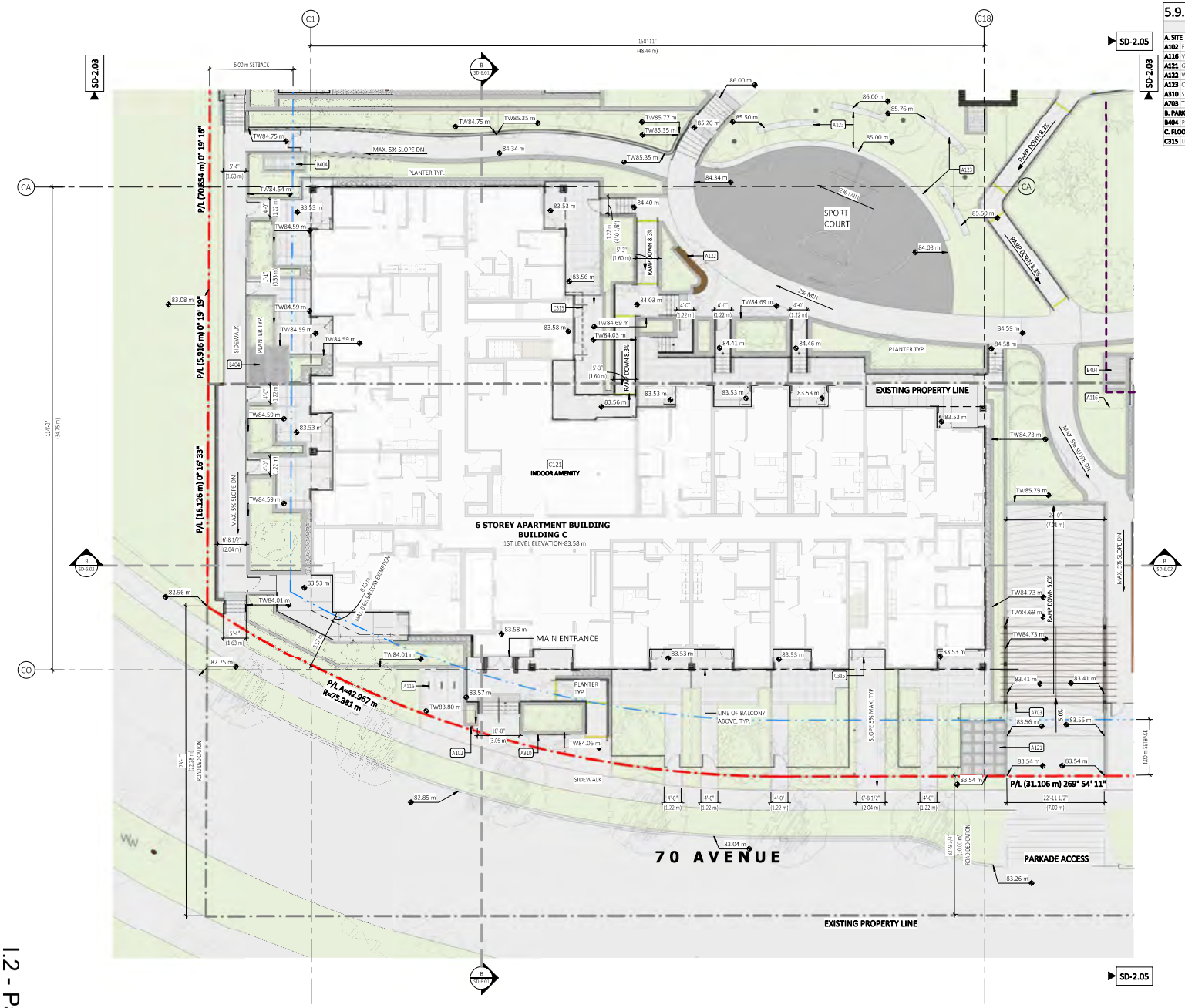
ENLARGED SITE PLAN - BLDG B



SCALE 3/32" = 1'-0"

I.2

SD-2.03



5.9.0 NOTE SCHEDULE

A. SITE	
A102	FIRE DEPARTMENT CONNECTION, REFER TO CODE SITE PLAN & SITE DETAILS.
A116	VISITOR BIKE PARKING.
A121	GARBAGE STAGING AREA (COMPOST & GLASS 240L BINS)
A122	WOOD BENCH, REFER TO LANDSCAPE DRAWINGS
A123	CONCRETE SEAT-WALL, REFER TO LANDSCAPE DRAWINGS
A310	SIGNAGE-FREESTANDING SIGN, SEE SIGN DETAILS
A703	TRELLIS ABOVE PARKADE RAMP
B. PARKADE & SLAB	
B404	PARKADE EXHAUST SHAFT, REFER TO MECHANICAL DRAWINGS.
C. FLOOR,WALL & ROOF	
C315	LINE OF CANOPY ABOVE, TYP.

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
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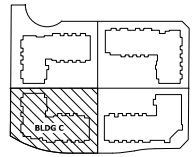
VERITAS

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PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

WHITETAIL HOMES

ENLARGED SITE PLAN - BLDG C



SCALE 3/32" = 1'-0"

1 | I.2

SD-2.04



5.9.0 NOTE SCHEDULE

A. SITE	
A102	FIRE DEPARTMENT CONNECTION, REFER TO CODE SITE PLAN & SITE DETAILS.
A116	VISITOR BIKE PARKING.
A122	WOOD BENCH, REFER TO LANDSCAPE DRAWINGS
A310	SIGNAGE-FREESTANDING SIGN, SEE SIGN DETAILS
B. PARKADE & SLAB	
B404	PARKADE EXHAUST SHAFT, REFER TO MECHANICAL DRAWINGS.
C. FLOOR,WALL & ROOF	
C315	LINE OF CANOPY ABOVE, TYP.

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
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NO.	ISSUE/REVISION	DATE
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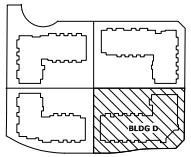
VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

WHITETAIL HOMES

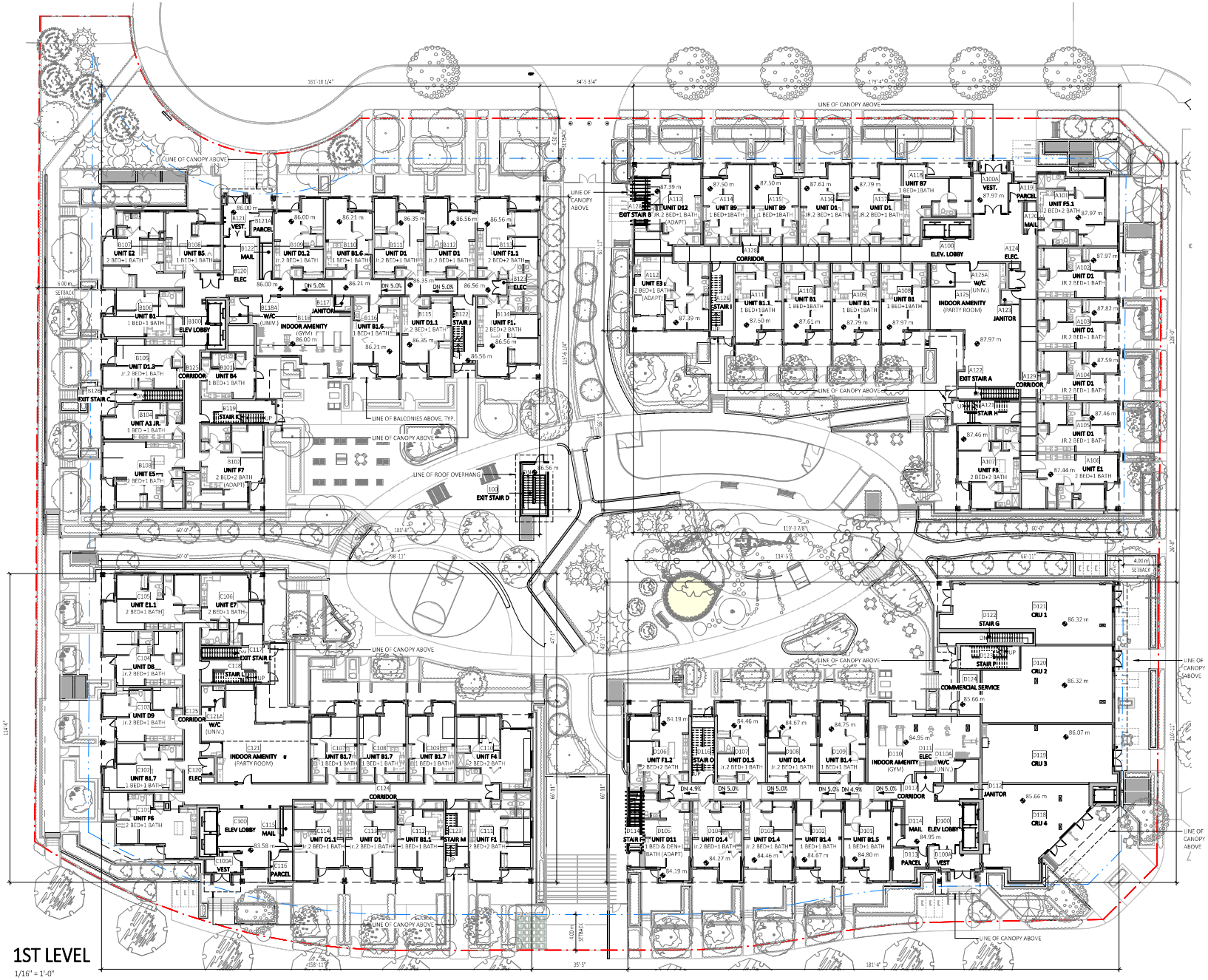
ENLARGED SITE PLAN - BLDG D



SCALE 3/32" = 1'-0"

1 / 1.2

SD-2.05



1ST LEVEL

1/16" = 1'-0"

KEYSTONE ARCHITECTURE

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VERITAS

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PROJECT # 24201.1
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1ST LEVEL PLAN

SCALE 1/16" = 1'-0"

1.2

SD-2.10



NORTH ELEVATION (FACING 70A AVE)

3/32" = 1'-0"



EAST ELEVATION (FACING 204 ST)

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'COUNTRYLANE RED'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

7 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'
CASCADIA FLASHING & TRIMS: DARK BROWN & COFFEE BROWN, PRIMEX VENT CAP: DARK BROWN

8 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
'MUTUAL MATERIALS': COLOUR: 'VINTAGE', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'BURNT ORANGE', PRIMEX VENT CAP: DARK BROWN

9 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'SEPIA', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'DEEP PLUM', PRIMEX VENT CAP: TAN

10 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

11 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK, POWDER COATED'

13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED'

14 VINYL WINDOW:
-COLOUR: 'WHITE INT. / BLACK EXT.'

15 ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK, POWDER COATED'

16 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'

17 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
-COLOUR: 'GRAY, POWDER COATED'

18 VINYL BALCONY DOOR:
-COLOUR: 'WHITE INT. / BLACK EXT.'

19 METAL DOOR:
-COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "NIGHT GRAY"

20 ROOF SOFFIT:
-'KAYCAN': COLOUR: 'LINEN'

21 ROOF/BALCONY SOFFIT:
-'GENTEK': COLOUR: 'CHESAPEAKE GRAY'

22 ALUMINUM GUTTER & RWL:
-COLOUR: 'GRAY'

23 FENCE & ENCLOSURE:
- ALUMINUM HORIZONTAL SLAT, COLOUR: 'BROWN & BLACK (RESPECTIVELY), POWDER COATED'

24 ENTRANCE CANOPY COLUMN
- TIMBER 'CEDAR'

25 ROOF ACCESS LADDER
- WALL MOUNTED

26 ALUMINUM/GLASS GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'

27 CAST-IN-PLACE CONCRETE: TEXTURE: STAMPED FINISH
-COLOUR: 'CLEAR SEALER'

28 ENTRANCE CANOPY SOFFIT
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'

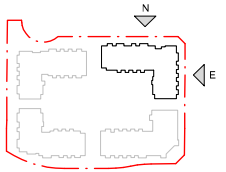
29 TRELLIS (ABOVE PARKADE RAMP)
- TIMBER 'CEDAR'

30 CRU GLASS CANOPY
- GALVANIZED STEEL

31 RETAINING WALL BLOCK (12"x18"x8"), PLANTER WALL,
-'BASALITE' : COLOUR: 'NATURAL'

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.



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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
25-10-09

25-10-09-RE-ISSUED FOR DP

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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

WHITETAIL HOMES

ELEVATIONS - BLDG A

SCALE 3/32" = 1'-0"

I.2

SD-3.01



SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'COUNTRYLANE RED'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

7 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'
CASCADIA FLASHING & TRIMS: DARK BROWN & COFFEE BROWN, PRIMEX VENT CAP: DARK BROWN

8 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'VINTAGE', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'BURNT ORANGE', PRIMEX VENT CAP: DARK BROWN

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BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'SEPIA', MORTAR: - 'MUTUAL MATERIALS': COLOUR: 'DEEP PLUM', PRIMEX VENT CAP: TAN

10 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

11 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK, POWDER COATED'

13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED'

14 VINYL WINDOW:
-COLOUR: 'WHITE INT. / BLACK EXT.'

15 ALUMINUM/GLASS BALCONY RAILING:
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16 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'

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27 CAST-IN-PLACE CONCRETE: TEXTURE: STAMPED FINISH
-COLOUR: 'CLEAR SEALER'

28 ENTRANCE CANOPY SOFFIT
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'

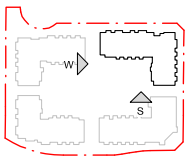
29 TRELLIS (ABOVE PARKADE RAMP)
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30 CRU GLASS CANOPY
- GALVANIZED STEEL

31 RETAINING WALL BLOCK (12"x18"x8"), PLANTER WALL,
- 'BASALITE' ; COLOUR: 'NATURAL'

NOTES:

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2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.



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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

ELEVATIONS - BLDG A

SCALE 3/32" = 1'-0"

I.2

SD-3.02



NORTH ELEVATION (FACING 70A AVE)

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'COUNTRYLANE RED'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
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CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

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CASCADIA FLASHING & TRIMS: DARK BROWN & COFFEE BROWN, PRIMEX VENT CAP: DARK BROWN

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BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
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-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

11 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK, POWDER COATED'

13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
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-COLOUR: 'CLEAR SEALER'

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- 'JAMES HARDIE' WOODTONE': COLOUR: 'SUMMER WHEAT'

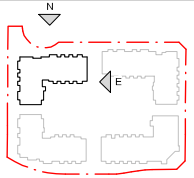
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- GALVANIZED STEEL

31 RETAINING WALL BLOCK (12"x18"x8"), PLANTER WALL,
-'BASALITE' : COLOUR: 'NATURAL'

NOTES:

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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

ELEVATIONS - BLDG B

SCALE 3/32" = 1'-0"

I.2

SD-3.03



SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'COUNTRYLANE RED'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
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CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

7 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'
CASCADIA FLASHING & TRIMS: DARK BROWN & COFFEE BROWN, PRIMEX VENT CAP: DARK BROWN

8 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'VINTAGE', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'BURNT ORANGE', PRIMEX VENT CAP: DARK BROWN

9 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'SEPIA', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'DEEP PLUM', PRIMEX VENT CAP: TAN

10 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

11 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK, POWDER COATED'

13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED'

14 VINYL WINDOW:
-COLOUR: 'WHITE INT. / BLACK EXT.'

15 ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK, POWDER COATED'

16 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'

17 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
-COLOUR: 'GRAY, POWDER COATED'

18 VINYL BALCONY DOOR:
-COLOUR: 'WHITE INT. / BLACK EXT.'

19 METAL DOOR:
-COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "NIGHT GRAY"

20 ROOF SOFFIT:
-'KAYCAN': COLOUR: 'LINEN'

21 ROOF/BALCONY SOFFIT:
-'GENTEK': COLOUR: 'CHESAPEAKE GRAY'

22 ALUMINUM GUTTER & RWL:
-COLOUR: 'GRAY'

23 FENCE & ENCLOSURE:
- ALUMINUM HORIZONTAL SLAT, COLOUR: 'BROWN & BLACK (RESPECTIVELY), POWDER COATED'

24 ENTRANCE CANOPY COLUMN
- TIMBER 'CEDAR'

25 ROOF ACCESS LADDER
- WALL MOUNTED

26 ALUMINUM/GLASS GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'

27 CAST-IN-PLACE CONCRETE: TEXTURE: STAMPED FINISH
-COLOUR: 'CLEAR SEALER'

28 ENTRANCE CANOPY SOFFIT
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'

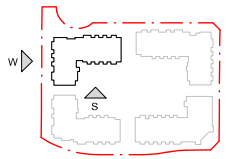
29 TRELLIS (ABOVE PARKADE RAMP)
- TIMBER 'CEDAR'

30 CRU GLASS CANOPY
- GALVANIZED STEEL

31 RETAINING WALL BLOCK (12"x18"x8"), PLANTER WALL,
-'BASALITE' : COLOUR: 'NATURAL'

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.



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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

WHITETAIL HOMES

ELEVATIONS - BLDG B

SCALE 3/32" = 1'-0"

I.2

SD-3.04



SOUTH ELEVATION (FACING 70 AVE)

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'COUNTRYLANE RED'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

7 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' WOODTONE: COLOUR: "SUMMER WHEAT"
CASCADIA FLASHING & TRIMS: DARK BROWN & COFFEE BROWN, PRIMEX VENT CAP: DARK BROWN

8 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'VINTAGE', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'BURNT ORANGE', PRIMEX VENT CAP: DARK BROWN

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BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'SEPIA', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'DEEP PLUM', PRIMEX VENT CAP: TAN

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-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

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-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
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13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED'

14 VINYL WINDOW:
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- COLOUR: 'CLEAR SEALER'

17 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
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-COLOUR: 'WHITE INT. / BLACK EXT.'

19 METAL DOOR:
-COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "NIGHT GRAY"

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-'KAYCAN': COLOUR: "LINEN"

21 ROOF/BALCONY SOFFIT:
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- WALL MOUNTED

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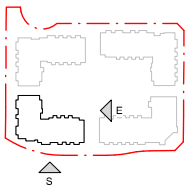
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NOTES:

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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

ELEVATIONS - BLDG C

SCALE 3/32" = 1'-0"

I.2

SD-3.05



NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'COUNTRYLANE RED'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

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-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

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- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'
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BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
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BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'SEPIA', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'DEEP PLUM', PRIMEX VENT CAP: TAN

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-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

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-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
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13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
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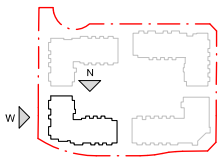
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- GALVANIZED STEEL

31 RETAINING WALL BLOCK (12"x18"x8"), PLANTER WALL,
- 'BASALITE': COLOUR: 'NATURAL'

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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

ELEVATIONS - BLDG C

SCALE 3/32" = 1'-0"

I.2

SD-3.06



SOUTH ELEVATION (FACING 70 AVE)

3/32" = 1'-0"



EAST ELEVATION (FACING 204 ST)

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'JAMES HARDIE': COLOUR: 'IRON GRAY'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

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CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

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-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-BENJAMIN MOORE : COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

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CASCADIA FLASHING: POLAR WHITE

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-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

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-COLOUR: 'BLACK, POWDER COATED'

13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
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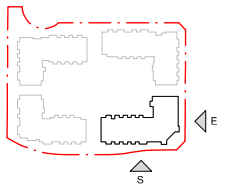
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PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

WHITETAIL HOMES

ELEVATIONS - BLDG D

SCALE 3/32" = 1'-0"

I.2

SD-3.07



NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

6.0.0 MATERIAL LEGEND

1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
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CASCADIA FLASHING: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

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CASCADIA FLASHING: IRON ORE, PRIMEX VENT CAP: DARK GREY

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CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

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-'BENJAMIN MOORE': COLOUR: 'AUDUBON RUSSET HC-51'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: DARK BROWN

5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-'BENJAMIN MOORE': COLOUR: 'SOFT PUMPKIN 2166-40'
'EASY TRIM' 5/16" REVEAL PANEL SYS.
CASCADIA FLASHING: DARK BROWN, PRIMEX VENT CAP: TAUPE

6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
-'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
CASCADIA FLASHING & TRIMS: POLAR WHITE, PRIMEX VENT CAP: SNOW WHITE

7 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'
CASCADIA FLASHING & TRIMS: DARK BROWN & COFFEE BROWN, PRIMEX VENT CAP: DARK BROWN

8 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'VINTAGE', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'BURNT ORANGE', PRIMEX VENT CAP: DARK BROWN

9 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH'
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
-'MUTUAL MATERIALS': COLOUR: 'SEPIA', MORTAR: -'MUTUAL MATERIALS': COLOUR: 'DEEP PLUM', PRIMEX VENT CAP: TAN

10 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'ARCTIC WHITE'
CASCADIA FLASHING: POLAR WHITE

11 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
-COLOUR: MATCH 'IRON GRAY'
CASCADIA FLASHING: IRON ORE

12 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK, POWDER COATED'

13 CRU STOREFRONT WALL (1600 UT SYSTEM 1):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED'

14 VINYL WINDOW:
-COLOUR: 'WHITE INT. / BLACK EXT.'

15 ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK, POWDER COATED'

16 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'

17 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
-COLOUR: 'GRAY, POWDER COATED'

18 VINYL BALCONY DOOR:
-COLOUR: 'WHITE INT. / BLACK EXT.'

19 METAL DOOR:
-COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "NIGHT GRAY"

20 ROOF SOFFIT:
-'KAYCAN': COLOUR: 'LINEN'

21 ROOF/BALCONY SOFFIT:
-'GENTEK': COLOUR: 'CHESAPEAKE GRAY'

22 ALUMINUM GUTTER & RWL:
-COLOUR: 'GRAY'

23 FENCE & ENCLOSURE:
- ALUMINUM HORIZONTAL SLAT, COLOUR: 'BROWN & BLACK (RESPECTIVELY), POWDER COATED'

24 ENTRANCE CANOPY COLUMN
- TIMBER 'CEDAR'

25 ROOF ACCESS LADDER
- WALL MOUNTED

26 ALUMINUM/GLASS GUARD/RAILING:
- COLOUR: 'BLACK, POWDER COATED'

27 CAST-IN-PLACE CONCRETE: TEXTURE: STAMPED FINISH
-COLOUR: 'CLEAR SEALER'

28 ENTRANCE CANOPY SOFFIT
- 'JAMES HARDIE' WOODTONE: COLOUR: 'SUMMER WHEAT'

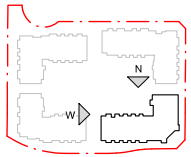
29 TRELLIS (ABOVE PARKADE RAMP)
- TIMBER 'CEDAR'

30 CRU GLASS CANOPY
- GALVANIZED STEEL

31 RETAINING WALL BLOCK (12"x18"x8"), PLANTER WALL,
-'BASALITE' : COLOUR: 'NATURAL'

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.



KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1620 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

25-10-09-RE-ISSUED FOR DP

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17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

ELEVATIONS - BLDG D

SCALE 3/32" = 1'-0"

I.2

SD-3.08



EAST COURTYARD ELEVATION

3/32" = 1'-0"



NORTH COURTYARD ELEVATION

3/32" = 1'-0"

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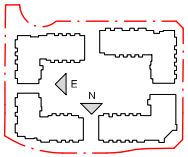
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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

COURTYARD ELEVATIONS



SCALE 3/32" = 1'-0"

I.2

SD-3.09

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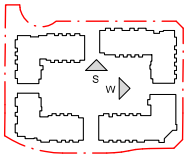
WEST COURTYARD ELEVATION

3/32" = 1'-0"



SOUTH COURTYARD ELEVATION

3/32" = 1'-0"



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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

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COURTYARD ELEVATIONS

SCALE 3/32" = 1'-0"

I.2

SD-3.10



204TH STREET STREETSCAPE

1/16" = 1'-0"



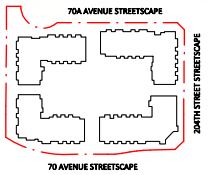
70A AVENUE STREETSCAPE

1/16" = 1'-0"



70 AVENUE STREETSCAPE

1/16" = 1'-0"



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VERITAS

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PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

STREETSCAPES

SCALE 1/16" = 1'-0"

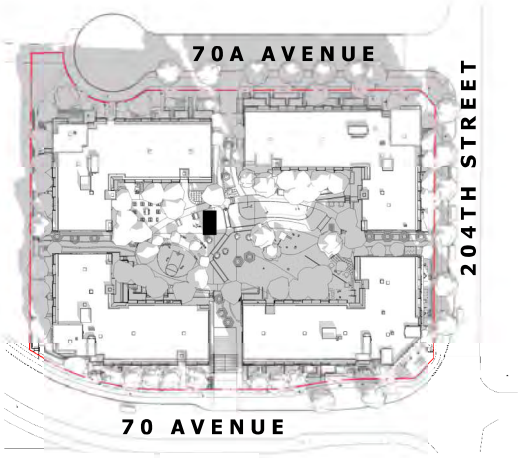
I.2

SD-4.01



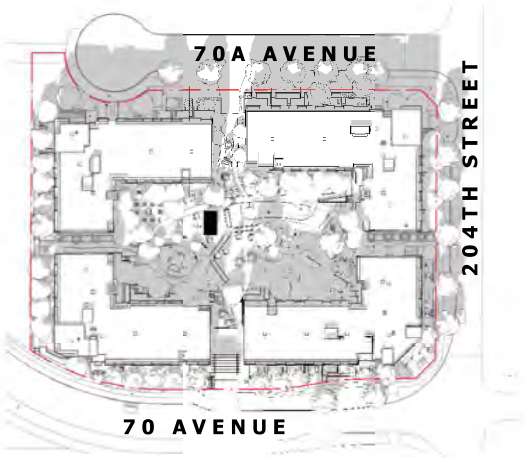
MARCH 20 - 10:00 am

1" = 60'-0"



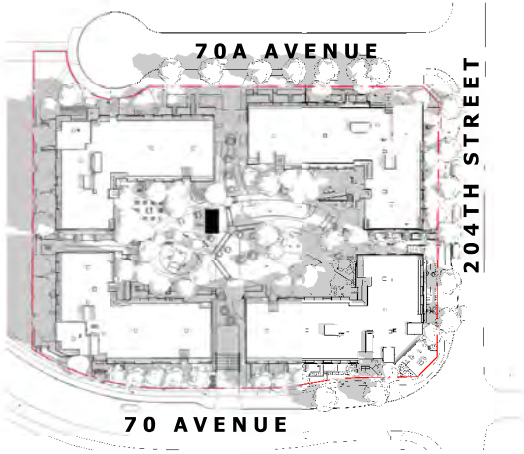
MARCH 20 - 12:00 pm

1" = 60'-0"



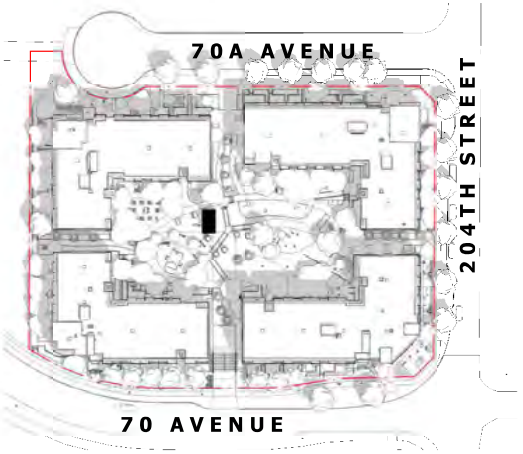
MARCH 20 - 2:00 pm

1" = 60'-0"



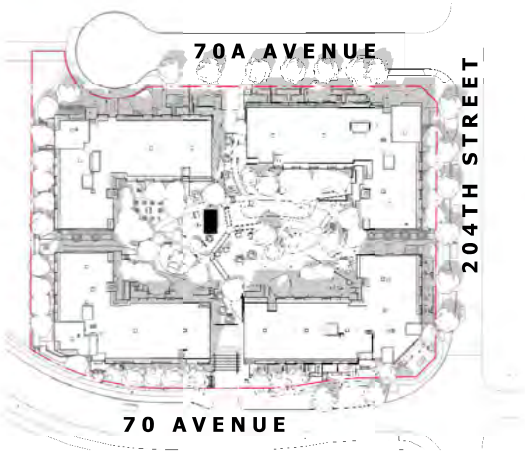
JUNE 21 - 10:00 am

1" = 60'-0"



JUNE 21 - 12:00 am

1" = 60'-0"



JUNE 21 - 2:00 am

1" = 60'-0"

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VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

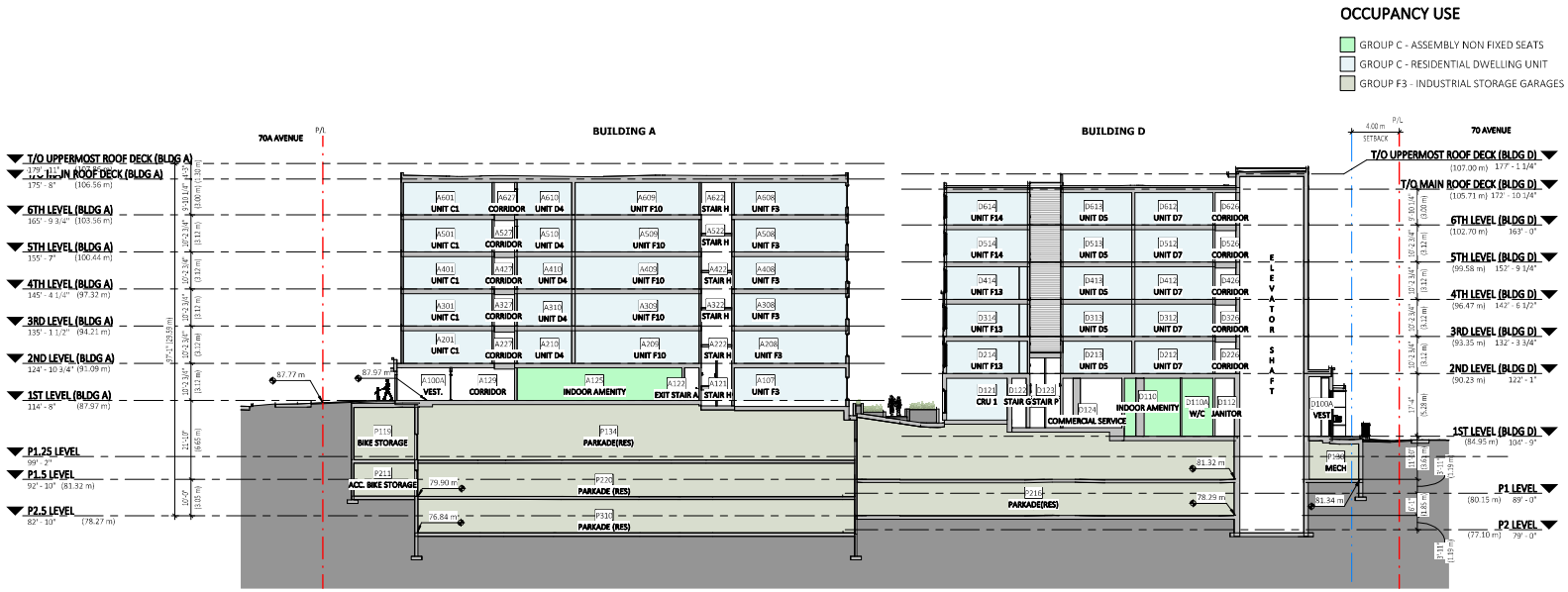
PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

SHADOW STUDIES

SCALE 1" = 60'-0"

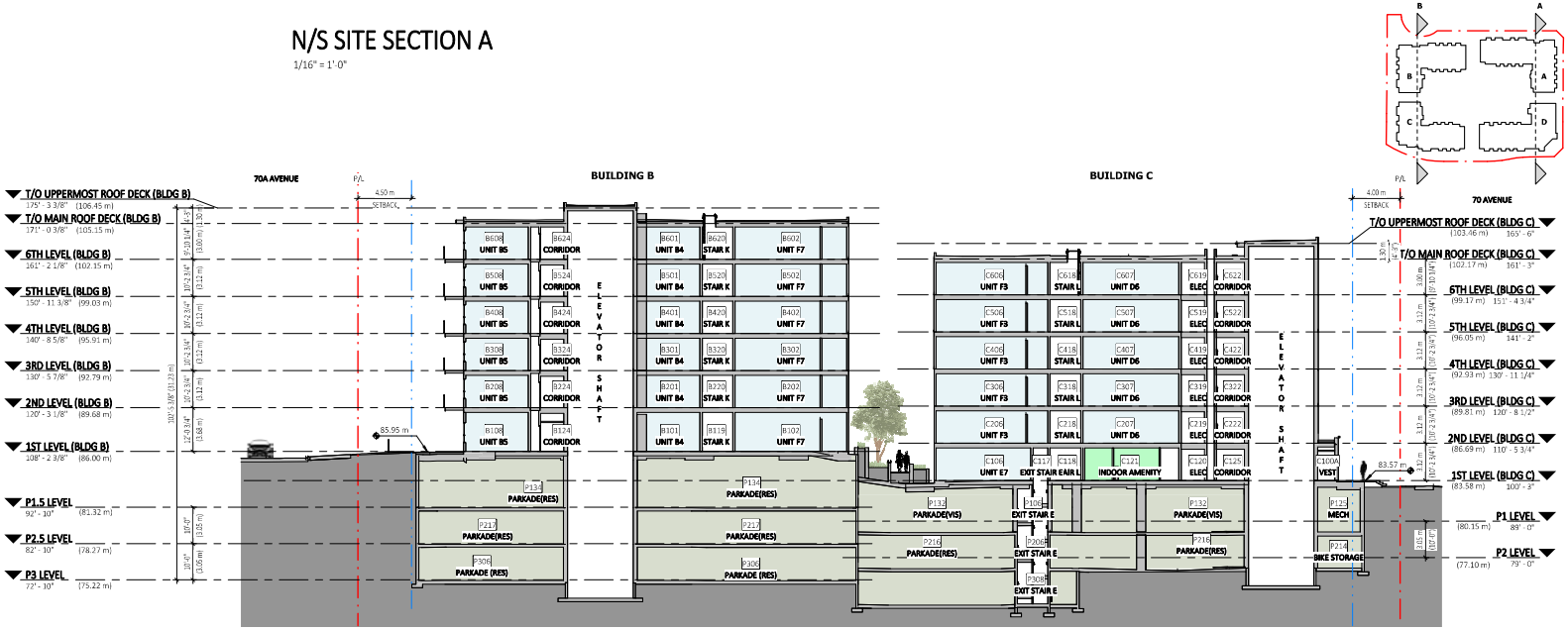
I.2

SD-5.01



N/S SITE SECTION A

1/16" = 1'-0"



N/S SITE SECTION B

1/16" = 1'-0"

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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

SITE SECTIONS

SCALE 1/16" = 1'-0"

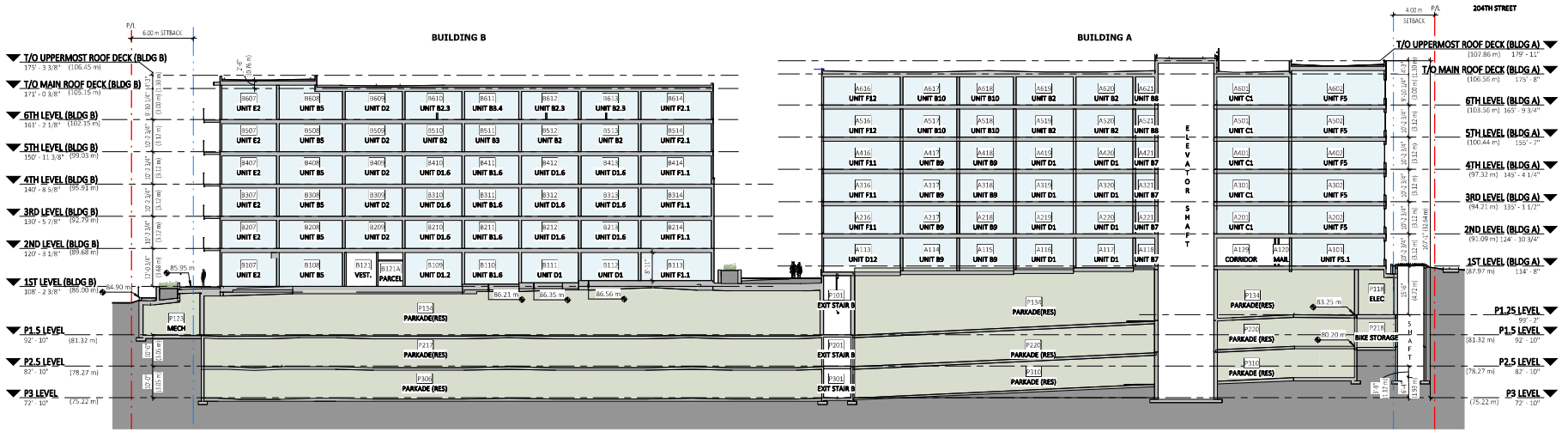
I.2

SD-6.01

KEYSTONE
ARCHITECTURE
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V2S 2B1 | 604.850.0577
CALGARY AB | 1620 - 333 11TH AVENUE SW
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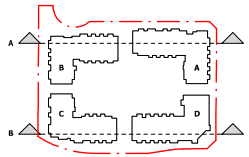
OCCUPANCY USE

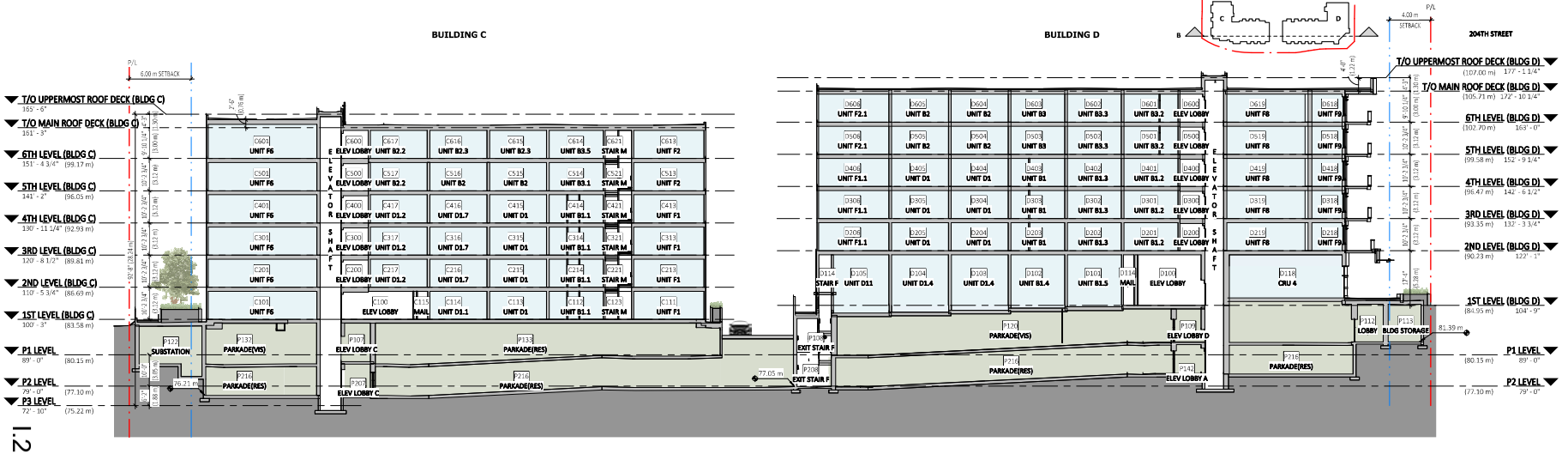
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



E/W SITE SECTION A

1/16" = 1'-0"





E/W SITE SECTION B

1/16" = 1'-0"

VERITAS

7007, 7021, 7033 204TH STREET,
LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

SITE SECTIONS

SCALE 1/16" = 1'-0"

I.2

SD-6.02

25-10-09-RE-ISSUED FOR DP

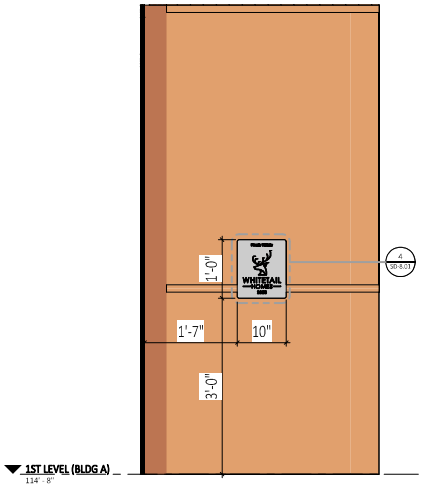
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BUILDING SIGNAGE - BUILDING A



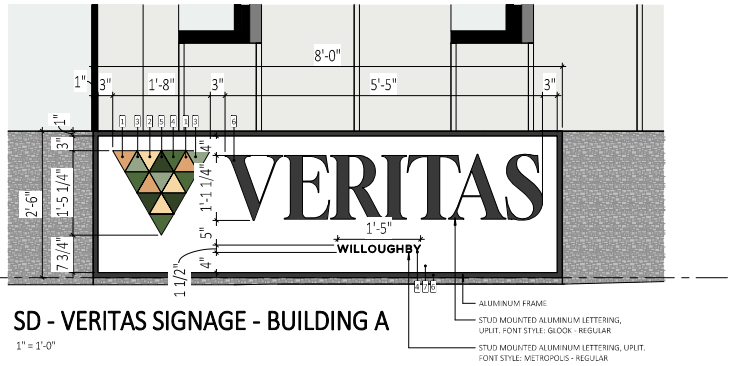
SD - BUILDING SIGNAGE - BUILDING A

1" = 1'-0"



SD - WHITETAIL SIGNAGE - BUILDING A

1" = 1'-0"



SD - VERITAS SIGNAGE - BUILDING A

1" = 1'-0"

BUILDING A ELEVATION SIGNAGE:

ADDRESS SIGNAGE:
MAXIMUM AREA: 0.6 SM (6.5 SFT)
PROPOSED SIGNAGE AREA: 0.406 SM (4.37 SFT)

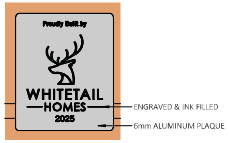
VERITAS SIGNAGE:
MAXIMUM ALLOWABLE HEIGHT AND WIDTH: 2.5 M (8.2 FT)
PROPOSED SIGNAGE HEIGHT: 0.762 M (2.5 FT)
PROPOSED SIGNAGE WIDTH: 2.44 M (8 FT)

GENERAL SIGNAGE NOTES:

- SIGNAGE WILL BE ATTACHED DIRECTLY TO RETAINING WALL FACE. SIGNAGE TO BE CHANNEL LETTERING.
- FONT & COLOUR TO BE DETERMINED BY THE TENANT.
- SIGNAGE LIGHTING TO BE PROVIDED THROUGH USE OF LOW PROFILE PROJECTING LED FIXTURES IN A DISCREET, MODERN STYLE.



PROPOSED LIGHT FIXTURE FOR VERITAS BUILDING SIGNAGE (OR SIMILAR)



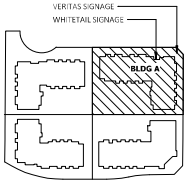
SD - WHITETAIL SIGNAGE

1 : 6

1	RGB: 221-165-111
2	RGB: 254-216-165
3	RGB: 150-167-137
4	RGB: 77-107-58
5	RGB: 50-68-37
6	RGB: 57-57-57
7	RGB: 255-255-255

SIGNAGE RGB LEGEND

1" = 1'-0"



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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
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RO100215/DP100999

BUILDING SIGNAGE - BUILDING A

SCALE As indicated

I.2

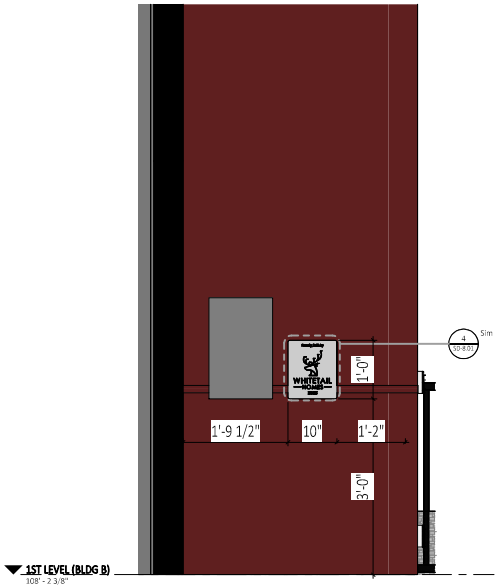
SD-8.01

BUILDING SIGNAGE - BUILDING B



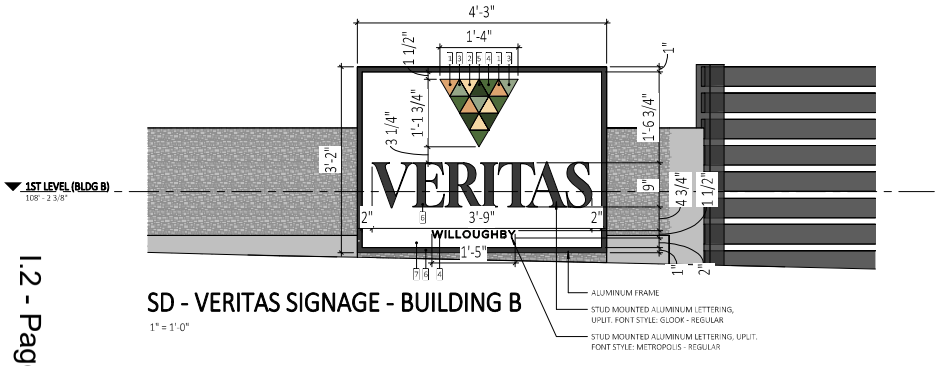
SD - BUILDING SIGNAGE - BUILDING B

1" = 1'-0"



SD - WHITETAIL SIGNAGE - BUILDING B

1" = 1'-0"



SD - VERITAS SIGNAGE - BUILDING B

1" = 1'-0"

BUILDING B ELEVATION SIGNAGE:

ADDRESS SIGNAGE:

MAXIMUM AREA:	0.6 SM (6.5 SFT)
PROPOSED SIGNAGE AREA:	0.406 SM (4.37 SFT)

VERITAS SIGNAGE:

MAXIMUM ALLOWABLE HEIGHT AND WIDTH:	2.5 M (8.2 FT)
PROPOSED SIGNAGE HEIGHT:	0.97 M (3.2 FT)
PROPOSED SIGNAGE WIDTH:	1.30 M (4.25 FT)

GENERAL SIGNAGE NOTES:

- SIGNAGE WILL BE ATTACHED DIRECTLY TO RETAINING WALL FACE. SIGNAGE TO BE CHANNEL LETTERING.
- FONT & COLOUR TO BE DETERMINED BY THE TENANT.
- SIGNAGE LIGHTING TO BE PROVIDED THROUGH USE OF LOW PROFILE PROJECTING LED FIXTURES IN A DISCREET, MODERN STYLE.

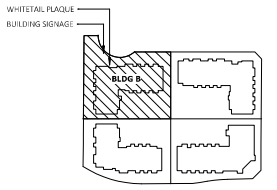


PROPOSED LIGHT FIXTURE FOR VERITAS BUILDING SIGNAGE (OR SIMILAR)

1	RGB: 221-165-111
2	RGB: 254-216-165
3	RGB: 150-167-137
4	RGB: 77-107-58
5	RGB: 50-68-37
6	RGB: 57-57-57
7	RGB: 255-255-255

SIGNAGE RGB LEGEND

1" = 1'-0"



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VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
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BUILDING SIGNAGE - BUILDING B

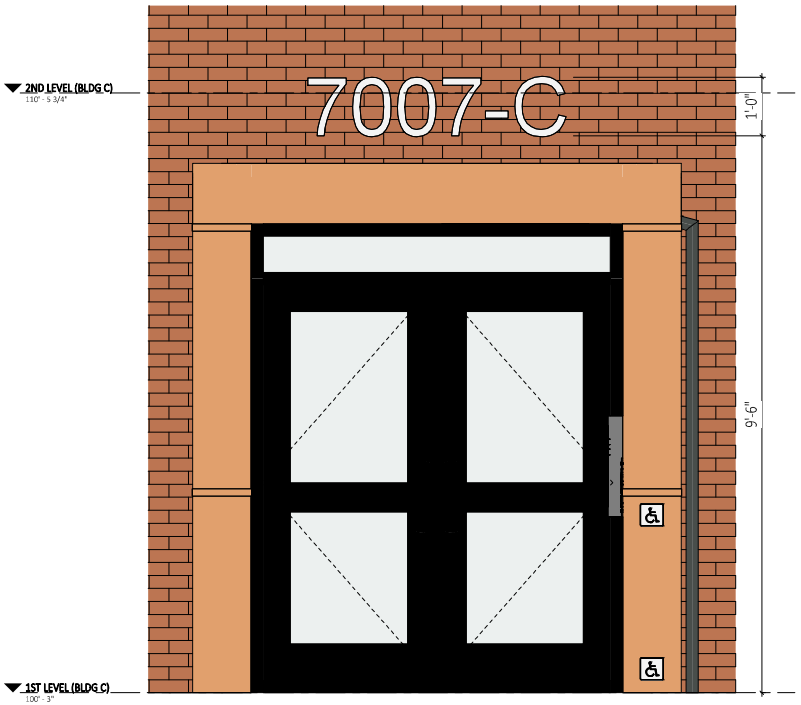
SCALE 1" = 1'-0"

I.2

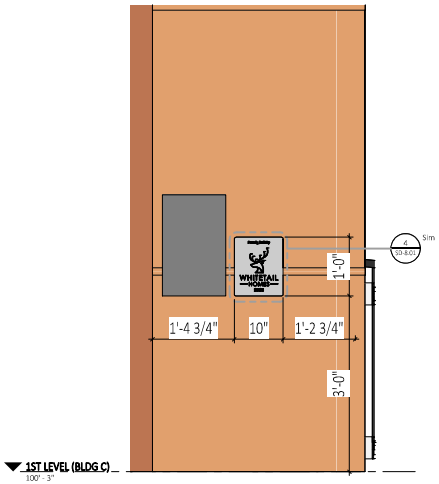
SD-8.02

BUILDING SIGNAGE - BUILDING C

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SD - BUILDING SIGNAGE - BUILDING C
1" = 1'-0"



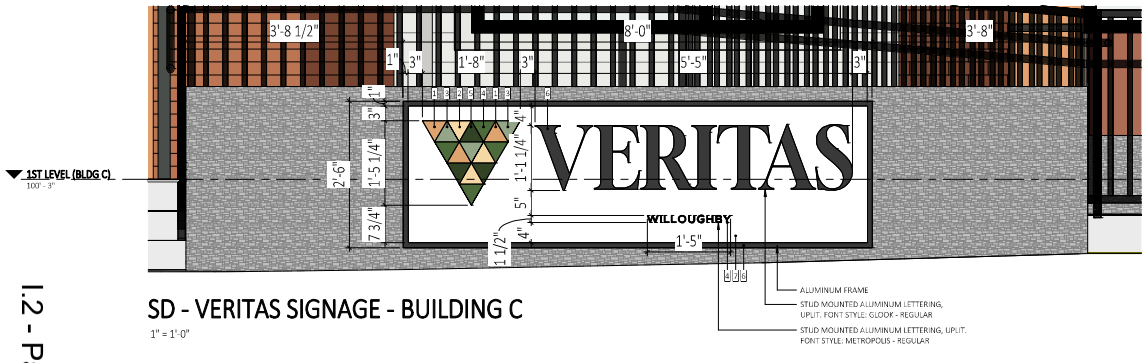
SD - WHITETAIL SIGNAGE - BUILDING C
1" = 1'-0"



PROPOSED LIGHT FIXTURE FOR VERITAS BUILDING SIGNAGE (OR SIMILAR)



SIGNAGE RGB LEGEND
1" = 1'-0"



SD - VERITAS SIGNAGE - BUILDING C
1" = 1'-0"

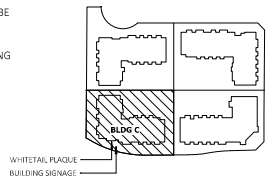
BUILDING C ELEVATION SIGNAGE:

ADDRESS SIGNAGE:
MAXIMUM AREA: 0.6 SM (6.5 SFT)
PROPOSED SIGNAGE AREA: 0.406 SM (4.37 SFT)

VERITAS SIGNAGE:
MAXIMUM ALLOWABLE HEIGHT AND WIDTH: 2.5 M (8.2 FT)
PROPOSED SIGNAGE HEIGHT: 0.762 M (2.5 FT)
PROPOSED SIGNAGE WIDTH: 2.44 M (8 FT)

GENERAL SIGNAGE NOTES:

- SIGNAGE WILL BE ATTACHED DIRECTLY TO RETAINING WALL FACE. SIGNAGE TO BE CHANNEL LETTERING.
- FONT & COLOUR TO BE DETERMINED BY THE TENANT.
- SIGNAGE LIGHTING TO BE PROVIDED THROUGH USE OF LOW PROFILE PROJECTING LED FIXTURES IN A DISCREET, MODERN STYLE.



25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
11	RE-ISSUED FOR DP	25-08-18
13	RE-ISSUED FOR DP	25-08-28
17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

BUILDING SIGNAGE - BUILDING C

SCALE 1" = 1'-0"

I.2

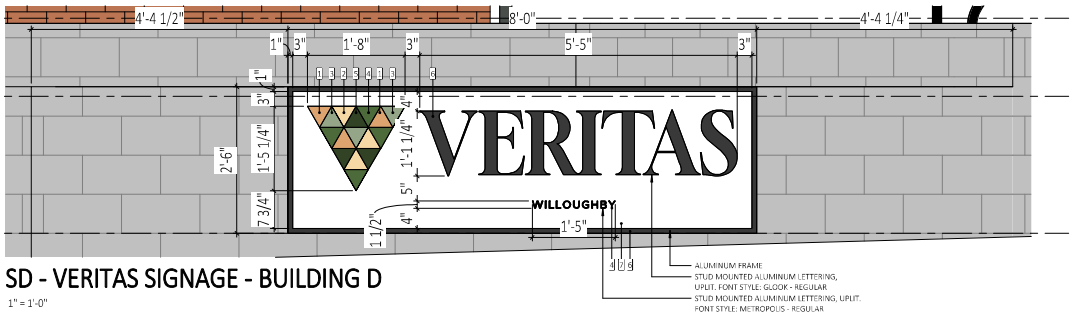
SD-8.03

BUILDING SIGNAGE - BUILDING D



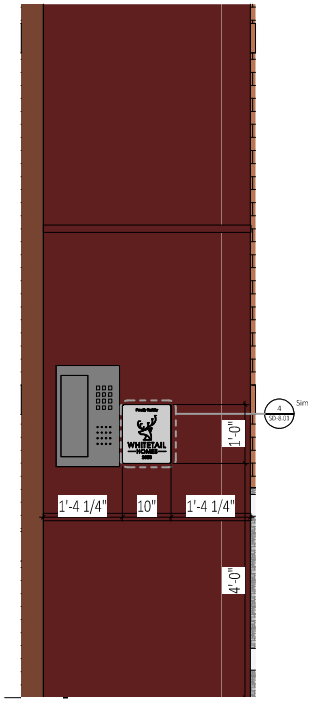
SD - BUILDING SIGNAGE - BUILDING D

1" = 1'-0"



SD - VERITAS SIGNAGE - BUILDING D

1" = 1'-0"



SD - WHITETAIL SIGNAGE - BUILDING D

1" = 1'-0"

BUILDING D ELEVATION SIGNAGE:

ADDRESS SIGNAGE:

MAXIMUM AREA:	0.6 SM (6.5 SFT)
PROPOSED SIGNAGE AREA:	0.406 SM (4.37 SFT)

VERITAS SIGNAGE:

MAXIMUM ALLOWABLE HEIGHT AND WIDTH:	2.5 M (8.2 FT)
PROPOSED SIGNAGE HEIGHT:	0.762 M (2.5 FT)
PROPOSED SIGNAGE WIDTH:	2.44 M (8 FT)

GENERAL SIGNAGE NOTES:

- SIGNAGE WILL BE ATTACHED DIRECTLY TO RETAINING WALL FACE. SIGNAGE TO BE CHANNEL LETTERING.
- FONT & COLOUR TO BE DETERMINED BY THE TENANT.
- SIGNAGE LIGHTING TO BE PROVIDED THROUGH USE OF LOW PROFILE PROJECTING LED FIXTURES IN A DISCREET, MODERN STYLE.

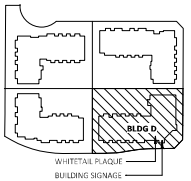


PROPOSED LIGHT FIXTURE FOR VERITAS BUILDING SIGNAGE (OR SIMILAR)

1	RGB: 221-165-111
2	RGB: 254-216-165
3	RGB: 150-167-137
4	RGB: 77-107-58
5	RGB: 50-68-37
6	RGB: 57-57-57
7	RGB: 255-255-255

SIGNAGE RGB LEGEND

1" = 1'-0"



KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1620 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
11	RE-ISSUED FOR DP	25-08-18
13	RE-ISSUED FOR DP	25-08-28
17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

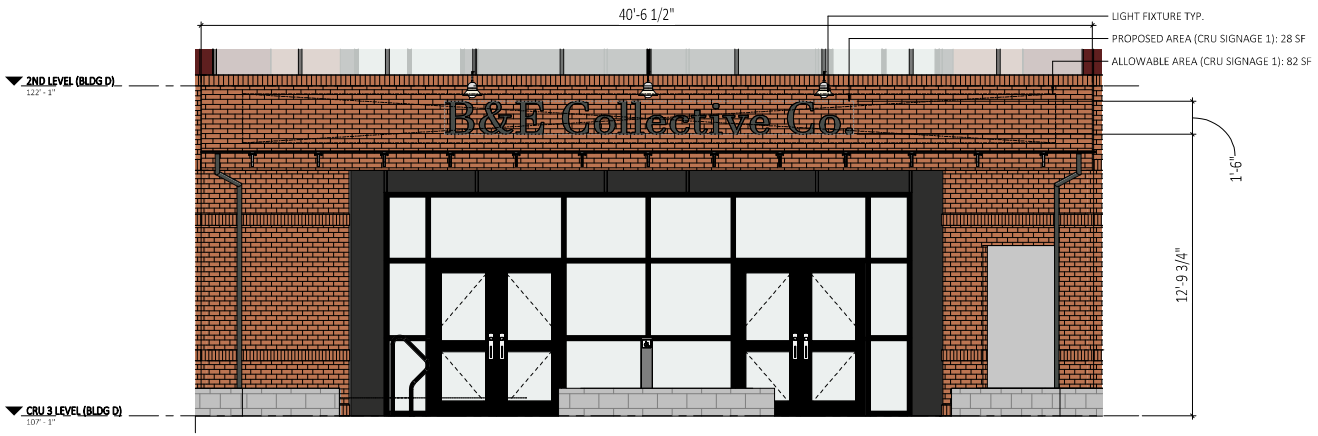
BUILDING SIGNAGE - BUILDING D

SCALE 1" = 1'-0"

I.2

SD-8.04

BUILDING SIGNAGE - COMMERCIAL



BLDG D - CRU SIGNAGE (SOUTHEAST)

3/8" = 1'-0"

SOUTHEAST ELEVATION SIGNAGE:

CRU SIGNAGE 1

TOTAL LINEAR FEET OF BUILDING FACE:	12.38 M (40'-6 1/2")
ALLOWABLE AREA OF SIGNAGE (ZONING):	7.62 SM (82 SF)
PROPOSED AREA OF SIGNAGE:	2.60 SM (28 SF)

EAST ELEVATION SIGNAGE:

CRU SIGNAGE 2

TOTAL LINEAR FEET OF BUILDING FACE:	5.38 M (17'-8")
ALLOWABLE AREA OF SIGNAGE (ZONING):	3.28 SM (35.33 SF)
PROPOSED AREA OF SIGNAGE:	3.07 SM (33 SF)

CRU SIGNAGE 3

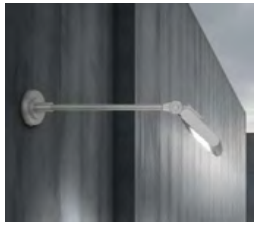
TOTAL LINEAR FEET OF BUILDING FACE:	25.32 M (28'-4 3/4")
ALLOWABLE AREA OF SIGNAGE (ZONING):	5.29 SM (56.79 SF)
PROPOSED AREA OF SIGNAGE:	2.74 SM (29.53 SF)

CRU SIGNAGE 4

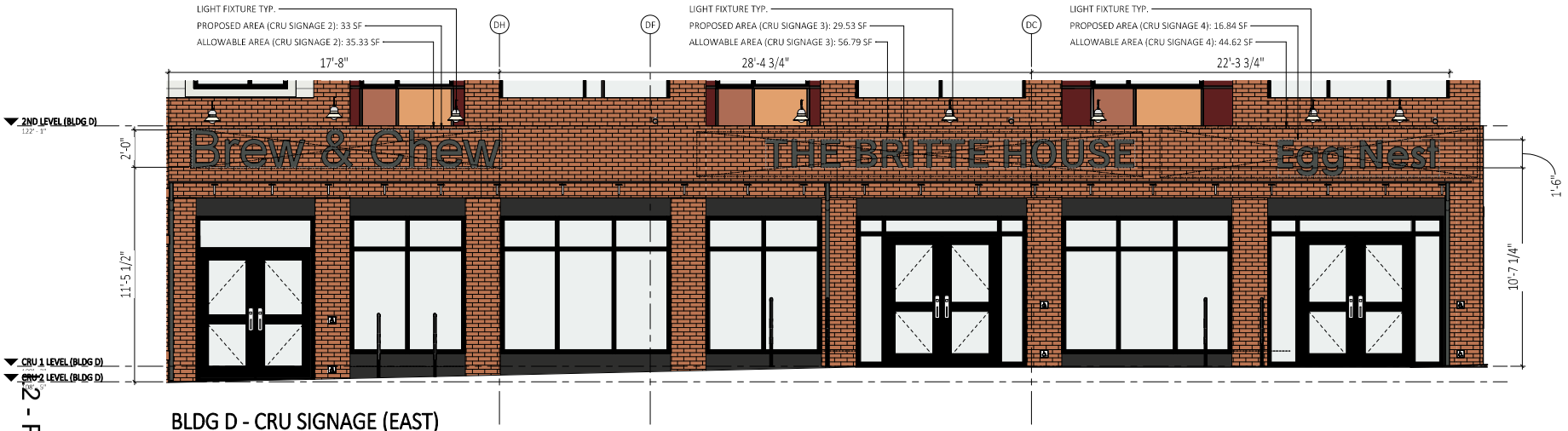
TOTAL LINEAR FEET OF BUILDING FACE:	6.82 M (22'-3 3/4")
ALLOWABLE AREA OF SIGNAGE (ZONING):	15.44 SM (44.62 SF)
PROPOSED AREA OF SIGNAGE:	1.56 SM (16.84 SF)

GENERAL SIGNAGE NOTES:

- SIGNAGE WILL BE ATTACHED DIRECTLY TO BUILDING FACE. SIGNAGE TO BE CHANNEL LETTERING.
- FONT & COLOUR TO BE DETERMINED BY THE TENANT.
- SIGNAGE LIGHTING TO BE PROVIDED THROUGH USE OF LOW PROFILE PROJECTING LED FIXTURES IN A DISCREET, MODERN STYLE.



PROPOSED LIGHT FIXTURE FOR BUILDING SIGNAGE (OR SIMILAR)



BLDG D - CRU SIGNAGE (EAST)

3/8" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1620 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

25-10-09-RE-ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
11	RE-ISSUED FOR DP	25-08-18
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17	RE-ISSUED FOR DP	25-10-09

VERITAS

7007, 7021, 7033 204TH STREET, LANGLEY B.C.

PROJECT # 24201.1
CITY FILE # 08-14-0204
RO100215/DP100999

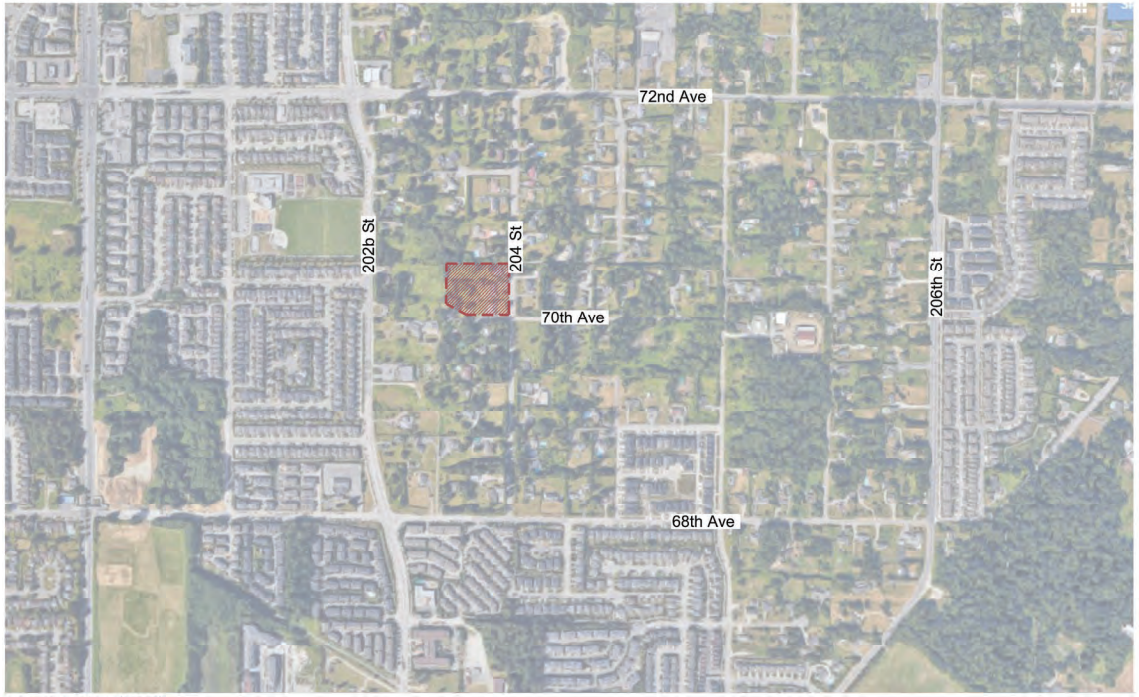
BUILDING SIGNAGE - COMMERCIAL

SCALE 3/8" = 1'-0"

SD-8.05

7007 - 7033 204th Street MU

Re-Issued for DP



Location Map (NTS)

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER SHEET
L-02	SITE PLAN OVERALL
L-02A	SITE PLAN BUILDING A
L-02B	SITE PLAN BUILDING B
L-02C	SITE PLAN BUILDING C
L-02D	SITE PLAN BUILDING D
L-02E	SITE PLAN COURTYARD
L-03	GRADING PLAN
L-04A	FENCING PLAN NORTH
L-04B	FENCING PLAN SOUTH
L-05A	LIGHTING PLAN NORTH
L-05B	LIGHTING PLAN SOUTH
L-06A	PLANTING PLAN BUILDING A
L-06B	PLANTING PLAN BUILDING B
L-06C	PLANTING PLAN BUILDING C
L-06D	PLANTING PLAN BUILDING D
L-07A	IRRIGATION PLAN NORTH
L-07B	IRRIGATION PLAN SOUTH
LS-01	SECTIONS
LS-02	SECTIONS
LD-01	DETAILS - SOFTSCAPE
LD-02	DETAILS - HARDSCAPE
LD-03	DETAILS - WALLS AND STAIRS
LD-04	DETAILS - PLAYGROUND
OL-01A	OFFSITE LANDSCAPE + PLANTING PLAN BUILDING A
OL-01B	OFFSITE LANDSCAPE + PLANTING PLAN BUILDING B
OL-1C	OFFSITE LANDSCAPE + PLANTING PLAN BUILDING C
OL-01D	OFFSITE LANDSCAPE + PLANTING PLAN BUILDING D

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Mount Pleasant Studio
102-355 Kingsway
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VDZ+A
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REV.	BY	DESCRIPTION	DATE
4	JT	Re-Issued for DP	2025-08-29
3	JT	Issued for 60% BP Review	2025-06-04
2	JT	Issued for 30% BP Review	2025-05-14
1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street
Langley, B.C.

Drawn: AF, DC
Checked: JT
Approved:
Stamp:
Original Sheet Size: 24" x 36"
Scale: As Shown

NORTH

Drawing Title: COVER SHEET

VDZ Project #: DP2025-12

Drawing #: L-00

SCHEDULE B



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
CONIFEROUS					
	Abies grandis / Grand Fir	B&B		3.0m ht	3
	Chamaecyparis nootkatensis 'Pendula' / Weeping Nootka False Cypress	B&B		3.0m ht	3
	Picea omorika / Serbian Spruce	B&B		3.0m ht	5
	Picea pungens 'Iseli Fastigiate' / Fastigiate Spruce	B&B		3.0m ht	32
	Pinus contorta / Shore Pine	B&B		3.0m ht	3
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B&B		3.0m ht	6
	Thuja plicata / Western Red Cedar	B&B		3.0m ht	7
	SUBTOTAL:				59
DECIDUOUS					
	Acer circinatum / Vine Maple	B&B		6cm cal.	10
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B		3.0m ht	7
	Acer rubrum 'Autumn Flame' / Autumn Flame Maple	B&B		6cm cal.	2
	Amelanchier canadensis 'Glennform' / Rainbow Pillar® Canadian Serviceberry	B&B		6cm cal.	8
	Cercidiphyllum japonicum / Katsura Tree	B&B		6cm cal.	3
	Cercis canadensis / Eastern Redbud	B&B		6cm cal.	7
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B		6cm cal.	3
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B&B		6cm cal.	3
	Liriodendron tulipifera / Tulip Tree	B&B		6cm cal.	2
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B		6cm cal.	9
	Malus prunifolia 'Fastigiata' / Upright Plumleaf Crab Apple	B&B		6cm cal.	2
	Malus x 'Royalty' / Royalty Crab Apple	B&B		6cm cal.	11
	Parrotia persica / Persian Parrotia	B&B		6cm cal.	1
	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B		6cm cal.	12
	SUBTOTAL:				80
STREET TREE					
	Fraxinus angustifolia oxycarpa 'Raywood' / Raywood Ash	B&B	6cm cal.		11
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B&B	6cm cal.		3
	Magnolia grandiflora 'Alta' / Alta Southern Magnolia	B&B	6cm cal.		6
	SUBTOTAL:				20

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-105	Dog Run FGnce	3/LD-04
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			
•	LI-101	Bollard Light	
▪	LI-102	Step/Wall Light	
	LI-103	Linear Strip Light	
LANDSCAPE AND PLANTING			
	LP-201	Planting Area	4/LD-01
	LP-202	Lawn	
	LP-203	Offsite Planting Area	4/LD-01

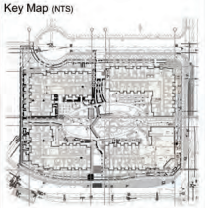
SYMBOL	CODE	DESCRIPTION	DETAIL
PLAYGROUND, SPLASH, FITNESS, SKATE			
	PF-101	PIP Rubber Surfacing	4/LD-04
	PF-102	Play Sand	1/LD-04
	PF-103	Wood Stump (Edger, Stepper)	1/LD-04
	PF-104	PIP Rubber Mold	6/LD-04
PAVEMENT AND SURFACING			
	PS-101	Concrete Paving	1/LD-02
	PS-102	Hydrapressed Slab	5/LD-02
	PS-103	Concrete Unit Pavers	3/LD-02
	PS-104	Asphalt Paving	7/LD-02
GRANULAR			
	PS-201	Drip Strip	7/LD-01
	PS-203	Crushed Gravel	4/LD-03

SYMBOL	CODE	DESCRIPTION	DETAIL
SITE FURNITURE AND STRUCTURES			
	S-101	Bench	1/LD-05
	S-102	Bike Rack (2 Spaces)	2/LD-05
	S-103	Picnic Table	3/LD-05
	S-104	Seatwall	3/LD-03
	S-105	Planter Bench with Wood Top	3/LD-03
	S-106	Cafe Table	4/LD-05
	S-107	Lounge Seating	5/LD-05
	S-108	Community Planter	6/LD-05
	S-109	Potting Table	7/LD-05
RETAINING WALLS			
	W-101	CIP Concrete Wall	1/LD-03
	W-102	Block Wall	

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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Key Map (NTS)



REV.	BY	DESCRIPTION	DATE
4	JT	Re-Issued for DP	2025-08-29
3	JT	Issued for 60% BP Review	2025-06-04
2	JT	Issued for 30% BP Review	2025-05-14
1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

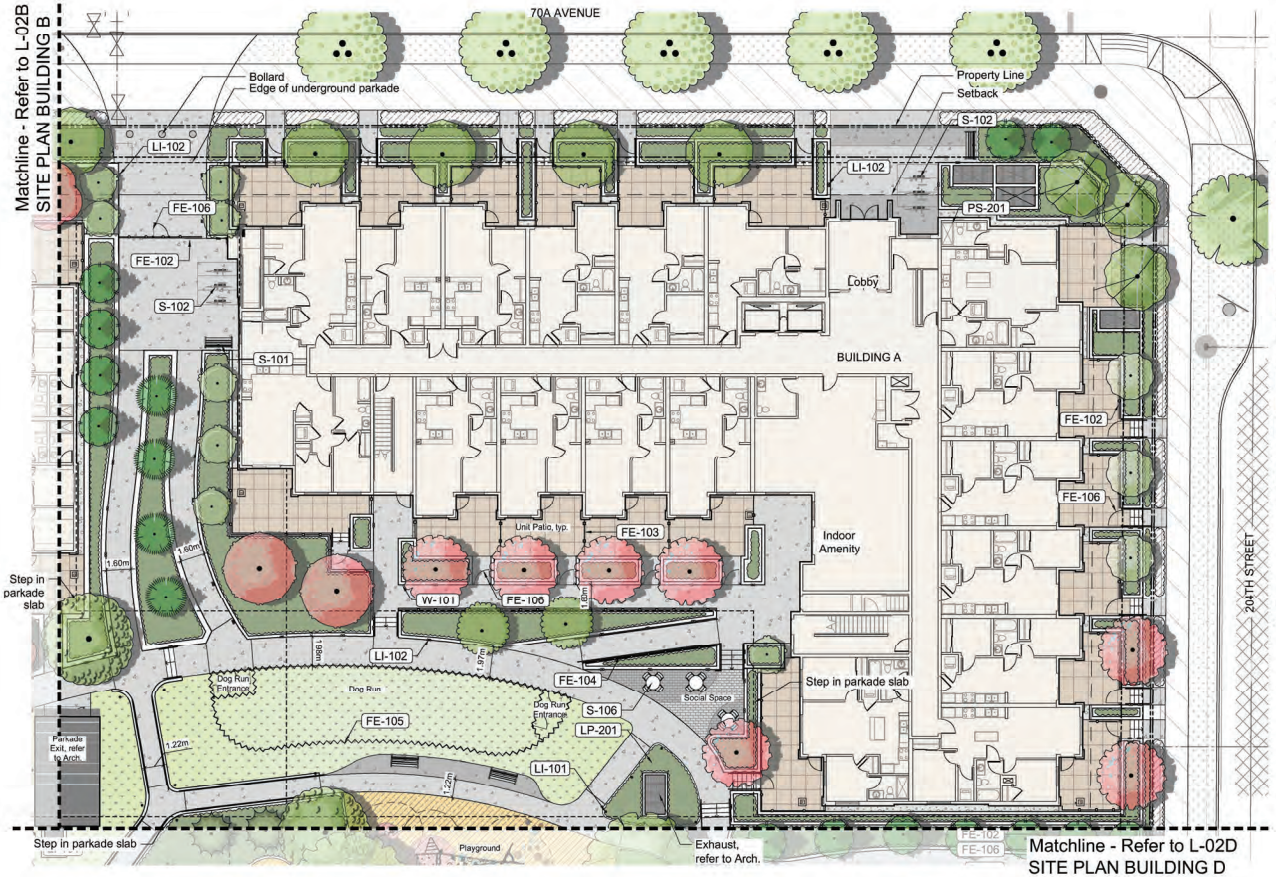
Location:
7007, 7021, 7033 204th Street
Langley, B.C.

Drawn: DC AF
Stamp:
Checked: JT
Approved: JT
Original Sheet Size: 24"x36"
Scale: 1:300

Drawing Title: SITE PLAN OVERALL
VDZ Project #: DP2025-12
Drawing #: L-01

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PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2025\DP2025-12 7007-7033 204 ST MU\0_DWGS\SHEETS\L-01.DWG



REFERENCE NOTES SCHEDULE BUILDING A

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-105	Dog Run FGnce	3/LD-04
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			
	LI-101	Bollard Light	
	LI-102	Step/Wall Light	
LANDSCAPE AND PLANTING			
	LP-201	Planting Area	4/LD-01
	LP-202	Lawn	
	LP-203	Offsite Planting Area	4/LD-01
PAVEMENT AND SURFACING			
	PS-101	Concrete Paving	1/LD-02
	PS-102	Hydrapressed Slab	5/LD-02
	PS-103	Concrete Unit Pavers	3/LD-02
GRANULAR			
	PS-201	Drip Strip	7/LD-01
SITE FURNITURE AND STRUCTURES			
	S-101	Bench	1/LD-05
	S-102	Bike Rack (2 Spaces)	2/LD-05
	S-106	Cafe Table	4/LD-05
RETAINING WALLS			
	W-101	CIP Concrete Wall	1/LD-03
	W-102	Block Wall	

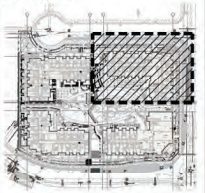
PLANT SCHEDULE BUILDING A

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
CONIFEROUS				
	Abies grandis / Grand Fir	B&B	3.0m ht	1
	Picea pungens 'Iseli Fastigiata' / Fastigiate Spruce	B&B	3.0m ht	2
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B&B	3.0m ht	4

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS				
	Acer circinatum / Vine Maple	B&B	6cm cal.	4
	Amelanchier canadensis 'Glenform' / Rainbow Pillar® Canadian Serviceberry	B&B	6cm cal.	6
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm cal.	3
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal.	3
	Malus prunifolia 'Fastigiata' / Upright Plumleaf Crab Apple	B&B	6cm cal.	2
	Malus x 'Royalty' / Royalty Crab Apple	B&B	6cm cal.	7
	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	6cm cal.	2

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Key Map (NTS)



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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street
Langley, B.C.

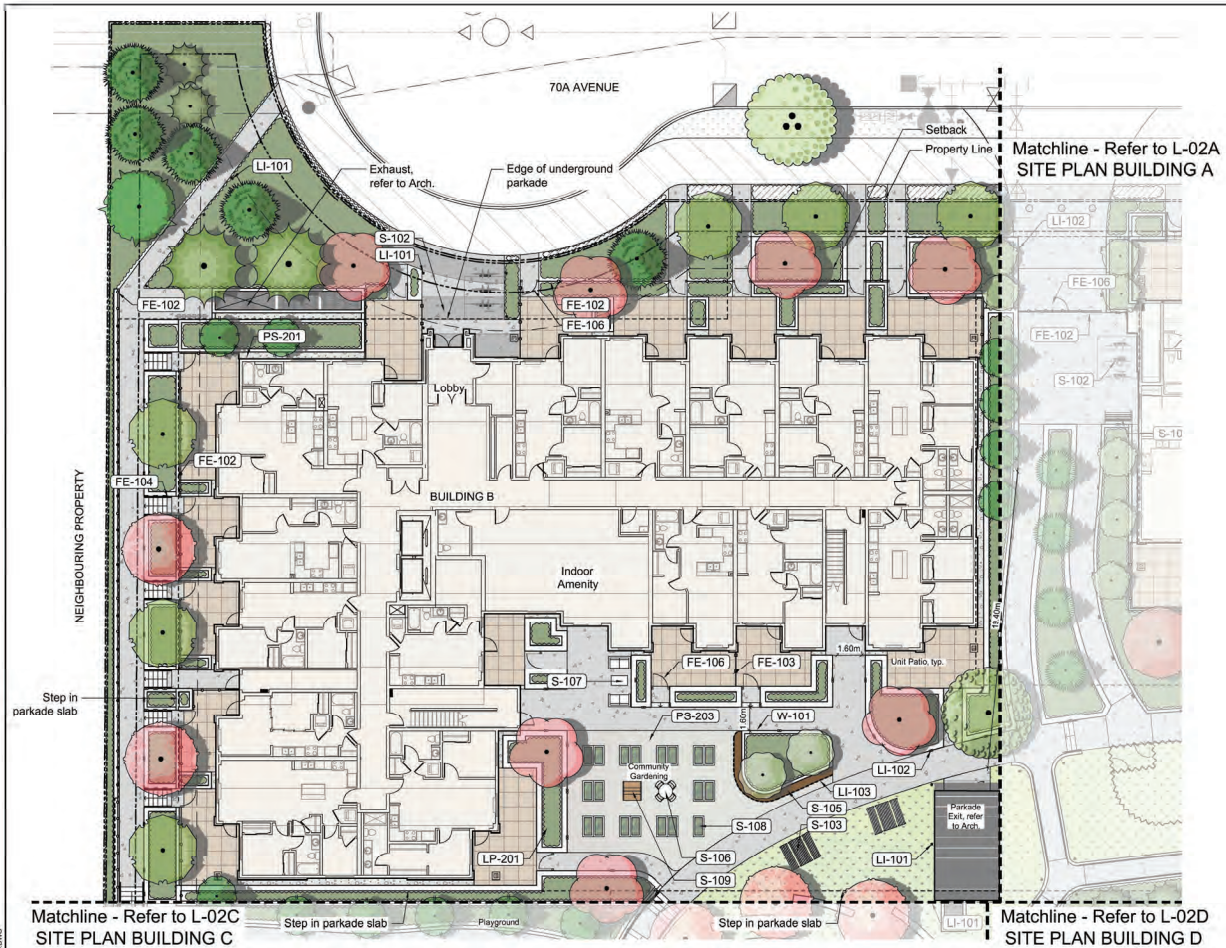
Drawn: DC AF	Stamp:
Checked: JT	
Approved: JT	Original Sheet Size: 24"x36"
NORTH	Scale:

Drawing Title: SITE PLAN BUILDING A

VDZ Project #: DP2025-12

Drawing #: L-02A

...VELOPMENT PERMIT\ACTIVE\2025\DP2025-12 7007-7033 204 ST MU\0_DWG\SHEETS\L-02 SITE PLAN.DWG



REFERENCE NOTES SCHEDULE BUILDING B

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			
	LI-101	Bollard Light	
	LI-102	Step/Wall Light	
	LI-103	Linear Strip Light	
LANDSCAPE AND PLANTING			
	LP-201	Planting Area	4/LD-01
	LP-202	Lawn	
	LP-203	Offsite Planting Area	4/LD-01
PAVEMENT AND SURFACING			
	PS-101	Concrete Paving	1/LD-02
	PS-102	Hydrapressed Slab	5/LD-02
GRANULAR			
	PS-201	Drip Strip	7/LD-01
	PS-203	Crushed Gravel	4/LD-03
SITE FURNITURE AND STRUCTURES			
	S-102	Bike Rack (2 Spaces)	2/LD-05
	S-103	Picnic Table	3/LD-05
	S-105	Planter Bench with Wood Top	3/LD-03
	S-106	Cafe Table	4/LD-05
	S-107	Lounge Seating	5/LD-05
	S-108	Community Planter	6/LD-05
	S-109	Potting Table	7/LD-05
RETAINING WALLS			
	W-101	CIP Concrete Wall	1/LD-03
	W-102	Block Wall	

PLANT SCHEDULE BUILDING B

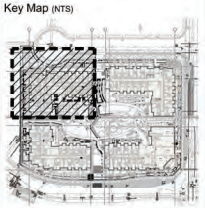
SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
CONIFEROUS				
	Abies grandis / Grand Fir	B&B	3.0m ht	2
	Picea omorika / Serbian Spruce	B&B	3.0m ht	5
	Picea pungens 'Iseli Fastigiate' / Fastigiate Spruce	B&B	3.0m ht	6
	Pinus contorta / Shore Pine	B&B	3.0m ht	1
	Thuja plicata / Western Red Cedar	B&B	3.0m ht	2
	SUBTOTAL:			16

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS				
	Acer circinatum / Vine Maple	B&B	6cm cal.	6
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	3.0m ht	2
	Acer rubrum 'Autumn Flame' / Autumn Flame Maple	B&B	6cm cal.	1
	Amelanchier canadensis 'Glennform' / Rainbow Pillar® Canadian Serviceberry	B&B	6cm cal.	2
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	6
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal.	2
	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	6cm cal.	2
	SUBTOTAL:			21

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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2	JT	Issued for 30% BP Review	2025-05-14
1	JT	Re-Issued for DP	2025-04-16

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Location:
7007, 7021, 7033 204th Street
Langley, B.C.

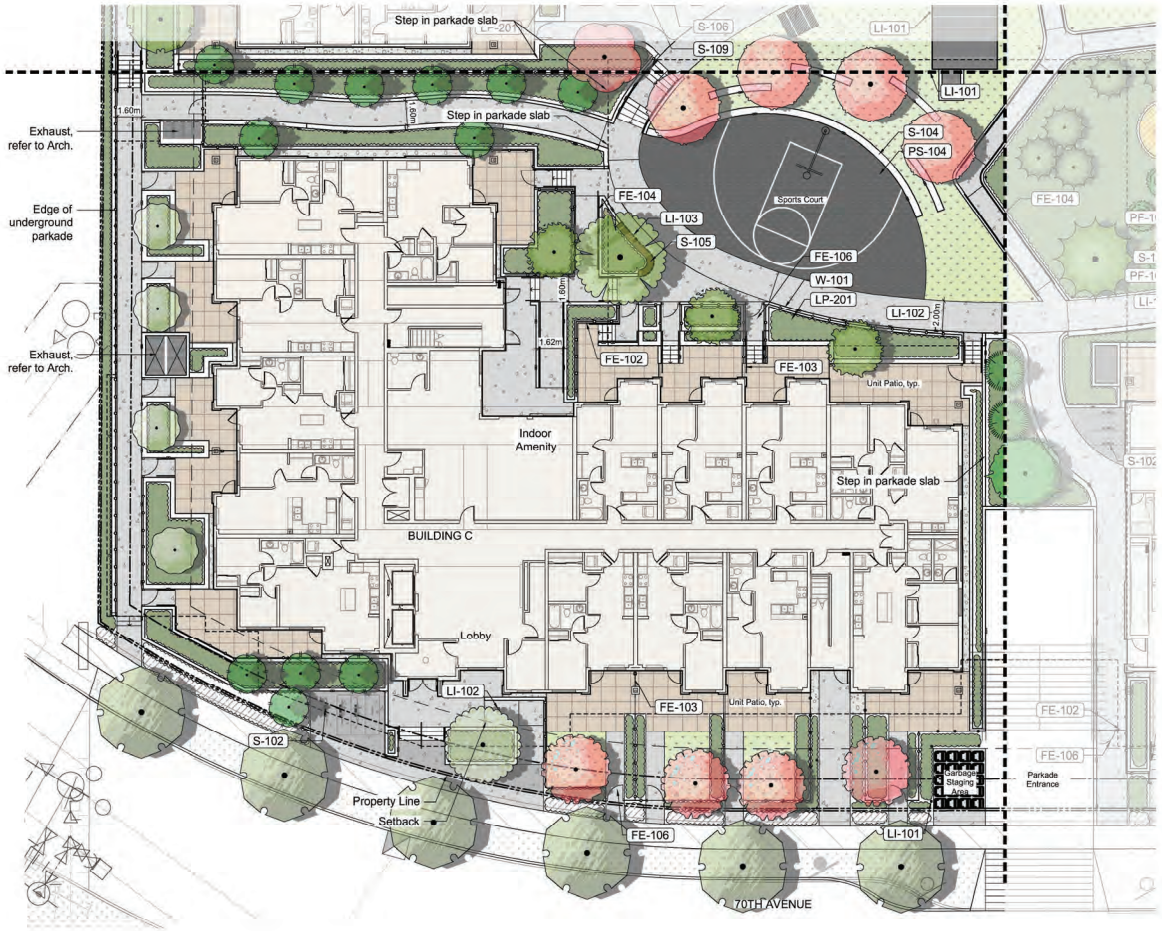
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Drawing Title: SITE PLAN BUILDING B

VDZ Project #: DP2025-12

Drawing #: L-02B



REFERENCE NOTES SCHEDULE BUILDING C

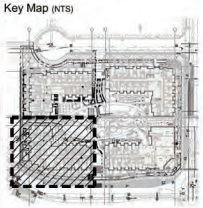
SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			
•	LI-101	Bollard Light	
▪	LI-102	Step/Wall Light	
	LI-103	Linear Strip Light	
LANDSCAPE AND PLANTING			
	LP-201	Planting Area	4/LD-01
	LP-202	Lawn	
	LP-203	Offsite Planting Area	4/LD-01
PAVEMENT AND SURFACING			
	PS-101	Concrete Paving	1/LD-02
	PS-102	Hydrapressed Slab	5/LD-02
	PS-104	Asphalt Paving	7/LD-02
GRANULAR			
	PS-201	Drip Strip	7/LD-01
SITE FURNITURE AND STRUCTURES			
	S-102	Bike Rack (2 Spaces)	2/LD-05
	S-104	Seatwall	3/LD-03
	S-105	Planter Bench with Wood Top	3/LD-03
RETAINING WALLS			
	W-101	CIP Concrete Wall	1/LD-03
	W-102	Block Wall	

PLANT SCHEDULE BUILDING C

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
CONIFEROUS				
	Picea pungens 'Iseli Fastigiate' / Fastigiate Spruce	B&B	3.0m ht	12
	SUBTOTAL:			12
DECIDUOUS				
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	3.0m ht	3
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm cal.	1
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B&B	6cm cal.	1
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal.	4
	Malus x 'Royalty' / Royalty Crab Apple	B&B	6cm cal.	4
	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	6cm cal.	4
	SUBTOTAL:			17

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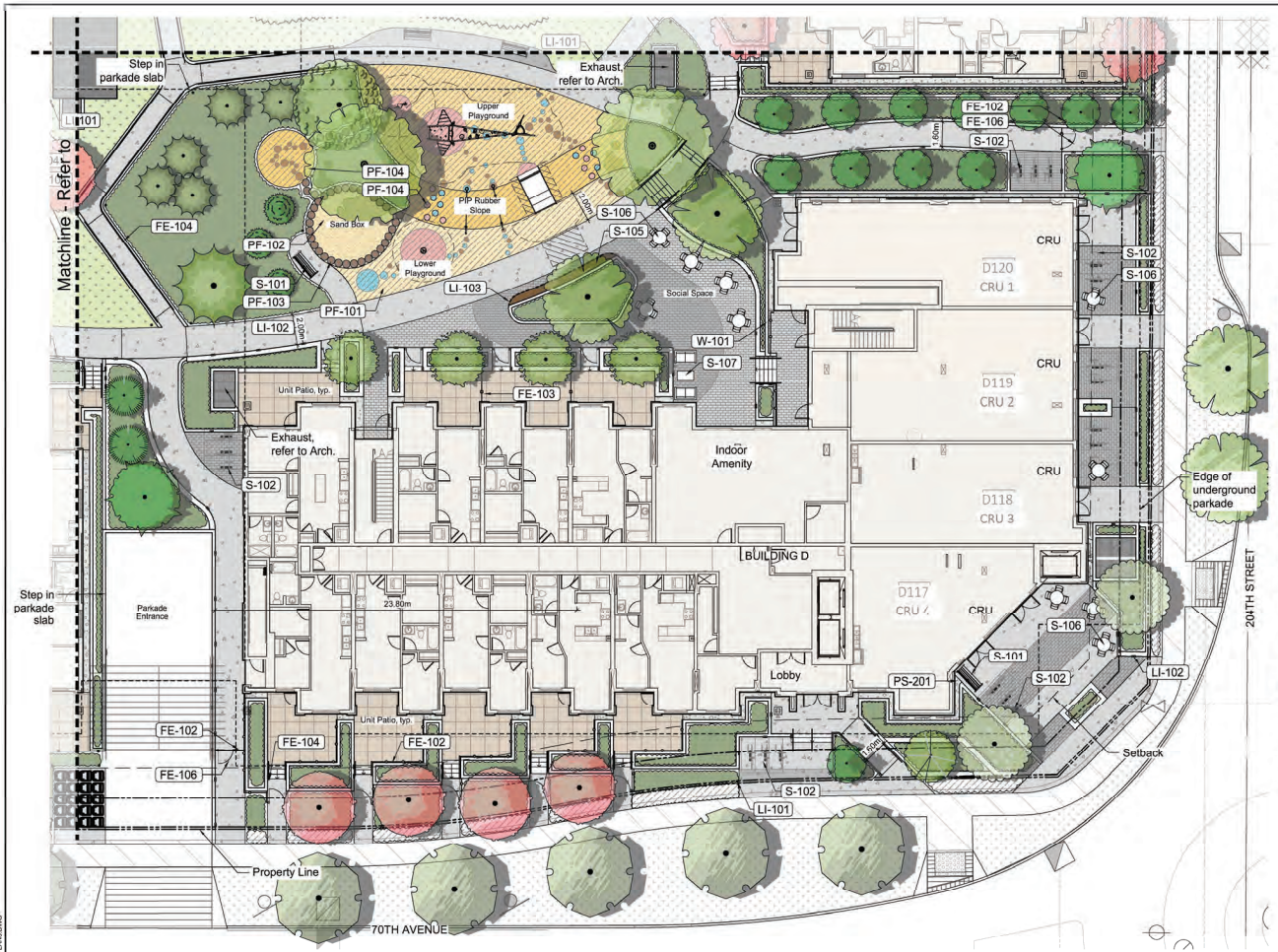
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Drawing Title: SITE PLAN BUILDING C

VDZ Project #: DP2025-12

Drawing No.: L-2.1C

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REFERENCE NOTES SCHEDULE BUILDING D

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			
	LI-101	Bollard Light	
	LI-102	Step/Wall Light	
	LI-103	Linear Strip Light	
LANDSCAPE AND PLANTING			
	LP-201	Planting Area	4/LD-01
	LP-202	Lawn	
	LP-203	Offsite Planting Area	4/LD-01
PLAYGROUND, SPLASH, FITNESS, SKATE			
	PF-101	PIP Rubber Surfacing	4/LD-04
	PF-102	Play Sand	1/LD-04
	PF-103	Wood Stump (Edger, Stepper)	1/LD-04
	PF-104	PIP Rubber Hold	6/LD-04
PAVEMENT AND SURFACING			
	PS-101	Concrete Paving	1/LD-02
	PS-102	Hydrapressed Slab	5/LD-02
	PS-103	Concrete Unit Pavers	3/LD-02
GRANULAR			
	PS-201	Drip Strip	7/LD-01
SITE FURNITURE AND STRUCTURES			
	S-101	Bench	1/LD-05
	S-102	Bike Rack (2 Spaces)	2/LD-05
	S-105	Planter Bench with Wood Top	3/LD-03
	S-106	Cafe Table	4/LD-05
	S-107	Lounge Seating	5/LD-05
RETAINING WALLS			
	W-101	CIP Concrete Wall	1/LD-03
	W-102	Block Wall	

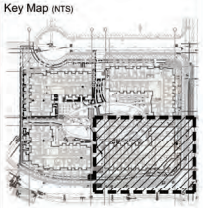
PLANT SCHEDULE BUILDING D

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
CONIFEROUS				
	Abies grandis / Grand Fir	B&B	3.0m ht	1
	Chamaecyparis nootkatensis 'Pendula' / Weeping Nootka False Cypress	B&B	3.0m ht	2
	Picea pungens 'Iseli Fastigiate' / Fastigiate Spruce	B&B	3.0m ht	12
	Pinus contorta / Shore Pine	B&B	3.0m ht	2
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B&B	3.0m ht	2
	Thuja plicata / Western Red Cedar	B&B	3.0m ht	5
	SUBTOTAL:			24
DECIDUOUS				
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	3.0m ht	3
	Acer rubrum 'Autumn Flame' / Autumn Flame Maple	B&B	6cm cal.	1
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm cal.	2
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B&B	6cm cal.	2
	Liriodendron tulipifera / Tulip Tree	B&B	6cm cal.	2
	Parrotia persica / Persian Parrotia	B&B	6cm cal.	2
	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	6cm cal.	4
	SUBTOTAL:			16

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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1	JT	Re-Issued for DP	2025-04-16

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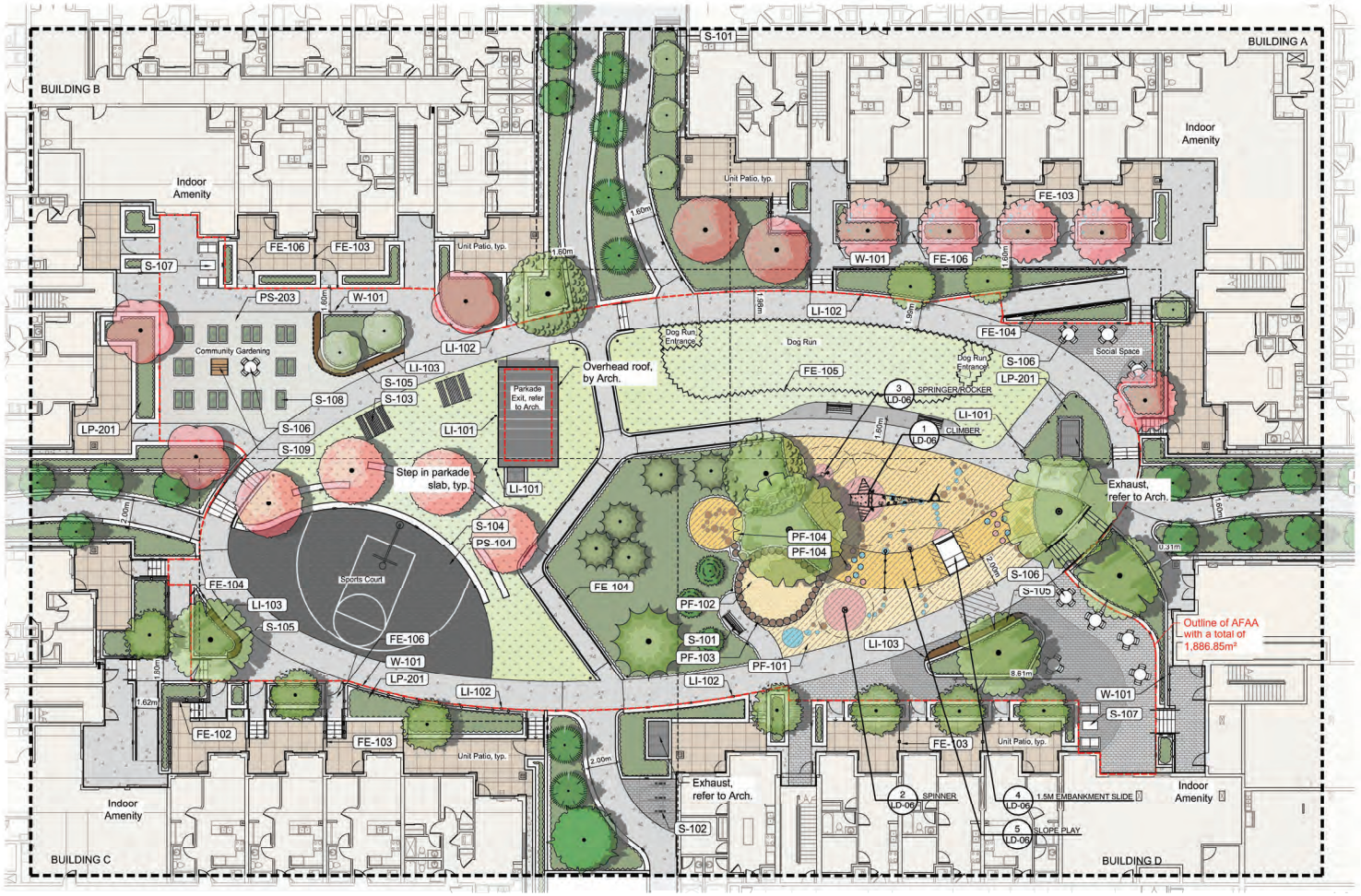
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VDZ Project #: DP2025-12

Drawing #: L-02

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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-105	Dog Run FGnce	3/LD-04
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			
•	LI-101	Bollard Light	
•	LI-102	Step/Wall Light	
	LI-103	Linear Strip Light	

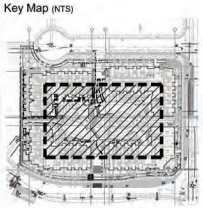
SYMBOL	CODE	DESCRIPTION	DETAIL
LANDSCAPE AND PLANTING			
	LP-201	Planting Area	4/LD-01
	LP-202	Lawn	
	LP-203	Offsite Planting Area	4/LD-01
PLAYGROUND, SPLASH, FITNESS, SKATE			
	PF-101	PIP Rubber Surfacing	4/LD-04
	PF-102	Play Sand	1/LD-04
	PF-103	Wood Stump (Edger, Stepper)	1/LD-04
	PF-104	PIP Rubber Mold	6/LD-04

SYMBOL	CODE	DESCRIPTION	DETAIL
PAVEMENT AND SURFACING			
	PS-101	Concrete Paving	1/LD-02
	PS-102	Hydrapressed Slab	5/LD-02
	PS-103	Concrete Unit Pavers	3/LD-02
	PS-104	Asphalt Paving	7/LD-02
GRANULAR			
	PS-201	Drip Strip	7/LD-01
	PS-203	Crushed Gravel	4/LD-03

SYMBOL	CODE	DESCRIPTION	DETAIL
SITE FURNITURE AND STRUCTURES			
	S-101	Bench	1/LD-05
	S-102	Bike Rack (2 Spaces)	2/LD-05
	S-103	Picnic Table	3/LD-05
	S-104	Seatwall	3/LD-03
	S-105	Planter Bench with Wood Top	3/LD-03
	S-106	Cafe Table	4/LD-05
	S-107	Lounge Seating	5/LD-05
	S-108	Community Planter	6/LD-05
	S-109	Potting Table	7/LD-05
RETAINING WALLS			
	W-101	CIP Concrete Wall	1/LD-03
	W-102	Boulder Wall	

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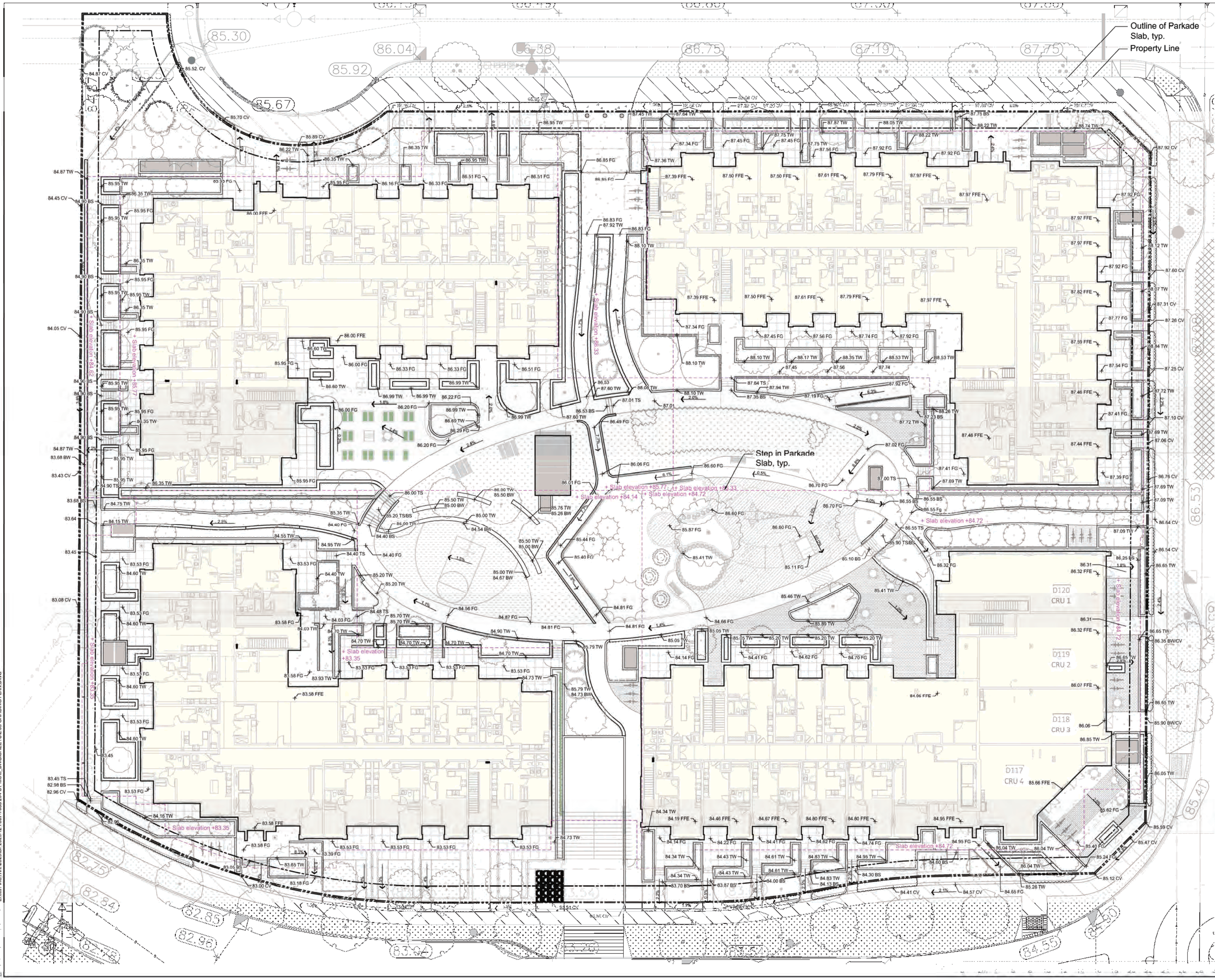
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Drawing Title: SITE PLAN COURTYARD

VDZ Project #: DP2025-12

Drawing #: L-02E

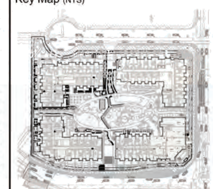
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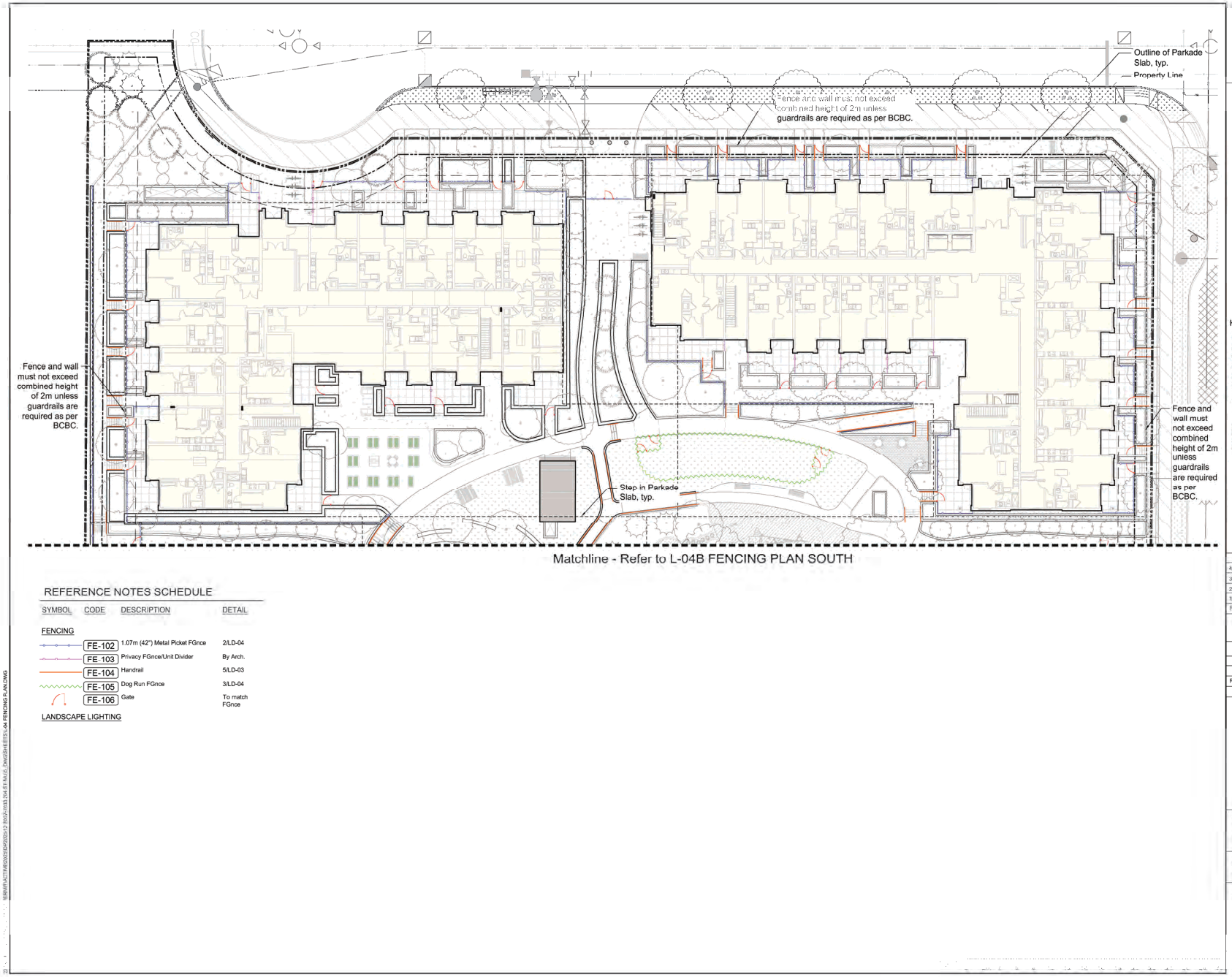
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VDZ Project #:
DP2025-12

Drawing #:
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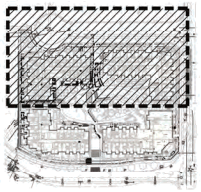


REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
	FE-102	1.07m (42") Metal Picket FGnce	2/LD-04
	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-105	Dog Run FGnce	3/LD-04
	FE-106	Gate	To match FGnce
LANDSCAPE LIGHTING			

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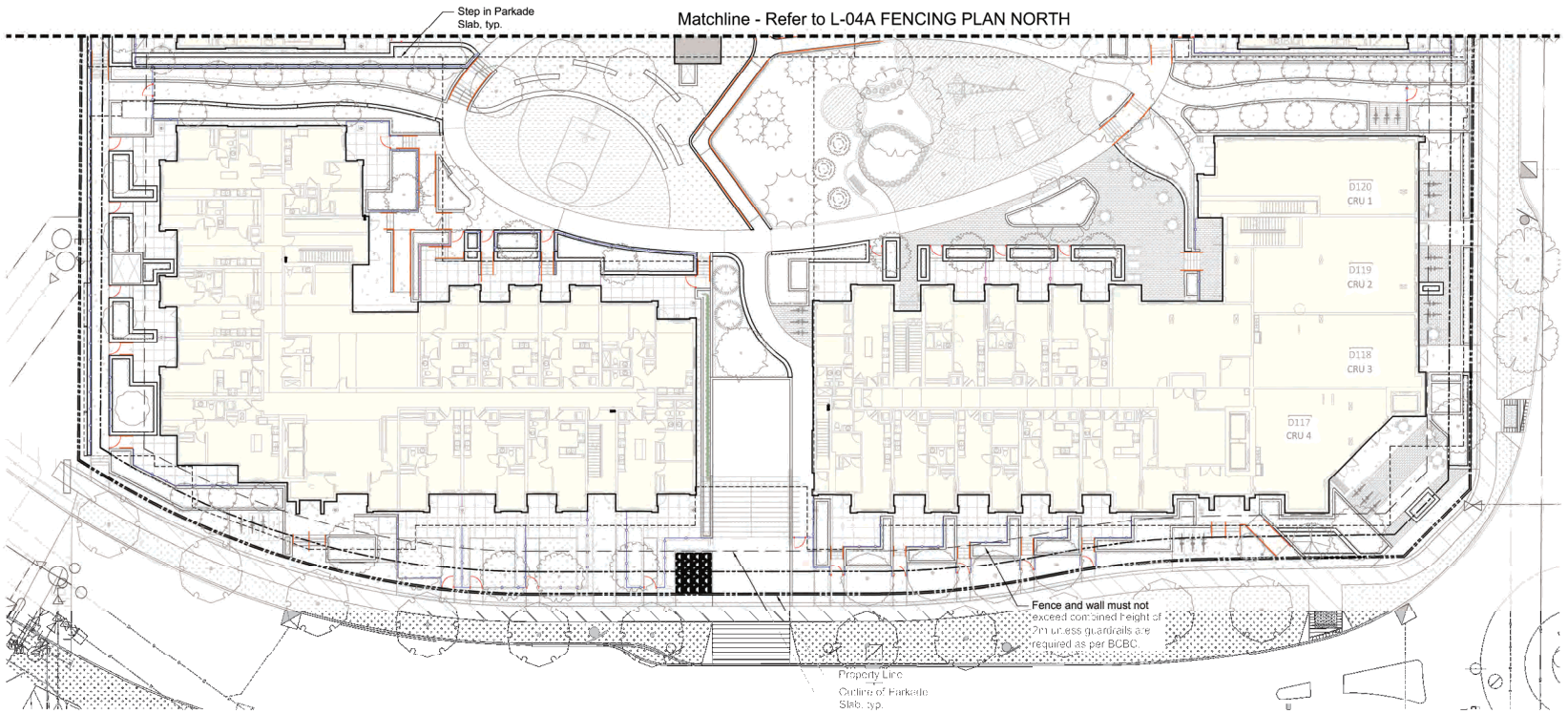
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Drawing Title: FENCING PLAN NORTH

VDZ Project #: DP2025-12

Drawing No.: L-04A

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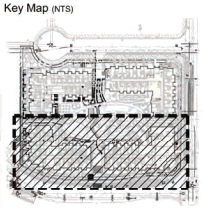
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SYMBOL	CODE	DESCRIPTION	DETAIL
FENCING			
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	FE-103	Privacy FGnce/Unit Divider	By Arch.
	FE-104	Handrail	5/LD-03
	FE-105	Dog Run FGnce	3/LD-04
	FE-106	Gate	To match FGnce

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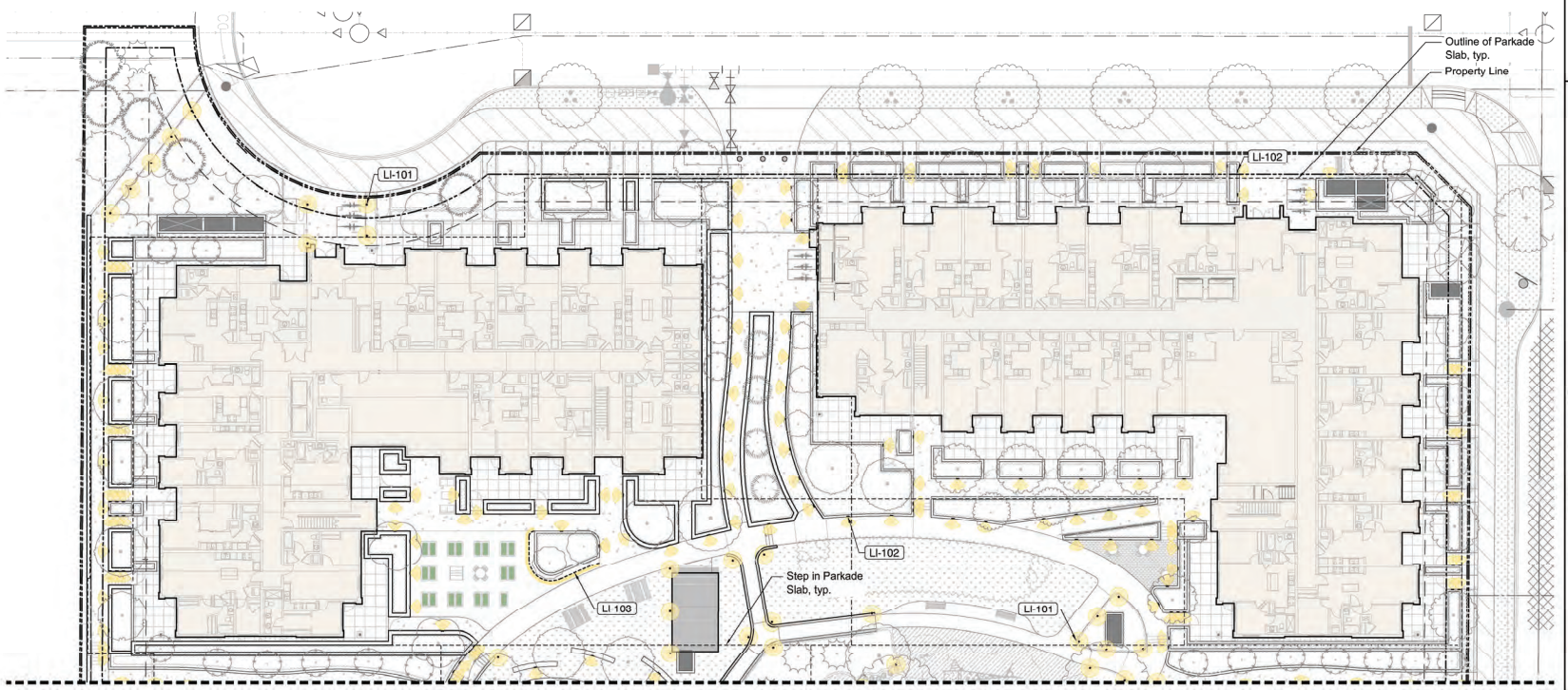
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Drawing Title: FENCING PLAN SOUTH

VDZ Project #: DP2025-12

Drawing No.: L-04B

\\BIMTACTIVE\2025\DP2025-12 7007-7033 204 ST Mul\5_DWG\SHEETS\L-04 FENCING PLAN.DWG



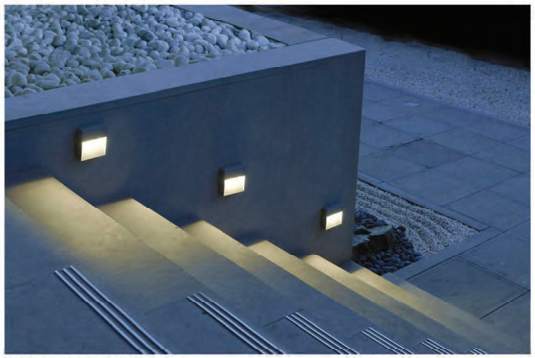
Matchline - Refer to L-05B LIGHTING PLAN SOUTH

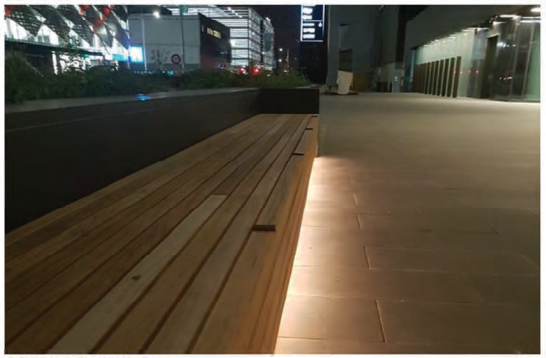
LANDSCAPE LIGHTING

- LI-101 Bollard Light
- LI-102 Step/Wall Light
- LI-103 Linear Strip Light

Notes:
Landscape lighting plan provides light location and reference image to coordinate with electrical only. For final fixture, quantity, color temperature, bulb and conduit information, refer to electrical drawings.


PRECEDENT - BOLLARD LIGHTING

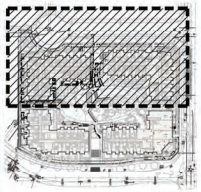

PRECEDENT - WALL/STEP LIGHTING


PRECEDENT - LINEAR STRIP LIGHTING

1:200

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Key Map (NTS)



REV.	BY	DESCRIPTION	DATE
4	JT	Re-Issued for DP	2025-08-29
3	JT	Issued for 60% BP Review	2025-06-04
2	JT	Issued for 30% BP Review	2025-05-14
1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street
Langley, B.C.

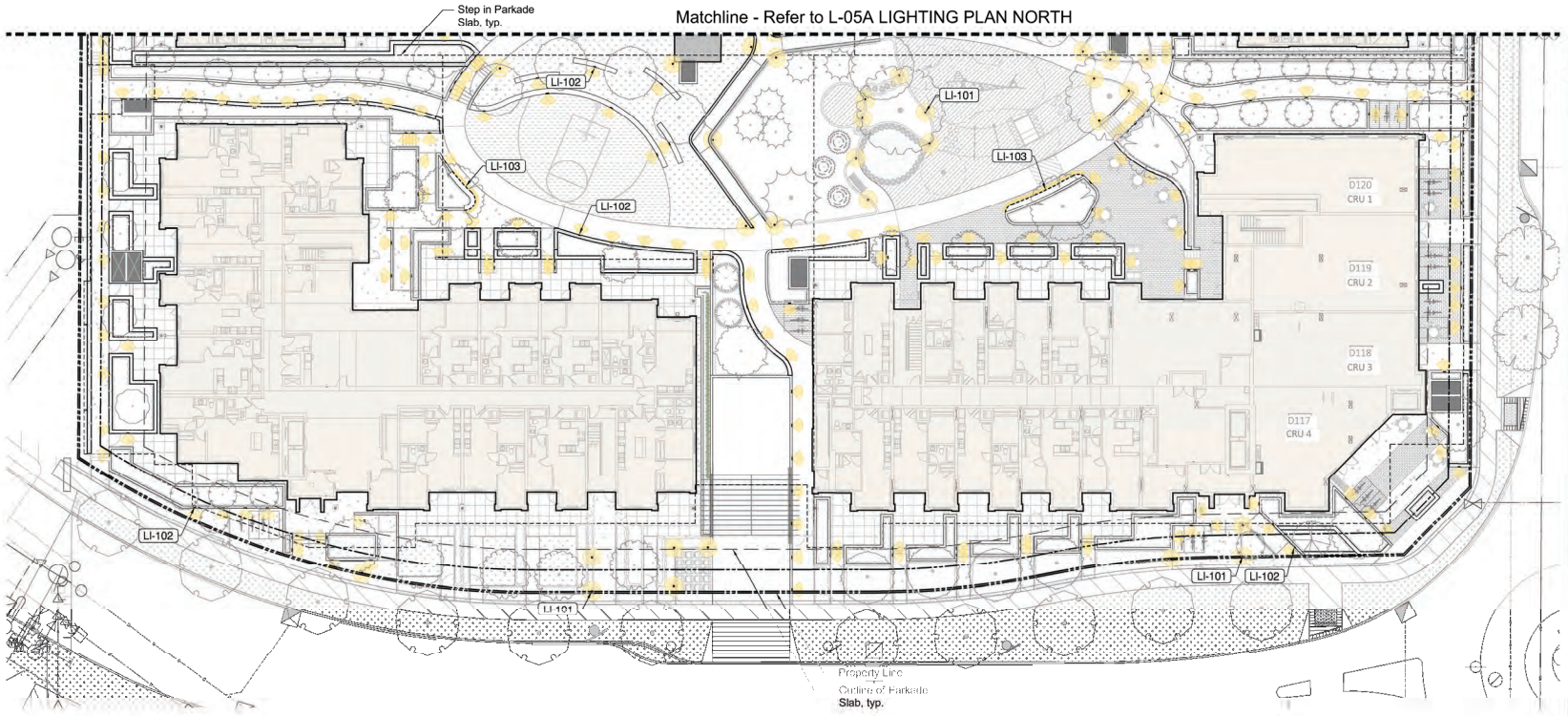
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Checked: JT	
Approved: JT	Original Sheet Size: 24"x36"
NORTH	Scale: 1:200

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Drawing Title: LIGHTING PLAN NORTH

VDZ Project #: DP2025-12

Drawing #: L-05A

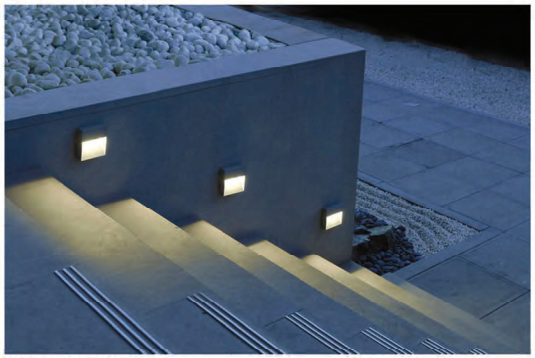


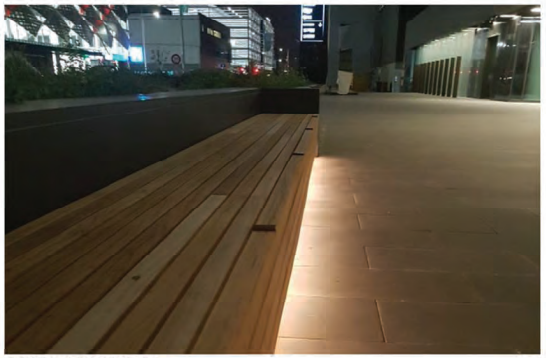
LANDSCAPE LIGHTING

- LI-101 Bollard Light
- LI-102 Step/Wall Light
- LI-103 Linear Strip Light

Notes:
Landscape lighting plan provides light location and reference image to coordinate with electrical only. For final fixture, quantity, color temperature, bulb and conduit information, refer to electrical drawings.


PRECEDENT - BOLLARD LIGHTING

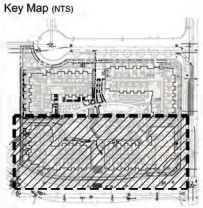

PRECEDENT - WALL/STEP LIGHTING


PRECEDENT - LINEAR STRIP LIGHTING

1:200

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
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Location:
7007, 7021, 7033 204th Street
Langley, B.C.

Drawn: AF	Stamp:
Checked: JT	
Approved: JT	Original Sheet Size: 24"x36"
NORTH	Scale: 1:200

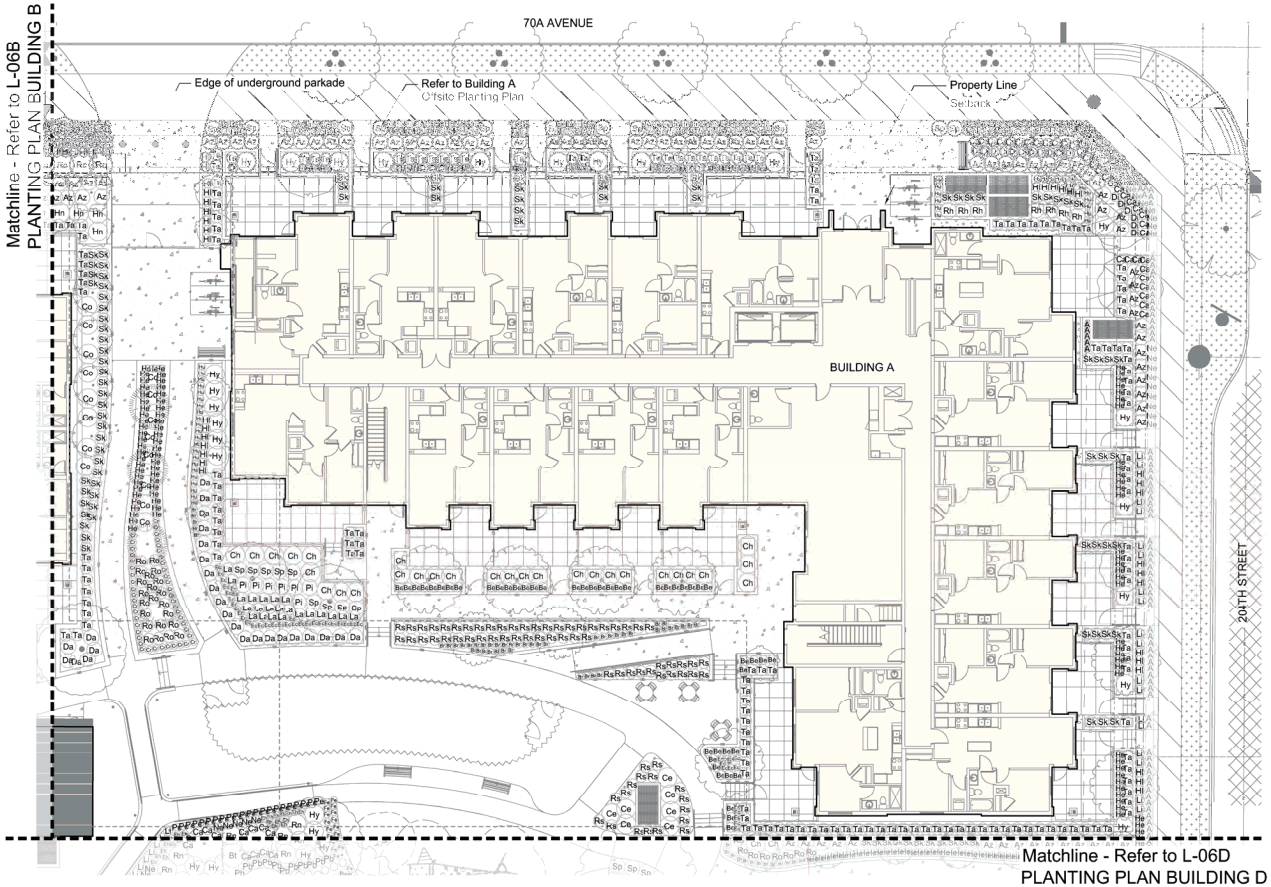
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Drawing Title: LIGHTING PLAN SOUTH

VDZ Project #: DP2025-12

Drawing #: L-05B

J:\PROJECTS\DVELOPMENT PERMIT\ACTIVE\2025\DP2025-12 7007-7033 204 ST MU\0_DWGS\SHEETS\L-05 LIGHTING PLAN.DWG

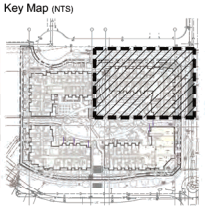


PLANT SCHEDULE BUILDING A

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
Az	Azalea japonica 'Hino White' / Hino White japanese Azalea	#2	60
Ce	Ceanothus x 'Victoria' / Victoria Wild Lilac	#3	5
Ch	Choisya ternata / Mexican Orange	#3	31
Co	Cornus sericea / Red Twig Dogwood	#3	8
Da	Daphne x transatlantica 'Eternal Fragrance' / Eternal Fragrance Daphne	#2	20
He	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#2	115
Hy	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#3	23
La	Lavandula angustifolia 'Hidcote' / Hidcote English Lavender	#2	22
Ne	Nepeta x faassenii 'Novanepjun' / Junior Walker™ Catmint	#2	2
Pi	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	#2	6
Rh	Rhododendron yakushimanum 'Princess' / Yaku Princess Rhododendron	#3	7
Ro	Rosa x 'Meilgekanu' / Sevillana® Rose	#2	22
Rs	Rosa x 'WEOpop' / Gourmet Popcorn Rose	#2	70
Sk	Skimmia japonica 'Rubella' / Rubella Skimmia	#2	49
Sp	Spiraea japonica 'Walbums' / Magic Carpet Japanese Spirea	#2	11
Ta	Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew	1.2m ht	103
GRASSES			
Ca	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	38
Cr	Carex oshimensis 'Everillo' / EverColor® Everillo Japanese Sedge	#1	47
Fe	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	#1	8
Pe	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1	18
PERENNIALS			
Be	Bergenia x 'Bressingham Ruby' / Bressingham Ruby Bergenia	#1	45
Br	Bergenia x 'Spring Fling' / Spring Fling Bergenia	#1	47
Di	Dicentra spectabilis 'Queen of Hearts' / Queen of Hearts Bleeding Heart	#1	24
Eh	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	10
Ec	Echinacea purpurea 'White Swan' / White Swan Coneflower	#1	45
Hl	Helleborus x hybridus 'Royal Heritage Series Mix' / Royal Heritage Hellebore	#2	37
Hu	Heuchera x 'TNHEUNER' / Northern Exposure™ Red Coral Bells	#1	55
Li	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	18

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4	JT	Re-Issued for DP	2025-08-29
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REVISIONS TABLE FOR SHEET

Project:
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Location:
7007, 7021, 7033 204th Street,
Langley, B.C.

Drawn: JT
Design: SG
Checked: EA

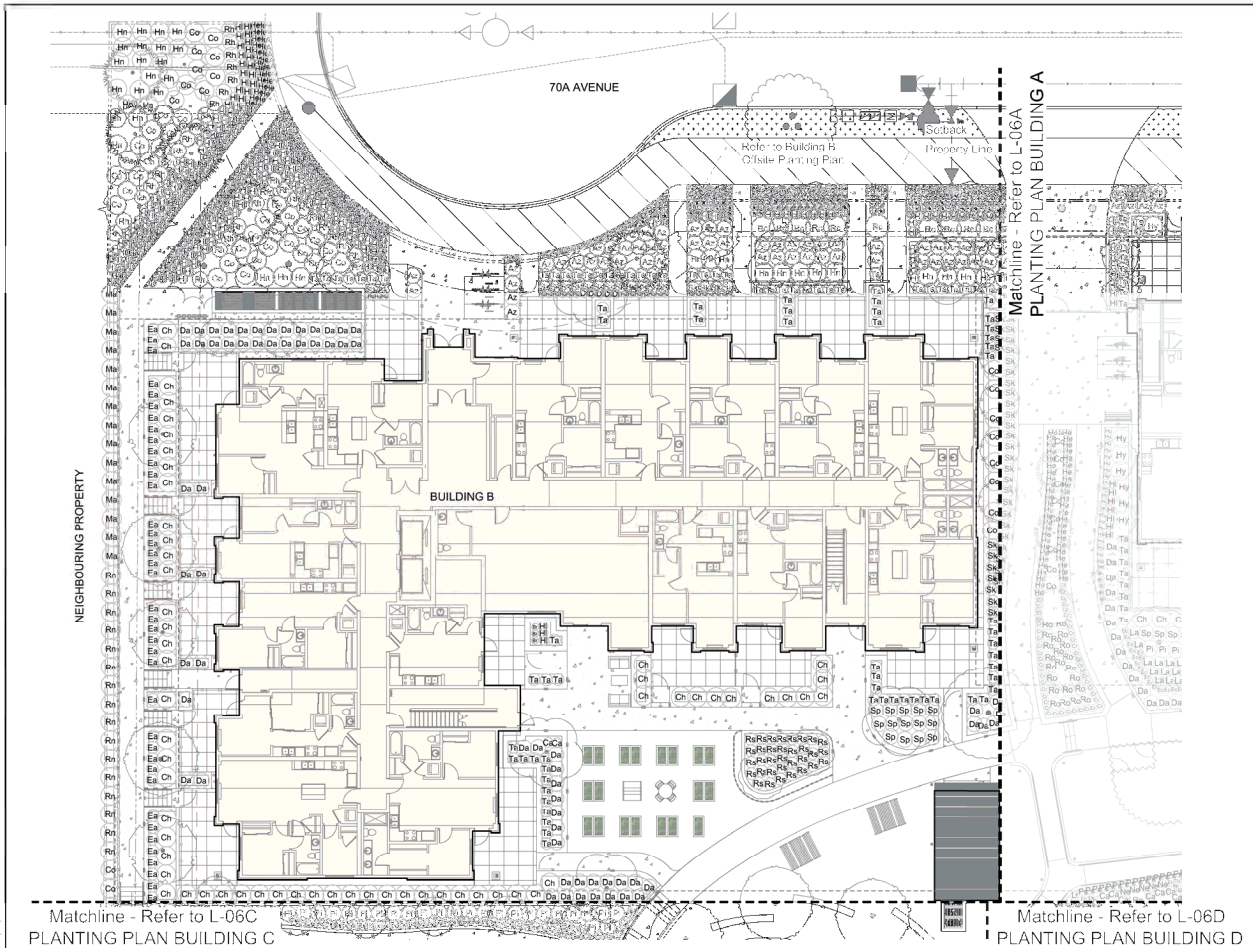
Approved:

Scale: 1:100

Drawing Title: PLANTING PLAN BUILDING A

VDZ Project #: DP2025-12

Drawing #: L-06A



PLANT SCHEDULE BUILDING B

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
Aq	Aquilegia x 'PAS1258490' / Earlybird™ White Columbine	#2	38
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2	57
Ch	Choisya ternata / Mexican Orange	#3	39
Co	Cornus sericea / Red Twig Dogwood	#3	48
Da	Daphne x transatlantica 'Eternal Fragrance' / Eternal Fragrance Daphne	#2	56
Eu	Euphorbia x martinii 'Ascot Rainbow' / Ascot Rainbow Euphorbia	#2	37
He	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#2	203
Hn	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	#5	38
Ma	Mahonia aquifolium / Oregon Grape	#3	15
Rc	Rhododendron x 'Cunningham's Blush' / Cunningham's Blush Rhododendron	#5	11
Rh	Rhododendron yakushimanum 'Princess' / Yaku Princess Rhododendron	#3	33
Rn	Rosa nutkana / Nootka Rose	#2	16
Rs	Rosa x 'WEOpop' / Gourmet Popcorn Rose	#2	33
Sk	Skimmia japonica 'Rubella' / Rubella Skimmia	#2	54
Sp	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#2	14
Ta	Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew	1.2m ht	92
GRASSES			
Ca	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	2
Fe	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	#1	22
PERENNIALS			
Br	Bergenia x 'Spring Fling' / Spring Fling Bergenia	#1	3
Di	Dicentra spectabilis 'Queen of Hearts' / Queen of Hearts Bleeding Heart	#1	5
Hl	Helleborus x hybridus 'Royal Heritage Series Mix' / Royal Heritage Hellebore	#2	165
Hu	Heuchera x 'TNHEUNER' / Northern Exposure™ Red Coral Bells	#1	127

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REVISIONS TABLE FOR SET

Project
7007 - 7033 204th Street MU

Location
7007, 7021, 7033 204th Street,
Langley, B.C.

Drawn: JT
Design: SP
Check: EA

Approved: JT

As Noted

Original Sheet Size: 24" x 36"

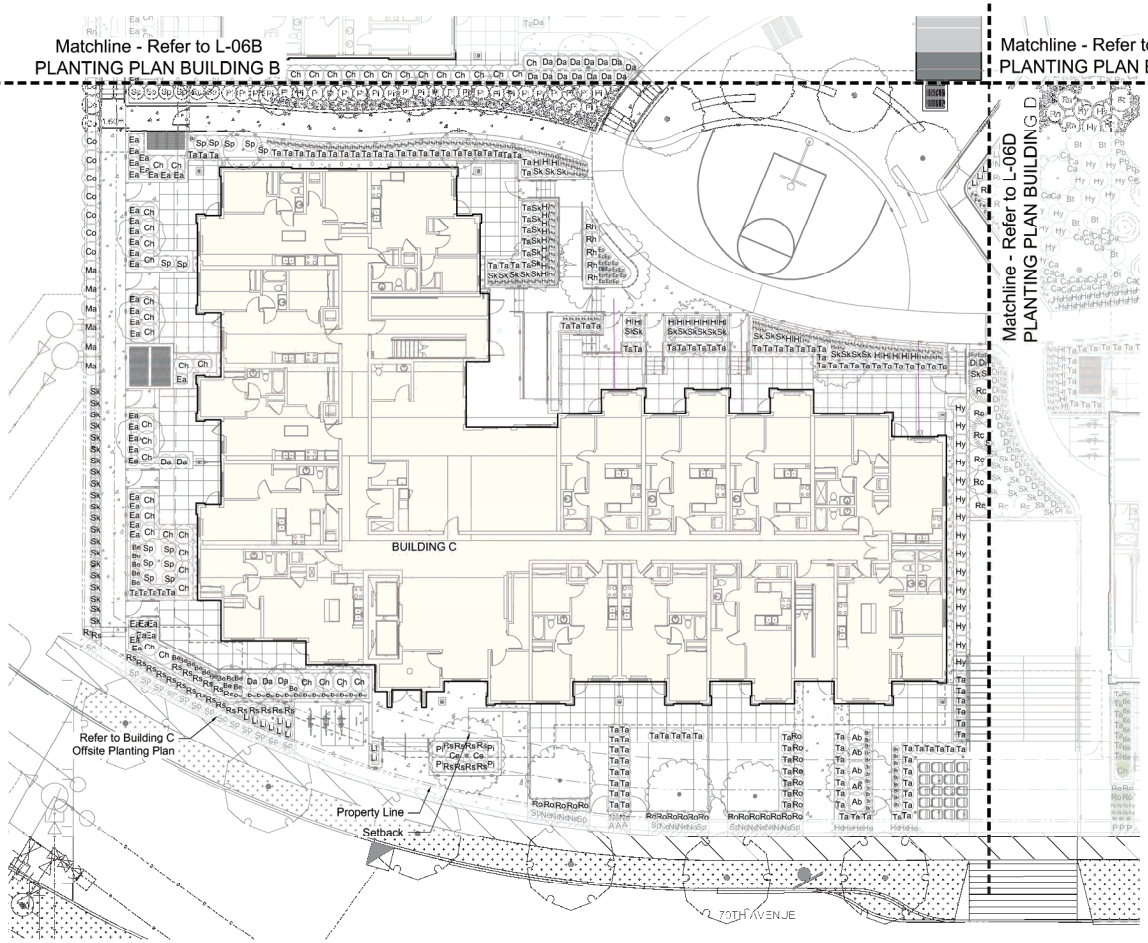
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Drawing Title: PLANTING PLAN BUILDING B

VDZ Project #: DP2025-12

Drawing #: L-06B



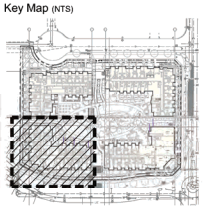
PLANT SCHEDULE BUILDING C

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
Ab	Abelia x 'Edward Goucher' / Edward Goucher Abelia	#3	5
Ce	Ceanothus x 'Victoria' / Victoria Wild Lilac	#3	2
Ch	Choisya ternata / Mexican Orange	#3	49
Co	Cornus sericea / Red Twig Dogwood	#3	10
Da	Daphne x transatlantica 'Eternal Fragrance' / Eternal Fragrance Daphne	#2	12
Eu	Euphorbia x martinii 'Ascot Rainbow' / Ascot Rainbow Euphorbia	#2	36
Hy	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#3	15
Ma	Mahonia aquifolium / Oregon Grape	#3	6
Pi	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	#2	31
Rh	Rhododendron yakushimanum 'Princess' / Yaku Princess Rhododendron	#3	5
Ro	Rosa x 'Meigekinu' / Sevillana® Rose	#2	20
Rs	Rosa x 'WEOpop' / Gourmet Popcorn Rose	#2	11
Sk	Skimmia japonica 'Rubella' / Rubella Skimmia	#2	50
Sp	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#2	19
Ta	Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew	1.2m ht	130

CODE	BOTANICAL / COMMON NAME	CONT	QTY
PERENNIALS			
Be	Bergenia x 'Bressingham Ruby' / Bressingham Ruby Bergenia	#1	80
Br	Bergenia x 'Spring Fling' / Spring Fling Bergenia	#1	22
Ep	Epimedium x versicolor / Barrenwort	#1	17
Hl	Helleborus x hybridus 'Royal Heritage Series Mix' / Royal Heritage Hellebore	#2	28
Hu	Heuchera x 'TNHEUNER' / Northern Exposure™ Red Coral Bells	#1	120

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REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street,
Langley, B.C.

Drawn: JT
Design: SD
CA

Approved:
JT

As Noted
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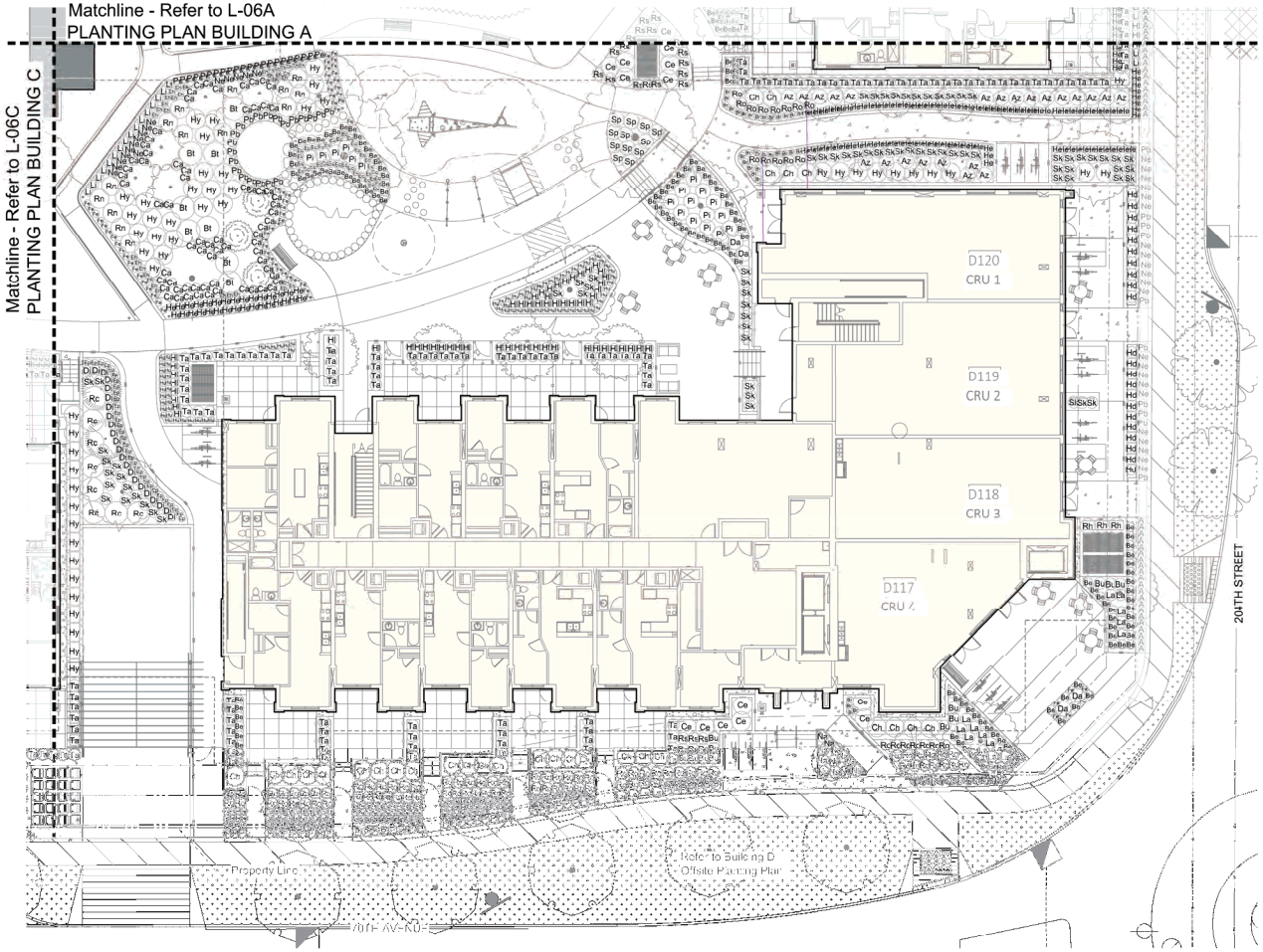
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NORTH

Drawing Title: PLANTING PLAN BUILDING C

VDZ Project #: DP2025-12

Drawing #: L-06C



PLANT SCHEDULE BUILDING D

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2	22
Bt	Berberis thunbergii 'Gentry' / Royal Burgundy® Japanese Barberry	#2	8
Bu	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	12
Ce	Ceanothus x 'Victoria' / Victoria Wild Lilac	#3	6
Ch	Choisya ternata / Mexican Orange	#3	28
Da	Daphne x transatlantica 'Eternal Fragrance' / Eternal Fragrance Daphne	#2	6
He	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#2	138
Hy	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#3	34
Hd	Hydrangea paniculata 'Rou20130' / Little Fresco Hydrangea	#3	18
La	Lavandula angustifolia 'Hidcote' / Hidcote English Lavender	#2	15
Na	Nandina domestica 'Firepower' / Firepower Heavenly Bamboo	#2	12
Ne	Nepeta x faassenii 'Novanepjun' / Junior Walker™ Catmint	#2	12
Pi	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	#2	18
Rc	Rhododendron x 'Cunningham's Blush' / Cunningham's Blush Rhododendron	#5	8
Rh	Rhododendron yakushimanum 'Princess' / Yaku Princess Rhododendron	#3	3
Rn	Rosa nutkana / Nootka Rose	#2	13
Ro	Rosa x 'Meigekanu' / Sevillana® Rose	#2	98
Rs	Rosa x 'WEOpop' / Gourmet Popcorn Rose	#2	10
Sk	Skimmia japonica 'Rubella' / Rubella Skimmia	#2	71
Sp	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#2	24
Ta	Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew	1.2m ht	108

CODE	BOTANICAL / COMMON NAME	CONT	QTY
GRASSES			
Ca	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	79
Fe	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	#1	138
Pb	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	#2	21
Pe	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1	1
PERENNIALS			
Be	Bergenia x 'Bressingham Ruby' / Bressingham Ruby Bergenia	#1	125
Br	Bergenia x 'Spring Fling' / Spring Fling Bergenia	#1	47
Dx	Dicentra spectabilis 'Queen of Hearts' / Queen of Hearts Bleeding Heart	#1	22
Eh	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	23
Ec	Echinacea purpurea 'White Swan' / White Swan Coneflower	#1	36
Ep	Epimedium x versicolor / Barrenwort	#1	32
Hl	Helleborus x hybridus 'Royal Heritage Series Mix' / Royal Heritage Hellebore	#2	58
Hu	Heuchera x 'TNHEUNER' / Northern Exposure™ Red Coral Bells	#1	78
Li	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	17

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Key Map (NTS)

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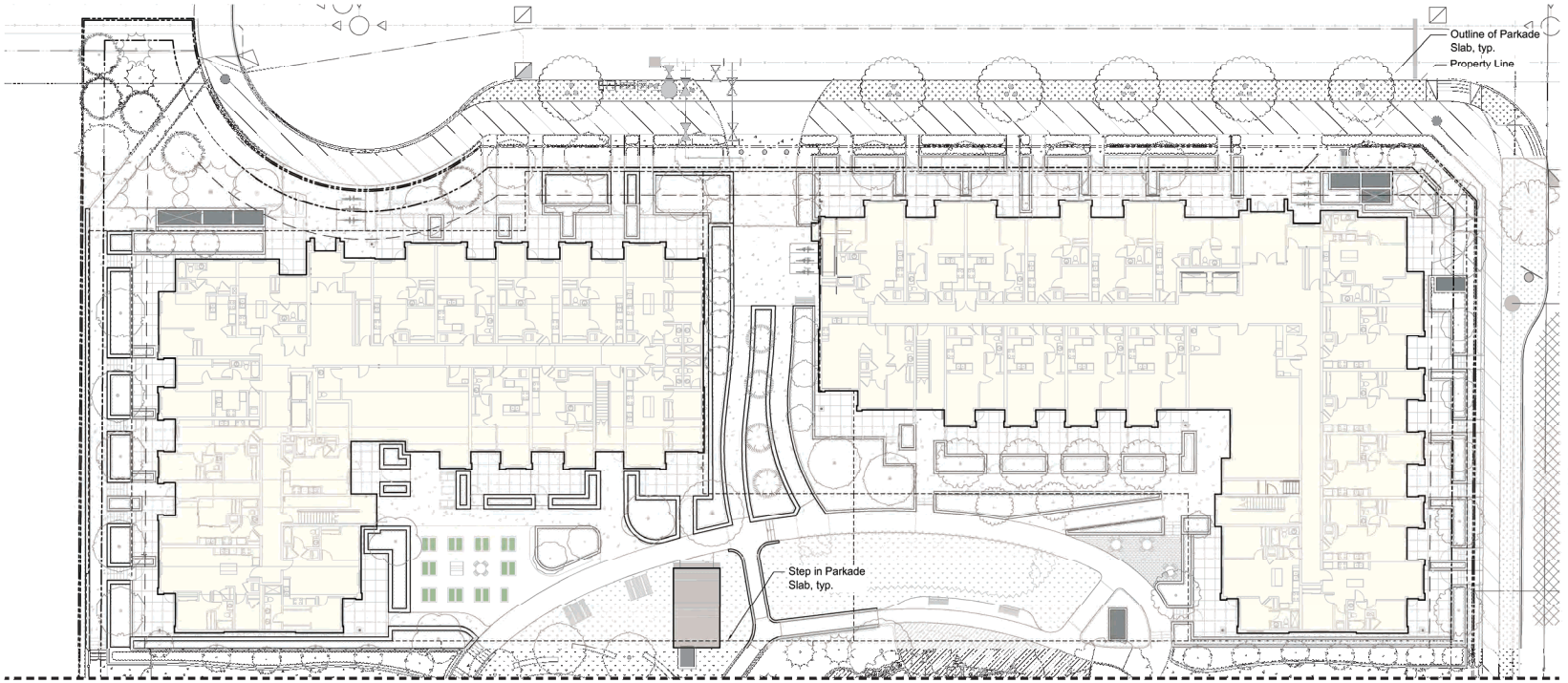
Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street
Langley, B.C.

Drawing Title:
PLANTING PLAN BUILDING D

VDZ Project #:
DP2025-12

Drawing #:
L-06D



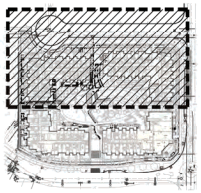
Matchline - Refer to L-07B IRRIGATION PLAN SOUTH

IRRIGATION NOTES:

1. Box mount valve actuating receivers are located at each valve box location.
2. System is based on 50 PSI (min.) and 50 GPM (max.) at the connection point.
3. Contractor to determine pipe layout to ensure system operates as per specifications. Piping shown is for schematic purposes. Minor adjustments due to unforeseen circumstances are allowed.
4. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
5. If a discrepancy occurs between drawings and specifications, specifications are to be followed
6. All length quantities shown are approximate. Contractor to verify all quantities.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All irrigation products, components, materials and construction installations are to follow i.i.a.b.c. written installation specifications dated 2018 or newer. Found within the i..i.a.b.c. website. www.irrigationbc.com
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work. Restoration of damaged utilities shall be made at the contractor's expense to the satisfaction of the contract administrator and or the owner's representative.
13. All pipe to be installed at a minimum of 12" below finish grade.
14. Main line to be installed at a minimum of 18" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.
21. All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan). Water lines and electrical wires shall not share the same sleeve, minimum sleeve to be 2x pipe dia.
22. The contractor must be qualified to install large scale irrigation systems. the contractor must have a minimum of (5) five years installation experience and be a member in good standing with the irrigation industry association of B.C. (i.i.a.b.c.)

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Key Map (NTS)



REV.	BY	DESCRIPTION	DATE
4	JT	Re-Issued for DP	2025-08-29
3	JT	Issued for 60% BP Review	2025-06-04
2	JT	Issued for 30% BP Review	2025-05-14
1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

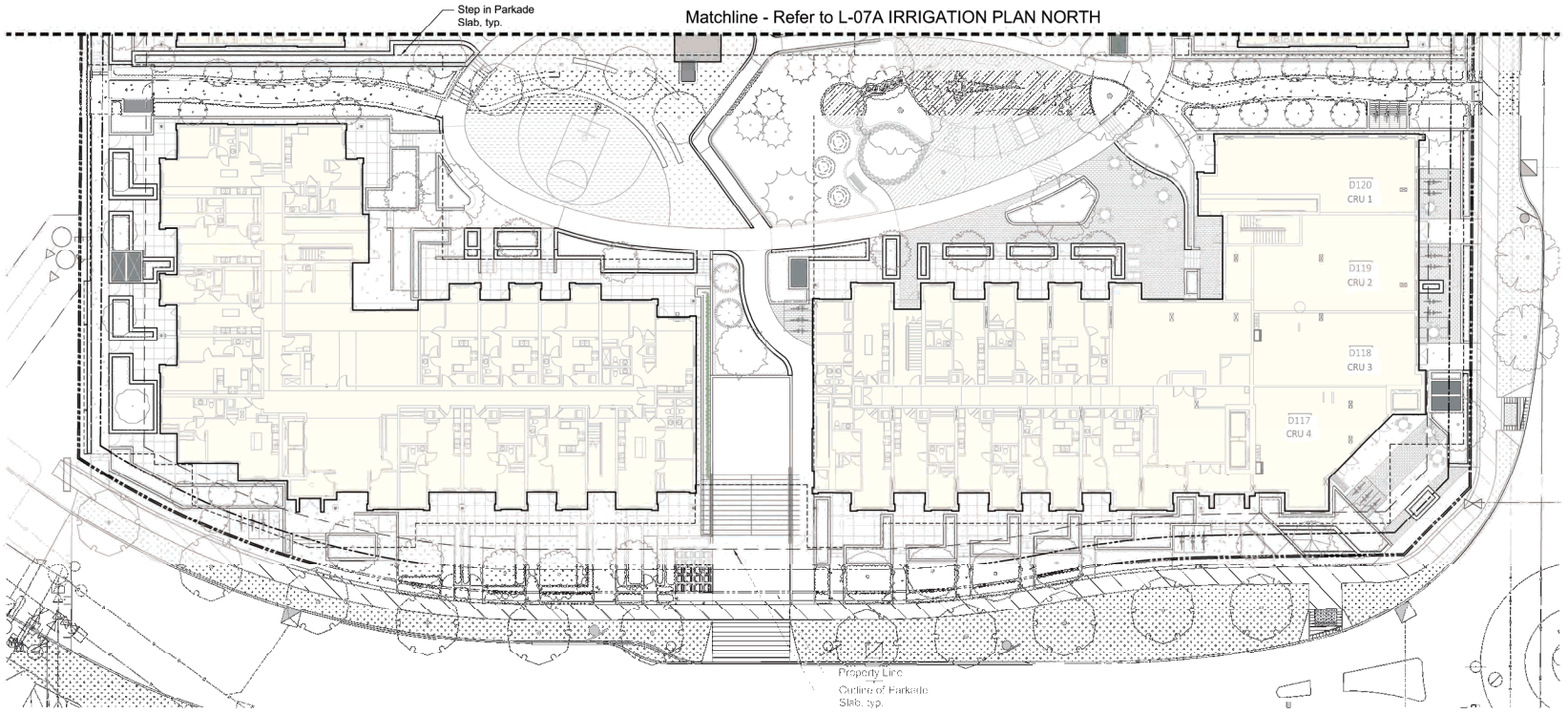
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7007, 7021, 7033 204th Street
Langley, B.C.

Drawn:	Stamp:
LJ	
Checked: JT	
Approved:	Original Sheet Size:

Drawing Title: IRRIGATION PLAN NORTH

VDZ Project #: DP2025-12

Drawing #: L-07A

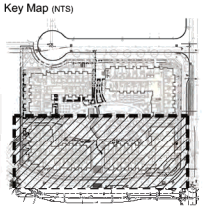


IRRIGATION NOTES:

1. Box mount valve actuating receivers are located at each valve box location.
2. System is based on 50 PSI (min.) and 50 GPM (max.) at the connection point.
3. Contractor to determine pipe layout to ensure system operates as per specifications. Piping shown is for schematic purposes. Minor adjustments due to unforeseen circumstances are allowed.
4. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
5. If a discrepancy occurs between drawings and specifications, specifications are to be followed
6. All length quantities shown are approximate. Contractor to verify all quantities.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All irrigation products, components, materials and construction installations are to follow i.i.a.b.c. written installation specifications dated 2018 or newer. Found within the i..i.a.b.c. website. www.irrigationbc.com
12. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work. Restoration of damaged utilities shall be made at the contractor's expense to the satisfaction of the contract administrator and or the owner's representative.
13. All pipe to be installed at a minimum of 12" below finish grade.
14. Main line to be installed at a minimum of 18" below finish grade.
15. All valves to be installed in 10" or larger valve box.
16. All irrigation heads in non turf areas to be 12" High Pop heads.
17. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Provide as built drawings for any changes made to the irrigation plan.
20. The Irrigation system will be inspected by the consultant upon completion.
21. All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan). Water lines and electrical wires shall not share the same sleeve. minimum sleeve to be 2x pipe dia.
22. The contractor must be qualified to install large scale irrigation systems. the contractor must have a minimum of (5) five years installation experience and be a member in good standing with the irrigation industry association of B.C. (i.i.a.b.c.)

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Location:
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Drawn:	Stamp:
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Approved:	Original Sheet Size:

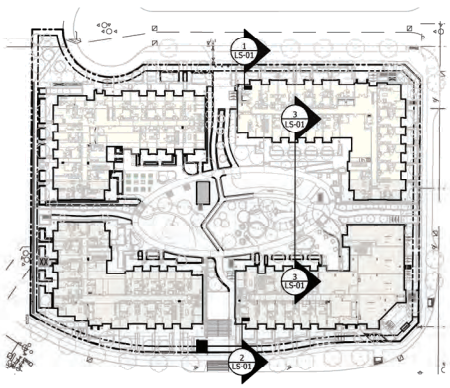
NORTH

Drawing Title: IRRIGATION PLAN SOUTH

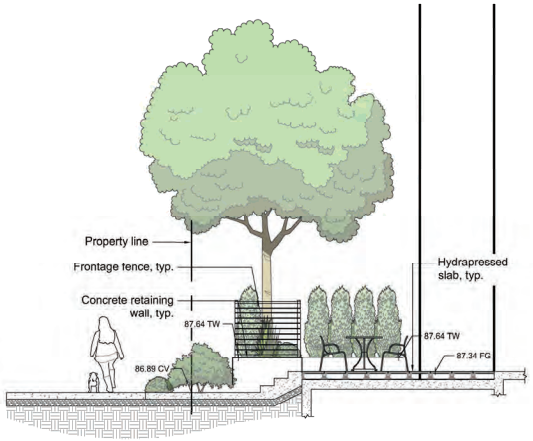
VDZ Project #: DP2025-12

Drawing #: L-07B

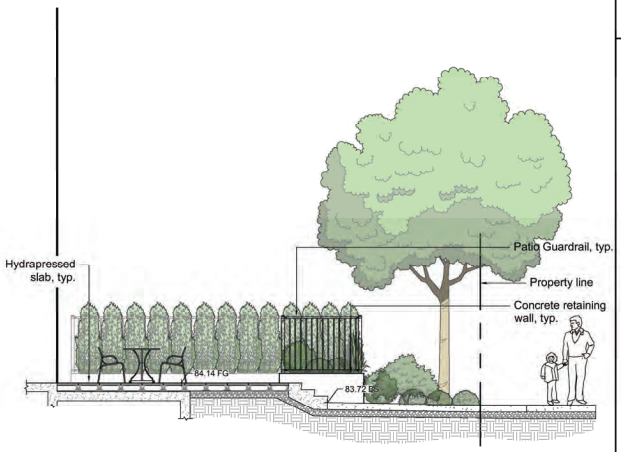
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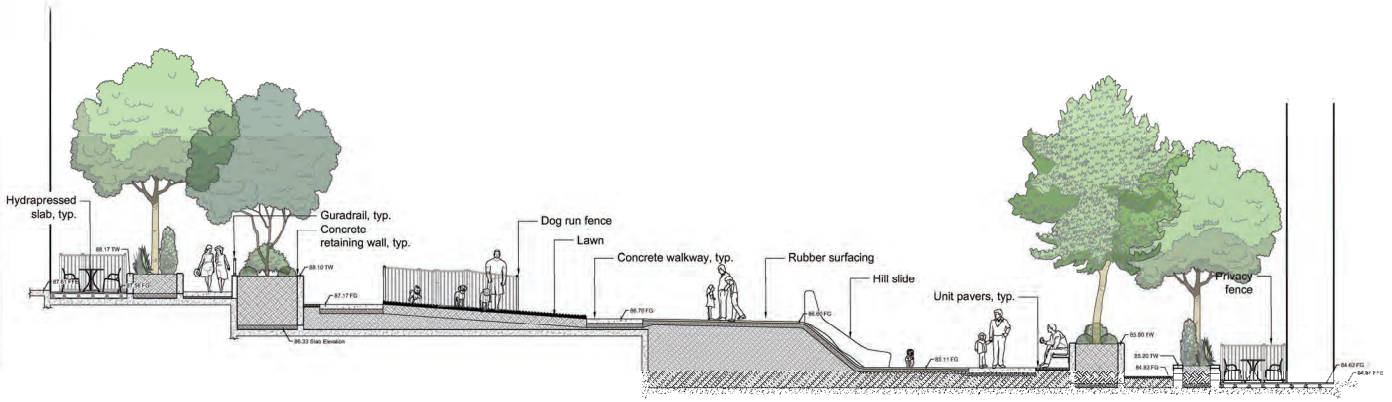
0 KEY PLAN
Scale 1:750



1 SECTION THROUGH PATIO OF NORTH EAST BUILDING
Scale 1:50



2 SECTION THROUGH PATIO OF SOUTH EAST BUILDING
Scale 1:50



3 SECTION THROUGH COURTYARD
Scale 1:75

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REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street
Langley, B.C.

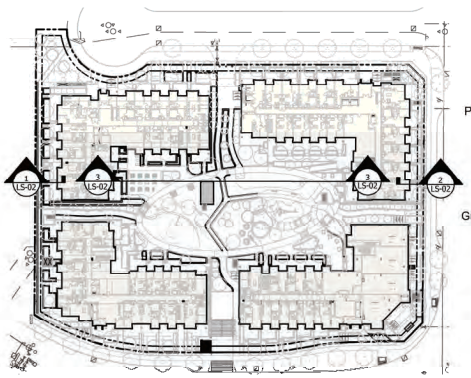
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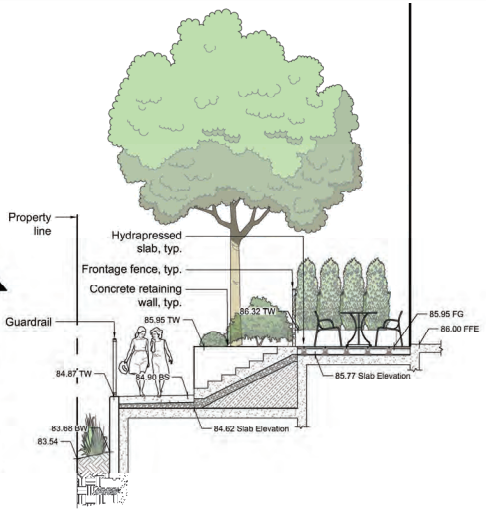
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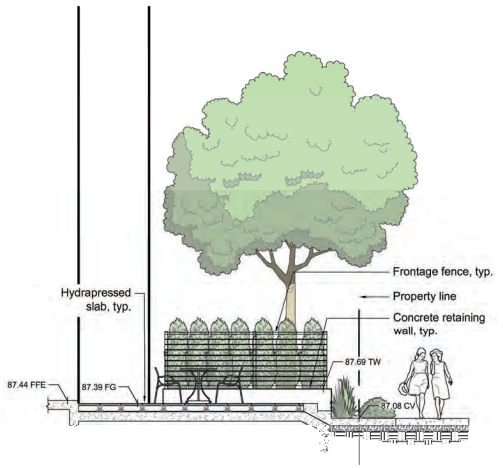
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SUBMITTED/ACTIVE/2025/DP2025-



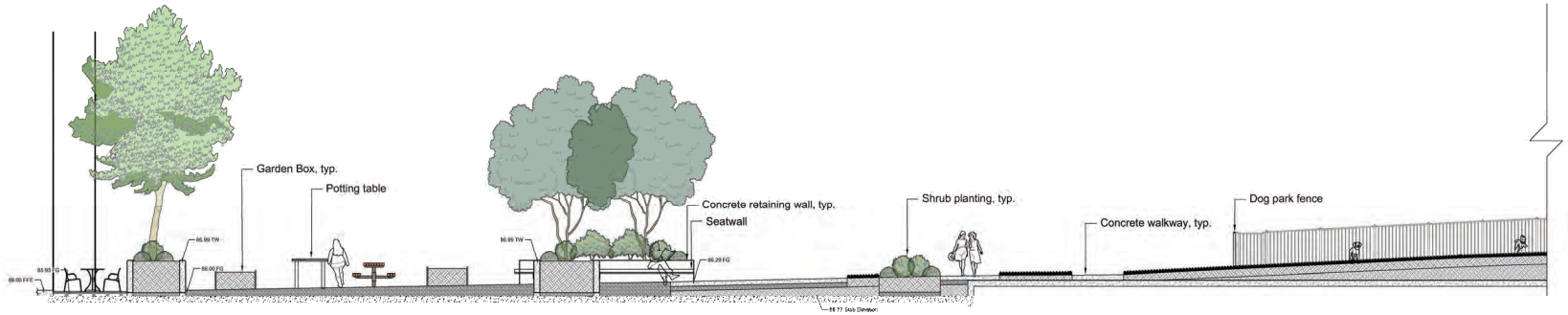
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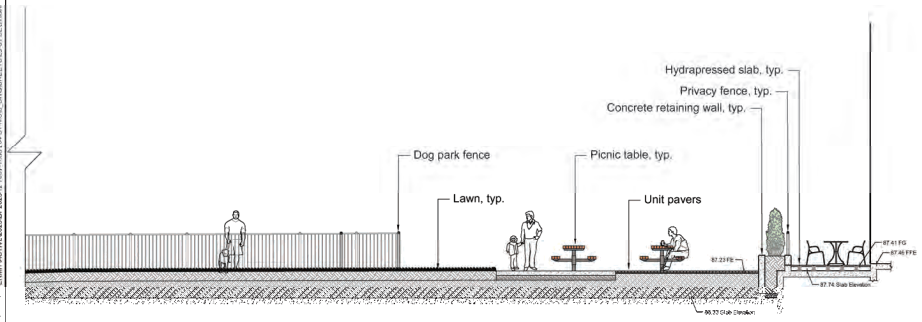


1 SECTION THROUGH PATIO OF NORTH WEST BUILDING
Scale 1:50



2 SECTION THROUGH PATIO OF NORTH EAST BUILDING
Scale 1:50





3 SECTION THROUGH COURTYARD

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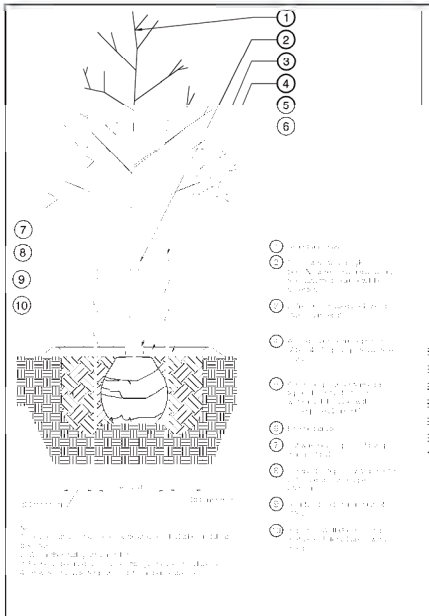
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7007 - 7033 204th Street MU

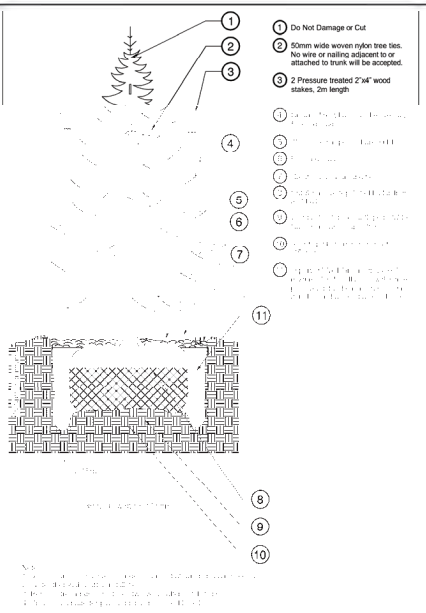
Location:
7007, 7021, 7033 204th Street
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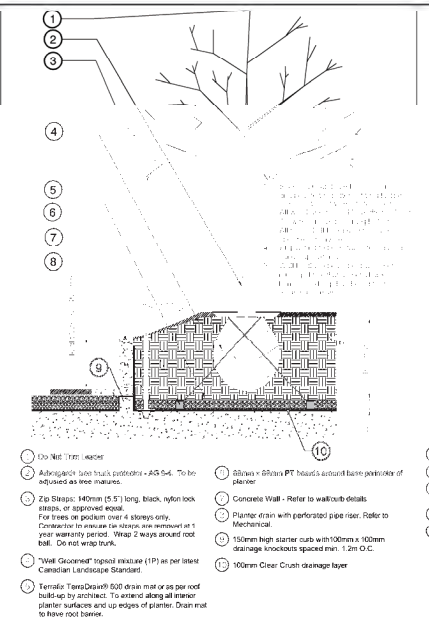
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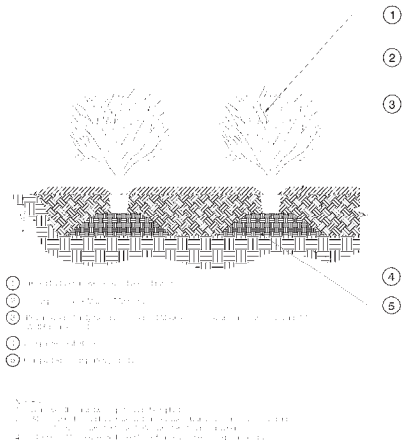
1 TREE PLANTING - DECIDUOUS TREE
1:25



2 TREE PLANTING - CONIFEROUS TREE
1:25



3 TREE PLANTING - ON SLAB
1:25

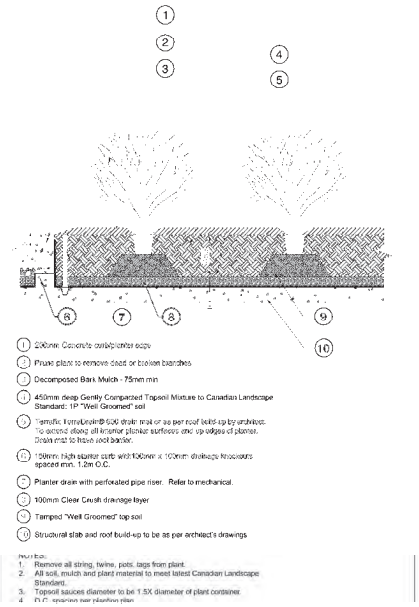


4 SHRUB PLANTING
1:25



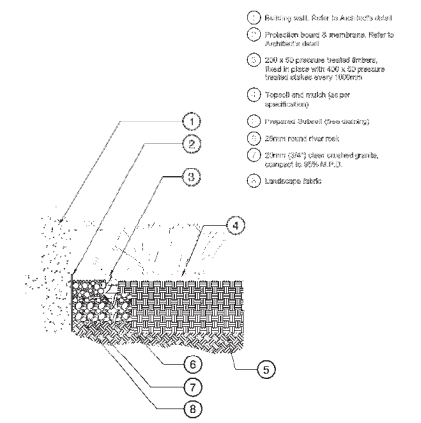
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan

5 SHRUB PLANTING ON SLOPE
1:25

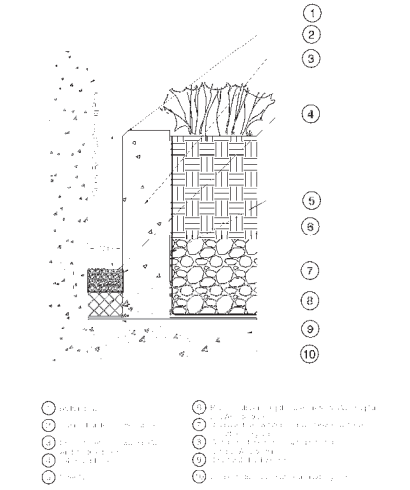


Notes:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan

6 SHRUB PLANTING - ON SLAB
1:1



7 DRIP STRIP ADJACENT GARDEN BED
1:20



Notes:
1. Refer to drawings for drip-strip widths, minimum 150mm.
2. Pressure Treated Board to be used when Drip-Strip is adjacent to soft landscaping.

8 DRIP STRIP ADJACENT WALL
1:10

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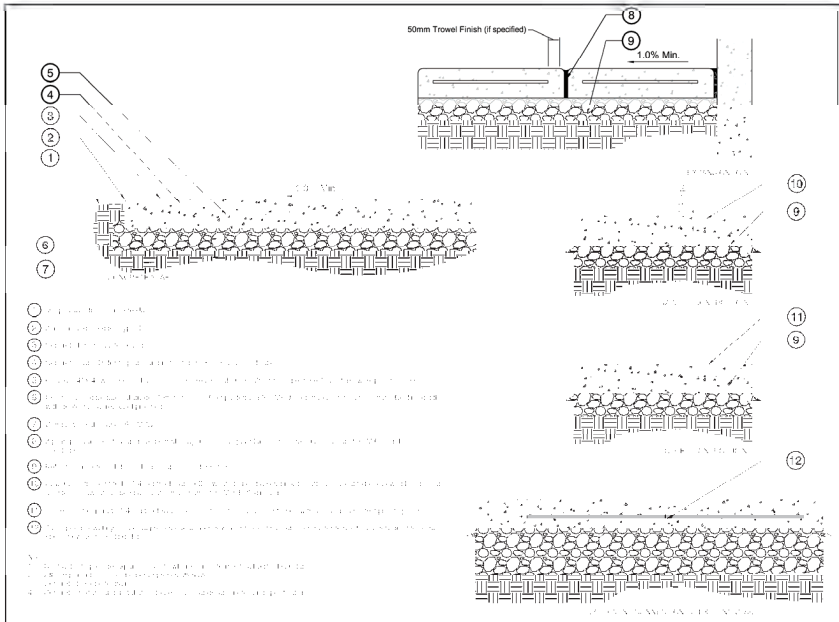
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7007, 7021, 7033 204th Street,
Langley B.C.

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Scale:
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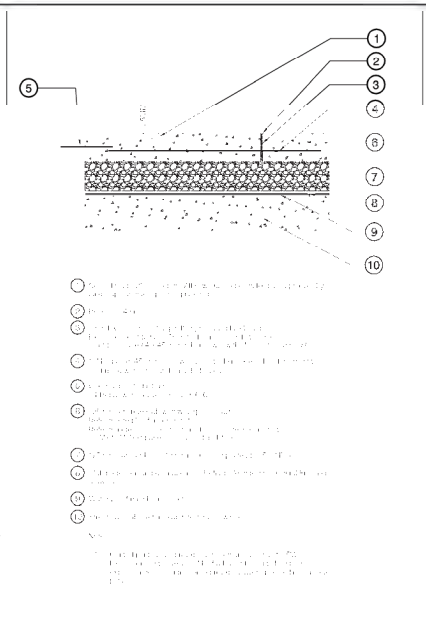
Drawing Title:
DETAILS - SOFTSCAPE

VDZ Project #
DP2025-12

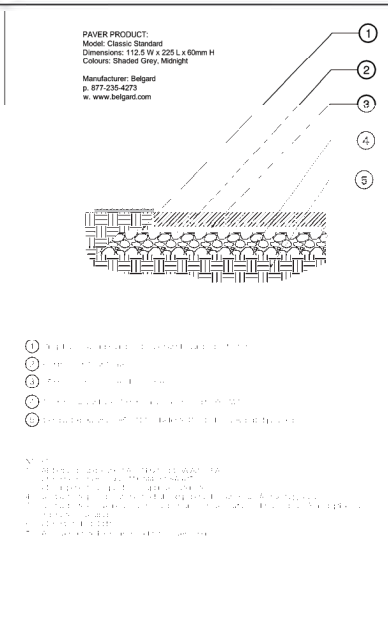
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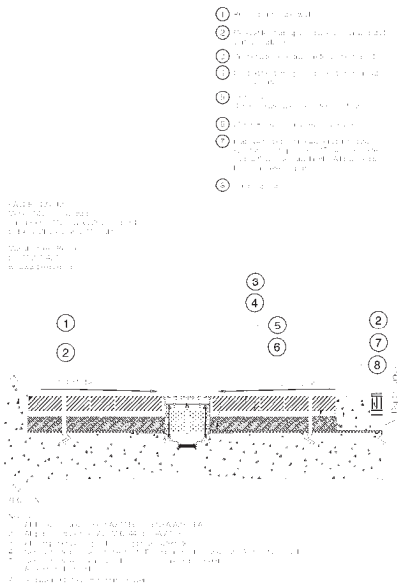
1 CONCRETE SLAB - WIRE MESH
1:10



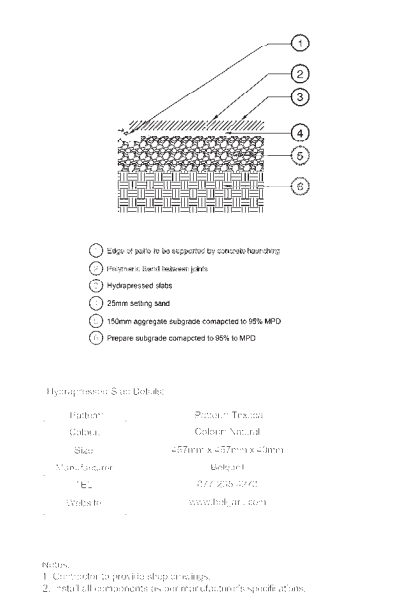
2 CONCRETE SLAB - OVER PARKADE
1:10



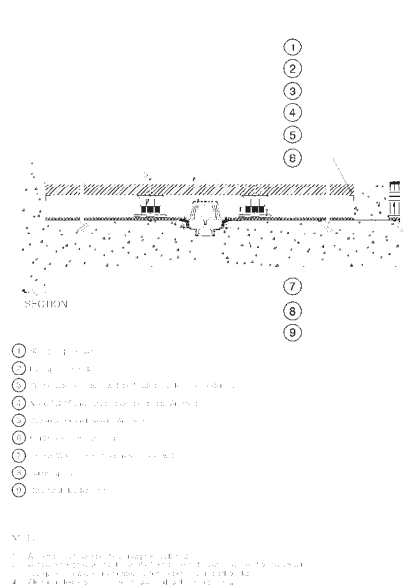
3 UNIT PAVERS - PEDESTRIAN
1:10



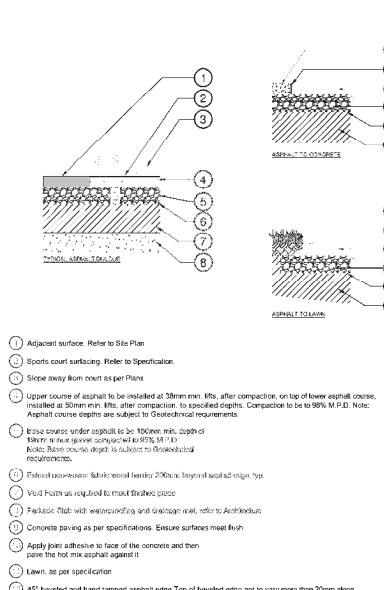
4 UNIT PAVERS - OVER SLAB
1:10



5 HYDRAPRESSED SLABS ON GRADE
1:10



6 HYDRAPRESSED SLAB ON SLAB
1:10



7 ASPHALT SPORTS COURT - ON SLAB
1:20

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Location:
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Langley, B.C.

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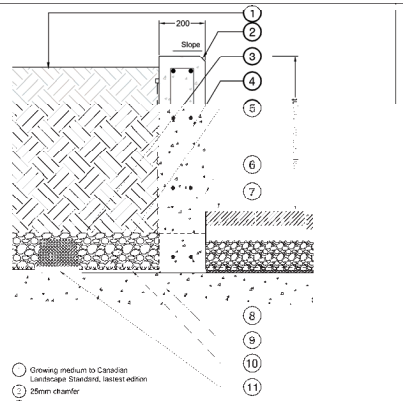
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Date:
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VDZ Project #
DP2025-12

Drawing Title
DETAILS - HARDSCAPE

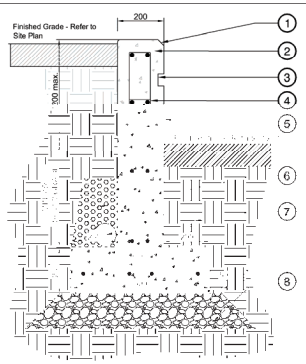
Drawing #
L2.12



1. Growing medium to Canadian Landscape Standard, lastest edition
2. 25mm chamfer
3. Non-woven landscape fabric, termination bar 50mm lower than tow. Install as per manufacturer's specifications.
4. 10M rebar @ 300mm O.C. each way
5. Nilex NuDrain PD-20 drain mat
6. Concrete wall, light sandblast finish
7. Finished grade, refer to site plan
8. 10M dowels
9. Structureal slab, refer to Architects drawing
10. Waterproof membrane, by Architect
11. Planter area drain, WADE 3200-PA or approved alternate

Notes:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
2. All walls over 1.2m in height will need to be Structurally Engineered.
3. All planters to be connected to Slab drainage system.
4. Contractor to provide vertical control joint @ max. 3m o.c. joints in he sweetwell between wall mounted lights.

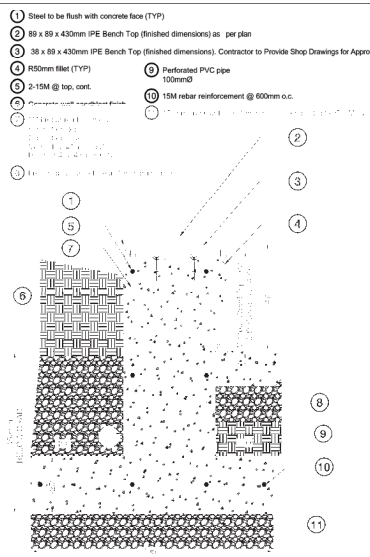
1 CIP CONCRETE WALL - ON SLAB
1:10



1. 25mm Chamfer
2. 2-15M @ top, cont.
3. 25x50mm reveal
4. 15M rebar reinforcement 50mm from top 50mm from side Vertical @ 450mm O.C Horizontal @ 450mm O.C
5. Concrete wall, light sandblast finish
6. Trench Drain, use of clean 19mm minus rock
7. Perforated PVC pipe 100mm, as per Civil
8. 150mm aggregate base 19 mm minus compacted to 95% MPD

Notes:
2. Wall heights vary. Refer to Grading Plan.
3. Perforated pipe to drain to daylight or to tie into storm system.
4. Ensure 50mm concrete cover over all rebar.
5. Walls over 1200mm in height to be structurally engineered.

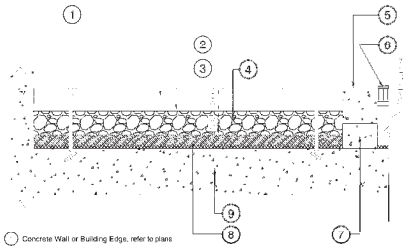
2 CIP CONCRETE WALL - ON GRADE
1:10



1. Steel to be flush with concrete face (TYP)
2. 89 x 89 x 430mm IPE Bench Top (finished dimensions) as per plan
3. 38 x 89 x 430mm IPE Bench Top (finished dimensions). Contractor to Provide Shop Drawings for Approval
4. R50mm fillet (TYP)
5. 2-15M @ top, cont.
9. Perforated PVC pipe 100mmØ
10. 15M rebar reinforcement @ 600mm o.c.

Notes:
1. Vertical Control Joints Every 3m on center.
2. Wall heights vary. Refer to Civil for grades.
3. All hardware to be galvanized steel.
4. Seat Wall to tie into Architectural Parkade slab in on-slab condition.
5. Refer to site plan for locations of seatwall with and without wood top.

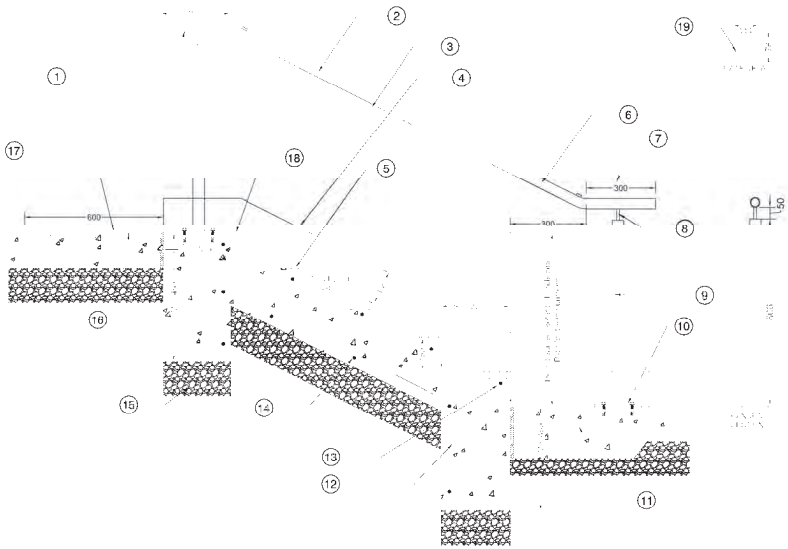
3 SEAT WALL
1:10



1. Concrete Wall or Building Edge, refer to plans
2. 100mm crushed granite (9mm minus). Material to be crowned, wetted and rolled. Contractor to confirm no potholes.
3. Non-woven filter fabric, Terratex 360R - Geotextile or approved equal, to turn up and back at all vertical surfaces
4. 150mm Aggregate base (19mm minus) compacted to 95% MPD.
5. 150mm concrete curb, to have 6mm bevel facing crushed gravel surface
6. Adjacent Surface, refer to plan
7. 100mm x 100mm Drainage knockout min. every 1.2m O.C.
8. Void form as required to meet finished grade
9. Structural Slab with waterproofing, refer to Architecture

Notes:
1. Contractor to provide 1L sample of crushed granite material for approval by Landscape Architect prior to installation.
2. Minimum 2% cross slope to path.

4 CRUSHED GRAVEL - ON SLAB
1:10



9. 50x50mm HSS steel
10. 114x76x6mm plate steel
11. Handrail embedded 150mm with non-shrink grout

5 TREAD CONCRETE STAIRS W/CHEEKWALL
1:10

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Location:
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Drawing Title:
DETAILS - WALLS AND STAIRS

VDZ Project #:
DP2025-12

Drawing #:
L2.13



Product: 970 Backed Bench
Type: Backed, with armrests
Length: 70" (177.8cm)
Frame Finish: Silver 14 (matte)
Wood Finish: Thermally Modified Oak
Mount: Surface Mount

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

Or approved equal.

Colour Reference

1 BENCH
NTS



Product: 1600 Series SC Bike Rack
Frame Colour: Silver 14 (matte)
Mount: Surface Mount
Spaces: 2 per Bike Rack

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

Or approved equal.

Colour Reference

2 BIKE RACK
NTS





Product: 720 Table and Benches
Length: 70" (177.8cm)
Frame Finish: Silver 14 (matte)
Wood Finish:Thermally Modified Oak
Mount: Surface Mount

Manufacturer:Maglin
e. sales@maglin.com
p. 1-800-716-5506

Or approved equal.

Colour Reference

3 PICNIC TABLE
NTS



Product: Kontur Table and Chairs
Frame Colour: Reseda Green
Mount: Freestanding

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

Or approved equal.

Colour Reference

4 CAFE TABLE WITH CHAIRS
NTS





Model: Nexus Woven Lounge seating
Components: M77032, M77022
Table: M77030SQ
Colour: Rosewood Weave

Manufacturer: Texacraft
Supplier: Sunset Fun
p. 1-800-490-0501
e. info@sunsetfun.com

Or Approved Equal

5 LOUNGE SEATING
NTS



Model: Artiflex - Self-Watering Planter
Dimensions: 2'x4' (WxD)
Wood Finish: Coastal

6 COMMUNITY PLANTER
NTS



Product: Potting Bench
Assembled Size (WxHxD): 48" x 58" x 24"
Wood Finish: Western Red Cedar
Mount: Movable

7 POTTING TABLE
NTS

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REV.	BY	DESCRIPTION	DATE
4	JT	Re-Issued for DP	2025-08-29
3	JT	Issued for 60% BP Review	2025-06-04
2	JT	Issued for 30% BP Review	2025-05-14
1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street
Langley, B.C.

Drawn: AF

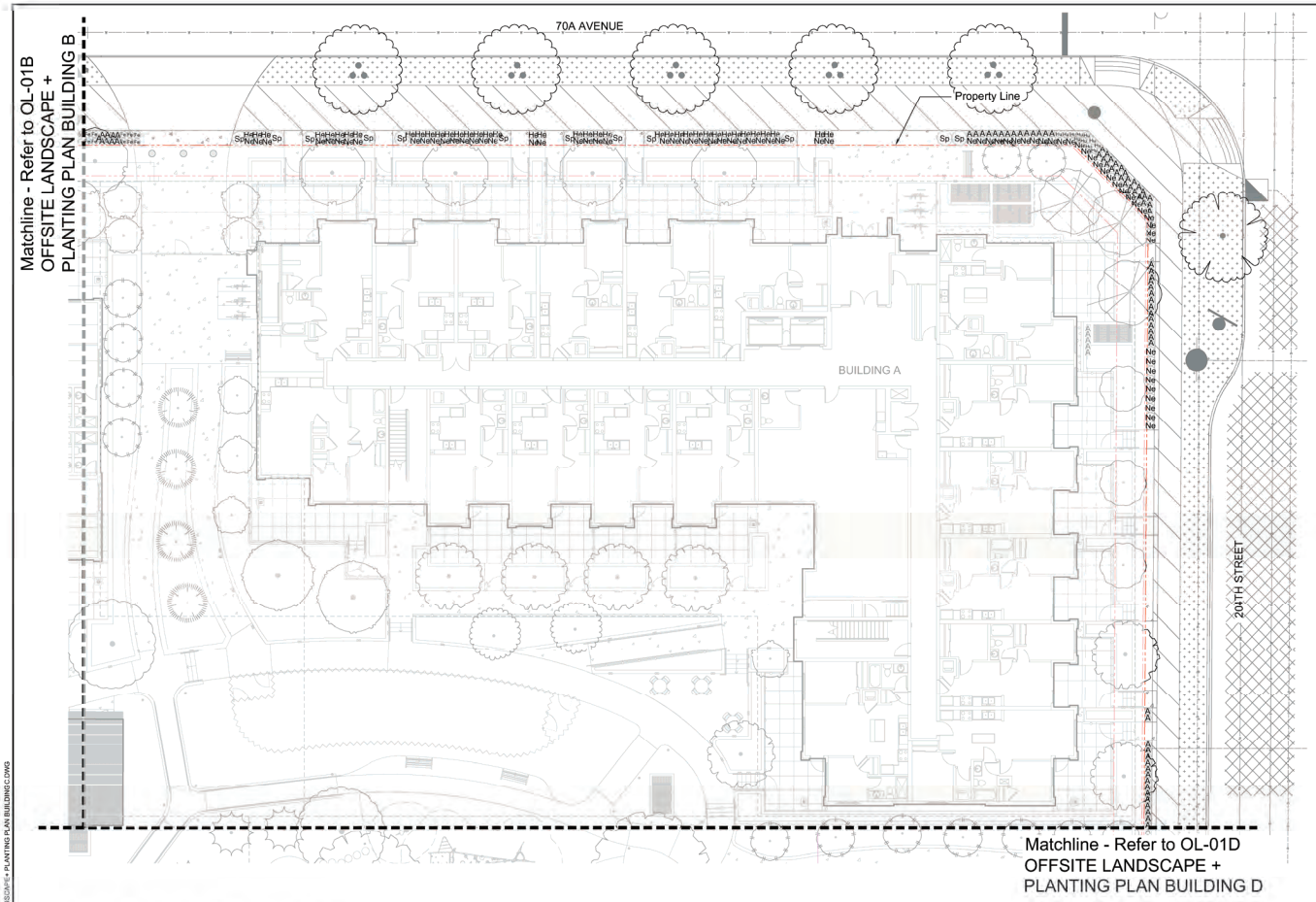
Checked:

Stamp:

Drawing Title: DETAILS - PLAYGROUND

VDZ Project #: DP2025-12

Drawing #: L2.14



OFF-SITE TREE SCHEDULE BUILDING A

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
STREET TREE				

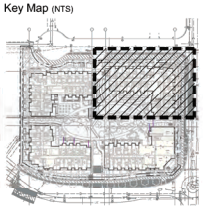
OFFSITE PLANT SCHEDULE BUILDING A

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
A	Aquilegia x 'PAS1258490' / Earlybird™ White Columbine	#2	106
He	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#2	40
Ne	Nepeta x faassenii 'Novanepjun' / Junior Walker™ Catmint	#2	75
Sp	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#2	12

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Key Map (NTS)



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4	JT	Re-Issued for DP	2025-08-29
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1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street,
Langley B.C.

Drawn: JT

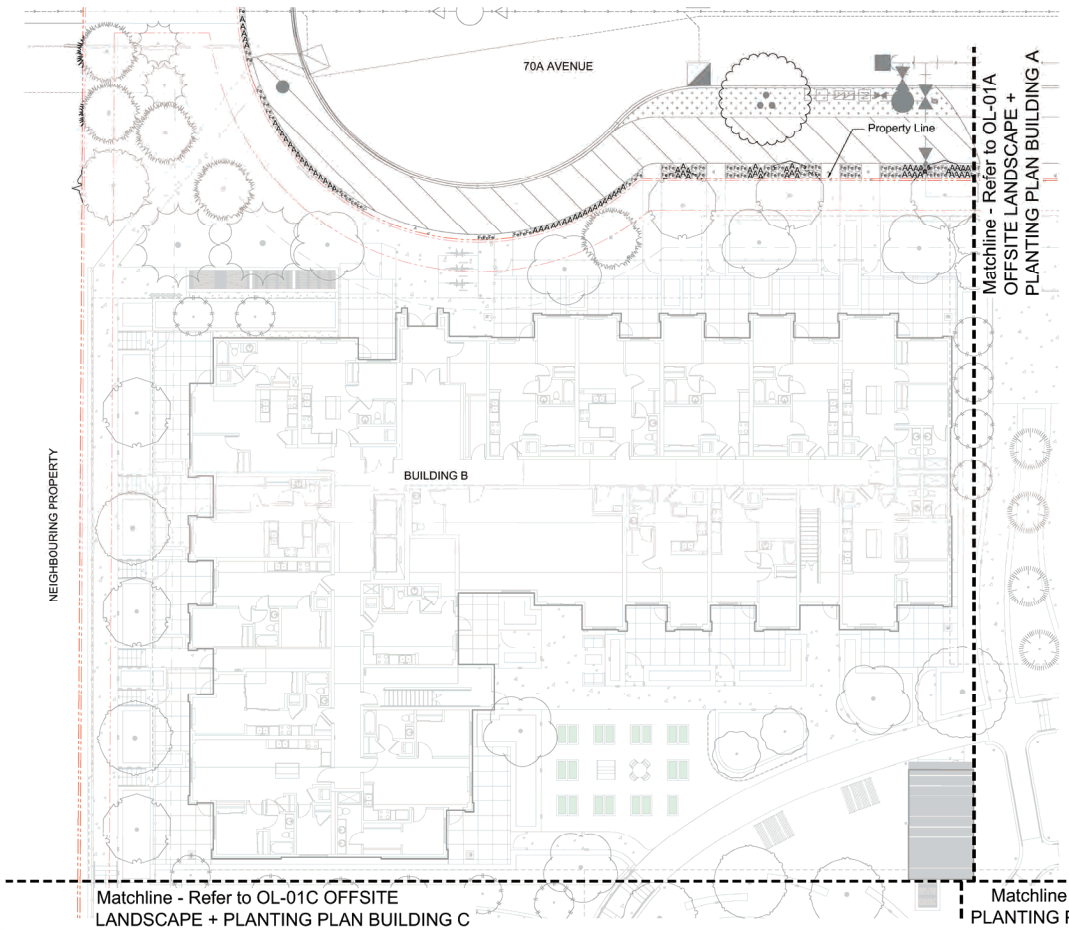
Stamp:

NORTH

Drawing Title:
OFFSITE LANDSCAPE + PLANTING PLAN BUILDING A

VDZ Project #
DP2025-12

Drawing #
OL-01A



OFF-SITE TREE SCHEDULE BUILDING B

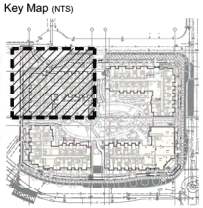
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
STREET TREE				

OFFSITE PLANT SCHEDULE BUILDING B

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
A	Aquilegia x 'PAS1258490' / Earlybird™ White Columbine	#2	36
GRASSES			
Fe	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	#1	51

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Key Map (NTS)



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1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

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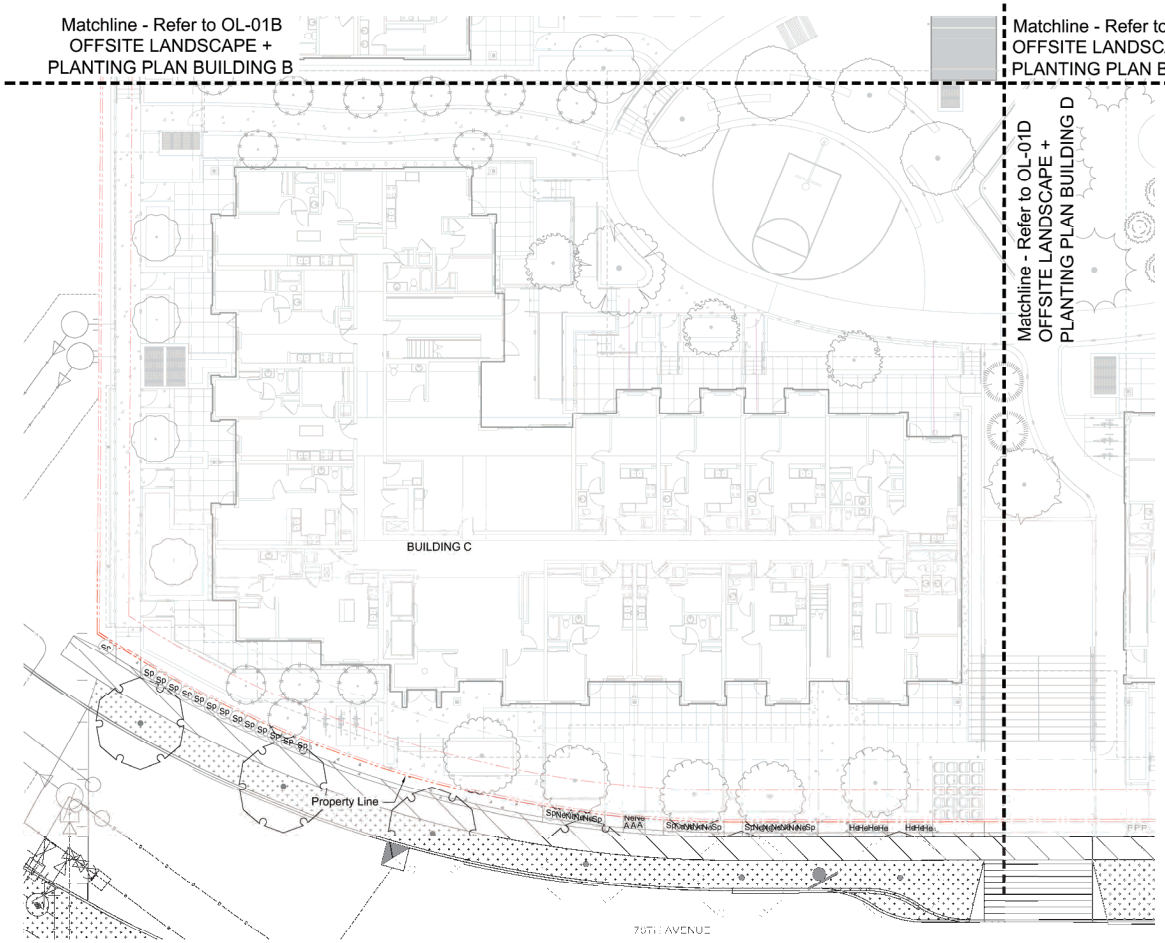
Location:
7007, 7021, 7033 204th Street
Langley, B.C.

Drawing Title:
OFFSITE LANDSCAPE + PLANTING PLAN BUILDING B

VDZ Project #
DP2025-12

Drawing #
OL-01B

I:\2025\12 DP\DWG\SHEETS\OL-01 OFFSITE LANDSCAPE + PLANTING PLAN BUILDING B.DWG



OFF-SITE TREE SCHEDULE BUILDING C

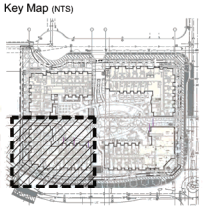
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
STREET TREE				

OFFSITE PLANT SCHEDULE BUILDING C

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
He	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#2	7
Ne	Nepeta x faassenii 'Novanepjun' / Junior Walker™ Catmint	#2	7
Pi	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	#2	1
Ro	Rosa x 'Meigekanu' / Sevillana® Rose	#2	5
Ra	Rosa x 'WEOppp' / Gourmet Popcorn Rose	#2	10
Sp	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#2	4
Ta	Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew	1.2m ht	1
PERENNIALS			
Be	Bergenia x 'Bressingham Ruby' / Bressingham Ruby Bergenia	#1	1

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Key Map (NTS)



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1	JT	Re-Issued for DP	2025-04-16

REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street,
Langley, B.C.

Drawn: JT
Design: EA
Reviewed:
Approved:
Scale: 1:150

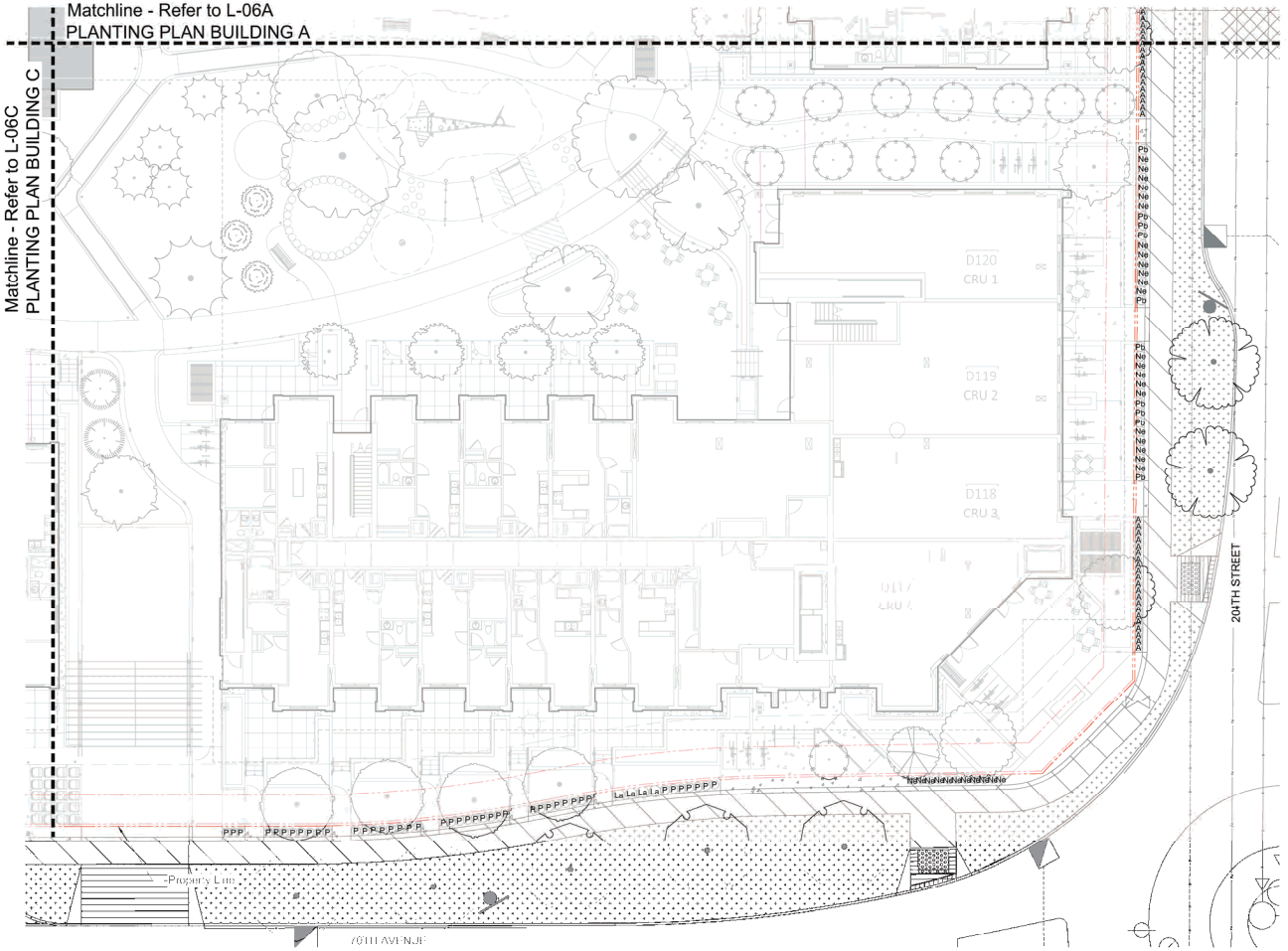
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VDZ Project #: DP2025-12

Drawing #: OL-01C

LAN BUILDING C.DWG

I.2 - Page 76



OFF-SITE TREE SCHEDULE BUILDING D

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
STREET TREE				

OFFSITE PLANT SCHEDULE BUILDING D

CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
A	Aquilegia x 'PAS1258490' / Earlybird™ White Columbine	#2	21
La	Lavandula angustifolia 'Hidcote' / Hidcote English Lavender	#2	4
Ne	Nepeta x faassenii 'Novanepjun' / Junior Walker™ Catmint	#2	26
P	Phlox subulata 'Blue Emerald' / Blue Emerald Creeping Phlox	#2	43
GRASSES			
Pb	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	#2	12
PERENNIALS			
Br	Bergenia x 'Spring Fling' / Spring Fling Bergenia	#1	5

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Key Map (NTS)

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REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

Project:
7007 - 7033 204th Street MU

Location:
7007, 7021, 7033 204th Street,
Langley B.C.

Drawing Title:
OFFSITE LANDSCAPE + PLANTING PLAN BUILDING D

VDZ Project #
DP2025-12

Drawing #
OS1D

NORTH

LAN BUILDING C.DWG

WG\SHEETS\C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (FAMILY-FRIENDLY UNITS) BYLAW NO. 5994

EXPLANATORY NOTE

Bylaw No. 5994 updates the housing policy in the Official Community Plan to include minimum requirements for the provision of two- and three-bedroom units in new apartment development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (FAMILY-FRIENDLY UNITS) BYLAW NO. 5994

A Bylaw to amend Township of Langley Official Community Plan Bylaw 1979 No. 1842

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

1. This Bylaw may be cited for all purposes as "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Family-Friendly Units) Bylaw No. 5994".

2. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842" as amended is further amended:

    a. Replace Section 3.1.6 with the following:

    "Encourage a wide range of multi-family housing unit sizes throughout the community, including larger units suitable for families with children (three or more bedrooms) as well as smaller units.

    New development applications with ten or more residential units are required to provide family-friendly units with two, three or more bedrooms as follows:

a) That a minimum of 15% of the total project units be at least two-bedroom, unless otherwise stated.
b) That a minimum of 10% of the total project units be at least three-bedroom, unless otherwise stated.
c) That the overall average project unit size be no less than 725 square feet (67.36 square metres).
d) Any application submitted prior to the final adoption of this policy shall be granted an eighteen (18) month grace period from the date of final adoption of this policy, in order to receive fourth and final reading by Council of the Zoning Amendment Bylaw. If the process is not completed within the year-and-a-half grace period, the policy requirements shall apply."

READ A FIRST TIME the	26	day of	February	, 2024
READ A SECOND TIME the	26	day of	February	, 2024
PUBLIC HEARING HELD the	29	day of	April	, 2024
READ A THIRD TIME the	29	day of	April	, 2024
ADOPTED the	29	day of	April	, 2024

Mayor

Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 20, 2025
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	BA000050
SUBJECT:	DEVELOPMENT COST CHARGES REVIEW AND FEE APPLICABILITY		

This memorandum is to provide Mayor and Council with an update regarding the review and update of Development Cost Charges (DCCs) and fee applicability. Pursuant to Council's direction from June 10, 2024 and November 4, 2024, staff have undertaken a review of DCCs in conjunction with a consultant (Urban Systems). After advancing the associated Amenity Cost Charges bylaw to Council on July 21, 2025 for first reading and public consultation, staff are actively finalizing the DCC program and rates. Staff anticipate forwarding the review and proposed rates to Council for consideration in December 2025. Should Council advance the bylaw, provincial approval via the Inspector of Municipalities is required prior to final adoption. Based on past experience the provincial approvals process can take a number of months.

The *Local Government Act* provides in-stream protection for one year starting from the date the DCC bylaw is adopted. In a scenario where the proposed DCCs have been increased in a DCC bylaw, the increased DCCs do not apply for one year for an in-stream and active application from the date the new DCC bylaw is adopted. At the December 2, 2024 Regular Meeting, Council reconsidered final reading of Langley Development Cost Charges Bylaw No. 5897 (previously adopted January 29, 2024) and amending Bylaw No. 6024 (previously adopted September 9, 2024). Council then re-adopted Bylaws No. 5897 and 6024 which effectively extended the in-stream protection period by one year for Langley Development Cost Charges Bylaw No. 5555.

Active applications at time of bylaw adoption (December 2, 2024) are eligible for in-stream protection for one year under Bylaw No. 5555 rates until December 1, 2025. On December 2, 2025, the one year in-stream protection will conclude. At this time, Bylaw No. 5897 rates will be applicable to all active applications. At that time, applicants can elect to proceed under Bylaw No. 5897 rates or await approval of the rates included in the bylaw currently under development. Applicants will also be eligible for in-stream protection for one year starting from the date the bylaw currently under development is adopted.

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** OCTOBER 20, 2025

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6635-01

SUBJECT: AGRICULTURAL LAND COMMISSION DECISIONS THIRD QUARTER 2025 (JULY - SEPTEMBER)

The purpose of this memorandum is for information purposes in accordance with Council's October 22, 2007 resolution directing staff to summarize and report to Council the Agricultural Land Commission (ALC) decisions on a quarterly basis.

Att. No.	File No.	Agent / Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
A	09-01-0036 AL100424	Gemma Martini	Non-farm use to permit up to 60 days of filming annually for another two-year period	Approved	Conditionally Approved	July 17, 2025	10221 216 St 13.2 ha 21216 102B Ave 48.71 ha
B	10-18-0026 AL100468	Arcadia Designs Inc.	Single family residential strata conversion	Complies	Conditionally Approved	July 31, 2025	21794 18 Ave 0.3 ha
C	10-31-0178 AL100463	Jasbir Singh	Rural subdivision to create one lot outside the ALR, one lot in the ALR and road dedication	Complies	Conditionally Approved	August 13, 2025	21952 44A Ave 3.4 ha

ATTACHMENT A

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E:ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

July 17, 2025 ALC File: 66429

Gemma Martini
DELIVERED ELECTRONICALLY

Dear Gemma Martini:

Re: Application 66429 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #479/2025). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the Agricultural Land Reserve General Regulation.

Please direct further correspondence with respect to this application to ALC.LUPRT@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #479/2025)
Schedule A: 66429 d1

66429d2

AGRICULTURAL LAND COMMISSION FILE 66429

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Request to vary Resolution #358/2023 (a decision made on a Non-Farm Use Application submitted under s.20.1(2) of the *Agricultural Land Commission Act*)

Original Applicant(s):	Property 1: Coast Cranberries Property 2: Gemma Martini and Terry Vipond
Agent:	Gemma Martini
Properties:	**Property 1** Parcel Identifier: 006-684-017 Legal Description: Lot 1, Section 1, Township 9, New Westminster District Plan 32177 Area: 48.7 ha (entirely within the ALR) **Property 2** Parcel Identifier: 000-458-813 Legal Description: Lot 2, NE ¼, Section 1, Township 9, New Westminster District Plan 32177, Except Plan BCP51769 Area: 13.2 ha (entirely within the ALR)
Chief Executive Officer:	Kim Grout (the "CEO")

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 20(2) of the ALCA, the Agricultural Land Commission (the "Commission") by Resolution #358/2023 conditionally approved the Applicants' request to permit up to 60 days of filming annually on the Properties totaling ~62 ha for a two-year time period (expiring July 25, 2025) in accordance with Criterion 18 of the ALC CEO Delegated Authority (the "Original Decision").

[3] On February 11, 2025, the Commission received a written submission from Gemma Martini requesting the extension of the time limit for filming permitted by Resolution 358/2023 and confirmed that two Letters of Credit (SLC 7073749V and SLC707373V) were submitted to the ALC in October 2023.

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

8. *Requests for variations or removal of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use, non-*

adhering residential use, and soil or fill use applications that are consistent with the intent of the Commission's original decision.

EVIDENTIARY RECORD

[5] The CEO considered the following evidence:

a. The time extension request dated January 20, 2025; and
b. The Original Decision and the related file material.

BACKGROUND

[6] The Applicant's have provided the financial security required as a condition of the Original Decision.

[7] No fill or permanent infrastructure is contemplated for filming in the Proposal. The Applicants submit that filming can occur on the Properties without negatively impacting their farm operation or the agricultural capability of the Properties, and any uses that might have an impact on soil capability (i.e. parking film crew trucks) could be rehabilitated back to their original state – requiring reseeding with a specific hay and pasture seed mix.

[8] The Properties have mixed prime and secondary agricultural capability (see original decision). Much of the properties are forested with hayfields and pastures scattered throughout.

DECISION

[9] After reviewing the request, I am satisfied that the request for a modification to Resolution #358/2023 is consistent with Criterion #8, and approve the request for a time extension for filming uses subject to the following conditions:

a) The use is approved for a period of two-years from the date of this decision;
b) The Properties remain classified as farm under the *Assessment Act*;
c) Compliance with the file information assuring that the filming will avoid any soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction) and any equipment which is brough on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage;
d) Temporary parking areas are restricted to the areas identified on Schedule A of 66429d1;
e) No permanent infrastructure is constructed. Any set builds will be either temporary (with little or no agricultural production disruption or soil disturbance) or facades on existing infrastructure;
f) Compliance with the location contract which must indicate that the site will be returned to the same or better condition after filming is completed; and,
g) The duration of the filming on the Property will not extend beyond 60 days in one calendar year, excluding preparation and wrap days.

[10] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[11] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[12] Resolution #479/2025

Released on July 17, 2025

Kim Grout, Chief Executive Officer

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
www.alc.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

July 25, 2023

ALC File: 66429

Gemma Martini

DELIVERED ELECTRONICALLY

Dear Gemma Martini:

Re: Application 66429 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #358/2023). As agent, it is your responsibility to notify the applicants accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,

Martin Collins

Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #358/2023)
Schedule A: Decision Map

cc: Township of Langley

66220d1

AGRICULTURAL LAND COMMISSION FILE 66429

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Non-Farm Use Application Submitted Under 20.1(2) of the *Agricultural Land Commission Act*

Applicants:	**Property 1: Coast Cranberries Ltd.** **Property 2: Gemma Martini and Terry Vipond**
Agent:	**Gemma Martini**
Property:	**Property 1** **Parcel Identifier: 006-684-017** **Legal Description: Lot 1, Section 1, Township 9, New Westminster District Plan 32177** **Area: 48.7 ha** **Property 2** **Parcel Identifier: 000-458-813** **Legal Description: Lot 2, NE ¼ Section 1 Township 9, New Westminster District Plan 32177, Except Plan BCP51769** **Area: 13.2 ha**
Chief Executive Officer:	**Kim Grout** **(the "CEO")**

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to 25(1)(b)(ii) the Applicants are applying to the Agricultural Land Commission (the "Commission") to permit up to 60 days of commercial filming annually on the above noted Properties (totalling 61.9 ha), in accordance with Criterion 18 of the ALC CEO Delegated Authority (the "Proposal").

[3] In accordance with Section 27 of the *Agricultural Land Commission Act* the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

> *18. Non-Farm Use Applications for filming in the Agricultural Land Reserve that comply with the following criteria:*
>
> *i. The filming is conducted on agricultural land that is classified as a farm under the Assessment Act.*
> *ii. The receipt of documentation (i.e. a plan) that the filming will avoid all soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction). Any equipment which is brought on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage.*
> *iii. The receipt of a site plan that indicates that any support activity and vehicles (catering, first aid, cast trailers, wardrobe etc.) will not interfere with the productivity of land (i.e., use of driveways, parking lots).*
> *iv. No permanent infrastructure is constructed. Any set builds will either be temporary or facades on existing infrastructure.*
> *v. The applicant ensures the location contract includes a clause indicating the site will be returned to the same or better condition after production has wrapped, and that production is aware of the NFU permit criteria.*
> *vi. The duration of filming will not extend past 60 days, excluding prep and wrap days in one calendar year.*
> *vii. The receipt of a security in the amount of $10,000 per parcel provided to the ALC upon approval of the Non-Farm Use.*

[4] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] In November 2022, the Township of Langley authorized the Township's Chief Administrative Officer to forward non-farm use applications for filming in the ALR that are consistent with the conditions set out in Criterion 18 of the ALC's CEO Delegated Authority (noted above in section 3 of this decision) with a recommendation of support.

[6] The both Properties are classified as a farm under the *Assessment Act* and used for hay and cattle production. There is a house and barn on each parcel.

[7] No fill or permanent infrastructure is contemplated for filming on either property in the Proposal. The Applicants submit that filming can occur on the Properties without negatively impacting their farm operation or the agricultural capability of the Properties, and any soils impacts caused by filming will be rehabilitated back to their original state – requiring reseeding with a specific hay and pasture seed mix.

[8] A Soil Mitigation Plan for 10221 216th St restricts work truck parking to two sites: the Main House Area (0.1 ha) and North Parking area (0.44 ha). Access to pastures is restricted and mitigation is required if filming uses occur in these areas. All vehicle traffic is restricted to designated gravel roads on the Property.

[9] A Soil Mitigation Plan for 21216 102B Ave restricts work truck parking to two sites, the Main Gate Area (0.55 ha) and East Parking (0.17 ha). Access to pastures is restricted and mitigation is required if filming uses occur in these areas. All vehicle traffic is restricted to designated gravel roads on the Property.

[10] The Properties have mixed prime and secondary agricultural capability with improved BCLI ratings for the majority improvable to be (50%:Class 4T, 30%: Class 3TD, and 20%:Class 3DW) limited by topography and undesirable soil structure in the upland portions of the Properties and with excessive moisture and undesirable soil structure on the lowland areas of the Properties. Much of the area of both Properties is forested, though there are scattered hayfields and pastures throughout.

.

FINDINGS

[11] The Commission reviewed the Application against the criteria of the CEO Delegated Authority and confirms that the Applicants have provided evidence that the Proposal complies with the provisions of Criterion 18. As such, the Commission has no objection to the use of the Properties for filming purposes for up to 60 days per year, and is prepared to allow the use for a period of two years from the date of this decision.

[12] The Commission remains concerned that filming activity has potential to erode/damage the agricultural capability of the Property and thus requires the submission of a $10,000 financial security in accordance with Criterion 18 of the CEO Delegated Authority to ensure rehabilitation of any such damage (i.e. soil compaction, weed infestation) or set deconstruction and removal.

DECISION

[13] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #18, and approve the filming use of the Property subject to the following conditions:

a) the use is approved for a period of two-years from the date of this decision;
b) the Property remains classified as a farm under the *Assessment Act*.
c) compliance with file information assuring that the filming will avoid any soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction) and any equipment which is brought on site will be clean from seed

or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage;

d) temporary parking areas are restricted to the areas identified on Schedule A;

e) No permanent infrastructure is constructed. Any set builds will be either temporary (with little or no agricultural production disruption or soil disturbance) or facades on existing infrastructure;

f) Compliance with the location contract which must indicate that the site will be returned to the same or better condition after filming is completed;

g) The duration of the filming on the Properties will not extend beyond 60 days in one calendar year, excluding preparation and wrap days;

h) The receipt of a financial security in the amount of $10,000 to ensure compliance with site disturbance and reclamation requirements.

i) For greater clarity, some or all of the financial security will be accessible to, and used by the Commission as a penalty upon default of the landowners to comply with conditions of the approval contained herein. Release of the financial security will be dependent on receipt of evidence that filming activities have ceased and that any disturbance to the Property resulting from filming activities has been restored to a state acceptable to the ALC.

[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[16] Resolution #358/2023

Released on July 25, 2023

Kim Grout, Chief Executive Officer

Schedule A: Decision Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.01**N.2**

LOCAL GOVERNMENT: Langley (District)



ALC FILE NO: 66429

RESOLUTION NO: 358/2023

MAP PRODUCED: July 25, 2023

MAP SCALE: 1:5,000

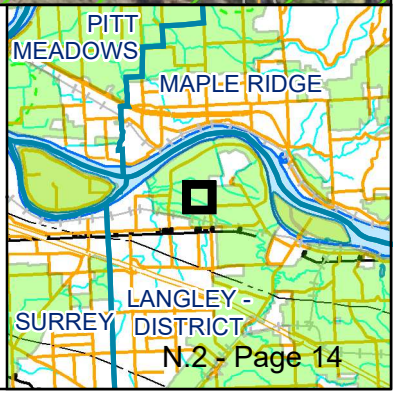
DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Parking Areas (approx.)
- Subject Properties
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 50 100 150 200 250

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

ATTACHMENT B

July 31, 2025 ALC File: 103817

Indy Khunkhun
Arcadia Designs Inc.
Delivered by e-mail

Dear Indy Khunkhun:

Re: Reasons for Decision - ALC Application 103817

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #503/2025). As the agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

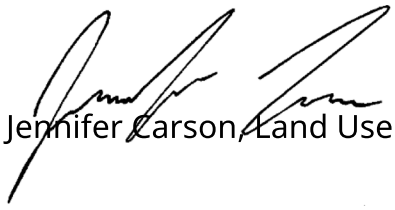
- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #503/2025)

cc: Township of Langley (File: AL100468). Attention: Mohammad Nemati

103817d1

Agricultural Land Commission File 103817

Reasons for Decision of the Executive Committee

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicants:	Amarjit Dhillon Dharmjit Dhillon Inderjit Dhillon
Agent:	Indy Khunkhun, Arcadia Designs Inc.
Property:	Parcel Identifier: 010-506-209 Legal Description: Lot 10, Section 18, Township 10, New Westminster District, Plan 19582 Civic: 21794 18 Avenue, Langley, B.C. Area: 0.3 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Ione Smith Bob Haywood-Farmer Jerry Thibeault Joe Deuling

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in section 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property into two strata lots of approximately 0.14 ha each under the *Strata Property Act* ("SPA") (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.3 ha (~0.7 acres) and the Property contains two residences. The Applicants indicate that, if granted approval to subdivide, they would create a strata lot for each residence.

[6] On April 7, 2021, the Commission confirmed in writing, to the then property owner, that the exception from the restrictions on the use of agricultural land under s. 23(1) of the ALCA applied to the Property. Section 23 of the ALCA states that the restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[7] The Applicants purchased the Property on May 17, 2021.

[8] Where it applies, s. 23(1) of the ALCA provides an exception from the restrictions on the use of agricultural land set out in the ALCA and its regulations (the Agricultural Land Reserve Use Regulation and Agricultural Land Reserve General Regulation), such as the restrictions on non-adhering residential use, non-farm use, and soil and fill use.

[9] Although the s. 23 (1) exception on use impacts matters such as non-adhering residential uses, the exception is limited. In this regard, it does not provide for a general exemption from the ALCA or its regulations. For example, the s.23 exception does not apply to or lift the ALCA's restriction on subdivision of land in the ALR.

[10] In accordance with s. 19 of the ALCA, a Registrar of Titles must not, under the *Land Title Act* or the SPA, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land unless the subdivision is permitted under s. 3 of the ALR General Regulation or if the Commission has granted permission after an application.

[11] Depositing a strata plan in a Land Title Office under s. 239 of the SPA causes subdivision of land in the ALR and Commission's permission (or compliance with s. 3 of the ALR General Regulation) is therefore required as with any other subdivision. This is the case for all types of strata plans including

plans under the SPA, including strata where the lot boundaries are defined with reference to a building ("sometimes referred to a "Building strata").

[12] Section 21(1) of the ALCA provides that a person must not subdivide agricultural land unless permitted under s. 25 or 45, or the ALR regulations. Section 21(2) provides that an owner of agricultural land may apply to the Commission for permission under s. 25 to subdivide agricultural land.

[13] Section 25(1)(b) provides that on receiving a use or subdivision application, the Commission may (i) refuse permission for the use or subdivision applied for, (ii) grant permission, with or without limits or conditions, for the use or subdivision applied for, or (iii) grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

[14] This decision is the Executive Committee's adjudication of the Application brought before it. In making a decision under s. 25, the Commission must consider the purposes and priorities of the Commission set out in s. 6 of the ALCA, as outlined above, and in this regard must consider the Application within the context of the ALCA and the ALR.

[15] Correspondingly, the Applicants appropriately submitted an application to the Commission under s. 21 of the ALCA.

[16] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under s. 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of

preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of s. 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[17] The Applicants purchased the Property on May 17, 2021 with the understanding that they would be able to construct another residence which could be stratified.

[18] The Applicants have completed the construction of the second residence.

[19] In April 2022, the Commission updated *ALC Policy P-02 - Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* ("ALC Policy P02") to clarify that the s. 23(1) exception for use is limited. The Commission did so in response to the fact that it appeared subdivision plans under the *Land Title Act* and SPA were being deposited by the BC Land Title and Survey Authority in the ALR without ALC authorization where a parcel had a "use" exception under the ALCA.

[20] Since stratification of the Property is a form of subdivision, the Executive Committee considered the size of the proposed strata lots in the context of the parcels surrounding the Property.

[21] The Property fronts onto 18th Avenue and abuts land in the ALR on all sides. The lots immediately north and west of the Property are similarly sized parcels comprising a historical residential subdivision. However, the

adjacent southern and eastern properties are larger (approximately 9.7 ha for the eastern adjacent parcel and 3.2 ha for the adjacent southern parcel). Based on aerial imagery, the southern parcel does appear to be used for agricultural purposes and the northern parcel could be used for agricultural uses in the future.

[22] Generally, the Commission is concerned about the concentration of small lots in agricultural areas as it can lead to increased conflicts between small lot residential owners and adjacent agricultural operators, and as small lot subdivision may increasing speculation in the ALR driving the price of farmland up and out of reach of those who want to acquire land for farming, and as farming on small lots may be more difficult than on larger lots. In this particular case, given the specific circumstances related to this Property (which include the combination of the intensity of residential development to the north and west of this parcel, its size and exception from the restrictions of use in the ALR), the Executive Committee finds that stratification of the Property would not have a negative impact on agriculture provided that a fence is installed along the southern and eastern boundaries of the Property to reduce the potential for conflicts and protect the existing and potential future agricultural use on the properties to the south and east.

DECISION

[23] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property into two strata lots of approximately 0.14 ha each under the *Strata Property Act* subject to the following conditions:

Due by July 31, 2030

(a) the submission of a surveyed subdivision plan to the Commission, within 5 years of the date of the release of this decision, that is in compliance with Schedule A of this decision;

(b) the construction of a solid wood or chain link fence as per the of at least 1.83 m in height or fence otherwise acceptable to the Commission along the southern and eastern boundaries of the Property for the purpose of protecting the potential agricultural use of the adjacent southern and eastern parcels in accordance with Schedule A;

(c) Submission of a covenant in favour of the Commission, on a form and in a substance as may be determined by the Commission, for its execution for the purpose of maintaining the fence in perpetuity on the newly created lots.

60 days from Deposit of Subdivision Plan and Covenants

(d) Proof of registration of restrictive covenant or covenants discussed in paragraph condition c. above.

[24] When the Commission confirms that conditions (a, b & c) have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan and the covenant(s).

[25] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframes specified, the approval will expire and a new application may be required.

[26] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[27] These are the unanimous reasons of the Executive Committee.

[28] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[29] Resolution #503/2025

Released on July 31, 2025



Jennifer Dyson, Chair

On behalf of the Executive Committee

Enclosures: Schedule A: Decision Map

Schedule A: Decision Map

2023 ESRI / Maxar Orthoimagery

MAPSHEET NO: 92G.00**N.2**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO: 103817

RESOLUTION NO: 503/2025

MAP PRODUCED: July 30, 2025

MAP SCALE: 1:2,000

DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Maxar. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

Required Fence

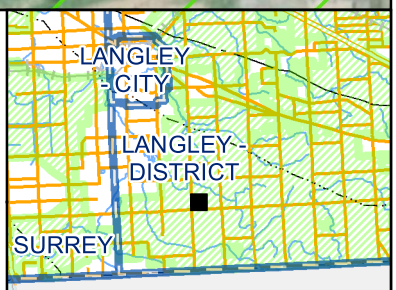
Subject Property

Agricultural Land Reserve

PMBC Parcel Cadastre

0 20 40 60 80 100

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

ATTACHMENT C

August 13, 2025

ALC File: 102640

Justin Dhaliwal
Delivered by e-mail

Dear Justin Dhaliwal:

Re: Reasons for Decision - ALC Application 102640

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #531/2025). As the agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Luciano Caria, Land Use Planner

Enclosure: Reasons for Decision (Resolution #531/2025)

cc: Township of Langley (File: 10-31-0178/AL100463), Attention: Zorica Andjelic

102640d1

Agricultural Land Commission File 102640

Reasons for Decision of the South Coast Panel

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicant:	1413264 BC Ltd. (Jasbir Singh Dhaliwal)
Agent:	Jasbir Singh
Property:	Parcel Identifier: 009-041-613 Legal Description: Lot C Section 31 Township 10 New Westminster District Plan 15317 Civic: 21952-44A Avenue, Township of Langley, BC Area: 3.4 ha (2.95 ha within the ALR)
Panel:	Holger Schwichtenberg, South Coast Panel Chair Andrew Adams

OVERVIEW

[1] The Property is partially located within the Agricultural Land Reserve ("ALR") as defined in section 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 3.4 ha Property into a ~0.3 ha lot (outside of the ALR) for a 4-lot residential development, a ~3.0 ha lot (entirely in the ALR), and to dedicate and construct a road within a ~0.1 ha area (partially within the ALR) of the Property for extension of 44 Ave (the "44 Ave extension"). The Proposal would separate the non-ALR northern portion of the Property from the southern ALR portion and enable completion of the 44 Ave extension (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the

agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] 44 Ave terminates at the eastern and western boundary of the Property with no throughfare.

[6] There is a residence in the northern portion of the Property, next to 44 Avenue and accessed by a driveway off 44a Avenue. The existing residence is partially located where the 44 Ave extension is proposed. Due to its location, the existing residence would be required to be demolished for the construction of the road.

[7] In 1993, Application ID 1405 was submitted to the Commission to exclude a 0.6 ha area of the Property lying north of the proposed 44 Ave collector road. By Resolution #1193/93, the Commission alternatively approved the exclusion of 0.4 ha to the north of 44 Avenue, resulting in the current ALR boundary alignment.

[8] Subdivisions along the ALR boundary can be approved by an Approving Officer under s. 3 of the *ALR General Regulation*; however, Commission approval is required for subdivision to dedicate and construct the 44 Ave extension.

[9] At its January 27, 2025 meeting, Township Council resolved to forward the Application to the Commission, advising that the proposed subdivision complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw, the proposed 4-lot single family residential development in the northern portion complies with the overall objectives of the Murrayville Community Plan.

ANALYSIS AND FINDINGS

[10] The Proposal is to subdivide the north non-ALR lands from ALR lands south of the ALR boundary, with a continuation of existing 44 Avenue through the Property, between the two resulting lots.

[11] As subdivision along the ALR boundary can be approved by an Approving Officer under s. 3 of the ALR General Regulation, the primary issue for

the Panel's consideration is the ~0.1 ha of road dedication within the ALR portion of the Property to enable completion of the 44 Ave corridor between the resulting lots.

[12] The Panel considered the development pattern and road network in the surrounding area, noting that the Property is the last parcel that interrupts the 44 Avenue alignment and that most of the area has been developed in a similar nature to the current Proposal.

[13] The Panel finds that ~0.1 ha of ALR land required for the road dedication is relatively minor and finds that the subdivision of the Property to separate the non-ALR part from the ALR part and allow continuation of 44 Avenue will have no significant impacts on the agricultural use or integrity of the ALR portion of the Property.

DECISION

[14] For the reasons given above, the Panel approves subdivision of the ~0.1 ha area (partially within the ALR) to dedicate and construct a road for the 44 Ave extension, and subdivision along the ALR boundary to create a 3.0 ha ALR lot and a 0.3 ha non-ALR lot subject to the following conditions:

Due by August 13, 2028

(a) the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority, within

three years of the date of the release of this decision, that is in compliance with Schedule A of this decision.

[15] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[16] These are the unanimous reasons of the Panel.

[17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[18] Resolution #531/2025

Released on August 13, 2025.

Holger Schwichtenberg, Panel Chair

On behalf of the South Coast Panel

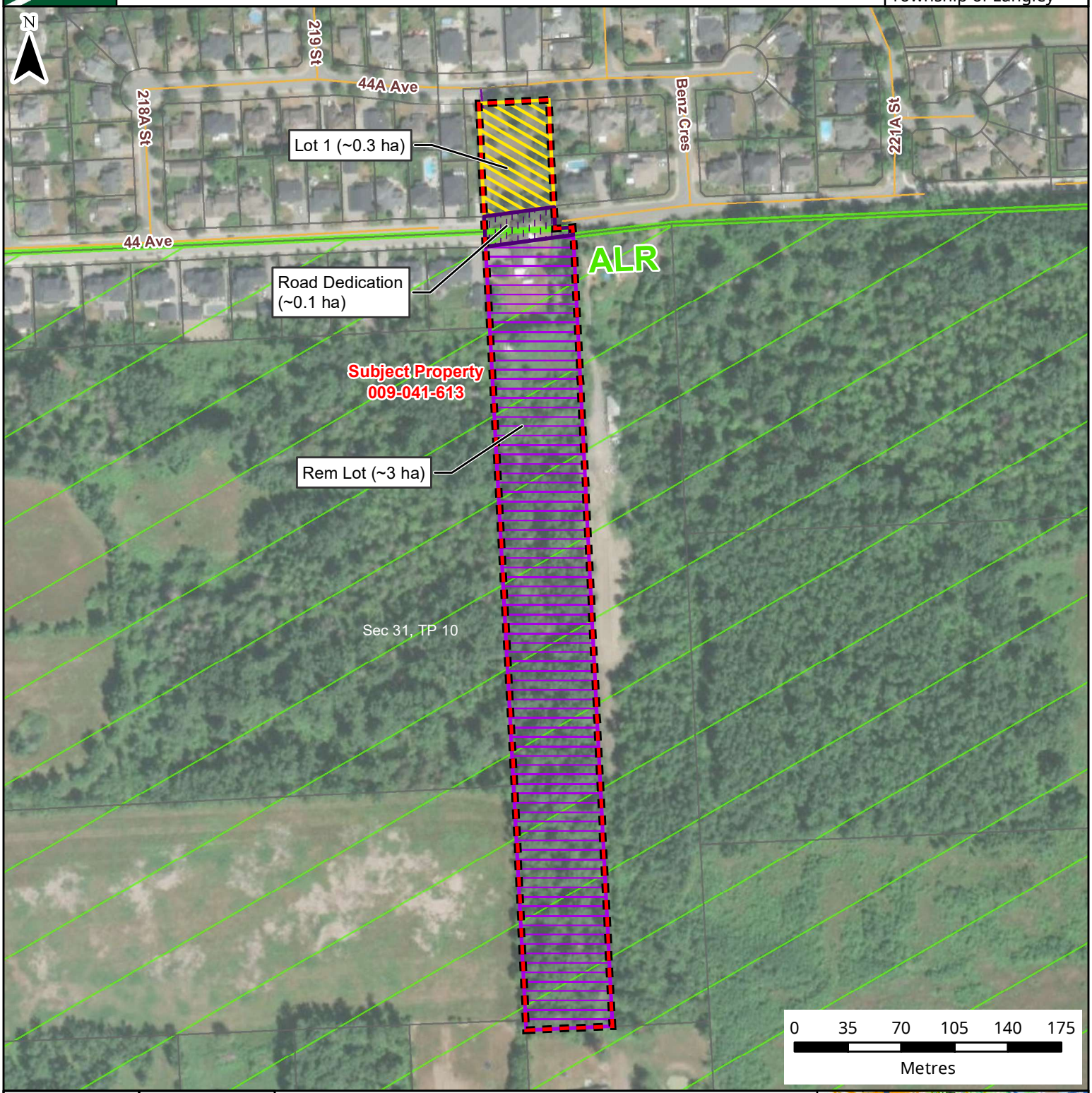
Enclosure: Schedule A: Decision Map

Schedule A: Decision Map

2023 ESRI / Maxar Orthoimagery

MAPSHEET NO: 92G.00**N.2**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO: 102640

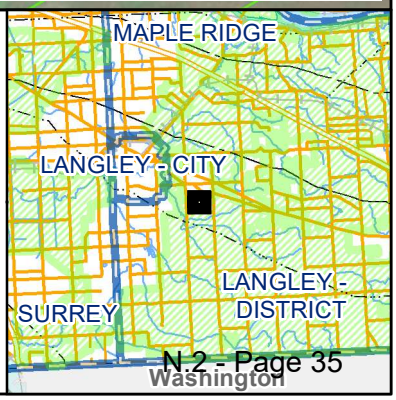
RESOLUTION NO: XXX/2025

MAP PRODUCED: August 7, 2025

MAP SCALE: 1:3,500

DATA SOURCES & NOTES: ALC, BCGW and ESRI / Maxar. Contains information licensed under Open Government License - British Columbia. Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Subdivision Lot 1 (~0.3 ha)
- Conditionally Approved Subdivision Rem Lot (~3 ha)
- Conditionally Approved Subdivision Road Dedication (~0.1 ha)
- Subject Property
- PMBC Parcel Cadastre
- Agricultural Land Reserve



Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 20, 2025
FROM:	FACILITIES DIVISION	**FILE NO:**	0810-30
SUBJECT:	ACCESSIBILITY UPGRADES AT MCLEOD ATHLETIC PARK - STADIUM		

This memorandum provides Council with an update regarding a complaint received on July 14, 2025, from a community member concerning accessibility challenges at McLeod Athletic Park Stadium. In response, the Facilities Division assessed the feasibility of installing an automatic door opener (ADO) for the single-stall washroom located within the stadium building.

Over the past two months, the following actions were completed:

- Sourced and secured a suitable ADO for the washroom
- Conducted retrofit modifications to ensure compatibility
- Installed the ADO and signage

The washroom was temporarily closed during the installation and has been fully operational with the new ADO since September 26, 2025.

On October 8, 2025, the department received a message from the community member expressing sincere appreciation for the Facilities Division's responsiveness and commitment. She noted that the upgrade has had a meaningful impact on her and many others, both with and without disabilities, who regularly use the amenities at McLeod Athletic Park.

Attachment: Email Communications

From: FOIPPA s.22(1)
Sent: Monday, July 14, 2025 1:05 PM
To: INFO <info@tol.ca>
Subject: Accessibility concerns at MacLeod Stadium

External email. Verify sender and confirm content is safe.
Hello Township of Langley,

I strongly believe that attention to the issue of accessible washrooms requires your full and immediate attention.
Yes, you have wheelchair accessible washrooms...that is good.
Major hurdle still exists. It is impossible to get into or out of these washrooms because the person in the wheelchair always will need assistance to use them. I know this personally, it has happened to me so many times! It is the source of unbelievable stress for me...and for others I am certain..

The fix is simple... If you installed the push open button in and out of this washroom, this issue would be solved.

If you consider the current set up of the accessible washrooms as "good enough", I urge you to consider the extreme frustration as a disabled person in a wheelchair. The door to access the washroom is very heavy and is on a spring. For an individual using a wheelchair, there is no way to roll themselves into the washroom, have the strength to get over the transition and also hold the door at the same time. I trust TOL can empathize.

I am a regular visitor (2-3) times per week to watch my grandson practice and play football. It has been increasingly difficult for me to continue. Unless, someone accompanies me to the washroom, I will not able to attend.
I do not like feeling that this accessible washroom issue is my breaking point. I am being made to feel that because I have a disability I am being punished or left out.

I am hoping that this request will be seriously considered and that the fix that I suggested can be implemented. You will make a significant difference to those with mobility issues!
Thank you for time and attention to this matter.

Best regards,

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Sent: Wednesday, October 8, 2025 5:36 PM
To: Nikole Longhi <nlonghi@tol.ca>
Subject: Accessible washroom at MacLeod Stadium

External email. Verify sender and confirm content is safe.
Hello Nikole,

I am writing to express my deep appreciation for taking my concern regarding the accessible washroom at this facility seriously, back this past summer. Your immediate response to this issue was handled promptly and the improvements were installed to perfection!
It has been my experience in the past that concerns have been put forth in similar situations and locations, and often they do not get answered or in some cases there are no funds to carry out the work. You and the Township of Langley, in this case, have come through with 'flying colours'!!!
Thank you so very much on behalf of myself and other people with disabilities....the new and improved accessible washrooms make going to that stadium much easier and less stressful. I can now go and watch my grandson play football....that is a huge WIN for me!!

Best regards,
FOIPPA s.22(1)

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 20, 2025
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	0810-30
SUBJECT:	WILLOUGHBY COMMLUNITY CENTRE OPEN HOUSE UPDATE		

As previously directed by Council, Township staff hosted an open house prior to the end of September to present two concepts and location options for a potential new Willoughby Community Centre. The open house also collected feedback regarding the Yorkson Community Park south concept plan recently approved by Council.

Open House:

The Open House was held Thursday, September 25, 2025, from 5:00-9:00pm at Lynn Fripps Elementary School in Willoughby. In addition, information boards were available online and online feedback forms were available for completion until Sunday, October 5, 2025 to gather additional feedback.

The event was well attended, with well over 300 residents engaging with the display boards and staff. 130 feedback forms were received via the in-person QR code or online process and are attached to this memo for Council's review.

Next Steps:

The Yorkson Community Park south plan was generally very well received. Based upon discussion and feedback, staff will be considering one request further during the detailed design phase, which was to explore relocating the proposed washroom building further to the west in the site.

For Willoughby Community Centre, Council requested that staff develop a second concept plan alongside with refinements to the prior existing concept plan to allow for public input and comparison. At it's regular meeting on February 24, 2025, Council directed staff to:

> *" … prepare a potential second option, in tandem with the completion of the Willoughby Community Centre concepts currently under development, to a level that would allow public input and comparison of two potential options, and as it may be appropriate for Council to consider."*

As a result, two options for a potential new Willoughby Community Centre were presented:

1. Option 1: Yorkson Community Park South (adjacent to the Tennis Centre)
2. Option 2: Corner of 208 Street and 80 Avenue (Willoughby Elementary School Site)

Staff will allow Council to review the feedback forms and give further consideration to the options available, prior to undertaking any further design work.

ATTACHMENT On-line Feedback Forms

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 5:27:25 PM
Last Modified:	Thursday, September 25, 2025 5:29:24 PM
Time Spent:	00:01:58
IP Address:	184.151.230.223

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool and library

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I don’t like. Seems like a delay tactic

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Please go with the original plan

#2

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:00:49 PM
Last Modified:	Thursday, September 25, 2025 5:29:39 PM
Time Spent:	00:28:49
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Good pool and picnic area

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Eric and council keep up the good work

#3

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:29:43 PM
Last Modified:	Thursday, September 25, 2025 5:33:29 PM
Time Spent:	00:03:45
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Community centre with pool and library

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Site A best. Do not like the optional site

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Pleas consider moving the proposed washroom in South Park a further 100meters west away from the townhouses

#4

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:33:32 PM
Last Modified:	Thursday, September 25, 2025 5:35:21 PM
Time Spent:	00:01:48
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool, cold plunge and pump track

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both are great options. Leaning toward the original due to timeframe and cost

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, cold plunge, sauna, library

Q6

General comments (required)

Both would be a great addition to willoughby area

#5

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:35:24 PM
Last Modified:	Thursday, September 25, 2025 5:37:02 PM
Time Spent:	00:01:38
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

Alternate site is a better plan

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 5:32:47 PM
Last Modified: Thursday, September 25, 2025 5:37:22 PM
Time Spent: 00:04:35
IP Address: 72.143.238.50

Page 1

Q1

Full name (optional)

FOI
PP

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

New school

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Willoughby elementary

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Would like the community centre where the old Willoughby elementary is because it’s just a bigger space if they ever wanted to expand anything and that they could build across 80th a new elementary school that was bigger accommodate more people with all the building that’s going on here in the schools aren’t aren’t fit for these people need to make a 3 to 4 story high school

#7

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:37:04 PM
Last Modified:	Thursday, September 25, 2025 5:39:37 PM
Time Spent:	00:02:32
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

Alternate site corner of 208 and 80 is best option

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 5:35:39 PM
Last Modified: Thursday, September 25, 2025 5:46:09 PM
Time Spent: 00:10:30
IP Address: 172.218.232.226

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Land is vacant and construction can start sooner.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like 209 st and 80 Ave because it is next to Willoughby Town Center, visible from 2 main streets, all underground parking, and more space for gyms and exercise rooms.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

3 gyms, space for senior daytime activities, more pool area for lessons and Aquafit, and larger library that includes multipurpose rooms for arts and craft activities and senior social events.

Q6

General comments (required)

There are lots of new condos and townhouses in Willoughby with young families and single seniors. Having the community center near Willoughby Town Center makes it a one stop area to do sports, exercise, arts and crafts, and social activities wile also doing our banking, shopping, and eating at nearby restaurants.

#9

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:42:23 PM
Last Modified:	Thursday, September 25, 2025 5:48:49 PM
Time Spent:	00:06:26
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool at corner of 208 and 80

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

More room for community centre at 208 and 80

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I would like to see a 50 foot pool

#10

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:48:52 PM
Last Modified:	Thursday, September 25, 2025 5:53:02 PM
Time Spent:	00:04:09
IP Address:	24.114.43.227

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Swap school please 208 and 80 avenue is so dangerous for kids who walks please move school to 206 street and 80 avenue and

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Love this idea

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Every thing more car space more ope areas

Q6

General comments (required)

Please move this project faster please I’m just excited

#11

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 5:56:51 PM
Last Modified:	Thursday, September 25, 2025 6:01:52 PM
Time Spent:	00:05:00
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

Andrey

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Swimming pool

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

207 and 80 is the better option

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming pool

Q6

General comments (required)

Keep the school where it is and build the community centre next to the tennis courts

#12

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 6:01:55 PM
Last Modified:	Thursday, September 25, 2025 6:11:43 PM
Time Spent:	00:09:48
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Would like the School to stay where it is. .

Would like the community centre next to the tennis centre, as per the original plan.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

All

Q6

General comments (required)

We live on 207 facing west, definitely do not want a noisy school at our doorstep. Please, NO SCHOOL. LEAVE SCHOOL WHERE IT IS. Thank you.

#13

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 6:11:47 PM
Last Modified:	Thursday, September 25, 2025 6:14:14 PM
Time Spent:	00:02:27
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Community centre behind parkside 1

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

School stays on site. Community centre beside tennis centre.

#14

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 6:14:19 PM
Last Modified:	Thursday, September 25, 2025 6:17:15 PM
Time Spent:	00:02:55
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Fort Langley

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

50 meters or make a referendum on the size

#15

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 6:17:22 PM
Last Modified:	Thursday, September 25, 2025 6:19:44 PM
Time Spent:	00:02:22
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

More gyms and cold plunge

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

If you can acquire the school site it would be preferred

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming options

Q6

General comments (required)

Looking forward to it. Ok with taking on debt to build now, pay later

#16

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 6:26:21 PM
Last Modified:	Thursday, September 25, 2025 6:29:08 PM
Time Spent:	00:02:47
IP Address:	24.87.205.105

Page 1

Q1

Full name (optional)

FOIP PA s

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

None

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The site on 80th and 208 would work the best. It fits in way better in the community.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

The sure at 208 th and 80 works best for this community

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 6:25:51 PM
Last Modified: Thursday, September 25, 2025 6:29:18 PM
Time Spent: 00:03:26
IP Address: 24.87.205.105

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

Preference for community centre construction at the corner of 208th street and 80th avenue.

#18

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 6:20:50 PM
Last Modified:	Thursday, September 25, 2025 6:30:20 PM
Time Spent:	00:09:29
IP Address:	209.53.30.52

Page 1

Q1

Full name (optional)

FOIPPA s.

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The walking loop around the field

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Move the elementary school!

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

More pools! Hope to see the return of evening aqua-fit classes

Q6

General comments (required)

Our community amenities are all bursting at the seams. The new facilities can’t come fast enough! I support the development!!!

#19

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 6:26:49 PM
Last Modified:	Thursday, September 25, 2025 6:31:28 PM
Time Spent:	00:04:38
IP Address:	96.1.124.253

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Site option 80&208 better option

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and lazy river library

Q6

General comments (required)

Willoughby school should move so that a community center is built on the 208&80 site
The 208&80 site larger so more amenities can be built.

#20

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 6:38:16 PM
Last Modified:	Thursday, September 25, 2025 6:40:42 PM
Time Spent:	00:02:26
IP Address:	209.53.30.121

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Park itself

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

This should go where the elementary school is currently. Large site space, good corner location.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and cold plunge

Q6

General comments (required)

Need to make a decision! Sooner than later.

#21

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 6:40:36 PM
Last Modified:	Thursday, September 25, 2025 6:52:30 PM
Time Spent:	00:11:53
IP Address:	24.87.210.37

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool of course hot tub, cold pool, sauna

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Location B makes a whole lot more sense than plan A .

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

I go to WGCC have for 12 years..I like the openess created by the windows ..in pool area

Q6

General comments (required)

The need for accessibility,parking, rail in shower area at all stalls ..we all if lucky eventually get old.
Was good presentation and well presented , and great to access councillors , mayor and staff with questions.

#22

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:11:41 PM
Last Modified:	Thursday, September 25, 2025 7:25:38 PM
Time Spent:	00:13:57
IP Address:	72.143.235.83

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Outdoor Fitness

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The perfect choice could be Yorkson Community Park South Site.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming pool

Q6

General comments (required)

Everyone is waiting for the community center, so I think the plan that gets completed quickly is the best.

#23

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:17:22 PM
Last Modified:	Thursday, September 25, 2025 7:39:30 PM
Time Spent:	00:22:08
IP Address:	24.87.196.6

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The integration and flow of South and North Community Parks

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The site of 208 Street and 80th Ave sounds like the preferred site option for all the stated reasons.
The space is going to be needed in this rapidly growing community.
The new school at the South Community Park would significantly increase safety when accessing the sports fields.
It would be a better space match for that area leaving residence in the condos of 207 Street more space to breath.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

A larger library. A variety of pools to accommodate younger and older people. An indoor and outdoor walking track.

Q6

General comments (required)

Thank you for bringing the open house to the community and providing us with choice. Well done!

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 7:30:24 PM
Last Modified: Thursday, September 25, 2025 7:45:41 PM
Time Spent: 00:15:16
IP Address: 64.180.93.169

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Fitness center, gym, pool, pickleball

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I'd go with the smaller site, is ready to go, better integrated with the park, cheaper to develop and seems functional enough to meet the needs for a while. Waiting for the other site would delays the benefit to the community.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Fitness center, gym, pool, pickleball

Q6

General comments (required)

Hope it won't take too long. We moved in with no kids and now they are almost teens.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 7:14:44 PM
Last Modified: Thursday, September 25, 2025 7:48:08 PM
Time Spent: 00:33:24
IP Address: 24.87.204.46

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Outdoor public spaces, walking track, picnic areas

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both seem viable and offer similar services. The 80th/208th option is more compelling in my view. It may take a couple of years longer to complete, but that will yield significant benefits over the lifespan of the building. The north facing exposure for the aquatics area and the expansion opportunity of the site are strong arguments in themselves to warrant this option. Even if this option costs somewhat more than option one, I suggest that the outcome will be worth it.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Hard to pick just one. Top three might be - fitness room, courts, pool

Q6

General comments (required)

Really appreciate the open house and good conversation. This is a huge investment in the next decades of the Willoughby community. We really are talking about our children and grandchildren. It’s good to see future-focussed thoughtful ideas at the centre of the plans.

#26

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:39:16 PM
Last Modified:	Thursday, September 25, 2025 7:48:33 PM
Time Spent:	00:09:17
IP Address:	24.87.210.117

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The plan as layed out is great.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The only option that should be considered is for the Community Center / Pool to be located on the old Willoughby school site (80th & 208th) and for the Willoughby Elementary school to be relocated on the Township property behind the Tennis Center. The reasons are easy - with the dramatic population increase and the corresponding traffic issues it is just very unsafe for elementary students to continue on the old site plus the footprini for a new community center / pool rtequires the space on the old school site. There is simply no other choice that is responsible!.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, meeting rooms and excercise facilities.

Q6

General comments (required)

This Community Center / Pool should be a high priority. My sense from the open house that it was virtually unanimous for the location to be on the existing Willoughby School site.

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 7:39:03 PM
Last Modified: Thursday, September 25, 2025 7:48:52 PM
Time Spent: 00:09:48
IP Address: 173.183.38.203

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Big outdoor walking path, nature trail from 80th, Outdoor tennis courts, roadway from 80th with more parking & kids natural playground area.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both sites seem like great options. I see the benefit of trying for a larger site on 80th & 208th but I don't know if the delays of having to relocate and build a new school first would be worth the wait when the community desperately needs more aquatic space now.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Indoor walking track

Q6

General comments (required)

I feel like the increased costs and delays of trying to build on 80th & 208th aren't worth it. I know thar being close to the town centre is a huge benefit but this is a space the community needs sooner than later and seemed to still have many of the same amenities.

That land on 80th & 208th could eventually be used for something else down the line too if it makes more sense.

#28

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:34:28 PM
Last Modified:	Thursday, September 25, 2025 7:49:14 PM
Time Spent:	00:14:46
IP Address:	24.87.204.46

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

I like the picnic area and green space.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like the site option on the corner of 208th and 80th. The larger size of the lot allows for a bigger complex that meets the needs of a growing and busy community. I also like the north facing pool. It would be easier to keep this cool in our increasingly warmer summers. I also like how it integrates with Willoughby Town Centre.
Lastly, I like the idea of using the heritage building for seniors.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

I like the senior focussed space.

Q6

General comments (required)

Thank you for a well presented and thoughtfully prepared Open House. Thank you for the opportunity to give feedback. The park and future community centre will be important parts of our neighborhood.

#29

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:28:19 PM
Last Modified:	Thursday, September 25, 2025 7:58:24 PM
Time Spent:	00:30:05
IP Address:	64.180.92.130

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Everything about the current suggestion is amazing. Library, gymnasium and pool are the best parts. I would love if you could add some outside basketball courts, which is the only thing that is missing.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

the new site is a lot better. Willoughby elementary is currently out side its own catchment, and all the kids need to cross the 80th, which has horrible traffic. Also, drop off and pickup of kids is impossible at the current location. School is really old and need a huge makeover. Making the new school at the new location which is in the catchment territory makes total sense. It would be away from the traffic, have more and better parking option.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library, pool and gymnasium are best parts.

Q6

General comments (required)

like i mentioned, the new proposed locaton makes the most sense. Getting a new school, at the new location more appropriate for it, should help with traffic, parking, and address the problem with the current state of the Willoughby elementary.
Community center as part of the Willoughby Town Center makes more sense, more room, full underground parking, and at the corner of two big streets.

#30

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 8:01:56 PM
Last Modified:	Thursday, September 25, 2025 8:05:19 PM
Time Spent:	00:03:22
IP Address:	66.183.11.88

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Elementary school

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Put the school beside the tennis club and put the community center on the corner of 208/80th

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

All of it looks great. Pool, work out areas and the library are fabulous ideas.

Q6

General comments (required)

We live adjacent to the park and face the tennis club.

Put the school here and put the community center where the old school is now.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 8:00:09 PM
Last Modified: Thursday, September 25, 2025 8:06:24 PM
Time Spent: 00:06:15
IP Address: 66.183.11.88

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

I prefer to have a school situated on this property

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both are logical but I prefer to place it on the corner of 80th / 208th where the current elementary school is

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The aquatic centre and outdoor spaces are very appealing

Q6

General comments (required)

As a resident at 8067-207 street - the ‘south’ property adjacent to the tennis courts is of great interest to me. From a noise and privacy perspective I think we are better off to have the school there. A community centre would be open 7 days a week with extended hours vs a school that has more limited hours and fewer days of the year being in use. I suspect also that a community centre could attract clientele and visitors that would not be welcome next door to ground floor residents.

#32

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:58:26 PM
Last Modified:	Thursday, September 25, 2025 8:11:40 PM
Time Spent:	00:13:14
IP Address:	24.87.196.52

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The school should stay at the largest site. This will give the best option for expansion as I am very sure that and even before a full school year is ended, portables will be added. Therefore, the bigger current site is the right site for the school.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

I like everything about it.

Q6

General comments (required)

My only comment is to keep the school where it is. Think about the future. The school is going to need the bigger site.

#33

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 7:58:12 PM
Last Modified:	Thursday, September 25, 2025 8:11:51 PM
Time Spent:	00:13:38
IP Address:	205.250.210.161

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Other (please specify):
Yorkson

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Nature play area and walking trails.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, lazy river, warm pool for younger kids.

Q6

General comments (required)

208/80 Ave appears on paper to be a better option but logistically feels like a nightmare in terms of funding, traffic, school move. It doesn't seem like it's even realistic. I like the idea of a new school for Willoughby elementary just can't see it happening which would delay the much needed community center even more. If 208/80 is possible and a traffic impact analysis is do end proves its a feasible option, that would be the preference. If it's going to take forever to complete, Yorkson south would be my preferred then.

#34

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 6:20:11 PM
Last Modified:	Thursday, September 25, 2025 8:18:28 PM
Time Spent:	01:58:17
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

I support the alternate site at 208st and 80 Ave for the community centre. The school is in a very busy area and it is not an ideal location.

#35

COMPLETE

Collector:	Kiosk Survey 1
Started:	Thursday, September 25, 2025 8:18:41 PM
Last Modified:	Thursday, September 25, 2025 8:22:12 PM
Time Spent:	00:03:30
IP Address:	24.114.43.227

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Community centre

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The community centre should be on 208th and 80 th and move the school to a safer area away from a hazardous intersection

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The pool is a must and the pump tack is a great addition

Q6

General comments (required)

Please consider moving willoughby elementary. Safety of our kids should be our top priority and this school location is a casualty waiting to happen.

#36

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 8:29:24 PM
Last Modified:	Thursday, September 25, 2025 8:48:53 PM
Time Spent:	00:19:28
IP Address:	70.70.39.203

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The larger option that is possible on the corner of 80&208 with the exciting additional options.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The 80/208 site seems better as it can offer more options in the complex. The school location on the other site near the tennis complex works really well for a number of reasons. A pedway between the two sites would be adding safety, easy-access and style to the larger area.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

It's the mix of uses and the larger variety possible at the 80/208 site.

Q6

General comments (required)

I really enjoyed discovering the very thoughtful plans and options at the open house tonight. Great work and very nice display boards with useful and clear details and great visuals.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 8:39:00 PM
Last Modified: Thursday, September 25, 2025 8:49:41 PM
Time Spent: 00:10:40
IP Address: 24.84.133.90

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The pool and fitness centre

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like the site on 208th and 80th not only because it's larger, but because it's a better area to walk to personally, and it is safer to move the school off of busy 208th.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Looking forward to seeing this in action! Wondering about the timeline of these projects. Thank you!

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 6:53:53 PM
Last Modified: Thursday, September 25, 2025 8:58:52 PM
Time Spent: 02:04:58
IP Address: 154.20.241.136

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Murrayville**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool, fitness centre

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both are good since we need a rec centre in Willoughby but moving the old school and having the rec centre on corner of 208th and 80 ave is best

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, fitness centre, underground parking

Q6

General comments (required)

The open house was set up really well and the township employees who were there to answer questions were very helpful.

#39

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 8:16:12 PM
Last Modified:	Thursday, September 25, 2025 9:02:08 PM
Time Spent:	00:45:55
IP Address:	24.84.45.131

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

10. Pedestrian connection

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The alternate site seems much more suitable to me. The current location of Willoughby Elementary, FOIPPA s. 22 , is far from ideal. I truly hope the Willoughby Community Centre will be built on the site where Willoughby Elementary stands today

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

4. Outdoor/indoor wellness courtyard and additional area for on deck lounge seating

Q6

General comments (required)

As a resident of FOIPPA s. 22, I have several concerns about the proposed plan for Yorkson Community Park South.
1) Oversized Parking Area: The proposed parking lot seems disproportionately large, significantly reducing the already limited green space available for relaxation and picnics for the residents in the nearby Condos and Town Homes.
2) The current design places the picnic area too close to the road, which reduces its appeal and limits its use. A more effective layout would situate the parking lot adjacent to the road, with the washrooms positioned next to the parking area. This configuration would improve safety, minimize noise and traffic intrusion, and create a more attractive, family-friendly environment for the picnic and nature play areas.
3) Separation of Picnic Area and Nature Play Area: In the plan, the two are placed so far apart, which is not ideal for families with young children.
4) The Park access lane: The lane connecting 80 Avenue and 82 Avenue appears unnecessary, especially given that 207 Street already serves that function nearby.

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 9:34:15 PM
Last Modified: Thursday, September 25, 2025 9:49:02 PM
Time Spent: 00:14:46
IP Address: 24.86.156.10

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Community center

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I prefer the Yorkson Community Park South Site Option because it doesn't involve the complication of relocating a school, and since the land has already been secured, the project could be completed more quickly.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library and swimming pool

Q6

General comments (required)

I prefer the Yorkson Community Park South Site Option because it doesn't involve the complication of relocating a school, and since the land has already been secured, the project could be completed more quickly.

#41

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 9:28:46 PM
Last Modified:	Thursday, September 25, 2025 9:59:45 PM
Time Spent:	00:30:59
IP Address:	66.183.11.176

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Kids play area and picnic area

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Much prefer option #2 on 208 street and 80th which would take over Willoughby elementary school

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

So many things it's hard to pick one. I love that there are various options for all capabilities and ages. So great to finally get a pool in our community! Other great highlights are walking track, varied amenities, seniors space, beautiful library, underground parking.

Q6

General comments (required)

1. Willoughby elementary moving next to the tennis courts is a much better idea. It follows the same Willoughby methodology of having two schools sharing common sports fields. It also removes it from the more dangerous corner on 208, and will allow for community restaurants in the town centre that can serve alcohol, creating local destinations for adults in the neighborhood.
2. Great underground parking in option 2 for the community centre. Option 1 street parking would be horrendous.
3. I love all the features and the option 2 design. Great work! Some ideas for option 2:
- prefer not to have the gym over look the pool to ensure privacy of kids in the pool.
- in addition to seniors space, could there be organized seniors activities too? Similar to Poirier community centre in Coquitlam.
- in addition to the water slide, consider a wave pool section similar to Coquitlam city centre aquatics
- love an indoor walking track for the colder and wetter seasons. Good for all ages, especially seniors.
- the town centre parking appears to be getting more congested with condo owners or visitors parking in town centre parking. An appropriate parking concept will be needed so residents and their visitors aren't using the community centre parking
- love the location of option 2 leading into a plaza connecting to the Willoughby town centre.

Can't wait to see it. Thanks for this!!

#42

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 10:26:42 PM
Last Modified:	Thursday, September 25, 2025 10:28:58 PM
Time Spent:	00:02:16
IP Address:	23.16.255.39

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like the one next to the tennis center

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and Library

Q6

General comments (required)

I think the community center is a much needed neighborhood item with the number of growing families

#43

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 10:51:34 PM
Last Modified:	Thursday, September 25, 2025 10:53:30 PM
Time Spent:	00:01:55
IP Address:	209.121.229.5

Page 1

Q1

Full name (optional)

FO
IP

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Swimming pool

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Gym and swimming pool

Q6

General comments (required)

We already have indoor basketball and tennis court at school. So would be great to have gym nearby.

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 25, 2025 10:51:38 PM
Last Modified: Thursday, September 25, 2025 11:04:29 PM
Time Spent: 00:12:51
IP Address: 24.84.42.233

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Walking paths, as long as the protected green space by the creek will not be impacted

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both are viable options;

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library ; my concern with a swimming pool is whether there will be enough staff to operate sufficiently

Q6

General comments (required)

I think we need to keep more treed areas in mind, not only for conservation purposes, but also for stress & noise reduction. Having more treed areas also helps with keeping a cooler environment.

#45

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 11:07:28 PM
Last Modified:	Thursday, September 25, 2025 11:10:42 PM
Time Spent:	00:03:13
IP Address:	70.70.37.58

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

That it's avalable to the growing population of willoughby

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Honestly prefer the 208 & 80 site, but if will take longer than is it worth it?

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool/fitness/gathering

Q6

General comments (required)

Both plans are nice. The expanded use of the willoughby school site is better but if you could not take down the shelter built and dedicated to a teacher that's passed, that would be nice.
Also, perhaps a bit more grass?

#46

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 25, 2025 11:23:16 PM
Last Modified:	Thursday, September 25, 2025 11:26:39 PM
Time Spent:	00:03:22
IP Address:	64.180.105.172

Page 1

Q1

Full name (optional)

FOI
PPA

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Community center with pool and library / splash pad and playground

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, hot tub,

Q6

General comments (required)

Will there be sauna/steam rooms included in the pool?

How big will the library be? One the size of walnut grove or central langley near the township building would be ideal. The Fort langley one is important but too small. Let's include underground parking instead of taking up more precious real estate.

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 2:57:55 AM
Last Modified: Friday, September 26, 2025 2:59:24 AM
Time Spent: 00:01:28
IP Address: 50.92.114.154

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Walnut Grove**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Nature park

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I would opt for the site that has the potential for the most amenities

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Community classes and library

Q6

General comments (required)

I think is very much needed

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 5:05:43 AM
Last Modified: Friday, September 26, 2025 5:08:07 AM
Time Spent: 00:02:24
IP Address: 216.232.159.239

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

Respondent skipped this question

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both good choices

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Aquatics

Q6

General comments (required)

South Park location is already too crammed & crowded.
80 & 208 location is the better choice

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 6:36:55 AM
Last Modified: Friday, September 26, 2025 6:43:19 AM
Time Spent: 00:06:23
IP Address: 38.141.199.89

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

Do not agree with the proposal to tear down Willoughby Elementary to put a community center on that land!

We already have need of more schools in our community (especially one north of 72 and west of 200) and even considering a plan that would require a school to be demolished is not an acceptable option

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 7:53:05 AM
Last Modified: Friday, September 26, 2025 7:56:20 AM
Time Spent: 00:03:15
IP Address: 24.87.196.76

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like option 1 besides the tennis court

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Aquatic center and library

Q6

General comments (required)

I like option 1 as we have all the facilities , ground library and aquatic center all near by like how we have in walnut grove .

#51

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 8:15:49 AM
Last Modified:	Friday, September 26, 2025 8:21:10 AM
Time Spent:	00:05:20
IP Address:	72.143.229.33

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Fields

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think the site option that is already available instead of a site that would push back the project years! We are already in need for the community.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming pool/ Library

Q6

General comments (required)

Please consider moving this project forward as soon as possible. We have hundreds of thousands of people and families already moving to an area that is already saturated. We can't wait years for something that is urgent now. Thank you!

#52

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 8:55:03 AM
Last Modified:	Friday, September 26, 2025 9:00:43 AM
Time Spent:	00:05:40
IP Address:	205.250.211.234

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pump track and outdoor fitness

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think only one option is viable. We do not have any reason to get rid of Willoughby Elementary. All the other schools are already packed full. Our kids deserve better.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and fitness centre

Q6

General comments (required)

It's very telling that the Township of Langley would sacrifice a school for a community centre. We need both, not one or the other. Kids deserve to have outdoor space to play where their school is. The fact that the Township is even comfortable suggesting otherwise shows how greedy and unfit this current team is. Do not use the Willoughby Elementary School land for anything other then rebuilding an elementary school WITH outdoor play space.

#53

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 8:36:19 AM
Last Modified:	Friday, September 26, 2025 9:04:55 AM
Time Spent:	00:28:36
IP Address:	24.84.47.90

Page 1

Q1

Full name (optional)

FOIPP
A s 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The proposed walking paths and landscaping as well as the pools.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think the site of the current elementary school would be best because the small children currently have to cross either 208th or 80th to get home or a parent has to pick them up by car. Also, because the property is a bit bigger it can accommodate more facilities as the new sight for a community centre. We live in the buildings directly behind and facing the park and do not want a tall building so close to our building. If the school was moved to this location it would be better for the kids and would most likely be less intrusive as far as the height of the building. If the school is relocated somewhere else in the neighborhood then the area could be turned into more park area with landscaping and more walking paths, picnic areas and areas just for the community to enjoy.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The tasteful and well thought out architecture of the buildings.

Q6

General comments (required)

The tennis centre is the ugliest building in Willoughby and needs some facades or other exterior architectural upgrades to help it align with all the other buildings in Willoughby.
Everything else that has been done in the park has been exceptional. It is the best looking and most functional park in Langley. We enjoy watching the soccer games, walking the pathways and using our plot in the community garden. Thanks for the upgraded pathways in the garden. It is making the area accessible for everyone.

#54

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 9:43:04 AM
Last Modified:	Friday, September 26, 2025 11:32:33 AM
Time Spent:	01:49:29
IP Address:	207.216.77.99

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The lit tennis courts will probably be well utilized.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think you should utilize whatever site will get it built faster. The school district cannot be without willoughby elementary and it doesn't make sense to wait for another school to be built before you can demolish a school and rebuild a community center.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I really feel there is a need for a 50m non-competition pool. I understand that Olympians will want another competition pool if you make it 50m, but the reality is that they'll also need a pool to train in while Walnut Grove is retrofitted, which will be necessary in the next few years. The new pool can still be warm and have an adjustable bulkhead, but it doesn't need the additional features of a competition pool (such as specialized dressing rooms, etc.). A 50m pool would also allow for a higher volume of advanced swimming lessons when the bulkhead is in place, while still keeping the shallow end available for children's lessons and aquafit.

There is a large group of adults who use Walnut Grove at 6 a.m. specifically for the 50m pool. They often have to fight for lane space and are frequently left feeling unsatisfied with their swims and with the pool itself.

I think the open houses have been great. Unfortunately, I was unable to attend the one in 2024, but I did email the Mayor to share my thoughts about the new pool, and we also had an informative conversation last night. However, I believe there is a significant portion of the community that wants and would use a 50m pool, but who aren't necessarily being listened to. A referendum or "town hall" type meeting would make more sense to gather input on the options for the new pool.

I'm not an engineer, but I think that if the tank were turned to run perpendicular to 80th at the South Yorkson location, it would still be possible to keep the same amenities that are currently proposed while elongating the tank to 50m.

I also think that opening the pool earlier, for example, at 5:30am vs 6am, you'd find there is enough usage to support the extra 30 mins in pay for lifeguards and rec staff.

#55

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 12:36:26 PM
Last Modified:	Friday, September 26, 2025 12:37:20 PM
Time Spent:	00:00:53
IP Address:	209.53.175.249

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Walnut Grove**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The new pool

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I had the opportunity in attending the open house on September 25, 2025. With Langley Township growing and is expected to double in population I do not believe the pool size is large enough. I understand that this pool is intended for families and seniors, but what about regular tax paying adults? Why can't the pool be 50 m? With a 50m pool you will have avid swimmers (like myself) who can go for a nice long swim early morning before work. The pool will be big enough to include additional swimming lessons for families (which at this moment is impossible to get into). Having a 50m pool does not mean it needs to be a competitive pool. The pool will be warmer (for seniors and swimming lessons) and the extra cost of having to build extra rooms and seating for a competitive pool will not be necessary. The walnut grove pool is shared with the Olympians and the seniors, so in reality there are only 3-4 lanes each morning available to swim 50m. The pool is super busy at 6am and multiple times I have been kicked and hit from other swimmers as its very busy.

I also believe that the pool should open earlier to accommodate those that would like to swim prior to going to work.

I agree that Langley Township does not need a second competitive pool, but a second larger pool is needed to meet the needs of the growing population.

#56

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 1:04:46 PM
Last Modified:	Friday, September 26, 2025 1:09:24 PM
Time Spent:	00:04:38
IP Address:	104.28.116.1

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think if the school could be built where the original option was to be (yorkson park south) then the community center at the current site of Willoughby Elementary is by far the better choice.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The pool and the Library.

Q6

General comments (required)

I feel that the school being brought to the north side of 80th and placed near the tennis centre is the right way to go as most students live on this side for that catchment. The larger space for the community centre is essential especially I for the suspected growth of the community. I do love the renderings for the community centre at the Willoughby elementary school site.

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 1:08:57 PM
Last Modified: Friday, September 26, 2025 1:15:52 PM
Time Spent: 00:06:54
IP Address: 70.70.51.5

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I think the Willoughby Community Centre should be built on the "Yorkson Community Park south side". A community centre needs enough parking space, and I don't want to see the historic Willoughby Elementary School move or disappear. That would be a sad thing for this area~

#58

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 1:29:22 PM
Last Modified:	Friday, September 26, 2025 2:07:18 PM
Time Spent:	00:37:55
IP Address:	96.53.87.66

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Corner of 208th 80th will be a larger facility with more features will serve more people for a longer period of time

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The best site of the two would be the South site 208/80th. Because it has more features/services, underground parking, better use of a corner than a school, better traffic management, more in line with the business environment aka the mall next door, plus will be open @the same time cycle as the mall, will not encroach on residential buildings like the north site would

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Practical view is the south site for the community center, 208/80th corner makes the most sense see comments above. The north site community center will encroach on the residential buildings both in size (height of roofline) and the hours of business. The south site community center will serve more people for a longer period of time because of its increased size. Building a new school on the north site would also be practical because of one major reason the current school is near the end of its life, a school would be less of an issue for the residential buildings next door, school drop off/pu can be better designed to eliminate the traffic issues on the corner, plus the school will have direct access to the amenities of the park

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 2:54:03 PM
Last Modified: Friday, September 26, 2025 2:56:33 PM
Time Spent: 00:02:30
IP Address: 70.70.60.221

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Faster construction

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

While I think having more amenities and overall space is great, I'm concerned with the timeframe and the impact of the school.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Space and overall more options! Would be fantastic to have such a place but I'll be old by the time it's built.

Q6

General comments (required)

I think it's great that this is even a consideration but it'd be great if there was someway to have the best of both worlds. What if built vertical more?

#60

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 3:36:05 PM
Last Modified:	Friday, September 26, 2025 4:02:20 PM
Time Spent:	00:26:15
IP Address:	204.174.77.34

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Nature Play area

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The Alternate Site looks a lot better to me. I really like the additional features possible only on the Alternate Site.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Enlarged steam and sauna

Q6

General comments (required)

FOIPPA s. 22, and I’m deeply concerned about the school’s current location. It’s situated right next to a busy intersection, which not only poses safety risks but also exposes children to constant traffic noise and air pollution. Studies have shown that traffic-related air pollution including fine particulate matter and nitrogen dioxide can negatively affect children's respiratory health, increase the risk of asthma, and even impair cognitive development. Noise pollution from traffic has also been linked to reduced attention spans, slower memory development, and lower academic performance in children.
The school’s facilities are outdated, especially the playground and washrooms. FOIPPA s. 22 reluctant to attend because of the condition of the washrooms, which is heartbreaking.
I strongly hope the Alternate Site is chosen for relocation. A safer, quieter, and healthier environment would make a significant difference in the well-being and development of all students.

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 26, 2025 5:29:39 PM
Last Modified: Friday, September 26, 2025 5:34:17 PM
Time Spent: 00:04:37
IP Address: 24.84.35.4

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Walnut Grove

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I prefer the alternate site (existing school site at 208th)

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Big aquatic space (but could be bigger)

Q6

General comments (required)

I prefer the alternate site and think a large aquatic space should be prioritized above all else. You can add the other amenities anywhere but a pool is one and done.

#62

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 5:44:04 PM
Last Modified:	Friday, September 26, 2025 6:20:08 PM
Time Spent:	00:36:03
IP Address:	96.53.87.234

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The walking trail

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The alternative site seems better.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The addional terrace area

Q6

General comments (required)

The parking lot should be located close to the the road instead of surrounding the field.

#63

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 26, 2025 8:42:07 PM
Last Modified:	Friday, September 26, 2025 8:50:17 PM
Time Spent:	00:08:09
IP Address:	72.143.221.99

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Nature play area

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The alternative site is better for me and my family.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The Lazy river pool

Q6

General comments (required)

I think it will be a lot better to locate the picnic area and the nature play next to each other, and let the washrooms between the parking lot and them. That will make them more enjoyable and useful.

#64

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, September 27, 2025 8:25:38 AM
Last Modified:	Saturday, September 27, 2025 8:58:21 AM
Time Spent:	00:32:43
IP Address:	24.84.140.70

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Community centre and green space, picnic area.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I would prefer the community centre be located in the Yorkson park.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, gym and pickleball courts

Q6

General comments (required)

Great looking community center and overall plan.
We look forward to using the facility.

Thank you

#65

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, September 27, 2025 9:15:43 AM
Last Modified:	Saturday, September 27, 2025 9:19:37 AM
Time Spent:	00:03:54
IP Address:	64.180.160.225

Page 1

Q1

Full name (optional)

FOIPPA
s. 22

Q2

Which community do you currently live in? (required)

Other (please specify):
Yorkson

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Walking Track

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Prefer 208 and 80

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

All the amenities

Q6

General comments (required)

I am opposed to the placement of the washroom in phase 2. South Yorkson, I think it should remain where it is, it is dangerous for kids running through parking area to use bathroom. Aldo do not want to see large trees near the condos. We enjoy watching the kids play

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 27, 2025 7:43:08 PM
Last Modified: Saturday, September 27, 2025 7:47:43 PM
Time Spent: 00:04:34
IP Address: 84.39.151.248

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

I like how option 1 fits in with the sports fields that are already built. It feels more like a community space as opposed to putting it on the corner of 208 and 80th. It would feel like confederation park in Burnaby, which is a great community space.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I prefer option 1 because it will be built faster.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

A 50m pool would be better than a 37m pool. A good weight room is important.

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 27, 2025 11:48:21 PM
Last Modified: Saturday, September 27, 2025 11:50:40 PM
Time Spent: 00:02:18
IP Address: 24.87.210.175

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Other (please specify):
Yorkson

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Soccer field

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Willoughby School Area

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming and library

Q6

General comments (required)

Request to solve parking issues for school by relocating the same

#68

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 9:16:52 AM
Last Modified:	Sunday, September 28, 2025 9:19:10 AM
Time Spent:	00:02:18
IP Address:	206.116.242.87

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

208/80 option much better - closer to town centre and library, better for parking, and moving and making the school larger is a huge huge benefit. My kids will be out of the school by that point but it just makes more sense going forward since that school desperately needs a different space/configuration

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Love that Willoughby is getting this, either way. Definitely think 208/80 option is the better of the two.

#69

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 9:57:07 AM
Last Modified:	Sunday, September 28, 2025 10:12:19 AM
Time Spent:	00:15:12
IP Address:	66.183.8.164

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

picnic area and nature play

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

It makes more sense to have the community centre situated in current location of the WIlloughby Elementary School with added facilities to cater the population growth. The space next to the Tennis Centre is limited. We need a larger community centre in the long run instead of a small-scale one to only answer to the urgent need.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

family oriented pool

Q6

General comments (required)

The current location of the Willoughby Elementary School is not a preferrable location for a school to be situated in especially worst for it to be in the intersection of 2 busy roads. It is our catchment school but i sent my kids to other schools because of that. It is extremely dangerous seeing those kids walking to schools everyday at that intersection especially when the sidewalk around the church is super narrow and the cars are running so fast. It would make so much sense to relocate the school to the location next to the Tennis Centre connecting the south park to build a community feeling.

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 28, 2025 12:58:55 PM
Last Modified: Sunday, September 28, 2025 1:00:40 PM
Time Spent: 00:01:44
IP Address: 64.114.211.60

Page 1

Q1

Full name (optional)

FOIPP
A s 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

This facility needs to be for the community. We need a pool, lane pool, and community activities/space. We have lots of children in the area and a centre like this has the ability to attract more families to the area.

#71

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 3:35:04 PM
Last Modified:	Sunday, September 28, 2025 3:38:04 PM
Time Spent:	00:02:59
IP Address:	154.20.24.6

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Walnut Grove**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Playing fields, dog parks

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Good idea

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming pool.

Q6

General comments (required)

The pool should be a 50m pool.
Walnut Grove pool is getting over whelmed.

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 28, 2025 4:08:19 PM
Last Modified: Sunday, September 28, 2025 4:24:31 PM
Time Spent: 00:16:12
IP Address: 172.225.43.184

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Plan looks good and I am glad they are now thinking about stuff like this.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think both sites are not suitable for a community centre, it seems like it is an after thought. I think access to either site would be difficult and the area is already condense. Why not consider a site that is closer to 72nd and 208th as the there is more available land. Also this facility is close to Walnut Grove pool which I think people in the community south of 80th is being left out.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Aquatic centre, in the past there has been more push for ice rinks.

Q6

General comments (required)

I live in the area of 72 and 200 street and we find Langley is very hard to navigate 200 street. I have a family member who works in FOIPPA s. 22 and their commute use to 20 minutes now is over 30 to 40 because of 200th traffic. We are considering leaving Langley because of the lack of facilities, planning, and common sense.

#73

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 5:58:07 PM
Last Modified:	Sunday, September 28, 2025 6:04:43 PM
Time Spent:	00:06:35
IP Address:	209.53.30.109

Page 1

Q1

Full name (optional)

FOIPP
A s 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I am writing to share some ideas regarding the development of community sports and recreation facilities in our area, particularly near 80 Avenue and 202 Street.

Currently, we have built a large hockey complex across from 201 Street and 80 Avenue, I believe it would be more beneficial for the community to consider creating a multi-use sports complex that could include:

- A 50m swimming pool (suitable for training, competitions, and expanded community programming).
- A track and field area for athletics and football.
- Additional multi-use spaces that can support a variety of sports and events.

Yorkson is surrounded by many houses and apartments, making this location convenient and central for residents. But With these facilities, the community could also host larger events, such as training camps (similar to the BC Lions' training camp in Kamloops, where they benefit from a fully integrated complex including swimming, football, and track).this would be limited for parking space for sharing the location and crowding.

Another important consideration is that the current W.C. Blair pool, with its shortlength, cannot fully support competitive swim training or lcommunity programs limited to take a courses. During the courses taking at there. Many people can jumping to the kids swim training lesson area. They can not focused.
And we can increase the system make sure it is central of the sport complex centeres in Willoughby. Also it would be main load and location we can actually advertise in our merit of city and easy to access to in and out from main load and highway.

A 50m pool would give more opportunities for children and families to access lessons, training, and recreational swimming, while also accommodating regional competitions. Also we can divide 25m and 25m the pool and make a more space the multiple people using at the same time.

This type of multi-purpose facility would maximize community use, support healthy lifestyles, and make the most efficient use of budget and parking space shares with the hockey complex location.

Thank you for your time and consideration of this proposal. I hope it can contribute to the ongoing planning of sports and recreation infrastructure in our growing community.

#74

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 8:27:06 PM
Last Modified:	Sunday, September 28, 2025 8:29:25 PM
Time Spent:	00:02:18
IP Address:	70.70.45.23

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Fort Langley

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

This pool should be a 50 meter pool not a 37.5 meter pool this is a major lack of future planning.

#75

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 9:08:46 PM
Last Modified:	Sunday, September 28, 2025 9:15:50 PM
Time Spent:	00:07:03
IP Address:	64.180.94.116

Page 1

Q1

Full name (optional)

FOIPPA
s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like the bigger facility at the alternate site but am more concerned about the timeframe to get construction of the school and then rec centre done. Our community is in desperate need of this centre and waiting an extra 2 years would be unfortunate.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and library

Q6

General comments (required)

A larger facility would definitely benefit the growing community but I'm concerned about the challenges in a land swap with the school district and the time it may take to construct a new school.

#76

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, September 28, 2025 9:12:46 PM
Last Modified:	Sunday, September 28, 2025 9:30:05 PM
Time Spent:	00:17:19
IP Address:	206.116.172.68

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Yorkson Creek Trail (now park is not walkable at all !!!!), Outdoor fitness, Washrooms, Public tennis courts

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The option 208 Street and 80 Avenue is strategically better. I vote for it :)
But in condition if will be good school replacement. School is definitely small and outdated

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library, general public pool and Expanded Hot Pool. Comunity plasa (208 Street and 80 Avenue version)

Q6

General comments (required)

We need his improvements years ago. Generally good plans
We need think strategically , and the Community center option 208 Street and 80 Avenue is strategically better.
Also we need a system of connected trals in Willoughby. Can we connect a trail on other side of Yorkson creek to the 80 Avenue?

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 3:04:45 AM
Last Modified: Monday, September 29, 2025 3:17:43 AM
Time Spent: 00:12:57
IP Address: 172.226.164.57

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Other (please specify):
FOIPPA s. 22

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

As a person with FOIPPA s. 22), I would like to know if the gym equipment will accommodate people with disabilities. Will the swimming pool have a lift to get paraplegics and quadraplegics in and out of the pool (the Walnut Grove Community Centre has such a lift)?

#78

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 9:13:25 AM
Last Modified:	Monday, September 29, 2025 9:16:38 AM
Time Spent:	00:03:13
IP Address:	70.70.34.215

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think the site behind Parkside 1/2 on 207 Ave is perfect.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, gym, library.

Q6

General comments (required)

We could use a local workshop, there are a lot of nearby residents who now live in condos and do not have access to a garage/workshop any more.

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 9:25:14 AM
Last Modified: Monday, September 29, 2025 9:26:27 AM
Time Spent: 00:01:12
IP Address: 209.121.229.131

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

It's a good plan to shift Willoughby Elementary to the tennis centre n build the rec centre over the old school. Just need to speed it up.

#80

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 9:54:02 AM
Last Modified:	Monday, September 29, 2025 9:56:32 AM
Time Spent:	00:02:29
IP Address:	72.143.234.136

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Aldergrove**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Option 2

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

If option 2 is chosen then the pool should be built for competition length and the existing heritage school that is currently a preschool should be re located and not demolished.

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 9:59:47 AM
Last Modified: Monday, September 29, 2025 10:01:50 AM
Time Spent: 00:02:02
IP Address: 206.116.22.93

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Walnut Grove**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I would like the new community center built where the current Willoughby Elementary is.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

The space beside the tennis center world be a great place for the new elementary school.

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 10:51:23 AM
Last Modified: Monday, September 29, 2025 10:54:42 AM
Time Spent: 00:03:19
IP Address: 206.116.33.21

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

Respondent skipped this question

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Stay to your own land, the option of overtaking Willoughby elementary is dirty and bullying, the school district should not be bullied into this. It is not a fair trade.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Just keep delaying it until your out of office...it is what you do best!

Q6

General comments (required)

Just go with the option of building the community centre next to the tennis courts, make it work and quit delaying

#83

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 11:00:31 AM
Last Modified:	Monday, September 29, 2025 11:03:54 AM
Time Spent:	00:03:22
IP Address:	154.20.241.52

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Fort Langley**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

elementary school

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I prefer the willougbhy elem location for the pool.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

pool

Q6

General comments (required)

The location behind the tennis centre is tucked away. Better to have an elem school there where drop off traffic will be away from main streets and the pool should be on the busy corner to be front and centre for the community. It will be more beautiful architecturally and should be in a busier location and easy to find and should have more land for underground parking, and more facilities.

#84

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 12:00:11 PM
Last Modified:	Monday, September 29, 2025 12:01:33 PM
Time Spent:	00:01:22
IP Address:	70.71.77.180

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Walnut Grove**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

All

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Option 2 - The existing school site is much better as it will result in a new school, also (slightly) away from 208 and 80 junction

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

New School. Swimming ppol

Q6

General comments (required)

Option 2 with new school

#85

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 11:03:48 AM
Last Modified:	Monday, September 29, 2025 12:01:52 PM
Time Spent:	00:58:04
IP Address:	70.70.38.231

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The outdoor walking loop and trail's, outdoor fitness areas

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think the best site option for the willoughby community centre is 208 and 80 (where the existing school is)

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

I am most excited for the pool and cold plunge pool, rooftop courtyard, indoor walking track, enlarged steam and sauna room,, indoor/outdoor wellness areas, library.

Q6

General comments (required)

I feel that the school should be built beside the tennis centre and the new community centre should be built at 208 and 80 location.
The need for a larger community centre is REALLY important in our ever expanding population and infrastructure.
The elementary school by the tennis centre would be much safer for the children and family's.

#86

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 12:11:04 PM
Last Modified:	Monday, September 29, 2025 12:13:55 PM
Time Spent:	00:02:50
IP Address:	66.183.8.47

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

208 & 80th is better for the community center

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Full size pool would be great in the new community centre to allow competitions and amenities for high level swimming

#87

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 12:40:08 PM
Last Modified:	Monday, September 29, 2025 12:44:21 PM
Time Spent:	00:04:12
IP Address:	72.139.205.18

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Leisure and hot pool

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

We need to invest in our communities and the second option where the school is moved so that kids can get out of portables and into real classes and a larger community center be built for a neighbourhood that is exponentially growing is the right answer. It's being proactive instead of reactive to growth

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Hot pool and Leisure pool

Q6

General comments (required)

Please build the larger community centre with the new school. Langley is has crazy growth we need to proactive and design the city for the future and not just the present!

#88

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 1:25:00 PM
Last Modified:	Monday, September 29, 2025 1:38:10 PM
Time Spent:	00:13:10
IP Address:	24.114.41.42

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pump track

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The tennis court site is too small for the community centre so I am in support of it moving but the bigger concern is the delay this will take because I think the tennis location is still too small for a 600 student school as well and the school board will take a long time to review this and come to that conclusion. Where would a playing area go for the students? At that location, the south plan has a winding road cutting down the middle and park access lane cuts off the land horribly so there is no room. Kids would have to cross a road to get to the playing field. Not ideal. The TOL planned this poorly and should have aligned that road to connect to 206A. I don't think this land swap is realistic and is just delaying the process.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Large pool. I would like to see an indoor playground too or soft play options.

Q6

General comments (required)

Why we don’t just move the library to the commercial space that is currently being built at 206A? That would save so much space at the community centre location which would allow it to be built at the original location. The school can be rebuilt on its own location, where the field is so it’s further from the road.

#89

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 1:34:19 PM
Last Modified:	Monday, September 29, 2025 1:40:28 PM
Time Spent:	00:06:08
IP Address:	64.114.211.120

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Having it replace the current elementary school location would be ideal as the school is aged and a new larger school would be beneficial to the surrounding community of families

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

a library is critical to have as there are not many nearby

Q6

General comments (required)

Looking forward to option two making it through council and school board approval!

#90

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 1:37:36 PM
Last Modified:	Monday, September 29, 2025 1:46:12 PM
Time Spent:	00:08:35
IP Address:	70.70.39.203

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Designated walking track and picnic area

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The 208 St / 80 Ave site is the better of the two potential locations. The intersection of those roads needs something that will animate the area for more hours of the day than an elementary school. Removing the school from the intersection of two major roads should also improve the safety of students, staff, and community members.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

I like the 'collision' of the multiple uses - sport, recreation, community, library - and in a space that connects both the indoor and outdoor environments.

Q6

General comments (required)

The Willoughby Community Centre will be a community-defining project that needs to be done right and done well. If deferring the delivery by a year or two will allow for the larger, better integrated, and more complete facility, then I am all for the delay. I realise that costs aren't decreasing, but there are also costs to rushing into things and then needing to revise or duplicate efforts at a later date as well.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 2:30:06 PM
Last Modified: Monday, September 29, 2025 2:30:47 PM
Time Spent: 00:00:41
IP Address: 154.20.241.177

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Fort Langley

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

This is better go big! there are so many houses being developed

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

BIG POOL

Q6

General comments (required)

Please big pool

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 2:35:02 PM
Last Modified: Monday, September 29, 2025 2:36:58 PM
Time Spent: 00:01:56
IP Address: 70.70.51.5

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I support having a safe elementary school next to the tennis courts and a community center built on the current site of Willoughby Elementary School~!!

#93

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 2:33:58 PM
Last Modified:	Monday, September 29, 2025 2:42:25 PM
Time Spent:	00:08:26
IP Address:	142.179.76.119

Page 1

Q1

Full name (optional)

FOIPP
A s 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Half kilometre walking loop although longer would be better

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Which ever is bigger and provides more services

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

A really good pool, saunas and hot tub, and very large fitness centre with machines, but also battle, ropes and landmine and kettle bells and slam balls

Q6

General comments (required)

Aqua fitness isn't just in shallow. There's also so deep water aqua fitness usually run at the same time. Please have both!

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 3:10:56 PM
Last Modified: Monday, September 29, 2025 3:13:41 PM
Time Spent: 00:02:44
IP Address: 64.180.95.134

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Would prefer a bigger facility given how crowded the Willoughby area is. That being said I am hoping that we don't have to wait 3-5 years until we finally get our community centre

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming facility, fitness facility, library, multi purpose sport room

Q6

General comments (required)

I am really happy to hear more action is taken to build more community facilities in Langley.

#95

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 3:43:47 PM
Last Modified:	Monday, September 29, 2025 3:46:16 PM
Time Spent:	00:02:29
IP Address:	24.84.42.181

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

All of them

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Option 2 is a win win for the community

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

All the spaces for anyone to enjoy

Q6

General comments (required)

Let’s get the school board to quickly agree and get this done

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 3:57:55 PM
Last Modified: Monday, September 29, 2025 4:03:09 PM
Time Spent: 00:05:14
IP Address: 24.87.204.183

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

School

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The recreation center should go where the present school is.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Perhaps some attention can be put toward the amount of times that the buzzers/bells have to be used. For example would they required for weekend and summer holidays?

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 4:27:51 PM
Last Modified: Monday, September 29, 2025 4:46:58 PM
Time Spent: 00:19:07
IP Address: 209.121.229.222

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Has more planned multipurpose rooms, which can be used for programs such as language, art and fitness classes.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Either are central enough to serve the community well. The Yorkson Park South location is not right off the major intersection, so I'd assume that would be better for traffic. But, a bigger facility is more suitable for the growing community. Also, I'm not sure about pedestrian safety for the 208/80 site. The 208/80 intersection already sees a lot of drivers not paying enough attention to pedestrians when they're turning.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Larger library space.

Q6

General comments (required)

The 208/80 planned building seems small for the available space, based on the diagram. I would prefer seeing the outdoor misting/cooling station removed and picnic + green space expanded. We need more grass and trees in Willoughby. I would also prefer to see the building itself expanded to include more multipurpose rooms. Langley needs more programming, such as for language lessons, art classes, workshops, and dance/pilates/yoga classes. Langley is very far behind other neighbouring cities when it comes to programming. And not just programs for children, but for adults and seniors. I don't like the location of the cafe in the 208/80 site plan. It doesn't seem conducive to community gatherings and is not well connected to the lobby.

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 5:05:52 PM
Last Modified: Monday, September 29, 2025 5:07:12 PM
Time Spent: 00:01:20
IP Address: 72.143.229.184

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

Respondent skipped this question

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Option 2

Q5

Respondent skipped this question

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Get the new school built and move on quickly

#99

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 5:32:47 PM
Last Modified:	Monday, September 29, 2025 5:34:38 PM
Time Spent:	00:01:50
IP Address:	184.65.208.236

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Rural area**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

A new school!!

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think Willoughby Community Centre shuold be where Willoughby elementary is now. 100%

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library and pool.. Both are SO needed for the community. Young and old.

Q6

General comments (required)

I think the secondo ption provided of building a new school in Yorkson with a community center in the heart of willoughby is IDEAL. Such great ideas and use of existing spaces.

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 5:42:43 PM
Last Modified: Monday, September 29, 2025 5:44:21 PM
Time Spent: 00:01:37
IP Address: 205.250.41.129

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

Respondent skipped this question

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I would prefer to build the community center at YPS because of its central location in Willoughby. Secondly, there is no need to demolish too many buildings, which can reduce construction costs. Reduce waste.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming area and library

Q6

General comments (required)

I would prefer to build the community center at YPS because of its central location in Willoughby. Secondly, there is no need to demolish too many buildings, which can reduce construction costs. Reduce waste

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 7:15:49 PM
Last Modified: Monday, September 29, 2025 7:20:16 PM
Time Spent: 00:04:27
IP Address: 24.84.129.90

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think both of these sites are good locations and already central as there is a tennis court nearby, helps group all the fitness activities in one spot. The school is overdo for an upgrade already.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

I think this is very convenient as there is already a shopping centre next door, for parents to drop their kids off and run errands. In addition, supporting local businesses.

Q6

General comments (required)

As residents of the Willoughby neighbourhood, we are already dealing with a lot of construction. It would be nice to have good facilities to make it worth our time dealing with the delays!!

#102

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 7:16:18 PM
Last Modified:	Monday, September 29, 2025 7:20:30 PM
Time Spent:	00:04:11
IP Address:	24.84.129.90

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Both are nice but a larger more grand option would provide better value for the growing community. There is a lot more growth in the pipeline so we need to be proactive and not reactive. Larger community centre wins.

Also the willoughby elementary school is due for major upgrades.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Please have a nice fitness facility. The community is lacking a public gym

#103

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 7:21:47 PM
Last Modified:	Monday, September 29, 2025 7:24:41 PM
Time Spent:	00:02:54
IP Address:	72.143.237.79

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Pool and Library

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Near tennis court

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Swimming pool and Library

Q6

General comments (required)

It is difficult to get a swimming lesson at the moment

#104

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 7:44:13 PM
Last Modified: Monday, September 29, 2025 7:44:38 PM
Time Spent: 00:00:25
IP Address: 66.183.105.56

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

My vote is for option 2.

#105

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 7:55:27 PM
Last Modified: Monday, September 29, 2025 7:57:15 PM
Time Spent: 00:01:47
IP Address: 64.180.203.243

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Fort Langley

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

Option 2, move Willoughby school and build the community centre where the school is now.

#106

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 8:22:25 PM
Last Modified: Monday, September 29, 2025 8:26:00 PM
Time Spent: 00:03:34
IP Address: 24.87.32.55

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I like the idea of the community centre being build on the corner of 208th and 80th. It just makes more sense in terms of location, flow and the bed for a large site. Also, the elementary school is way too small, with 7 portables in site and more to come.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The pool and weight room. I also like the cold plunge near the hot tub.

Q6

General comments (required)

I'm hoping the site we select will be the 208th and 80th location given the more optimal design and size. Willoughby is growing still and we need to plan for the future when the population here exceeds 100,000.

#107

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 8:28:56 PM
Last Modified:	Monday, September 29, 2025 8:34:32 PM
Time Spent:	00:05:36
IP Address:	24.87.32.55

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

The idea of having a community center in Willoughby is amazing. I love that there will be a spray park by the dog park.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I believe having the Willoughby Community center in the corner of 208th &80th make the best sense for all parties. The elementary school will be off of the busy intersection and alot of people will have great access to the community center without bogging down the small side streets.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Having a pool and a community gym so close to home is something to look forward to considering you guys closed the LEC gym.

Q6

General comments (required)

I think having the community center in the corner of 208th & 80th is the the best option presented.

#108

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 29, 2025 8:59:16 PM
Last Modified: Monday, September 29, 2025 9:05:40 PM
Time Spent: 00:06:23
IP Address: 172.226.164.16

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Walnut Grove

Which community do you currently live in? (required)

Q3

Respondent skipped this question

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Having the community centre at the heart of the area increases visibility and access to the facilities. Make it a centre piece!

Q5

Respondent skipped this question

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

It's really past time to have this done. The addition of Township amenities is long overdue.

#109

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 29, 2025 9:44:40 PM
Last Modified:	Monday, September 29, 2025 9:47:45 PM
Time Spent:	00:03:04
IP Address:	66.183.9.90

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

All of it!

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The elementary school is great location, ensuring there is a plan for all the students in that school to go to other schools in the area.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

All the amenities in the pool/wellness areas

Q6

General comments (required)

I am very excited for this project to get started! The community needs a community centre and the longer we wait the more frustrating it becomes! St least once the construction starts it feels like the end is near!

#110

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 30, 2025 6:20:38 AM
Last Modified: Tuesday, September 30, 2025 6:26:33 AM
Time Spent: 00:05:54
IP Address: 70.70.36.108

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Walnut Grove

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Already accessible with a lot of families living within walking distance

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Much better than trying to cram everything into one footprint. Give families options

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The fact that I will take pressure off of walnut grove community centre. I have two teens who never completed swimming lessons because they were full instantly. Going into adulthood without this skill is worrisome.

Q6

General comments (required)

Elementary schools within walking distance need to have swimming as part of the curriculum. I did all of my beginning colour badges through school. My family would not have afforded this otherwise. Connection between the community centre and the school when young brings familiarity and encouragement to stay active and participate as the kids grow.

#111

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 30, 2025 10:46:49 AM
Last Modified:	Tuesday, September 30, 2025 10:56:52 AM
Time Spent:	00:10:03
IP Address:	23.16.132.22

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

I like the playground and splash pad as they provide recreational opportunities for many people

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

While it would be nice to have a larger facility, I do not believe the additional cost of building a school is worth it. Is it not possible to build a two storey community centre on the Yorkson Park property. Perhaps the library could be on the second floor, above the gyms?

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool

Q6

General comments (required)

A community centre is much needed. However, I think we need to bear in mind that everything comes with a cost. We can't always have the biggest and shiniest. Sometimes it is wise to quell the desire for the ultimate in order to keep expenses in line.

#112

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 30, 2025 11:10:58 AM
Last Modified:	Tuesday, September 30, 2025 11:16:25 AM
Time Spent:	00:05:27
IP Address:	162.33.233.253

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Spray park / play area / picnic area

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

It should be the 208 Street and 80 Avenue site with the floor plan and the additional amenities. Please make it a fun place for families with kids, with large pool and play areas.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and play areas

Q6

General comments (required)

No more comments.

#113

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 30, 2025 11:58:26 AM
Last Modified: Tuesday, September 30, 2025 12:07:55 PM
Time Spent: 00:09:28
IP Address: 72.143.238.51

Page 1

Q1

Respondent skipped this question

Full name (optional)

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

Respondent skipped this question

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

208/80 site for a bigger community center and a safer area for the elementary school is a clear winner

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Additional spaces for community gathering inside and out & playable outdoor water feature

Q6

General comments (required)

I hope the feedback from the community members who live nearby are taken into a bigger consideration.

Moving the elementary school away from the busy intersection and in turn allowing more room for a bigger community center seems like the obvious choice

#114

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 30, 2025 1:29:39 PM
Last Modified: Tuesday, September 30, 2025 1:32:08 PM
Time Spent: 00:02:28
IP Address: 64.180.160.63

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Option 2 to build the Willoughby Community Centre where Willoughby Elementary currently stands is a good option as a new school will be built and a community centre for a larger population

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

Option 2

#115

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 30, 2025 8:09:06 PM
Last Modified: Tuesday, September 30, 2025 8:13:14 PM
Time Spent: 00:04:07
IP Address: 24.84.33.46

Page 1

Q1

Full name (optional)

FOIPPA
s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The Community Centre should be an expansion to the existing LEC facility that has remained closed since Covid. The other acceptable option would be in 80th by the new tennis facility. Putting it at the corner of 80th & 208th would make that corner even busier than it is now

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library, coffee shop, meeting rooms, gym & pool accessible for recreation AND competitio In

Q6

General comments (required)

Please make it clear to residents that the current 80th Avenue road work will have to be ripped up and redone if either of the two proposed options are chosen. Explain the costs timeliness and debt involved in both. Be transparent and acciuntable

#116

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 8:04:28 AM
Last Modified: Wednesday, October 01, 2025 8:08:45 AM
Time Spent: 00:04:17
IP Address: 66.183.10.214

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Already an open space, quicker build

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The location where Willoughby elementary is would be the best choice. This area is top busy and a major inteelrsection to have an elementary school there.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

50m lap pool, and 5+m high dive. Both langley Olympians(top 5 swim club in Canada) and Fraser Valley diving club need more space

Q6

General comments (required)

I fully support the rec centre in Willoughby. It will create a centralized location for our youth to enjoy activies together and keep them out of trouble. The location at Willoughby Elementary is the best in my opinion because it creates a corridor for many access and exits, and makes the intersection at 208/80 much safer for the youth and less traffic due to school drop off and pick up.

#117

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 10:24:50 AM
Last Modified: Wednesday, October 01, 2025 10:31:45 AM
Time Spent: 00:06:55
IP Address: 78.121.176.43

Page 1

Q1

Full name (optional)

Respondent skipped this question

Q2

Which community do you currently live in? (required)

Willoughby-Willowbrook

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

You must construct a 50m pool as this is a standard size and it would be able to house swim meets and user groups along with the public to take the load off of Walnut Grove. Adults who work and therefore need to do their training before or after work shouldn't have to be crammed in a lane with 6-7 other people.

#118

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, October 01, 2025 11:10:01 AM
Last Modified:	Wednesday, October 01, 2025 11:15:03 AM
Time Spent:	00:05:02
IP Address:	207.6.192.136

Page 1

Q1

Full name (optional)

FOIP
PA s

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The option at the school makes sense as willoughby town centre will become more of a hub of the community. The only challenge could be parking. If parking is addressed properly and sufficient stalls added, it would be a wonderful location that serves the Willowbrook and willoughby communities.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool, gymnasiums and affordable fitness options.

Q6

General comments (required)

As the Willowbrook and willloughby community grows, this type of amenity is important because we know most of the newcomers are young families with new kids.

Also having a new school built to support the growing capacity seems like another “win” and obvious choice.

#119

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 11:10:56 AM
Last Modified: Wednesday, October 01, 2025 11:15:34 AM
Time Spent: 00:04:38
IP Address: 154.5.175.114

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

That's it's adjacent to other parks

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Would prefer larger community centre and location for Willoughby elementary by the tennis centre would be safer and better for kids, traffic, and accessibility to middle school- drop off easier if you had kids in elementary and middle school school.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Larger centre

Q6

General comments (required)

Prefer the pool and community centre to be located at 208th and 80th.

#120

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 2:11:07 PM
Last Modified: Wednesday, October 01, 2025 2:40:04 PM
Time Spent: 00:28:57
IP Address: 72.143.216.83

Page 1

Q1

Full name (optional)

FOI
PP

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Willougby is missing some ball hockey/lacrosse boxes.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

80th and 200th would make the most sense. More room, larger facility.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

A large fitness centre is badly needed after loosing the one at LEC. Blair and walnutgrove are almost unusable during peak hours. Maximizing swimming lanes is also important

Q6

General comments (required)

We definitely need to make sure this centre is planned for willougby 10 15 or 20 years down the road, not just what we need now. This is my biggest fear.

#121

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 5:43:27 PM
Last Modified: Wednesday, October 01, 2025 6:18:03 PM
Time Spent: 00:34:36
IP Address: 70.70.52.84

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Fort Langley**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Aquatic facilities and library

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Much prefer the alternate school site. Allows for a larger space with social area and meeting rooms.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Aquatic facilities and library. Social space and meeting rooms.

Q6

General comments (required)

I realize the school site requires negotiation with the school district but it is much better suited to the WCC. Easier access, larger site allowing for more amenities, perhaps more parking, better traffic flow, good pedestrian access from the town centre, etc.

As a school site, currently does not feel safe for children, drivers, parents dropping kids off - very congested. I hate to see the kids at recess caged in behind the chain-link fence (and people protest chicken farms!) If the school was on the Yorkson Park site, the outdoor space could be at the back of the property facing the green space and playing fields, away from the noise and fumes of the street traffic. Hopefully there would be room on the property for school dropoff.

#122

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 7:16:27 PM
Last Modified: Wednesday, October 01, 2025 7:25:17 PM
Time Spent: 00:08:49
IP Address: 75.156.67.239

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Which community do you currently live in? (required)

Walnut Grove

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Respondent skipped this question

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Respondent skipped this question

Q6

General comments (required)

The willoughby school location is a better spot for the community center (a terrible location for a school). The school by the tennis courts is a good option as long as safe parking and traffic calming is a major consideration. It makes sense to do the land swap. What are the school board's concerns - please listen and communicate with each other.

#123

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 01, 2025 11:06:12 PM
Last Modified: Wednesday, October 01, 2025 11:09:07 PM
Time Spent: 00:02:54
IP Address: 172.226.164.57

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Accessibility

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I prefer the one in 208 St 80 Ave as it provides better amenities

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

The lazy river, sauna, indoor walking area

Q6

General comments (required)

I believe when such an improvement is undertaken we need to consider that the area is very fast growing and more and more people are moving in. A bigger facility would be a better fit considering the rate of growth.

#124

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 03, 2025 1:20:41 PM
Last Modified: Friday, October 03, 2025 1:30:14 PM
Time Spent: 00:09:32
IP Address: 204.174.77.34

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

9. Nature Play area, 10. Pedestrian Connection

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The alternative site seems better.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Additional social and play area in lobby

Q6

General comments (required)

The parking for Yorkson Community Park South Site Plan should be located near 82 Avenue rather than surrounding the soccer field. Placing parking adjacent to play areas poses significant safety risks. Children often run or play unpredictably, and having a parking lot so close to their activity zone increases the chance of accidents. Positioning the lot closer to the main road minimizes these hazards and creates a safer environment for families.

#125

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 03, 2025 1:24:48 PM
Last Modified: Friday, October 03, 2025 1:36:59 PM
Time Spent: 00:12:11
IP Address: 66.183.9.212

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

The option of building a community center on the site of Willoughby Elementary overall looks more appealing. But only if it starts in the near future and the construction is not delayed due to obtaining a permit from the school district, the demolition of the school, and so on.

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

I want FOIPPA s. 22 to have access to the same things any city community center provides. Since we don't have one in our neighborhood, FOIPPA s. 22 is deprived of the opportunity to go to the library or attend city-run courses without having to spend time traveling to another district. Likewise, FOIPPA s. 22 has to go to a neighboring area to use a gym or go to a swimming pool. I really want FOIPPA s. 22 to have access to all of this not in ten years, but in the near future. I hope you will find the most optimal and fastest solution possible, so that the children and there are many of them in our neighborhood will get the opportunity to use the new community center very soon.

#126

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 04, 2025 5:24:20 AM
Last Modified: Saturday, October 04, 2025 5:26:50 AM
Time Spent: 00:02:30
IP Address: 70.70.58.63

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3 **Respondent skipped this question**

What feature do you like the most for Yorkson Community Park South? (optional)

Q4 **Respondent skipped this question**

What do you think of the two site options for the Willoughby Community Centre? (optional)

Q5 **Respondent skipped this question**

What feature do you like the most for the Willoughby Community Centre? (optional)

Q6

General comments (required)

Option 2. Relocate the school and built the community Center there is the best option

#127

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 04, 2025 4:36:19 PM
Last Modified: Saturday, October 04, 2025 4:41:36 PM
Time Spent: 00:05:16
IP Address: 72.143.238.96

Page 1

Q1 **Respondent skipped this question**

Full name (optional)

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Don't move Willoughby school

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

We need the pool now, not 7 years later.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Pool and library

Q6

General comments (required)

I live in Willoughby, with 3 kids. We need pool as soon as possible, can't wait other5-10 years. Kid's growth fast.

#128

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, October 04, 2025 6:13:27 PM
Last Modified:	Saturday, October 04, 2025 6:16:41 PM
Time Spent:	00:03:13
IP Address:	184.151.230.236

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Walking track

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

Community center at 208 and 80th.
School at Tennis Centre location

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Library and cafe. Pool hot tub

Q6

General comments (required)

I am good with both locations for community center, but feel that new school at the tennis center makes more sense.

#129

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, October 05, 2025 10:05:10 PM
Last Modified:	Sunday, October 05, 2025 10:08:36 PM
Time Spent:	00:03:25
IP Address:	66.183.11.198

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2 **Willoughby-Willowbrook**

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

Accessible playground

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

It would be amazing to have a new school with less, or no, portables for the expanding community of students.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Aquatics 100%

Q6

General comments (required)

Willoughby is growing fast. Too fast. We need to think ahead and plan for the thousands of families in this area. More community centres and programs don't just bring us the recreation we desperately need, but also provides jobs for so many people.

#130

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, October 06, 2025 2:53:23 AM
Last Modified:	Monday, October 06, 2025 3:00:24 AM
Time Spent:	00:07:00
IP Address:	66.183.8.95

Page 1

Q1

Full name (optional)

FOIPPA s. 22

Q2

Willoughby-Willowbrook

Which community do you currently live in? (required)

Q3

What feature do you like the most for Yorkson Community Park South? (optional)

I like the idea of making a new and improved Willoughby Elementary beside the tennis courts.

Q4

What do you think of the two site options for the Willoughby Community Centre? (optional)

I think that Willoughby Elementary needs major improvements. So I am all for building a new school and putting the community center in place of the current school. FOIPPA s. 22 because the school is too small for this growing community!! FOIPPA s. 22 and it would be great to have a new school where the kids could all be in one building.

Q5

What feature do you like the most for the Willoughby Community Centre? (optional)

Im excited for the new swimming pool and hopefully more swimming lesson availability and the library!

Q6

General comments (required)

Please choose to upgrade the much needed elementary school and build a larger community center on the larger land space at 80th and 208th!!

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 20, 2025
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5600-03-21
SUBJECT:	VOLUNTARY WATER METERING PROGRAM		

The purpose of this memorandum is to provide Mayor and Council with an interim update on the Voluntary Water Metering Program.

To date, 55 installations have been completed by Township staff, with over 500 additional approved applications in the queue. A qualified contractor has been retained to undertake installations for the program. While the contractor has not yet begun work, they expect to receive meters and commence installations in late October, with a goal of completing over 180 “meter-ready” installations by early December.

Some delays have occurred due to supply chain issues affecting the delivery of the required water meters.

Staff are recommending $2 million in the 2026 Water Capital Budget for Council’s consideration to support continued installations throughout next year.

A subsequent update will be brought forward in 2026, following commencement of contractor work and the achievement of substantive progress on installations.

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

September 10, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
S. Cook, Community Co-Chair
Councillor T. Baillie, Council Co-Chair
Councillor M. Pratt, Council Co-Chair

E. Barbour, A. Bayona, J. Clegg, E. Hacker

Staff:
S. Groves, Director, Corporate Projects
C. Longhi, Recording Secretary
R. Stare, Director, Recreation, Arts and Culture
M. Vidal, Recreation Programmer

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Cook acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee September 10, 2025

Moved by A. Bayona,
Seconded by E. Barbour,
That Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the September 10, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee May 14, 2025

Moved by E. Barbour,
Seconded by J. Clegg,
That the Recreation, Culture, and Parks Advisory Committee adopt the minutes of the May 14, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Facilities Update

S. Groves, Director, Corporate Projects, provided an update on the new facilities being constructed in the Township of Langley.

Smith Athletic Park:

- Indoor field features the longest span simple arch roof in Canada, covering a full-size soccer field.
- Indoor field holds 250 seats, intended for community use rather than large games.
- Outdoor fields include trees planted around the field to provide shade.
- Turf used includes no infill, a premium Canadian made product.
- Outdoor fields are complete, grand opening was held on Saturday, September 6, 2025. Targeted opening date of indoor field is April 2027.

Ice and Dry Floor Arena:

- Unique design with stacked arenas and underground parking, first of its kind in North America.
- Ice installation of three new rinks planned for spring 2026 with a target opening of summer 2026.
- Parking includes 380 underground stalls plus plaza parking, long-term plan (2040) to move all parking underground.

Brookswood Firehall:

- Post-disaster seismic design includes additional space, dorms, and new doors.
- Features translucent panels for natural light and a cross-laminated timber roof in truck bays.

Discussion ensued and the following comments were provided:

- New dry floor arena can host up to seven ball hockey or lacrosse games simultaneously.
- Ice and dry floor rinks can also be utilized for basketball or volleyball. Basketball Provincials can all be held on site instead of using satellite gymnasiums.
- Brookswood Firehall focuses on Occupational Health and Safety. The hall is designed to separate dirty equipment from living quarters, reducing exposure to cancerous toxins to prevent disease. The design for this site can be duplicated with modifications for future sites

2. Adult Programs

M. Vidal, Recreation Programmer, provided an update on adult recreation programs offered by the Township of Langley.

Goals

- Accessible, engaging, and inclusive programs for all adults
- Vision: “Something for everyone”
- 2026 Goal: Foster active lifestyles, community connections, and lifelong recreation

2. Adult Programs

General Recreation:
- Drop-in, registered programs, and special events
- Core offerings: pickleball, soccer, ball hockey, badminton, volleyball
- Court reservations now available for pickleball
- Exploring possibility of pickleball lessons at outdoor courts
- Considering adult basketball at Aldergrove Community Centre
- Ongoing monitoring and program adjustments

Arenas:
- Drop-in, registered programs, and special events
- Public skate, stick and puck, and private lessons
- No adult-only programs currently, opportunity in the future

Fitness
- Drop-in, registered programs, weight room, and personal training
- Strong variety of programs across Walnut Grove Community Center, W.C. Blair Community Centre, and Aldergrove Community Centre.
- New: bootcamp, chair fitness, youth training
- Water walking in lazy river has been popular with extra sessions added

Aquatics
- Programs include adult, adult & tot, advanced aquatics, deep water aquafit, drop-in, registered, and private lessons
- Adult-focused times and amenities at Walnut Grove Community Centre
- In future looking to expand scheduling and increase program access

Discussion ensued and the following comments were provided:
- Marketing focus on reducing cancellations and boosting enrollment
- Currently running Fitness Bingo Challenge September 15 until October 15, 2025
- Sip and Dip event was successful; team to explore more elevated social experiences
- Other adult programs include adult chess, bridge, quilting, knitting, painting
- Social media presence on Facebook and Instagram named “Langley Township Recreation”.

D. REPORTS

1. Co-Chairperson’s Report

S. Cook reported that although she was unable to attend, she heard that the Township of Langley’s Summer Concert Series was very successful, and she further noted attended many Farmer’s Markets throughout the summer.

2. Museum Advisory Group Report

No report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Summer Events

R. Stare, Director, Recreation, Arts and Culture, reported on the events put on by the Township of Langley over the summer months:

- Langley Walk: May 4 at Aldergrove Athletic Park. Increased participation this year, Star Wars theme
- Seniors Social: Part of Seniors Week, first week of June
- Pioneer Luncheon: June 7, approximately 200 guests
- Canada Day: July 1 at McLeod Athletic Park. Great turnout, featured larger drone show, fireworks planned for next year.
- Summer Nights in the Township: Offered many events including concerts, movies in the park, community water fight, family fun nights at Lynne Fripps and Phillip Jackman Parks.

Upcoming events include:

- Forest Fest – September 27 at Derek Doubleday
- Halloween Event – October 24 at McLeod Athletic Park
- Holiday Lights – December at Williams Park

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

The Committee discussed keeping RCPAC better informed and involved in planning, as updates are often received at the same time as the public. Risk management challenges noted regarding public input.

The Committee inquired as to whether e-bikes and motorized scooters are permitted in parks. Clarification needed: bylaws officers cannot enforce motorized vehicle violations, only peace officers can.

I. NEXT MEETING

Date: October 8, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by J. Clegg,
Seconded by A. Bayona,
That the meeting terminate at 8:30 pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

October 8, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
S. Cook, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

E. Barbour, A. Castro, J. Clegg, E. Hacker, N. Tiessen

Staff:
N. Arboleda, Education Programs Curator
C. Longhi, Recording Secretary
K. Young, Deputy Director, Recreation, Arts and Culture

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Cook acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee October 8, 2025

Moved by E. Hacker,
Seconded by A. Castro,
That Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the October 8, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee September 10, 2025

Moved by J. Clegg,
Seconded by E. Hacker,
That the Recreation, Culture, and Parks Advisory Committee adopt the minutes of the September 10, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. **Cultural Programs Update**
N. Arboleda, Education Programs Curator

N. Arboleda, Education Programs Curator provided an update on programs offered at salishan Place by the River.

Summer Camps Recap:
Five camps were held over the summer, focusing on archaeology and eco-discovery themes. This marked the first full year of camps since 2019, including both a spring break camp and five summer camps. Each camp hosted up to 12 children and ran for five days. The programs were very well received by both participants and parents.

New Programs Offered:
Two docent-led programs are now available: *Archaeology Adventures* for grades six and seven and *Colonization in the Fraser Valley* for grades four to six. An instructor-led program, the *1920's Schoolhouse Experience* at Lochiel School in Campbell Valley Regional Park, offers a 90-minute session for grades three to six that explores what school life was like in the 1920s. In addition, two self-guided options are being offered, a *Fort Langley Walking Tour* for all ages and a *Nature Tour* featuring an Indigenous plant garden and walking path, which can be adapted for various age groups.

Booking Process for Teachers:
Teacher bookings opened on October 8. The booking process is managed through the Township's website, where teachers complete a webform that is then confirmed by front desk staff. The goal is to eventually return to offering a total of 25 education programs at various times throughout the year, the same as was previously available through the Langley Centennial Museum.

Education team at salishan Place by the River:
The education team currently includes 15 returning docents as well as one new member. There will be an upcoming job posting for an Art and Culture Leader, as well as additional Arts and Cultural Instructors, to help expand and diversify future program offerings.

Discussion ensued and the following points were made:

- Current programs are designed for ages seven to 12, with potential expansion to other age groups in the future.
- The education collection has been successfully relocated, and the media room is seeing frequent use, with rentals occurring daily.
- Programs have been updated to align with school curriculum changes made over the past five years, and accessibility considerations, including improved signage, are being incorporated into program development.
- The Township of Langley's Communications team has connected with educators and the School District to encourage more local school bookings, and the Langley Heritage Society has again offered funding support for school groups attending, including school buses.

D. REPORTS

1. Co-Chairperson's Report

S. Cook shared positive feedback regarding the Township of Langley's Forest Fest event on September 27. She noted that the location was more accessible than previous years.

Councillor Pratt commented that Forest Fest was a fantastic event, and that the location was a great improvement. He also noted that at the October 6 Council meeting, Council received two presentations regarding the Historic Berry Farm, items C1 and C6, and decided to refer the matter back to staff and the community for further input. He further reported that Council moved to establish a new reserve for the Redwoods Golf Course.

2. Museum Advisory Group Report

No report

E. CORRESPONDENCE

F. WORK PROGRAM

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Committee Application Process 2026

Members of the Recreation, Culture, and Parks Advisory Committee whose terms are expiring in December 2025 are welcome to re-apply at www.tol.ca/committee. Application deadline is October 24, 2025.

2. E-Bikes and Scooters

K. Young reported that she contacted Bylaws to clarify the regulations regarding e-bikes and e-scooters. She noted that there is no specific legislation governing e-bikes or e-scooters in the Township of Langley Bylaws, and any concerns of reckless behaviour should be referred to the RCMP.

3. Communication Boards

A. Castro reported that she has been collaborating with several municipalities to ensure inclusive signage is implemented in recreation facilities and parks.

I. NEXT MEETING

Date: November 12, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by E. Hacker,
Seconded by A. Castro,
That the meeting terminate at 8:02pm

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, September 17, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
S. Hedao, Alternate Community Co-Chair
Councillor T. Baillie, Council Co-Chair

T. Baty-Thomas, A. Nierop, S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action
M. Lin, Fraser Health
G. Ponce, Langley Division of Family Practice
W. Rachwalski, Langley Seniors Resource Centre

Staff:
M. Gunn, Planner, Community and Policy Planning
A. Jensen, Manager, Strategic and Social Planning
C. Longhi, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Hedao acknowledged the Traditional Territories of the Coast Salish People.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee - September 17, 2025

Moved by A. Nierop,
Seconded by S. Tingley,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the September 17, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – June 18, 2025

Moved by T. Baty-Thomas,
Seconded by S. Tingley,
That the Seniors Advisory Committee receive the Notes of the June 18, 2025 meeting.
CARRIED

2. Seniors Advisory Committee – May 21, 2025

Moved by T. Baty-Thomas,
Seconded by S. Tingley,
That the Seniors Advisory Committee adopt the Minutes of the May 21, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. **G. Ponce, Primary Care Network Manager**
Langley Division of Family Practice
See Attachment A

G. Ponce, Primary Care Network Manager, provided an overview of the Langley Primary Care Network (PCN). The PCN works collaboratively to provide team-based primary care, support patient attachment to providers, and improve access to services across Langley. The network includes 41 Patient Medical Homes and 145 Primary Care Providers throughout the Township and City of Langley. Since September 2023, 17,472 patients have been attached through the Health Connect Registry, with 4,767 still on the waitlist. Current wait times for attachment are approximately six to nine months.

PCN services are available by referral for patients 18 years and older who are attached to a Langley provider. Pharmacy services include medication assessments, reconciliation, and post-hospital discharge support. Mental health counselling is offered free of charge for mild to moderate conditions such as anxiety, depression, caregiver fatigue, grief, and life transitions. Social work services are also available, with a focus on resource navigation, advocacy, and support for housing, financial, and caregiving challenges. In addition, an osteoporosis and bone health program offers individualized consultations with a registered nurse, pharmacist, and dietitian, along with recommendations for testing, pharmacotherapy, and lifestyle adjustments.

Upcoming initiatives include programs on menopause and perimenopause, metabolic syndrome, and a Pharma Day for seniors. Planned staffing additions will include a social worker, clinical exercise physiologists, an Indigenous health liaison, an Indigenous registered nurse, and a knowledge keeper. Registration for attachment is available online through the Health Connect Registry or by calling 8-1-1.

C. DELEGATIONS AND PRESENTATIONS

2. M. Lin, Frailty Pathway Project Lead
Fraser Health
W. Rachwalski, Manager of Community Services
Langley Seniors Resource Centre
See Attachment B

M. Lin, Frailty Pathway Project Lead, provided an overview of the Social Prescribing program in Fraser Health, which supports adults 65 and older by linking them to community and health resources through Seniors Community Connectors (SCCs). SCCs help seniors navigate services by creating tailored wellness plans and connecting them to appropriate supports across acute care, primary care, assisted living, home health, and community settings. Fraser Health supports the program through education, standardized processes, promotion, evaluation, and collaboration with community partners.

The integration of social prescribing has improved access to community resources, created more holistic care plans, strengthened communication between healthcare and community providers, and increased support capacity for older adults and their families.

W. Rachwalski, Manager of Community Services at the Langley Seniors Resource Centre, outlined how the program supports individuals. Services include assistance with housekeeping, volunteer drivers, telephone buddies, and visitor programs. The program is especially beneficial for those without nearby family, as social prescribers provide a face-to-face connection while also coordinating with families when possible.

Discussion ensued and the following comments were provided:

Funding for required supplies is provided through the Hope Fund, which supports initiatives to help older adults thrive. Additional support is available through donations, and a café associated with the program can provide meals for participants.

Each social subscriber is allocated a budget of $100,000. The Township of Langley has two social subscribers, whereas not all communities have more than one.

The term “prescription” is used to highlight the supportive, recommendation-based nature of the program.

W. Rachwalski will review potential gaps in Township of Langley’s recreation offerings for seniors and report back with recommendations to ensure seniors’ needs are being met.

Discussion also noted the value of partnerships with youth, the importance of planning for extreme weather events, and the role of the new community centre, which could include a dedicated seniors’ area.

Referrals to social prescribers may come through medical providers, phone or self-referral, the 2-1-1 Community Resources line, or online referral forms

C. DELEGATIONS AND PRESENTATIONS

submitted by doctors. The Committee also highlighted a gap in connecting emergency services, such as fire and police, with the program when they encounter residents in need during calls.

D. REPORTS

1. Co-Chair Reports

E. CORRESPONDENCE

F. WORK PROGRAM

A. Jensen provided an update on the 2025 Seniors Advisory Committee Work Program, noting that only October and November remain, with some items still to be addressed.

1. Housing

A. Jensen advised that P. Fassbender, Consultant, has been invited to the November Senior Advisory Committee meeting to discuss the various housing programs implemented in the Township of Langley over the past several years. Information will also be compiled on the different types of housing initiatives that have taken place.

He further reported that he has not yet received a response from HappiPad, a service that connects homeowners with extra space to individuals seeking housing.

2. Seniors Workforce

No report

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, October 15, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by A. Nierop,
Seconded by S. Tingley,
That the meeting terminate at 8:57pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Langley
Primary Care Network

PCN OPERATIONS MANAGER: GLAIZA PONCE

fraserhealth
Better health. Best in health care.

Langley
Division of Family Practice
An FPSC initiative

WHAT IS A PRIMARY CARE NETWORK (PCN)?

- Partnership between the BC Ministry of Health, Langley Division of Family Practice, Fraser Health, Physicians, NPs, Allied Health and Community Organizations that are working together to provide primary care services.
- Together, they enhance patient care using a team-based approach to care. Support each other and work to their strengths and link patients to other parts of the system.



LANGLEY PRIMARY CARE NETWORK

Township of Langley, Willoughby, Walnut Grove, Fort Langley, City of Langley, Brookswood, Murrayville, Aldergrove



41
Patient Medical Homes



145
Primary Care Providers
(GP and NP)

Langley PCN is in Year 3 of Implementation

- Early Draw Down of 3 FTE Clinical Counsellors in 2021PCN Service
- Plan was submitted January 2023
- other PCN Services officially launched October 2024

PATIENT ATTACHMENT OVERVIEW



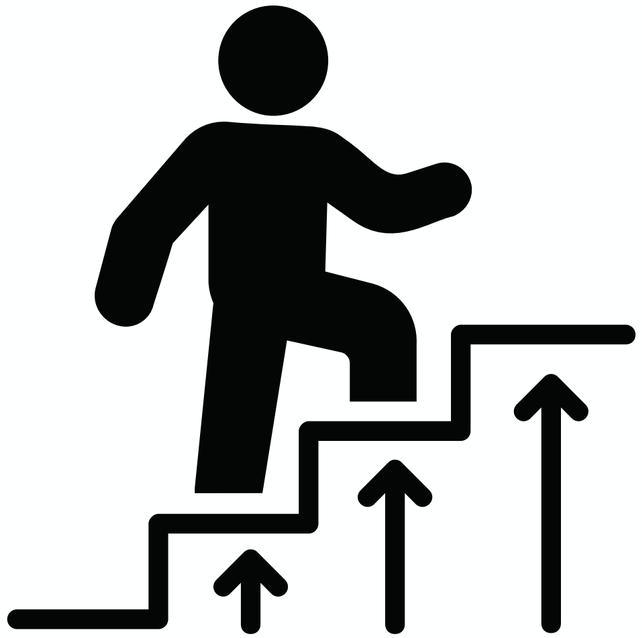
WHAT ROLE DO WE PLAY IN THE PROVINCIAL ATTACHMENT INITIATIVE

- Work with local healthcare providers to match patients with a suitable general practitioner or nurse practitioner.
- Match patients based on healthcare needs and personal preferences.
- Our goal is to make sure everyone in our community has access to continuous, long-term primary care.

OUR PROGRESS

Since April 2024, LDFP transitioned to the Health Connect Registry

Total attached since September 2023: 17,472
Active cases/waitlist: 4,767
Current wait time: 6-9 months
wait times can vary



HOW TO REGISTER OR UPDATE INFORMATION

Register

- Online through the Health Connect Registry (HCR)
- Call 8-1-1 to speak to a representative

Update Information

- Contact Information
- Residential Address
- Preferences (e.g. language, distance, gender)



MEET OUR TEAM

Clinical Pharmacist
Chris Goryniuk
Annie Vo

Registered Nurses
Kam Gura
Priscilla Stafford

Registered Social Worker
Corinne Horvath

Clinical Counsellors
Ildiko Magyar
Nav Sharma
Karin Rai

PCN Manager
Glaiza Ponce

Member and Community Engagement Manager
Kaitlin Frost

FHA PCN and UPCC Manager
Janine LaPierre

PCN Referral Coordinator
Tania Coppetti
Valerie Diaz

Attachment Team
Meyling Moreno
Maicah Jocson
Jennifer Chace
Wincy Wan

PCN Project Coordinator
Manita Dhaliwal

Private Contract through **Oakhill Counselling and Mediation (Psychologist and 3 Clinical Counsellors)**

HOW TO BE REFERRED TO PCN SERVICES

Speak with your Family Doctor or Nurse Practitioner for a referral to the Langley Primary Care Network

- Must be 18 years and older
- Attached to a Langley Primary Care Provider
- Without extended benefits
- Fall within the mild to moderate range



SERVICE DELIVERY

- Services offered in-person, telephone or virtually

CLINICAL PHARMACY



REASONS FOR REFERRAL

Medical complexity

- polypharmacy
- chronic disease management
- condition refractory to treatment or with limited therapeutic options

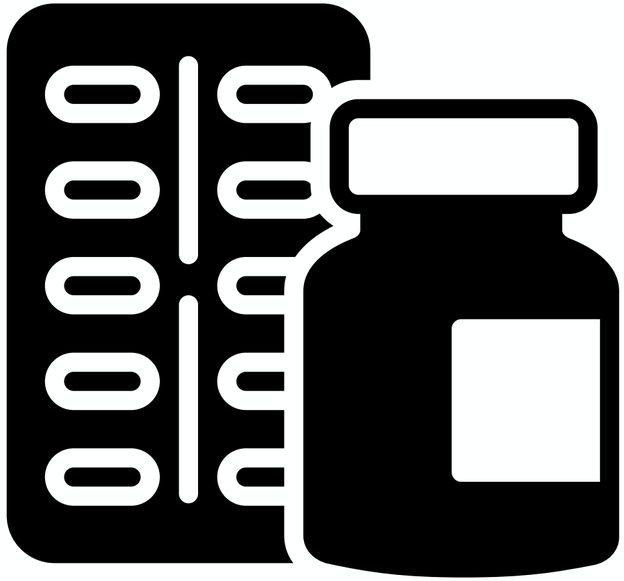
Need for care coordination

- recent discharge from hospital
- medication discrepancies
- medication titration
- barriers to medication access or optimal use



SERVICES

- Conduct comprehensive assessment of medications for efficacy, safety and adherence issues
- Provide guidance, recommendations and monitoring for medication changes
- Coordinate transitions of care
- Collaborate with primary care providers and other healthcare team members



CLINICAL COUNSELLOR



REASONS FOR REFERRAL

- Mild to Moderate Mental Health and/or Substance Use Conditions
- Anxiety
- Depression
- Life Transitions
- New Family and Social Roles
- Care Giver Fatigue
- Meaning & Purpose
- Grief and Loss
- Health Anxiety/Concerns
- Isolation
- Loneliness
- Marital Strife/Conflict



SERVICES

- Free and Confidential
- 1:1 Therapy: 6-8 sessions
  - Psychoeducation
  - Improve Self-Awareness
  - Build Coping Skills
  - Connection to Self-Help/Community Resources

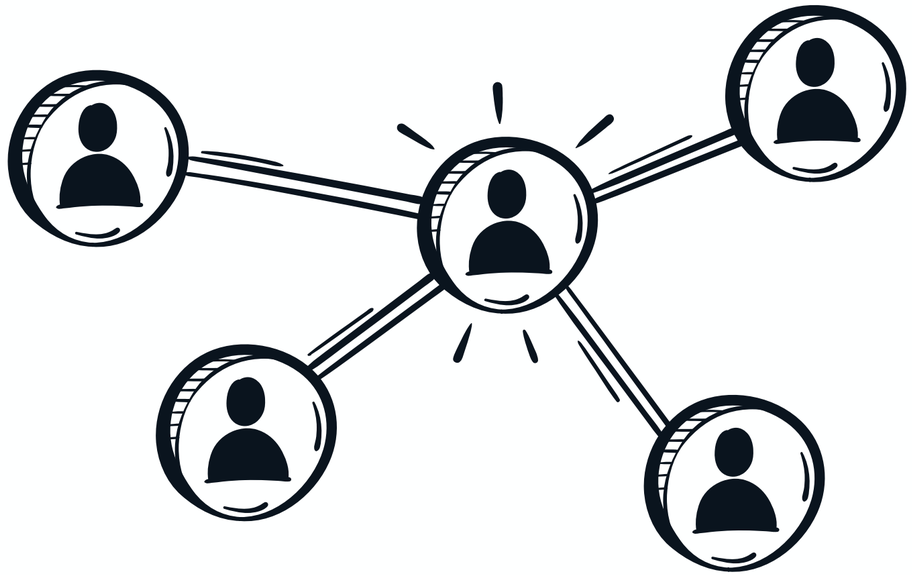


REGISTERED SOCIAL WORKER



REASONS FOR REFERRAL

- Financial Concerns
- Housing and Food Security
- Advanced Care Planning
- Caregiver Support
- Accessing Health Services
- Ministry Services (ie/client is on PWD)



SERVICES

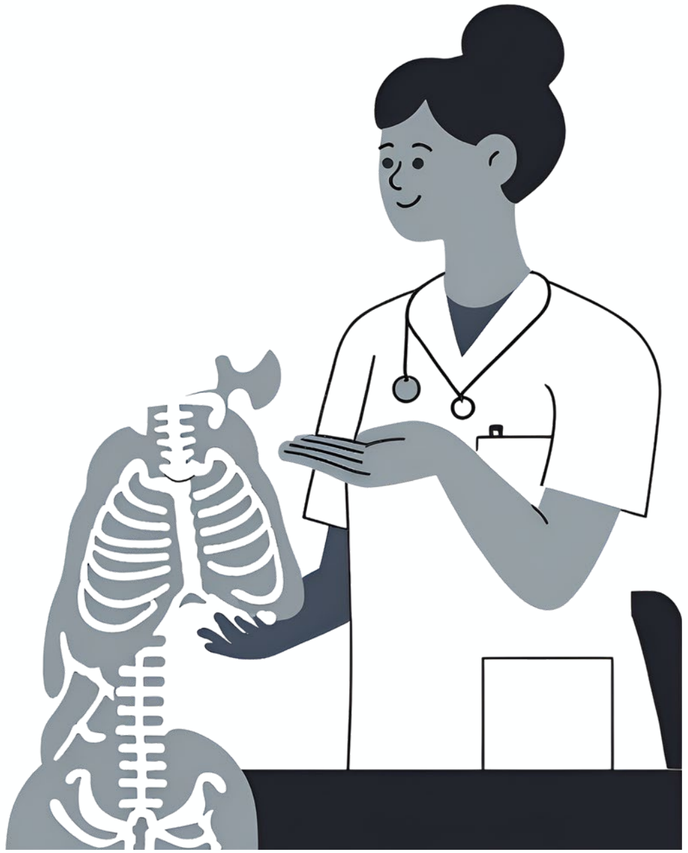
- Resource Navigation and Referrals
- Care Coordination
- Collaboration with Primary Care Team
- Advocacy of all kinds!

FRAGILITY FRACTURE PREVENTION PROGRAM



REASONS FOR REFERRAL

- Adults 50 + and older
- Diagnosed with Osteoporosis or Osteopenia
- Fragility Fracture (Fracture Caused by Weak Bones)
- Perimenopausal and menopausal age
- Frailty
- Parental hx of Hip Fractures
- Androgen Deficiency
- Rheumatoid Arthritis
- Glucocorticoid Use



SERVICES

- 1:1 consult with a **Registered Nurse, Pharmacist and Dietician**
- Review of Risk Factors for Low BMD and Fracture Risk
- Review the Importance of Bone Health, Affect of Lifestyle Choices and Connection to Programs and Resources
- Recommendations
  - BMD Testing, Bloodwork, Initiating Pharmacotherapy and Lifestyle Modifications



HOSPITAL DISCHARGE PROGRAM



REASONS FOR REFERRAL

Patients being discharged from Unit 2S at Langley Memorial Hospital can be referred to the discharge program by a Family Physician, Hospitalist, LMH Pharmacist, or a Patient Care Coordinator



Patients at higher risk for medication related complications:

- Polypharmacy, Complex Chronic Conditions, Recent Hospitalization within 30 days, Cognitive Impairment or Lack of Social Support, High-Risk Medication Regimens, **Attached to Langley Provider,** 18+ year old

SERVICES

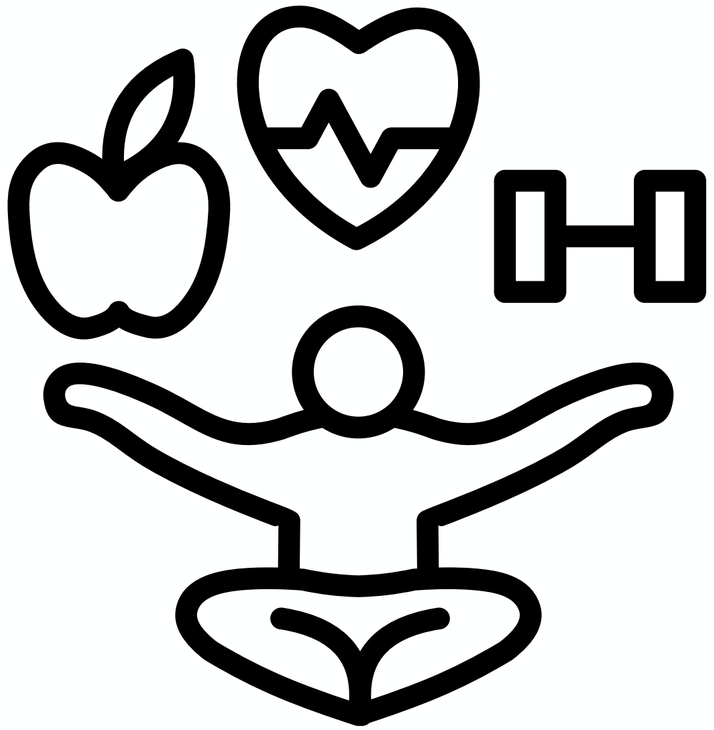
- Medication Reconciliation
- PharmaNet Review
- Patient Education
- Communication with MRP
- Follow up

Pharmacist-led post-discharge interventions improve medication adherence, reduce adverse drug events, and significantly lower readmissions rates



Upcoming Programs

- FFPP Group Program partnered with Langley Senior Resource Society
- Pharma Day for Seniors
- Menopause/Perimenopause Program
- Metabolic Syndrome Program



Upcoming Services

- 1 FTE Social Worker
- 2 FTE Clinical Exercise Physiologist or Kinesiologist
- 1 FTE Indigenous Health Liaison
- 1 FTE Indigenous Registered Nurse
- 1 FTE Knowledge Keeper


Q
&
A

THANK YOU

FOR COMING

Social Prescribing in Fraser Health



Margaret Lin, RN
Regional Project Lead
Fraser Health
Sep 17, 2025

fraserhealth
Better health. Best in health care.

Fraser Health provides care on the traditional, ancestral and unceded lands of the Coast Salish and Nlaka’pamux Nations and is home to 32 First Nations within the Fraser Salish region.



What is Social Prescribing

acute care hospital

primary care clinics

assisted living

community, home health

virtual care



Healthcare provider

- physicians
- nurses
- allied health teams



65+

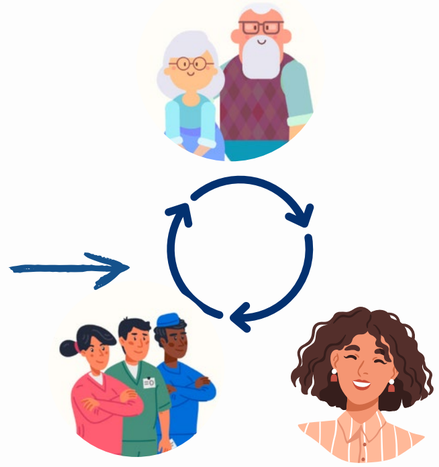


Seniors Community Connector (SCC)

Staff in each community organizations

Intake and Tailored wellness plan





Continous follow up and report

How did it start?

- In 2019, the BC Ministry of Health funded a new program through United Way British Columbia (UWBC).
- FH CARES team and UWBC partnered to enable collaboration with local nonprofit organizations and Divisions of Family Practice.
- This led to the creation of a new peer support role, the seniors community connector (SCC) , to help older adults navigate services.
- Now, there are 21 SCCs situated in 14 community organizations in the Fraser Health region; about 100 SCCs throughout BC

Fraser Health Change Leads' Roles

Funding & Support

United Way British Columbia

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Support via

Staff Education

Partnerships and connection building

Promotional/ Marketing materials

Process Standardization

Public awareness

Process and outcome evaluation

acute care hospital

primary care clinics

assisted living

community, home health

virtual care

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Healthcare provider

- physicians
- nurses
- allied health teams



Seniors Community Connector (SCC) in community organization

Intalke and Tailored wellness plan



Community Resources or health authority teams

Fraser Health Change Leads' Roles

- Education
  - for healthcare provider
  - for Seniors Community Connectors
  - for the public
- Standardization of referral process and program development
- Promotion and Awareness —social media, news, posters, pamphlets
- Evaluation of program impact
- Collaboration with organizational partners and explore different partnerships
- Consultation and Advocacy for healthcare-community collaboration

Engagement process

Plan: Plan the test or observation, including a plan for collecting data

- **Identify care teams** based on readiness and needs
- **Identify leads and champions** in each care setting
- **Arrange** meetings with team leads
- **Prepare** education materials
- **Invite** SCCs to engagement sessions

Do: Try out the test on a small scale

- **Conduct** education sessions
- **Teach** social prescribing model
- **Share** knowledge translation materials
- **Share** client stories and case studies
- **Send** email with key info and resource attached, invite team for next engagement



Study: Set aside time to analyze the data and study the results

- **Conduct follow-up sessions** with care team every 2-3 months to engage feedback
- **Analyze** concerns and suggestions shared
- **Discuss** findings with SP team and SCCs, co-explore potential improvements/solutions

Act: Refine the change, based on what was learned from the test

- **Re-design** knowledge translation materials that better address users' needs
- **Adjust** engagement approaches and wordings as needed
- **Share-back** potential ideas with health care teams

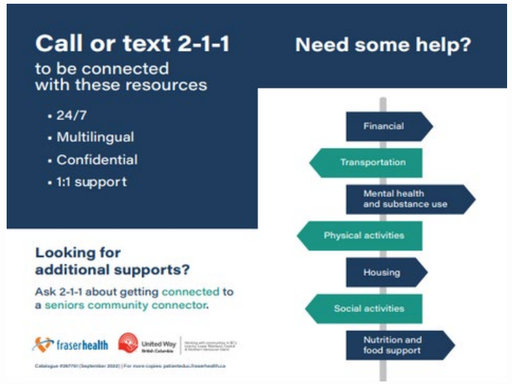
Change Leads' Roles

Co-creation
- Co-learning
- Brokering
- Address power differentials
- Co-design
- Tailored support

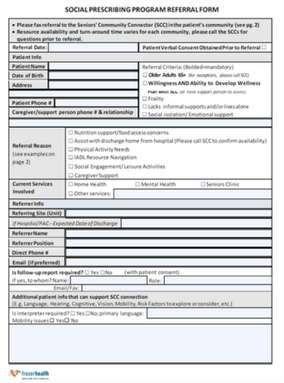
Sustaining change
- Grow and sustain relationship
- Build capacity
- Cultivate leadership

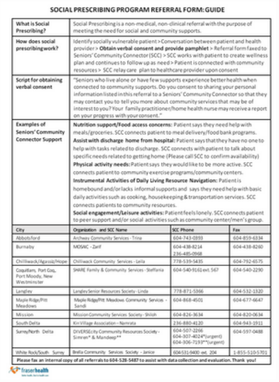
Ongoing improvement
- Assess need and context
- Apply and integrate implementation science approaches

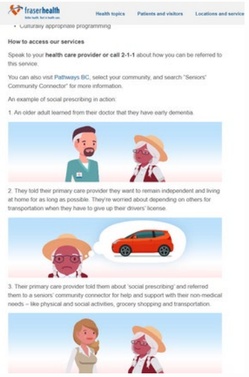
Social Precribing materials

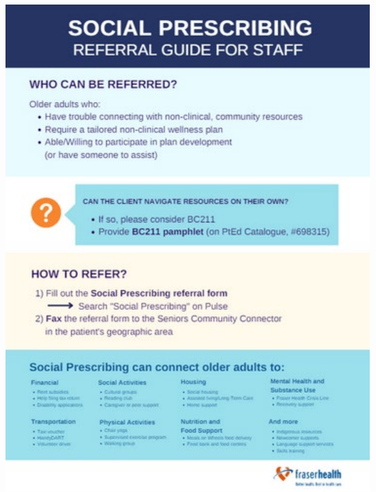


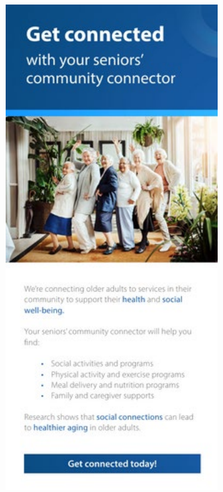


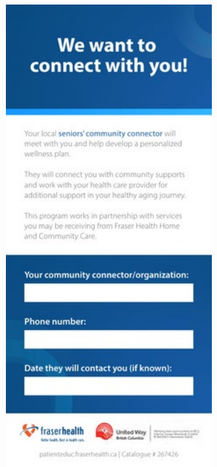
















Impact of integration

Healthcare providers



- Increased understanding of social prescribing and community resources
- Ability to identify suitable clients AND provide appropriate resources
- Standardized tool that fits their workflow

Community Service Providers



- Receives suitable referral
- Better communication with healthcare teams
- Increased capacity to support older adults and families
- Community needs are acknowledged and built into tools

Older adults & Caregivers



- More older adults accessing community resources
- More Holistic plan including both healthcare and social considerations
- Goal: Better health and quality of life

MSHRBC grant 2025

- Earlier 2025, MSHRBC launched a 2-phase research grant to advance work and innovations in home and community health

- Fraser Health wants to:
  - 1) Formally evaluate the process and impact of social prescribing
  - 2) Help other health authorities build process/change management team so they can connect better with their communities

- Partners:
  - United Way BC
  - SFU
  - UBC
  - all SP community connectors
  - 5 health authorities

MSHRBC grant 2025

Timeline:

- May-Oct 2025: develop tools, work with partners & make a 3-year plan
- Jan 2026-Dec 2028: if successful, start full plan with 1 million grant

Some key work for the 3 years:

- Establish a provincial Seniors Advisory Group for Equity, to inform all work
- Establish a provincial governance structure with all partners to improve social prescribing together
- Evaluate the outcome of social prescribing
- Each participating health authority to have a team that works directly with the community connectors
- Improve social prescribing process and standardize evaluation

Thank you!
Any comments/ questions?



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Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, September 24, 2025 at 7:20pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

C. Alison, J. Green, A. Hamer, A. Smith, B. Venechuk, and J. Walker

In Attendance:
J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food
Y. Duong, Metro Vancouver Land Matcher, Young Agrarians

Staff:
M. Gunn, Planner, Community and Policy Planning
C. Longhi, Recording Secretary

The agenda order was varied

C. DELEGATIONS AND PRESENTATIONS

1. Y. Duong, Metro Vancouver Land Matcher
Young Agrarians
See Attachment A

Y. Duong provided an overview of the Young Agrarians, noting that it is the largest educational resource network for new and young farmers in Canada. Its mission is to support the next generation of farmers through education and mentorship. A key focus is the BC Land Matching Program, which addresses land access, the primary barrier faced by new farmers. Since its launch in 2016, the program has engaged with more than 8,350 farmers and landholders, and has completed 112 land matches in Metro Vancouver. In the Township of Langley, there has been 17 matches totalling 120 acres with three more currently in progress.

She shared some of the challenges of the program, such as matching opportunities on lands with low agricultural sustainability, mismatches between farmer needs and available land, and hesitation from some landholders in Langley due to previous negative experiences. However, opportunities are emerging and bylaws should evolve to accommodate innovative farming practices such as container farms, vertical farming, and aquaponics. Outreach efforts are also underway to engage landholders with unfarmed properties who may benefit from leasing their land to farmers.

C. DELEGATIONS AND PRESENTATIONS

Discussion ensued and the following points were made:

- Suggested outreach opportunities include partnering with the Langley School District or real estate agents.
- Potential to feature land matching opportunities as a future theme for the Farm Tour.
- Possibility of using Township-compiled statistics to identify unfarmed land.
- Bringing farmers onto properties offers value beyond rent contributions, as they have other skills they can offer.
- Some landholders prefer not to have the public on their property so farm hubs or community farms are valuable alternatives, providing access points for selling products.

The agenda order then resumed

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 – September 24, 2025

Moved by J. Green,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the September 24, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee - June 25, 2025

Moved by B. Venechuk,
Seconded by C. Alison,
That the Agricultural Advisory Committee adopt the minutes of the June 25, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

2. A. Smith, Chair
Langley Farmers' Institute

A. Smith presented on the Township of Langley's Rural Plan. The plan was adopted in July of 1993 with a goal of enhancing 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 protected under the Agricultural Land Reserve (ALR), and encouragement of the agricultural industry within Langley. She shared that many parts of the plan such as graphs, data, and community group names, are now outdated due to the age of the plan.

Discussion ensued and the following points were made:

- The Rural Plan, which falls under the Township's Official Community Plan, applies to all rural areas.
- Updated information would be beneficial for farmers.
- While originally intended as a 25-year document, it has now exceeded that timeframe.
- Members acknowledged that while much of the plan remains relevant and should be retained, there are also sections that require updating.

MOTION
Moved by A. Smith,
Seconded by A. Hamer,
That the Agricultural Advisory Committee recommends Council update the Rural Plan.
CARRIED

D. REPORTS

1. Co-Chair Reports

No report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Farm Tour Engagement Results

See Attachment B

M. Gunn reported on the results of the farm tour. Questions were asked of attendees, and the answers were shared with the group.

Langley Advanced Times and Country Life in BC published articles showcasing the tour.

2. Promotion of Agriculture and Agri-Tourism

M. Gunn reminded the committee to forward any examples of sign bylaws they find effective. Proposed draft bylaw changes will be provided to the Committee in the coming months.

3. Work Program Review

M. Gunn reported that the Township of Langley Agricultural Profile is still being updated, and the Township website will be updated concurrently. A revised draft is planned to be presented at the November meeting.

She also noted that in alignment with Section 2.1.3 of the Work Program, several presentations have been completed this year. However, Metro Vancouver and Langley 4-H Club presentations remain outstanding. The committee expressed a preference for securing a presentation from Metro Vancouver before the end of the year with burn permits being a significant topic of interest.

Discussion took place regarding funding opportunities for historic farming signage. This could be included in next year's work program, in partnership with the Heritage Advisory Committee, to install signs throughout the Township of Langley highlighting the history of farming.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Farmers' Institute recently hosted their August Mingler at Otter Trail Winery, the second of two annual events. The February Mingler typically draws farmers, while the August event also attracts politicians, creating a valuable opportunity to connect with policy makers.

MOTION
Moved by J. Green,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve extending the meeting past the scheduled end time of 9pm.
CARRIED

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food
See Attachment C

J. Lui reported on current funding programs and upcoming opportunities. The Knowledge Transfer Program is designed to support events and activities that build practical knowledge and skill development in eligible topic areas. The Agriculture Water Infrastructure Program is open to municipalities and groups, offering up to 100% of project costs to a maximum of $100,000. Funding opportunities are also available for individual producers to support flood preparedness, extreme heat and cold preparedness, planning, technical assessments and engineering designs, wildfire preparedness, and creative solutions for extreme weather readiness.

She further reported that beginning October 1st, additional business support programs will be available, including the BC Agri-Business Skills and Development program, which covers business planning, emergency preparedness, and disaster recovery. New Entrant Farm Business Support will also launch on October 1st. In addition, the Ministry of Water, Land and Resource Stewardship is inviting public input to help improve permitting processes, with a focus on groundwater applications and enhancements to the Riparian Areas Protection Regulation.

3. M. Gunn advised that the last meeting of the year is scheduled for December 17. She asked members to check their availability and noted that the October meeting will include a discussion on whether to proceed with or cancel the December meeting.

She also reminded members that some committee terms will conclude at the end of 2025. The application process for reappointment will be open from October 1-24. Members were encouraged to share this information with anyone who may be interested in applying.

I. NEXT MEETING

Date: Wednesday, October 22, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by B. Venechuk,
Seconded by A. Hamer,
That the meeting terminate at 9:11 pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair

YOUNG AGRARIANS



LAND ACKNOWLEDGEMENT



YA is the largest educational resource network for new and young farmers in Canada. YA coordinates farmer-to-farmer programming to grow the sector.



Program delivery is Western Canada and national. The network of farmers and collaborating organizations is inter/national

YA GROW-A-FARMER PROGRAM PILLARS

- POLICY
- ONLINE RESOURCES & E-LEARNING
- EDUCATIONAL EVENTS
- APPRENTICESHIP TRAINING
- LAND ACCESS & TRANSITION
- BUSINESS MENTORSHIPS

IMPACT

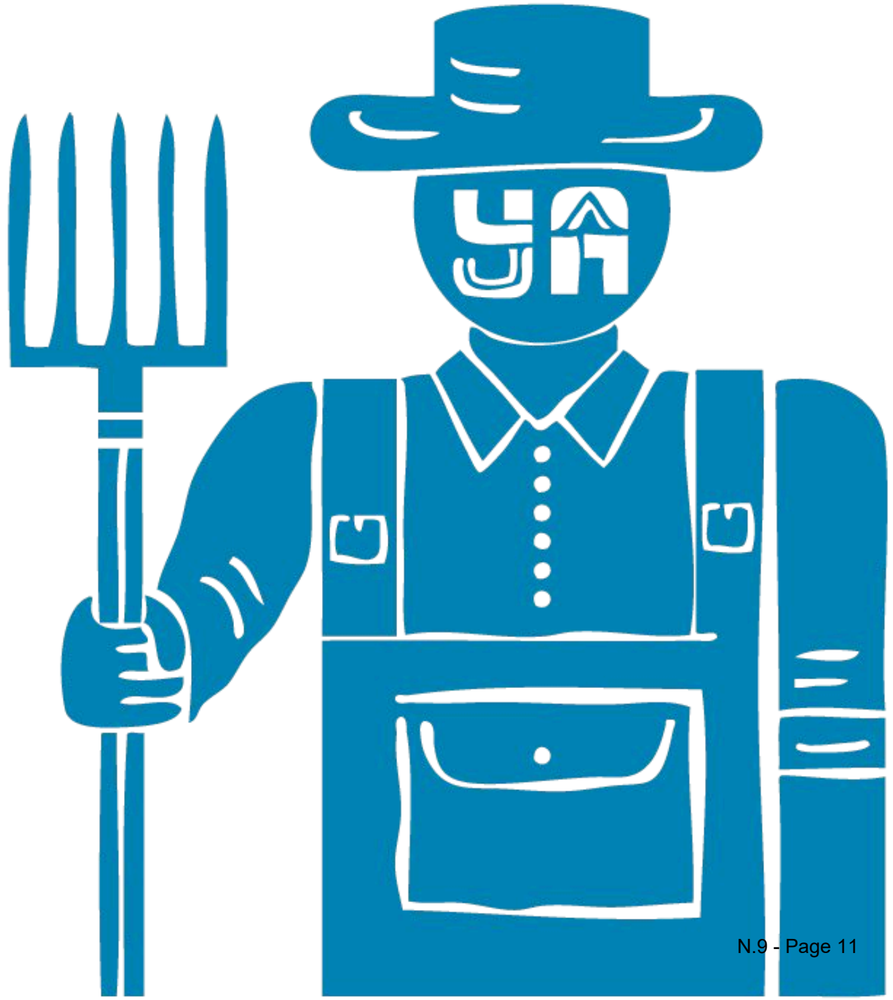
In 2024, YA worked with:

2,850
Farmers

1,500
Farms

220
Organizations

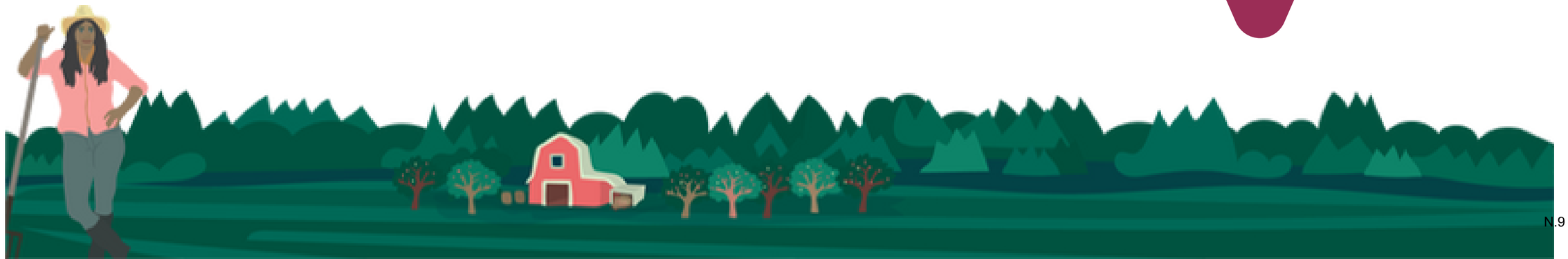
430
Landholders




GOT LAND? WANT LAND?
B.C. LAND MATCHING PROGRAM

B.C. LAND MATCHING PROGRAM

- 8,350+ farmers and landholders engaged
- 6,320+ attendees at 136 land access events
- 2,390+ UMap land & farmer listings for 58,000+ acres
- 1,940+ registered participants in the BCLMP
- 414 land matches completed on 13,115+ acres



B.C. LAND MATCHING PROGRAM

2,270+ farmers and landholders engaged

730+ attendees at 20 land access events

680+ UMap land & farmer listings for 3,100+ acres

520+ registered participants in the BCLMP

112 land matches completed on 300+ acres

METRO VANCOUVER
FRASER VALLEY



SUCCESS STORIES: THANK YOU FARM

“I tried to find land through various channels, but the cost was too high. Then I learned about the BCLMP. First, I was advised to work on a plan for my farm. I made use of all the resources referred me to.

After I made my plan, I was connected to a landholder who was interested in what I was looking to do. The Land Matcher helped us develop trust in each other–without trust, the match would not have worked. After some discussion and negotiation facilitated by the Land Matcher, we were able to come to an agreement.

Without this program, I would not have been able to get started in agriculture. I am currently trying to wind down my previous small business so that I can focus entirely on agriculture. This program has helped me to realize my dream of farming and I would recommend it to anyone.”

- Chungyun Kim, Thank You Farm



SUCCESS STORIES: FLYWAY HERBALS

“I’d been farming for a few years and was quite dialed in to the local farming scene, but finding a new place to move my farm was a daunting prospect–I wouldn’t have known where to start if the BCLMP didn’t exist.

The landholder I matched with had worked with the program before and wanted Young Agrarians’ support in developing the agreement. My Land Matcher was helpful when it came to considering all the items that might need to go into an agreement, to avoid any potential future problems. Everything happened at a good pace and I was able to access the land at an ideal time. I had a very positive experience overall!

Now I have a space that checks so many boxes and I have enough land to work with. I don’t know if I would have been able to find it on my own.”

- Nancy Prober, Flyway Herbals



LAND MATCHING IN THE REGION

Challenges:

- Land opportunities may have low agricultural suitability, e.g. no water access
- Mismatch of type of farmer and opportunity
- Landholders with previous negative experiences prior to contacting the BCLMP, resulting in a high degree of trepidation

Opportunities:

- Bylaws evolving to make room for farming innovation
  - Container/Vertical Farms + Aquaponics
- Outreach targeting landholders who have unfarmed ALR land who may benefit from leasing land to farmers

LAND EVENTS BUILD KNOWLEDGE & NETWORKS

Langley Land Link Testimonials:

- 97% per cent of post-event survey respondents said that they were satisfied or very satisfied with the Land Linking event.
- 88% said they would use the knowledge gained at the event within the next year.
- 94% said they were very likely to recommend the event to others
- “Very grateful for this in-person workshop” / “Nice to hear people experience with land matching”





THANK YOU TO OUR FUNDERS

The B.C. Land Matching Program is funded by the Government of Canada and the Province of British Columbia under the Sustainable Canadian Agricultural Partnership, a federal-provincial-territorial initiative, with support from Columbia Basin Trust, Bullitt Foundation, Cowichan Valley Regional District, and the Real Estate Foundation of BC.



Farm Tour 2025- Engagement Results

QUESTION 1: How do you think the history of a site (i.e., buildings, people, stories, previous uses) could be an asset to a contemporary agricultural operation?

ANSWERS:

- Stories and practices of the past are important, as in food security for the present and future, heritage tourism is also important to local economics
- Historical land management practices in the agriculture operation
- Incorporate traditional knowledge into soil or agriculture management
- People who like the history will appreciate the history involvement
- Agriculture of the past usually means they know what will grow on the land
- Infrastructure is in place, past connections allow for continuation of tradition
- It is essential to know the soil health potential for alternative crops to suit the changing climate- keeping historic buildings like wood barns houses that contribute to the ecological balance of the environment
- Gives context to the property
- Shows the roots of farming and where we are at today from the past shows what the TOL used to be
- It paints a story, from where the beginning takes place to where business took off. Showing the heritage
- It can show the human side of agriculture. Agri-tourism can be built-off of this
- Connection to the past shows transportation of community to be proud of the agricultural heritage
- Agritourism
    - Reconnect with the land and people and knowledge sharing

QUESTION 2: Are you aware of the history of agriculture in Langley? If so, how did you come to know this?

ANSWERS:

- BC farm Museum
- Only through reading the books that exist. More interpretive signage would educate the public to root them in Langley's history for first nations to Pioneers
- Yes, in Langley since 1980's and I am involved in TOL committees

    - Bred ponies
    - Been dairy farming in Langley since 1990
- Yes, Metro Vancouver works with TOL staff frequently about agricultural issues and challenges
- Through work
- Not much but I follow BC history Facebook groups
- Yes, following Tammy Q
- I am aware because I am a farmer and can always learn more!
- Not to the point I would like to have been engaged- in TOL farming since 2017
- In 1973 ALR was created to protect farmland from urban development, yes from 1800's to now
- BC Farm Museum is serving for future generations
- No other than things learned at Fort Langley
- I am aware of some agriculture history and came to know it through online, school and tours

QUESTION 3: Where would you look to research the history of a specific site in Langley?

ANSWERS:

- Tol interactive heritage map
- salishan (Langley Museum) archives
- Langley Advance archives
- Google
- TOL website and staff
- Ask around!
- LTSA
- Library
- Internal mapping archives
- Langley GIS map
- Newspaper archives
- Municipal museum/ archives
- Aldergrove Heritage society
- Heritage committee
- BC gov news
- GIS/internal systems
- Heritage register/ HRA
- Written resources (books)
- LHS inventory of (1980s)
- Langley's heritage home/ buildings
- Ask Tammy Q
- BC farm museum
- FVRL
- LHS
- Local authors
- Physical printed maps- available at Langley public and private business
- "Circle tours" app

QUESTION 4: What barriers do you think there would be for the conservation of heritage buildings (barns, houses, outbuildings) on ALR land?

ANSWERS:

- ALR regulations, Township regulations, provincial regulations cost and landowner 'desire'
- Cost of maintenance and limited area to build farm structure
- Complex permitting specific to construction on ALR land
- Develops where financial interests trumps heritage
- The usefulness of the building keeping an operation sustainable
- Sq. feet of heritage farm buildings shouldn't count towards sq. feet on ALR land
- Keep the farmers and people living in loop of changing/ new ALR regulations
- Development
- Impact of heritage buildings on ALR uses and farm operations
- Maintenance, cost compliance, TOL codes, ages of structure and willingness to preserve
- Long term challenge and cost
- Need to apply to renovate buildings if not permitted by ALR regulations
- Getting enough interest to have it be conserved and making use out of them after the fact
- Age and condition of buildings and land not being used for farming
- ALR limits sq. ft of non- farm use buildings which can negatively impact existing buildings. They are not seen as an asset but as a liability. Heritage buildings should be excluded from land use regulations if under a certain sq. ft
- The ALC will not allow townhomes on the farm. The heritage buildings have much significance and use. Excluding from the structures it would be an asset to farm operations
- Heritage conservation is not a mandate of the ALC
- Not up to current codes, non-compliance to current regulations

QUESTION 5: Can you share any good examples of heritage buildings being used in active agricultural operations? What do you think they are doing well?

ANSWERS:

- Many farms in the Township are multi-generational. Keeping the farms active and maintaining the buildings is good for the industry
- Not specifically but smaller family farms use the old building and upgrade them

- Winkler silo
- Western turf is allowing an important piece of heritage to rot away- not good
- None
- Davis Farm barn
- There are no examples as ALC doesn't allow 2 homes, if one is heritage- reword the question
    - Silo converted to the vet office is like agroindustry but not agriculture operations
- Not to my knowledge

QUESTION 6: What do you think is unique about agriculture in Langley?

ANSWERS:

- Do not support taking land out of the ALR
- Easy access on the transportation corridor that connects Fraser valley (Agricultural production) and metro Vancouver (Agrifood consumption)
- Lots of ALR land kept it agricultural
- Our equestrian community
- It still has 73% of land in ALR but there are so many illegal uses of farmland currently
    - True farming -wine- berry (not blueberry)- agritourism
- Small compact but very imp to date
- Proximity to people- we should embrace the city aligns us against farming
- High portion of land is still in ALR
- Diversity- animals, small crops, private farms, large crops = crops for animals (i.e. hay)- it's where our food lives
- Lots of cool agritourism business attracting the city people
- Lots of land set aside for agricultural purposes
- Location/ geographic content and tax base
- Langley is a growing area and agricultural is growing as well



Funding and General Updates

Jenny Liu

Regional Agrologist, Sea to Sky & Central Fraser Valley

Updated: September 24, 2025



Funding

Knowledge Transfer Program

- Funds events and activities that foster practical knowledge and skill development in Eligible Topic Areas (i.e. plant & animal health, climate adaptation, soil and nutrient management)
- Receive up to 75% in cost-shared funding, including:
  - Expert-led sessions
  - Hands-on training
  - On-farm demonstrations
- Organizations are eligible; individuals are not





Export Support Programs

- **Asia-Pacific Market Entry Program**
  - Plant-based market; must use feedstocks or ingredients derived from Canadian field crops such as wheat, oats, barley, peas, soy or fava beans
  - Open to applications until Oct. 15, 2025
  - Program participants can receive reimbursement for up to 75% of project costs.
- **Funding Support for B.C. Exporters (to the USA)**
  - Reimbursement for engaging professional support to meet CUSMA (Canada-United States–Mexico Agreement) requirements
  - reimbursed for up to 50% of eligible expenses, up to a maximum of $5,000

Agriculture Water Infrastructure Program – Stream 3: Purpose

Activity 8: Facilitation and Strategic Engagement for Communities is designed to support:

- Collaborative community agricultural water supply planning
- Planning processes focusing on identifying solutions to agricultural water supply challenges resulting from low flow conditions and/or conflicts between water users
- Projects supporting establishing frameworks and/or processes leading to dialogue between affected parties

Agriculture Water Infrastructure Program – Stream 3: Eligibility

- Open to communities only (individual producers are not eligible)
- 100% of eligible costs will be covered up to $100,000
  - Eligible costs = consulting services by Qualified Professionals
- Projects must be completed 24 months following project start date

Coming in October..

- Extreme Weather Preparedness projects, delivered under the BMP umbrella – open October 1
  - Flood Preparedness
  - Extreme Heat and Cold Preparedness
  - Planning, Technical Assessments, and Engineered Designs: EWP
    - 3601 – FireSmart™ BC Farm & Ranch Assessment: 100%, max $2000
    - 3704.1 – Planning & Design of Fill Pad for Farm Buildings: 80%, max $15,000
  - Wildfire Preparedness – cost shared 40%
  - Creative Solutions for extreme weather preparedness





Coming in October..

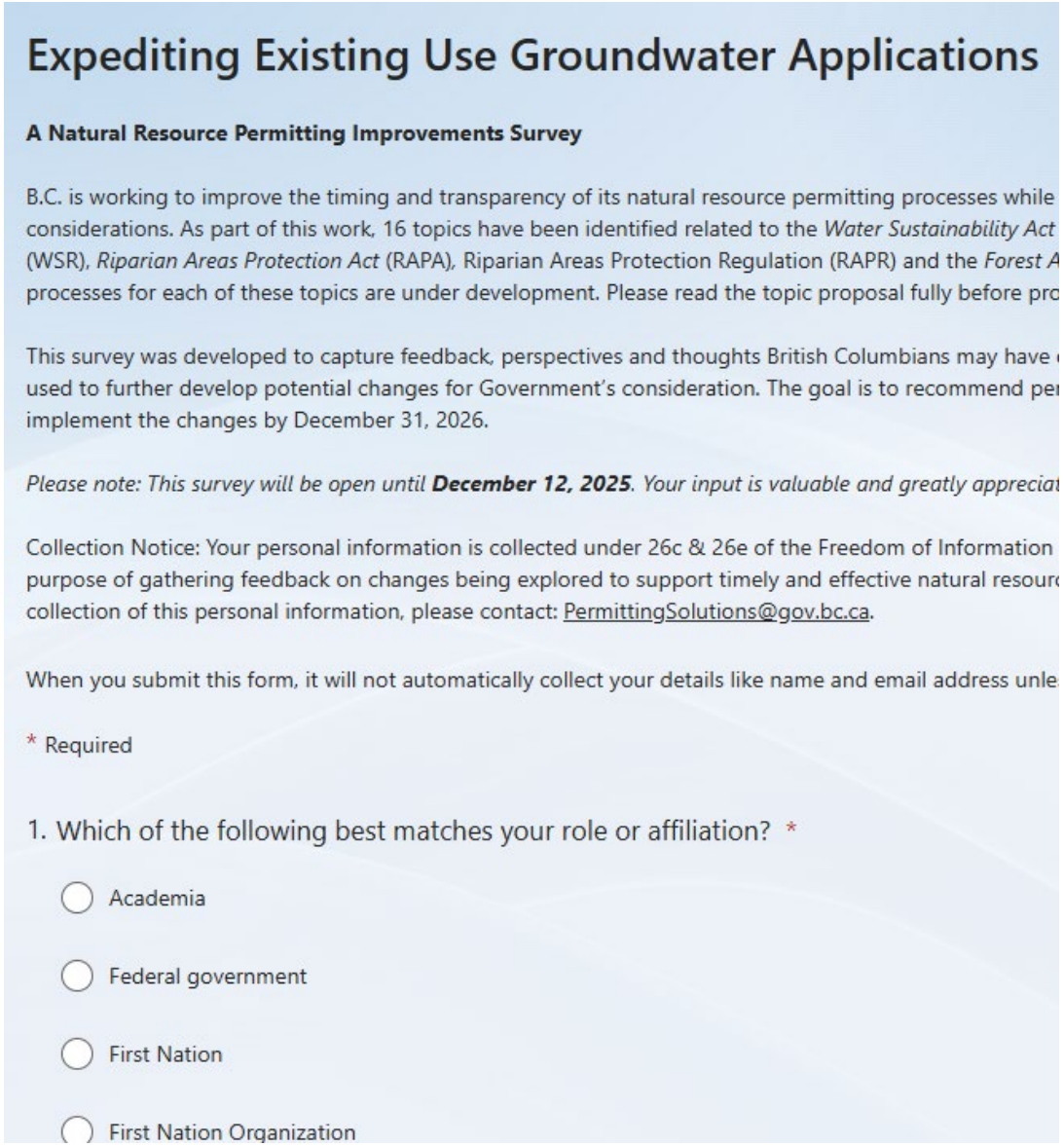
- BC Agri-Business Planning Program – open Oct 1
  - Last year, funding was available under 2 streams:
    1. Agri-business skills and leadership development
    2. Business planning, preparedness, and disaster recovery
- New Entrant Farm Business Accelerator Program – open Oct 1
  - Last year, funding available under 2 phases:
    1. New Entrant Farm Business Accelerator Program Application (i.e. support to update business plan & create growth strategy)
    2. Cost-share funding for infrastructure



Other

WLRS inviting public to share input to improve permitting processes

- Groundwater applications – expediting existing applications
  - open until December 12, 2025
- Riparian Areas Protection Regulation enhancements
  - open until October 17, 2025



Expediting Existing Use Groundwater Applications

A Natural Resource Permitting Improvements Survey

B.C. is working to improve the timing and transparency of its natural resource permitting processes while considerations. As part of this work, 16 topics have been identified related to the *Water Sustainability Act* (WSR), *Riparian Areas Protection Act* (RAPA), Riparian Areas Protection Regulation (RAPR) and the *Forest A* processes for each of these topics are under development. Please read the topic proposal fully before pro

This survey was developed to capture feedback, perspectives and thoughts British Columbians may have used to further develop potential changes for Government's consideration. The goal is to recommend pe implement the changes by December 31, 2026.

Please note: This survey will be open until ***December 12, 2025****. Your input is valuable and greatly appreciat*

Collection Notice: Your personal information is collected under 26c & 26e of the Freedom of Information purpose of gathering feedback on changes being explored to support timely and effective natural resour collection of this personal information, please contact: PermittingSolutions@gov.bc.ca.

When you submit this form, it will not automatically collect your details like name and email address unle

* Required

1. Which of the following best matches your role or affiliation? *

- ○ Academia
- ○ Federal government
- ○ First Nation
- ○ First Nation Organization

For continuous funding updates, please sign up for:

Newsletter – Investment Agriculture Foundation of BC

South and Sunshine Coast Edition: Sign up to receive the AgriService BC e-Bulletin



Questions?

More Details on Funding

Knowledge and Technology Transfer Program:

Purpose

- Cost-shared program to support producers and processors in adapting to changing environmental, production, and market conditions
- Funds events and activities that foster practical knowledge and skill development in Eligible Topic Areas (i.e. plant & animal health, climate adaptation, soil and nutrient management)
- Receive up to 75% in cost-shared funding, including:
  - Expert-led sessions
  - Hands-on training
  - On-farm demonstrations
- Applications open until funds fully allocated; activities must finish before March 1, 2026

Knowledge and Technology Transfer Program: Eligibility

- Organizations that engage agricultural producers with Farm Class Status OR active food processors in BC
  - Industry associations and not-for-profits representing commercial agriculture, food, or seafood producers/processors
  - Farmers and Womens' Institutes
  - Municipalities and Regional Districts
  - Indigenous government, communities, economic development corporations, organizations
- Individuals are *not* eligible

Knowledge and Technology Transfer Program: Funding and Application Details

	Eligible Cost-Shared Amount	Eligible Activities
Stream 1: Subject Matter Expert for Knowledge Development	Up to $1,500 75% cost-shared ratio	Inviting Subject Matter Experts to share knowledge at events, including: • Conferences • AGMs • Community Gatherings
Stream 2: Hands-on Learning for Skill Development	Up to $7,500 75% cost-shared ratio	Organizing hands-on activities to develop practical skills, including: • Hands-on workshops • Field days and research trials • Farm tours

Agriculture Water Infrastructure Program – Stream 3: Purpose

Activity 8: Facilitation and Strategic Engagement for Communities is designed to support:

- Collaborative community agricultural water supply planning
- Planning processes focusing on identifying solutions to agricultural water supply challenges resulting from low flow conditions and/or conflicts between water users
- Projects supporting establishing frameworks and/or processes leading to dialogue between affected parties

Agriculture Water Infrastructure Program – Stream 3: Eligibility

- Must be BC-based
- Open to communities only (individual producers are not eligible)
- Must demonstrate collaboration with other relevant entities in focus area (i.e. agricultural groups, First Nations, local government); letters of support required

Agriculture Water Infrastructure Program – Stream 3: Funding and Application Details

- 100% of eligible costs will be covered up to $100,000
  - Eligible costs = consulting services by Qualified Professionals
- Open for applications on **July 18, 2025 at 9am**
- Projects must be completed 24 months following project start date