



REGULAR COUNCIL MEETING AGENDA

Monday, July 24, 2023
Immediately following the Public Hearing Meeting at 7pm
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. **ADOPTION OF AGENDA**
RECOMMENDATION:

THAT the July 24, 2023 regular agenda be adopted as circulated.

2. **ADOPTION OF THE MINUTES**

- a. Special Meeting Minutes from July 17, 2023

1

RECOMMENDATION:

THAT the minutes of the special meeting held on July 17, 2023 be adopted as circulated.

- b. Public Hearing Meeting Minutes from July 17, 2023

6

RECOMMENDATION:

THAT the minutes of the public hearing held on July 17, 2023 be adopted as circulated.

- c. Special (Pre-Closed) Meeting Minutes from July 17, 2023

14

RECOMMENDATION:

THAT the minutes of the special (pre-closed) meeting held on July 17, 2023 be adopted as circulated.

3. **DELEGATIONS**

- a. Langley Meals on Wheels Services Society
Seeking a City of Langley Location
Deanna Horn, Board Chair
Shannon Woykin, Executive Director

16

4. **MAYOR'S REPORT**

- a. Upcoming Meetings

- b. Council Advisory Bodies Update

5. **BYLAWS**

- a. Bylaw 3253 - Zoning Bylaw Amendment No. 196 and Development Permit No. 03-23 24

First and second reading of a bylaw to rezone the properties located at 20659-20679 Eastleigh Crescent from RM1 Multiple Residential Low Density to CD90 Comprehensive Development to accommodate an apartment development consisting of two 6-storey buildings totaling 171 units.

RECOMMENDATION:

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 196, 2023, No. 3253” be read a first and second time.

- b. Bylaw 3245 - Zoning Bylaw Amendment No. 192 and Development Permit No. 02-23 119

Third reading of a bylaw to rezone the properties located at 5404, 5406, 5408 and 5414 207 Street from RS1 Single Family Residential to CD88 Comprehensive Development to accommodate an 8-storey, 78-unit apartment development.

RECOMMENDATION:

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 192, 2023, No. 3245” be read a third time.

- c. Bylaw 3247 - Zoning Amendment Bylaw No. 193 178

Third and final reading of a bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations. (Beauty & Wellness Centre / Personal Health Enhancement Center)

RECOMMENDATION:

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 193, 2023, No. 3247" be read a third and final time.

- d. Bylaw 3251 - Zoning Amendment Bylaw No. 195 185

Third and final reading of a bylaw to amend the General Regulations, I1 Zone, adding accessory office uses, increased height (30m) and one space per 100m² minimum parking.

RECOMMENDATION:

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 195, 2023, No. 3251" be read a third and final time.

- e. Bylaw 3252 - Municipal Ticket Information System Bylaw, Amendment Bylaw 190

Final reading of a bylaw to amend fees in the Municipal Ticket Information System (consumption of liquor at selected parks and public facilities)

RECOMMENDATION:

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 20, 2023, No. 3252" be read a final time.

- f. Results of Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 193

RECOMMENDATION:

THAT the report of the Corporate Officer dated July 19, 2023 providing the results of the Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 be received for information.

1. Bylaw 3234 - Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 197

Final reading of Bylaw 3234 to authorize the borrowing of up to \$15 million for strategic land and improvement acquisitions and undertake infrastructure upgrades.

RECOMMENDATION:

THAT the bylaw cited as "Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234" be read a final time.

6. ADMINISTRATIVE REPORTS

- a. Parks, Recreation and Culture Plan 199

Presentation from:

Kim Hilton, Director of Recreation, Culture & Community Services

Catherine Berris, Urban Systems

RECOMMENDATION:

THAT City Council endorse the Parks, Recreation and Culture Plan.

- b. Development Cost Charge Bylaw Update - Progress Report 381

Presentation from:

David Pollock, Acting Director of Engineering, Parks & Environment

Anita Chambers, Project Lead, Urban Systems

Jessica Wang, PMP, Urban Systems

RECOMMENDATION:

THAT the report “Development Cost Charge Bylaw Update – Progress Report” dated July 24, 2023 be received for information.

- c. Ground Oriented Survey, Best Practices Guide and Recommendation to Lift Moratorium 384

Presentation from:

Carl Johannsen, Director of Development Services

Patrick Oystryk, Modus

RECOMMENDATION:

THAT

1. Council receive the attached Townhome and Plex-Home Survey Engagement Summary and Town-home and Plex-Home Best Practices Guide for information;
2. Council direct staff to implement the Best Practices Guide for new Townhome and Plex-Home rezoning applications, in support of policies and requirements in the Official Community Plan (OCP) Bylaw and the Zoning Bylaw; and
3. Council lift the moratorium on Townhome and Plex-Home rezoning applications south of 50 Avenue.

7. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion

- b. Correspondence

1. Receipt of Petition - Change Current OCP Appendix - Front Porch, Nicomekl River District Neighbourhood Plan 452
2. Proposed Land Use Designation Amendment to Metro 2050 City of Surrey – Fraser Heights 455
3. City's Response Letter - Proposed Land Use Designation Amendment to Metro 2050 Township of Langley – 23699 and 457

23737 Fraser Highway

- | | | |
|----|---|-----|
| 4. | End Violence Against Women in Politics
Canadian Federation of University Women White Rock / Surrey | 461 |
| 5. | UBCM Response to City's Motion - Increasing Affordable Rental
Housing Supply – Councillor White | 463 |

c. New Business

8. **ADJOURNMENT**
RECOMMENDATION:

THAT the meeting adjourn.



MINUTES OF A SPECIAL COUNCIL MEETING

Monday, July 17, 2023

7:55 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
D. Pollock, Acting Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Colthorp, Deputy Fire Chief
P. Kusack, Deputy Corporate Officer

1. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the July 17, 2023 special meeting agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes, Public Hearing Minutes, Special (Pre-Closed) Meeting Minutes from July 10, 2023

It was MOVED and SECONDED

THAT the minutes of the regular meeting, public hearing and special meeting held July 10, 2023 be adopted as circulated.

CARRIED

3. BYLAWS

- a. Bylaw 3237 - Zoning Amendment No. 191 and Development Permit No. 03-22

Third reading of a bylaw to rezone the property located at 5360 204 Street (Pyramid Apartments) from RM2 Multiple Residential Medium Density to CD87 Comprehensive Development to accommodate a 12-storey, 370-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 191, 2023, No. 3237” be read a third time.

BEFORE THE QUESTION WAS CALLED members of council stated the following:

- The size of the development is new for the community and brought some challenges. (height of the building, number of units, parking)
- The density and land use plan meets the standards and the vision set out in the City’s Official Community Plan (OCP), which was developed over two years with a robust public engagement component.
- Developers plan their investment in the community with an expectation of certainty provided by Council policy.
- The developer has met and, in some cases, exceeded City policies (ie: tenant compensation, providing air conditioning for rental units)
- Developer has adapted the project to make things work financially and otherwise.
- There is a critical need for more housing. Shortages of rental, ownership for market, below market rental, traditional BC housing, supportive housing. It is all needed here and everywhere.
- Affordability is different for everyone, and private industry can’t meet every need, public sectors need to partner to provide subsidized housing.
- Will continue to advocate to the province and non-profit organizations to develop housing solutions and will continue to coordinate efforts of Council, staff and developers with input from the citizens to that end.
- This development is providing over 300 units of housing, including rentals. Ten times the number of units in the current building.
- Current tenants must be relocated prior to the City issuing a demolition permit for the existing building.
- The province provides minimal compensation to tenants and the City, through the tenant relocation policy, requires more.
- The City will continue to amend the Tenant Relocation Policy to refine the process and identify needed changes and enhance consideration for vulnerable residents.

- Concerned about displacing seniors, providing affordable housing, ensuring eco systems are protected.
- Working to meet climate action goals and maintain a walkable, livable city with less car traffic.
- Heard concerns about traffic, height, shadows.
- Construction and noise impacts will be mitigated to the extent of the City's bylaws. As the first project it is very important to ensure compliance to the bylaws.
- Reiterated that the project meets the OCP, development guidelines, form and character.
- People use a variety of transportation modes when more density is built.
- Staff are conducting an on-street parking review and research has shown that we are building more parking than is needed.
- Building step down design minimizes shadowing and ensures neighbouring properties have some sunlight.
- Confirmed that the Langley school district is aware of the development and planning accordingly.
- New buildings are designed to handle 1:200-year flooding events, and the fire service has confirmed they can handle the size of the building, qualified engineers and geotechnical staff have reviewed the plans. People will live in this building safely.
- The developer has ensured that no cellular towers will be placed on top of the building.
- Expressed appreciation for the public's opinion and felt it is important to hear it even if we can't meet everyone's needs.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3238 - Discharge of Land Use Contract

Third reading of a bylaw to authorize the discharge of Land Use Contract No. 25-76 from the property located at 5360 204 Street (Pyramid Apartments).

It was MOVED and SECONDED

THAT the bylaw cited as "Discharge of Land Use Contract No. 25-76 Bylaw, 2023, No. 3238" be read a third time.

CARRIED

4. ADMINISTRATIVE REPORTS

a. June 2023 Community Grant Report

It was MOVED and SECONDED

THAT City Council award community grants totalling \$28,990.78 to the following organizations;

Alano Club of Langley	\$ 2,000.00
Bosnian-Herzegovinian Cultural Centre	\$ 2,000.00
BGC (Boys and Girls Club of Langley)	\$ 1,225.00
Eco Waves Community Volunteer Club	\$ 600.00
Fairy Godmother Foundation	\$ 1,000.00
Fibromyalgia Well Spring Foundation	\$ 755.78
Langley Community Services Society (Best Babies)	\$ 5,000.00
Langley Community Services Society (Langley Global Fest)	\$ 4,475.00
Langley Fastball Association	\$ 5,000.00
Lower Fraser Valley Aboriginal Society	\$ 5,400.00
Terry Fox Foundation	\$ 1,535.00
	\$ 28,990.78

CARRIED

5. NEW AND UNFINISHED BUSINESS

- a. Motions / Notices of Motion
- b. New Business

6. ADJOURNMENT

It was MOVED and SECONDED
THAT the meeting adjourn at 8:22pm.
CARRIED

MAYOR

DEPUTY CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 17, 2023

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present:

Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
D. Pollock, Acting Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Colthorp, Deputy Fire Chief
P. Kusack, Deputy Corporate Officer

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. CALL TO ORDER

Mayor Pachal called the Public Hearing to order.

Mayor Pachal read a statement regarding the procedure to be followed for the Public Hearing.

The Deputy Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Newspaper advertisements for all 3 bylaws were placed in the July 6 and July 13, 2023 editions of the Langley Advance Times.

For Bylaw 3245 - notices were mailed out to owners and occupants within 100m of the subject properties.

It was noted that because Zoning Amendment Bylaws 3247 (commercial uses) and 3251 (I1 Light Industrial) affect more than 10 or more parcels, owned by 10 or more owners, they do not require direct mail notices.

Notice of the Public Hearing was placed on the City's website and posted on the notice board on the first floor of City Hall.

2. BUSINESS

a. Bylaw 3245 - Zoning Amendment No. 192 and Development Permit No. DP 02-23

A bylaw to rezone the properties located at 5404, 5406, 5408 and 5414 207 Street from RS1 Single Family Residential to CD88 Comprehensive Development to accommodate an 8-storey, 78-unit apartment development.

The Director of Development Services, provided a summary of the development application, providing information as follows:

- Current zoning and OCP designations noting it allows multi family apartment dwellings and a maximum height of 12 stories;
- Density complies with OCP but requires a Comprehensive Development zone to accommodate the proposed rezoning
- Variance requested for parking

The Deputy Corporate Officer advised that there was five pieces of correspondence received all of which were circulated to council before the meeting and on table.

The Mayor invited the applicant to present the proposed bylaw:

Rajesh Kumar, Principal Architect, Kumar Architecture Ltd., representing the applicant, provided information on the development including the following:

- Development is comprised of 3 lots and a portion of a lot at 5414 207 Street.
- .6 acres in size
- Neighbouring properties are residential both single family and multifamily and commercial within walking distance
- 8 stories
- Townhouses on the main floor, apartments from 3-8 floors
- OCP allows up to 12 floors
- Lot coverage
- Unit density, Gross floor area, FAR, dwelling unit makeup
- Parking
- Outdoor and indoor amenity areas
- Bike parking and storage
- Locker storage
- Siting and building design
- Vehicular accessibility, e-bike charging
- Refuse, recycling and service areas
- Site / building / floor plans
- Elevations

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw to present their comments.

Douglas Galbraith, representing Douglas Crescent Gardens strata, 20738 Douglas Crescent

- Already a lot of traffic on the one-way lane which will be behind the proposed development.
- The lane is not used as intended as cars go both directions on the narrow lane and people already park in front of their driveway.
- Increased traffic on the one-way lane will increase problems.
- The City did put up another sign to indicate the lane is one way, however it's not very effective and could be improved with additional clear signage
- Thought the limit was 6 stories in the area. At 8 stories the residents will look directly down onto their building eliminating any privacy.
- With another development, the developer took every tree out. There are some nice evergreens there now and he hoped they will be left.
- Increased traffic is a big concern.
- A lot of transient people that go to the back of Berry Road apartments. More units may increase this problem.

In response to questions about the one-way lane the Acting Director of Engineering, Parks & Environment advised:

- That a traffic impact assessment is required as part of the development, and is in progress.
- There may be some operational improvements the City can do in the short term to improve visibility.

In response to questions about the garbage and recycling storage the applicant advised:

The garbage & recycling facilities are only accessible on garbage day from the outside. On other days the overhead door will be closed and the bins will not be accessible from the lane.

Yanqun Wang – 5424 207 Street

- Owner of the property next to the subject property at 5414 207 Street.
- They are against the proposal as it will remove all privacy from their property.
- If the project is approved the market value of their home will decrease.

Cran Campbell – 5360 204 St

Mr. Campbell inquired if the units will be for sale or rental.

The applicant advised that two floors will be rental and six floors will be stratified.

- Any housing in Langley should have a portion of units set aside for subsidized rental housing.

- Affordable units should be available to all citizens, including pensioners and low-income earners.
- Seniors will be pushed out of City due to unaffordability and he felt that was wrong.
- With a shortage of land buildings will be demolished. What is going to be built to allow the existing people to continue to reside there?
- Where are low-income people going to live?
- All projects should have a portion of units set aside for subsidized housing.
- They are part of the community and need a place to live.
- He was opposed to any development that does not set aside units for subsidized housing.
- He is not against development, he is against any development that does not include units for low income people.

The Mayor advised that staff are currently working on a below market housing strategy.

Julie Butt, 20727 Douglas Crescent

- Felt that the size of the development will ruin the character of the existing neighbourhood.
- She is opposed to taking down large trees to enable development.
- She felt there is already too much traffic in the area and doesn't want more.

Tammy Jacobs, 20600 Douglas Crescent

- What are the development plans for the two houses north of the development site.

The Mayor advised that Council has not seen any applications for that area, however the City will ensure that there will be no orphaned lots left behind.

Staff advised that about 25% of the fourth lot (5414 207 Street) in the application is being used in the current development proposal. The remainder of that lot can be assembled with the two north properties to make a larger development that would suit a standard sized apartment building, noting there is a range in allowable heights from six to twelve stories.

- What is the plan for the 4 houses from the 4-plex at the corner of Douglas Crescent and 207th Street across from the church.

The Mayor advised that the City doesn't dictate when development occurs, it only set what is permitted to be built.

The Director of Development Services added that the Official Community Plan land use for that area is for up to 12 story buildings with commercial on the main floors and residential above.

The Mayor called for a second time for speakers, seeing none, he called for speakers for a third time.

Seeing no more speakers the Mayor invited comments from Council.

Councillor Wallace inquired if the existing trees will be retained?

The applicant advised that they are conducting an arbourist report and if they are healthy they will attempt to keep the trees.

Councillor Solyom asked for clarification on the lots and siting of the proposed application.

The Director of Development Services advised that the proposal includes 4 lots. The development would utilize 3 entire lots and about 25% of the 4th lot. The remainder of the 4th lot and the 2 additional lots left could be assembled to have enough space for a viable future development.

Mayor Pachal noted that the applicant will rough-in for air conditioning. He asked that the applicant consider installing air conditioning into the rental units.

b. Bylaw 3247 - Zoning Amendment Bylaw No. 193

A bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations. (Beauty & Wellness Centre / Personal Health Enhancement Center)

The Mayor invited the Director of Development Services to present the proposed bylaw.

The Director of Development Services provided the following:

- The proposed zoning amendment will add new commercial use definitions and 400m separation distance between certain commercial uses.
- This is primarily in response to Downtown Langley Business Association (DLBA) noting a high concentration of beauty, hair, nail and skin care salons and nonregistered massage therapy establishments.
- The DLBA requested that further regulation of these uses to maintain a balance of retail, restaurant and service businesses.
- The intent of zoning amendment is to maintain a good variety of businesses and to support and maintain the pedestrian streetscape in the downtown core.
- If the amendment is adopted by council, as with similar 400 metre separations, this will not impact current existing businesses.
- Further to the legislated required notice, 80 courtesy letters were sent out to affected businesses in the downtown.
- This is an interim zoning amendment as work on a new zoning bylaw is currently underway.

The Deputy Corporate Officer advised that there were five pieces of correspondence received, all of which was circulated to council before the meeting and on table.

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw to present their comments.

Carole Ward, DLBA Chair, 19660 51 Avenue

- Requesting regulation from the city for the proliferation of the following business types: esthetic, beauty, nail salon, lashes, permanent makeup, facial, skin, body treatment and therapy, nails, hair removal, waxing, non-registered massage spas, hair salons and barbers.
- Essential businesses, they are not opposed to legal operations.
- Felt there are enough to satisfy the population of the community.
- Many vacancies are filled with these types of business.
- Important to maintain a variety of commercial businesses including restaurants, retail, services and novelties.
- Have used this strategy in the past to maintain variety and prevented overuse of specific uses.
- Healthy business districts has a variety of businesses and avoid over saturation of particular services.

The Mayor called for a second time for speakers, seeing none, he called for speakers for a third time.

Seeing no more speakers the Mayor invited comments from Council.

Mayor Pachal reiterated that an existing business in this category can continue to operate. He further noted that a business owner could sell the business and another business owner could operate it, if opened within six months.

c. Bylaw 3251 - Zoning Amendment Bylaw No. 195

A bylaw to amend the General Regulations, I1 Zone, adding accessory office uses, increased height (30m) and one space per 100m² minimum parking.

The Mayor invited the Director of Development Services to present the proposed bylaw.

The Director of Development Services provided the following:

- The bylaw proposes updates to the I1 Light Industrial zone in response in to increasing industrial investment in the City.
- Update to the minimum parking requirement making the best use of land, provide more flexibility when adding more floor space to existing sites and enhance competitiveness.
- Will not force existing businesses to reduce parking, they can provide more parking if they choose to.
- Increase height of industrial buildings
- Introduce a small amount of office space

The Deputy Corporate Officer advised that there was no correspondence received for this bylaw amendment.

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw to present their comments.

Jon Leugner, Senior Director of Real Estate, 5721 Production Way, NAIOP Vancouver Commercial Real Estate Development Association.

- In favour of the amendment and the update to the industrial zoning bylaw.
- In short supply of industrial lands
- Metro Vancouver members have an obligation to protect and intensify limited industrial lands left.
- 80% of industrial lands have been developed.
- Duty to protect these lands and make them as productive as possible.
- Changes can be simple but give flexibility of industrial densification.
- Proposed changes allow the City to be positioned to have simple and modern rezoning tools at it's disposal.
- Industrial lands are very valuable, and the flexibility will lead to more development, more jobs, increased tax base and more employees residing in the area, more people frequenting local businesses.
- Reduced parking minimums provides greater flexibility to utilize and intensify industrial job spaces.
- Regionally speaking, over supplied with parking and the space is not being utilized.
- Are encouraged by the changes proposed and look forward to the upcoming zoning review.

The Mayor called for a second time for speakers, seeing none, he called for speakers for a third time.

Seeing no more speakers the Mayor invited comments from Council.

Councillor Albrecht requested clarification on the next steps after the public hearing.

The Director of Development Services advised that once the public hearing is closed the commercial and industrial uses amendment bylaws will be brought back to Council for consideration of third and final reading on July 24th.

The first application before Council today, will go before Council for third reading and if given, the applicant must fulfill servicing agreements before the bylaw can be brought back to Council for adoption and approval of the development permit.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:51pm.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Monday, July 17, 2023

3:01 p.m.

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
D. Pollock, Actin Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Colthorp, Deputy Fire Chief
P. Kusack, Deputy Corporate Officer

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. **MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

1 (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;

(g) litigation or potential litigation affecting the municipality;

(m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED

2. ADJOURNMENT

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER



REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 pm, on the Wednesday prior to the scheduled Council Meeting. You may complete this form, or provide a letter, however please ensure the letter contains the information requested on this form.

You can submit your request by email to: councilmeetings@langleycity.ca, in person or by mail to the attention of the *Deputy Corporate Officer, Langley City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3*, or by fax to (604) 514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

A **Delegation** is defined as an individual, group or organization making a request of Council and is limited to a five (5) minute presentation time.

A **Community Spotlight** is an individual, group or organization providing information or updates on an event or activity and is limited to a ten (10) minute presentation. You may speak on more than one topic but you must keep your presentation within the prescribed time limit. Please include with this form, any material that you wish Council to review in advance of the meeting and be advised that it will be included in a public agenda and/or available to members of the public upon request.

Date: Shannon Woykin

Requested Meeting Date: July 24, 2023

Applicant Name:

Shannon Woykin

Organization Name:

Langley Meals on Wheels Services Society

Presenter Name(s):

Shannon Woykin and Deanna Horn

Address: 2900 272nd Street Aldergrove BC V4W 3R4

Phone Number: (604) 313-8074

Email Address: shannonw@lmow.ca

Presentation Topic:

LMOW is looking for a City of Langley location to extend the programs and services of the Aldergrove Community Station House (ACSH). The space will have the potential to reduce the social and health impacts of poverty and social isolation and ensure that people of all ages connect to the community and resources they may need.

Audio/ Visual Needs (if yes, specify): Yes, powerpoint

Action You Wish Council to Take:

Support LMOW to expand our full services in the City of Langley with a space. Our needs are; Total space required approximately 5,000 sq ft. 2,000 sq ft café / kitchen, 500 sq ft office space, 500 sq ft storage 2,000 sq ft community partner facilities, and accessible and central location with parking availability



Download the fillable form to your device, save, and email the completed form to councilmeetings@langleycity.ca.

LANGLEY MEALS ON WHEELS

BUSINESS PLAN FOR CITY OF LANGLEY LOCATION

Prepared by:
Langley Meals on Wheels



20955 Old Yale Road,
Langley BC V3A 7P8
2900 272nd Street
Aldergrove, BC
V4W 3R4

EXECUTIVE SUMMARY

This document outlines a plan for Langley Meals on Wheels (LMOW) to launch a new facility in the City of Langley. This facility has the potential to reduce the social and health impacts of poverty and social isolation and ensure that people of all ages connect to the community and resources they may need. LMOW plans to actively search for a City of Langley location to extend the programs and services of the Aldergrove Community Station House (ACSH).

The ACSH commercial kitchen has the capacity, to expand our reach and grow our programs while controlling food costs.

- **Café:** We truly are serving more than just a meal. We are on a mission to create a sense of community through food and proudly serve a variety of lunch options with a healthy, local twist. Our Cafe encourages intergenerational social interaction by welcoming a diverse group of people – youth, families, individuals, seniors and business professionals. The Café supports the mission of LMOW, ‘delivering services to our community for all to be fed, connected, and supported’. All proceeds go to fund the meal program.
- **Meal Delivery Program:** Fresh and/or frozen affordable meals, are reliably delivered by trained, compassionate volunteers who complete a safety check-in with the client and, if needed, connect them to the right healthcare and/or community resource. Approximately 25% of current clients qualify for a subsidy supported by donations and sponsorship.
- **Meals on Foot:** Through partnership with *Langley School District #35*, this LMOW intergenerational program includes a team of local elementary school students who work with their teacher to deliver meals, connect with LMOW clients and receive a free meal themselves.
- **Food & Friends:** Seniors 55+ are regularly invited to enjoy good food, great company, and an interesting guest speaker -- at a reasonable price.
- **Healthy Living Bag:** On a monthly basis, *LMOW, the City of Langley* and a *local grocer and food producer* offer a \$6 bag of fresh produce to about 130 available to everyone.
- **Home from the Hospital:** To combat malnutrition, help support healing with watchful eye of caring volunteers.

The ACSH's kitchen will support a new City of Langley location that offers all the programs and support resembling the Hub concept in Aldergrove.

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LMOW in the City of Langley, working with partners to help combat social isolation	1
Poverty alleviation, food systems planning, and long-term implications	2
Expansion requirements, staffing and volunteer model	3
Funding strategy, budget, and conclusion	4

Over 20% of children and youth and over 14% of seniors in Langley live below the poverty level. Working together, LMOW and the City of Langley can work to reduce poverty and improve the overall health of the community so people of all ages can live, healthy, and independent living.

LMOW vision to support and to combat Social Isolation:

- A place for people of all ages to connect and build a support network of friends community resources.
- A place that offers meaningful volunteering opportunities. LMOW volunteers will include people from diverse cultures and age groups that interact with each other and receive training and experience that will help them gain employment in the future. Volunteering also has the potential to provide a very important sense of purpose and meaning to those involved. The critical importance of social inclusion as one of the social determinants of health is increasingly recognized. The bottom line is that communities where people feel included are healthier communities.

Why is this service needed in the City of Langley?

- Fastest growing number of low-income seniors in BC.
- Growing need for low-cost nutritious meals for all ages.
- Connections to service providers and resources in a supportive space.
- Significantly improving access to healthy affordable food in a caring and dignified way.

How can we leverage community partnerships to deliver service?

- Offer space for partnerships to meet their clients.
- Central location within in the City of Langley to support our partners with food programs.
- Support partners using the facilities to include catering with meeting space.
- Sources BC (food bank)
- Langley Environmental Partners Society (training and workshops)
- Langley City (share Langley City programs)
- Langley School District 35/School Foundation (programming partner)
- Lower Fraser Valley Aboriginal Society (food programs)
- Encompass Support Services Society (workshops)
- Stepping Stone Community Services Society (service provider)
- Big Brothers, Big Sisters (meeting rooms)
- Langley Volunteer Bureau (meeting rooms)
- Other partners utilizing the facility after LMOW operating hours.

How does LMOW contribute to poverty alleviation and food systems planning?

- Access to food and food education through in person programs is the first step to alleviating poverty.
- LMOW provides affordable meals and food programs.
- Increased access to local purpose planted farming and expanding our partnerships with local farmers.
- Providing a City of Langley gathering space for isolated citizens.
- Continued support to school food program.

LMOW current location in the City of Langley.

- We are in a space shared with a daycare for 2.5 hours a day to support the volunteers that deliver in the city and surrounding area.
- Availability for City of Langley clients to pick up is limited to the 2.5 hours daily.
- Other than driving there is minimal City of Langley volunteer opportunities with LMOW.

What are the long-term Implications?

- LMOW mission is to provide basic community needs, food security, access to low-cost meals and access to community programs in a safe and supportive environment.
- Decrease health determinants and reduce hospital visits.
- Expansion of LMOWs services.
- Increasing volunteer opportunities in the City of Langley.
- Increase our meal program in Langley City. We currently deliver over 50% of our meals within the City of Langley.

A place to where community can come in and participate in programming.

Possible locations available to LMOW?

- Partner with LFAS in the Old courthouse.
- Market lease space in the City of Langley.
- Potential In-Kind lease space in the City of Langley (Family Pharmacy).

What we need to expand our full services in the City of Langley.

Total space required approximately 5,000 sq ft.

- 2,000 sq ft café / kitchen
- 500 sq ft office space
- 500 sq ft storage
- 2,000 sq ft community partner facilities
- Accessible and central location with parking availability

Staffing

- 1 Full time Coordinator
- 1 Part time Assistant
- 20 new volunteer positions

FUNDING STRATEGY

Initial capital and ongoing operational funding is required to ensure the success of a City of Langley location. We have received indications from larger donors that they would provide financial support to the initial capital funding and ongoing operational requirements for a LMOW Hub concept in the City of Langley.

To support expansion, LMOW will apply for grants and reach out to current and new potential corporate and individual donors for further funding.

Estimated Capital & Operating Cost:

Initial Capital Costs	
Leasehold improvement	\$100,000
Prep Kitchen equipment	\$50,000
Furniture	\$25,000
Total Capital Cost	\$175,000
Operational Costs	
Staffing – 2 positions	\$70,000
Expenses (utilities and supplies)	\$20,000
Meals (food, packaging, chef)	\$39,000
Estimated Annual Operational Cost	\$129,000

Estimated Annual Funding:

Grants	\$25,000
Meal Revenue	\$39,000
Partner Rental Revenue	\$5,000
Donations	\$60,000
Total	\$129,000

CONCLUSION:

After 43 years of operation, Langley Meals on Wheels has created a unique concept of a food hub and neighbourhood house to extend our reach into the community by taking control of our meal preparation, a cafe, and facilitating food sharing with other non-profits. We have proven the success of working together with partners helps combat poverty, malnutrition, and loneliness in a community that has many challenges, but a great spirit. The success of ACSH with donations and grant applications has given the community confidence that we can duplicate a new Hub location in the City of Langley. To build a LMOW City Hub, we would request the financial and community support from the City of Langley. Our vision, “A community where no one is hungry or alone.”



ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 196, 2023, BYLAW NO. 3253 DEVELOPMENT PERMIT APPLICATION DP 03-23

To consider rezoning and Development Permit applications from Admiral Operations Ltd. to accommodate two 6-storey apartment buildings totaling 171 units.

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Admiral Operations Ltd.
Owner:	1368504 B.C. Ltd.
Civic Addresses:	20659-20679 Eastleigh Crescent
Legal Description:	Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Site Area:	5,593.1 m ² (1.38 acres)
Number of Units:	171 apartments
Gross Floor Area:	11,745.5 m ² (126,428 ft ²)
Floor Area Ratio:	2.100
Lot Coverage:	43%
Building Height:	6 Storeys
Total Parking Required:	249 spaces (including 12 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	191 spaces
<u>Visitor</u>	<u>27 spaces</u>
Total	218 spaces (including 11 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD90 Comprehensive Development
Variances Requested:	27 visitor parking spaces (35 required) 5.5 m long accessible parking spaces (5.8 m required) 2.4 m wide small car spaces (2.5 m required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,851,389.00 (City - \$1,328,316.00, GVS&DD - \$616,809.00, GVWD - \$609,015.00, SD35 - \$83,700.00, TransLink - \$213,549.00)
Community Amenity Contributions (CACs):	\$684,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 196**

BYLAW No. 3253

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20659-20679 Eastleigh Crescent to the CD90 Comprehensive Development Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 196, 2023, No. 3253".

2. Amendment

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 90 (CD90) Zone immediately after Comprehensive Development – 89 (CD89) Zone:

"III. CD90 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate two 6-storey apartment buildings with a total of 171 units.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD90 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 003-860-515
Lot 43, District Lot 37, Group 2, New Westminster District, Plan 34280
- (b) PID: 002-043-955
Lot 44, District Lot 37, Group 2, New Westminster District, Plan 34280
- (c) PID: 002-043-971
Lot 45, District Lot 37, Group 2, New Westminster District, Plan 34280

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Pacific West Architecture (dated July 19, 2023) and Durante Kreuk Ltd. (undated), one copy each of which is attached to Development Permit No. 03-23.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

- (2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 003-860-515

Lot 43, District Lot 37, Group 2, New Westminster District,
Plan 34280

(b) PID: 002-043-955
Lot 44, District Lot 37, Group 2, New Westminster District,
Plan 34280

(c) PID: 002-043-971
Lot 45, District Lot 37, Group 2, New Westminster District,
Plan 34280

from the RM1 Multiple Residential Low Density Zone to the CD90
Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , XXXX.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"
was held this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 03-23 DEVELOPMENT PERMIT APPLICATION DP 03-23

Civic Addresses: 20659-20679 Eastleigh Crescent
Legal Description: Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Admiral Operations Ltd.
Owner: 1368504 B.C. Ltd.





EXPLANATORY MEMO

July 5, 2023 Advisory Design Panel Recommendations and Applicant Response DP 03-23 20659-20679 Eastleigh Crescent

Advisory Design Panel Recommendations and Applicant Response

On July 5, 2023 the Advisory Design Panel (ADP) reviewed the DP 03-23 application, and provided the following recommendations (see attached minutes for further details):

1. Provide softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps.
2. Consider incorporating additional/larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme.
3. Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone.
4. Reposition the underground accessible parking stalls to be closer to each elevator lobby.
5. Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations.
6. Consider rearranging the ground floor units and indoor amenity areas to improve livability.
7. Show location of mail/package rooms, and consider Canada Post standards in their design.
8. Enhance design of underground parkade ramp “cage”.
9. Consider opportunities to screen the PMT and garbage staging area.
10. Provide more shrub plantings in ground floor grass patios.
11. Relocate visitor bike parking areas and replace with additional landscaping.
12. Ensure accessible route is provided through the entire length of the courtyard.
13. Provide benches in children’s play area.
14. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character).
15. Ensure all appliances in adaptable units are accessible.
16. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character).
17. Consider opportunities to provide more direct access between the visitor parking area and east building.
18. Provide more information on maintenance logistics of landscaping along north property line.

19. Replace all artificial turf with non-synthetic material.
20. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library).
21. Consider use of non-fossil fuel-based heating/cooling systems (not form and character).
22. Consider installation of air conditioning within rental units at opening (not form and character).
23. Ensure a high-albedo roof surface is provided.
24. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines.
25. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north.

On July 7, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on July 19, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps.

The previous sidewalk to the west of the parkade ramps has been relocated to the east and replaced with landscaping and semi-transparent fencing to soften the property boundary at the southwest, where it's most visible from the street, while maintaining opaque fencing to the north to prevent headlight glare from the raised parking area from creating a nuisance to the neighbouring building.

2. Consider incorporating additional//larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme.

The applicant is providing five different plant species of native origin within their landscape plans, representing 36% of all proposed plantings. Several coniferous species are also incorporated into the project landscaping, including Japanese Black Pines, Littleleaf Boxwoods, and Hill's Yews. The applicant will also be working with the City's Engineering Department to look to maximize the canopy size of on-street boulevard trees provided as part of the development.

3. Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone.

The number of loading zones has been maintained at one, which is consistent with the draft loading requirements staff is considering for the new Zoning Bylaw

currently in development. The loading zone's location has been updated to be located directly beside an access path to the buildings.

4. Reposition the underground accessible parking stalls to be closer to each elevator lobby.

The accessible parking stalls underground have been repositioned to place four of them closer to the west building's elevator lobby and the remaining six closer to the east building's elevator lobby. The drive aisle has also been moved to avoid the need for accessible stall users to cross it on the way to the elevator lobbies.

5. Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations.

The elevation designs have been updated to introduce more contrast between the various materials and shades, and greater use of metal cedar has been incorporated into the building soffits to provide more warmth to the colour palette.

6. Consider rearranging the ground floor units and indoor amenity areas to improve livability.

The south-facing ground floor units and nearby indoor amenity areas have been reconfigured to provide larger private patios for these units.

7. Show location of mail/package rooms, and consider Canada Post standards in their design.

Mail and package rooms have been shown in the lobby areas of both buildings, and the applicant has been provided with a Canada Post security bulletin for their consideration at the Building Permit stage.

8. Enhance design of underground parkade ramp "cage".

The "cage" created by fencing around the ramp providing access to the underground parking area has been updated by replacing the previous chain link fencing with a stainless steel mesh which will be used as a signage opportunity for the development by being painted with a branded colour theme.

9. Consider opportunities to screen the PMT and garbage staging area.

A fence with climbing vines has been placed on the inside edges (north and east) of the PMT, which will also screen the garbage staging area from the street. Additional screening on the west and/or south of the PMT will also be pursued in collaboration with the City's Engineering Department and BC Hydro.

10. Provide more shrub plantings in ground floor grass patios.

Shrub planting areas, at a width of five shrubs, have been provided on the edges of the ground floor units' grass patios.

11. Relocate visitor bike parking areas and replace with additional landscaping.

Visitor bike parking areas have been moved from street level to the top of the raised parking podium to provide more landscaping along the street frontage.

12. Ensure accessible route is provided through the entire length of the courtyard.

A fully accessible walking and rolling route 1.5 metres in width has been provided through the entire length of the courtyard.

13. Provide benches in children's play area.

Three benches have been provided in the children's play area.

14. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character)

The applicant has advised that inter-unit walls will be built to comply or exceed the sound attenuation requirements of the BC Building Code. For units C8 and C9 on the 5th and 6th floors specifically, where the inter-unit wall is shared by a bedroom and kitchen, the wall will be built at a sound transmission class higher than required by the BC Building Code.

15. Ensure all appliances in adaptable units are accessible.

The applicant has updated the appliances shown in the adaptable units to ensure they are accessible.

16. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character)

The distribution of the 21 rental units has been updated to provide 10 one-bedroom units and 11 two-bedroom units. The distribution of the 34 adaptable units has been updated to provide 2 one-bedroom + flex units and 32 two-bedroom units.

17. Consider opportunities to provide more direct access between the visitor parking area and east building.

The applicant has advised that due to the site configuration and need to accommodate a parking area, two buildings, and maximizing the size of the courtyard between them, the access provided between the visitor parking area and east building is as direct as possible. In response to the recommendation, the applicant will include wayfinding signage to facilitate access within the site, including around the west side of the west building and north of the visitor parking area to travel through the central courtyard.

18. Provide more information on maintenance logistics of landscaping along north property line.

The applicant has advised that the plant species (Mock Orange) selected for planting along the north property line is a native species which will have minimal-to-no maintenance requirements.

19. Replace all artificial turf with non-synthetic material.

Artificial turf was previously proposed within the dog play area and has been replaced with pea gravel.

20. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library).

A rubber play surface has been added outside the gym to provide an outdoor area for resting or low-intensity activities such as yoga. A seating area has been provided outside the library.

21. Consider use of non-fossil fuel-based heating/cooling systems (not form and character).

The applicant has advised that they will consider this recommendation with their mechanical engineers at the Building Permit stage.

22. Consider installation of air conditioning within rental units at opening (not form and character).

The applicant has confirmed that air conditioners will be provided in all rental units.

23. Ensure a high-albedo roof surface is provided.

High-albedo roof surfaces have been provided on all roofs.

24. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines.

Landscaping has been updated to provide clear sightlines between the accessible entrance ramp and the street.

25. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north.

To maximize the solar reflectivity of the stepped-back roofs, their finishing has been maintained as a single light colour. Additional privacy enhancements, such as fencing, on the north stepped-back roofs have not been provided, as the roof itself will prevent sightlines down from the upper two storeys and additional fencing could increase the building's apparent height from the neighbouring property.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Confirm provision of electrical plugs within bicycle rooms.

Electrical plugs will be provided within both bicycle rooms, with the specific number and locations of plugs to be specified at the Building Permit stage.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, JULY 5, 2023
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Blair Arbuthnot
Matt Hassett
Leslie Koole
Johnnie Kuo
Cst. Peter Mann
Chad Neufeld
Tony Osborn
Scott Thompson
Ella van Enter

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services
R. Beddow, Deputy Director of Development Services
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the July, 5 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the July 5, 2023 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the June 7, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the June 7, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **ZONING BYLAW UPDATE**

Mr. Carl Johannsen, Director of Development Services, provided an update on the scope, process and timing of the Zoning Bylaw Update, which is being undertaken to modernize and align the Zoning Bylaw with the new Official Community Plan (OCP).

4) **DEVELOPMENT PERMIT APPLICATION DP 05-23**

Proposed 2-building, 9,681 m² industrial development at 5721 Production Way.

Mr. Roy Beddow, Deputy Director of Development Services, spoke to the staff report dated June 23, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

- Jeremy Bergmann, Senior Project Manager, Hungerford Properties
- Jon Leugner, Senior Director of Real Estate, Hungerford Properties
- Darren Cruickshanks, Senior Associate Project Manager, d. Force Design Inc.
- Jessica Thiessen, Landscape Architect, Manager, KD Planning & Design Ltd.
- Ruchir Dhall, Principal, Architecture Panel Inc.

Mr. Dhall, Leugner and Cruickshanks presented the application, providing an overview of the development with details on the following:

- Site location
- Site context
- Project description
- Design principles
 - Siting configuration and constraints, resultant building design
 - Small bay industrial uses
 - Architectural aesthetic
 - Vehicle access

- Loading areas
- Pedestrian circulation
- Amenity areas
- Renderings from different views
- Elevation views
- EV charging
- Waste management
- High albedo roof membranes.

Ms. Thiessen provided information on the landscape plan, including:

- Preserved cedar trees and hedge along south property line
- 27 new trees on-site
- Site plan and landscaping choices.

Panel members provided feedback on the form and character of the development and discussion took place in regard to the following:

- on-site traffic management and circulation;
- access and maneuvering space for large trucks;
- robustness of proposed trees given the site conditions;
- pedestrian access through site and need for wayfinding;
- architectural design is well done;
- sufficient soil volumes for proposed trees;
- consider using permeable pavement and structural soil to support a more sustainable design;
- design of amenity area adjacent to Production Way, noting there is an opportunity to enhance the design and follow the curve of the Production Way frontage;
- mail delivery (is it central or to each unit);
- on-site lighting for security, including central loading area;
- should have larger canopy, coniferous trees on-site;
- amenity area need to have covered areas, to protect from sun and rain, such as a pergola;
- tree protection needs to be followed through on during construction;
- need for secure on-site bike parking;
- considering pedestrian connectivity to Production Way and on to Fraser Highway, 56 Avenue and 196 Street, as well as considering connectivity for cycling (supporting active transportation); and
- considering innovative rooftop treatments, including landscaping, amenity areas (ie. portions visible from 196 Street overpass).

In response to questions from Panel members, the applicant team members advised that:

- stop signs and wayfinding signs will be used to calm/manage traffic and assist pedestrian navigation through site;

- smaller trucks will be using the site, including SU9 and 40 foot single axle trucks;
- a Transportation Impact Assessment (TIA) will need to be completed as part of the application and will inform access and circulation requirements and other potential transportation improvements;
- tree species are robust enough for the expected site conditions;
- site and circulation design based on CPTED review;
- signage is being used to align with building architecture and wayfinding design;
- site lighting plan tailored to night time security;
- tree protection barriers and on-site arborist supervision will be used to ensure trees identified for preservation are protected during construction; and
- site circulation will be reviewed by a traffic engineer as a part of finalizing design and access lanes/drive aisles.

In response to comments/questions from Panel members, staff advised that:

- future redevelopment in the area, particularly south of the proposed application could create additional pedestrian/active transportation access to 196 Street and 56 Avenue.

The applicant team left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report as information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review opportunities to enhance pedestrian access into and within the site, along with enhanced pedestrian safety/priority measures (e.g. raised crosswalks)
 - b. Review opportunities to incorporate more permeable surfaces into the site
 - c. Provide more detail on the building signage program, including drawing of front monolith sign
 - d. Consider providing more landscaping within the City right-of-way to mimic the curve of the proposed sidewalk
 - e. Review opportunities to provide larger canopy trees and additional coniferous trees
 - f. Provide rain shelter/shade structures in amenity areas

- g. Provide more secure visitor bicycle parking opportunities outdoors (e.g. enclosed bike lockers, larger two-point bike racks, etc.)
- h. Review site maneuverability for safety (especially visitor and pedestrian) and efficiency, including considering one-way sections, sightlines, speeding, and providing more details on traffic management signage
- i. Provide more design interest on the building roofs (e.g. green roof, geometric patterns, etc.)
- j. Ensure sufficient soil volumes are provided for all trees (i.e. 10 m³)
- k. Review landscape plan in conjunction with fire hydrant placement to ensure the viability of the landscaping

CARRIED

5) DEVELOPMENT PERMIT APPLICATION DP 03-23 **ZONING BYLAW AMENDMENT APPLICATION RZ 03-23**

Proposed two 6-storey buildings with a total of 171 apartment units at 20659-20679 Eastleigh Crescent.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated June 23, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

Stanford Siu, Managing Director, Admiral Operations Ltd.

Patrick Yang, Principal Architect, Pacific West Architecture Inc.

Molly Liu, Landscape Architect, Durante Kreuk Ltd.

Mr. Siu and Yang presented the application, providing an overview of the development with details on the following:

- Site location
- Site context
- Project description
- 21 rental units, remainder are strata
- Shadow studies
- Design principles
 - Siting and building design
 - Massing
 - Entrance lobby design
 - Central amenity space/courtyard
 - Parking access ramps
 - Façade design
 - Colour palette and building materials
 - Elevation views
 - Renderings from different views.

Ms. Liu provided information on the landscape plan, including:

- traditional Japanese garden inspired courtyard and amenity area;
- unique entry experience, transitioning to different amenity area components
- description of shrubs and trees.

Panel members provided feedback on the form and character of the development and discussion took place in regard to the following:

- considering plantings on west side of parkade ramp, like the other edges of the site;
- ensure that street trees are shown on street-side renderings to provide a better sense of streetscape greening;
- enlarge balconies on top of amenity rooms near entrance;
- architectural design is well done;
- need to review stairwell and exiting on ground floor interface with surface parking lot;
- questions about landscaping concept and stormwater management;
- consider more native and coniferous plantings and trees;
- request for more texture in façade, less monochromatic color palette, add more cedar soffit panelling;
- re-orienting rental units on ground floor;
- using different materials for fencing;
- screen waste management area and PMT;
- add more landscape variety on east side, show tiered wall landscaping more clearly;
- discussion regarding garden style (Japanese garden vs. west coast native plants);
- ensure garden/courtyard design is accessible;
- difference between existing and proposed new rental floorspace;
- better, more secure location needed for visitor bike parking;
- is air conditioning being provided;
- mail area design and location;
- washer and dryer access in adaptable units;
- sound attenuation between units;
- access from visitor parking to west building;
- ensuring that landscape strip along north property line is maintained;
- inquiry in how surface of exposed parkade walls will be treated;
- dog use area and proposed materials (no synthetic turf);
- harmonizing landscape design with adjacent amenities (library and gym);
- accessible parking spaces need to be closer to elevator;
- loading space and accessible parking space need to be reviewed and redesigned;
- importance of ensuring mail room is up to Canada Post standard;

- updating access ramp to ensure sightline are maintained;
- considering roof top amenity area; and
- considering the use of non-fossil fuel based heating/cooling elements, such as heat pumps and solar panels.

In response to questions from Panel members, the applicant team members advised that:

- accessible parking space locations will be updated;
- air conditioning rough-ins will be incorporated into units;
- bike repair and dog wash areas will also be included;
- mail and package delivery space with secure entry will be designed into lobby;
- access to east building needed to consider CPTED (access from visitor parking area to east building should not go through resident-only courtyard); and
- parkade surface will be painted.

The applicant team left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Provide softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps
 - b. Consider incorporating additional/larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme
 - c. Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone
 - d. Reposition the underground accessible parking stalls to be closer to each elevator lobby
 - e. Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations
 - f. Consider rearranging the ground floor units and indoor amenity areas to improve livability
 - g. Show location of mail/package rooms, and consider Canada Post standards in their design

- h. Enhance design of underground parkade ramp “cage”
- i. Consider opportunities to screen the PMT and garbage staging area
- j. Provide more shrub plantings in ground floor grass patios
- k. Relocate visitor bike parking areas and replace with additional landscaping
- l. Ensure accessible route is provided through the entire length of the courtyard
- m. Provide benches in children’s play area
- n. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character)
- o. Ensure all appliances in adaptable units are accessible
- p. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character)
- q. Consider opportunities to provide more direct access between the visitor parking area and east building
- r. Provide more information on maintenance logistics of landscaping along north property line
- s. Replace all artificial turf with non-synthetic material
- t. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library)
- u. Consider use of non-fossil fuel-based heating/cooling systems (not form and character)
- v. Consider installation of air conditioning within rental units at opening (not form and character)
- w. Ensure a high-albedo roof surface is provided
- x. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines
- y. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north

CARRIED

6) NEXT MEETING

July 19 or 26, 2023 (tentative).

Staff will poll the panel to see what date works best for most panel members.

7) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:30 pm.

CARRIED

A handwritten signature in black ink, appearing to read "P. Alhadeff".

ADVISORY DESIGN PANEL CHAIR

A handwritten signature in black ink, consisting of a stylized, cursive mark.

DIRECTOR OF DEVELOPMENT SERVICES



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 03-23
Rezoning Application RZ 03-23
(20659-20679 Eastleigh Crescent)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00

Bylaw #: 3253

Doc #:

Date: June 23, 2023

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Admiral Operations Ltd. for an apartment development consisting of two 6-storey buildings totaling 171 units at 20659-20679 Eastleigh Crescent.

POLICY:

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Low Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

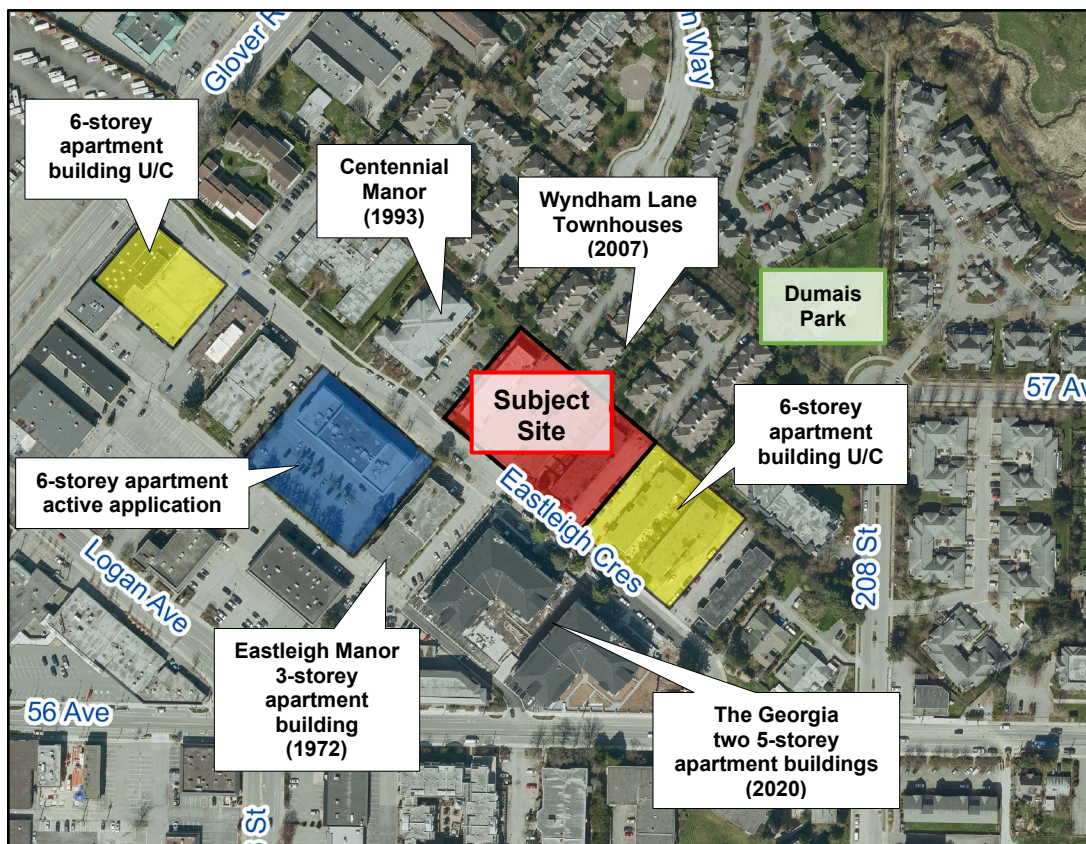
Applicant:	Admiral Operations Ltd.
Owner:	1368504 B.C. Ltd.
Civic Addresses:	20659-20679 Eastleigh Crescent
Legal Description:	Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Site Area:	5,593.1 m ² (1.38 acres)
Number of Units:	171 apartments
Gross Floor Area:	11,745.5 m ² (126,428 ft ²)
Floor Area Ratio:	2.100
Lot Coverage:	43%
Building Height:	6 Storeys
Total Parking Required:	249 spaces (including 12 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	191 spaces
<u>Visitor</u>	<u>27 spaces</u>
Total	218 spaces (including 11 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD90 Comprehensive Development
Variances Requested:	27 visitor parking spaces (35 required) 5.5 m long accessible parking spaces (5.8 m required) 2.4 m wide small car spaces (2.5 m required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,851,389.00 (City - \$1,328,316.00, GVS&DD - \$616,809.00, GVWD - \$609,015.00, SD35 - \$83,700.00, TransLink - \$213,549.00)
Community Amenity Contributions (CACs):	\$684,000.00

Discussion:

1. Context

The applicant is proposing to develop two 6-storey apartment buildings, totaling 171 units, on a site consisting of three townhouse complexes built in 1970. The site is located in an established higher-density residential area which has seen significant recent development interest resulting in an ongoing transition in line with the City's Official Community Plan (OCP), with several recently developed and under-construction projects nearby, among other townhomes and apartment buildings, both newer and older.

The site's lone frontage is formed on its south by Eastleigh Crescent, a local road across from which sit the 5-storey Georgia apartment buildings (complete 2020), 3-storey Eastleigh Manor apartment building (complete 1972), and an active development application for a 6-storey apartment building. The site's northern boundary abuts "Wyndham Lane", a 3-storey townhouse complex built in 2007, and its western boundary is shared with Centennial Manor, a 4-storey non-market apartment building for seniors and families complete in 1993. A 6-storey apartment building is currently under construction directly to the site's east.



Site context

The site is well positioned with connections to retail and service areas, with Downtown located within a few minutes' walk. It also benefits from proximity to key neighbourhood amenities, including:

- Dumais Park (5-minute walk);
- Timms Community Centre (10-to-15-minute walk); and
- Nicomekl Elementary School (10-to-15-minute walk).

The site is also located near several transportation services, including:

- The frequent service 503 Fraser Highway Express (5-to-10-minute walk);
- The Langley Centre transit exchange and the fifteen bus routes it serves (5-to-10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (10-to-15-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Low Rise Residential in the City's OCP, which allows for apartment development of up to 6 storeys in height and a Floor Area Ratio (FAR) of up to 2.1.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Low Rise Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Low Rise Residential designation.

The site consists of three townhouse properties for a total of 21 purpose-built rental units. Under Policy 1.16.1 of the OCP, the proposed new development must replace any existing rental units at a one-to-one ratio, with these replacement units secured by a Housing Agreement. The applicant has proposed to meet this requirement by including 21 rental units in the new development, with the Housing Agreement to secure the replacement units to be executed prior to the application proceeding to consideration of Final Reading by Council. The other 150 units will be sold as condominiums. This approach supports OCP Policy 1.16.2., which encourages mixed-tenure (rental and strata) developments.

3. Tenant Relocation Plan

As the current buildings on site contain purpose-built rental units, the applicant is undertaking a Tenant Relocation Plan, as required by Policy 1.18 (*Tenant Relocation Plans*) of the City's OCP and Council Policy CO-81 (*Tenant*

Relocation Plans). A separate explanatory memo detailing the applicant's efforts and communications with existing tenants to date will be provided when the application is considered by Council. The Provincial *Residential Tenancy Act* legislation also applies.

4. Design

The applicant is proposing two flat-roofed, wood-frame, 6-storey bar buildings flanking a courtyard running the length of the site. The buildings mirror each other with a shallow C-shape, to narrow the entrance to the courtyard at the street frontage while allowing it to expand in the middle of the site. The narrowest distance between the two buildings is 12.1 metres, which meets the City's Development Permit Area guidelines of a minimum of 10 to 12 metre separation between buildings on one property. The two buildings sit on a shared underground parkade which is accessed by a single driveway entrance on the west corner of the site. This driveway splits on private property into two ramps: one serving the underground resident parking area and the other serving the raised surface visitor parking area at the site's northwest corner. The visitor parking ramp is 8 metres in width, which exceeds the minimum requirement in the City's Zoning Bylaw, to enable fire truck access onto the podium and support a west side setback of 11.7 metres. The site's east side setback is proposed at 8.7 metres, with both exceeding the Zoning Bylaw minimum.

Toward the rear property line, both buildings step down from 6 storeys to a 4-storey height, as required in Appendix B: District Policies of the City's Official Community Plan (OCP) to provide a more gradual transition to the townhouses neighbouring the subject site to the north. Further supporting this transition, the parking podium is set back at the rear, to preserve the existing trees lining this shared property line, as informed by a Certified Arborist's report, and allow additional landscaping to be planted to screen the parkade wall along the full width of this elevation. On top of the parkade, a combination of composite wood fencing and landscaping lines the edge of the podium to maintain privacy and prevent headlight glare from vehicles using the visitor parking area.

The underground parkade extrudes partially above grade due to the site's location within the City's floodplain and raises the building floors to be above the minimum required elevation level. These parkade walls are painted and, on the street frontage, tiered with a step, screened with landscaping and broken up with an accessible ramp and stairs leading to both building entrances and the central courtyard to improve its interface with the public realm. The entrance lobbies are identified with a double-height frame feature, which continues to extend up the middle of the building to form a central cornice line at the top. Wood-tone metal siding forms the interior walls and soffits of these features and accents the primary white and grey hardie panel cladding.

The proposal's landscaping makes use of planters to line both the outside edges of the site as well as the inside perimeter of the courtyard to provide separation between the private ground-floor unit patios and the shared outdoor amenity area and to delineate between the various activity spaces. These linear planters also host several different tree species, with the site hosting a total of 45 trees. A variety of different paver patterns and colours make up the site's hardscaping.

The building's unit type distribution includes 91 one-bedroom unit types (1-bedroom or 1-bedroom + flex room) and 80 two-bedroom units. 34 (20%) of the units are adaptable. 21 of the units will be secured with rental tenure and are located on all floors of the west building, with full access to all entrances and common areas. Storage rooms are provided in all units. 639.1 m² (6,879 ft²) of total amenity space is provided in the building, including 171 m² (1,841 ft²) of indoor amenity space and 468.1 m² (5,039 ft²) of outdoor amenity space. The outdoor amenity space includes a lounge area, a barbecue and dining area, an open lawn, an off-leash dog run, and a children's play area. Each building is served by a one-elevator core.

5. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Reducing the heat island effect by use of landscaping and a courtyard amenity area;
- Using non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Using water-conserving toilets;
- Providing plugs for e-bikes in the bicycle room; and
- Providing 19 resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

6. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

7. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 4-6 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Low Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to reduce the length of accessible parking spaces, reduce the width of small car parking spaces, and reduce the number of visitor parking spaces. Staff support these variances per the rationales below.

The accessible parking space variance requested is to reduce their length from 5.8 metres to 5.5 metres. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and a review of nearby municipalities (Langley Township, Surrey, Maple Ridge, and Abbotsford) found that all used the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

The applicant is also requesting a variance to reduce the width of the small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. These adjustments were made to ensure this application meets the 218-space target that aligns with the residential rates being considered for the new Zoning Bylaw (additional discussion below). Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw to accommodate additional parking spaces in all development projects. This width is also similar to other municipalities in the region, such as Burnaby, which has a minimum small car space width of 2.4 metres, and Richmond, which has a minimum small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw to ensure safe and easy vehicle movements in parking areas are maintained.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 12.5% less than what would be required. Given that a CD zone is being proposed to accommodate this development, technically a variance is only required for visitor parking. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 31 spaces or 12.5%) exceeds the standard rates under preliminary consideration for the new Zoning

Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 217 parking spaces would be required, based on rates of 1.0 spaces per 1-bedroom unit and 1.25 spaces per 2-bedroom unit (=191 resident spaces), and 0.15 visitor spaces per unit (=26 visitor spaces). This total is 0.5% less than the applicant's proposed parking amount of 218 spaces, and is 12.9% less than the current RM3 Zone requirement of 249 spaces, which is based on rates of 1.2 spaces per 1-bedroom unit and 1.3 spaces per 2-bedroom unit (=214 resident spaces), and 0.2 visitor spaces per unit (=35 visitor spaces). Similar or greater variances have recently been approved by Council at 20191 53A Avenue (13% reduction), 20142 53A Avenue (14.5% reduction), and 20230 56 Avenue (15% reduction).

Based on the above commentary and analysis, staff support these variances.

8. Summary

The proposed development is consistent with the City's OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

All work to be done to the City of Langley's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **171-unit apartment development located at 20659-20679 Eastleigh Crescent.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- V. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire

Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."

- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- VII. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip as per the City's DCM x-section SS-R07 and section 11.0 - Specifications and Standards for Landscaping. Transitions to existing sidewalks to be made using back-to-back long radius curves.
- VIII. A traffic impact assessment will be required as per the City's DCM.
- IX. The condition of the existing pavement along the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated at the Developer's expense.
- X. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
- XI. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
- XII. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development project's Eastleigh Crescent frontage by replacing with underground infrastructure.
- XIII. A dedicated on-site loading zone shall be provided by the developer.

B) The Developer is required to deposit the following bonding and fees:

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.

- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The Developer is required to adhere to the following conditions:

- I. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.

- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place including the construction of two pathways between the courtyard, near and paralleling both buildings to facilitate firefighter access. The west parkade entrance ramp is to be engineered for the weight of a fire apparatus. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. All garbage/recycling rooms to be of adequate size to prevent spillover into parkade area. Stairwells must be constructed to accommodate shelter in place applications. Standpipes are to be provided in parkade at the bottom of the ramp and at elevator lobbies. Consideration will be given to the installation of power banks for e-bikes charging. A Fire Safety plan and FD lock box will be required before occupancy for both buildings. Consideration for a larger lockbox should be considered. The 4" FDC for each building is to be located on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date. Fire hydrant distance to be reviewed to determine if an additional hydrant needs to be installed.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the July 5, 2023, meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,328,316.00 to City Development Cost Charge accounts and \$684,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



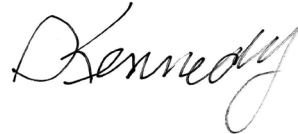
Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock
Acting Director of Engineering, Parks
& Environment

Concurrence:



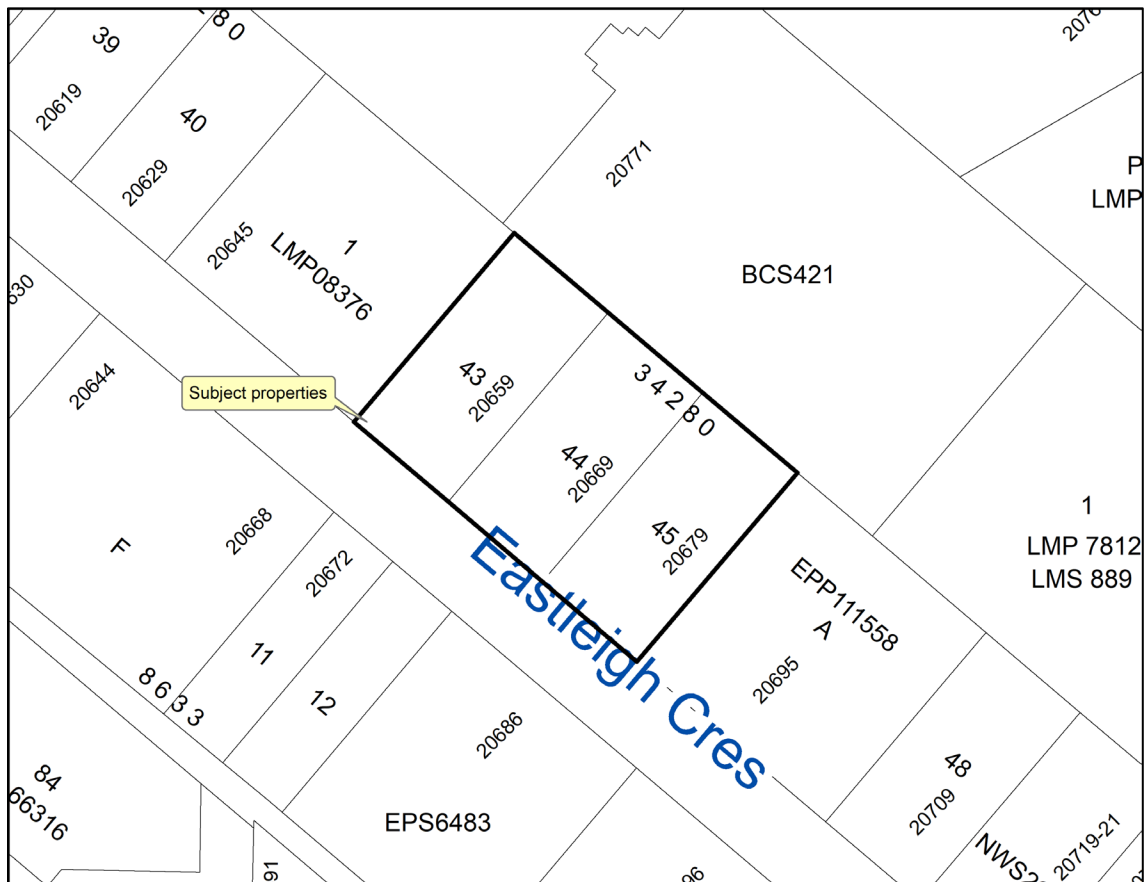
Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 03-23 REZONING APPLICATION RZ 03-23

Civic Addresses: 20659-20679 Eastleigh Crescent
Legal Description: Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Admiral Operations Ltd.
Owner: 1368504 B.C. Ltd.



EVERGREEN RESIDENCES

20659, 20669, 20679 EASTLEIGH CRESCENT. CITY OF LANGLEY



DRAWING INDEX

A 0.00	COVER PAGE
A 1.00	CONTEXT PLAN
A 1.01	SURVEY PLAN
A 1.02	SITE PLAN
A 1.03	STATISTICS
A 2.01	FLOOR PLANS
A 2.02	FLOOR PLANS
A 2.03	FLOOR PLANS
A 2.04	FLOOR PLANS
A 2.05	FLOOR PLANS
A 2.06	ROOF PLAN
A 3.01	UNIT PLAN
A 3.02	UNIT PLAN
A 3.03	UNIT PLAN
A 3.04	UNIT PLAN
A 3.05	UNIT PLAN
A 4.01	BUILDING SECTION
A 4.02	BUILDING SECTION
A 5.01	ELEVATION
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A 5.05	ELEVATION
A 5.06	ELEVATION
A 6.01	SHADOW STUDY
A 6.02	SHADOW STUDY
A 6.03	PERSPECTIVE
A 6.04	PERSPECTIVE
A 6.05	MATERIAL BOARD

CONSULTANTS

PROPERTY OWNER	ARCHITECT	GENERAL CONTRACTOR	LANDSCAPE ARCHITECT	STRUCTURAL	CODE
1388504 B.C. LTD. 4284 ROCKRIDGE PLACE WEST VANCOUVER, BC, V7W 2Y4 Tel: 604.762.6995	PACIFIC WEST ARCHITECTURE Inc. 1200 West 73rd Ave(Airport Square) Suite 940, Vancouver B.C. V6P 6G5 Tel: (604)-558-3064 Email: info@pwaarchitecture.com	Admiral Operations Ltd. #120-5811 Cedarbridge Way Richmond, BC V6X 2A8 Office: 604.242.2620 Email: stanford@admiralops.com	DURANTE KREUK LTD 102 - 1637 West 5th Avenue Vancouver BC V6J 1N5 T: 604.884.4611 EXT.42 molly@dkl.bc.ca	ENNOVA STRUCTURAL ENGINEERS Inc. 213-3823 Henning Dr Burnaby, BC V5C 6N5 T: 604.255.7670 x108 clinton@ennova.net	PONTEM GROUP SUITE 309 - 63 W 8TH AVE VANCOUVER, BC V5Y 1K2 TEL: 604-802-8745 EMAIL: TTSIM@PONTEMRP.COM
MECHANICAL	ELECTRICAL	CIVIL	CPTED	ARBORIST	SURVEY
XT ENGINEERING LTD. SUITE 100, 10551 SHELLBRIDGE WAY, RICHMOND, BC V6X 2W8 TEL: 778-7085858 email: tan@xtengineering.com	ZIYUTEC INC. SUITE 100, 10551 SHELLBRIDGE WAY, RICHMOND, BC V6X 2W8 TEL: (604)370-3361 email: george.fan@ziyutec.com	Parc Engineering Ltd. Tel: 604-825-6761 EMAIL: Saeed@parcengineering.ca	LIAHONA SECURITY P.O. Box 88 Mill Bay, BC, V0R 2P0 Tel: (250) 418-0770 EMAIL: liahonasecurity@shaw.ca	DAVEY RESOURCE GROUP #200 - 8208 SWENSON WAY DELTA, BC, V4G 1J6 604-499-6568	AMRAY LAND SURVEYING LTD. 201 - 5010 SMITH AVENUE BURNABY BC, V5G 2W5 Tel: 604-620-5299 EMAIL: RAYMOND@AMRAYSURVEYING.COM



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ISSUES	DATE
4	JUL 16, 2023
3	JUN 2, 2023
2	JUN 2, 2023
1	FEB 27, 2023

PROJECT NUMBER	AMJ
DRAWN BY	PC
CHECKED BY	PV

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PROJECT
EVERGREEN RESIDENCES
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
COVER SHEET

DRAWING NO.

A0.00



1 SITE KEY (PLAN VIEW)
Scale: not to scale



2 SITE KEY (AERIAL VIEW)
Scale: not to scale



3 STREET VIEW 1



4 STREET VIEW 2



5 STREET VIEW 3



6 STREET VIEW 4



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2023-07-10



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OPERATIONS
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ISSUES	DATE
4	JUL 16, 2023
3	JUN 2, 2023
2	JUN 2, 2023
1	FEB 27, 2023

ISSUES	DATE
4	JUL 16, 2023
3	JUN 2, 2023
2	JUN 2, 2023
1	FEB 27, 2023

PROJECT NUMBER	AMU
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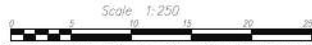
PROJECT
EVERGREEN RESIDENCES
20650, 20650, 20670 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
CONTEXT PLAN

DRAWING No.

A1.00

TOPOGRAPHICAL AND PROPOSED CONSOLIDATION PLAN OF
LOT 43, LOT 44 & LOT 45 ALL OF DISTRICT LOT 37 GROUP 2
NWD PLAN 34280

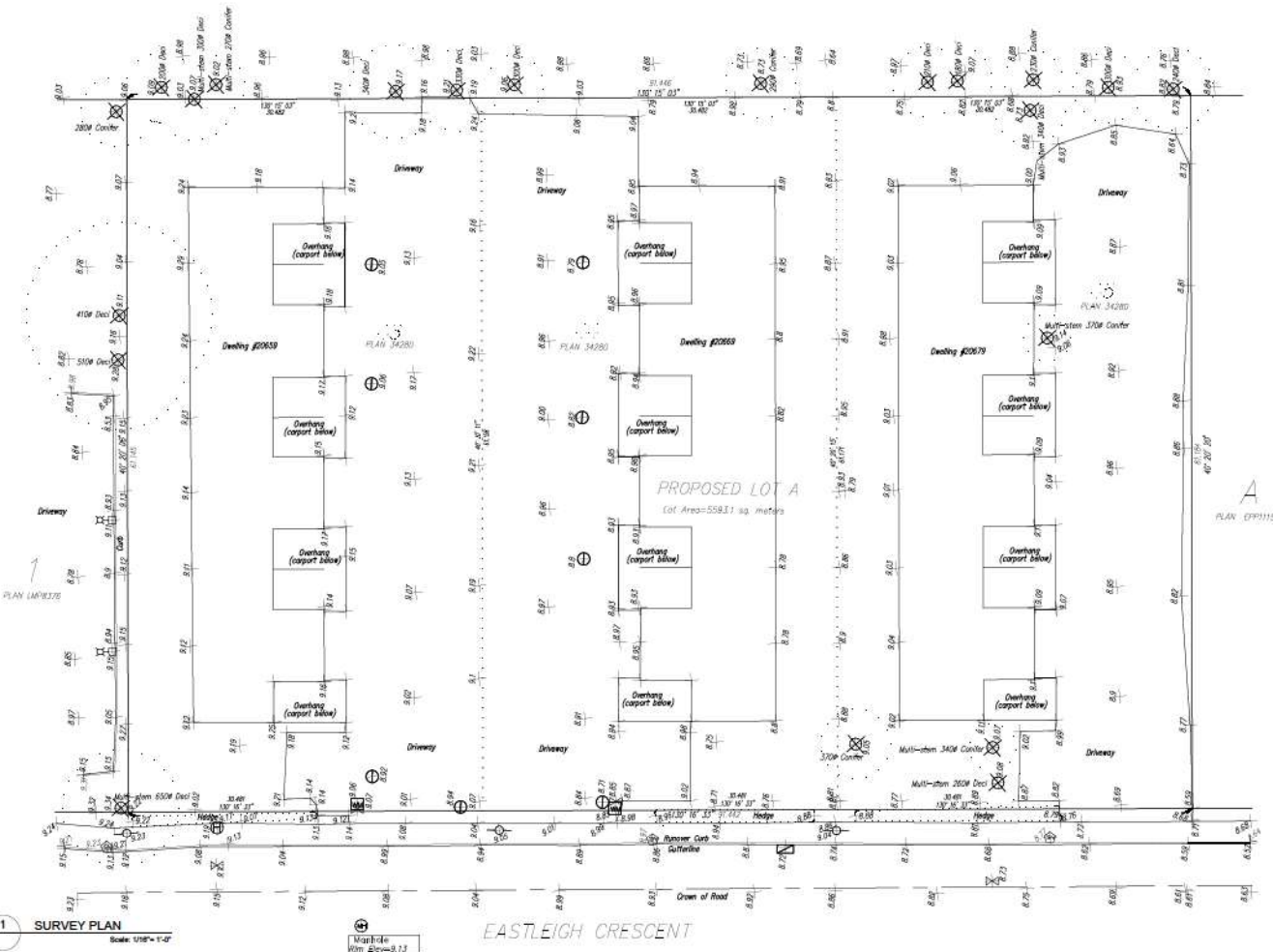


The intended plot size of this plan is 610mm wide by 457mm in height
(A1/C 1:250) when plotted at a scale of 1:250.
All Distances And Elevations Are In Meters And Decimals Thereof Unless Otherwise Stated.
Grid bearings and dimensions are derived from Plan 34280

Legend:

- Tree (Diameter in mm and Species)
- Water Valve
- Catch Basin (Square)
- Catch Basin (Round)
- Water Meter
- Fire Hydrant
- Power Pole
- Sign
- Manhole

DYAC ADDRESS
20659, 20668 & 20679 Eastleigh Crescent,
Langley, B.C.
R1: 003-000-513 (Lot 43)
003-000-525 (Lot 44)
003-000-477 (Lot 45)



Notes:
Information shown herein is for municipal purposes only
and is for the exclusive use of the owner.
All rights reserved. No person may copy, reproduce,
retransmit, alter, distribute, or otherwise use this
document in whole or in part without the prior written
consent of the undersigned.
The property may be subject to the following charges:
R259C.

Boundary Survey:
Elevations are referenced to
Geoidetic Datum (CAGD85/AD2011)

This is certified correct and is valid only with respect
to the improvements as shown herein and located on
the 27th day of June, 2022.

ELC L.S.
LIVING YUAN
This Document is Not Valid Unless
Originally Signed And Sealed



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2023-07-10



ISSUES	DATE
4	JUL 16, 2023
3	JUN 1, 2023
2	FEB 27, 2023
1	

PROJECT NUMBER	AWM
DRAWN BY	PC
CHECKED BY	PI

PROJECT
EVERGREEN RESIDENCES
20659, 20668, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
SURVEY PLAN

DRAWING No.

A1.01

20760

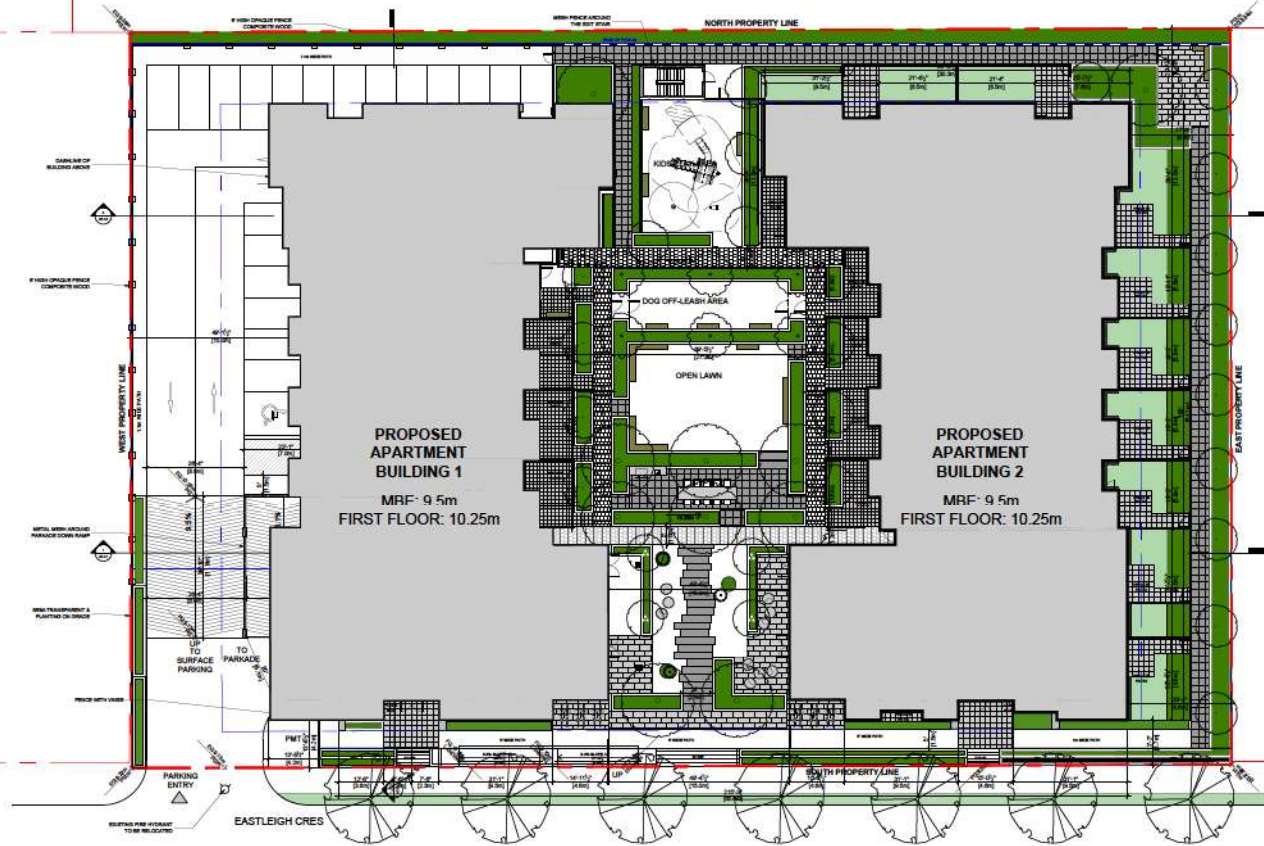
20771

5677



NEIGHBOUR BUILDING
20645 EASTLEIGH CRES

NEIGHBOUR DEVELOPMENT
20695 EASTLEIGH CRES



EASTLEIGH CRES

1 SITE PLAN
Scale: 1/16" = 1'-0"



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2023-07-10



ADMIRAL
OPERATIONS
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ISSUES	DATE
4	
3	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
1	ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION

DATE
JUL 16, 2023
JUN 2, 2023
FEB 27, 2023

PROJECT NUMBER	AKM
DRAWN BY	PC
CHECKED BY	PV

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PROJECT
EVERGREEN RESIDENCES
20650, 20652, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE

SITE PLAN

DRAWING No.

A1.02

ZONING STATISTICS

Civic Address	20659, 20669, 20679 Eastleigh Cres., Langley, BC		
Legal Description	PID: 003-860-515 Plan 34280 Lot 43		
	PID: 002-043-955 Plan 34280 Lot 44		
	PID: 002-043-971 Plan 34280 Lot 45		
Existing Zoning	RM1 Multiple Residential Low Density		
Proposed Zoning	CD (Based on RM3 Multiple Residential High Density)		
Site Area		m2	sq.ft
		5593.1	60184
Site Average Grade	8.95m		
Zoning Requirement	Required	Proposed	
Lot Coverage	40%	Building 1 (west): 1224 m2 Building 2(east):1224 m2 Total: 2448 m2 (43%)	
	2237.2 m2 or 24073.6 sq.ft		
FAR	2.100	2.100	
Gross Floor Area	2.100 x 5593.1=11745.5m2	11745 m2	
Building Height	6 Storeys	6 Storeys	
Setbacks	Required	Proposed	
South Front	3.0m	3.7m	
North Rear	6.0m	6.0m	
West Side	7.5m	11.7m	
East Side	7.5m	8.7m	
Number of Units	198 Units / Hectare (80 Units / Ac.)	171 units	
Adaptable Units	20% of Total Units 20% x 171=34 units	34 units	
Rental Units	21 units Required	21 units	
Amenity Space	Required	Proposed	
	minimum of 3 m2 per unit, of which at least 1 m2/unit indoor and 1 m2/unit outdoor	m2	sq.ft
	Indoor: 1.0 m2 /unit x 171 units=171 m2	171.0	1840
	Outdoor: 2.0 m2 /unit x 171units=342 m2	468.1	5039
Open Space	N/A	1048.8 m2 (18.7%)	
Parking Requirement	Required	Provided	
1 Bedroom	1.0 / unit x 44 units	44	217
1 Bedroom + Den	1.0 / unit x 47 units	47	
2 Bedroom	1.25 / unit x 80 units	100	
Visitors Parking	0.15 / unit x 171 units	25.65	
Total Required		216.7	
Including			
Accessible Stalls	5% of total required spaces	10.8	11.0
Small Car Spaces	maximum 60%	130.2	129.0
Parking Stall Dimensions	Required	Provided	
	Regular Car: 2.6m W x 5.5m L with 6.0m aisle Small Car: 2.4m W x 4.9m L with 6.0m aisle Drive Aisle: 6.0m	Regular Car: 2.6m W x 5.5m L Small Car: 2.4m W x 4.9m L Drive aisle: 6.0m	
Bicycle Parking Requirement	Required	Provided	
Class I	0.5 Spaced per Unit x 171 units	85.5	88 Class I
Class II	6 stalls per building x 2 buildings	12	12 Class II
All bicycle rooms will have electrical connections			
Garbage	Required	Provided	
Based on Metro Vancouver Technical Specifications for Recycling Amenities		m2	m2
Multi-family minimum centralized garbage & recycling storage space	0.31 per units + 8m2	61.01	92 m2
Including Recycling Storage	0.16 per units + 5m2	32.36	
Flex space for bulky item	0.5 x total Garbage Space	30.505	
Total		91.515	
Storage Lockers	Required	Provided	
	3.15m2 /unit	3.15m2 /unit or	33.9 sq.ft /unit

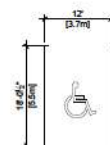
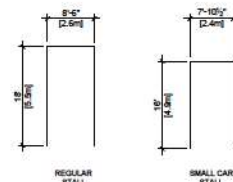
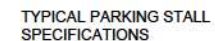
Gross Floor Area Breakdown by Level		Floor Area Exclusion			SQ.FT
	Total Floor Area measured from the outermost exterior wall	Elec	Open to below	storage locker 33.9 sq.ft per unit	Gross Floor Area
Lv1	19348	-1400	0	-644.1	17948
Lv2	24966	-120	-720	-1084.8	24126
Lv3	24181	-120	0	-1084.8	24061
Lv4	24181	-120	0	-1084.8	24061
Lv5	21126	-120	0	-949.2	21006
Lv6	21126	-120	0	-949.2	21006
Total	134928	-2000	-720	-5796.9	126411.1
FAR					2.100

Parking Breakdown		
Parkade	Small Car Stall	120
	Regular Stall	61
	Accessible Stall	10
Total Parking Provided in Parkade		191
Surface Parking	Small Car Stall	4
	Regular Stall	22
	Accessible Stall	1
Total Parking Provided on Surface		27
Total Provided		218

Floor Areas and Unit Number Breakdown (unit: sq.ft)											
	Circulation	Indoor Amenity	Residential Units						Total # of Unit	Residential Subtotal	Total
			1BR		1BR+DEN		2BR				
			Floor Area	unit#	Floor Area	unit#	Floor Area	unit#			
Lv1	3505	1840	2228	4	4200	7	6175	8	19	12603	17948
Lv2	2520	0	4456	8	4800	8	12350	16	32	21606	24126
Lv3	2305	0	4456	8	4800	8	12500	16	32	21756	24061
Lv4	2305	0	4456	8	4800	8	12500	16	32	21756	24061
Lv5	2180	0	4456	8	4800	8	9570	12	28	18826	21006
Lv6	2180	0	4456	8	4800	8	9570	12	28	18826	21006
Subtotal	14995	1840	24508	44	28200	47	62665	80	171	115373	132208
Percentage			53.2%						46.8%		
								Locker Storage	5796.9	after exclusion	126411.1
										FAR	2.100

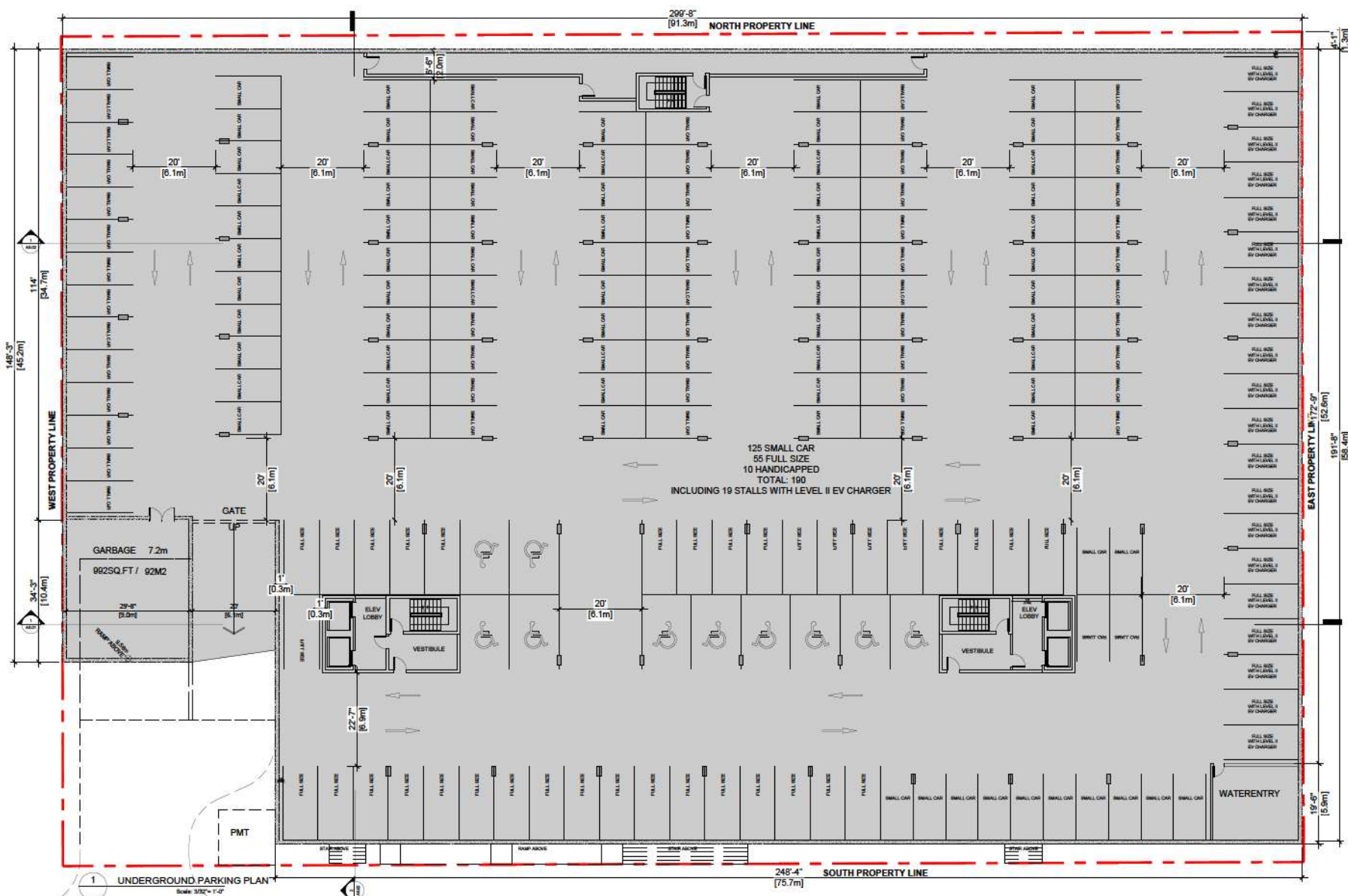
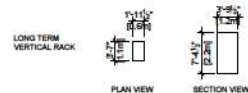
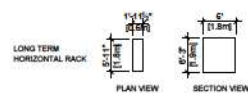
Unit Breakdown						
Unit	Number of Unit	Percentage	Unit type	Unit Area		Total Area
				sq.ft	sq.meter	sq.ft
A	44	25.7%	1 Bedroom	557	51.7	24508.0
B	45	26.3%	1 Bedroom + Den	600	55.7	27000.0
B1(adaptable)	2	1.2%	2 Bedroom + Den	600	55.7	1200.0
C1	4	2.3%	2 Bedroom	760.0	70.6	3040.0
C1A	1	0.6%	2 Bedroom	735.0	68.3	735.0
C2	1	25.0%	2 Bedroom	735.0	68.3	735.0
C2A	2	1.2%	2 Bedroom	770.0	71.5	1540.0
C2B (adaptable)	4	2.3%	2 Bedroom	780.0	72.5	3120.0
C2C (adaptable)	4	2.3%	2 Bedroom	770.0	71.5	3080.0
C3	2	1.2%	2 Bedroom	780.0	72.5	1560.0
C4	14	8.2%	2 Bedroom	750.0	69.7	10500.0
C5	13	7.6%	2 Bedroom	805.0	74.8	10465.0
C5A	1	0.6%	2 Bedroom	805.0	74.8	805.0
C6	1	25.0%	2 Bedroom	800.0	74.3	800.0
C6A (adaptable)	4	2.3%	2 Bedroom	800.0	74.3	3200.0
C6B	1	0.6%	2 Bedroom	785.0	72.9	785.0
C6C (adaptable)	4	2.3%	2 Bedroom	810.0	75.3	3240.0
C7 (adaptable)	16	9.4%	2 Bedroom	780.0	72.5	12480.0
C8	4	2.3%	2 Bedroom	800.0	74.3	3200.0
C9	4	2.3%	2 Bedroom	845.0	78.5	3380.0
Total	171	100.0%				116373.0

Rental Forecast for 21 Units of Rental						
	Rentable Size	Building	Floor	Type		
Unit 1	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 2	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 3	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 4	1 Bedroom	557	Sq.Ft.	1	2	A
Unit 5	1 Bedroom	557	Sq.Ft.	1	3	A
Unit 6	1 Bedroom	557	Sq.Ft.	1	3	A
Unit 7	1 Bedroom	600	Sq.Ft.	2	2	B
Unit 8	1 Bedroom	600	Sq.Ft.	2	2	B1
Unit 9	1 Bedroom	600	Sq.Ft.	2	3	B1
Unit 10	1 Bedroom	600	Sq.Ft.	2	3	B
Unit 11	2 Bedroom	770	Sq.Ft.	2	1	C2-A
Unit 12	2 Bedroom	800	Sq.Ft.	1	2	C6
Unit 13	2 Bedroom	785	Sq.Ft.	2	2	C6-B
Unit 14	2 Bedroom	805	Sq.Ft.	2	1	C5A
Unit 15	2 Bedroom	805	Sq.Ft.	2	3	C5
Unit 16	2 Bedroom	805	Sq.Ft.	1	3	C5
Unit 17	2 Bedroom	805	Sq.Ft.	1	2	C5
Unit 18	2 Bedroom	805	Sq.Ft.	2	2	C5
Unit 19	2 Bedroom	780	Sq.Ft.	1	1	C3
Unit 20	2 Bedroom	780	Sq.Ft.	2	1	C3
Unit 21	2 Bedroom	735	Sq.Ft.	2	1	C1-A



HANDICAPPED PARKING

TYPICAL BICYCLE PARKING STALL SPECIFICATIONS



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2023-27-19



ISSUES	DATE
4	
3 REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUL 18, 2023
2 REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
1 ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AD61
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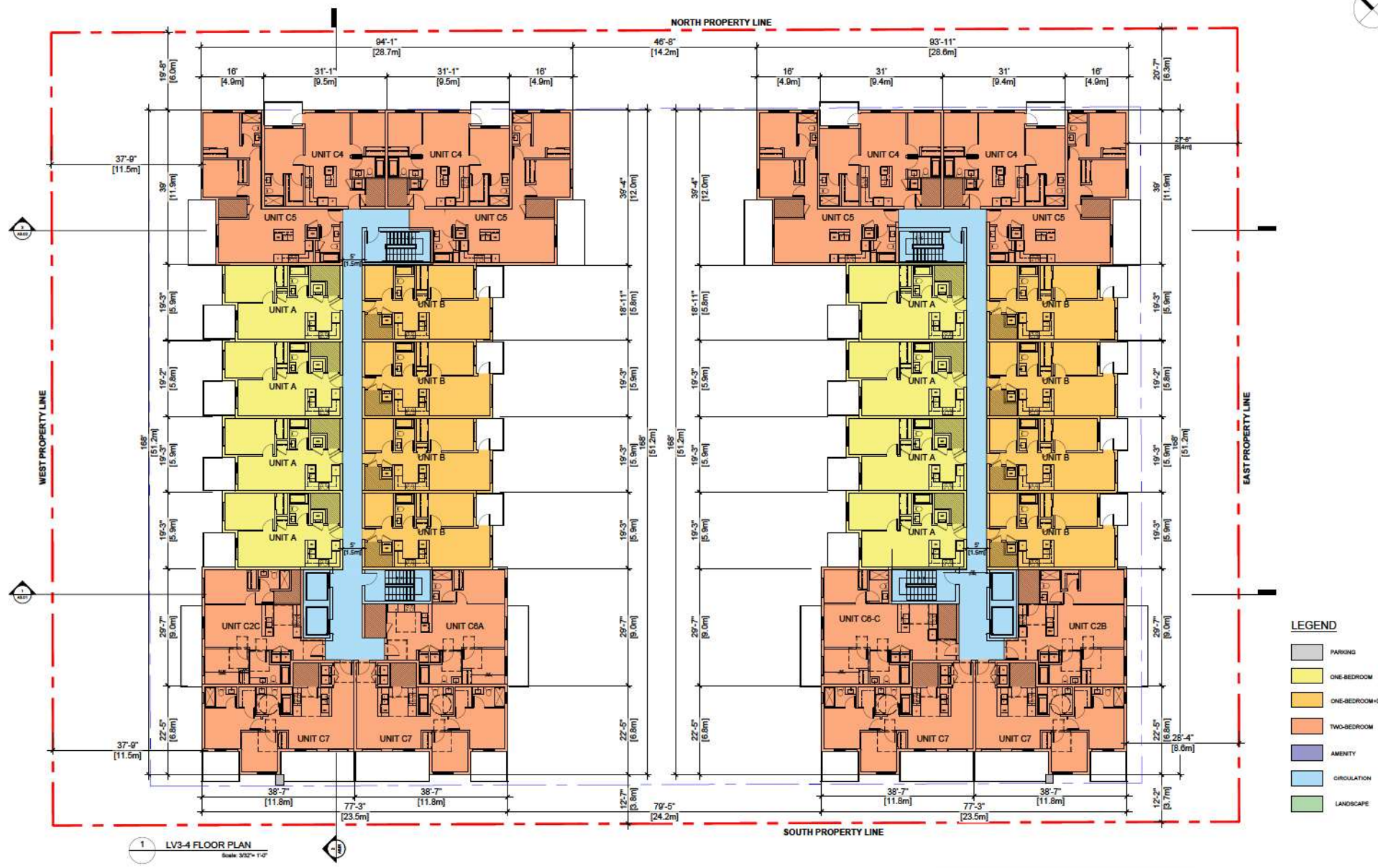
PROJECT
EVERGREEN RESIDENCES
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE

UNDERGROUND PARKING PLAN

DRAWING No.

A2.01



1 LV3-4 FLOOR PLAN
Scale: 3/32" = 1'-0"



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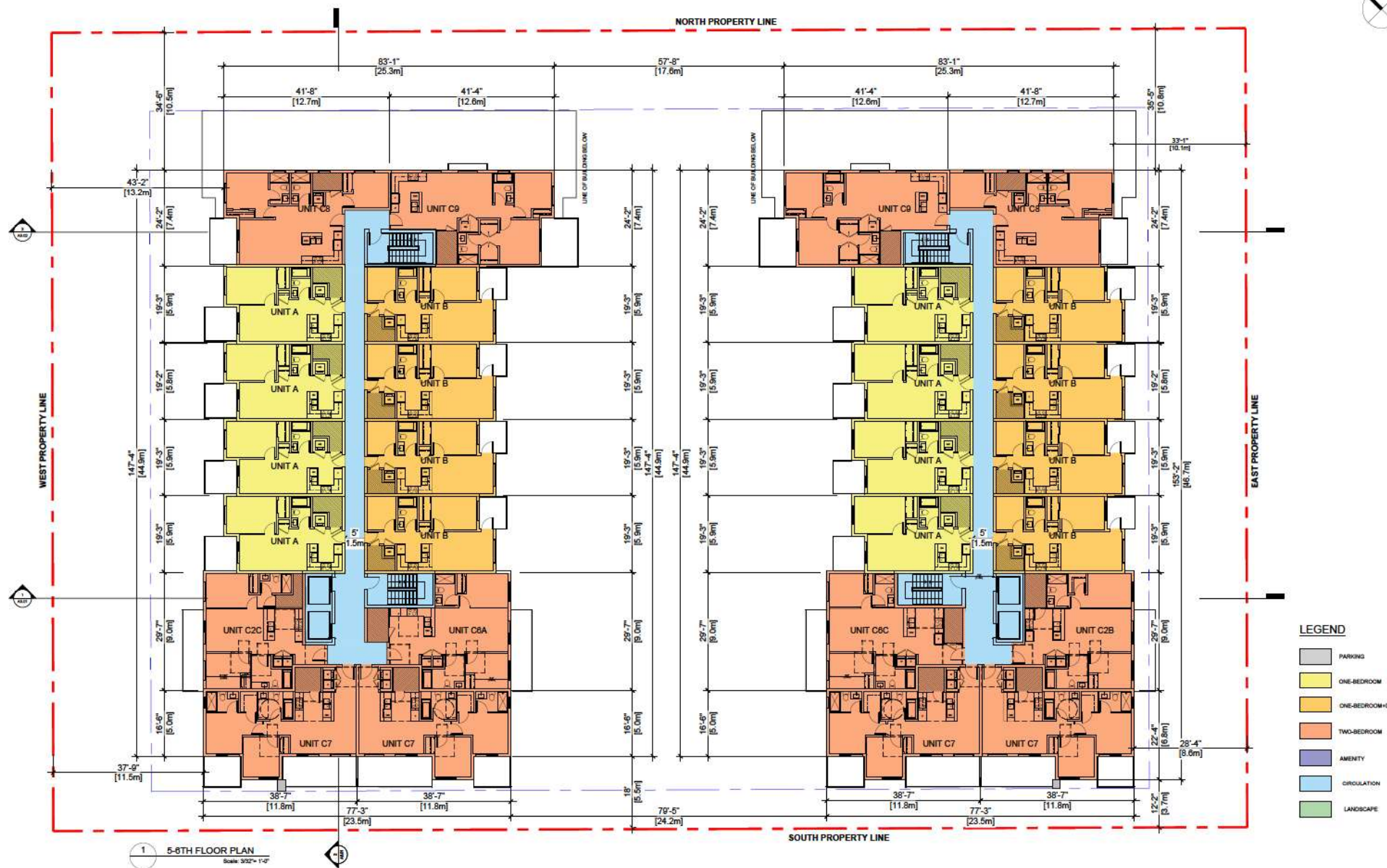
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2	FEB 27, 2023
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PROJECT NUMBER	AM2
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PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	LV3-4 FLOOR PLAN

DRAWING NO.	A2.04
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- LEGEND**
- PARKING
 - ONE-BEDROOM
 - ONE-BEDROOM-DEN
 - TWO-BEDROOM
 - AMENITY
 - CIRCULATION
 - LANDSCAPE



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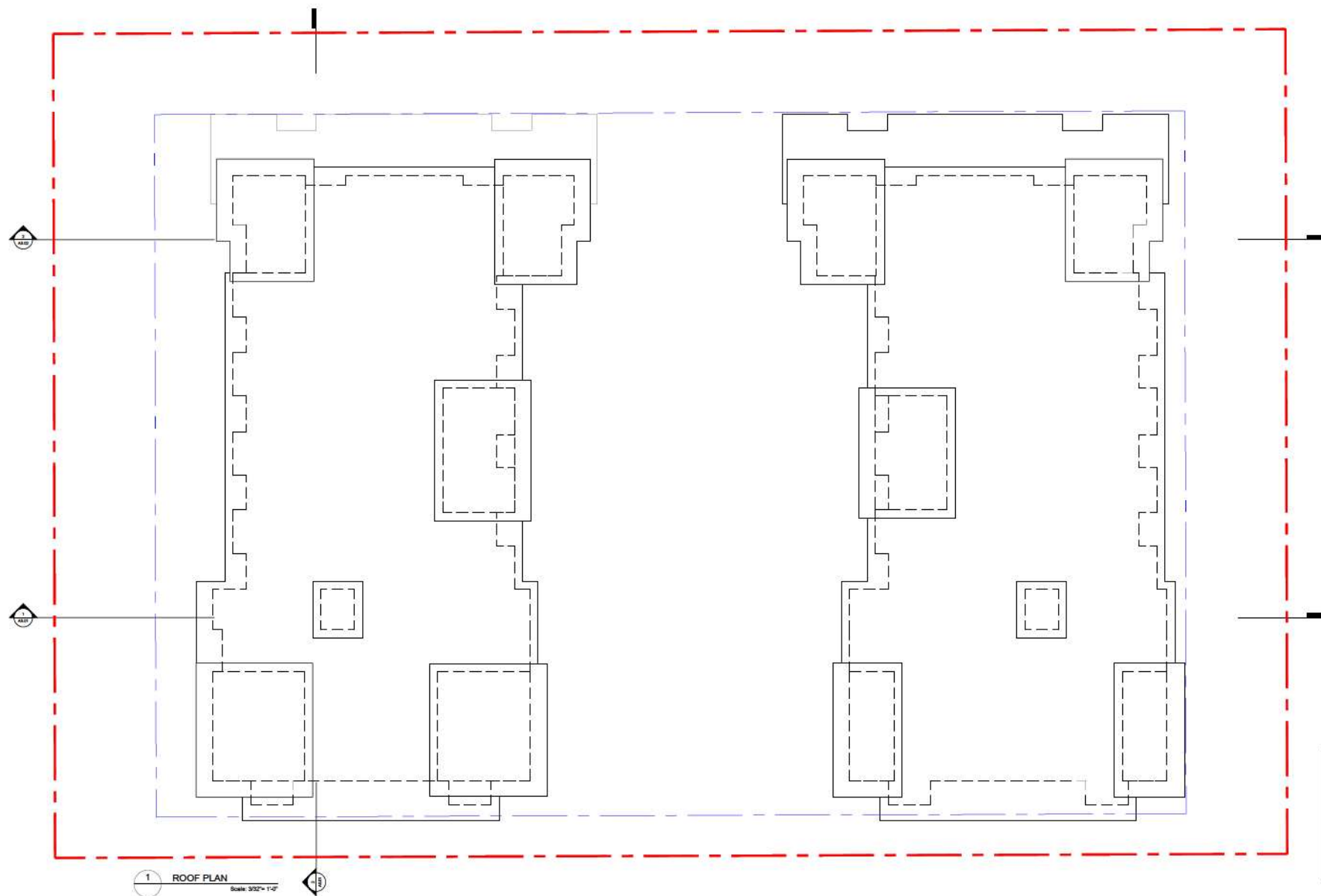
ISSUES	DATE
4	JUL 14, 2023
3	JUN 1, 2023
2	FEB 27, 2023
1	

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	SV

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PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	5-6TH FLOOR PLAN

DRAWING NO.	A2.05
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NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



**pacific
west
architecture**

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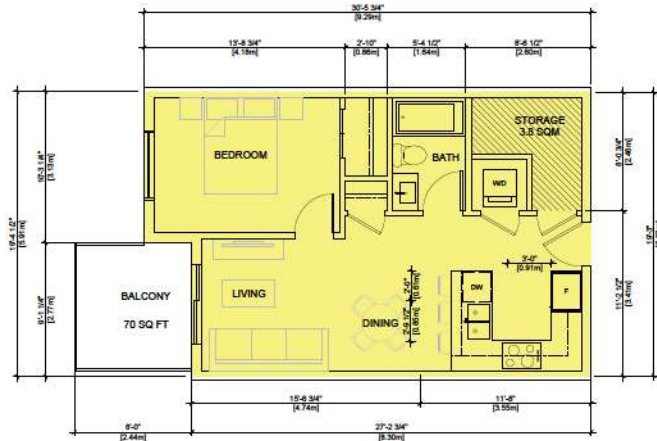
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OPERATIONS**
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ISSUES	DATE
4 1. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
3 2. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
1 1. ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AM0
DRAWN BY	PC
CHECKED BY	PI
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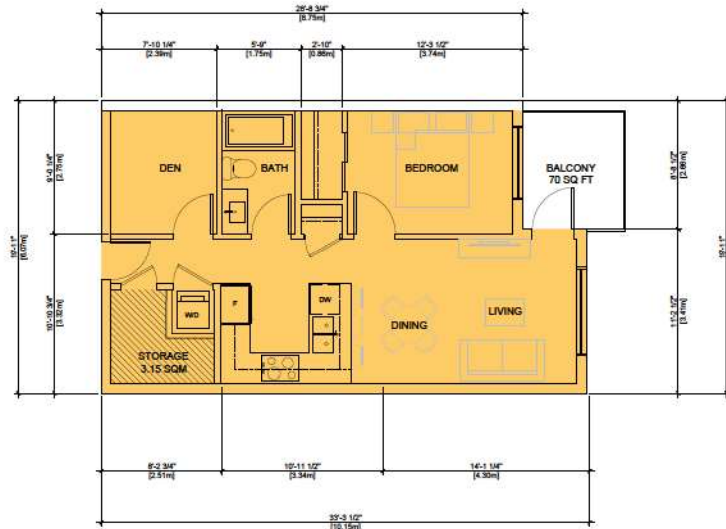
PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	ROOF PLAN

DRAWING NO.	A2.06
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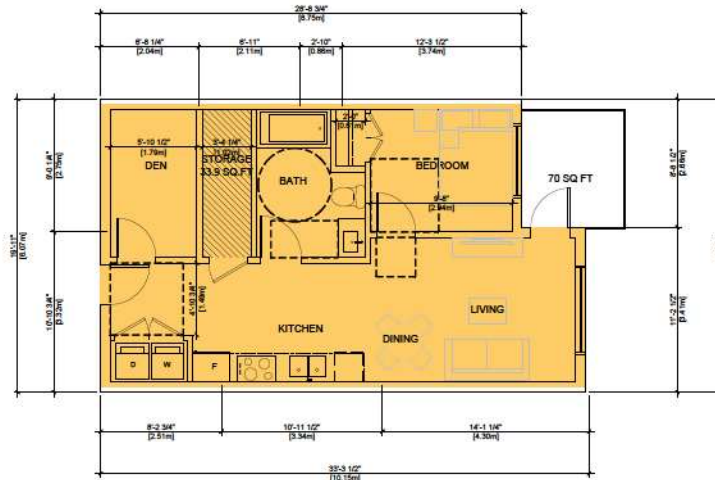
1 TYPE A UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE A	FLOOR AREA
1 BEDROOM	
TOTAL	557 SQ.FT 51.7 m ²
INCLUDING 41.9 SQ.FT (3.80m ²) STORAGE LOCKER	



2 TYPE B UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE B	FLOOR AREA
1 BEDROOM+DEN	
TOTAL	800 SQ.FT 55.7 m ²
INCLUDING 34.1 SQ.FT (3.10m ²) STORAGE LOCKER	



3 TYPE B1 (ADAPTABLE) UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE B1 (ADAPTABLE)	FLOOR AREA
1 BEDROOM+DEN	
TOTAL	800 SQ.FT 55.7 m ²
INCLUDING 34.1 SQ.FT (3.10m ²) STORAGE LOCKER	



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2023-07-10



ADMIRAL
OPERATIONS
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ISSUES	DATE
4	AJ. 14, 2023
3	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AMS
DRAWN BY	PC
CHECKED BY	PI

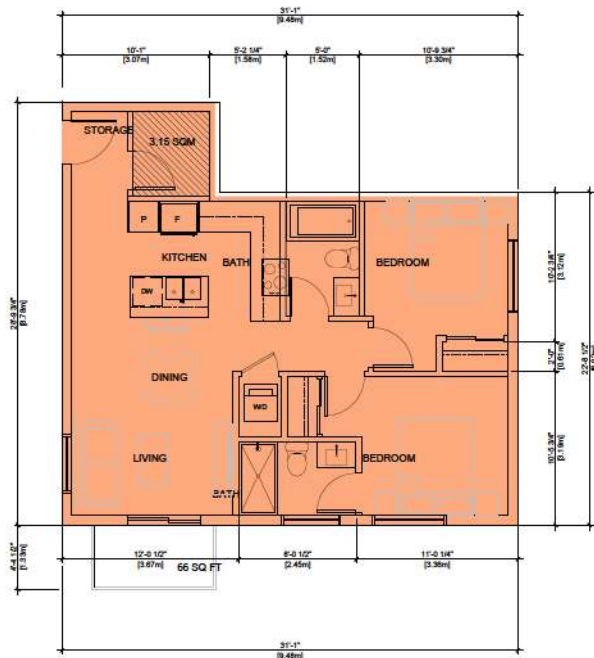
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PROJECT
EVERGREEN RESIDENCES
20659, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

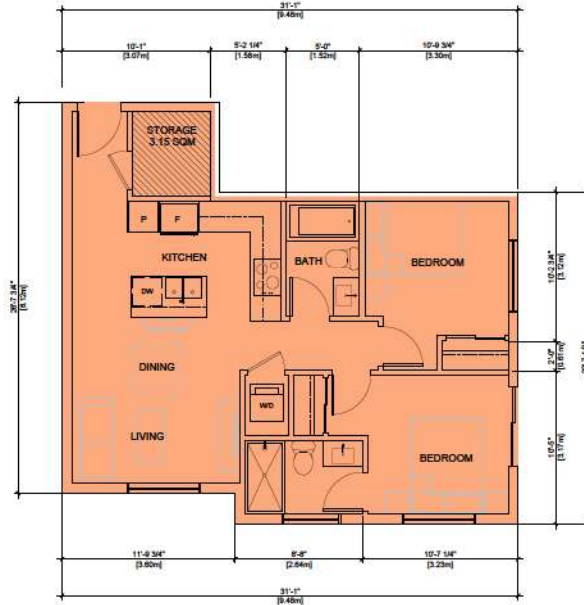
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A3.00



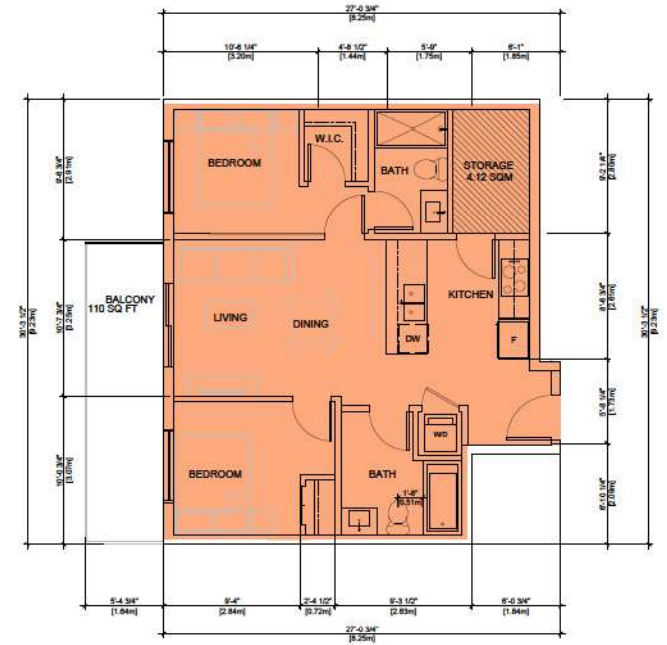
1 TYPE C1 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C1		FLOOR AREA
2 BEDROOM		
TOTAL	760 SQ.FT	70.6 m ²
INCLUDING 33.9 SQ.FT (3.15m ²) STORAGE LOCKER		



2 TYPE C1A UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C1A		FLOOR AREA
2 BEDROOM		
TOTAL	735 SQ.FT	68.3 m ²
INCLUDING 33.9 SQ.FT (3.15m ²) STORAGE LOCKER		



3 TYPE C2 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C2		FLOOR AREA
2 BEDROOM		
TOTAL	735 SQ.FT	68.3 m ²
INCLUDING 46.1 SQ.FT (4.12m ²) STORAGE LOCKER		



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ISSUES	DATE
4	JUL 14, 2023
3	JUN 1, 2023
2	FEB 27, 2023
1	

PROJECT NUMBER	AM3
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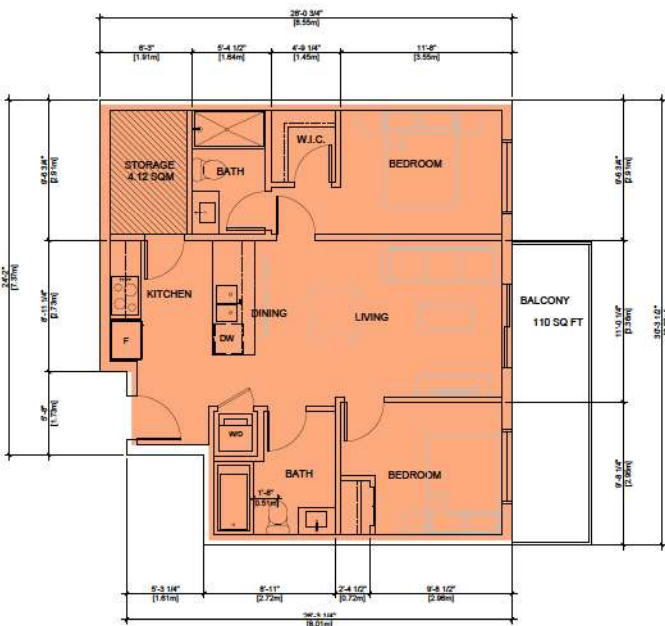
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PROJECT
EVERGREEN RESIDENCES
20659, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

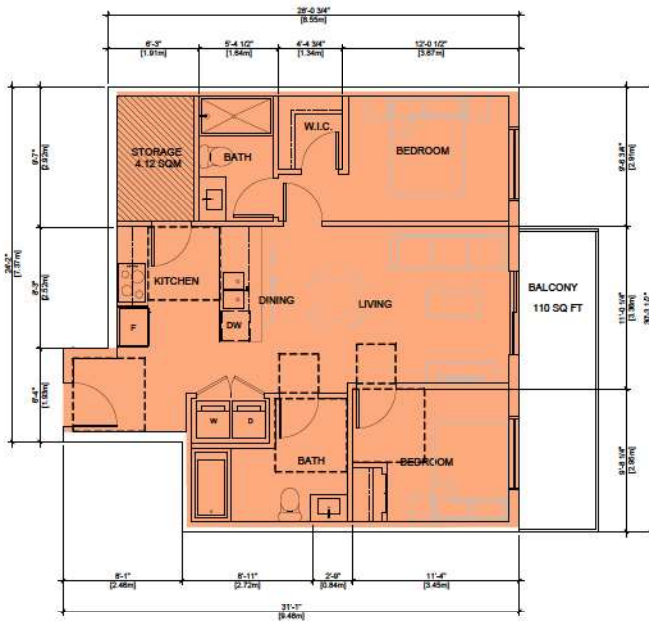
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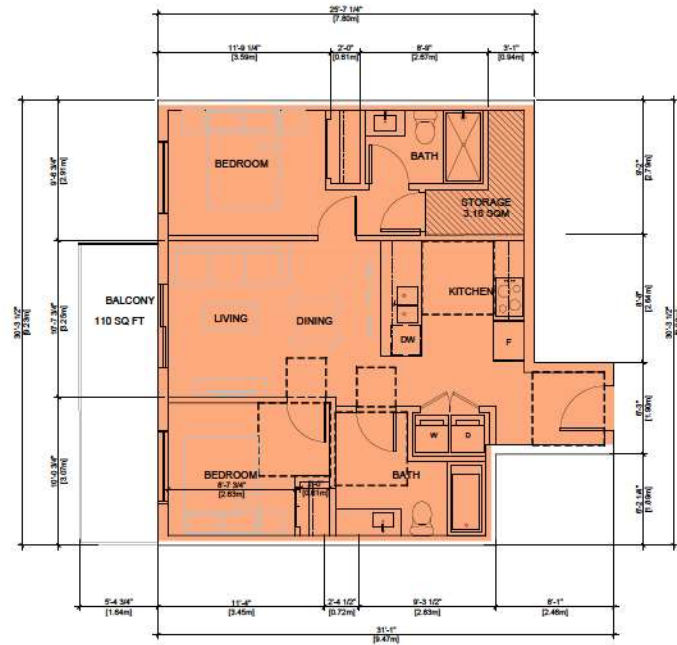
1 TYPE C2A UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C2A	FLOOR AREA	
2 BEDROOM		
TOTAL	770 SQ.FT	71.5 m ²
INCLUDING 44.1 SQ.FT (4.12m ²) STORAGE LOCKER		



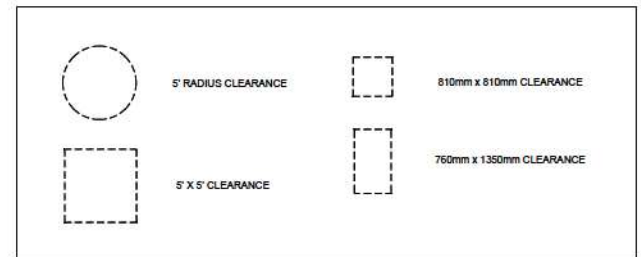
2 TYPE C2B UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C2B	FLOOR AREA	
2 BEDROOM (adaptable unit)		
TOTAL	780 SQ.FT	72.5 m ²
INCLUDING 44.1 SQ.FT (4.12m ²) STORAGE LOCKER		



3 TYPE C2C UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C2C	FLOOR AREA	
2 BEDROOM (adaptable unit)		
TOTAL	770 SQ.FT	71.5 m ²
INCLUDING 34.2 SQ.FT (3.18m ²) STORAGE LOCKER		



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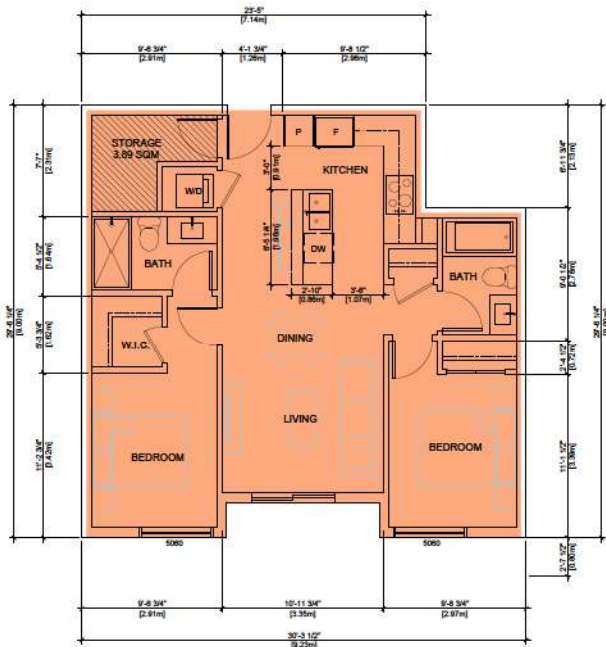
ADMIRAL
OPERATIONS
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ISSUES	DATE
4	JUL 14, 2023
3	JUN 1, 2023
2	FEB 27, 2023
1	

PROJECT NUMBER	AMS
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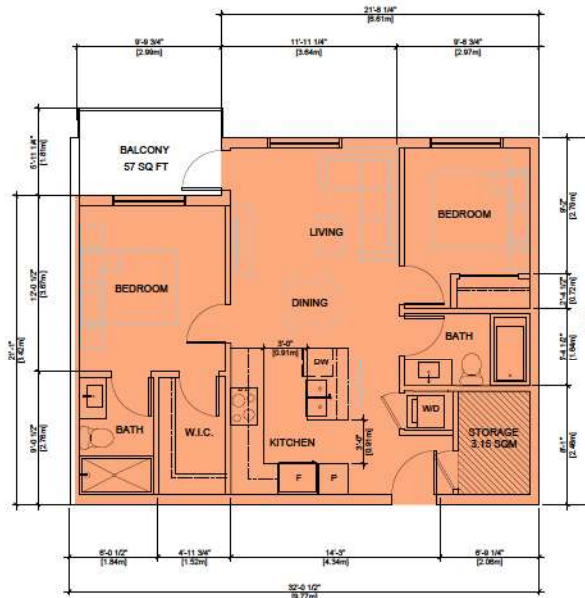
PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNIT PLAN

DRAWING NO.	A3.02
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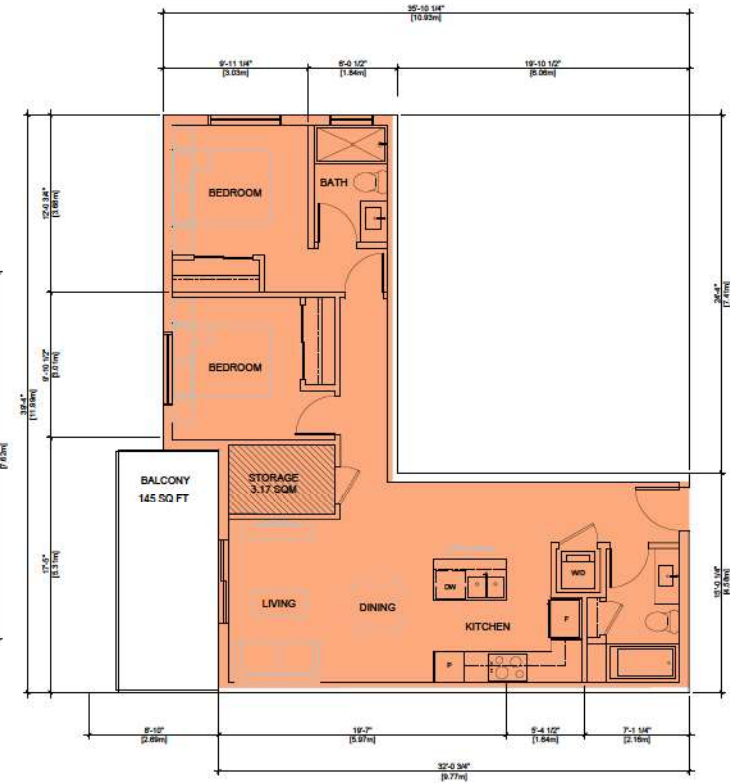
1 TYPE C3 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C3	FLOOR AREA	
2 BEDROOM		
TOTAL	780 SQ. FT	72.5m ²
INCLUDING 41.9 SQ. FT (3.89m ²) STORAGE LOCKER		



2 TYPE C4 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C4	FLOOR AREA	
2 BEDROOM		
TOTAL	750 SQ. FT	69.7 m ²
INCLUDING 34.0 SQ. FT (3.15m ²) STORAGE LOCKER		



3 TYPE C5 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C5	FLOOR AREA	
2 BEDROOM		
TOTAL	805 SQ. FT	74.8 m ²
INCLUDING 34.2 SQ. FT (3.17m ²) STORAGE LOCKER		



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4	JUL 14, 2023
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1	FEB 27, 2023

1. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3. REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION

PROJECT NUMBER	AMS
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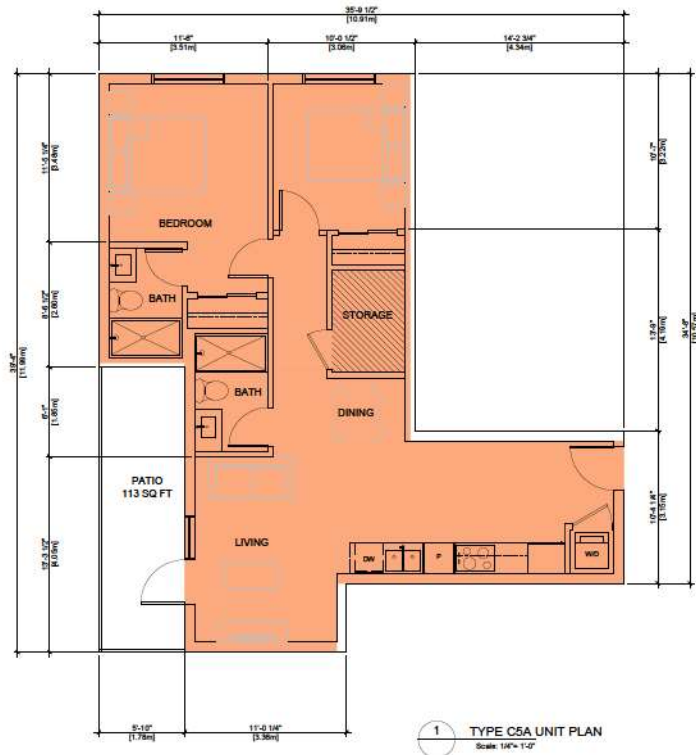
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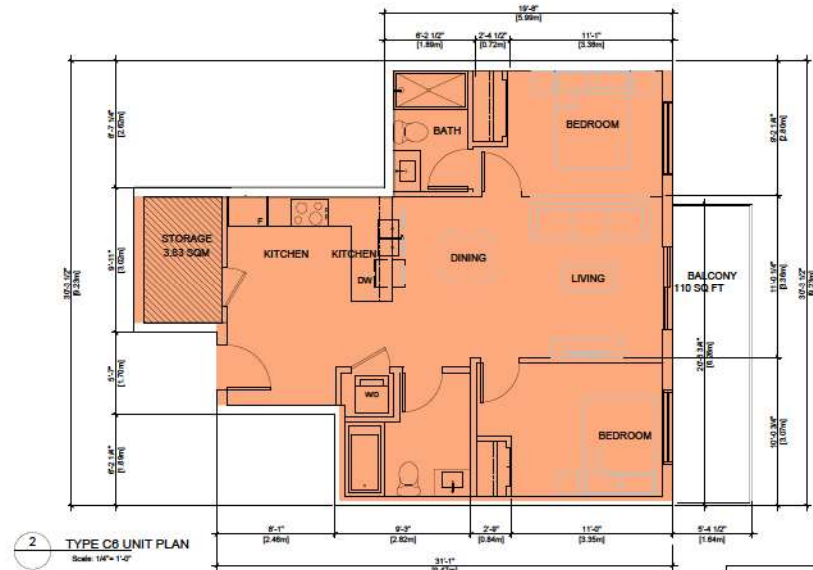
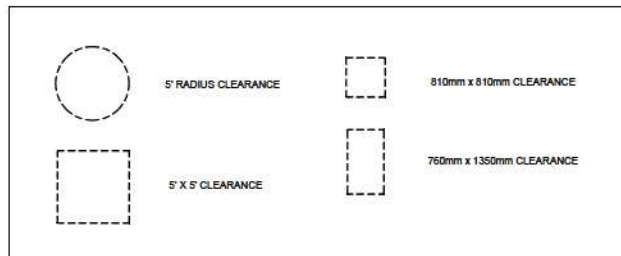
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UNIT PLAN

DRAWING NO.

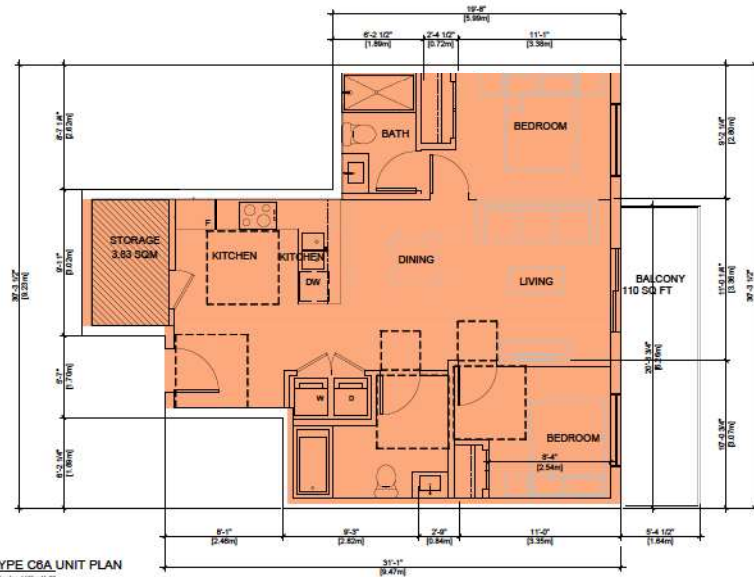
A3.03



UNIT TYPE C5A FLOOR AREA		
2 BEDROOM		
TOTAL	805 SQ.FT	74.8 m ²
INCLUDING 34.2 SQ.FT (3.17m ²) STORAGE LOCKER		



UNIT TYPE C6 FLOOR AREA	
2 BEDROOM	
TOTAL	800 SQ.FT 74.3 m ²
INCLUDING 41.2 SQ.FT (3.83m ²) STORAGE LOCKER	



UNIT TYPE C6A FLOOR AREA	
2 BEDROOM/ADAPTABLE UNIT	
TOTAL	800 SQ.FT 74.3 m ²
INCLUDING 41.2 SQ.FT (3.83m ²) STORAGE LOCKER	



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PROJECT NUMBER	AM3
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CHECKED BY	SV

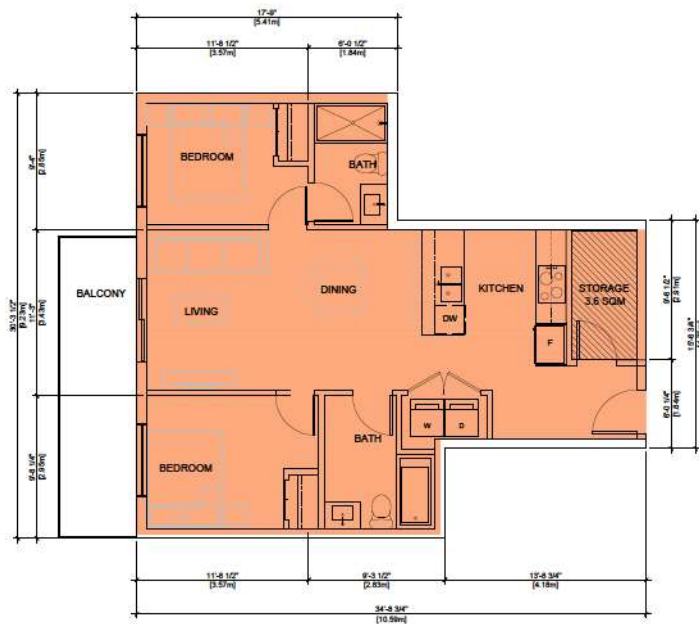
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DRAWING TITLE
UNIT PLAN

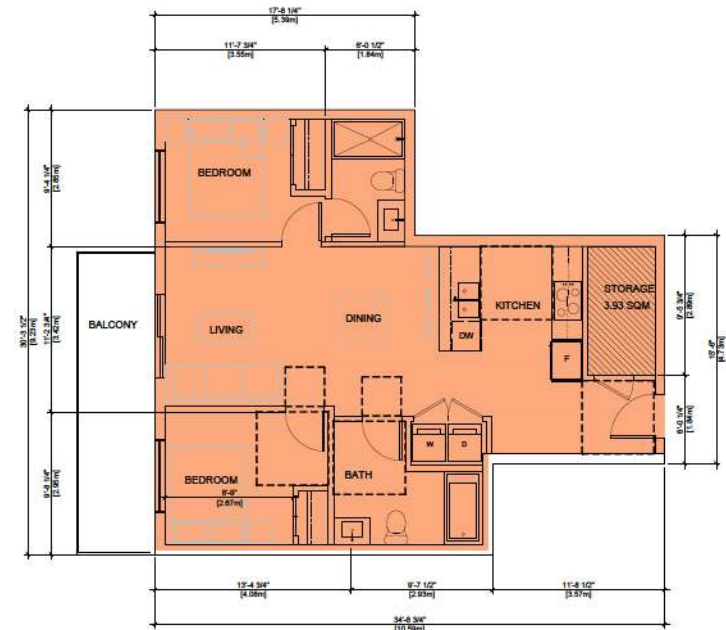
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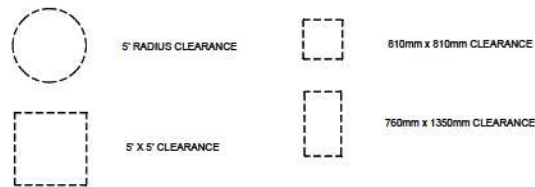
1 TYPE C6B UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C6B	FLOOR AREA	
2 BEDROOM		
TOTAL	785 SQ.FT	72.9 m ²
INCLUDING 38.8SQ.FT (3.6m ²) STORAGE LOCKER		



2 TYPE C6C UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C6C	FLOOR AREA	
2 BEDROOM (ADAPTABLE UNIT)		
TOTAL	810 SQ.FT	75.3 m ²
INCLUDING 42.3SQ.FT (3.93m ²) STORAGE LOCKER		



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4	JUL 14, 2023
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2	FEB 27, 2023
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PROJECT NUMBER	AMS
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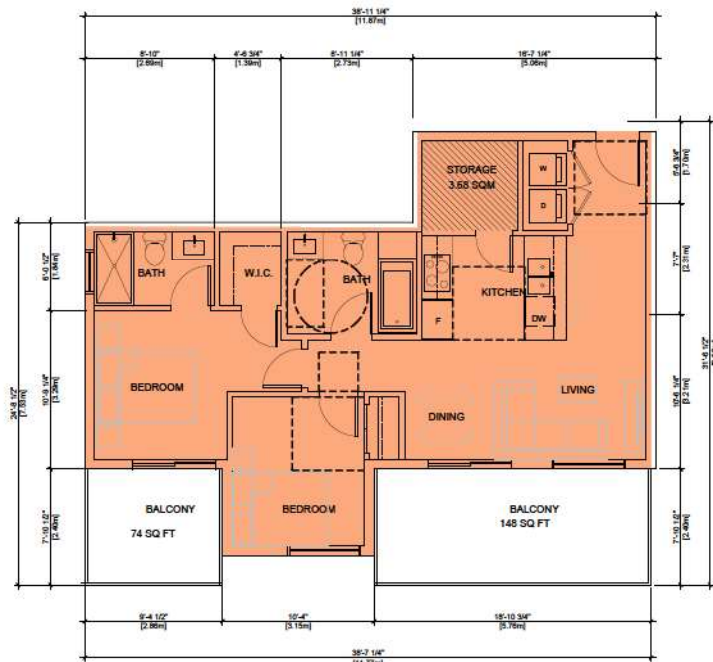
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PROJECT
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20659, 20623, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

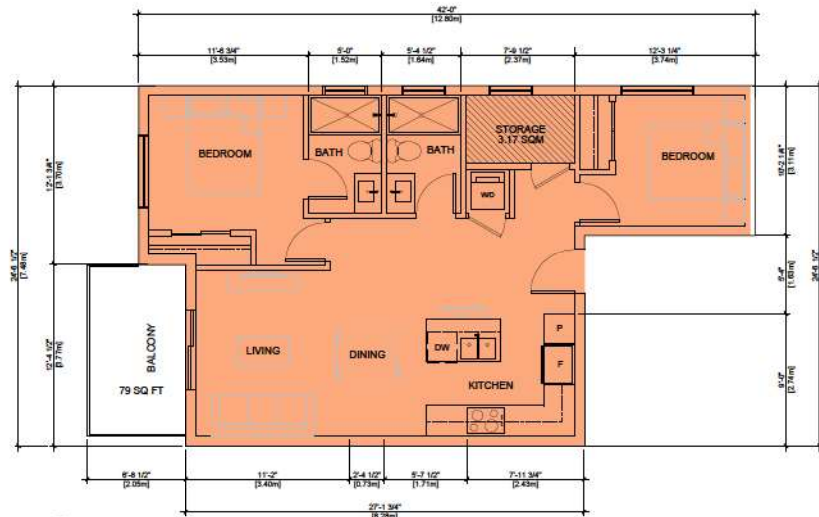
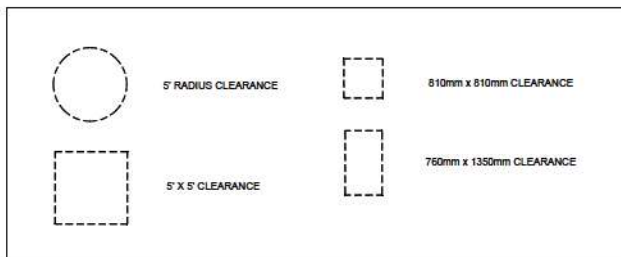
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1 TYPE C7 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C7		FLOOR AREA
2 BEDROOM (ADAPTABLE UNIT)		
TOTAL	780 SQ. FT	72.5 m ²
INCLUDING 49.25 SQ. FT (4.57 m ²) STORAGE LOCKER		



2 TYPE C8 UNIT PLAN
Scale: 1/8" = 1'-0"

NOTE:
THE WALLS BETWEEN UNIT C8 AND C9 WILL
BE BUILT TO EXCEED THE SOUND
ATTENUATION REQUIREMENT OF
THE LATEST BC BUILDING CODE.

UNIT TYPE C8		FLOOR AREA
2 BEDROOM		
TOTAL	800 SQ. FT	74.3 m ²
INCLUDING 34.2 SQ. FT (3.17 m ²) STORAGE LOCKER		



3 TYPE C9 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C9		FLOOR AREA
2 BEDROOM		
TOTAL	845 Q. FT	78.5 m ²
INCLUDING 41.9 SQ. FT (3.89 m ²) STORAGE LOCKER		



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ISSUES	DATE
4	
3	REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION
2	REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION
1	ISSUED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION

DATE
JUL 14, 2023
JUN 1, 2023
FEB 27, 2023

PROJECT NUMBER	AMS
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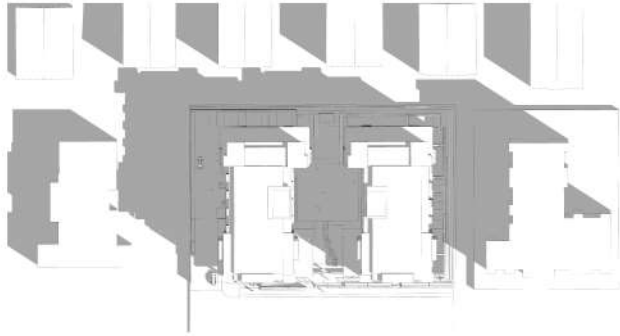
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PROJECT
EVERGREEN RESIDENCES
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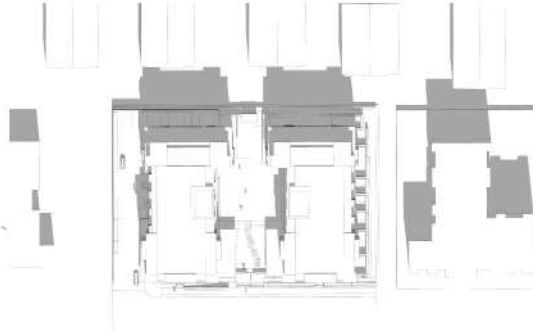
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UNIT PLAN

DRAWING NO.

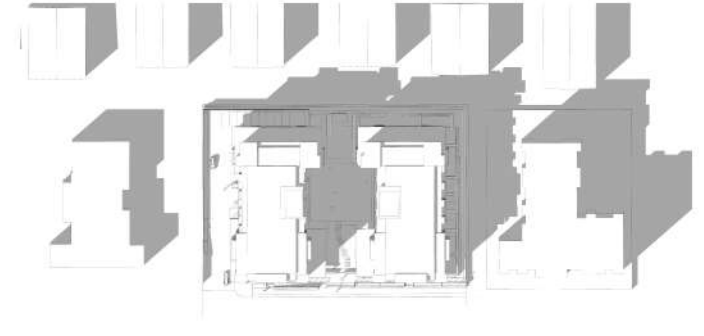
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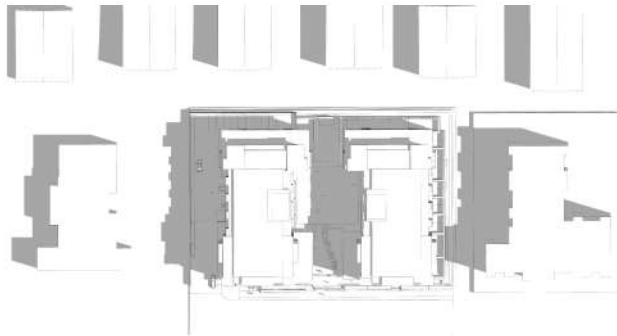
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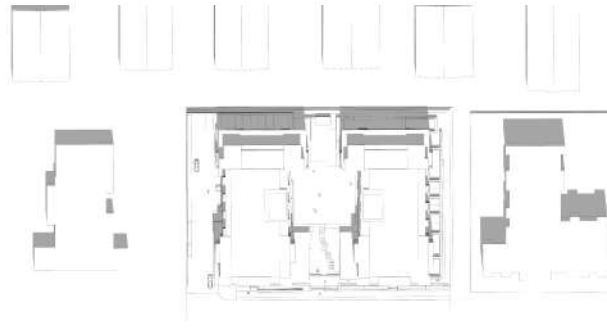
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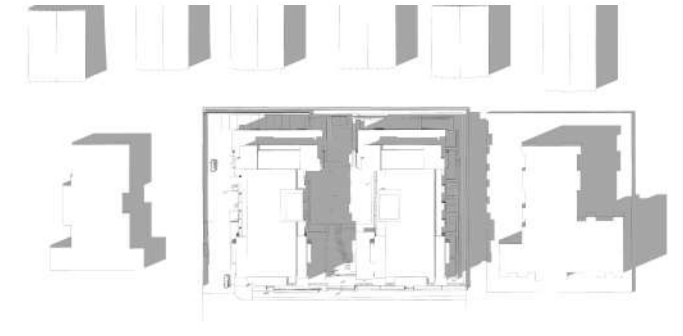
MAR 21, 3:00PM



JUN 21, 9:00AM



JUN 21, 12:00PM



JUN 21, 3:00PM



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ISSUES	DATE
1. REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
2. REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
3. REVISED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMB
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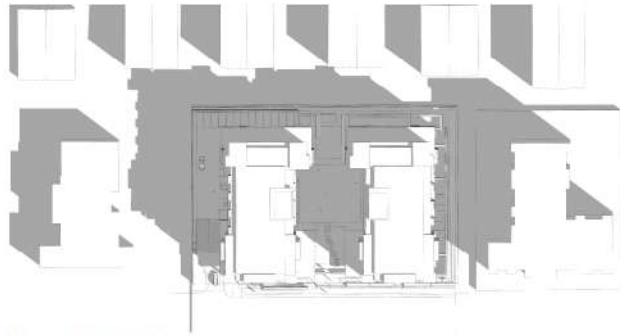
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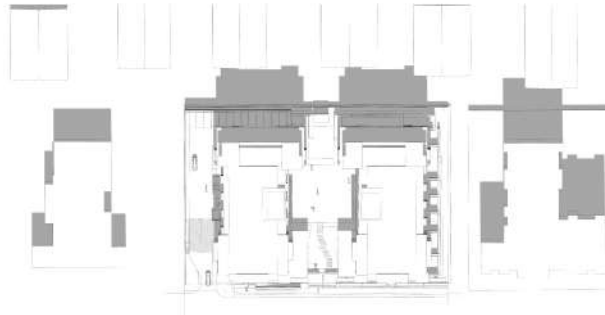
DRAWING TITLE
SHADOW ANALYSIS

DRAWING NO.

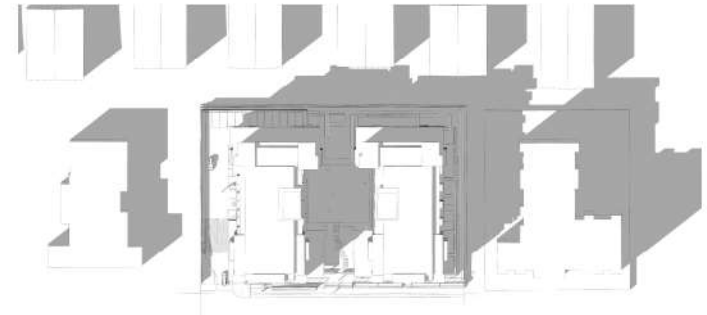
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SEP 23, 9:00AM



SEP 23, 12:00PM



SEP 23, 3:00PM



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ISSUES	DATE
4	
1. RESUBMITTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
2. RESUBMITTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
1. SUBMITTED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMB
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
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DRAWING TITLE
SHADOW ANALYSIS

DRAWING NO.

A6.02



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES-
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES-
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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ISSUES	DATE
4	
1	REDESIGNED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION JUL 14, 2023
2	REDESIGNED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION JUN 1, 2023
3	REDESIGNED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION FEB 27, 2023

PROJECT NUMBER	AM5
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PROJECT
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DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.01



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.02



1 BUILDING 1 WEST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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Email: info@pwaarchitecture.com
www.pwaarchitecture.com



ISSUES	DATE
4	JUL 14, 2023
1	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AM0
DRAWN BY	PC
CHECKED BY	PI

PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.03
-------------	-------



1 BUILDING 1 EAST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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2023-07-10



ADMIRAL
OPERATIONS
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ISSUES	DATE
4	
1	JUL 14, 2023
2	JUN 1, 2023
3	FEB 27, 2023

PROJECT NUMBER	AM0
DRAWN BY	PC
CHECKED BY	PI

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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.04



1 BUILDING 2 WEST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES- COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
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NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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ISSUES	DATE
4	JUL 14, 2023
1	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AM5
DRAWN BY	PC
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.05



1 BUILDING 2 EAST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR

NOTE

- HIGH-ALBEDO ROOF SHOULD BE PROVIDED
- STEPPED-BACK ROOFS SHALL BE BUILT WITH LIGHT-COLOURED HIGH-REFLECTIVITY ROOF MATERIALS.



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ISSUES	DATE
4	JUL 14, 2023
1	JUN 1, 2023
1	FEB 27, 2023

PROJECT NUMBER	AM0
DRAWN BY	PC
CHECKED BY	PI

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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.06
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1 PERSPECTIVES
Scale: NTS



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2023-07-10



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ISSUES	DATE
1. ISSUED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	JUL 14, 2023
2. REVISED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	JUN 8, 2023
3. ISSUED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER	AMB
DRAWN BY	PC
CHECKED BY	PI
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	3D PERSPECTIVES

DRAWING NO.	A6.03
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1 PERSPECTIVES
Scale: NTS



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2023-07-10



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ISSUES	DATE
4	JUL 14, 2023
3	JUN 8, 2023
2	FEB 27, 2023
1	

1. ISSUED FOR REDLINING AND
DEVELOPMENT PERMIT APPLICATION
2. ISSUED FOR REDLINING AND
DEVELOPMENT PERMIT APPLICATION
3. ISSUED FOR REDLINING AND
DEVELOPMENT PERMIT APPLICATION

PROJECT NUMBER	AMB
DRAWN BY	PC
CHECKED BY	PI

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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

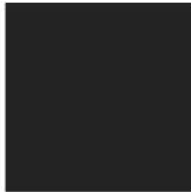
DRAWING TITLE
3D PERSPECTIVES

DRAWING NO.

A6.04

MATERIAL LEGEND

- 1 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY
- 2 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE
- 3 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE
- 4 CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN
- 5 METAL SIDING, COLOUR: RED CEDAR
- 6 STAMPED CONCRETE - COLOR: SILVER CHAIN
- 7 SEALED DOUBLE GLAZED FRENCH DOOR
c/w WOOD TRIM
- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW
c/w WOOD TRIM
- 9 ALUMINUM AND GLASS RAILING, COLOUR: BLACK
- 10 METAL CLADDING, COLOUR: ARCTIC WHITE
- 11 COMMERCIAL PARKING OVERHEAD ENTRY DOOR
- 12 DOUBLE GLAZED THERMAL BROKEN STOREFRONT
WINDOW & DOOR



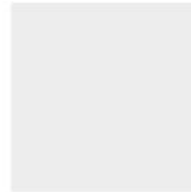
HARDIE PANEL SMOOTH
COLOR: DARK GREY



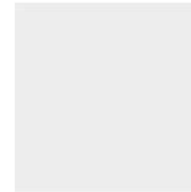
HARDIE PANEL SMOOTH
COLOR: GREY SLATE



ALUMINUM RAILING
COLOUR: BLACK



HARDIE PANEL SMOOTH
COLOR: ARCTIC WHITE



METAL CLADDING
COLOR: ARCTIC WHITE



METAL SIDING
COLOR: RED CEDAR



PAINTED CONCRETE
COLOR: SILVER CHAIN

1 MATERIAL BOARD
Scale: NTS



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ISSUES	DATE
4	JUL 14, 2023
3	JUN 8, 2023
2	JUN 8, 2023
1	FEB 27, 2023

PROJECT NUMBER	AM6
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
MATERIAL BOARD

DRAWING No.

A6.05

LANDSCAPE NOTES

- 1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
- 2. All trees to be staked in accordance with Canadian Landscape Standards.
- 3. Tree caliper shall be a minimum of 50mm.
- 4. All Street Trees to have 2.4m long sections of 450mm ht. root barriers installed between the tree and the sidewalks.
- 5. High efficiency irrigation system complete with weather station, to be provided for all on-site 'Lawn Areas' and 'Planted Areas' shown on the drawing.
- 6. Irrigated areas to be installed as a design build irrigation system from the stub outs provided.
- 7. The irrigation system designed and installed shall be in accordance with the IABC Standards and Guidelines.

BIRD & POLLINATOR SUPPORT

Landscape design and plant selection has been thoughtfully considered to support bird and pollinator habitat. Layered Planting with a variety of texture, height and density has been used and species have been selected to provide the nesting and foraging opportunities for birds and pollinators.

Plant species have been selected to provide material and opportunities for nesting, fruit & seeds as food source, and flowers throughout the growing seasons to provide nectar and support pollination and habitat. Native species and plant diversity that avoids large monocultures will further support a wide range of bird and pollinator species in the area.

MATERIAL LEGEND

HARD LANDSCAPE AREAS

- C.I.P Concrete
Colour: Natural
Broom finish with control joints
- Hydropressed Concrete
Paving Slabs
- Hydropressed Concrete
Paving Slabs
- Basalt Paving Slabs
- Paving Stone Slabs
- Drain Rock
- Japanese Style White Gravel
- Poured in Place Rubber Play Surface
(Colour and Pattern TBD)
- Pea Gravel (Dog Off-Leash Area)

SOFT LANDSCAPE AREAS

- Planted Areas
(In Raised Planters)
- Planting Area
(On grade)
- Sodded Lawn

PLANT LIST

TREES				
SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/PACING
	4	Acer palmatum 'Gangelsku'	Gael Bark Japanese Maple	3.2m Ht. Multi-trunk; 7/L
	22	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	7cm Cal. B&B
	3	Pinus thunbergii	Japanese Black Pine	1m Ht. B&B. Bonsai
	6	Populus tremuloides	Quaking Aspen	5 cm Cal.
	10	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	7cm Cal. B&B
	7	Street Tree	Common Name	
Shrubs				
SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/PACING
Ah	90	Azalea japonica 'Hino White'	Hino White Japanese Azalea	#2 pot / 24" O.C.
Br	138	Buxus microphylla 'Green Beauty'	Litkeleaf Boxwood	#2 pot / 24" O.C.
Ck	31	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#2 pot / 24" O.C.
H2	19	Hydrangea macrophylla 'Blushing Bride'	Endless Summer® Blushing Bride Hydrangea	#2 pot / 24" O.C.
H3	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea (Blue)	#3 pot / 30" O.C.
Pe	101	Philadelphus lewisii	Mock Orange	#2 pot / 48" O.C.
Sa	81	Symphoricarpos albus	Snowberry	#5 pot / 36" O.C.
Ti	450	Taxus x media 'Lillooet' (Male Plants Only)	11m Yew	4" x 3/4" D.B.D. 7' to 11'
Va	156	Vaccinium Cuneatum	Thunderbolt Funnelbush Huckleberry	#2 pot / 30" O.C.
GROUNDCOVERS, GRASSES, FERNS & VINES				
SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/PACING
Cc	331	Cornus canadensis	Bladderberry	#2 pot / 12" O.C.
H1	68	Hosta x 'Frances Williams'	Frances Williams Hosta	#1 pot / 18" O.C.
Hp	2	Hydrangea anomala pectinaria	Climbing Hydrangea	#2 Pot
Lh	55	Lavandula angustifolia 'Hidcot'	Hidcot Lavender	#2 pot / 24" O.C.
Im	355	Lilium muscari	Big Blue Lily-Turf	#1 pot / 18" O.C.

*Note: Native Plants are highlighted with red underline.

REFERENCE IMAGES

- Muted colour palette with rough textures;
- Material palette consists a mix of stone, wood and clay;
- Gravel and boulders;
- Feature Trees: Cherry, Japanese maple, Pine.
- Low maintenance and drought tolerant plant palette.



Small Pine Tree



Yoshino Cherry



Opaque Fence



Semi-Transparent Fence



Natural Stone Paving Slabs & Gravel Paving Surface



Ground Level Patio Entry

FURNISHING LEGEND

- Outdoor Conversation Set
- Outdoor Dining Table
- Bench
- Semi-Transparent Fence
Metal Posts and Composite Wood Infill
Refer to reference image
- Gate & Opaque Fence
Metal Posts and Composite Wood Infill
Refer to reference image
- Metal Fence & Gate
@ Dog Off-Leash Area
- Frosted Glass Privacy Fence

FURNISHING LEGEND

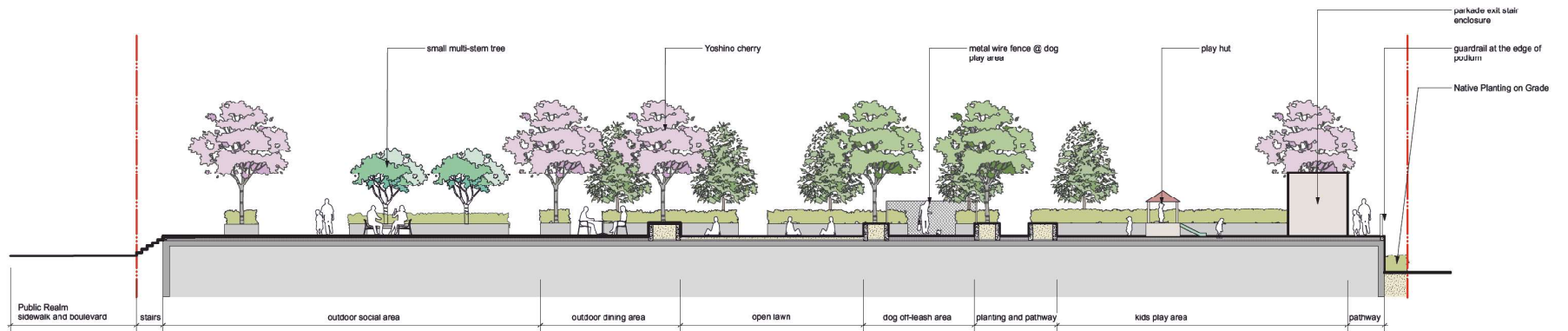
- Play Tower with Slide
- Small Spring
- Small Play Equipment



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1807 West 5th Avenue Vancouver B.C. V6J 1N6
P 604.684.4611 | F 604.684.0577 | www.dkbc.ca

Eastleigh Crescent New Apartment Development
20056, 20669, 20676 Eastleigh Crescent, Langley





1 Section through Amenity Courtyard
Scale: 1/8" = 1'-0"





EXPLANATORY MEMO

20659-20679 Eastleigh Crescent Tenant Relocation Plan and Assistance Information

Development Permit 03-23 Zoning Bylaw Amendment Bylaw No. 3253

Policy: Official Community Plan (OCP) Bylaw & Tenant Relocation Plans Policy

Official Community Plan Bylaw No. 3200 includes a “Tenant Relocation Plans” Policy (1.18) which requires development applications involving the redevelopment of existing purpose-built rental housing buildings and the relocation of the tenants in these existing rental buildings to provide a Tenant Relocation Plan.

Council Policy CO-81 (Tenant Relocation Plans) builds on this OCP policy to provide further detail to the required Tenant Relocation Plan as well as the broader procedural obligations the applicant has to the tenants. These requirements include the following:

- Early and ongoing information being provided to tenants regarding the application process and their rights under the Tenant Relocation Plan and the Provincial *Residential Tenancy Act*;
- The designation of an independent third-party Tenant Relocation Coordinator to liaise with tenants;
- Specific financial compensation amounts based on length of tenancy, including additional compensation for moving expenses;
- Assistance with finding new accommodations;
- The offering of first right of refusal to return to the new building once complete; and
- Additional supports for vulnerable tenants.

An application (Development Permit 03-23 and Zoning Bylaw Amendment No. 3253) has been submitted to redevelop three existing rental buildings at 20659-20679 Eastleigh Crescent. The applicant has developed a Tenant Relocation Plan, according to OCP Policy 1.18 and Council Policy CO-81, for the existing rental unit tenants on this property.

Staff also note that, in addition to City policies, the applicant is required by Provincial law, through the *Residential Tenancy Act (RTA)*, to provide affected tenants a minimum of 4 months advance notice of end of tenancy, along with compensation, when a Demolition Permit is obtained by the applicant, which occurs following the approval of a Development Permit application by Council.

20659-20679 Eastleigh Crescent Development Application

The applicant has been implementing their Tenant Relocation Plan, including by providing early notice of the development application to affected tenants, designating a Tenant Relocation Coordinator, maintaining ongoing communication through tenant meetings and availability of the Tenant Relocation Coordinator, and developing a Tenant Assistance Package (see attachments). The applicant will provide additional information regarding their Tenant Relocation Plan, its status, and its components at the Public Hearing for Zoning Bylaw Amendment Bylaw No. 3253.

The applicant intends to provide end of tenancy notices to tenants, as required by the *RTA*, following receipt of a conditional Demolition Permit, which in turn requires Council adoption of Development Permit 03-23 and Zoning Bylaw Amendment Bylaw No. 3253. Once the tenancies have expired, relocation of tenants has been finalized, the existing building is vacant, and a Final Tenant Relocation Report has been submitted to City staff, the applicant can proceed with the required service disconnections and demolition of the building. Actual construction on the property could then begin after a Building Permit is issued to the applicant.

The Final Tenant Relocation Report to staff is required to provide details for each displaced tenant on the following:

- Relocation outcome, including where the tenant has been housed and evidence that they have been satisfactorily assisted in locating new accommodations; and
- The amount of compensation given to each tenant including monetary compensation, free rent, moving expenses, and any other additional assistance and services that may have been provided.

The applicant's Tenant Relocation Plan, Tenant Assistance Package, Notice of Application letter, and other correspondence between the applicant and tenants of 20659-20679 Eastleigh Crescent are attached for Council's information. The applicant has also set up an information website at www.20669eastleigh.com/.

At the time of the writing of this memo, in advance of Council's consideration of 1st & 2nd Readings of the applicable bylaws, 1 tenancy has relocated. 20 assistance-eligible tenancies remain within the buildings. It is important to note that, as permitted by Council Policy CO-81 (Tenant Relocation Plans), the applicant may re-rent units that have been vacated by the original tenants residing at the time the development application was made. These new tenants are not eligible for supports under Council Policy CO-81, as they will have been made aware of the redevelopment application status by the applicant before signing a lease in the building, as required by the Policy.

The applicant has held three Tenant Information Meetings on the project so far. Tenants were advised of the Advisory Design Panel Meeting and of the Regular Council Meeting to consider 1st & 2nd Readings for the subject bylaw.

Prior to the Public Hearing for this application, tenants will be notified of the Public Hearing, with specific information on the date, time, and place of the Public Hearing and the options available to tenants to provide input directly to Council regarding the application. The applicant will be presenting their tenant relocation plan at the Public Hearing, including progress to date, any updates regarding early relocation and communication with tenants, and next steps should Council give further readings to the relevant Bylaw, as well as responding to questions from Council.

Attachments:

1. Application Notice to Tenants
2. Tenant Relocation Plan
3. Tenant Assistance Package
4. Tenant Information Meeting Notices
5. Notice of ADP and Council Meetings

20669 – Formal Application for Development Permit/Rezoning Made

02.28.23

Dear Tenants,

We wanted to let everyone know that as of 02.27.23, we have officially made a Formal application for Development Permit/Rezoning to the City of Langley for our project at 20659/20669/20679 Eastleigh Cres.

Tony Lin

Tenant Relocation Coordinator

Tony Lin

Admiral Operations Ltd.

April 8th, 2023

To: All Residential Tenants Residing at 20659, 20669, 20679 Eastleigh Crescent Langley:

EverProsper Development (Eastleigh) Ltd. recently purchased the property where you are a tenant. The reason why we are writing you today is to inform you that we have submitted a redevelopment application to the City of Langley Development Services Department (City Hall), for the purpose of demolishing the existing building and redeveloping the property. Our redevelopment proposal consists of a Rezoning Amendment Bylaw application and a Development Permit application.

If this development proposal is approved by Langley City Council, the new development will consist of two buildings with an approximate total of 171 apartment units, of which 150 units will be strata title condominium suites for sale and 21 market rental units. We anticipate commencing construction in the Spring of 2024.

We will be mailing you updates in the upcoming weeks and months to ensure you are kept well informed on the status of our application, the timing of this development application being presented to Council and the Public Hearing on this application, and the impact it will have on your residency.

According to the new City of Langley Official Community Plan (OCP) Bylaw 2021, No. 3200, the City of Langley requires developers to undertake the following when proposing to redevelop an existing rental building:

1.18. Tenant Relocation Plans

Require development permits for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential rental units to provide a Tenant Relocation Plan. At a minimum, and along with Council Policy regarding tenant relocation, the Tenant Relocation Plan must include the following components:

1.18.1. Early communication with tenants;

1.18.2. Designating a relocation coordinator;

1.18.3. Financial compensation provided based on length of tenancy and Residential Tenancy Act;

1.18.4. Arrangement, at the choice of the applicant, for an insured moving company or a flat rate payout for moving expenses;

1.18.5. Assistance finding new accommodations and relocation; and,

1.18.6. Existing tenants shall be provided Right of First Refusal to move back into the new building or at the new non-market rents in circumstances when the replacement unit is social housing.

In closing, EverProsper Development (Eastleigh) Ltd. will be providing relocation assistance based on Council Policy CO-81 and is committed to providing enhanced communication with you regarding this redevelopment proposal. EverProsper Development (Eastleigh) Ltd. has designated Tony Lin as our designated relocation coordinator. Mr. Tony Lin can be contacted by telephone at: 604-**700-3946** or email on: tony@tony-lin.ca during regular business hours if you have any questions or require assistance. You could also visit our website at www.20669eastleigh.com for additional information.

Sincerely,

Stanford Siu, Development Manager

EverProsper Development (Eastleigh) Ltd.

EverProsper Development (Eastleigh) Ltd.

Proposed Residential Tenant Relocation Plan - Eastleigh Apartments

The following Tenant Relocation Plan is part of EverProsper Development (Eastleigh) Ltd. development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the Residential Tenancy Act.

Occupancy Report:

Documentation on the existing rental building is provided to the City that includes the following of information:

- Number of units (occupied/not occupied);
- Unit types and sizes;
- Rental rates for each unit;
- Vacancy rate for the past year (2020);
- Type of tenancy (lease, month to month);
- Length of tenancy for each unit; and
- Demographic profiles (mobility/accessibility issues, seniors, etc.)

The documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Occupancy Report is accepted by the City are eligible for some compensation, and relocation/moving assistance. New tenants that move in after the date of the development application is made and this notice is given to the tenants, do not qualify for assistance or compensation.

Vulnerable Tenants:

EverProsper Development (Eastleigh) Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report. Vulnerable tenants are defined as those:

- with disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;

- who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria; and
- who are currently paying monthly rent that is equivalent to or less than average month rents for RGI units in the City.
- Additional relocation assistance for vulnerable tenants requires the TRC to:
 - i. identify non-market, subsidized units as options for vulnerable tenants;
 - ii. identify accessible unit options, including those that are also non-market, subsidized options, as required;
 - iii. work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
 - iv. assist vulnerable tenants in making arrangements to apply for, visit/view (including transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
 - v. assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
 - vi. assist vulnerable tenants in applying for rent supplements, as required;

The following financial compensation shall be provided to vulnerable tenants (this supersedes financial compensation identified under the 'Compensation' heading below):

- i. if a vulnerable tenant is relocated to a non-market, subsidized unit: 4 months rent for tenants with tenancies up to 15 years, 5 months rent for 16-20 years and 6 months rent for over 20 years; and
- ii. if a vulnerable tenant is relocated to a rental unit that is not a non-market, subsidized unit: 6 months rent, regardless of tenancy length.

If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Tenant Communication Strategy:

The following Tenant Communication Strategy outlines how EverProsper Development (Eastleigh) Ltd. are proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

EverProsper Development (Eastleigh) Ltd. can advise tenants that we have officially submitted our development applications to the City of Langley on February 27th, 2023 to Amend the Zoning Bylaw and apply for a Development Permit. The timeline to process these applications is approximately 6-12 months. The Demolition is estimated to start in Spring 2024, and EverProsper Development (Eastleigh) Ltd. will notify all tenants only within 6 months before the demolition proceeds. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

a. **Notice of Application Submission:**

Notice of a development application submission shall be given to existing tenants and potential future tenants within 31 days of application receipt by the City of Langley. The Notice shall include the date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, City's Tenant Relocation Plans Policy, and the applicable sections of the Residential Tenancy Act for both existing and potential future tenants. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

Timely process updates shall be provided to the tenants by EverProsper Development (Eastleigh) Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

b. **Formal Notice:**

Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

c. **New Tenants Communication:**

Tenants that move in after the development application is made will be made aware of the development application and the developer will provide the same documentation as noted above in "Notice of Application Submission" before they sign a rental agreement.

d. EverProsper Development (Eastleigh) Ltd. Contact Information & Website

Office: Unit #120 5811 Cedarbridge Way, Richmond BC, V6X 2A8

Telephone: 604-242-2620

Website: www.20669eastleigh.com

A dedicated link for 20659, 20669, 20679 Eastleigh Cres. within our website lists the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information Meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. will be posted in the Eastleigh buildings.

Tenant Relocation Coordinator:

EverProsper Development (Eastleigh) Ltd. has appointed Tony Lin as the Tenant Relocation Coordinator as part of the Tenant Relocation Plan to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the Tenant Relocation Plan. The coordinator contact information is as follows.

Work hour: 9:00 AM – 5:00 PM, Monday to Friday

Telephone: 604-700-3946

Email: tony@tony-lin.com

Compensation:

- a. Financial Compensation shall be provided based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than termination of tenancy:

Length of Tenancy	Compensation Provided
Up to 5 years tenancy:	2 months rent
6 to 10 years tenancy:	3 months rent
11 to 15 years tenancy:	4 months rent
16 to 20 years tenancy:	5 months rent

Over 20 years tenancy:	6 months rent
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Moving Expenses:

- a. EverProsper Development (Eastleigh) Ltd. shall pay \$750.00 one-bedroom units, \$1,000.00 for two-bedroom units and \$1,250 for three-bedroom units for an insured moving company to relocate existing tenants into new accommodation or provide an equivalent flat rate payout. It is the applicant's choice to have the development arrange the moving company or accept the flat-rate payout.

Relocation Assistance:

EverProsper Development (Eastleigh) Ltd. through the Tenant Relocation Coordinator, shall provide assistance in finding alternative accommodations for displaced tenants as follows:

- a. Assistance in identifying a minimum of three comparable alternate accommodations which must be located in the City of Langley and/or Township of Langley, and/or City of Surrey, and one of which must be a purpose- built rental unit;
- b. Upon tenant request, identifying suitable accommodations in municipalities other than those identified above;
- c. Upon tenant request, assisting tenants to secure a new unit through contacting property managers on behalf of tenants, arranging viewing opportunities and providing references, and assist tenants with applications for rent supplements;
- d. Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area; and
- e. Alternate accommodation options must meet the needs of the tenant (e.g., accessible units, family friendly and/or pet friendly, etc.)

First Right of Refusal:

EverProsper Development (Eastleigh) Ltd. are proposing the development of with strata titled ownership tenure and market rental units within the subject property. All displaced tenants will be provided with a special 5% discount off the strata unit purchase price to qualified buyers purchasing a new unit in this development, or another EverProsper Development project. For tenants returning as renters, these tenants will be offered equivalent units with a rent set at 10% below market rental rates.

Tenant Assistance Package:

EverProsper Development (Eastleigh) Ltd. shall provide The Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

- Timeline and overview of the development application process;
- Development Application was submitted to Langley City staff on February 27th, 2023 and reviewed by staff;
- A commitment by EverProsper Development (Eastleigh) Ltd. to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
- Contact information of the dedicated Tenant Relocation Coordinator;
- Methods for advising City staff and City Council of concerns;
- Financial compensation provided by EverProsper Development (Eastleigh) Ltd., including First Right of Refusal;
- Method of requesting additional support by vulnerable tenants;
- Current copy of the British Columbia Residential Tenancy Act;
- A copy of the City of Langley's Tenant Relocation Policy in the Official Community Plan;
- A copy of City of Langley Policy CO-81;
- Copies of applicable Tenant Resources (BC Tenant Resource and Advisory CentreTRAC, etc.)

EverProsper Development (Eastleigh) Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff, prior to staff bringing forward a report to Council for consideration of the development application.

Final Tenant Relocation Report:

The Final Tenant Relocation Report shall be submitted to City staff prior to disconnection of services for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- An update to the outcome on the relocation of displaced tenants, including evidence that tenants have been satisfactorily assisted by EverProsper Development (Eastleigh) Ltd. in locating alternate accommodations;

- The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.

Tenant Assistance Package

City of Langley Development Application Process **and Anticipated Timeline (subject to change)**

EverProsper Development (Eastleigh) Ltd. is committed to provide advance notifications and updates to tenants on upcoming Tenant Information Meetings with at least two weeks' notice, City Council Meetings, Public Hearing date relating to the application as follows:

- Development Application Submitted to Langley City Staff on February 27th, 2023
- Development Application Staff Comments Received in April 2023
- Letter of Introduction to Residential Tenants – September 1st, 2022, including:

Date of First Tenant Information Meeting (Prior to ADP and Prior to Public Hearing),

Copy of Tenant Relocation Plan, Tenant Assistance Plan,

City of Langley OCP Policy,

Copy of Policy CO-81 regarding Tenant Relocation Plan components.

- Tenant Information Meeting #1 Sep 1st 2022
- Advisory Design Panel: April 2023
- Tenant Information Meeting #2 April 14th 2023
- First and Second Reading: April/May 2023
- Public Hearing: May/June 2023
- Tenant Information Meeting #3 June/July 2023
- Third Reading: July 2023

- Bylaw Adoption/D.P. Approval – Subject to Executed Development Servicing Agreement
- Tenant Information Meeting #4 Aug 2023
- Conditional Demolition Permit after Bylaw Adoption
- Tenant Information Meeting #5 Sep 2023
- Notice to Vacate (4 Month Notice as per RTA)
- Tenants Vacated, Services Disconnected.
- Demolition Proceeds – Spring 2024

EverProsper Development (Eastleigh) Ltd. has also created a website: www.20669eastleigh.com/ to further enhance communication with tenants, including methods of contacting staff and City Council of concerns.

Contact information for Tenant Relocation Coordinator (TRC):

Tony Lin,

604-700-3946

tony@tony-lin.ca

Relocation Assistance:

EverProsper Development (Eastleigh) Ltd. through the Tenant Relocation Coordinator (TRC), shall provide assistance in finding alternative accommodations for displaced tenants as follows:

- a. Assistance in identifying a minimum of three comparable alternate accommodations which must be located in the City of Langley and/or Township of Langley, and/or City of Surrey, and one of which must be a purpose- built rental unit;

- b. Upon tenant request, identifying suitable accommodations in municipalities other than those identified above;
- c. Upon tenant request, assisting tenants to secure a new unit through contacting property managers on behalf of tenants, arranging viewing opportunities and providing references, and assist tenants with applications for rent supplements;
- d. Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area; and
- e. Alternate accommodation options must meet the needs of the tenant (e.g., accessible units, family friendly and/or pet friendly, etc.)

Financial Compensation provided by EverProsper Development (Eastleigh) Ltd. Based upon length of tenancy as follows:

- Up to 5 years tenancy: 4 months notice (as per RTA) plus 2 months rent;
- 6 to 10 years tenancy: 4 months notice (as per RTA) plus 3 months rent;
- 11 to 15 years tenancy: 4 months notice (as per RTA) plus 4 months rent;
- 16 to 20 years tenancy: 4 months notice (as per RTA) plus 5 months rent;
- Over 20 years tenancy: 4 months notice (as per RTA) plus 6 months rent.

Moving Expenses:

EverProsper Development (Eastleigh) Ltd. shall pay up to \$750.00 for a one-bedroom unit, up to \$1,000.00 for a two-bedroom unit, and \$1,250.00 for a three-bedroom unit, for an insured moving company to relocate existing tenants into alternative accommodation or provide an equivalent flat rate payment. It is the applicant's choice to have the development arrange the moving company or accept the flat-rate payout.

First Right of Refusal:

EverProsper Development (Eastleigh) Ltd. are proposing both strata titled tenure and rental units on the subject property and will provide all displaced tenants returning a renter with a rent set at 10% below market rental rate. For tenants returning as purchasers, these tenants will be offered a 5% discount of the strata purchase price to qualified buyers purchasing a new unit in this development, or another EverProsper development project.

Vulnerable Tenants: EverProsper Development (Eastleigh) Ltd. is committed to providing additional support for vulnerable tenants in accordance with City Policy CO-81. This will be assessed on an individual basis as part of the Occupancy Report.

Vulnerable tenants are defined as those:

- with disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria; and
- who are currently paying monthly rent that is equivalent to or less than average month rents for RGI units in the City.

The following financial compensation shall be provided to vulnerable tenants (this supersedes financial compensation noted above);

- If a vulnerable tenant is relocated to a nonmarket, subsidized unit: 4 months rent for tenants with tenancies up to 15 years, 5 month rent for 16-20 years, and 6 months rent for over 20 years; and
- If a vulnerable tenant is relocated to a rental unit that is not a non-market, subsidized unit: 6 months rent, regardless of tenancy length.

Additional relocation assistance for vulnerable tenants requires the TRC to:

- identify non-market, subsidized units as options for vulnerable tenants;
- identify accessible unit options, including those that are also non-market, subsidized options, as required;
- work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
- assist vulnerable tenants in making arrangements to apply for, visit/view (including transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
- assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
- assist vulnerable tenants in applying for rent supplements, as required;

City of Langley's Tenant Relocation Policy in the Official Community Plan:

1.18 Tenant Relocation Plans

Require development permits for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential rental units to provide a Tenant Relocation Plan. At a minimum, and along with Council Policy regarding tenant relocation, the Tenant Relocation Plan must include the following components:

1.18.1 Early communication with tenants;

1.18.2 Designated Relocation Coordinator;

1.18.3 Financial Compensation provided based on length of tenancy and Residential Tenancy Act;

1.18.4 Arrangement, at the choice of the applicant, for insured moving company or a flat rate payout for moving expenses;

1.18.5 Assistance finding new accommodation and relocation; and

1.18.6 Existing tenants shall be provided Right of First Refusal to move back into the new building or at the new non-market rents in circumstances when the replacement unit is social housing.



City of Langley Staff Contact:

Anton Metalnikov

ametalnikov@langleycity.ca or 604-514-2830

Langley City Council:

Mayor: NATHAN PACHAL

Tel: 604-514-2801 (City Hall Office)

Email: npachal@langleycity.ca

Councilor Paul Albrecht:

palbrecht@langleycity.ca

Councilor Teri James:

tjames@langleycity.ca

Councilor Delaney Mack:

dmack@langleycity.ca

Councilor Mike Solyom:

msolyom@langleycity.ca

Councilor Leith White:

lwhite@langleycity.ca

Councilor Rosemary Wallace:

rwallace@langleycity.ca

Links to Applicable Tenant Resources:

Copy of Langley City Council Policy CO-81

<https://langleycity.ca/sites/default/files/uploads/Policies/POLICY - CO-81 TENANT RELOCATION PLANS.pdf>

Copy of Residential Tenancy Act:

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02078_01

Landlord Notice to End Tenancy:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/landlord-notice>

Tenant Resource and Advisory Centre (TRAC):

<https://tenants.bc.ca>

The Residential Tenancy Branch:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

BC Housing Webpages: <https://www.bchousing.org/>

- Eligibility: <https://programfinder.bchousing.org/>
- Housing Application: <https://www.bchousing.org/housing-assistance/rental-housing>
- Subsidy Application: <https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing>

20669 - Introduction with Tenants of Eastleigh

Location: DOUGLAS RECREATION CENTRE

Address: 20550 DOUGLAS CRESCENT, LANGLEY, BC V3A 4B4

Date/Time: September 1st 2022, 7:30pm - 9:30pm

Meeting Agenda

- 1.) Website - Source of Information - 20669eastleigh.com
 - a.) Progress Updates
 - b.) City Documentation (Council Agenda/Meetings)
 - c.) Forms
- 2.) City of Langley - Tenant Relocation Plans (CO-81)
- 3.) Tenant Occupancy Report Form
- 4.) Tenant Service Request Form
- 5.) Current Project Status and estimated time of Development
- 6.) Tenant Relocation Plan
- 7.) Tenant Assistance Package
- 8.) Next Meeting - After Formal Rezoning and Development Permit submission of Drawings to the City of Langley (~ 30 Days from now)
- 9.) Tenant Relocation Coordinator + Property Manager
- 10.) Open for Questions

Tenant Relocation Coordinator

Tony Lin

Admiral Operations Ltd.

20669 – After DP Submission Information Meeting

Location: DOUGLAS RECREATION CENTRE

Address: 20550 DOUGLAS CRESCENT, LANGLEY, BC V3A 4B4

Date/Time: April 14th, 2023, 5:00pm - 7:00pm

Meeting Agenda

- 1.) Tenant Relocation Coordinator + Property Manager
 - a. Yuan Xia
 - b. Tony Lin - 604-700-3946 tony@tony-lin.ca
- 2.) Timeline
 - a. Official DP Submission - 02.27.23
 - b. Intermunicipal Meeting 03.24.23
 - c. Advisory Design Panel (ADP) - ~05.01.23
 - d. Public Hearing
 - e. 3rd Reading
 - f. Receive Development Permit
 - g. 4-month notice
 - h. Demolition
- 3.) Website - Source of Information - 20669eastleigh.com
 - a. Progress Updates
 - b. City Documentation (Council Agenda/Meetings)
 - c. Forms
- 4.) Tenant Relocation Plan
- 5.) Tenant Assistance Package
- 6.) Next Meeting – When?
- 7.) Open for Questions

Tony Lin

Tenant Relocation Coordinator

Tony Lin

Admiral Operations Ltd.

20669 – ADP Meeting

Location: Council Chambers (Second floor of Langley City Hall)

Address: 20399 DOUGLAS CRESCENT, LANGLEY, BC V3A 4B3

Date/Time: July 5th, 2023, 8:00 pm

Attention

The ADP meeting is open for attendance by the public but generally in an observatory rather than participatory way unless the Chair decides to hear comments from the public.

The ADP meeting is focused exclusively on form and character, so tenant relocation will not be discussed there. However full public participation will be welcomed at the public hearing on any topic.

Tony Lin

Tenant Relocation Coordinator: Tony Lin



Reminder to Tenants of 20669 Eastleigh

Hello Tenants,

We would like to take this opportunity to remind everyone that our ADP (Advisory Design Panel) for this project will be held at Langley City Hall on Wednesday July 5th at 7:00 pm. There will be a presentation for another project first and will likely begin speaking about this project at 8:00 pm.

It is a public event, and we welcome everyone to participate.

Thanks for your attention.

Stanford Siu
Admiral Operations Ltd.
Project Manager
#120 – 5811 Cedarbridge Way, Richmond, BC

2023-07-04



**ADMIRAL
OPERATIONS**

統御置地

Admiral Operations Ltd
#120 - 5811 Cedarbridge Way, Richmond, BC, V6X2A8

1st/2nd Reading + Prior to Public Hearing Tenant Information Session

Dear distinguished tenants:

On behalf of Admiral Operations, I am very glad to let you know that we will be moving forward with council for our 1st and 2nd reading for this project on July 24th at 7pm

Also on July 24th, at 6-8pm, we would like to welcome you to meet with us at Timms Community Centre MPR-1 Redekop Room for a briefing about the upcoming public hearing that is currently planned for September 11th at 7pm.

We will be going over what happens during a public hearing and how it works.

Prior to the Public hearing mentioned above, we will be hosting the NEXT Tenant Information Meeting session. Once we determine the actual date, closer to the end of August. We will send out notices to all tenants.

1st/2nd Reading + Prior to Public Hearing Tenant Information Session

Location: Timms Community Centre MPR-1 Redekop Room

Date: July 24th, 2023

Time: 6pm-8pm

Thank you!

Stanford Y.F. Siu
Project Manager
Admiral Operations Ltd.



ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 192, 2023, BYLAW No. 3245 DEVELOPMENT PERMIT APPLICATION DP 02-23

To consider Zoning Bylaw amendment and Development Permit applications from James McKinnon to accommodate an 8-storey, 78-unit apartment development.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Mid Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	James McKinnon
Owners:	Paramjit & Jasbir Badhesa
Civic Addresses:	5404-5414 207 Street
Legal Description:	Lots 44-46, District Lot 36, Group 2, New Westminster District, Plan 29783 & Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183
Site Area:	1889.09 m ² (0.47 acres)
Number of Units:	78 apartments
Gross Floor Area:	5,380 m ² (57,910 sq ft)
Floor Space Ratio:	2.85
Lot Coverage:	29.1%
Total Parking Required:	114 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	85 spaces
<u>Visitor</u>	<u>12 spaces</u>
Total	97 spaces (including 7 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD88 Comprehensive Development
Variances Requested:	5.5 m long accessible parking stalls (5.8 m min.) 51% small car space share (40% max.) 12 visitor parking spaces (16 required) <i>*Note a resident parking variance is not required due to use of CD Zone – see commentary in staff report for further details and rationale</i>
Development Cost Charges:	\$1,436,782.00 (City - \$671,186.00, GVS&DD - \$307,966.00, GVWD - \$305,590.00, SD35 - \$42,800.00, TransLink - \$109,240.00)
Community Amenity Contributions (CACs):	\$321,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 192**

BYLAW No. 3245

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5404-5408 207 Street and a portion, described below, of the property located at 5414 207 Street to the CD88 Comprehensive Development Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 192, 2023, No. 3245".

2. Amendment

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 88 (CD88) Zone immediately after Comprehensive Development – 87 (CD87) Zone:

"GGGG. CD88 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate an 8-storey, 78-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and

- (b) Accessory uses limited to the following:
 - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD88 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-779-881
Lot 44, District Lot 36, Group 2, New Westminster District, Plan 29783
- (b) PID: 001-886-371
Lot 45, District Lot 36, Group 2, New Westminster District, Plan 29783
- (c) PID: 009-192-735
Lot 46, District Lot 36, Group 2, New Westminster District, Plan 29783
- (d) Approximately 89 m² of the southern portion, measuring approximately 2.29 m in depth from the southern lot line, of

PID: 000-864-919
Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183

as contained within the red hatched area appearing on Schedule "A", which is attached to and forms part of this bylaw.

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Kumar Architecture Ltd. (dated June 8, 2023) and M2 Landscape Architecture (dated June 9, 2023), one copy each of which is attached to Development Permit No. 02-23.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classifications of:

- (a) PID: 008-779-881
Lot 44, District Lot 36, Group 2, New Westminster District, Plan 29783
- (b) PID: 001-886-371
Lot 45, District Lot 36, Group 2, New Westminster District, Plan 29783
- (c) PID: 009-192-735
Lot 46, District Lot 36, Group 2, New Westminster District, Plan 29783
- (d) Approximately 89 m² of the southern portion, measuring approximately 2.29 m in depth from the southern lot line, of

PID: 000-864-919
Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183

as contained within the red hatched area appearing on Schedule “A”, which is attached to and forms part of this bylaw.

From the RS1 Single Family Residential Zone to the CD88 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this nineteenth day of June, 2023.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this seventeenth day of July, 2023.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

207th STREET

16000

52' - 6"

2290

7' - 6"

PROPERTY LINE

NEW PROPERTY LINE

HOUSE

21

PLAN 8183

724.5m²

HOUSE

46

PLAN 29783

615.4m²

HOUSE

45

PLAN 29783

591.3m²

SHED

44

PLAN 29783

591.3m²

SHED

ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

LANE

2290

7' - 6"

PROPERTY LINE

*All dimensions are approximate and subject to confirmation by legal survey



EXPLANATORY MEMO

May 10, 2023 Advisory Design Panel Recommendations and Applicant Response DP 02-23 5404-5414 207 Street

Advisory Design Panel Recommendations and Applicant Response

On May 10, 2023 the Advisory Design Panel (ADP) reviewed the DP 02-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter.
2. Review security of rear garbage room and stairs from lane.
3. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar) and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards.
4. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor.
5. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy.
6. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage.
7. Review usability of upper level parkade ramps with regard to weather.
8. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area.
9. Consider expanding roof ballast cover over more of the roof.
10. Consider locating communal planters on rooftop patio.
11. Consider additional decorative screening on north edge of northwest play area.
12. Add gate at stairs to northwest play area from the street.
13. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp.
14. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability and compliance of stacked washers and dryers).
15. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character).
16. Consider possible animal waste management strategies.
17. Consider provision of more engaging play equipment.
18. Add spandrel or other glazing-simulating material on the rear parkade to further animate the land façade.

19. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character).
20. Provide hose bibb within communal garden area (not form and character).
21. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

On May 12, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on June 12, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter.

The design of the garbage room has been updated to provide a larger window to dispose of refuse from within the building. The garbage room has also been moved closer to the rear accessible ramp connection to the building to allow for more convenient access for residents using mobility devices to enter the garbage room from the lane.

2. Review security of rear garbage room and stairs from lane.

The Advisory Design Panel noted that, in the original plans, too much area near the garbage room (namely the accessible disposal window and the stairs accessing it) was unsecured. In response, the applicant has adjusted the design of this area to place an additional fob-accessed door on the exterior wall.

3. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar) and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards.

The entrance design has been update to remove the central pillar to create a more expansive and prominent entrance canopy. The vestibule and lobby have been widened and redesigned to be able to accommodate a seating area and separate mail and parcel delivery rooms.

4. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor.

A balcony has been added to this unit.

5. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy.

The applicant has provided additional renderings within the architectural plan set showing the proposed wood finish aluminum soffits on the roof overhangs and entrance canopy and has included the soffit material in the material palette.

6. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage.

The Advisory Design Panel noted several potential Building Code (Code) issues for the applicant to review. The applicant responded noting updates have been made to address Code exit requirements and that further, more detailed review will be undertaken with a Code consultant to ensure the proposed building meets the Code. Staff also note that, after completing the Development Permit and rezoning processes, all developments must go through a separate Building Permit process in which Building Division staff review building plans for strict adherence to the Code. Building Permits are not issued, and no construction can begin, without full compliance with the Code.

7. Review usability of upper level parkade ramps with regard to weather.

The Advisory Design Panel noted concerns with the exposed sections of the parkade ramps for potential usability issues related to rain, snow, or ice. In response, the applicant has provided a roof over the section of the exposed ramp along the eastern edge of the building, and provided in-floor radiant heating on the southern section which could not be enclosed due to setback requirements.

8. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area.

The applicant has provided an additional bench in the southern third of the rooftop patio and expanded the planter box buffer between it and the central dining area from one row of shrubs to three. The applicant has elected to maintain the southern third of the rooftop as the unshaded and open section of the patio, and has instead provided one additional tree in the northern lounge area to create additional shade.

9. Consider expanding roof ballast cover over more of the roof.

The applicant has expanded the area of the decorative granular rock roof treatment to cover the entirety of the roof.

10. Consider locating communal planters on rooftop patio.

In consideration of enabling sunlight access to garden plots to support the growth of their plantings, the Advisory Design Panel recommended that communal

planters be included on the rooftop patio. The applicant has responded by adding three garden plots on the roof.

11. Consider additional decorative screening on north edge of northwest play area.

To maintain architectural compatibility, the applicant has elected to keep the north edge of the northwest play area as originally proposed, screened with a black powder-coated metal picket fence.

12. Add gate at stairs to northwest play area from the street.

A gate has been added between the street and the northwest play area.

13. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp.

The Advisory Design Panel noted that the design of the roof over the north parkade ramp may create climbing opportunities for children in the adjacent northwest play area. In response, the applicant has increased the height of the wall separating the play area from the parkade ramp roof to a height of eight feet.

14. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability and compliance of stacked washers and dryers).

Washers and dryers have been illustrated in all floor plans, and adaptable units have had their washer and dryer configurations updated for them to be located side-by-side.

15. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character).

The building's electrical systems will be designed to accommodate the future installation of air conditioning by residents.

16. Consider possible animal waste management strategies.

The applicant has responded to this recommendation noting that, as there is no off-leash area proposed for the development, a designated animal waste station is not proposed.

17. Consider provision of more engaging play equipment.

The children's play area has been updated to replace the previous "truck" play feature with a more interactive gazebo feature.

18. Add spandrel or other glazing-simulating material on the rear parkade to further animate the lane façade.

Existing windows along the rear parkade wall have been enlarged and three more windows have been added to improve the appearance of this elevation and enhance the relationship between the building and the rear lane.

19. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character).

The applicant has advised that these walls will be designed above the minimum requirements of the Building Code, with an additional half-inch of sound insulation board.

20. Provide hose bibb within communal garden area (not form and character).

Hose bibbs have been provided at both the ground-floor and rooftop garden areas.

21. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

The garbage room has been relocated which allows all nine lane-accessed parking spaces to avoid being located beside a wall the length of the stall. The parkade entrance ramp also does not have tall obstructions located beside it.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, MAY 10, 2023
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Blair Arbuthnot
Johnnie Kuo
Chad Neufeld
Tony Osborn
Scott Thompson

Absent: Matt Hassett
Leslie Koole
Ella van Enter
Cst. Peter Mann

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is the traditional lands of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the May 10, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the May 10, 2023 Advisory Design Panel be approved.

CARRIED

2) MINUTES

Adoption of minutes from the March 29, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the March 29, 2023 Advisory Design Panel meeting be approved as amended to reflect Chair Albrecht and Co-Chair Solyom as being in attendance.

CARRIED

**3) DEVELOPMENT PERMIT APPLICATION DP 02-23
ZONING BYLAW AMENDMENT APPLICATION RZ 02-23**

Proposed 8-storey, 78-unit apartment development 5404-5414 207 Street.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated May 1, 2023 and provided a brief overview of the Development Permit application.

In response to questions from Panel members, staff advised that:

- There are six undeveloped properties adjoining each other; the developer owns four properties, which leaves two properties to the north which, if combined would not be of the required size for future development under the City's OCP; accordingly, the developer has agreed to incorporate only a small portion of their fourth lot adjoining these two properties for their development so that the remainder of the fourth property can be reserved for future development by consolidating it with the remaining two lots; these remaining two lots have separate owners.
- Douglas Crescent may be widened but the area will be densified and have a very urban character;
- The intent is to widen the lane off 207 Street with two way directions for accessibility by residents and the Fire Department;
- It is expected that the developer will demolish the building on the fourth lot, as referenced above, then clean and fence the site until it is ready to be redeveloped.

The Applicant team entered the meeting:

Rajesh Kumar, Principal Architect, Kumar Architecture Ltd.
Meredith Mitchell, Principal, M2 Landscape Architecture
Parm Bedesa, Owner

Mr. Kumar presented the application, providing an overview of the development with details on the following:

- Site location
- Site context
- Site development analysis

- Project description
- Design principles
 - Siting and building design
 - Massing
 - Entrances
 - Vehicle access, parking and circulation parking
 - Refuse, recycling and service areas
 - Energy efficiency and conservation sustainability
 - Lighting strategies
- Shadow studies
- Site plan
- Underground parking plan
- Main floor plan
- Second to eighth floor plans
- Roof plan
- North elevation
- East elevation
- Building section

Ms. Mitchell provided information on the main floor and rooftop landscape plans.

Panel members provided feedback on the form and character of the development and discussion took place in regard to the following:

- potential access and accessibility issues with respect to garbage room;
- design of lobby doesn't maximize effective use of the space; consider relocating mailroom;
- potential to add additional balcony to 7th floor unit on north elevation;
- soffit materials not shown on renderings;
- various potential Building Code issues;
- rooftop amenity area suggestions:
 - add trellis or other amenity
 - add more landscaping to central amenity area and a second bench;
 - extend gravel roof cover further over roof;
- relocate communal garden planters to rooftop where they will receive more sunlight;
- lack of screening for play area in northwest corner;
- gate to stairs needed at north play area for safety;
- entrance does not read as an entrance; is dark; consider removing centre pillar and making roofline more open at entrance;
- dog waste destroys landscaping, consider and address long term impacts;
- large parkade wall along rear lane looks rather plain, could benefit from additional design interest;

- north end play area not very entertaining for children; consider different play structure or something more creative (ex. sandbox);
- consider noise mitigation strategies for units with bedroom-to-living room interunit walls;
- suggest working with Canada Post to install break-in resistant mailboxes;
- suggestion to use electric heating, heat pumps, rather than fossil fuels;
- improve sight lines for parking stalls at lanes for safety;
- provide hose bibb for communal garden area.

In response to questions from Panel members, the applicant team members advised that:

- soffit materials are wood finish;
- the area on the other side of the play area is an open space as the railing needs to step up in that area; there is keycard access in that area;
- access to townhouses is on the ground level only;
- air conditioning is not included in the units;
- materials for the rooftop patio space are a combination of pavers and composite wood decking;
- garden beds are 30" wide by 6 ft. long and will have a hose bibb;
- single play structure in play area is due to the space requirements for play structures; there must be 6 ft. of space between each play structure; given the limited space in that area there could only be one play structure, a climbing play structure would require even more space to meet code;
- there will be a party wall at grade/parkade level between the development and neighbouring property to the south;
- the parkade ramp rising from the ground floor to the second floor is covered by the apartment building above for a portion of its length;
- if metal planters are aluminum, they do not heat up but can become dry; there are plant liners that are self-watering that can be used in them;
- the garbage room can be accessed from the elevator.

Councillor Albrecht noted that the RCMP representative on the Panel had reviewed the plans and had provided his comments to staff.

In response to questions from panel members, staff advised that:

- there are no special requirements for this project in response to its 8-storey height and adjacency to a 6-storey apartment building soon to begin construction immediately to the south; staff are communicating additional setback requirements at the 9th floor and above for developments within the Mid Rise Residential OCP designation;
- this development would be required to dedicate a portion of land to widen the lane as well as to design and reconstruct the development's half of the lane along its frontage to current

standards. Accessibility to, from, and past the development, including with regard to the current “no entry” signage just north of the site, would be reviewed by staff as part of the civil engineering review process.

The applicant team left the meeting.

Councillor Albrecht left the meeting at 8:18 pm .
Councillor Solyom assumed the Chair.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated May 1, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter;
 - b. Review security of rear garbage room and stairs from lane;
 - c. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar) and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards;
 - d. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor;
 - e. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy;
 - f. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage;
 - g. Review usability of upper level parkade ramps with regard to weather;
 - h. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area;

- i. Consider expanding roof ballast cover over more of the roof;
- j. Consider locating communal planters on rooftop patio;
- k. Consider additional decorative screening on north edge of northwest play area;
- l. Add gate at stairs to northwest play area from the street;
- m. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp;
- n. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability & compliance of stacked washers & dryers);
- o. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character);
- p. Consider possible animal waste management strategies;
- q. Consider provision of more engaging play equipment;
- r. Add spandrel or other glazing-simulating material on the rear parkade to further animate the lane façade;
- s. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character);
- t. Provide hose bibb within communal garden area (not form and character);
- u. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

CARRIED

4) NEXT MEETING

May 31, 2023 (tentative).

5) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:31 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 02-23
Rezoning Application RZ 02-23
(5404-5414 207 Street)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00
Bylaw #: 3245

Date: **May 1, 2023**

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by James McKinnon for an 8-storey, 78-unit apartment development at 5404-5414 207 Street.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	James McKinnon
Owners:	Paramjit & Jasbir Badhesa
Civic Addresses:	5404-5414 207 Street
Legal Description:	Lots 44-46, District Lot 36, Group 2, New Westminster District, Plan 29783 & Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183
Site Area:	1,889.09 m ² (0.47 acres)
Number of Units:	78 apartments
Gross Floor Area:	5,380 m ² (57,910 ft ²)
Floor Area Ratio:	2.85
Lot Coverage:	29.1%
Total Parking Required:	114 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	85 spaces
<u>Visitor</u>	<u>12 spaces</u>
Total	97 spaces (including 7 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD88 Comprehensive Development
Variances Requested:	5.5 m long accessible parking stalls (5.8 m min.) 51% small car space share (40% max.) 12 visitor parking spaces (16 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$1,436,782.00 (City - \$671,186.00, GVS&DD - \$307,966.00, GVWD - \$305,590, SD35 - \$42,800.00, TransLink - \$109,240.00)
Community Amenity Contributions (CACs):	\$321,000.00

Discussion:

1. Context

The applicant is proposing to develop an 8-storey, 78-unit apartment building on a site consisting of four single-detached home properties. The site is located in a residential area with a diverse composition of housing forms, including townhomes, single-detached homes, and apartment buildings.

The site's primary frontage is formed on the west by 207 Street, a local road across from which stands the Park Terrace apartment complex consisting of three separate 3-storey buildings. A lane provides the site's secondary frontage on the east and separates it from the 3-storey Berry Road Apartments building. To the north, two older single-detached homes stand between the property and Douglas Crescent and, to the south, the site is neighboured by a property with a Development Permit issued for a 6-storey apartment building expected to begin construction later this year.



Site context

The site is well positioned with connections to retail and service areas, with Downtown located within a 5-minute walk. It also benefits from proximity to key neighbourhood amenities, including:

- The Nicomekl floodplain and its trail system (5-minute walk);
- Douglas Park Community School (5-minute walk); and
- Timms Community Centre (10-minute walk).

The site is also located near several transportation services, including:

- Local transit service on Douglas Crescent (less-than-5-minute walk);
- The Langley Centre transit exchange and the fifteen bus routes it serves, including the frequent 503 Fraser Highway Express (10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (10-to-15-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Mid Rise Residential in the City's OCP, which allows for apartment development of up to 12 storeys in height and a Floor Area Ratio (FAR) of up to 3.5.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Mid Rise Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Mid Rise Residential designation.

As part of the development application, the applicant is proposing to adjust the location of the lot line between 5408 and 5414 207 Street to add 2.29 metres of width to the combined southern three properties while leaving the narrowed northern property undeveloped (refer to Plan A100). This approach enlarges the subject site to maximize its development potential while leaving sufficient land area for the future viable development of the three remaining lots to its north.

3. Design

The applicant is proposing a shallow C-shaped building that responds to this deeper site while maintaining greater separation from the residential buildings across the lane to the east. The building sits atop an underground parkade, extruded above grade by approximately 0.75 metres on the building frontage due to geotechnical conditions, with this raised portion tiered with a step, clad with brick, and screened by landscaping to soften its interface with the public realm.

At the building's rear, the parkade rises to a 2-storey height to create a total of 3 levels of parking. These raised levels are screened from 207 Street by townhomes and set back from the remaining three property lines to reduce massing near neighbouring properties.

The parkade podium brick treatment continues up along the two townhome levels while, on the rear elevation, the parkade is painted in a columnar pattern and includes windows on the second level to improve its appearance and relationship with the lane. The building relates to the architectural elements of the upcoming 6-storey apartment building to the south with a similar siting approach, strong cornice lines, and a base-middle-top design. The Airport Zoning Regulation, associated with the Langley Regional Airport, limits the overall building height and results in a more gradual height transition with the future building to the south at an approximate height difference of 1.5 storeys. The main building entrance for pedestrians is located on the west of the site on 207 Street, while vehicle access is provided on the east from the rear lane. Above this two-storey townhome and parkade base, the building rises an additional two storeys before stepping back for the final four. All façades beyond the brick townhome base are clad with EIFS (a synthetic cladding material) in various tones and interspersed with beige accents and prominent rectangular features.

The development's landscaping is oriented primarily to the street frontage, with hick's yew shrubs lining the front parkade step and courtyard spaces integrated into the corner spaces above. Each courtyard features two prairie fire crabapple trees with additional shrub and grass plantings throughout, with the southern courtyard programmed with six communal garden plots and the northern courtyard hosts a children's play area. The primary outdoor amenity area is located on the building's roof and includes six additional trees and a variety of other plantings, along with dining, barbecue, and lounge areas.

The unit type distribution of the building provides 52 one-bedroom units, 24 two-bedroom units, and 2 three-bedroom units. 18 of the units are adaptable. Resident storage facilities are provided in storage rooms in the upper parkade levels as well as within in-unit storage rooms.

568 m² (6,114 ft²) of total amenity space is provided in the building, including 172 m² (1,851 ft²) of indoor amenity space split into two rooms on the first and third floors, and 396 m² (4,263 ft²) of outdoor amenity space distributed between the corner courtyards and the rooftop deck. A two-elevator core services the building.

4. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Achieving an energy performance over 25% above the current Model National Energy Code;
- Reducing the heat island effect by use of landscaped and treed courtyard and rooftop amenity areas;
- Using non-water dependent materials in the landscape design;
- Providing communal garden plots;
- Using water-conserving toilets; and
- Providing 10 parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

5. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

6. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-12 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Mid Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to reduce the length of accessible parking spaces, reduce the number of visitor parking spaces, and increase the share of small car spaces. Staff support these variances per the rationales below.

The accessible parking space variance requested is to reduce their length from 5.8 metres to 5.5 metres. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and a review of nearby municipalities (Langley Township, Surrey, Maple Ridge, and Abbotsford) found that all used the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

The share of small car parking spaces is proposed as 51%. The current Zoning Bylaw allows a maximum of 40% small car spaces, but staff are considering increasing this to a maximum of 60% for properties within the OCP's "Shoulder" area, in which this site is located, in the new Zoning Bylaw. This approach can significantly improve parkade space efficiency, as the use of slightly smaller individual spaces often results in the creation of additional stalls on the same amount of land without needing to further reduce parking rates. This in turn allows additional site density while maintaining reasonable parking supply.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 14.9% less than what would be required. Given that a CD zone is being proposed to accommodate this development, technically a variance is only required for visitor parking, along with those previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 17 spaces or 14.9%) meets the standard rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, what has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

If the preliminary "Shoulder" area rates being considered for the draft new Zoning Bylaw were applied to this application, 97 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit, 1.45 spaces per 3-bedroom unit (=85 resident spaces), and 0.15 visitor spaces per unit (=12 visitor spaces). This total is equal to the applicant's proposed parking amount of 97 spaces, and is 14.9% less than the current RM3 Zone requirement of 114 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit, 2.0 spaces per 3-bedroom unit (=98 resident spaces), and 0.2 visitor spaces per unit (=16 visitor spaces). Similar variances have recently been approved by Council at 20230 Logan Avenue (10% reduction), 20191 53A Avenue (13% reduction), and 20230 56 Avenue (15% reduction).

Based on the above commentary and analysis, staff support these variances.

7. Summary

The proposed development is consistent with the City's OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

All work to be done to the City of Langley's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **78-Unit apartment development located at 5404-5414 207 Street.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, No. 2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
- III. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A

- safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
- IV. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
 - V. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
 - VI. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
 - VII. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
 - VIII. A property dedication of approximately 1m will be required along the east lane frontage of the proposed development to achieve a 7m lane width.
 - IX. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip as per the City's DCM x-section SS-R07 (modified) and section 11.0 - Specifications and Standards for Landscaping.
 - X. A traffic impact assessment will be required as per the City's DCM.
 - XI. The condition of the existing pavement along the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated at the Developer's expense.
 - XII. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including

- setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
- XIII. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
 - XIV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the proposed development's 207th St. frontage by replacing with underground infrastructure.
 - XV. A dedicated on-site loading zone shall be provided by the developer.

B) The Developer is required to deposit the following bonding and fees:

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The Developer is required to adhere to the following conditions:

- I. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.

- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place. A construction fire safety plan shall be completed, along with a copy of the crane inspection records. A progressive standpipe installation will be required as construction rises. Rooftop Standpipe(s) will be required leading out of exit. Rescue rated anchors will need to be installed, and inspected, location to be determined as per building design. All garbage/recycling rooms to be of adequate size to prevent spillover into parkade area. Consideration of dedicated power sources for e-bike parking should given, as extension cords will not be permitted for this use. Stairwells must be constructed to accommodate shelter in place applications. A Fire Safety plan and a large FD lock box will be required before occupancy. The final locations of two 4" FDCs will be discussed

with the Fire Department at a later date, one on the front of the building and one at the rear of the building. Additional fire fighting equipment and storage areas will be required on the fifth floor. Exact location to be determined at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the May 10, 2023 meeting.

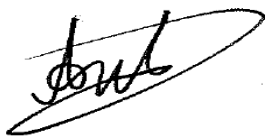
According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$671,186.00 to City Development Cost Charge accounts and \$321,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Hirod Gill, P.Eng.
Manager of Engineering Services

Concurrence:



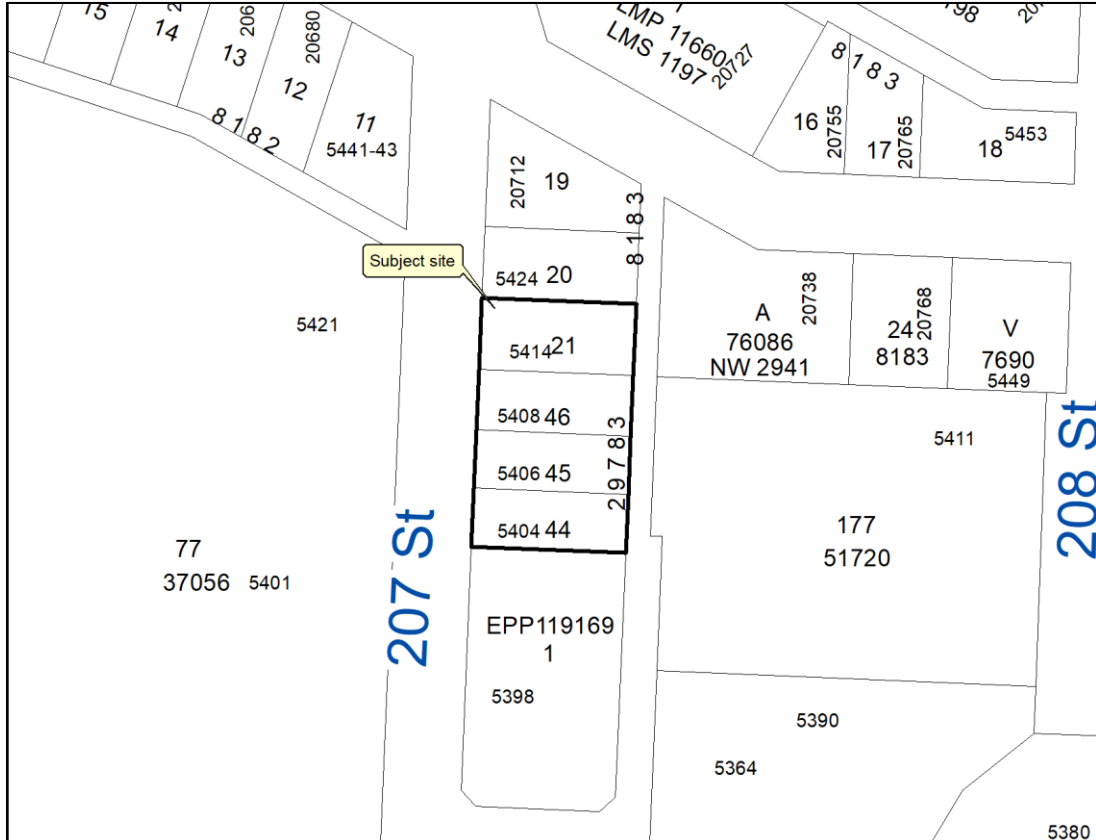
Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 02-23 REZONING APPLICATION RZ 02-23

Civic Addresses: 5404-5414 207 Street
Legal Description: Lots 44-46, District Lot 36, Group 2, New Westminster District, Plan 29783 & Lot 21, District Lot 36, Group 2, New Westminster District, Plan 8183
Applicant: James McKinnon
Owner: Paramjit & Jasbir Badhesa

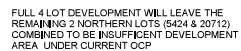


BEDESA 207 STREET MULTIFAMILY

5404,5406,5408 AND 5414 207 STREET, LANGLEY, BC V3A 2G1

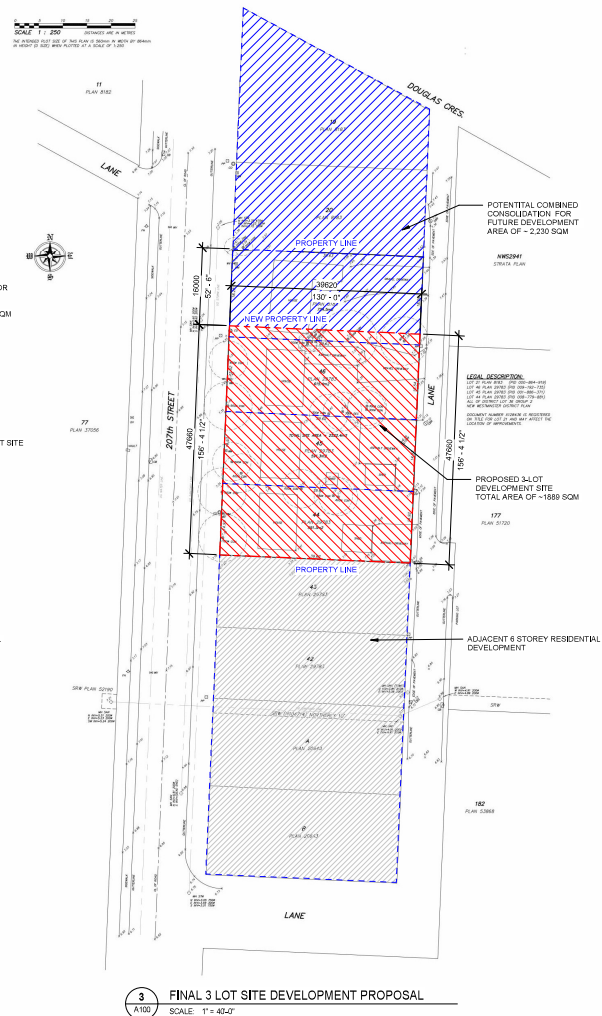
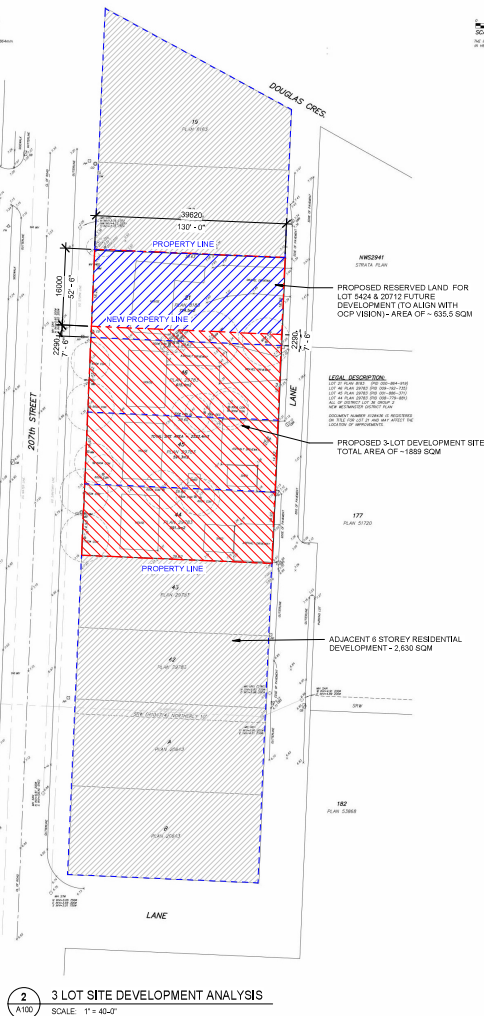
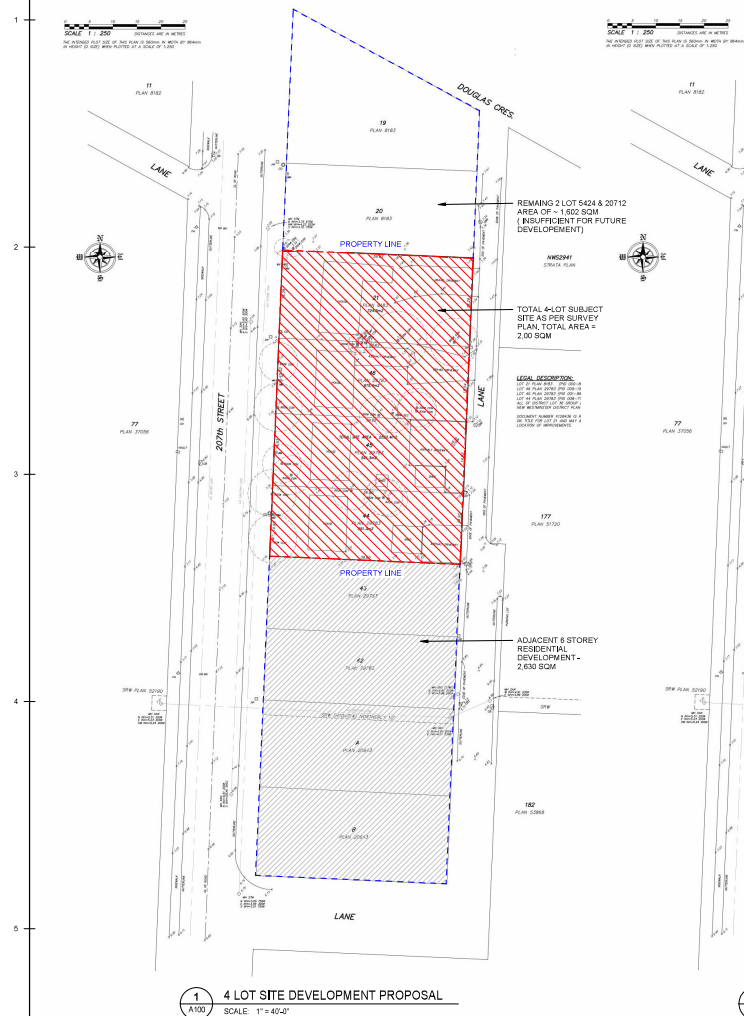


REISSUED FOR DEVELOPMENT PERMIT & REZONING JUN 08 2023



PROPOSED THE DEVELOPMENT OF 3 LOT & SMALL PORTION OF LOT 5414 . THE PROPOSAL WILL RESERVE LARGE PORTION OF LOT 5414 FOR FUTURE DEVELOPMENT, AS THE RESULT, THE TOTAL REMAINING NORTHERN LAND FOR FUTURE DEVELOPMENT WILL BE AROUND 2,230 SQM WHICH ALIGNS WITH OCP VISION.

FINAL SUBDIVISION OF THE 3 LOT
DEVELOPMENT PROPOSAL.
REFER TO NEW SURVEY PLAN FOR DETAILS

[illegible]

3	June 08 2023	issued for development permit and rezoning.	
2	May 25 2023	issued for development permit and rezoning.	
1	April 11 2023	issued for development permit and rezoning.	
Rev	yy-mm-dd	Revision /Drawing Issue	Drawn by

CONSULTANT	
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SEAL

REGISTERED ARCHITECT
BOREAN NUMBER
2023-06-23

PERMIT STAMP

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PROJECT
BEDESA 207 STREET
MULTIFAMILY

5404, 5406, 5408 and 5414 207 Street Langley

DRAWING TITLE

**SITE DEVELOPMENT
ANALYSIS**

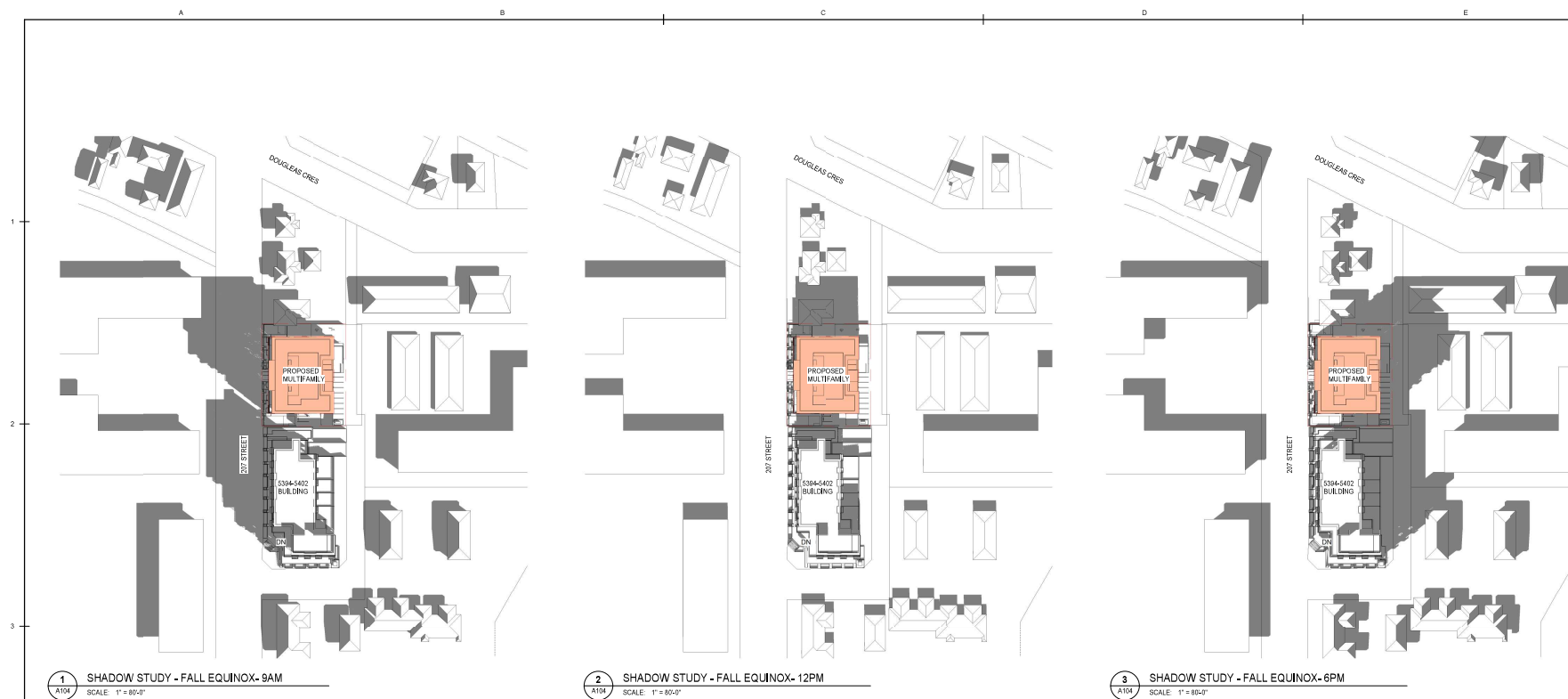
Project number	Date
BC3521	FEB 2023
	Scale
	1" = 40'-0"
Drawn by	Checked by
Author	Checker

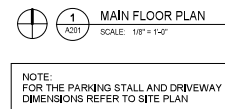
A100	REVISION 3
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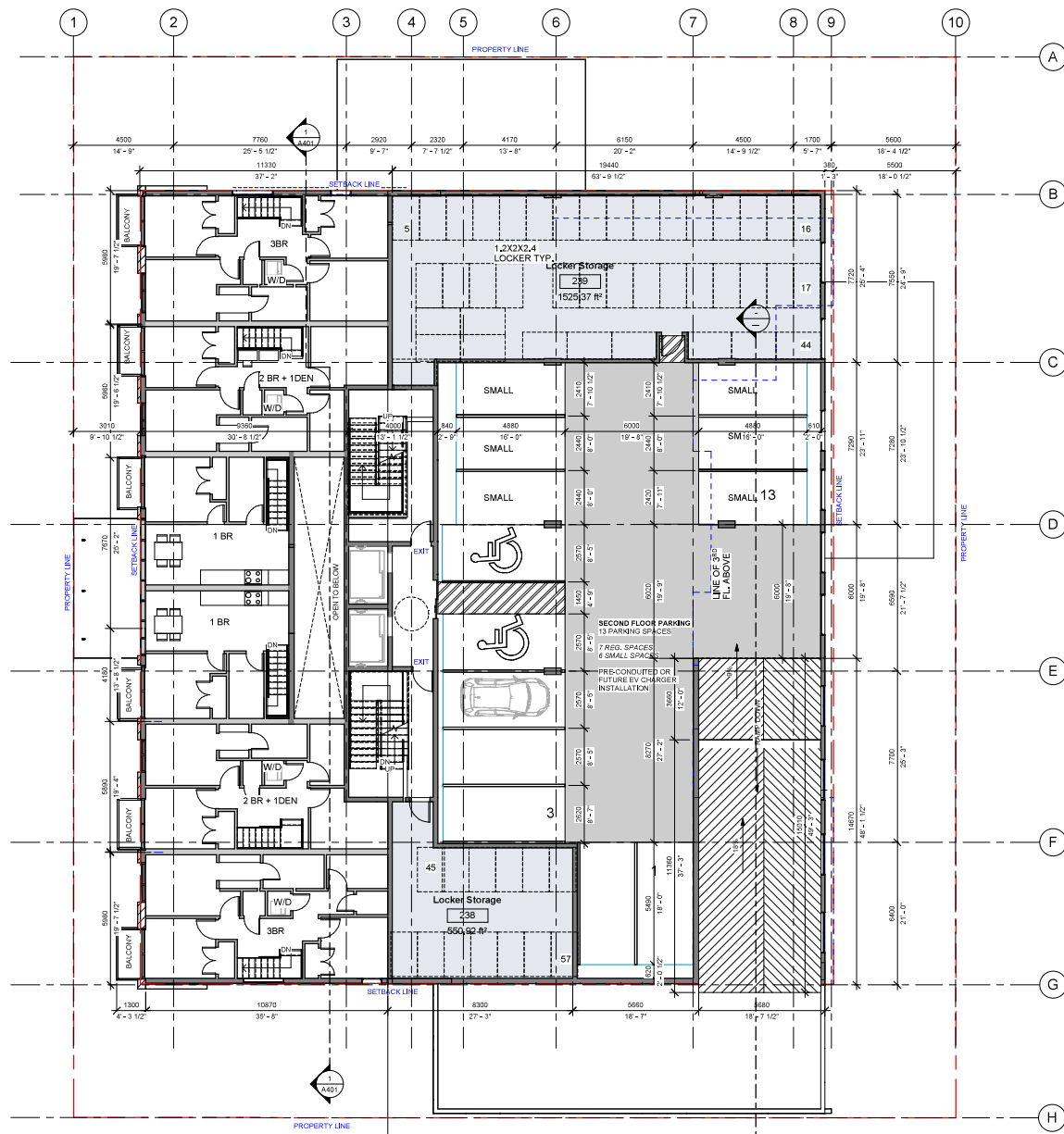


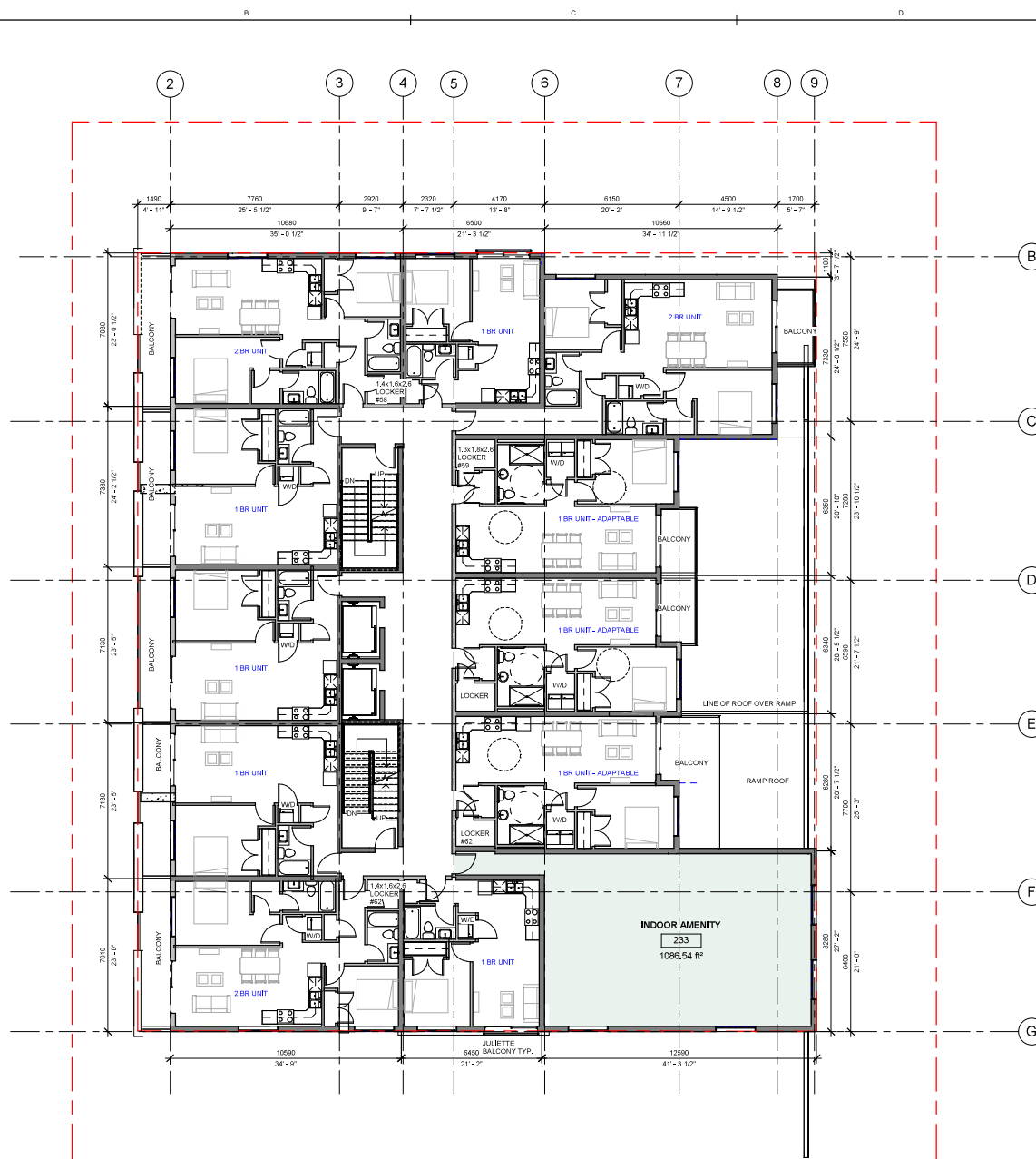
PLEASE NOTE THE GEOTECHNICAL ELEVATIONS CONTRACTOR TO CONFIRM AS PER THE CIVIL DRAWINGS

A101	3
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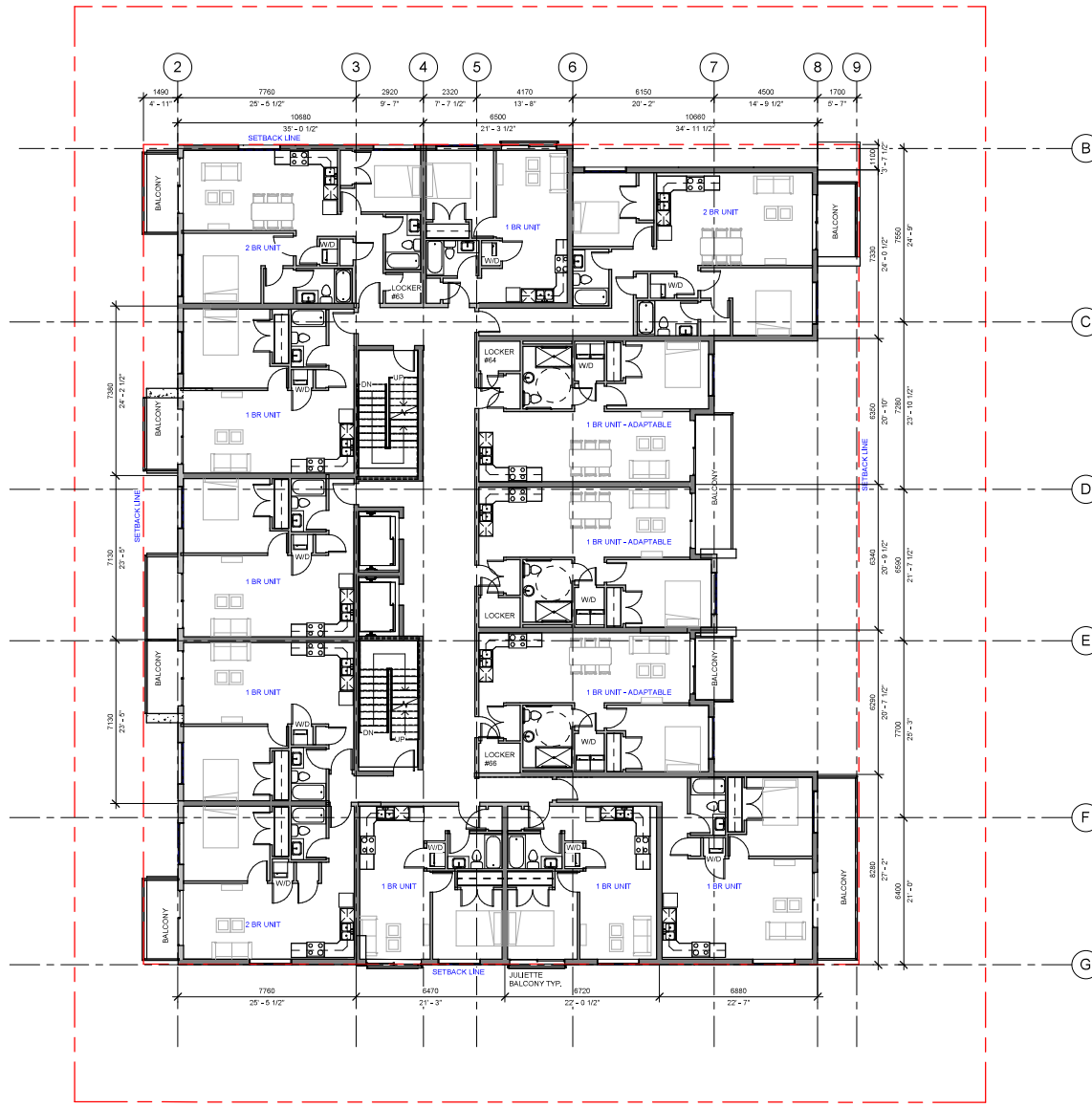
[illegible]





THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

[illegible]



1
A204 FOURTH FLOOR
SCALE: 1/8" = 1'-0"

Education
 2024.01.10.21
Working
 2024.01.10.21
Reviewed (Reviewed)
 2024.01.10.21
West Vancouver
 2024.01.10.21

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 www.kumararchitecture.com
 admin@kumararchitecture.com
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Rev	By	Check	Revision (Drawing Issue)	Drawn by
1	2024-01-10	2024-01-10	2024-01-10	2024-01-10

CONSULTANT

SEAL

PERMIT STAMP

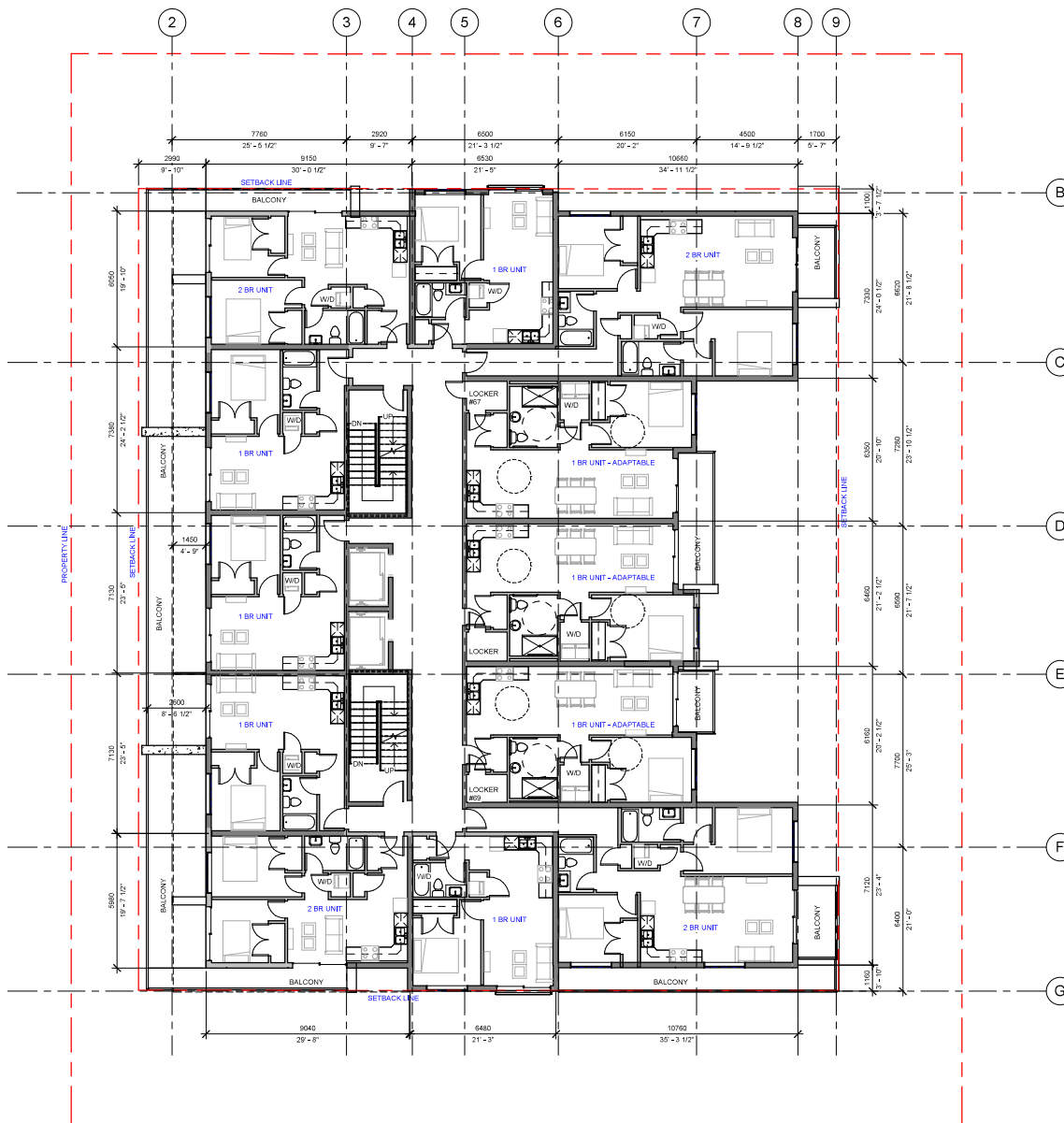
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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404.5406.5408 and 5414 207 Street Langley

DRAWING TITLE
FOURTH FLOOR

Project number	Date
BC3521	FEB 2023
Scale	1/8" = 1'-0"
Author	Checker
Drawn by	Checked by

REVISION
A204
3



1
A205 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Education
 2024/12/12 01
 Working
 2024/12/12 01
 Reviewer (Drawings)
 2024/12/12 01
 Most Varconer
 2024/12/12 01

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 admin@kumararchitecture.com
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Rev	By	Check	Revision
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CONSULTANT



PERMIT STAMP

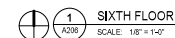
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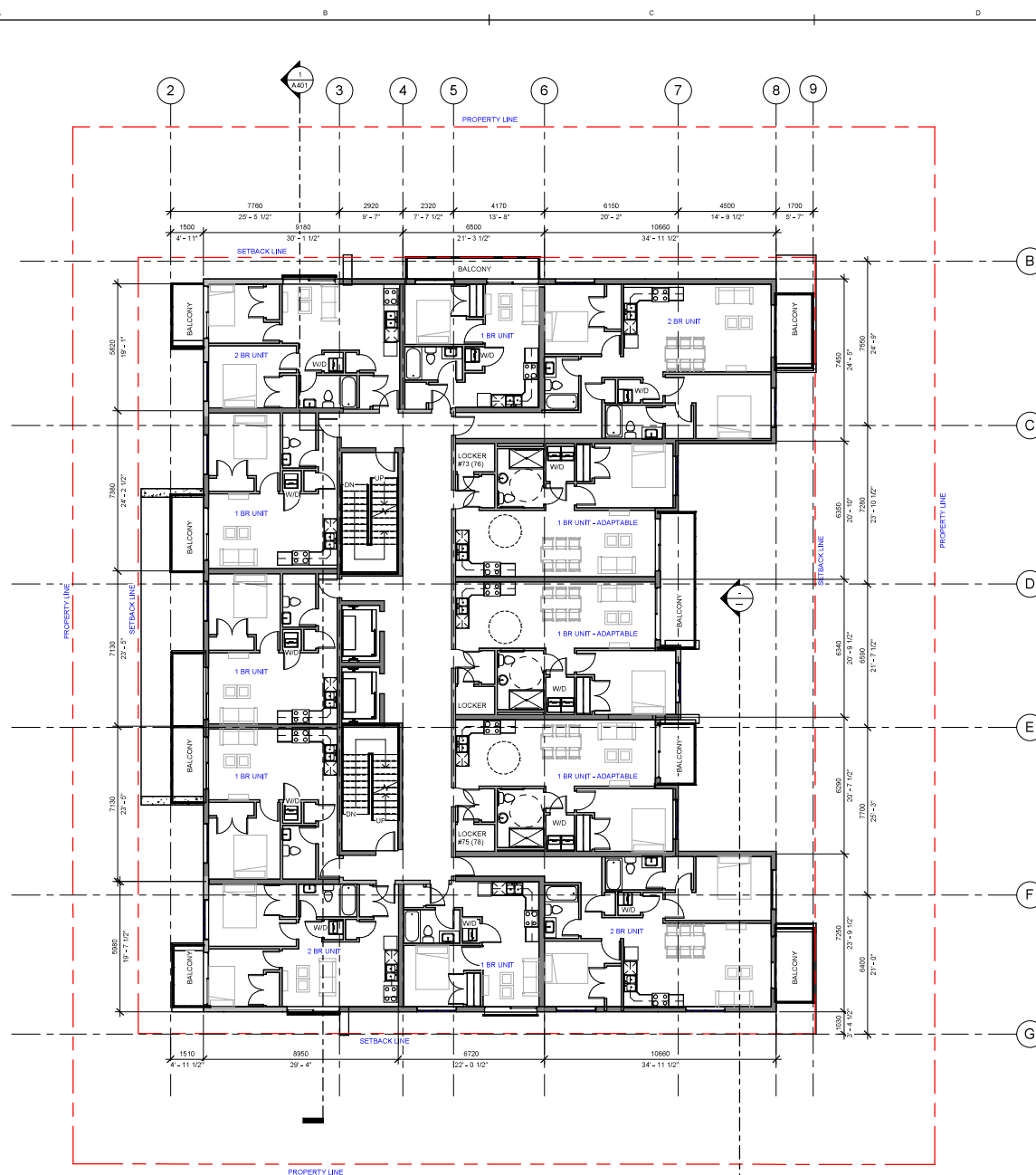
PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404, 5405, 5408 and 5414 207 Street Langley

DRAWING TITLE
FIFTH FLOOR PLAN

Project number	Date
BC3521	FEB 2023
Scale	1/8" = 1'-0"
Author	Checker
Drawn by	Checked by

Author	Checker
A205	3





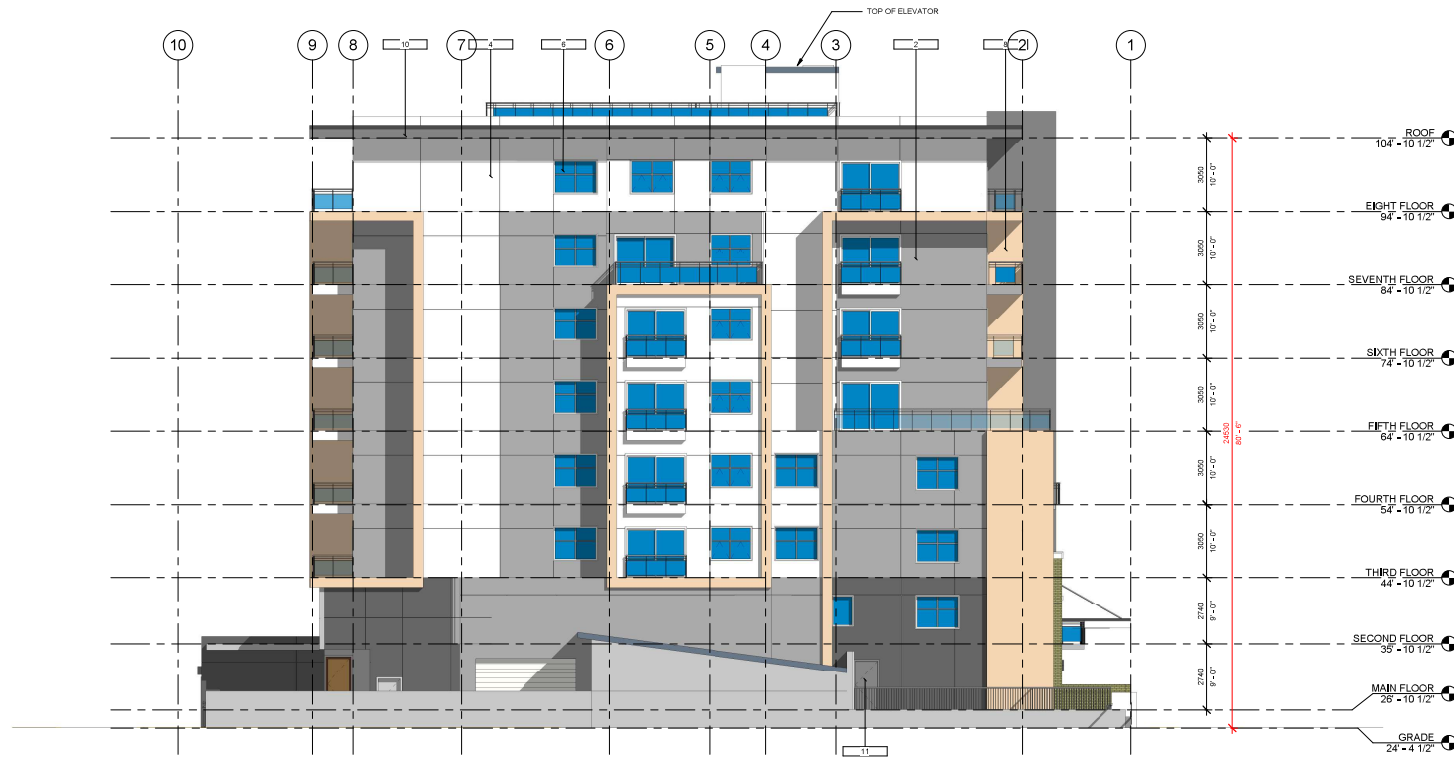
SEVENTH & EIGHTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

[illegible]

MATERIAL SAMPLES

EIFS- COLOUR LIGHT GREY		HARDEE PANEL COLOUR: NATURAL BIRCH		PVC WINDOW FRAME COLOUR: CLOUD WHITE	
EIFS- COLOUR CLOUD WHITE		PREFINISHED METAL FLASHING COLOUR: CHARCORAL		MANUFACTURED BRICK VENEER COLOUR: BROWN YELLOW	
EIFS- COLOUR CLOUD WHITE		ALUMINUM RAILING SYSTEM - TEMPERED GLASS		ALUMINUM WOOD TEXTURE SOFFT COLOUR: NATURAL OAK	
		EXIT STEEL DOOR/ GUARD RAIL COLOUR: LIGHT GREY			

Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: WHITE
5	PVC WINDOW RESIDENTIAL - ALUMINUM (EXTERIOR) CLAD - VINYL
6	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
7	HARDEE PANEL - COLOUR: NATURAL BIRCH
8	HARDEE TRIM FASCIA BOARD - COLOUR: CHARCORAL
9	STEEL EXIT DOORS - COLOUR: DARK GREY
10	EXTERIOR LIGHTING FIXTURES
11	HARDEE PANEL - COLOUR: DARK GREY



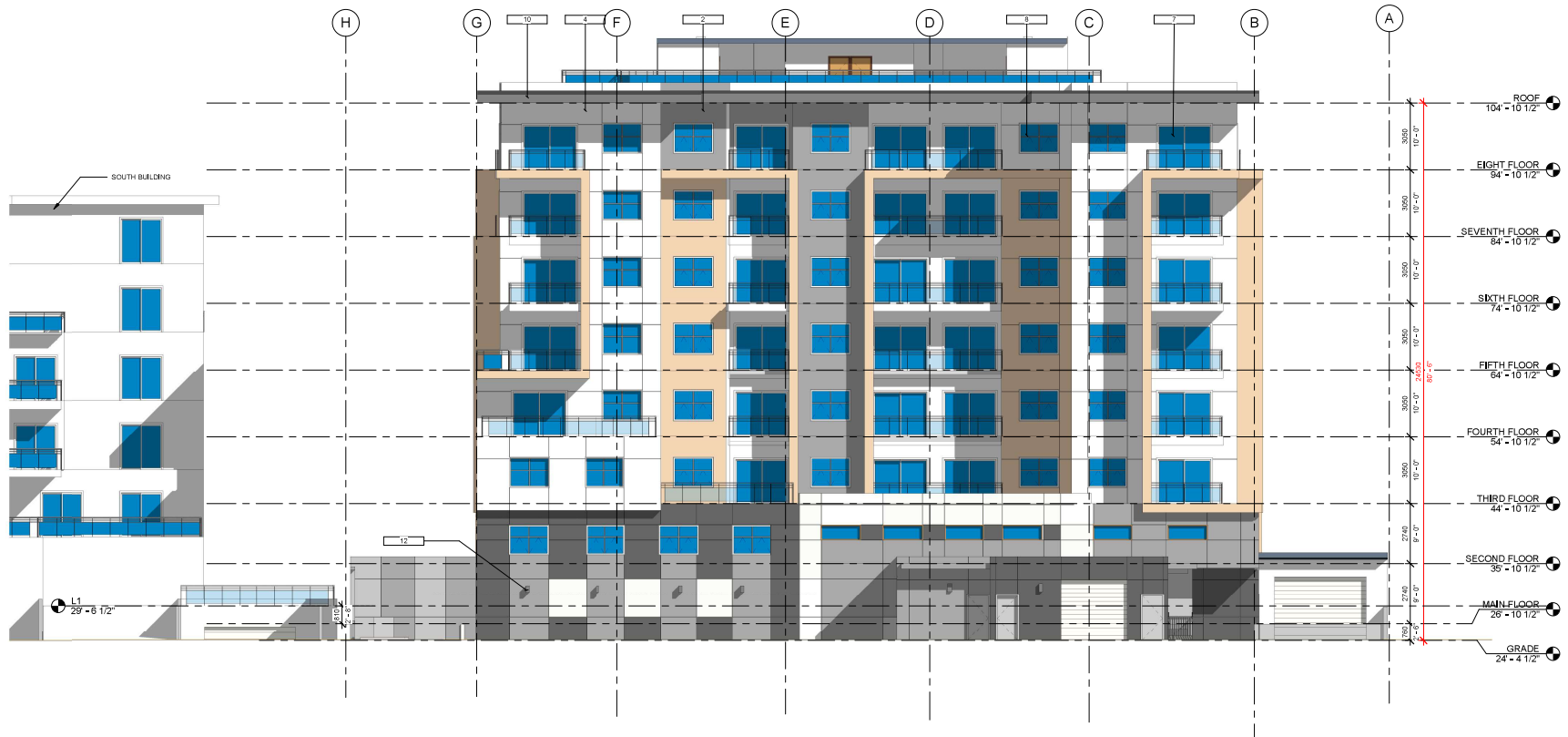
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Education
 Bachelor's Degree
 2015-2019
Experience (Employment)
 2019-2023
West Vancouver
 2019-2023
Kumar Architecture Ltd.
 www.kumararchitecture.com
 admin@kumararchitecture.com
 Excellence, Innovation and Reliable Designs

Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: WHITE
5	PVC WINDOW RESIDENTIAL - ALUMINIUM EXTERIOR/CLAD - VINYL
6	PVC SLIDING BALCONY DOORS- COLOUR: WHITE
8	HARDIE PANEL - COLOUR NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD- COLOUR: CHARCOAL
11	STEEL EXIT DOORS- COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY

[illegible]

Keynote Legend	
Key Value	Keynote Text
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2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: WHITE
6	PVC WINDOW RESIDENTIAL - ALUMINUM (EXTERIOR) CLAD - VINYL
7	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD - COLOUR: CHARCORAL
11	STEEL EXIT DOORS - COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Education
 Bachelor's Degree
 2013-2016
 Bachelor's Degree
 2013-2016
 Master's Degree
 2016-2018
 www.kumararchitecture.com
 admin@kumararchitecture.com
 Excellence, Innovation and Holistic Designs

Kumar architecture ltd.
 2023-06-23

</		

SEAL: 

**PROPOSED
TOWNHOMES**
5404, 5406, 5408 &
5414 207 Street
Langley, BC

**TREE
PLAN**

SCALE: 1/8" = 1'-0"

GRAND: EN

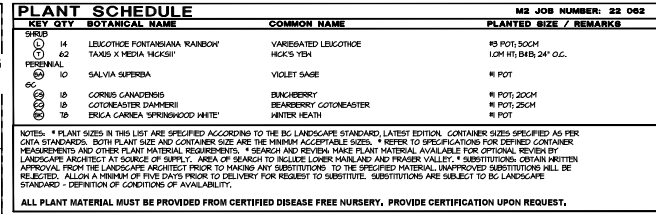
CHK'D: MM

M2LA PROJECT NUMBER: 22-1

22062-04.210



ADJACENT PROPERTY



M2
LANDSCAPE ARCHITECTURE



5	JAN/02/2023	REV AS PER CITY COMMENTS	BN
4	MAY/26/2023	REVISED DP PER CITY COMMENTS	BN/CJ
3	APR/23/2023	REVISED DP PER CITY COMMENTS	MH/BN/ML
2	DEC/23/2022	ISSUED FOR DP	MH/BN/ML
1	DEC/12/2022	PRELIM DRAWING	BN/CJ
NO.	DATE	REVISION DESCRIPTION	DR.



PROJECT:

**PROPOSED
TOWNHOMES**
5404, 5406, 5408 &
5414 207 Street
Langley, BC

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 2022.DEC.05	DRAWING NUMBER:
-------------------	-----------------

SCALE: $1/8" = 1' - 0"$

DRAWN: BW 12

DESIGN: DM

DESIGN: **BN**

CHRG: MM

22062-092p

OF 6



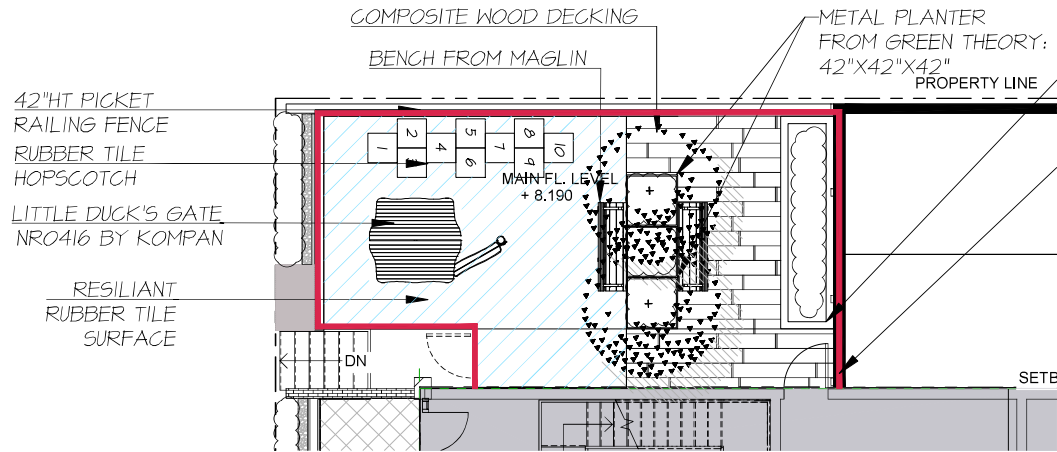
LITTLE DUCK'S GATE



HOPSCOTCH



VEGGIE GARDEN



1 OUTDOOR AMENITY SPACE - NORTH
SCALE: 1/4" = 1'-0"

DRIP STRIP;
6" DEPTH, 12" WIDTH
2X4 EDGER; TYP.
HOSEBIB

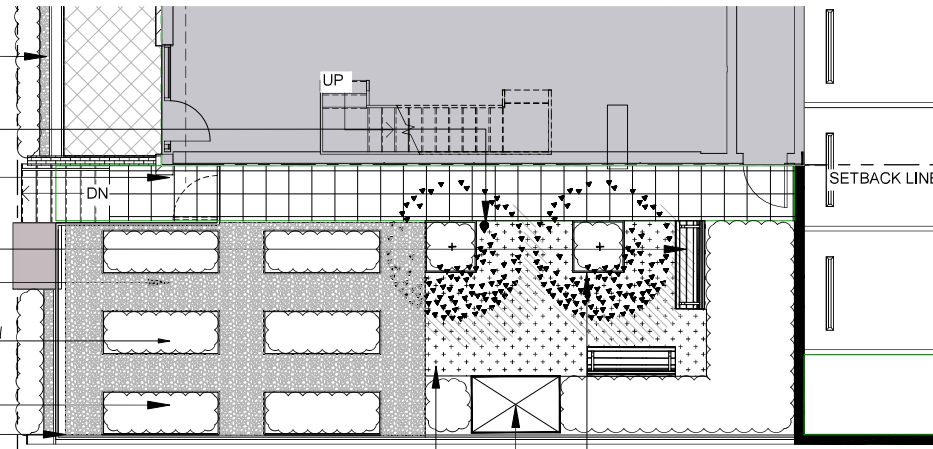
24x24 HYDRAPRESSED
SLAB; BROWN COLOUR

BENCH BY MAGLIN

3/4" ROUND DRAIN
ROCK OVER WEED
CONTROL FABRIC
COMMUNITY GARDEN

COMMUNITY GARDEN

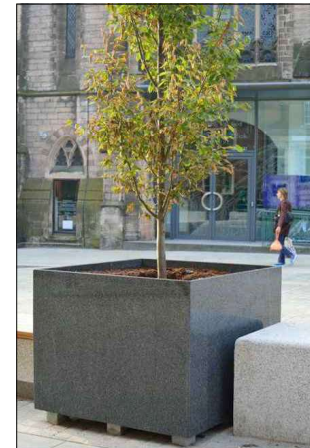
WALL BY ARCH.



2 OUTDOOR AMENITY SPACE - SOUTH
SCALE: 1/4" = 1'-0"

SOD LAWN
GARDEN STORAGE SHED

METAL PLANTER FROM
GREEN THEORY:
42"X42"X42"



METAL PLANTER BY
GREEN THEORY

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2022/05/02	REV AS PER CITY COMMENTS	BN
2	2022/05/02	REVISED PER CITY COMMENTS	BN
3	2022/05/02	REVISED PER CITY COMMENTS	BN
4	2022/05/02	REVISED PER CITY COMMENTS	BN
5	2022/05/02	REVISED PER CITY COMMENTS	BN
6	2022/05/02	REVISED PER CITY COMMENTS	BN
7	2022/05/02	REVISED PER CITY COMMENTS	BN
8	2022/05/02	REVISED PER CITY COMMENTS	BN
9	2022/05/02	REVISED PER CITY COMMENTS	BN
10	2022/05/02	REVISED PER CITY COMMENTS	BN



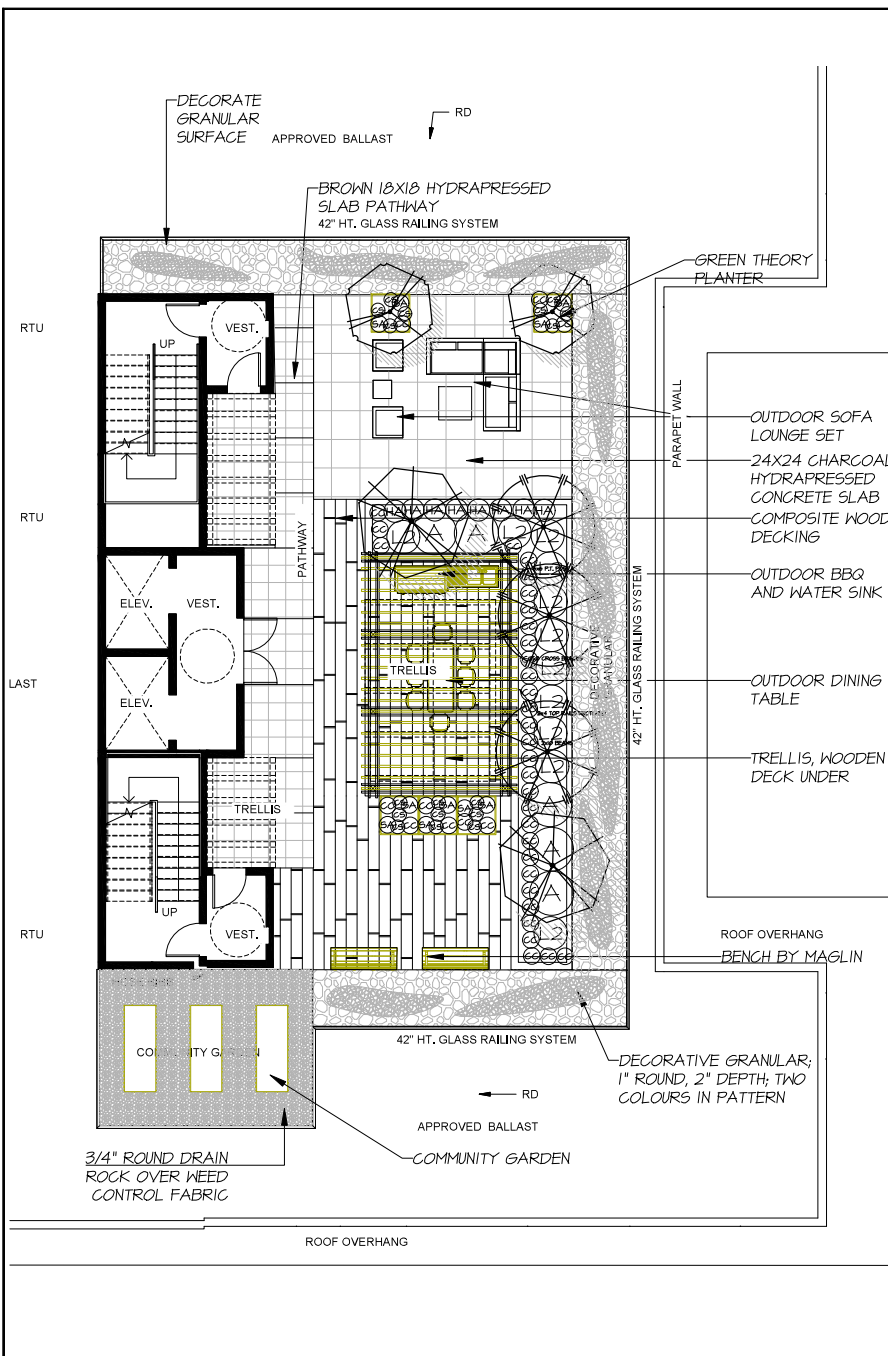
PROJECT:
**PROPOSED
TOWNHOMES**
6404, 6406, 6408 &
6414 807 Street
Langley, BC

DRAWING TITLE:
**OUTDOOR AMENITY
SPACES**

DATE: 2022/05/02	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	L3
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	

OF 6

M2LA PROJECT NUMBER: 22-062



DECORATIVE GRANULAR ROOF



PATIO SOFA & CHAIR SET BY VANCOUVER SOFA COMPANY



1050 BACKLESS BAR HEIGHT STOOLS & TABLE BY MAGLIN

PLANT SCHEDULE-ROOFTOP				M2 JOB NUMBER: 22 062
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.8M STD; B4B
	2	CERCIS CHINENSIS	CHINESE REDBUD	5CM CAL; 1.8M STD; B4B
	3	PINUS CONTORTA	SHORE PINE	2M HT; B4B
SHRUB	5	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT; 50CM MULTI STEM
	11	LOXICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 30CM
PERENNIAL	8	HOSTA 'SUN POWER'	SUN POWER HOSTA	#1 POT; SUN TOLERANT
	10	SALVIA SUPERBA	VIOLET SAGE	#1 POT
GC	17	CORNUS CANADENSIS	BUNCHBERRY	#1 POT; 20CM
	40	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2022/06/08	REV AS PER CITY COMMENTS	BN
2	2022/06/08	REVISED PER CITY COMMENTS	BN/LM
3	2022/06/08	REVISED PER CITY COMMENTS	MM/BN/LM
4	2022/06/08	ISSUED FOR CP	MM/BN/LM
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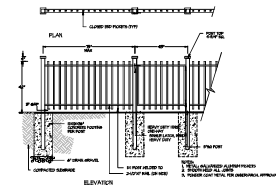


PROJECT: **PROPOSED TOWNHOMES**
6404, 6406, 6408 & 6410 807 Street Langley, BC

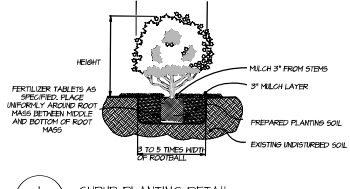
DRAWING TITLE: **ROOFTOP PLAN**

DATE: 2022/06/08	DRAWING NUMBER:
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DRAWN: BN	
DESIGN: BN	
CHKD: MM	

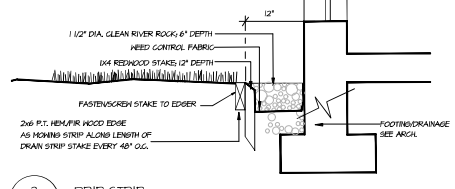
M2LA PROJECT NUMBER: 22-062



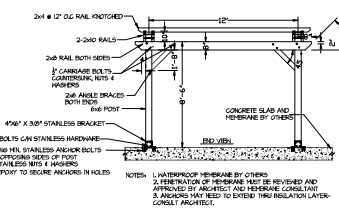
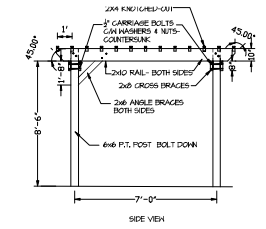
0
L5
42" METAL PICKET FENCE DETAIL
SCALE: 1/4" = 1'-0"



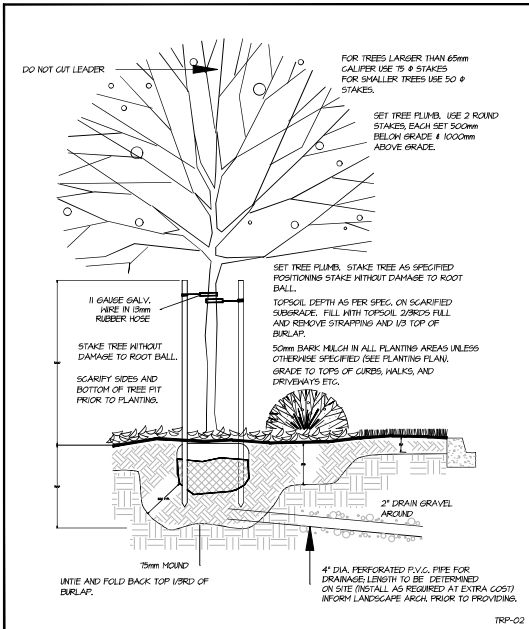
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L5
SHRUB PLANTING DETAIL
SCALE: 1/8" = 1'-0"



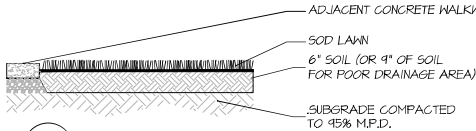
2
L5
DRIP STRIP
SCALE: 1" = 1'-0"



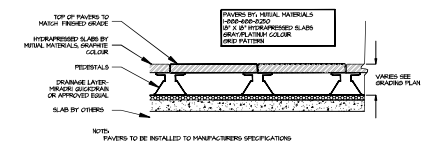
- NOTES:
1. ALL HOOD MEMBERS TO BE PRESURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
 4. COAT ALL CUT SURFACES WITH SIKKENS PRESERVATIVE AS ABOVE



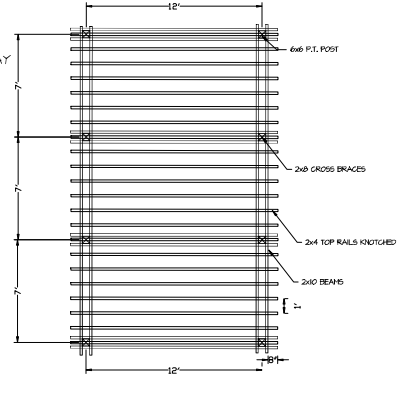
6
L5
TREE PLANTING DETAIL
SCALE: N.T.S.



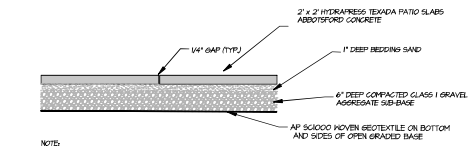
3
L5
SOD LAWN ON GRADE
SCALE: 3/4" = 1'-0"



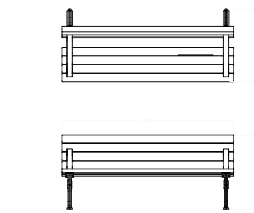
4
L5
PAVERS ON PEDESTALS
SCALE: 1" = 1'-0"



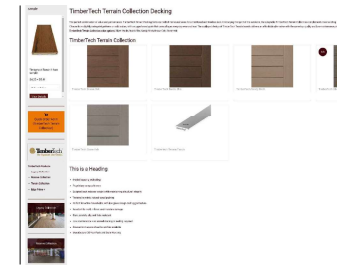
5
L5
PERGOLA DETAIL
SCALE: 1/4" = 1'-0"



7
L5
2 X 2 PAVERS ON GRADE
SCALE: 1" = 1'-0"



8
L5
LEGACY SERIES MLB100A-RB-A
BY MASLIN



9
L5
DECKING
BY TIMBERTECH



10
L5
BIKE RACK
BY MASLIN



11
L5
LITTLE DUCK'S GATE
BY PLAY KOMPAN



12
L5
42" X 42" METAL PLANTER
BY GREENTHEORY



13
L5
WOOD VEGETABLE PLANTER
SCALE: N.T.S.



14
L5
RUBBER TILE
BY NORTHWEST RUBBER

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2022-04-01	REV AS PER CITY COMMENTS	BN
2	2022-04-01	REVISED PER PER CITY COMMENTS	BN/L5
3	2022-04-01	REVISED PER PER CITY COMMENTS	IMMEDIATELY
4	2022-04-01	REVISED PER PER CITY COMMENTS	IMMEDIATELY
5	2022-04-01	REVISED PER PER CITY COMMENTS	IMMEDIATELY



PROJECT:
PROPOSED TOWNHOMES
6404, 6406, 6408 &
6410 807 Street
Langley, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	2022-04-01	DRAWING NUMBER:	L5
SCALE:			
DRAWN:	BN		
DESIGN:	BN		
CHECK:	MM		



EXPLANATORY MEMO

COMMERCIAL USES ZONING BYLAW UPDATE

ZONING BYLAW AMENDMENT No. 193, BYLAW No. 3247

PURPOSE:

Bylaw No. 3247 proposes to amend the City's Zoning Bylaw to incorporate a new 400 metre separation distance between specific commercial uses. This responds to a February 2023 letter (Attachment 1) and April 2023 letter (Attachment 2) from the Downtown Langley Business Association (DLBA).

These letters identify a high concentration of beauty/nail/hair/skin care salons and non-registered massage establishments in the Downtown area, and request that Council further regulate these uses to maintain a balanced business environment and variety of restaurants, retail shops, services and offices, which is consistent with Official Community Plan (OCP) land use policy for the Downtown. The Zoning Bylaw includes 400 metre separation distances between other specific commercial uses, to prevent over-concentration of these uses and maintain a variety of commercial businesses as per the OCP, and this approach is now being proposed to apply to beauty/nail/hair/skin salons and non-registered massage establishments.

These uses are categorized as 'Personal Service' in the City's Zoning Bylaw. The City's Business Licence Bylaw further categorizes Personal Services such as beauty/nail/hair/skin care salons as 'Beauty and Wellness Centers' and non-registered massage establishments as 'Personal Health Enhancement Centers'.

POLICY:

Commercial properties within Downtown Langley are designated as a 'Historic Downtown Core', 'Transit Oriented Core', 'Transit Oriented Residential' and 'Mixed Use' land uses in the Official Community Plan (OCP), enabling a mix and variety of commercial and residential uses.

The OCP's land use and design policies aim to 'retain a lively shopping destination and fine grain retail ground floor', 'focus specialty retail, entertainment, pedestrian-oriented restaurants, and civic uses in the Historic Downtown Core area', and 'strongly encourage specialty and pedestrian-oriented retail, restaurants and café uses on the ground floor of buildings.' These policies are based upon the Downtown Master Plan.

These policies also encourage the ground floor of street-fronting buildings to be 'active' and designed to include clear 'see-through' windows, doors and openable storefronts. This approach is necessary for creating and supporting pedestrian-

oriented streetscapes that include outdoor seating areas, patios, cafes and retail displays, window-shopping opportunities (i.e. people can see the products and activities inside the storefront, from the sidewalk and vice versa, which engages pedestrians and also provides for 'eyes on the street' from inside the storefront) and the high foot traffic volumes common to vibrant Downtowns across North America.

The majority of properties within the Downtown Commercial OCP land use designation are zoned C1 'Downtown Commercial Zone', which permits retail store, office, restaurant, personal service and general service uses, among other uses, in support of OCP policies and the Downtown Master Plan.

COMMENTS/ANALYSIS:

The intent of Bylaw 3247 is to respond to the DLBA request and foster business variety in the Downtown core and promote a balance between specialty retail, restaurants and personal service uses, by introducing amendments that will help create a more dispersed pattern of personal services over time. This supports the land use intent of the OCP and Downtown Master Plan to focus specialty retail, restaurants and a variety of commercial uses in the Downtown core, and supports the continued presence of pedestrian-oriented streetscapes in the Downtown.

Specific Updates and Rationale

Bylaw No. 3247 proposes to:

1. Add a definition for 'Beauty and Wellness Center';
2. Add a definition for 'Personal Health Enhancement Center';
3. Add a definition for 'Registered Massage Therapy Clinic';
4. Amend the definition of 'Personal Service' to add 'Beauty and Wellness Center', 'Personal Health Enhancement Center' and 'Registered Massage Therapy Clinic'; and
5. Add a 400 metre separation distance between 'Beauty and Wellness Center' or 'Personal Health Enhancement Center' and other 'Beauty and Wellness Center' or 'Personal Health Enhancement Center'.

The rationale for these updates is as follows:

1. There are currently approximately 50 Beauty and Wellness Center and Personal Health Enhancement Center establishments within a 5-10 minute walk of the Historic Downtown. Over time, applying a 400-metre (about a five-minute walk) separation distance between these establishments will support a balance of retail, restaurant and services, including personal services, in the Downtown core. This approach will also assist in creating improved opportunities for new retail, restaurant and office uses to enter the Downtown market (i.e. filling storefronts if they become vacant), which in turn will maintain and enhance the variety of commercial activities; and
2. Non-registered massage therapy establishments typically have opaque storefront window glazing and/or opaque window coverings to maintain privacy for clients. A high concentration of these opaque storefronts, especially along single block faces, reduces pedestrian interaction between storefronts and the

sidewalk, which in turn reduces pedestrian activity and interest in these areas. Applying a 400-metre separation between these establishments will reduce the presence of opaque storefronts and reduce their impact by creating a more dispersed pattern of these storefronts over time.

Effect of Bylaw: Existing Businesses Remain as Legal Non-Conforming Uses

If this proposed amendment is adopted by Council, and similar to previous amendments (i.e. 400 metres between pharmacies, thrift stores, tattoo and body art establishments, vape stores), it will not impact existing operating beauty and wellness and personal health enhancement centers. Given that these businesses were in existence prior to Bylaw adoption, they can continue to operate as 'legal non-conforming uses'.

However, if a non-conforming use is discontinued for 6 months on a property any subsequent use will be subject to Zoning Bylaw regulations, including separation distances. Non-conforming uses also cannot expand beyond what is in place prior to the amendment, and cannot relocate to a new site without being subject to the new separation distances. This Bylaw also would not preclude new beauty and wellness and personal health enhancement centers from opening in the City, as it would only direct these uses to more widely dispersed locations.

SUMMARY

Bylaw 3247 aims to support business variety and pedestrian-oriented streetscapes as set out in the OCP and Downtown Master Plan. It will also not impact existing businesses and may also provide additional stability for these businesses.

BUDGET IMPLICATIONS:

None.

Prepared by:



Carl Johannsen, RPP MCIP
Director of Development Services

Reviewed by:



Darrin Leite, CPA, CA
Deputy Chief Administrative Officer
Director of Corporate Services



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 193**

BYLAW No. 3247

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 193, 2023, No. 3247".

2. Amendment

Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by:

2.1 Replacing the definition of "Personal Service" in Part 1 "Administration and Enforcement", Section C "Definitions" with the following:

"Personal Service means a business that provides for the care of the body or the cleaning or repair of personal effects and includes a barber shop, beauty salon, shoe repair shop, dry cleaning shop, launderette, Registered Massage Therapy Clinic, Beauty and Wellness Center and Personal Health Enhancement Center, but does not include Body-rub Service."

2.2 Adding the following definitions to Part 1 "Administration and Enforcement", Section C "Definitions":

- (a) *Beauty and Wellness Center* means premises, including beauty salons and barber shops, used to provide beauty and wellness improvement services through hair styling, cutting or chemical treatment or through skin or other body & nail treatments including pedicures, manicures,

facials, lashes, microdermabrasion, microblading, permanent make-up, waxing, and laser, hydro, anti-aging, or skin rejuvenation therapy.

(b) *Personal Health Enhancement Center* means premises used for the provision of therapies intended to enhance health through such techniques as Shiatsu, acupressure, reflexology, bio-kinesiology, hellework, polarity, reiki, rolfing and trager approach and includes other touch therapies and techniques, but does not include Registered Massage Therapy Clinics or Beauty and Wellness Centers.

(c) *Registered Massage Therapy Clinic* means premises in which clients receive massage therapy treatment from a person who is authorized under the *Health Professions Act* to practice massage therapy.

2.3 Adding the following regulations to Part D “General Provisions”, Section 3 “Regulations Applicable to All Zones”:

(l) Personal Service

No Beauty and Wellness Center or Personal Health Enhancement Center shall be located within 400 metres of any other Beauty and Wellness Center or Personal Health Enhancement Center.

READ A FIRST AND SECOND TIME this nineteenth day of June, 2023.

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this day seventeenth day of July, 2023.

READ A THIRD TIME this day of, 2023.

FINALLY ADOPTED this day of , 2023.

MAYOR

CORPORATE OFFICER



**DOWNTOWN
LANGLEY
BUSINESS
ASSOCIATION**

Unit 201, 20559 Fraser Hwy, Langley, BC V3A 4G3

February 24, 2023

Mayor Pachal and Members of City Council
20399 Douglas Crescent
Langley, BC
V3A 4B3

RE: Proliferation of spas in downtown Langley

Dear Mayor and Council:

Please accept this letter as a respectful request from our Board of Directors that City Council consider regulating the further proliferation of spas in Langley City. We are making this request simply due to the high concentration of these businesses in our community, and we want to make it clear that we are not opposed to the ones that are actually operating as spas.

As you may already be aware, to the best of our knowledge there are currently well over 50 spas (including hair removal/waxing, nail salons and massage parlours/spas) within the BIA, and these types of businesses are now backfilling most of our vacant spaces.

We recognize that there is a place for spas in every community, but like everything else, if there are too many, this is cause for concern with respect to public perception. As we all know, a healthy business community thrives when there is a variety and balance of retail, food and service businesses.

Thank you for everything you do in our community and for once again considering our request. Please feel free to call me if you have any questions.

Sincerely,

Carole Ward, Chair
Downtown Langley Business Association





DOWNTOWN
LANGLEY
BUSINESS
ASSOCIATION

April 19, 2023

Mayor Pachal and Members of City Council
20399 Douglas Crescent
Langley, BC
V3A 4B3

RE: Proliferation of Esthetic Services in Downtown Langley

Dear Mayor and Council:

Further to our letter dated February 24, 2023, please accept this letter to further clarify more clearly why we are looking for the City's assistance in mitigating the proliferation of the following businesses:

Esthetic/beauty/nail salon services including lashes, permanent makeup, facial/skin/body treatments and therapy, nails, hair removal/waxing, non-registered massage spas, hair salons and barbers.

We recognize that these businesses are essential, and we are not opposed to their existing legal operations, but we feel that there are enough of these spas and personal services to satisfy the needs of the community for the following reasons.

1. There are too many vacant commercial spaces in the Historic Downtown core that are being backfilled by spas and personal services uses
2. We have reviewed the City's OCP and Downtown Master Plan and understand that it is important to the vision to maintain a variety of commercial businesses in the Historic Downtown, including a range of restaurants, retail outlets, services and office use
3. The Zoning Bylaw has previously been amended to apply 400 m separation distances between certain commercial uses, such as thrift stores, cheque cashing, vape stores and tattoo parlours to maintain a variety of commercial businesses in the Historic Downtown. This has prevented the over-concentration of specific uses, which we feel may detract from the vibrancy, range of economic activity and pedestrian friendly environment of the Downtown

We also understand that the existing businesses are grandfathered and that this will only impact the backfilling of these businesses going forward. As we all know, a healthy business community thrives when there is a balance of retail, restaurant/food and service businesses.

Sincerely,

Carole Ward, Chair
Downtown Langley Business Association

info@downtownlangley.com | T 604.539.0133 | downtownlangley.com

@discoverdowntownlangley

Discover Downtown Langley





EXPLANATORY MEMO

INDUSTRIAL ZONING (I1 ZONE) UPDATE

ZONING BYLAW AMENDMENT No. 195, BYLAW No. 3251

PURPOSE:

The City has initiated a phased process to update the Zoning Bylaw, to align it with the City's new Official Community Plan (OCP). This Bylaw proposes to update the I1 'Light Industrial' Zone (mapped on Attachment 1) as a 'first step' in the Zoning Bylaw update process, to respond to increasing industrial investment and redevelopment activity in the City. The I2 & I3 industrial and other zones will be updated as a part of the broader Zoning Bylaw update process, anticipated to be complete by mid-2024.

POLICY:

The OCP is organized around five policy 'Directions'. Most relevant to this Bylaw, Direction 2: 'A Highly Connected City Aligned With Rapid Transit' and Direction 4: 'A Responsive Economy That Creates New Jobs', include industrial land use policies that aim to 1) maintain the City's significant industrial land base, 2) encourage more industrial uses that provide more jobs and taxation benefits, 3) support innovation and investment, including new and emerging trends in industrial activity and business, and 4) modernize industrial zoning and parking to reflect industry and regional best practices, and improved transit service (including planned SkyTrain).

COMMENTS/ANALYSIS:

These proposed updates to the I1 Zone will implement OCP policies, enhance the City's economic competitiveness, provide opportunities for existing businesses and new developments to make the best use of valuable and costly industrial land, align the City with regional and national industrial development trends, and recognize the increased investment opportunities that will emerge with SkyTrain's arrival in 2028.

Specific Updates and Rationale

The proposed I1 Zone updates, and the rationale for these updates, is as follows:

1. Lowering the minimum parking requirement for I1 Zone industrial uses to 1 space per 100 square metres (sm). The current parking rate is 2 spaces per 93 sm, which is more than double the City of Surrey rate (1 space per 100 sm) and the Township of Langley rate (0.5 spaces per 100 sm). Given high land costs, and that adjacent municipalities are hosting successful industrial activity with lower parking rates, this new parking minimum will help the City's industrial businesses make the best use of expensive land, provide more flexibility when adding more floorspace to existing sites, and enhance the City's economic competitiveness. This new minimum rate will not force existing businesses to reduce their parking, and existing and new businesses can provide more parking if they choose to.

2. Increasing the I1 zone height limit to 30 metres from the current 15 metre height limit. This will provide more flexibility for industrial businesses with taller buildings and/or on-site structures, and opportunities for new development to 'stack' uses on a site to maximize land efficiency and fit in new industrial uses such as e-commerce, warehousing and speciality manufacturing uses that require taller buildings and 'floor to ceiling' heights. Given high land costs, increased building height also provides opportunities to place industrial uses on top of parking, which improves site use and cost efficiencies.
3. Permitting more small-scale office uses, including professional offices supporting land development, manufacturing, utility and technology/e-commerce industries, in industrial buildings located along major or 'arterial' roads. This office space would be 'accessory' to on-site industrial uses, limited to a maximum of 10 percent of the site area and building floorspace, and only permitted on I1-zoned properties adjoining major roads, including 200 Street, 56 Avenue, Fraser Highway, Logan Avenue and Langley Bypass. This approach is intended to create new business investment opportunities, support emerging industrial-business trends, provide more commercial uses that service local industrial and neighbourhood areas and are in close walking distance of high frequency transit, and help create attractive 'office-like' industrial buildings, along the City's major travel corridors and at major intersections, when industrial properties redevelop.

Effect of Bylaw: No Impact on Existing Industrial Businesses

If this proposed amendment is adopted by Council, these updates will not impact or impose additional zoning requirements on existing industrial businesses.

SUMMARY

The I1 'Light Industrial' Zone is being updated to support increasing industrial investment interest and new industrial redevelopment activity in the City, and align a commonly used Industrial Zone with the industrial development policies in the OCP.

BUDGET IMPLICATIONS:

None.

Prepared by:

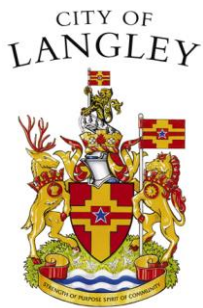


Carl Johannsen, RPP MCIP
Director of Development Services

Reviewed by:



Darrin Leite, CPA, CA
Deputy Chief Administrative Officer
Director of Corporate Services



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 195**

BYLAW No. 3251

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations and amend I1 Light Industrial Zone regulations.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 195, 2023, No. 3251”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by:

2.1 Updating the Minimum Parking Requirement table in Part 1 “Administration and Enforcement”, Section E “Off-Street Parking and Loading”, under ‘Land Use’ and ‘Industrial Uses’ and for the *Light Industrial*, *Workshop* and *Warehouse* uses to the following:

<i>Light Industrial</i>	I1 Zone	1.0 space per 100 m ² (1,076.39 ft ²) of <i>gross floor area</i> or fraction thereof.
	Other zones	2.0 spaces per 93 m ² (1,001.07 ft ²) of <i>gross floor area</i> or fraction thereof.
<i>Workshop</i>	I1 Zone	1.0 space per 100 m ² (1,076.39 ft ²) of <i>gross floor area</i> or fraction thereof.
	Other zones	2.0 spaces per 93 m ² (1,001.07 ft ²) of <i>gross floor area</i> or fraction thereof.
<i>Warehouse</i>	I1 Zone	1.0 space per 100 m ² (1,076.39 ft ²) of <i>gross floor area</i> or fraction thereof.
	Other zones	2.0 spaces per 93 m ² (1,001.07 ft ²) of <i>gross floor area</i> or fraction thereof.

2.2 Adding the following to the list of permitted accessory uses in Part IV “Industrial Zones”, Section A “I1 Light Industrial Zone”, 2. Permitted Uses, (I) *Accessory Uses* limited to the following:

- (ii) *Office* uses, including those supporting land development, manufacturing, utility, and technology/e-commerce industries, limited to a maximum leasable floorspace of the lesser of 10 percent of lot area or *gross floor area*, and only on lots adjoining 56 Avenue, 200 Street, Fraser Highway, Logan Avenue, and the Langley Bypass.

2.3 Updating the Maximum *Height* in Part IV “Industrial Zones”, Section A “I1 Light Industrial Zone”, 4. Size of Buildings and Structures to:

Principal Building, Height: 30.0 m (98.4 ft)

READ A FIRST AND SECOND TIME this nineteenth day of June, 2023.

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this seventeenth day of July, 2023.

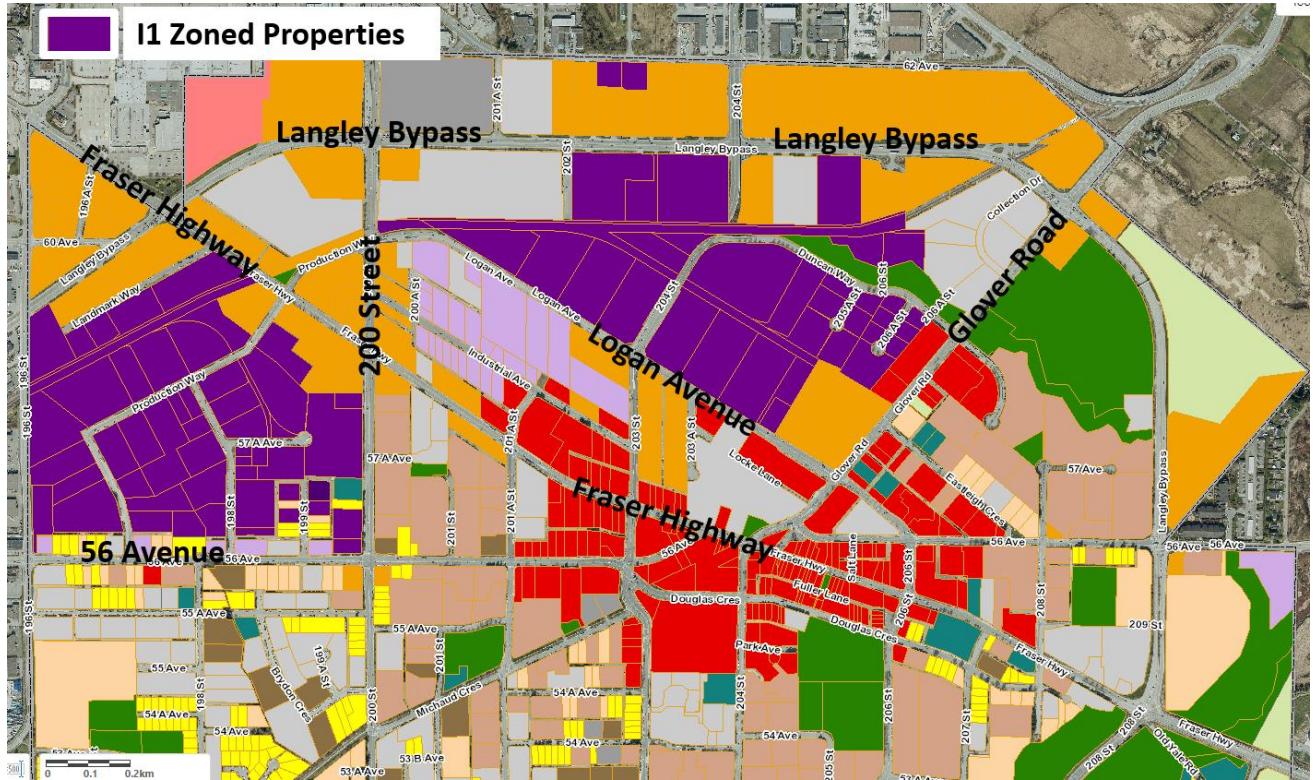
READ A THIRD TIME this day of, 2023.

FINALLY ADOPTED this day of , 2023.

MAYOR

CORPORATE OFFICER

I1 Light Industrial Zone Properties in City of Langley





**MUNICIPAL TICKET INFORMATION SYSTEM
BYLAW, 2011, No. 2846,
AMENDMENT No. 20, 2023, No. 3252**

A Bylaw to amend fees in the Municipal Ticket Information System.

1. Title

- (1) This bylaw shall be cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 20, 2023, No. 3252.”

2. Amendments

- (1) Municipal Ticket Information System Bylaw, 2011, No. 2846 is hereby amended by:
- (a) Deleting Schedule B16 – Parks & Public Facilities Bylaw and replacing it with a new “Schedule B16 – Parks & Public Facilities Bylaw” attached to, and forming part of this bylaw.

Schedule B16 – Parks & Public Facilities Bylaw

Parks & Public Facilities Bylaw, 2018, No. 3048

Column 1 Offence	Column 2 Section	Column 3 Fine
Advertising Without Permission	6(a)	\$100.00
Use of Advertising Vehicle	6(b)	\$100.00
Animal/Fowl Run At Large	7(a)	\$100.00
Animal Off Leash	7(b)	\$100.00
Riding Livestock in Park	8	\$100.00
Animal in Water	9	\$100.00
Animal in Public Facility	10	\$100.00
Violate Any Bylaw, Regulation, Enactment, Sign or Posted Notice or Command	11(b)(i)	\$100.00
Act in a Disorderly, Dangerous or Offensive Manner	11(b)(ii)	\$100.00
Obstruct Use and Enjoyment of Park or Public Facility	11(b)(iii)	\$100.00
Loitering	11(b)(iv)	\$100.00
Sleep on, in or under a Public Improvement	11(b)(v)	\$100.00
Improper Dress	11(b)(vi)	\$100.00
Alcohol/Controlled Substance in Park/Public Facility	11(b)(vii)	\$100.00
Urinate or Defecate in or on a Park or Public Facility	11(b)(viii)	\$100.00
Engage in an Unauthorized Activity	11(b)(ix)	\$100.00
Endanger bird, animal or fish	11(b)(x)	\$100.00
Interfere with or Obstruct Staff	11(b)(xi)	\$100.00
Operate Unauthorized Device Causing Disturbance	11(b)(xii)	\$100.00
Deposit Cremated Remains in Park	11(b)(xiii)	\$100.00
Cause Damage to Vegetation	12(a)	\$100.00
Cutting or Removal of Tree, Timber or Firewood	12(b)	\$100.00
Damage to Building or Structure	12(c)	\$100.00
Damage, Deface, Clutter or Block Thoroughfare or Parking area	12(d)	\$100.00
Damage to Sign	12(e)	\$100.00
Improper Use of Wall/Fence/Structure	12(f)	\$100.00
Walking in Closed Area	12(g)	\$100.00
Polluting	12(h)	\$100.00
Deposit Waste	12(i)	\$100.00
Removal of Soil	12(j)	\$100.00
Discharge of Water	12(k)	\$100.00
Throw/Place Burning Substance	12(l)	\$100.00
Construction in Park	14-1	\$100.00
Trespass Without Permission	14-2	\$100.00
Conduct Business Without a Permit	18	\$100.00
Discharge of Firearm, Weapon or Dangerous Toy	19	\$100.00

Schedule B16 – Parks & Public Facilities Bylaw
Parks & Public Facilities Bylaw, 2018, No. 3048 (Continued)

Column 1 Offence	Column 2 Section	Column 3 Fine
Explode Combustible Material	20	\$100.00
Park Where Prohibited	22	\$100.00
Drive Where Prohibited	23	\$100.00
Improper Use of Vehicle	24	\$100.00
Exceed Speed Limit	25	\$100.00
Public Gathering Without a Permit	29	\$100.00

3. Severability

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

READ A FIRST, SECOND AND THIRD TIME this nineteenth day of June, 2023.

ADOPTED this day of , .

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Results of Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234**

File #: 3900.01

Doc #:

From: Kelly Kenney
Corporate Officer

Date: July 19, 2023

RECOMMENDATION:

THAT the report of the Corporate Officer dated July 19, 2023 providing the results of the Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 be received for information.

PURPOSE:

The purpose of the report is to provide the results of the Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 and outline potential next steps.

POLICY:

Section 86 of the *Community Charter* establishes the requirements for conducting an Alternative Approval Process.

COMMENTS/ANALYSIS:

At its March 6, 2023 Regular Council Meeting, Council passed a motion to seek approval of the electors through the Alternative Approval Process in relation to Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234.

An Alternative Approval Process was conducted in accordance with the requirements of Section 86 of the *Community Charter*.

The results of the Alternative Approval Process are as follows:

22,065	Estimated number of eligible electors
1055	Number of elector response forms submitted by the deadline
19	Number of elector response forms rejected
1036	Number of elector response forms accepted
4.7%	Percentage of estimated number of electors who validly submitted elector response forms opposing adoption of Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 unless it is approved by Assent Voting

In accordance with Section 86 of the Community Charter, as the threshold of 10% of the estimated number of electors opposed to adoption of Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 unless it is approved by Assent Voting was not reached, the approval of the electors to adopt Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 was obtained.

Accordingly, Council may proceed with adoption of the bylaw.

BUDGET IMPLICATIONS:

Once the Province has provided the Statutory Approval certificate the City can pursue the borrowing through the Municipal Finance Authority (MFA). The City may borrow internally should the Fraser Highway project proceed prior to the next MFA borrowing intake, which happens twice a year. The next intake would be for the Spring 2024 because the application deadline for the Fall of 2023 has already passed. However, the City will assess the interest rate forecast in the Spring and may delay the long-term MFA borrowing and continue with the internal borrowing, to benefit from any anticipated interest rate reductions.

ALTERNATIVES:

Council may choose not to proceed with adoption of Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234.

To: Mayor and Councillors

Date: July 19, 2023

Subject: Results of Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement

Loan Authorization Bylaw 2023, No. 3234

Page 3

Respectfully Submitted,



Kelly Kenney
Corporate Officer

Attachments:

1. Certification of Results of Alternative Approval Process for Loan Authorization Bylaw No. 3234

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

ATTACHMENT 1

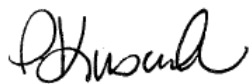
**Certification of Results of Alternative Approval Process for
Property Acquisition, Infrastructure Upgrade and Improvement Loan
Authorization Bylaw 2023, No. 3234**

I, the undersigned Deputy Corporate Officer, as the person assigned responsibility for corporate administration under Section 148 of the Community Charter, certify the results of the Alternative Approval Process that was conducted to obtain approval of the electors for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 as follows:

22,065	Estimated number of eligible electors
1055	Number of elector response forms submitted by the deadline
19	Number of elector response forms rejected
1036	Number of elector response forms accepted
4.7%	Percentage of estimated number of electors who validly submitted elector response forms opposing adoption of Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 unless it is approved by Assent Voting

In accordance with Section 86 of the Community Charter, as the threshold of 10% of the estimated number of electors opposed to adoption of Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 unless it is approved by Assent Voting was not reached, the approval of the electors to adopt Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 was obtained.

Dated this 18th day of July, 2023



Paula Kusack
Deputy Corporate Officer



**Property Acquisition, Infrastructure Upgrade
and Improvement Loan Authorization Bylaw 2023,
No. 3234**

A bylaw to authorize the borrowing up to \$15 million, the estimated cost to make strategic land and improvement acquisitions and undertake infrastructure upgrades.

WHEREAS it is deemed desirable and expedient to acquire strategic parcels of land and improvements and undertake infrastructure upgrades;

WHEREAS the estimated cost of the land and improvements to be acquired including expenses incidental thereto is \$15 million of which the sum of \$4,486,055 is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the estimated cost of the infrastructure upgrades on Fraser Highway between 204 Street and 206 Street is \$18.2 million, of which the sum of \$10,513,945 is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Council of the City of Langley in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the acquisition of strategic parcels of land and improvements and undertake infrastructure upgrades (\$15 million), generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$15 million.
 - b) To acquire all such real property and improvements, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the projects and undertake infrastructure upgrades.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.
3. This bylaw may be cited as “Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234”.

READ A FIRST, SECOND AND THIRD TIME this sixth day of March, 2023.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES this
seventeenth day of May, 2023.

RECEIVED THE APPROVAL OF THE ELECTORS OF CITY OF LANGLEY this
eighteenth day of July, 2023.

FINALLY ADOPTED this day of , 2023.

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Parks, Recreation and Culture Plan

File #: [Required]

Doc #:

From: Kim Hilton
Director of Recreation, Culture and Community
Services

Date: July 3, 2023

RECOMMENDATION:

THAT City Council endorse the Parks, Recreation and Culture Plan.

PURPOSE:

The purpose of the report is to provide City Council with the background context, process, and next steps in the implementation of the Parks, Recreation and Culture Plan.

POLICY:

N/A

COMMENTS/ANALYSIS:

As much of the 2013 Parks, Recreation and Culture Masterplan was completed, the purpose of this project was to provide direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and cultural facilities, and the delivery of services to best meet the needs of the growing and changing community.

The first phase of the plan development included a document review of Langley City's key plans and strategies; a visioning workshop; a community survey; several workshops with the public, stakeholders, and staff; and interviews. Additional public participation was encouraged through signage along trails, in facilities and online.

The second phase of the plan development focused on refining and confirming the priorities, goals and recommendations moving forward. In total, there were over 1620 touch points.

Through this work, the Vision, Goals and Recommendations were developed.

The Vision: Langley City is “the Place to Be” for diverse parks, recreation activities, and cultural experiences. These opportunities strengthen community connections, support healthy and active lifestyles, protect, and enhance the environment, and welcome everyone.

To support the vision five goals were established: inclusive, accessible, affordable; safe community; quality infrastructure; healthy natural environment; and improved connectivity.

Through the development of the vision and goals, some of the key recommendations were established in 7 categories.

Key Recommendations – Parks

- Acquire new parkland within developing areas.
- Major Park upgrades to City Park, Buckley Park, Douglas Park, Nicomekl Floodplain, BC Hydro Corridor, Penzer Park, Uplands Dog off-leash Park, Innes Corners Plaza, Conder Park, Rotary Centennial Park, Sendall Gardens, Brydon Park

Key Recommendations – Outdoor Amenities

- Upgrade Park amenities – older multi-sport courts, shade at playgrounds, washrooms
- Add Park amenities – accessible washrooms, community gardens, dog off-leash area, picnic facilities, tennis courts, skate park, beach volleyball courts, bike pump track, adventure play area.

Key Recommendations – Trails

- Acquire land to support trail connectivity.
- More trails, paving and infrastructure.
- Increase wayfinding signs, especially in Nicomekl Floodplain

Key Recommendations - Recreation and Culture Programs and Services

- More fitness classes, lifestyle, and social programs for all ages, and visual and performing art classes.
- More outdoor programs, events
- Childminding with fitness facilities
- More partnership, more focus on equity, diversity and inclusion

Key Recommendations - Indoor Recreation Spaces

- Upgrade and expand Timms Community Centre
- Replace or significantly renovate/expand Douglas Recreation Centre

Key Recommendations - Aquatic Facilities

- Plan and build a new indoor aquatic facility.
- Upgrade Al Anderson Memorial Pool to improve the energy use and recreation opportunities for the interim or long term.

Key Recommendations - Culture and Multi-Use Facilities

- Explore opportunities for a Public Private partnership in the development of a Performing Arts Centre
- Explore opportunities for a fundraising campaign.
- Replace Sendall House with an environmental and multi-use facility.
- New multi-use community building to replace the again lawn bowling facility.

A phased implementation plan with costs and DCC eligibility will be part of the yearly budget cycles and departmental work plans moving forward. Many of the projects will involve community engagement as they are implemented. Staff will look for a variety of funding sources including federal and provincial grants to help support the work, recognizing that collaboration and partnerships are a key component to the success of this plan.

BUDGET IMPLICATIONS:

The Parks, Recreation and Culture implementation plan will be incorporated into the 5-year financial plan and be part of each year's financial plan deliberations. The project implementation will be evaluated against other competing needs in the community. While the plan has a 10-year lifespan, it does provide a road map beyond that time. The plan will assist staff in developing the DCCs; long range planning in future land acquisition and future park development to meet the needs of the growing community.

SUMMARY:

The Parks, Recreation and Culture Plan identifies proposed phasing and relative costs associated with the recommendations based on community priorities. These priorities will be brought forward to council on a yearly basis during the annual budget cycle and will be implemented through this process. The work carried out will continue to support Langley City's vision of "the Place to Be"

ALTERNATIVES:

NA

Respectfully Submitted,



Kim Hilton
Director of Recreation, Culture and Community Services

Attachment:

1. Parks, Recreation and Culture Plan

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

PARKS, RECREATION, AND CULTURE PLAN



TERRITORIAL ACKNOWLEDGEMENT

The City of Langley is located within the traditional and unceded territories of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

COMMUNITY ACKNOWLEDGEMENT

We appreciate the input provided by many members of the Langley City community. The project team was inspired by your passion and commitment to the city.



This report is prepared for the sole use of the City of Langley. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.
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Map 1 Existing Parks and Trails
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EXECUTIVE SUMMARY

Context and Purpose

Langley City is at an exciting stage of its evolution. In 2013, when the previous Parks, Recreation, and Culture Master Plan (PRC Master Plan) was completed, the City was well on its way to becoming an urban centre. With significant population growth, the impending arrival of SkyTrain, and an increasingly multicultural population, Langley City is becoming a dynamic community that provides unique opportunities to residents and visitors alike. The City has significant parks, trails, and diverse indoor and outdoor recreation and culture amenities, many of which have been added or improved in the past 10 years.

The purpose of this project is to prepare a comprehensive 10-year Parks, Recreation, and Culture Plan that will provide direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and cultural facilities, and the delivery of services to best meet the needs of the growing and changing community.

Community Engagement

A successful Parks, Recreation, and Culture (PRC) Plan requires input from the community. A diverse engagement process was used to understand the community's interests, desires, and priorities for the future of parks, recreation, and culture. Phase 1 of the engagement focused on visioning and included a community survey, workshops, interviews, and emails. Phase 2 focused on confirming and setting priorities based on the draft vision, goals, and recommendations. In total, there were over 1,620 touch points.



Vision and Goals

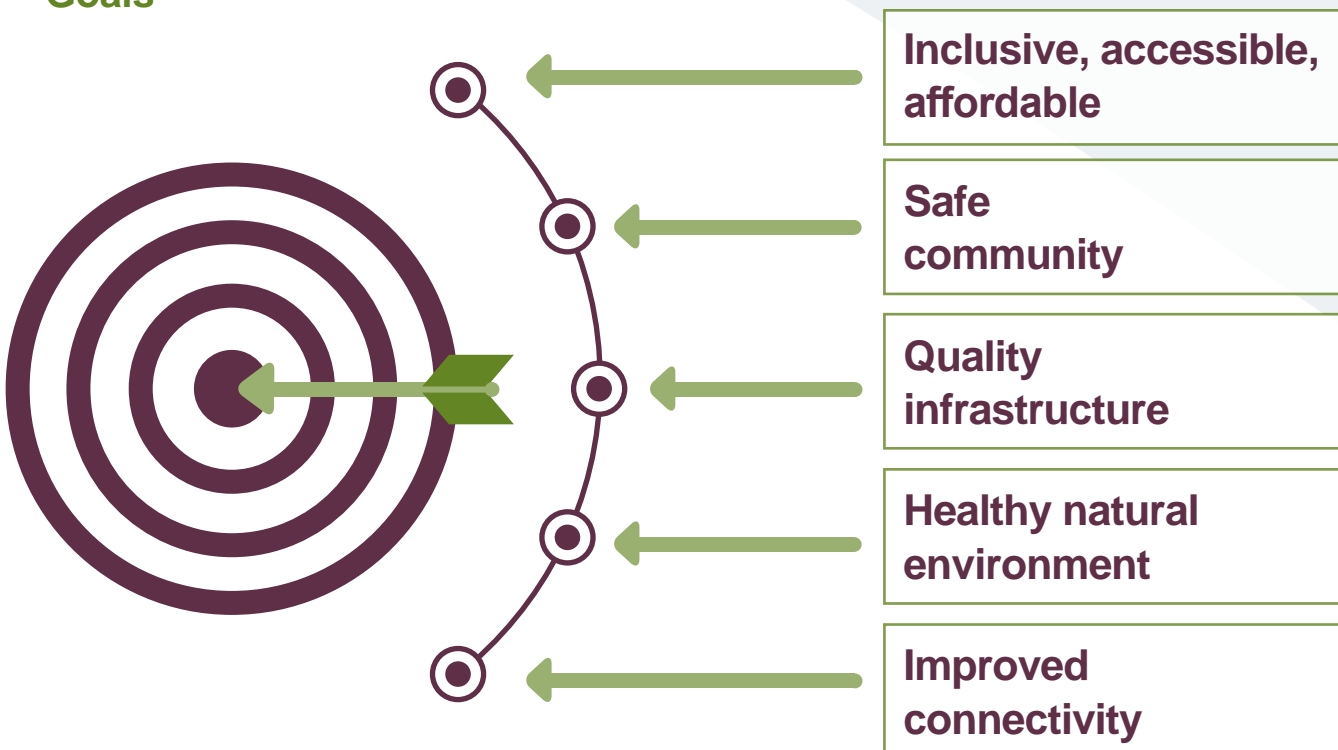
The following vision and goals objectives are a synthesis of the City's existing strategies and community input.

Vision



Langley City is **“the Place to Be”** for diverse parks, recreation activities, and cultural experiences. These opportunities strengthen community connections, support healthy and active lifestyles, protect and enhance the environment, and welcome everyone.

Goals



Key Recommendations

The following is a high-level overview of the key recommendations:

Parks

- Acquire new parkland in developing areas
- Conduct major upgrades to the following parks – City Park, Buckley Park, Douglas Park, Nicomekl Floodplain, Hydro corridor, Penzer Park, Uplands Dog Off-leash Park, Innes Corners Plaza, Conder Park, Rotary Centennial Park, Sendall Gardens

Outdoor Amenities

- Upgrade park amenities – older multi-sport courts, shade at playgrounds, washrooms
- Add park amenities – community gardens, picnic facilities, artificial turf field, spray park, new dog off-leash park, more tennis courts, beach volleyball courts, bike pump track, skate park

Trails

- Acquire land to support trail connectivity
- Expand the trail system with new trails, paving, and infrastructure
- Increase wayfinding signs, especially in the Nicomekl Floodplain

Recreation and Culture Programs and Services

- More fitness classes, lifestyle programs, social programs for all ages, and visual and performing arts classes
- More outdoor programs, events
- Childminding with fitness facilities
- More partnerships, more focus on equity, diversity, and inclusion

Indoor Recreation Spaces

- Upgrade and expand Timms Community Centre
- Renovate Douglas Recreation Centre as an interim measure
- Replace or significantly renovate/expand Douglas Recreation Centre

Aquatic Facilities

- Plan and build a new indoor aquatic facility
- Upgrade Al Anderson Memorial Pool to improve the energy use and recreation opportunities for the interim or long term

Culture and Multi-Use Facilities

- Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre
- Explore opportunities for a fundraising campaign and seek support from philanthropists
- Replace Sendall House with an environmental and multi-use facility
- New multi-use community building to replace the aging lawn bowling facility

Implementation Plan and Next Steps

The implementation plan identifies the proposed phasing and relative costs associated with the recommendations based on community priorities. Next steps address the collaboration, budgeting, and processes that will be used to implement the recommendations.



1 OVERVIEW

1.1 Context and Purpose

Langley City is at an exciting stage of its evolution. In 2013, when the previous Parks, Recreation, and Culture Master Plan (PRC Plan) was completed, the City was well on its way to becoming an urban centre. With significant population growth, the impending arrival of SkyTrain, and an increasingly multicultural population, Langley City is becoming a dynamic community that provides unique opportunities to residents and visitors alike. The City has significant parks, trails, and diverse indoor and outdoor recreation and culture amenities, many of which have been added or improved in the past 10 years.

Langley City is a designated Regional City Centre in the Metro Vancouver Regional Growth Strategy. Home to over 28,000 residents, it is a geographic “Nexus of Community” connecting Metro Vancouver with the Fraser Valley. Although Langley City is a relatively small municipality of 10 square kilometres, it is known for its pedestrian-oriented downtown, a regional ‘High-Street’ shopping district, a dynamic mix of high-density residential neighbourhoods and suburban communities, and one of the most active industrial and service commercial land bases in the Lower Mainland. The City shares borders with the Township of Langley on three sides to the south, east and north, and City of Surrey to the west.

The Nicomekl (nəḑəməḑəl') River runs east-west across the City, dividing it into two halves – the north and south of the Nicomekl River and floodplain. To the south are ten of the City's parks and tree-lined residential neighbourhoods. North of the river are five City parks, the City Centre commercial area, and industrial land, plus residential development that is mostly higher density. The floodplain is an important feature of the City's greenspace and trail network, and it provides important habitat for wildlife.

Over the next few decades, Langley City is expected to experience significant population and job growth. By 2050, Langley City will be home to over 41,000 residents, a 48% increase from 2018. The City is targeting high-density development in the City Centre to coincide with the arrival of the SkyTrain station near 203rd Street and Fraser Highway. Despite the growth, Langley City has managed to retain its attractive small-town feel and strong sense of community. Residents point to the parks and green spaces as among the main features they enjoy about living in Langley City.

The purpose of this project was to prepare a comprehensive 10-year PRC Plan that will provide direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and cultural facilities, and the delivery of services to best meet the needs of the growing and changing community.



1.2 Policy Framework

Langley City's Parks, Recreation, and Culture Plan takes direction from the City's key plans and strategies, which are summarized below.

Transportation Plan (2023)

Langley City is updating its 2014 Transportation Plan (TP) to shape the future of transportation in Langley City and respond to changing transportation needs and trends.

Transportation is an important part of everyone's daily lives – it affects how people move throughout Langley City, how the community looks and feels, and how residents interact with one another. The City's transportation system is changing, with the new SkyTrain extension being built, a growing population, and new housing and commercial developments. Transportation decisions affect the community's health, environment, and economy.

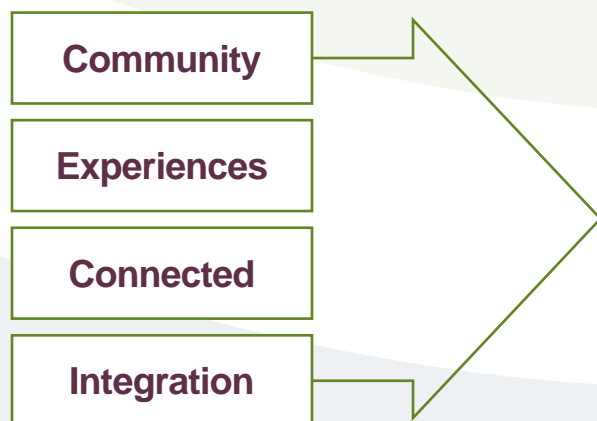
Through the Transportation Plan, Langley City will identify strategies and projects to improve the transportation network for all users. The final TP will address how most people move around Langley City, including driving, walking, bicycling, and public transportation. The expectation is that the TP will align with this document, especially the pedestrian network and trails component.

Poverty Reduction Strategy (2022)

Langley City is collaborating with the Township of Langley on a Poverty Reduction Strategy with funding provided by the Union of BC Municipalities (UBCM) and guided by the poverty reduction task group. The strategy will provide guidance to the community partners, agencies, and municipalities based on the Province's four guiding principals – affordability, opportunity, reconciliation, and social inclusion.

Langley City: Nexus of Community (2018)

Langley City created a visioning document to guide Langley City through the next phase of growth and development with the introduction of the rapid transit system in Langley City. This document introduces the four-pillar foundation on which to move forward:



Official Community Plan (2021)

The City's Official Community Plan (OCP) acts as the primary guiding vision for the future of the community. In 2018, Langley City Mayor and Council voted unanimously to adopt a new vision to guide growth and development over the next 25 years, building on the Nexus of Community's four pillars.

The OCP envisions a vibrant Langley City that is a complete and inclusive community, where all feel safe, capable, and valued. There are affordable living options for residents and plentiful jobs and investment opportunities. Langley City boasts a strong, responsive, and forward-thinking economy, generated by technological innovation and supportive local services and educational facilities. Langley City is also rich with cultural, entertainment, and recreational destinations that strengthen community connections, support healthy lifestyles and create unique and memorable experiences that appeal to locals and tourists alike.

The OCP is organized around Five Big Themes that have emerged as key directions from the OCP consultation process:

- Affordable living and diverse housing for all generations
- A highly connected City aligned with rapid transit
- A safe and inclusive community rich with cultural destinations
- A responsive economy that creates new jobs
- Environmental solutions to fight climate change

Three of the five big themes are directly related to parks, recreation, and culture:

- **"A Highly Connected City"** – can be achieved partly through the trail network
- **"A Safe and Inclusive Community Rich with Cultural Destinations"** – can be achieved partly through parks, recreation, and culture facilities and services that offer inclusivity, accessibility, diversity and equity
- **"Environmental Solutions to Fight Climate Change"** – can be achieved partly through the environmentally sensitive lands protected within parks and the way nature is integrated into parks, road corridors, and other public spaces; facility designs that respect energy consumption can also address this theme

The OCP also includes specific policies directing the acquisition of new parkland and new public open spaces/plazas and undertaking park improvements, among other park-related initiatives and directions, through City-led and -funded projects and development-related contributions as the City grows. The OCP's Land Use Plan identifies specific locations for new park/public open spaces and civic/community facilities in proposed development areas along Fraser Highway and Glover Road, as well as 'potential study areas' for future transit-oriented redevelopment that will require new parkland and public open space.

The OCP's District Policies (Appendix B) also includes specific policies and direction to acquire and create new parkland, public open space, plazas, and community facilities in new growth districts, such as the 196 Street SkyTrain Station and the 203 Street SkyTrain Station areas, along the Fraser Highway corridor between 200th and 208th Street, and within the Innovation Boulevard Plan area between Kwantlen Polytechnic University and downtown.

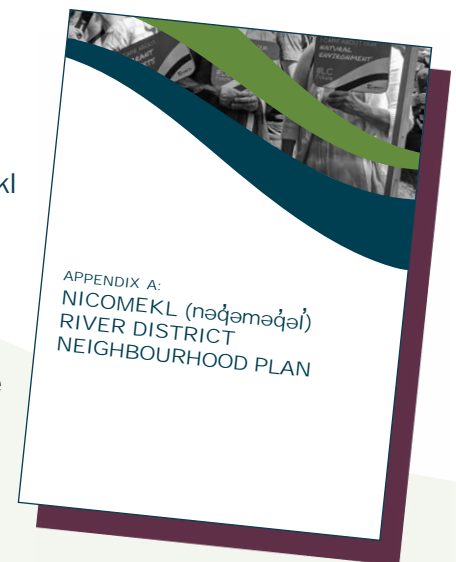
Nicomekl River District Neighbourhood Plan (2021)

The Nicomekl River District Neighbourhood Plan is part of Langley City's Official Community Plan (OCP). The plan was created to guide land use change, development, and public space improvements within the Nicomekl River District Neighbourhood, which is Langley City's key future growth area. On the northern banks of the river lies a dynamic mix of townhomes and low-rise apartments with a few clusters of single detached homes, all within walking distance of downtown Langley City. The area south of the Nicomekl consists mostly of single detached homes and some townhouse complexes within an aging neighbourhood that hasn't experienced the same redevelopment activity as north of the Nicomekl.

The lack of north-south connections within Langley City along with the sheer width of Nicomekl's river corridor divides the community, not just from a transportation perspective but also through the lens of other infrastructure services like water and sewer. This neighbourhood plan unites north and south banks by increasing and bolstering connections, creating a finer-grained density transition to the south side of the river, and fronting development on the park in a manner that respects and enhances the existing floodplain.

The neighbourhood plan outlines policies and development permit area guidelines specific to the neighbourhood based on three foundational narratives:

- **We belong to this place** – the celebration of the people and their place within the river corridor
- **Net gains to the triple bottom line** – environmental health, social cohesion, and economic development
- **Safety first** – two major concerns including flooding and personal safety while using trails

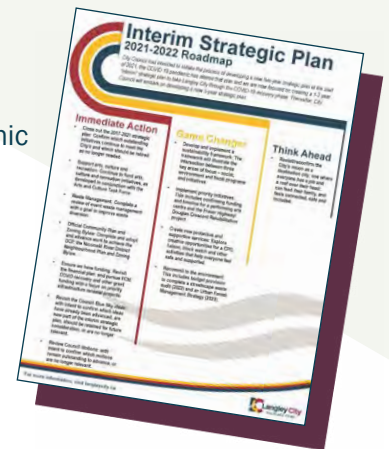


The neighbourhood plan outlines three big moves to create an all-season path that improves the vitality and visibility of the corridor, provides trailhead improvements that create inviting entrances into the natural space, and inserts lookout platforms throughout the floodplain to provide beautiful vistas of the river landscape.

Interim Strategic Plan 2021–2022 Roadmap

City Council had intended to initiate the process of developing a new five-year strategic plan at the start of 2021, however the impacts of the COVID-19 pandemic altered that plan resulting in a one- to two- year “interim” strategic plan to take Langley City through the COVID-19 recovery phase.

Council’s vision is to create and support a vibrant, healthy, and safe community. The “roadmap” is divided into immediate actions, game changers, and opportunities to think ahead. This PRC Plan is consistent with the direction of the strategic plan.

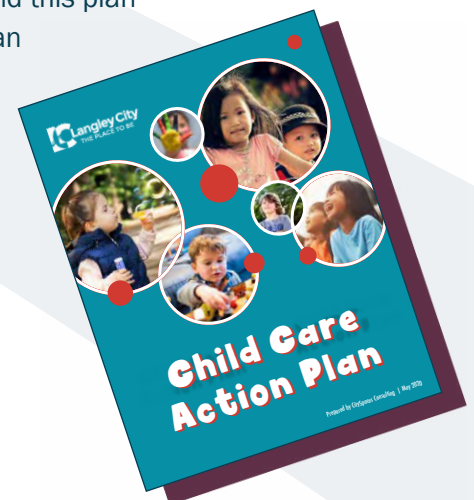


Child Care Action Plan (2020)

This plan recognizes that childcare is an important need in Langley City and this plan provides a strategy to address these needs and issues. The goal of the plan is to prioritize affordable, equitable, accessible, and quality childcare that meets the diverse needs of Langley City residents. A key issue identified in this plan is the lack of space to improve childcare services. This is linked to the available parks, public spaces, and facilities such as recreation and community centres.

The recommended actions are grouped within six categories:

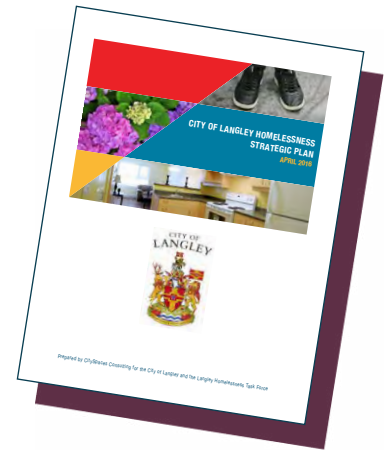
- To improve childcare affordability
- To increase the number of quality licensed spaces
- To strengthen partnerships and collaboration
- To explore strategies to address staffing challenges
- To review existing before and after-school programming and identify areas for expansion
- To monitor data and understand how childcare needs change over time



Langley City Homelessness Strategic Plan (2016)

Limited affordable and suitable housing is one of the driving factors of homelessness. Other contributing pathways into homelessness include poverty, circumstantial situations, unemployment and financial hurdles, mental health issues, addictions, and family violence and breakdown. Initiated by Langley City and the Langley Homelessness Task Force, this Homelessness Strategic Plan provides a framework of strategies to address and prevent homelessness in Langley City.

Parks and recreation facilities offer crucial spaces for people experiencing homelessness to access services and amenities. However, there can be issues with perceived safety in spaces that are used by the public. Nineteen strategies are presented, including capacity building, prevention, housing strategies, and strategies to create a more inclusive community. This PRC Plan respects those strategies.



City Park Master Plan (2016)

This plan was prepared through a public engagement process by Binnie. At the south end of the park, it proposes a new fieldhouse, covered lacrosse box, open space with a leash-optional dog area, flexible/event spaces, and new parking areas. In the centre of the park, it proposes enhanced and expanded water park and playground, reduced parking, enhanced picnic shelter, and a new play area for small children. At the north of the park, proposals include a new grass field, new washroom/concession building, baseball field upgrades, and a park entrance/staging area.

Buckley and Penzer Parks (2016)

This plan was prepared through a public engagement process by Binnie. The plan for Penzer Park proposes bike park improvements, urban sports court, new playground, enhanced parking, a community garden, wetland feature, loop pathways with boardwalk, and planting more vegetation. The proposal for Buckley Park includes passive park space, a grass field with backstop, an improved entrance, terraced view stage, enhanced playground, perimeter looped paths, and an enhanced path to Penzer Park.

Brydon Park Renewal

A two-phase plan for renewal of Brydon Park was prepared by Binnie. Phase 1, already built, includes a new dog off-leash area and playground. Phase 2 includes picnic shelters, washrooms, spray park, and outdoor fitness.

Parks, Recreation, and Culture Master Plan (2013)

The previous Parks, Recreation and Culture Master Plan was completed in 2013 by Urban Systems, and provided direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and culture facilities and the delivery of services to best meet the needs of the changing community.

The vision, developed through the planning process, states that Langley City is a place where:

- people have healthy and active lifestyles
- a variety of safe, accessible, and affordable recreation and culture opportunities are welcoming to all
- residents have pride in the community and a strong sense of belonging
- the natural environment is respected, protected and enhanced for the enjoyment and benefits it provides
- the economy is stimulated by the parks, recreation, arts and culture amenities and services

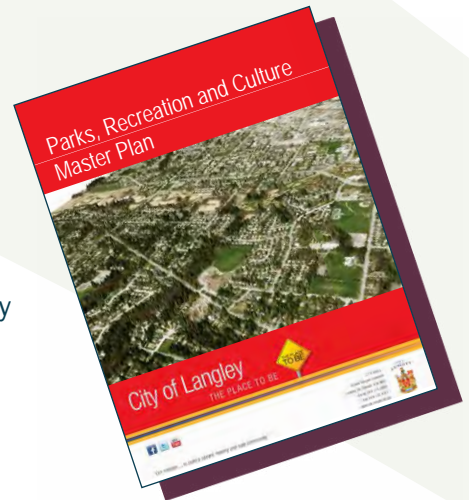
Many of the recommendations of that plan have been implemented. Others need updating due to the City's evolution and growth.

Nature Trail Network Plan (2005)

The Nature Trail Network Plan provides a classification system, trail maps, and design guidelines for three types of off-road recreational trails and associated infrastructure and staging areas. The primary purpose of the Nature Trail Network Plan was to develop a long-term strategy for improving the City's trail system. The objectives were:

- To expand and connect the trail system
- To develop an identifiable character or theme for the major trails and a consistent set of design standards for the various levels of trail
- To improve support facilities for trail users, including trail heads, parking areas, washrooms, and interpretive signage
- To integrate nature trails with the on-street bicycle and pedestrian network
- To ensure that the proposed trail system addresses environmental considerations
- To recognize heritage resources and provide information about these to trail users

This plan builds on the framework established by the Nature Trail Network Plan.



1.3 Community Input

A successful PRC Plan requires input from the community. A diverse engagement process was used to understand the community's interests, desires, and priorities for the future of parks, recreation, and culture.



876
PEOPLE

Community Survey 1

September 23 – October 14, 2021



47
PEOPLE

Virtual Visioning Workshops

September 23 – 28, 2021



7
PEOPLE

Interviews

October 13 – 22, 2021



142
PEOPLE

Pop-Up Engagement

November, 2021



518
PEOPLE

Community Survey 2 on Draft Plan

April 6 – 26, 2022



26
PEOPLE

Community Workshop on Draft Plan

April 12, 2022

The draft PRC Plan was sent to the four Indigenous nations for input. The City will work with Indigenous communities during plan implementation.

Key Findings from Phase 1 Engagement

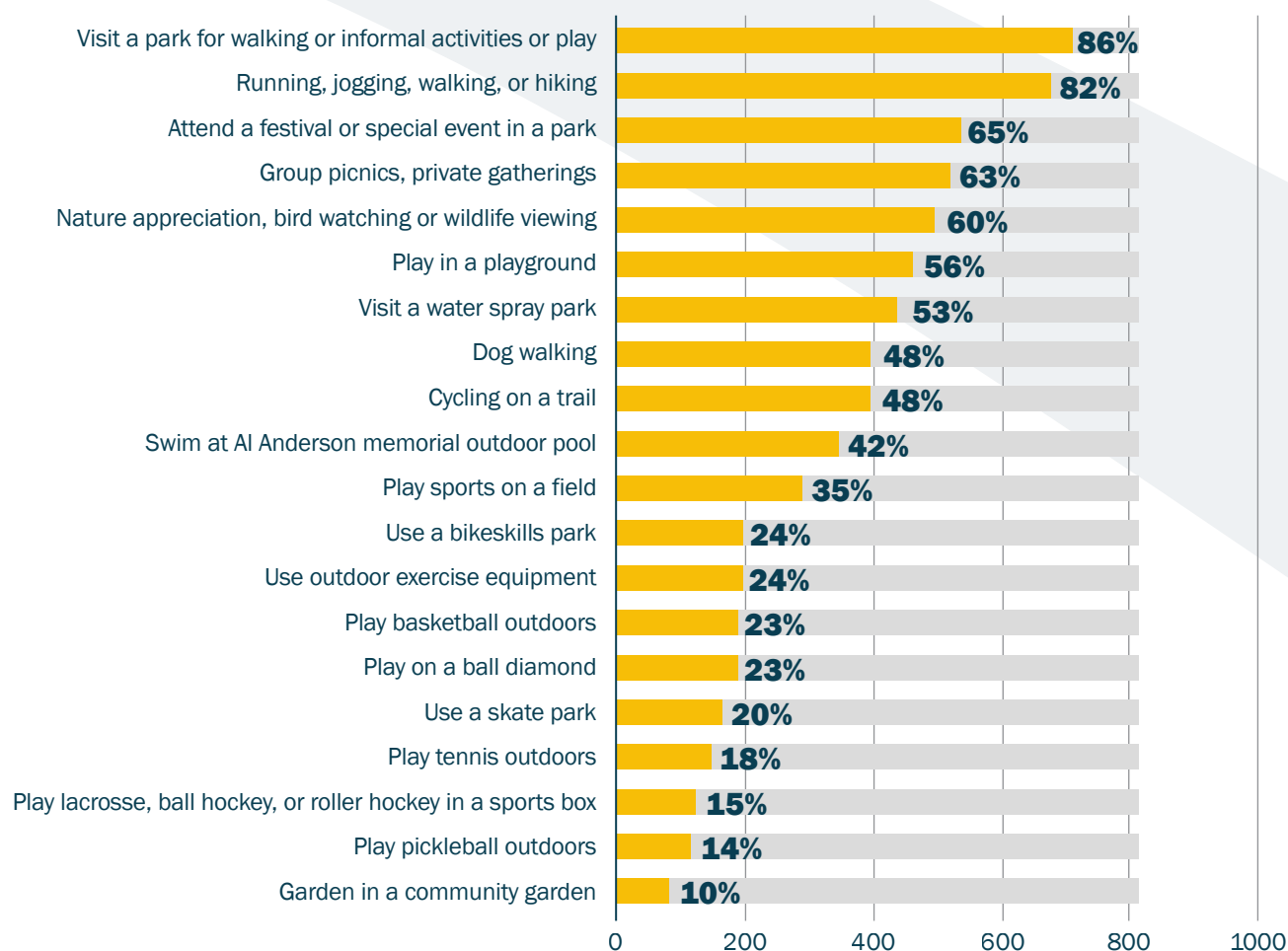
The community survey was the most important engagement tool due to the high response rate. The full community survey report is available from Langley City. Qualitative input from the workshops and pop-up engagement is summarized in Appendix A. Survey respondents reflected a full range of age groups, with the highest proportion (37%) in the 30 to 44 age bracket; almost 60% had children in their household. Respondents were evenly split between those living north and south of the Nicomekl River.

A summary of the key responses and themes are highlighted below.

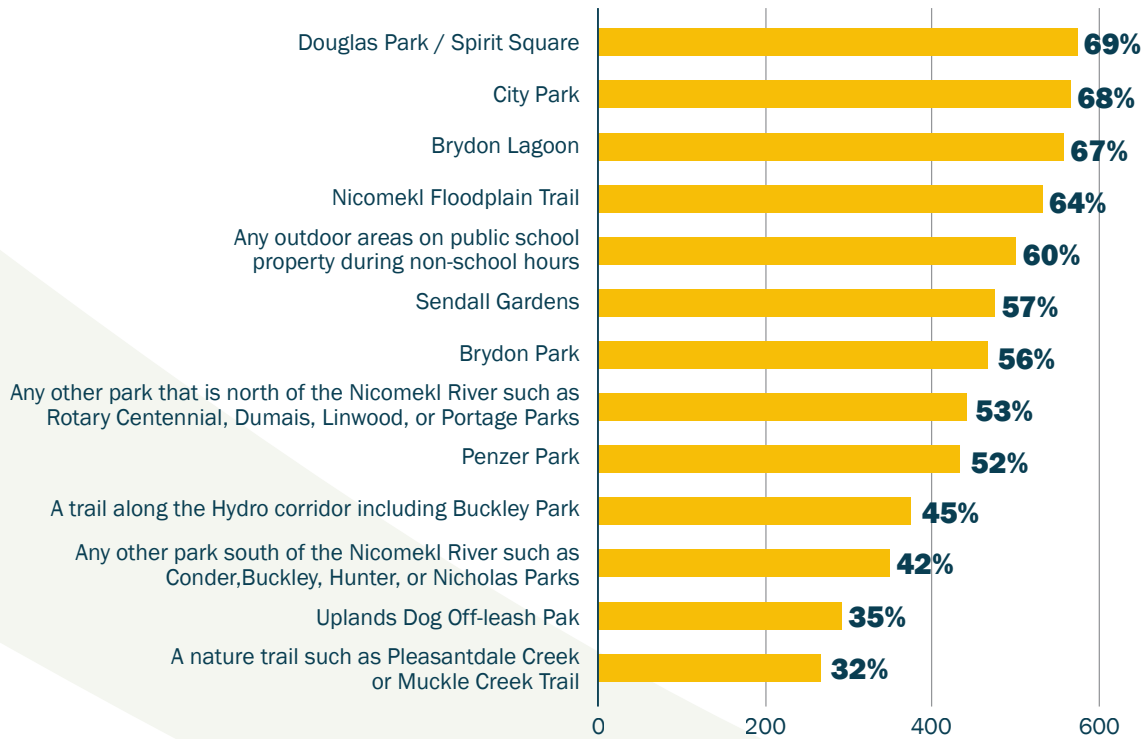
Parks and Trails

- High participation and satisfaction for paths and trails
- 43% of respondents said that their use of parks and trails increased during COVID-19 and most expect it to stay at that level

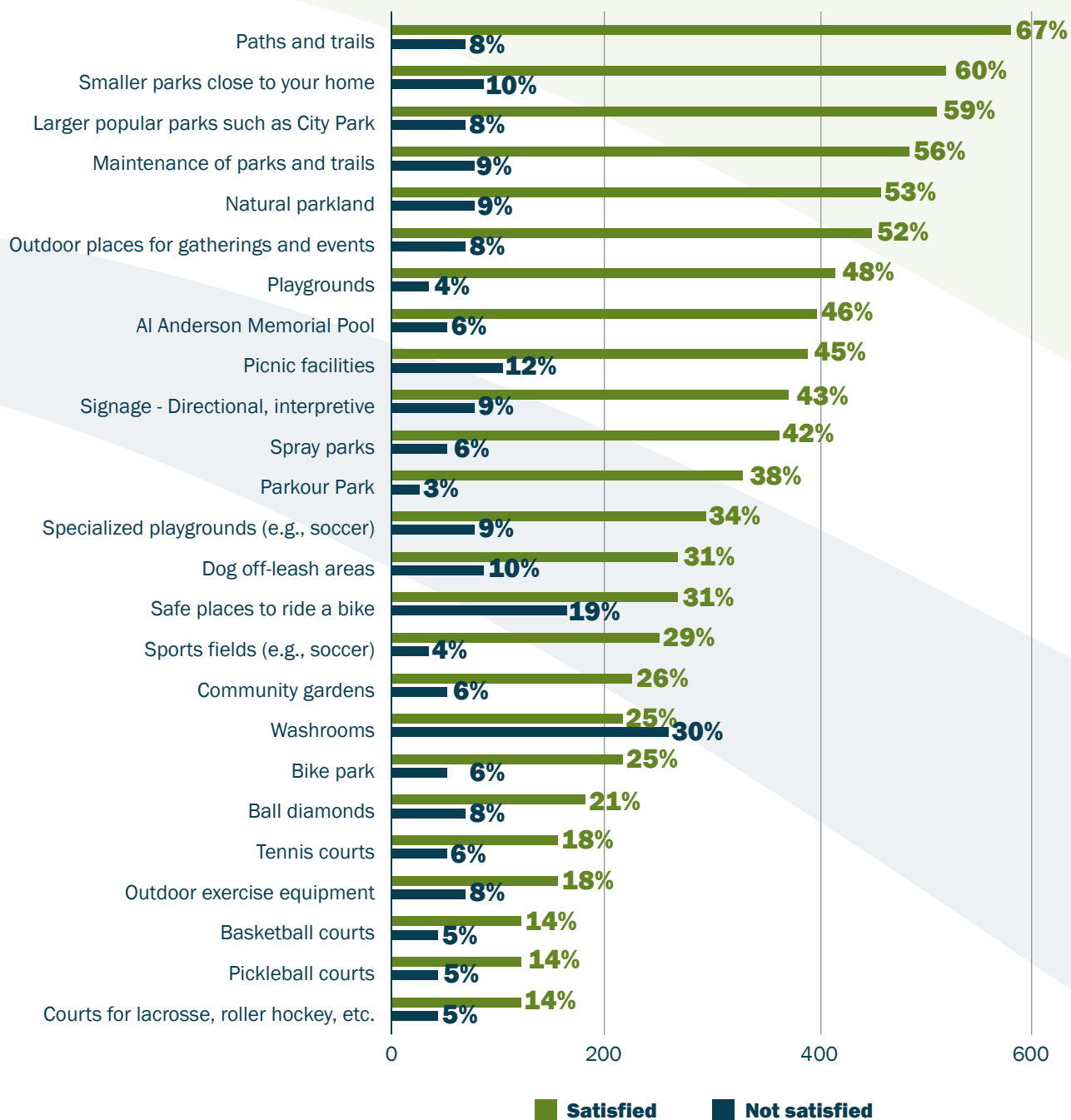
PARTICIPATION IN OUTDOOR ACTIVITIES AT A PARK OR TRAIL *



*Participation questions displayed here are for a typical year prior to COVID-19. The survey summary report has additional information on participation during the pandemic and frequency of participation.

USE OF THE FOLLOWING PARKS OR TRAILS

SATISFACTION WITH OUTDOOR AMENITIES**

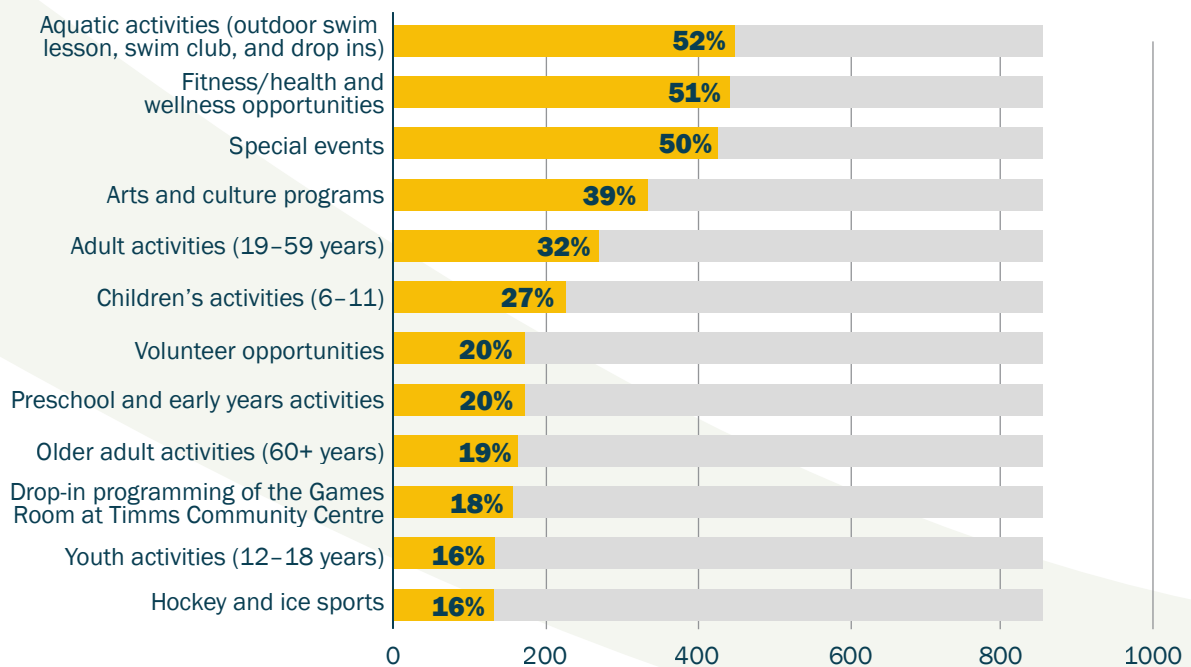


** For all satisfaction questions in this report, “neutral” and “don’t know” are not displayed on the graphs. That information is available in the survey summary report.

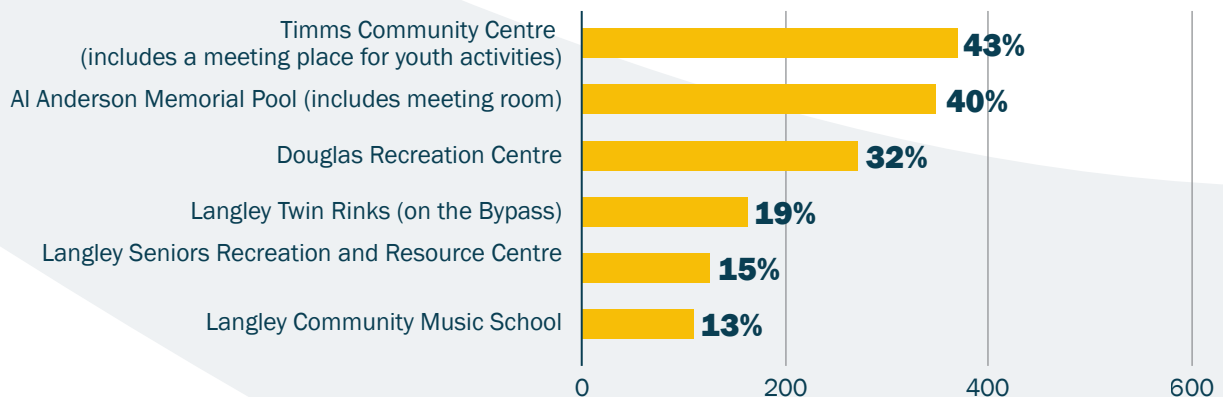
Recreation and Culture

- Around half of respondents participated in aquatic, fitness, and special event activities prior to COVID-19
- High satisfaction with Timms Community Centre, Al Anderson Memorial Pool, and Douglas Recreation Centre

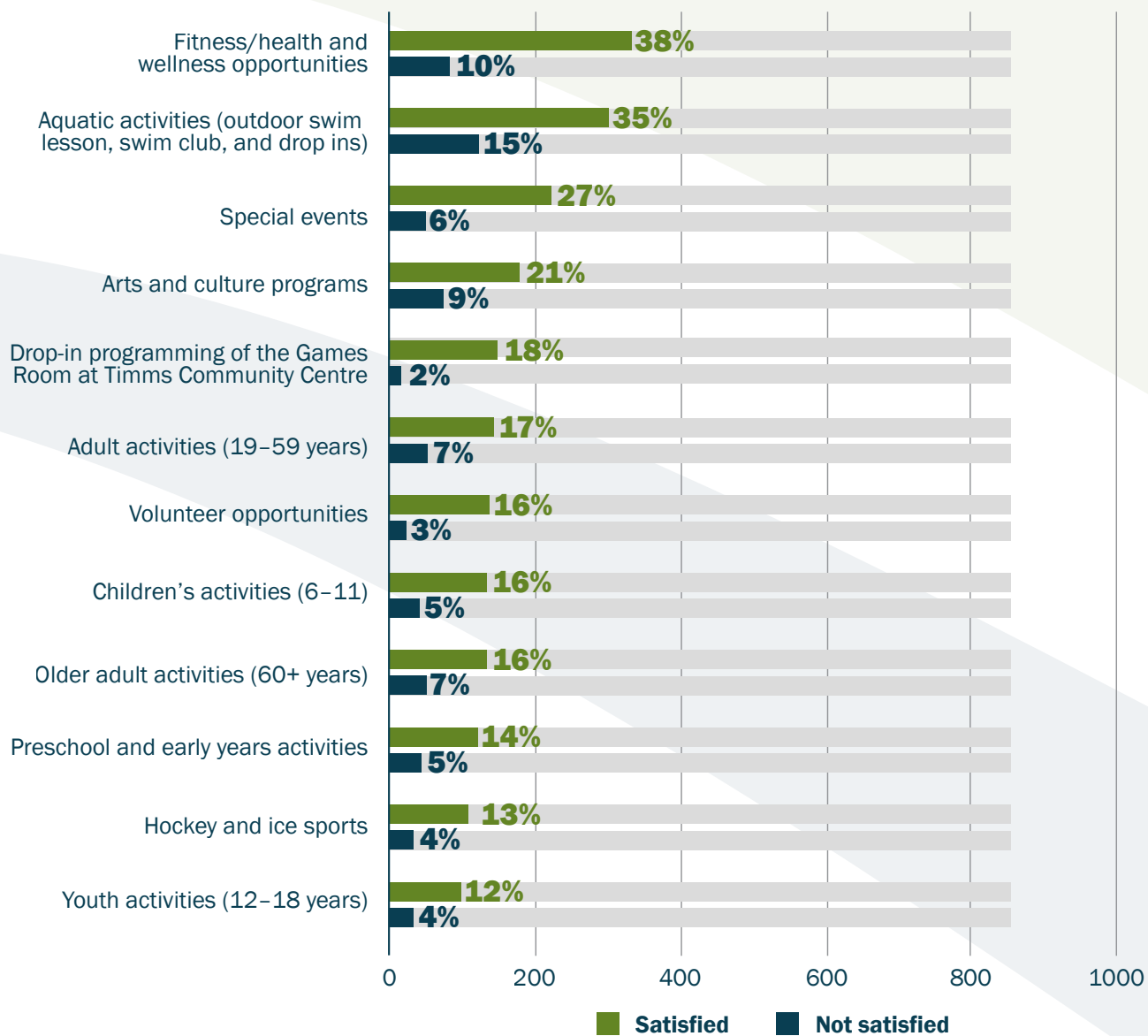
PARTICIPATION IN PROGRAMS AND EVENTS

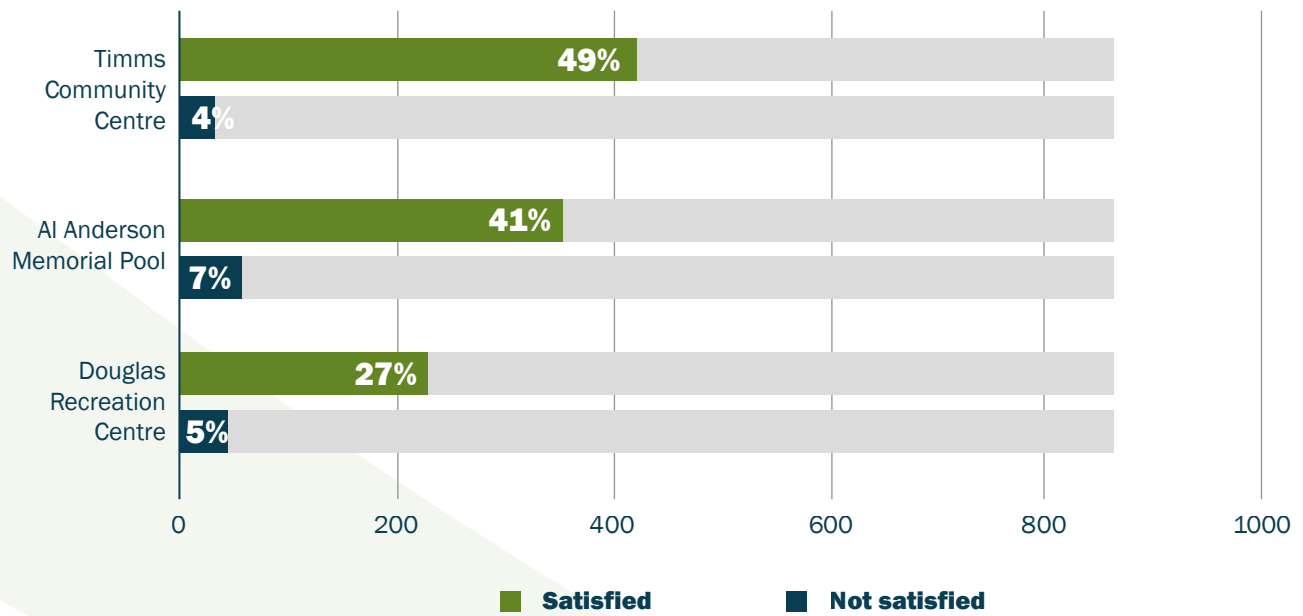


PARTICIPATION AT RECREATION AND CULTURE FACILITIES



SATISFACTION WITH PROGRAMS AND ACTIVITIES



SATISFACTION WITH INDOOR FACILITIES

Opportunities outside Langley City

Participants were asked for which indoor or outdoor activities they regularly travel outside the City, which is an indicator of potential gaps. The following were the top choices mentioned by 10 or more respondents (numbers in brackets identify number of respondents mentioning item in an open-ended question).

Swimming (75)	Hockey (20)	Accessing beaches (11)
Hiking (43)	Arts and Theatre (17)	Water parks (10)
Walking (31)	Baseball (15)	Skiing (10)
Biking (26)	Soccer (13)	

Limitations to participation

Participants were asked what limits their participation in recreation programs and activities. The following were the top limitations:

- Programs are often full, hours of programs
- Health – illness, injury, disability
- Affordability
- Transportation – especially transit and bike lanes
- Safety and security – drug use and those experiencing homelessness



Key Findings from Phase 2 Engagement

During the second phase of engagement, there was a high level of support for the draft vision and goals. The following were the top three priorities for the draft recommendations in each topic area. Additional input on priorities is in Appendix C.

Park Improvements

- City Park
- Buckley Park
- Douglas Park

Proposed Amenities

- Trails
- Community gardens
- Picnic facilities

Programs and Services

- More fitness classes
- Lifestyle and arts and culture programs
- Social programs for all ages

Additional Facilities

- Indoor aquatic facility
- Expand Timms Community Centre
- Replace or renovate Douglas Community Centre





2 COMMUNITY OVERVIEW

2.1 Community Context

History

The Katzie, Kwantlen, Matsqui, and Semiahmoo people have inhabited the land on which Langley City is located since time immemorial. The Nicomekl River helped sustain Indigenous livelihoods by supporting travel, trade, food, and agricultural practices. The word *nəḡəməḡəl* (or the anglicized “Nicomekl”) comes from the *hənḡəmiḡən* language meaning “always flooding”, signaling the powerful and dynamic nature of this small but mighty watercourse.

Later, the Nicomekl River became a well-travelled route of European explorers. In the 1830s, the establishment of the fur-trading fort near what is now known as Portage Park brought increased activity to the area. Gold miners travelled through in the late 1850s and 60s to seek their fortunes in the Fraser Canyon and beyond. In the early 1900s, the area became known as “Langley Prairie”, and the need for resources to support trading activities increased, further supporting agriculture and development of the area.

When programming, developing special events, and planning our facilities, Langley City will use a lens of Truth and Reconciliation.

The arrival of the Vancouver, Victoria, and Eastern Railway in 1908 and the British Columbia Electric Railway in 1909 attracted more people. With the railways came new businesses and increased development. The City separated from the Township of Langley in 1955, forging its own future. Over the next few decades, Langley City grew a large industrial base and established itself as a major hub within Metro Vancouver.

Environment

Langley City is situated on the rich and fertile land of the Fraser Valley, only 24 kilometres from the Pacific Ocean. With the mountains to the north and Georgia Strait to the west, the City enjoys a temperate climate. The mild winters bring significant precipitation, but only ten days of snow on average, keeping the area green all year.

The Nicomekl River runs for 34 kilometres through the Lower Mainland, passing through three jurisdictions – the Township of Langley, Langley City, and the City of Surrey – before emptying into Boundary Bay. The river is a key regional connection between larger contiguous habitat reserves within neighbouring agricultural lands. The Nicomekl riparian corridor and its tributaries are the highest value and most sensitive environmental feature within the City. It has been used for fishing, travel, and other activities for thousands of years. The river is now a focal point for access to nature and outdoor recreation opportunities with a multi-use trail through most of the corridor.



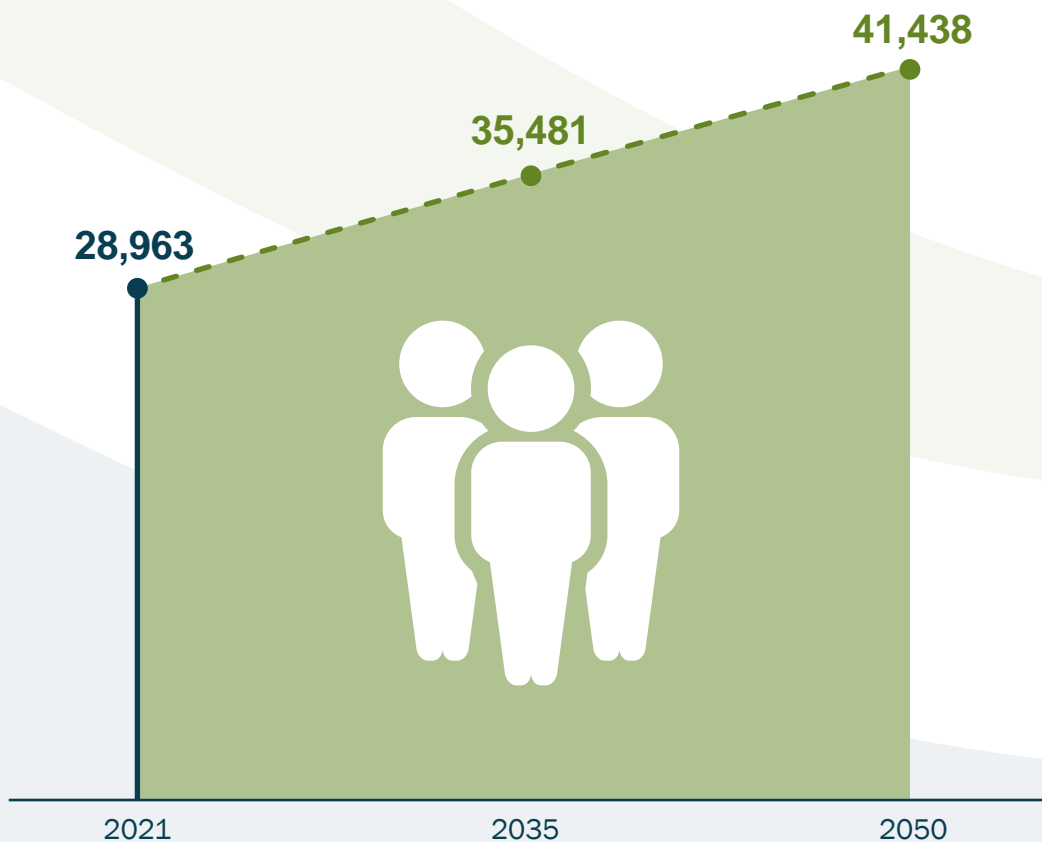
2.2 Demographics

Population

In 2021, Langley City had a population of 28,963 which was an 11.9% increase from 2016. Metro Vancouver's Regional Growth Strategy, Metro 2050, projects that there will be 41,438 residents by 2050, which is a 48% increase from 2021 (Figure 2.1).

Langley City is surrounded on three sides by the Township of Langley, with a 2021 population of around 133,000, and neighbours Surrey, with a population of around 568,000, to the west. Residents of Langley City use parks and facilities in the neighbouring municipalities, and the City accommodates visitors from those jurisdictions for unique amenities. As the population approaches 50,000, Langley City will need to support higher demands for parks, recreation, and culture facilities and services.

FIGURE 2.1 POPULATION PROJECTIONS

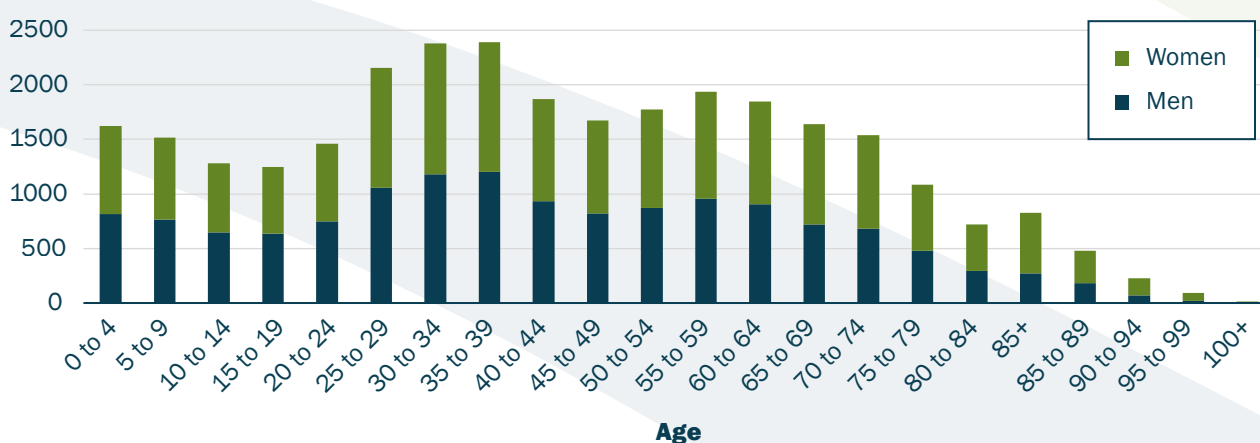


Sources: 2021 census, OCP

Age Distribution

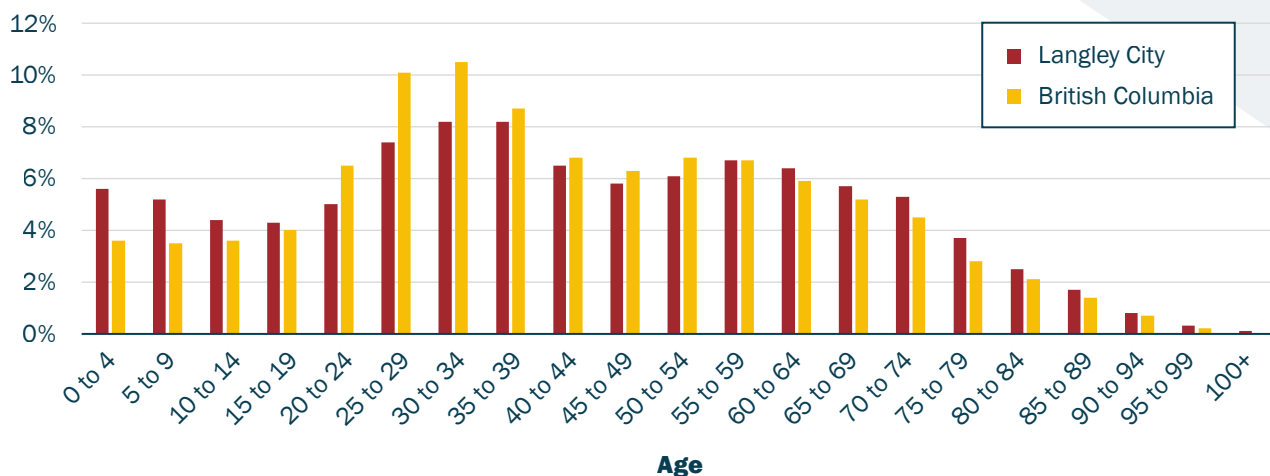
In 2021, Langley City residents aged 30 to 34 and 35 to 39 years made up the two largest age groups with 8.2% of total residents (Figure 2.2). In addition, age groups 0 to 4 and 5 to 9 years are significantly higher than the provincial average reflecting the large numbers of families with children in the community (Figure 2.3).

FIGURE 2.2 LANGLEY CITY AGE DISTRIBUTION



Source: Statistics Canada, 2021

FIGURE 2.3 LANGLEY CITY AGE DISTRIBUTION COMPARISON WITH BRITISH COLUMBIA



Source: Statistics Canada, 2021

In the 2016 census, the 2015 median household income in Langley City was \$59,452, which is significantly lower than the provincial average of \$69,995. (At the time of writing this report, 2021 census information was not available for this and the following data, as census data is released in stages).

In the 2016 census, 17% of the population identified as immigrants. About one-third of the immigrants (6.4%) came to the area before 1981, and another third (5%) immigrated between 2011 and 2016.

Excluding those with Indigenous identity, 14% of residents of Langley City identify as a visible minority. The largest groups of visible minorities are of South Asian and Southeast Asian descent. Among Langley City residents, 6% of the population identify as Indigenous with 2.4% First Nations, 0.1% Inuit, and 3.4% Métis.

2.3 Implications for Parks, Recreation, and Culture

Following are some key demographic and land use trends along with their implications for parks, recreation, and culture in Langley City.

- There is an increase in developing high-density neighbourhoods with multi-family housing. Due to these trends, residents will have greater needs for parks and recreation services. At the same time, the land value is increasing, making it more difficult to acquire parkland.
- Perceived safety concerns from residents can affect the way people use parks and recreation amenities and facilities. Measures to increase safety in parks, such as park ambassadors, programming, CPTED reviews, and peer-monitored washrooms, can help to ensure parks are comfortable for all.
- Median household income is relatively low, which will make affordability an important consideration.
- There are high numbers of young children, which will make the provision of child-care and youth programs a high priority.
- Langley City has a significant multi-cultural population. This could require different types of parks, recreation, and culture facilities and services.
- Langley City has an immigrant population that experiences multiple barriers accessing services including parks, recreation, and culture. Service delivery must consider the needs of all residents and user groups.

2.4 Relationship with the Township of Langley

Residents and visitors tend not to see boundaries when it comes to parks, recreation, and cultural facilities, services, and programs. Also, many of the stakeholder groups span the City and the Township. Therefore, it is important for this plan to consider the relationships and respective roles of the two municipalities.

The Township has a larger population than Langley City and it is also growing at a rapid rate. The Township therefore has facilities, programs, resources, and capacity that are significantly larger than those of the City. Having said that, there are certain facilities and programs offered by or located in the City that serve both City and Township residents. Some of the key facilities that are unique to the City include the following:

- Services for older adults at the Langley Senior Resource Centre
- Uplands Dog Off Leash Park
- Lawn bowling at Douglas Park
- Some social services such as the Gateway of Hope
- Music education and performances at the Langley Community Music School
- Ornamental gardens at Sendall Gardens
- Niche parks such as the parkour park at Penzer Park and the dinosaur-themed playground at City Park

The Township has contributed funds to some of these programs and facilities. For many other activities, such as indoor swimming, soccer, football, adult slo-pitch, skate parks, museum services, cemetery services, and various recreation and culture programs, City residents use resources and facilities in the Township of Langley or Surrey. Likewise, Langley City has contributed funding to McLeod Athletic Park, WC Blair Recreation Centre, and George Preston Recreation Centre (Civic Centre).

Staff at the City and Township of Langley work well together and collaborate informally on many initiatives. Some of these include Langley Healthier Community Partnership, Sport Langley (for sport tourism), KidSport, Langley Walk, and trail planning.



3 TRENDS & BENEFITS

3.1 Parks, Recreation, and Culture Trends

Parks and recreation activities, infrastructure, and participation are constantly changing in response to broader societal trends. Trends provide insight into potential opportunities and challenges in the parks, recreation, and culture system.

In 2020 and 2021, public health restrictions due to the COVID-19 pandemic changed the way people used parks and facilities. Since many facilities were closed or had limited capacity, people were drawn to parks and trails. Demand increased for more programmable outdoor spaces to accommodate social distancing measures. In facilities, programs, services, and special events had to run at lower capacities, which caused a strain on services and reduced opportunities for participation.

The following are some of the recent trends related to parks, recreation, and culture:



Outdoor Activities

There is increasing participation in outdoor activities that enable flexible use at little or no cost. Popular outdoor activities include trail uses, urban agriculture, all-wheels parks (for BMX, skateboard, roller blade, roller skates and wheelchairs), disc golf, pickleball, social spaces, sports courts, and dog walking or visiting dog parks. Spaces for food trucks help to support peak use periods and events in parks. Many of these activities are popular in Langley City.



Access to Nature

It has become very clear that access to nature improves mental and physical health. People place a high value on access to natural environments within the city as a setting for sport, play, or other activities. This can be the environmentally rich setting of the floodplain or forest, and it can also be trees located in parks or along streets. Langley City excels in this regard due to the size and central location of the floodplain; however, there are limited natural areas north of the river.



Climate Change Adaptation

As the impacts of climate change in our cities become more pronounced, there is more focus on planning and design for climate mitigation and adaptation. This includes trees in cities for natural cooling, shifting towards energy-friendly modes of transportation, and building design that reduces energy consumption. Langley City is beginning to incorporate these types of initiatives.



Streets and Active Transportation

Streets are changing with the integration of active transportation opportunities and social gathering spaces within a realm that was traditionally reserved for the car. New and retrofitted communities include bike lanes and walking paths that provide convenient connections between neighbourhoods and destinations, reducing vehicular congestion. Use of e-bikes is increasing, which extends access to and use of trails for some people. Langley City is improving pedestrian streets and the active transportation network.

Focus on Urban Design

Following the new urbanism movement in the late 20th century, there was increased focus on planning and designing new parks and public open spaces as the ‘central heart’ of new development areas. Residences, work places, community and civic facilities, and commercial shops and services were oriented around parks and plazas that serve as gathering places and the City’s ‘outdoor living rooms’. These spaces support recreation and culture activities and opportunities for quiet respite and enjoying greenery within dense and busy urban neighbourhoods and job centres. This trend is exemplified in countless developments that are designed around centralized greenspaces and great and safe public places that serve as public amenities for residents, workers, and visitors. The City’s OCP advances this approach through policies and design guidelines that direct the creation of these new spaces through development, and the strengthening of existing parks and public open spaces as the City grows and densifies.



Reclaiming Urban Space

As an improvement over the transportation-centric development of the 20th century, we are experiencing a reclamation of urban spaces for people. Sometimes titled “tactical urbanism”, this people-centric design is focusing on conversion of previously under-utilized spaces to promote active transportation and social connections. This may include parklets in place of parking spaces, establishing temporary gardens on vacant lots, or converting streets to plazas. Langley City is encouraging solutions like this in the Langley City downtown core and in the Nicomekl Neighbourhood Plan.



New Thinking Around Culture

There is a new way of defining “culture” that involves developing, enlivening, enhancing, and promoting arts, culture, and cultural diversity in ways that benefit residents, the creative community, businesses, and visitors. This involves looking at design through a broad culture lens and including everything from working and teaching maker spaces, rehearsal spaces, and studios to larger performance and display venues. Multiculturally diverse spaces are where all groups feel at home and connected. Langley City has a vibrant cultural community, and they are championing new cultural initiatives.





Inclusive Design

The trend in design is to provide non-threatening, welcoming, and inclusive parks, facilities, and public spaces. Holistic approaches to accessibility consider a wide range of physical and cognitive abilities within frameworks such as “meaningful access” where benefits are for everyone. This goes beyond what is simply required by code. As an example, public washrooms and change rooms should be based on universal design and access inclusive of gender diverse individuals. Langley City is integrating inclusive design within new parks and facilities.

What is Universal or Inclusive Design?

- Universal design is the over-arching philosophy and methodology to achieve meaningful access.
- “Meaningful access” considers a “user perspective” and by definition requires potential and current users’ input to determine access requirements
- Providing meaningful access results in an inclusive community that not only considers a diversity of users but also provides a diversity of experience options
- Universal design and access would include a diversity of users, whether it’s a parent pushing a stroller, a parent with small children, gender neutral, older adult, person who is blind or who may use a wheelchair, etc.

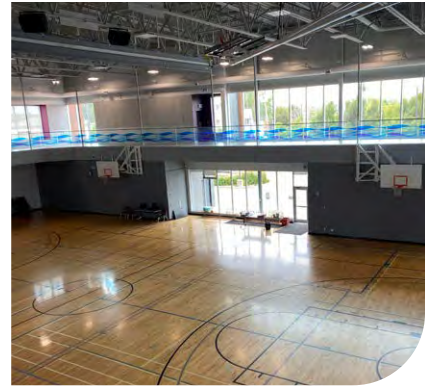


Busy People

Many people are leading very busy lives, balancing work, family, social, fitness, and recreation activities. Programming and activation of outdoor spaces and recreation facilities that can accommodate flexibility and shorter use are becoming more popular. Drop-in classes are on the rise and there is value in amenities that are within walking distance for flexibility of use. People are also seeking facilities and parks that provide diverse opportunities in one location. Combination and co-location can provide relevant programming for diverse groups of users simultaneously, which serves the community better. Langley City offers diverse programs with flexible options, and co-location is happening more frequently as new facilities are developed.

Full and Positive Experiences

Over recent decades, primary program spaces and parks have seen a greater focus on aesthetics, user experience, and advancement in design excellence. Aquatic centres have seen a transformation from utility to beautiful spaces. Natural ventilation and light, cleanliness, durable materials, and accessible design top the list of critical design factors that are being applied to both primary and support spaces. In parks, the focus is on creating beautiful settings and linked experiences rather than placing each amenity in a designated space. This trend is increasing in Langley City as new facilities are developed to modern design standards.



Community and Recreation

Community and recreation are interrelated concepts in a modern community building, supporting the nomenclature of “Community Recreation” Centres. Social connectivity that combats loneliness can be encouraged with meeting spaces, informal spaces, seating spaces, and pleasing environments. These kinds of interactions can be as important for a healthy lifestyle as traditional sport or active recreation. The atrium space at Timms Community Centre is an example of this type of space.



Loose Fit

“Loose Fit” is a trend that applies to the ability to utilize an asset in different ways over time. Loose Fit anticipates future unknown building modifications and programming directions and is a recommended design principle to help create buildings with longevity that can be modified easily to facilitate the community spaces of the future. Buildings can be designed with structural and envelope systems that accommodate radical internal layout changes in subsequent years. Buildings can also be designed to increase length and types of use including generic shaped rooms, moveable partitions, and non-specific program spaces. Timms Community Centre also has examples of adaptable spaces.



3.2 Benefits

Numerous organizations have been engaged in research regarding the benefits of parks, recreation, and culture. These opportunities are crucial parts of any community and have significant effects on residents. Direct benefits for those who participate include healthy and active lifestyles, social and family connections, positive behaviours, a sense of competence, and disease prevention, among others. There are indirect benefits to the community as a whole, even for those who do not participate. This stems from the enhanced vibrancy of the community, strengthened social fabric, healthier business community, more employment opportunities, more local goods to be purchased, and enhanced tourism assets.

At the national level, the Canadian Parks and Recreation Association (CPRA) has an online resource that collects data to support the benefits of parks, recreation, and culture (<http://www.cpra.ca>), and the National Benefits Hub provides data on benefits (<http://benefitshub.ca>).



The following are some examples of the benefits that parks, recreation, and culture provide:



Environmental Benefits of Parks and Recreation

- Habitat preservation
- Environmental education
- Rainwater management

“

*Increasing our tree canopy
is vital for mitigating climate
change, providing natural space
for mental health, and passive
recreation and wildlife habitat.”*

– Survey Respondent

Social Benefits of Parks and Recreation

- Physical health
- Social connections
- Community pride





Economic Benefits of Parks and Recreation

- Property values
- Attracting and retaining residents
- Healthier workers save costs

Personal Benefits of Parks and Recreation

- Mental health
- Quality of life
- Reduced diseases and isolation

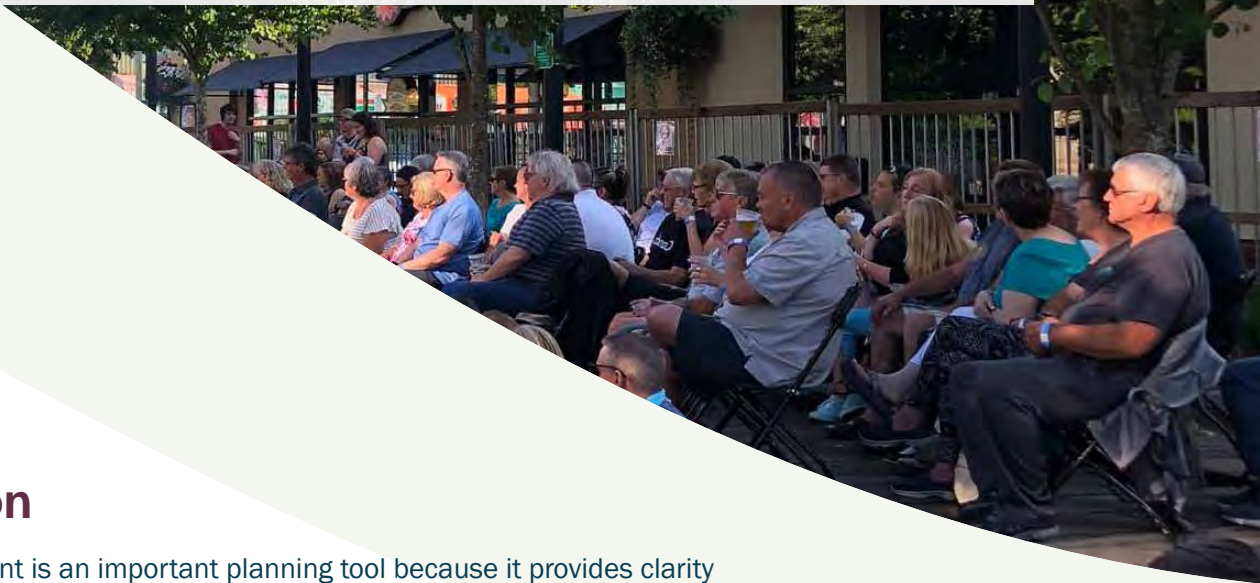
“

Keep as much nature in the plans as possible...it is so needed in a world of business and stress!”

– Survey Respondent



4 VISION FOR THE FUTURE



4.1 Vision

A vision statement is an important planning tool because it provides clarity about the desired future as well as a rallying point for the community, Council, and staff. The vision statement for the PRC Plan is based on community input and Langley City's strategic policy documents. It is written in the present tense since it describes how it is hoped Langley City's parks, recreation, and culture will be described in the future:



Langley City is “the Place to Be” for diverse parks, recreation activities, and cultural experiences. These opportunities strengthen community connections, support healthy and active lifestyles, protect and enhance the environment, and welcome everyone.

4.2 Goals and Objectives

The parks, recreation, and culture goals, in bold, are followed by the objectives for each. These are also based on community input and Langley City's policy documents.

Inclusive, accessible, affordable

- Make programs and opportunities affordable for all residents
- Provide accessibility to parks and facilities for all ages and abilities
- Design parks, plazas, facilities, and amenities with social spaces that are welcoming to all ages, abilities, and cultures

Safe community

- Improve safety and security in parks, plazas, and open spaces
- Collaborate with service organizations to address the needs of those experiencing challenges
- Focus on cleanliness and repair to maintain sense of safety

Improved connectivity

- Expand the trail system to connect community destinations, facilities, and natural areas
- Promote a walkable community especially in higher density areas
- Design trails and spaces to connect people with each other

Healthy natural environment

- Protect and enhance habitats within parks, including watercourses and riparian areas
- Acquire parks that protect sensitive ecosystems
- Plan for sustainability and climate change through park and facility design
- Maintain and enhance the urban forest on public lands

Quality infrastructure

- Provide facilities that can adapt to future recreation and culture interests
- Design facilities that are inclusive and welcoming
- Provide amenities in parks and plazas that are unique in design and use
- Plan facilities that meet best practices and emerging needs

4.3 Guide to the Analysis and Recommendations

The following sections include various types of analysis, depending on the topic and challenges in Langley City:

- Parkland supply analysis – specific to parks
- Community input – relevant data from the first community survey and key themes
- Strengths and challenges
- Comparative community analysis used for certain amenities and facilities:
 - Five municipalities within Metro Vancouver were selected as comparable communities based on similar characteristics and population (in relation to existing and projected population for Langley City).



Recommendations are listed under the following headings based on how they are implemented:

- Land Acquisition
- Planning and Design
- Capital Projects
- Service Delivery

5 OUTDOOR RECREATION



SUMMARY OF FINDINGS

Langley City has a diverse supply of parks that offer nature experiences and amenities for play and sport

KEY STRATEGY

Develop new parks and add amenities to keep up with growth and development

Parkland Classification

The classification of Langley City's parks, plazas, and open spaces can help to provide an understanding of the various roles of parkland. The parkland classification below is the same as the previous PRC Plan and continues to be an accurate representation of the park types within the City's boundaries (Map 1).

Classification	Size	Description	Parks
City-wide Parks	Varying sizes, typically at least 1 ha Current range 1.6 – 11.8 ha	City-wide parks draw visitors from the entire city and beyond. People may visit these parks due to the natural features, and/or the built facilities, cultural features and opportunities offered. City-wide parks draw people who specifically travel to spend time “in the park”, for activities as diverse as picnics, special events and sports.	City Park, Douglas Park (Spirit Square), Sendall Gardens, Penzer Park, Uplands Dog Off-leash Park, Langley Township's Derek Doubleday Arboretum (small portion of that park is in Langley City)
Community Parks	Active parks, typically at least 1 ha Current range 1.3 – 3.4 ha	Community parks serve several neighbourhoods, and include a range of recreation facilities, such as playgrounds, walkways or trails, parking lots, and sports fields. They are meant to form the visual, physical and social focus of the community.	Rotary Centennial Park, Linwood Park, Brydon Park, Conder Park, Buckley Park, Portage Park
Neighbourhood Parks	Small active parks preferably more than 0.4 ha Current range 0.14 – 0.8 ha	Neighbourhood parks generally serve the catchment area of or similar to that of an elementary school. Neighbourhood parks typically include play equipment, pathways, open grass, and seating. They may also include other recreation or athletic facilities. These parks are meant to form the visual, physical and social focus of the neighbourhood. Access is usually by walking so neighbourhood parks don't require parking lots.	Dumais Park, Michaud Park, Langley Prairie Neighbourhood Park, Nicholas Park, Iris Mooney Park, Hunter Park, Linda Carlson Park
Natural Areas	Typically large, but some are small Current range 0.13 – 58.7 ha	These parks include natural areas such as floodplain, pond, forested and riparian lands. Facilities such as parking lots, signs, trails, gathering areas, and washrooms support public access and use. People visit these parks to enjoy the natural setting.	Nicomekl Floodplain, Nicomekl Park, Brydon Lagoon, Nature Trails, Zazulak Park
Urban Plazas	Small urban spaces Current range 0.05 – 0.18 ha	These plazas and other spaces downtown serve as small gathering spaces and passages. Facilities include special paving, ornamental planting, and street furniture.	Innes Corners Plaza, McBurney Plaza, Legion Memorial Gardens
Other Space	Varying sizes Current range 0.03 – 12.7 ha	These spaces include landscaped road-side areas, undersized parks, and corridors with trails that are not 'natural'. Some of the open space is mostly a visual amenity, but much of the open space in the City is actively used for walking, socializing, and enjoyment of the outdoors.	Nash Tot Lot, BC Hydro ROW, Fraser Hwy & Production Way

School sites are not owned or maintained by the City, but they do have park values. Map 1 includes the green space portion of public school sites (school buildings and parking lots are excluded). The City has one middle school and six elementary schools. A small amount of riparian green space owned by Kwantlen Polytechnic University is also mapped.

Parkland Supply

Langley City has 42 parks and open spaces covering about 134 hectares. With the addition of public school sites (Figure 5.1), including Kwantlen Polytechnic University, there are over 147 hectares of publicly accessible green space.

TABLE 5.1 PARKLAND SUPPLY

Park Type	Number	Area (ha)
City-wide Parks	6	28.7
Community Parks	6	11.9
Neighbourhood Parks	7	3.2
Natural Areas	16	77.0
Urban Plazas	3	0.3
Other Open Space	4	12.8
Total Parks	42	133.9
School Sites	9	14.0
Total with Schools	51	147.9

The amount of parkland in the City has not changed much in the past decade, with only small strips of land added to existing parks. Even in the north of the City, where significant new high-density infill developments have been built, there have been no new parks.

The remainder of this subsection analyses the parkland supply using two different methods. Many municipalities use population-based standards to calculate and plan their supply of parkland, and this method was used in the 2013 PRC Master Plan. The additional analysis of spatial distribution can increase the understanding of parkland supply and needs.

Standards are controversial, with some believing that the quantitative approach detracts from a qualitative consideration of parks and recognition that conditions are unique in every municipality. In B.C., even where standards are not embraced for their inherent value, they are often used to assist in the calculation of park development cost charges (DCCs).

In jurisdictions where parkland supply standards exist, they are usually used as a guideline, rather than a definitive requirement. Park supply standards can be applied in a flexible manner to ensure that a full range of park types is available to all residents. They enable a community to measure their supply over time, and to compare themselves with other communities.

Population-Based Parkland Supply

For many years, the Canadian standard for supply of active parkland was 4 ha/1000 population (10 acres/1000) (not including natural parks and trail corridors). Many municipalities, particularly the ones with a large land base, still have population-based standards within that range. As many municipalities become denser, especially within downtown cores, population-based standards of supply have been decreasing. Municipalities with smaller land areas, which are mostly 'built out,' cannot meet the traditional supply standards due to the high land values and lack of available undeveloped land. In many of those communities, there is a focus on improving the quality of parkland and increasing the number and types of activities accommodated.

Population-based parkland supply is typically calculated on the more active types of parkland, excluding natural areas and open space. However, because the City of Langley is so compact, fully developed, and because most of the natural areas and open space include trails and other amenities, all parkland is considered in the analysis. School sites are not included in these analyses, as is typically the case.

TABLE 5.2 POPULATION-BASED PARKLAND SUPPLY 2013 TO 2050

Park Type	City Parkland Area (ha)	2013 Population 26,495 (ha / 1,000)	2021 Population 28,963 (ha / 1,000)	2035 Population 35,481 (ha / 1,000)	2050 Population 41,438 (ha / 1,000)
City-Wide Parks	28.7	1.1	1.0	0.8	0.7
Community Parks	11.9	0.4	0.4	0.3	0.3
Neighbourhood Parks	3.2	0.1	0.1	0.1	0.1
Urban Plazas	0.3	0.0	0.0	0.0	0.0
Sub-Total Active Parks	44.1	1.7	1.5	1.2	1.1
Natural Areas	77.0	2.9	2.7	2.2	1.9
Other Open Space	12.8	0.5	0.4	0.4	0.3
Total	133.9	5.1	4.6	3.8	3.2

(Totals may not appear correct due to rounding)

The supply in 2021 was 1.5 ha/1,000 population for active parks and 4.6 ha/1,000 population for all parks. Future analysis is conducted for 2035 and 2050 to coincide with the OCP. For the estimated 2035 population of 35,481, and if the City were not to acquire any additional parkland by then, the total parkland supply would drop to 3.8 ha/1,000 population, and it would further drop to 3.2 ha/1,000 population in 2050. The OCP provides direction on future parkland acquisition through rezoning or subdivision.

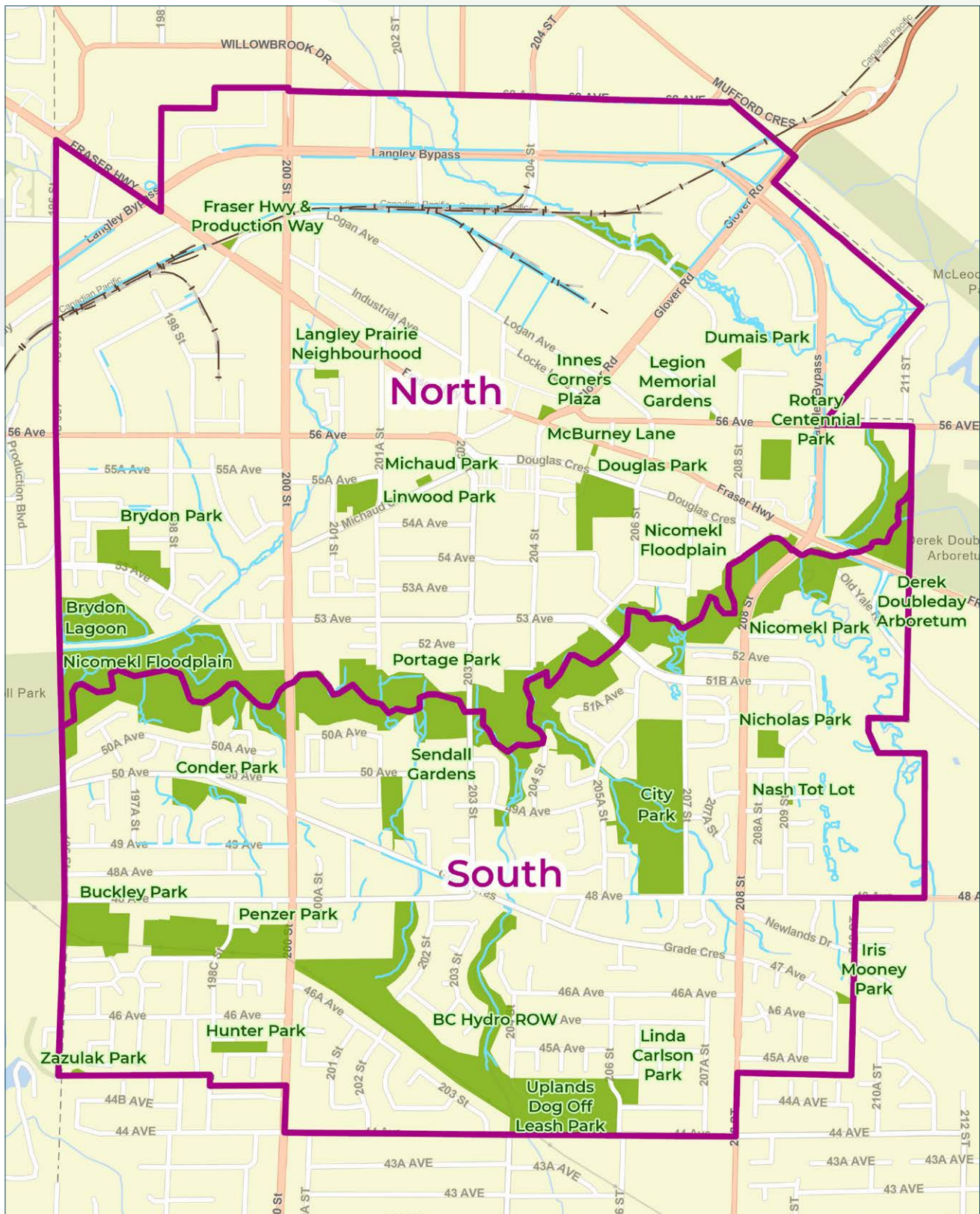
The parkland in Langley City is not distributed equally (Table 5.3 and the map on the next page). The south portion of the City has significantly more parkland in relation to population than the area north of the Nicomekl River.

TABLE 5.3 POPULATION-BASED PARKLAND SUPPLY BY AREA

Park/Open Space Type	North Supply ha/ 1,000 pop	South Supply ha/ 1,000 pop	Total Supply ha/ 1,000 pop
City-wide Parks	0.3	2.2	1.0
Community Parks	0.4	0.5	0.4
Neighbourhood Parks	0.0	0.2	0.1
Natural Areas	1.9	4.0	2.6
Urban Plazas	0.0		0.0
Other Open Space		1.2	0.4
Total	2.6	8.1	4.5



POPULATION-BASED PARKLAND ILLUSTRATION BY AREA



The OCP is proposing significant increases to density in the City's transit-oriented core, transit-oriented residential, and mid-rise residential areas. These are all located north of the Nicomekl River where the existing parkland supply is low. Six new parks are proposed in the OCP, and one new park space is proposed in the Nicomekl Neighbourhood Plan (Map 3).

For the estimated increase of approximately 7,700 new residents until 2035, it would be ideal to retain the City's parkland supply of 0.5 ha/1,000 population for community and neighbourhood parks as a minimum. For the six parks, this would suggest a total amount of 3.9 hectares of parkland or an average size of 0.6 ha each. It would also be appropriate to have a new city-wide park in the northwest similar in size to Douglas Park, which would suggest the need for an additional 3 ha of parkland.

Because it can be more challenging to acquire parkland after development occurs, the City may want to plan for and acquire parkland for the full build-out in advance. For the 6,000 additional population anticipated by 2050, the City will require an additional 4 hectares of parkland for community and neighbourhood parks. The additional parkland north of the Nicomekl River to support the new population should therefore be around 10.9 hectares by 2050.

Because the future population will be living in high-density neighbourhoods, access to this park space will be critical. There is considerable research on the health benefits of access to nature and the importance of trees for climate resilience. These urban parks may not have the expanses of grass in Langley City's existing parks, but trees will be critical for their many social, environmental, and economic benefits.

Parkland Spatial Distribution – Walking Distances

Parkland supply was analyzed by spatial distribution, or the distance people can walk to reach a park with recreation amenities (Map 2). This analysis is based on the following target walking distances, which is a typical approach and similar to Langley City's previous plan - ten-minute walk (800 metres) to City-wide and community parks, and a five-minute walk (400 metres) to a neighbourhood park, unless the park is less than 0.2 ha, in which case it is assumed to serve immediate neighbours within 100 metres only. School sites were included in the analysis assuming a target walking distance of 400 metres as most of them are similar to neighbourhood parks in Langley City. The spaces at Kwantlen Polytechnic University, Doubleday Arboretum, and Global Montessori School were not included in this analysis because they do not function like active parks.

A majority of Langley City is within the target walking distance of at least one of these green spaces. The area north of the Fraser Highway does not have parks because of its industrial and service commercial land uses; it would benefit from some trees and green space. The other under-served areas are small.

Community Input

Use of Parks

SATISFACTION WITH PARKS



MOST FREQUENT THEMES FROM COMMUNITY COMMENTS

- Include representation of Indigenous culture, knowledge, and arts
- Increased accessibility
- Improve lighting
- Protect green space
- More parks
- Improve parks (Hunter, Portage, Buckley, City)
- Maintain greenery
- A pedestrian focused plaza
- More playgrounds
- Update Douglas Park
- Use money from development to fund parks



Park Opportunities

Park	Description / Strengths	Challenges / Opportunities
City-Wide Parks		
City Park 11.80 ha	<p>The park contains children's spray park dinosaur themed playground, a lacrosse box, 12 picnic tables, picnic shelters, dog off-leash park, grassed open space, washrooms, grass sports field, an informal field, and four ball diamonds</p> <p>Al Anderson Memorial Pool is located in this park</p> <p>The central portion of the park has trees and very popular amenities</p> <p>A new multi-use sports field is being planned for the north end</p> <p>Water park was expanded in 2017 and playground was upgraded in 2018 per master plan</p>	<p>There are inadequate washroom facilities</p> <p>Drainage issues in fields and dog off-leash park</p> <p>Potential for a perimeter trail, space for food trucks</p> <p>Park is close to many residences so noise can be a concern</p> <p>South field has low use</p> <p>Master plan of 2016 proposes new fieldhouse at south end, covered lacrosse box, new parking areas, flexible/event spaces, new washroom/concession, etc. (see section 1.2)</p> <p>Parking and south end portions of master plan may not reflect current needs</p>
Derek Doubleday Arboretum 1.84 ha	<p>The Arboretum is mostly in, and entirely operated by the Township of Langley; it has a 1km trail loop for visitors to walk and learn about the park's special features</p> <p>The Arboretum provides educational programs</p>	<p>Only a small corner of the arboretum is in the City which is, under agreement, in the control of the Township of Langley</p>
Douglas Park 3.33 ha	<p>The park has an accessible playground, 8 pickleball courts, 1 ping pong table, a play box, a spray park (seasonal), lawn bowling green, sports box, fitness circuit, community garden, and public washrooms</p> <p>Douglas Recreation Centre is situated in the park</p> <p>The covered performance Spirit Square is used for public events</p> <p>Amenities draw many people and trees add comfort and character</p>	<p>Challenges include drainage issues, vandalism, condition of narrow paver paths</p> <p>Park would benefit from improved access from the south, wider trails, and a continuous perimeter trail</p> <p>Add more trees to help define spaces and increase shading</p>

Park	Description / Strengths	Challenges / Opportunities
Penzer Park 2.69 ha	<p>Penzer park contains the City's only bike park, parkour park, small pump track, washroom facilities with storage, a sports court with a basketball net, a toddler play area, and a small picnic shelter</p> <p>The park is extremely popular, especially with families and teens (the latter in the evening)</p>	<p>Bike park is underused</p> <p>Could improve the connectivity to Buckley Park along the powerline</p> <p>Not enough benches or picnic areas for parents watching their kids</p> <p>Not enough shade, trees, or grassy areas (high voltage power lines and lack of irrigation are considerations)</p> <p>Vandalism at night</p> <p>Space for food trucks would support the high use</p> <p>Master Plan proposes a wetland feature, loop pathways with boardwalk, planting more vegetation, etc. (see section 1.2)</p>
Sendall Gardens 1.62 ha	<p>Sendall Gardens features horticultural gardens, a nature trail, and public washrooms</p> <p>The tropical greenhouse offers a wide variety of exotic plants and is open seasonally</p> <p>The park is a popular destination for weddings, private parties, and visitors</p>	<p>Sendall House is underused – in poor condition, not universally accessible</p> <p>Pathway needs work</p> <p>Washrooms need upgrading</p> <p>Perimeter drainage issues</p> <p>Upper area would benefit from shade-loving ground cover and ferns</p> <p>Parking capacity is limited</p> <p>Space for food trucks could expand the cultural experience</p>
Uplands Dog Off Leash Park 7.43 ha	<p>The park contains a fully fenced area with a perimeter walking path and a large open space for dog walking and playing; there is a paved parking lot and a washroom and bulletin board for community notices</p> <p>The park is a popular destination for residents of the City and beyond</p>	<p>More agility features may help to activate the space</p> <p>Need new washrooms including dog wash station and exterior water fountain/bottle filler</p> <p>Parking space does not meet demand</p>

Park	Description / Strengths	Challenges / Opportunities
Community Parks		
Brydon Park 2.66 ha	Brydon Park is in the process of being rebuilt based on a master plan; it includes a new dog off-leash area and playground, with plans for picnic shelters, washrooms, spray park, outdoor fitness	Complete construction per master plan
Buckley Park 3.40 ha (City-wide Park after redevelopment)	Buckley Park has two gravel soccer fields, a small playground, and fieldhouse with public washrooms It is not close to houses and is linked to Penzer Park along the hydro corridor, giving it the opportunity for new active uses	Under-used park space Potential for uses such as beach volleyball, skate park, bike pump track Master Plan proposes grass field, perimeter looped paths, enhanced path to Penzer Park, terraced seating, new playground Opportunity for connectivity to trails at Hi-Knoll Park
Conder Park 1.65 ha	Conder Park has a playground, ball diamond, and public washrooms Nicomekl Neighbourhood Plan includes additional park space to connect Conder Park with the floodplain	Potential to upgrade the park as the area redevelops, increase connection with the lower pond, improve playground, field and washrooms
Linwood Park 1.42 ha	Linwood Park has a soccer field, an accessible playground, small dog-off-leash park, a community garden, washroom facilities, and parking The park has a mural to reflect the Michaud Crescent old interurban rail system Stepping Stone Society clubhouse is in the park	Issues with vandalism of washrooms Need more trees, picnic space, and shaded areas Opportunity for a perimeter trail Dog park is too small and has drainage issues
Portage Park 1.27 ha	Portage Park is one of the main entrances to the Nicomekl Floodplain Trail system; there is a new playground and picnic shelter, small sports court which is soon to be redone, and washrooms Park has many trees providing shade and a natural character Michaud House is close to the park and has opportunities for community gardens	Issues with vandalism of washrooms and picnic area Opportunity for a creative nature and “risky play” playground among the trees Flooding is a challenge

Park	Description / Strengths	Challenges / Opportunities
Rotary Centennial Park 1.52 ha	Rotary Centennial Park includes a playground, ball diamond, senior soccer field, new community garden, washrooms, and an accessible paved walking path around the perimeter City revitalized the ball diamonds Path is well used Master plan has been prepared	Large population of people experiencing homelessness Not well activated, would benefit from more amenities Park needs more visibility, potential purchase of properties on the north or new development with windows overlooking the park
Neighbourhood Parks		
Dumais Park 0.34 ha	Dumais Park is a neighbourhood park with an open grass area, trees, pathways, benches, and a playground	Potential for more trees, a seating area, small community garden, and perimeter path
Hunter Park 0.77 ha	Hunter Park has a looped trail, open space, and some playground equipment set in a natural forested setting	
Iris Mooney Park 0.16 ha	Iris Mooney Park is a small park with playground equipment that contains slides, climbing areas, and sliding poles	Consider more trees
Langley Prairie Neighbourhood Park 0.26 ha	Langley Prairie Neighbourhood Park is a relatively new park with a looped trail, open space, and benches	
Linda Carlson Park 0.67 ha	Linda Carlson is a treed area behind elementary school	Potential for more trails Trimming of understory would enhance visibility
Michaud Park 0.14 ha	Michaud Park is a small space used solely for community gardens	Potential for more use due to future development in area, e.g., urban agriculture
Nicholas Park 0.81 ha	Nicholas Park has a playground, water park, perimeter jogging track, two picnic tables, a tennis court, and new washrooms	Not enough parking space In need of more trees, picnic tables, and benches

Park	Description / Strengths	Challenges / Opportunities
Natural Areas		
Brydon Lagoon 4.20 ha	Brydon Lagoon is an important birding destination and has a peaceful perimeter walk around the lagoon	Opportunities to expand interpretive information and features, e.g., viewing decks, bird blinds
Nature Trails 8.05 ha	These areas are watercourse riparian corridors including nature trails and include Logan Creek that runs from Twin Rinks behind Kwantlen Polytechnic University to the west, along Muckle Creek that runs north and south from Sendall Gardens, and along Baldi and Brydon Creeks in the Brydon area	Opportunities are to maintain and enhance habitat through invasive species management and native planting, more interpretive signage
Nicomekl Floodplain 58.71 ha	Nicomekl Floodplain has outstanding natural and cultural features and is a regional destination; it offers walking, jogging, and cycling opportunities along its extensive trail network The floodplain also acts as a major stormwater facility in Langley City	Nicomekl River District Neighbourhood Plan proposes reinforcing existing natural and man-made thresholds (e.g., bridges and 'landscape rooms') and enhancing elevational relationships and experiences (e.g., exploring potential for an elevated all-season path, viewing platforms that offer outlook, and enhancing the experiences of crossing, viewing and 'touching the river')
Nicomekl Park 3.86 ha	Nicomekl includes a parking area and is a good access point for the floodplain and trails Used as a seasonal off-leash dog park	Flooding is a challenge
Zazulak Park 0.13 ha	This park is a small natural area behind residential lots	Park is not accessible to the public from the City of Langley side, only from the Township of Langley side Limited opportunities for enhancement
Urban Plazas		
Innes Corners Plaza 0.18 ha	Innes Corners Plaza is a small plaza with raised planters, seating, and fountains	Use by those experiencing homelessness, which discourages other users Opportunity for repurposing
Legion Memorial Gardens 0.05 ha	Legion Memorial Gardens is a small greenspace located on both sides of Eastleigh Crescent at 56 Avenue. The Legion branch used to be located across the street	Possible to incorporate with adjacent development to the east when it happens

Park	Description / Strengths	Challenges / Opportunities
McBurney Plaza 0.08 ha	McBurney Plaza is a car-free space with lighting, seating, and art displays; it connects the historic downtown Fraser Highway and Douglas Park and is used for many events year-round Plaza can be combined with parking lot to the south to create a large event space	Vandalism and use by those experiencing homelessness, which discourages other users Great plaza for year-round events Many movies filmed in this space Wood deck needs assessment
Other Open Space		
BC Hydro Corridor 12.67 ha	BC Hydro right-of-way has a continuous trail system linking several parks and serving as a key part of the City's trail system	Many users J-walk across 200 Street, which is dangerous Opportunity for an improved crossing or encouraging people to use the controlled crossing at 48 Avenue Opportunity to continue beyond Langley City at either end Gravel path could offer more accessibility if paved Space under powerline could potentially be used for community/education gardens
Fraser Highway and Production Way 0.11 ha	The corner of Fraser Highway and Production Way is a small triangular greenspace with trees and a tiered landscaped area of small plants	Limited access
Nash Tot Lot 0.03 ha	Nash Tot Lot is a small square greenspace at the corner of 209 Street and 50 Avenue with a few trees and no amenities	Too small for park development Potential location for artwork

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> • High community satisfaction with parks • Community appreciation for parks staff • Diversity of park types • Lots of greenspace with abundant wildlife • As part of redevelopment, the City is requiring developers to provide on-site park amenities such as roof-top open spaces, landscape areas, and playgrounds 	<ul style="list-style-type: none"> • Significantly increasing population and limited areas for park expansion • Challenges with vandalism, drug paraphernalia, and people experiencing homelessness • Maintenance of parks and facilities • Accessibility to parks for all users • Dog waste left at parks • Drainage issues in some parks

Recommendations for Parks

Land Acquisition

- P1. Acquire new parkland within developing areas, including future growth areas identified as ‘potential study areas’ in the OCP, when redevelopment occurs in these areas, with an ideal minimum size of 0.6 hectare per park based on guidelines and amenities in the OCP.
- Locate parks so residents are a ten-minute walk (800 metres) to City-wide or community parks, and a five-minute walk (400 metres) to a neighbourhood park
- P2. Acquire and create new park spaces and public open spaces/plazas, through land acquisition or rights-of-way for public use on private property, to expand existing parks, and within developing areas, as identified in the OCP Land Use Plan and other City documents.

Planning and Design

- P3. Update the Park Plans for the following parks, including a full community communications and engagement process:
- Buckley Park (portion)
 - City Park (south portion for higher use)
- P4. In the planning and design of all park and public open spaces/plazas, consider the following guidelines:
- Include unique amenities in parks to build on Langley City’s achievements
 - Use modern accessibility principles and standards (e.g., meaningful access and universal design) to welcome all park visitors where possible
 - Including pathway loops within large parks to accommodate the high popularity of trail uses, and mark these with distance markers at some locations
 - Encourage gathering places in parks, with seating and spaces appropriate for eating and group activities according to the type and size of the park

RECOMMENDATIONS IN ALL SECTIONS ARE ORGANIZED UNDER THE FOLLOWING HEADINGS:

- LAND ACQUISITION
- PLANNING AND DESIGN
- CAPITAL PROJECTS
- SERVICE DELIVERY



Parks are kept clean, tidy and have creative ideas and flowers promoting the beauty of our region. Enjoy taking visitors to them and hearing they enjoy visiting them.”

– Survey Respondent

- For parks that include parking areas, design the parking for efficiency and pedestrian safety, minimize the amount of hard (or gravel) surface, and keep the parking as close to the perimeter of the park as possible
- For large parking lots, include trees, planting, and rain gardens when upgrading projects or public facilities
- Plant trees in parks to the degree possible for shade and as a contribution to the urban forest
- Use Crime Prevention through Environmental Design (CPTED) principles, balancing these with the need to protect and enhance habitats
- Provide seating with diversity of design (e.g., with and without armrests and backrests) in all parks and along multi-use trails
- Design parks with the goal of increasing creativity and interest, e.g., more interactive play environments and equipment, allow children to experience more nature in parks, and provide options for all ages and abilities
- Provide spaces for food trucks at high use parks, staging areas, and event spaces, with electrical connections and nearby spaces for eating
- Explore opportunities to integrate universal-designed outdoor exercise equipment in or near larger playgrounds
- When planning and designing new parks, consider life cycle cost analysis and water and energy consumption
- Design parks with consideration for protection and enhancement of environmental resources and include rainwater/stormwater infiltration where possible
- Incorporate the work of local artists in parks, particularly Indigenous and multicultural creatives, with more public art such as murals, mosaics, and sculptures
- Recognize Langley City's heritage, Indigenous and settler, through design, public art, and signage
- Introduce more active uses into parks, such as play and sport areas particularly in locations where there are challenges with those experiencing homelessness
- Integrate diverse forms of small-scale urban agriculture including community and community gardens, demonstration gardens, and bee pollinator plants to enhance food security and social benefits
- Provide sufficient waste receptacles in parks, including recycling and dog waste
- Provide lighting where space is programmed for active use in the evening
- Follow Development Permit Guidelines #69–74 (Public Open Space) in the OCP

P5. Conduct planning processes with stakeholder input for parks that need a moderate level of upgrade:

- **Douglas Park**
- **Penzer Park**
- **Sendall Gardens**
- **Uplands Dog Off Leash Park**

P6. Conduct planning processes for the new community and neighbourhood parks (assume one community park and four neighbourhood parks over 10 years).

Capital Projects

P7. Conduct major upgrades, including the following improvements and potential new amenities, to the following parks:

- **City Park** – drainage improvements, perimeter trail with trees at south end, new use for south end, washroom at south end, facilities for food trucks
- **Buckley Park** – perimeter looped paths, enhanced path to Penzer Park, terraced seating, new playground, potential uses such as beach volleyball, skate park, bike pump track, and grass fields (see OA4)
- **Douglas Park** – drainage improvements, shade structure over playground, rebuild wider paths, address tree root issues at pickleball courts, perimeter trail with loops and connection to south, more trees (see OA4)
- **Penzer Park** – replace bike skills park with a new activity, wetland feature, loop pathways with boardwalk, more vegetation and shade, more benches and picnic areas, space for food trucks
- **Conder Park** – increase connection with the lower pond, improve playground, field and washrooms
- **Rotary Centennial Park** – more amenities (see Outdoor Amenities)
- **Nicomekl Floodplain** – more looped paths, wider paths, and viewpoints
- **Innes Corners Plaza** – rebuild and repurpose

“

The City of Langley is a great place to live, parks are well cared for. Lovely trails, etc. Thanks for doing such a great job!!”

– Survey Respondent



I like all of the parks that we currently have in the City of Langley.”

– Survey Respondent

- **BC Hydro Corridor** – upgrade some paths, benches, potentially some urban agriculture such as community gardens and educational gardens
- **Sendall Gardens** – build outdoor gathering space and gardens associated with the new building (see SH2)
- **Uplands Dog Off Leash Park** – new washroom facility with dog wash stations, more agility features, expand parking to the north
- **Brydon Park** – complete Phase 2 to include picnic shelters, washrooms, spray park, outdoor fitness

P8. Conduct minor upgrades to the following parks including potential amenities as noted:

- **Linwood Park** – expand space and improve drainage in dog park, perimeter trails, more trees and picnic spaces, food trucks
- **Portage Park** – creative nature playground
- **Dumais Park** – more trees, seating area, perimeter path, community gardens
- **Iris Mooney Park** – more trees
- **Nicholas Park** – add on-site parking, trees, picnic tables, and benches
- **Brydon Lagoon** – expand interpretive information viewing decks, and bird blinds
- **Linda Carlson Park** – trails

P9. Build new community and neighbourhood parks as development proceeds (assume one community park and four neighbourhood parks over 10 years).



5.2 Outdoor Amenities

Existing Conditions

Langley City provides a wide range of outdoor recreation amenities in existing parks. The following is a summary of the amenities and their condition:

SUMMARY OF FINDINGS

Langley City has a diverse and unique supply of outdoor amenities that offer dynamic opportunities in parks

KEY STRATEGY

Add new amenities to retain this as an area of excellence for Langley City

Amenity	Number	Locations	Condition Summary
Ball Diamonds	7	Brydon Park	Satisfactory
		City Park (4)	Good
		Condor Park	Satisfactory
		Rotary Centennial Park	Satisfactory
Basketball Courts	3	Brydon Park	Satisfactory
		Penzer Park	Excellent
		Douglas Park	Good
Bike Park	1	Penzer Park	Satisfactory
Community Gardens	3	Douglas Park	Excellent
		Linwood Park	Excellent
		Rotary Centennial Park	Excellent
		Michaud Community Gardens	Excellent
Dog Off-Leash Parks	4	Brydon Park	Excellent
		City Park	Good – drainage issues
		Linwood Park	Good – poor drainage, small
		Upland Dog-Off Leash Park	Excellent – poor drainage
Lawn Bowling	1	Douglas Park	Excellent

Amenity	Number	Locations	Condition Summary
Multi-Sport Court	6	Douglas Park	Satisfactory
		Brydon Park	Satisfactory
		City Park	Good
		Portage Park	Satisfactory – reconstruction planned for 2022
		Penzer Park	Excellent
Outdoor Exercise Equipment	1	Douglas Park	Excellent
Parkour Park	1	Penzer Park	Good – wood deteriorating, other maintenance issues
Pickleball Courts	8	Douglas Park	Excellent – but surrounding tree roots cause heaving
Picnic and Seating Tables		All parks except Buckley Park	
Playgrounds	13	Brydon Park	Excellent
		Buckley Park	Satisfactory – needs updating
		City Park	Excellent
		Conder Park	Good
		Douglas Park	Excellent
		Dumais Park	Good
		Hunter Park	Good
		Iris Mooney Park	Good
		Linwood Park	Excellent
		Nicholas Park	Excellent
		Penzer	Excellent
		Portage Park	Excellent
		Rotary Centennial Park	Good
Pump Track		Penzer Park	Excellent

Amenity	Number	Locations	Condition Summary
Sports Fields	3	City Park	Good
		Brydon Park	Good
		Buckley Park (2)	Poor – gravel, unmaintained
Spray Park	3	City Park	Excellent
		Douglas Park	Excellent
		Nicholas Park	Excellent
Tennis Courts	1	Nicholas Park	Good – resurfaced in 2021, but there are drainage and foundation issues
Washrooms	11	Brydon Park	Good
		Buckley Park	Good
		City Park	Good – need more
		Condor Park	Good
		Douglas Park	Good
		Linwood Park	Good
		Nicholas Park	Excellent
		Penzer Park	Excellent
		Portage Park	Good
		Rotary Centennial Park	Good
		Uplands Off-Leash Dog Park	Satisfactory



Ball Diamonds

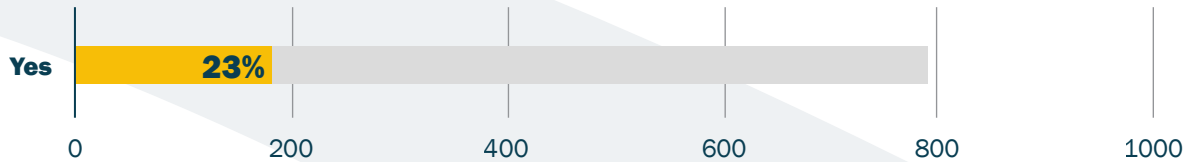
Langley City has seven baseball diamonds located in four parks. The ball diamonds are generally in good condition and well used; the City is planning to resurface all the infields and improve the City Park diamonds. Langley Baseball operates the new field and other fields. There is concern that the current supply is not keeping up with demand as the community grows, but there is limited space in the City for additional ball diamonds.



There is a lot of passion within the baseball community”

– Survey Respondent

PARTICIPATION ON BALL DIAMONDS



SATISFACTION WITH BALL DIAMONDS



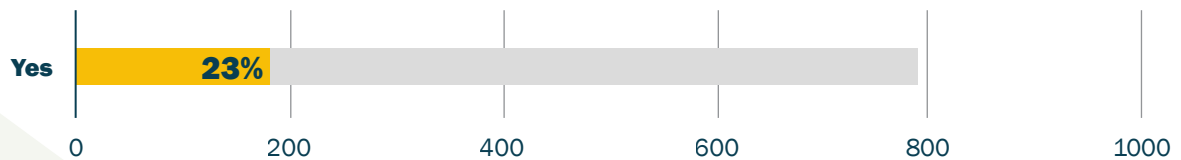
KEY THEMES FROM COMMUNITY INPUT

- Improve lighting
- Not enough baseball diamonds for the increase in participants

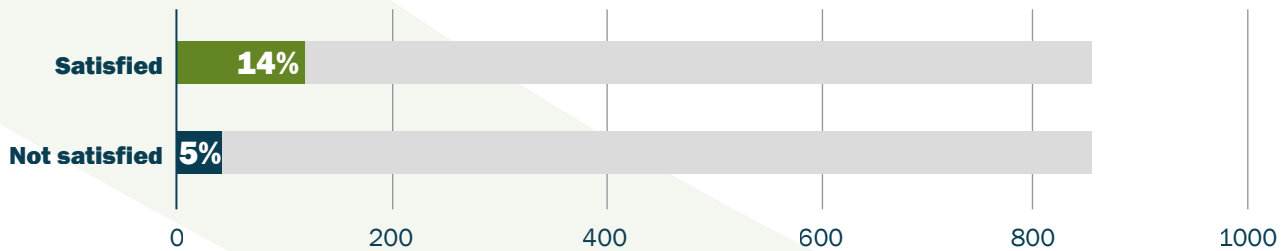
Basketball Courts

There are three basketball courts in three separate parks. They are all in multi-sport courts and include half court and full court options.

PARTICIPATION ON BASKETBALL COURTS



LEVEL OF SATISFACTION WITH BASKETBALL COURTS



KEY THEMES FROM COMMUNITY INPUT

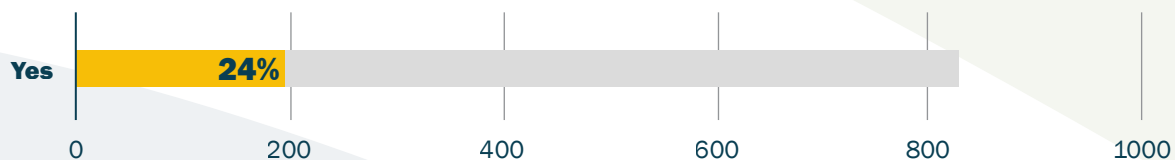
- Interest in more basketball courts and programming of activities on courts



Bike Park

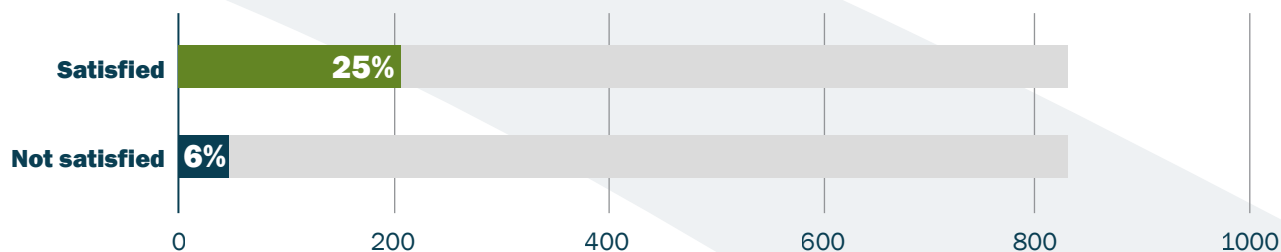
The bike park in Penzer Park features dirt jumps and wooden ladders that cater to a variety of skill levels. This bike park is not well used and there is an opportunity to replace this with a pump track based on current trends.

USE OF BIKE PARK*



*high use likely reflects the pump track that is used by children on bikes

SATISFACTION WITH BIKE PARK**



** use and satisfaction likely reflect the pump track

KEY THEMES FROM COMMUNITY INPUT

- More features at bike park
- Expand the existing bike park



Community Gardens

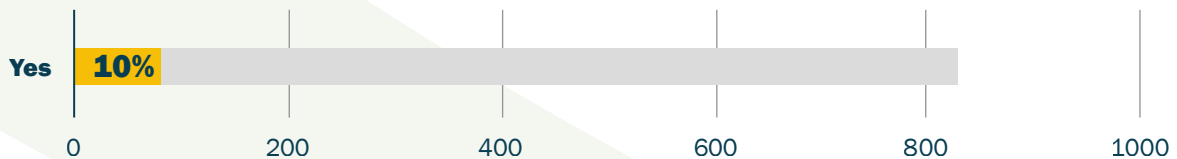
There are four community gardens in Langley City at Douglas Park, Linwood Park, Michaud Park, and Rotary Centennial Park. These gardens are well used, with long wait lists. The garden at Douglas Park has additional space that could be used for more garden beds. The gardens at Rotary Centennial Park are being expanded in 2022.



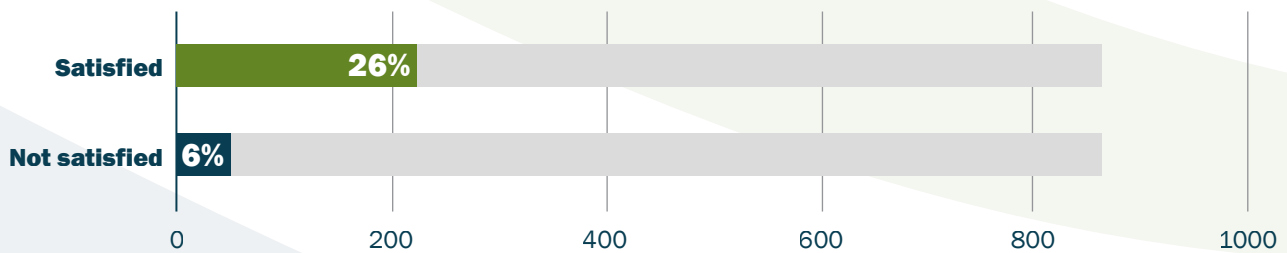
While I didn't participate in the community garden in Douglas Park I appreciate that it is there. I see so many people stop by and look at it."

– Survey Respondent

PARTICIPATION IN COMMUNITY GARDENING



LEVEL OF SATISFACTION WITH COMMUNITY GARDENS



KEY THEMES FROM COMMUNITY INPUT

- Interest in making community gardens more accessible
- Reduce the waitlist time to secure a plot

Lawn Bowling

Langley City has a Lawn Bowling Clubhouse at the south end of Douglas Park. Since 1982 the clubhouse and bowling green have been operated by volunteers from the Langley Lawn Bowling Club; membership in the club is decreasing, which is a typical trend for lawn bowling. The bowling season runs from late April to mid-September. The City recently rebuilt the grass bowling green, but the clubhouse building is in poor condition. There may be an opportunity to replace the building with one that serves multiple groups.

KEY THEMES FROM COMMUNITY INPUT

- There is a need for a new lawn bowling clubhouse as the current one is in need of repair

Multi-Sport Court

There are six multi-sport courts in Langley City with varying degrees of use. Accommodating basketball, lacrosse, and ball hockey, the newer courts are flexible and attractive amenities. Langley City has significantly more multi-sport courts than the comparable communities.

COMPARABLE COMMUNITIES

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	Langley City
Multi-Sport Courts	2	12	7	4	10	7	6
Provision Rate	1 per 11,000	1 per 7,600	1 per 8,700	1 per 19,700	1 per 1,900	1 per 9,800	1 per 4,800

KEY THEMES FROM COMMUNITY INPUT

- Multi-sport courts difficult to use because of the lines and lack of space

Off Leash Dog Areas

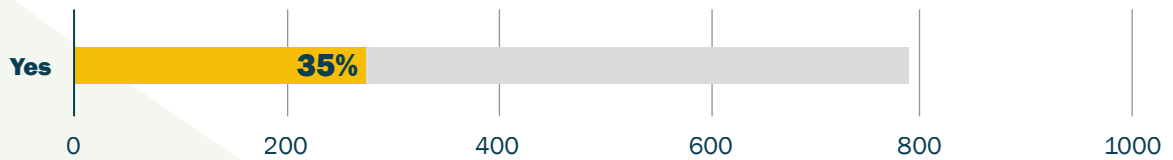
There are four off-leash dog parks that are well used and appreciated. All four parks are fully fenced and they contain paths, kiosks, double gates, waste bins, and benches.



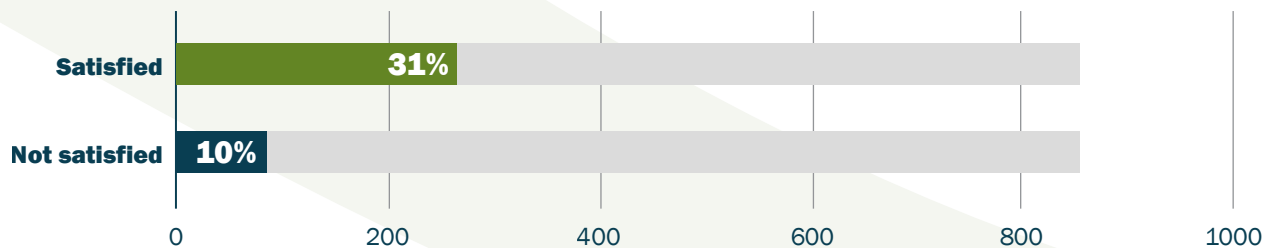
Thanks for the great way you take care of the off leash dog park! Well done"

– Survey Respondent

USE OF UPLAND PARK



SATISFACTION WITH OFF LEASH DOG AREAS



KEY THEMES FROM COMMUNITY INPUT

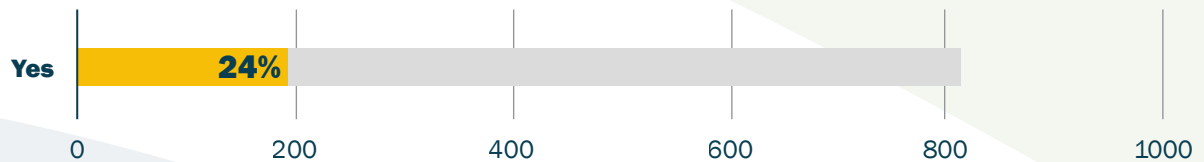
- There is a need for more off-leash dog areas
- Dog feces not collected by dog owners is a problem



Outdoor Exercise Equipment

Douglas Park has an outdoor exercise area for moderate intensity exercise. Each station has four levels from easiest to hardest.

PARTICIPATION IN OUTDOOR EXERCISE EQUIPMENT



SATISFACTION WITH OUTDOOR EXERCISE EQUIPMENT



KEY THEMES FROM COMMUNITY INPUT

- More spaces for group fitness



“

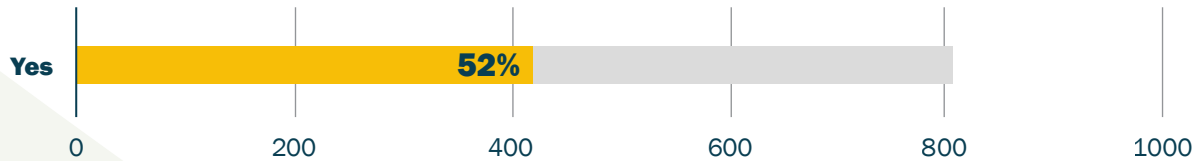
More [parks] like Douglas with fuse ball and outdoor exercise equipment”

– Survey Respondent

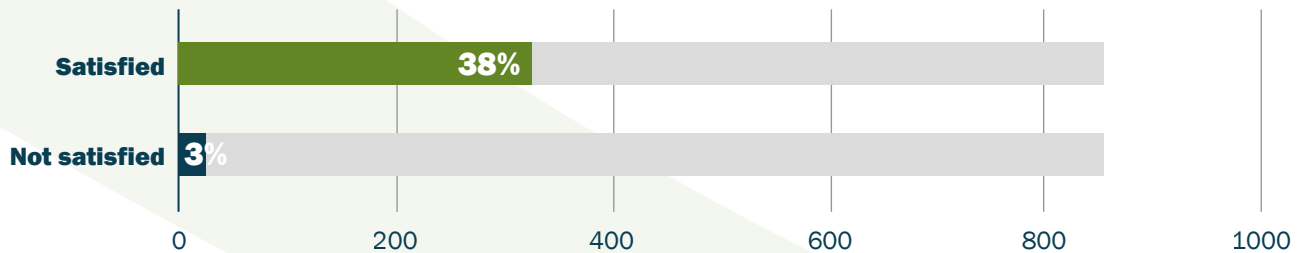
Parkour Park

Penzer Park has a full-size parkour climbing zone and a kid-size parkour area. There are signs throughout showing visitors how to complete the various moves. The space is very popular for a wide range of age groups.

USE OF PARKOUR PARK



SATISFACTION WITH PARKOUR PARK



KEY THEMES FROM COMMUNITY INPUT

- Regular maintenance of parkour amenities



Pickleball Courts

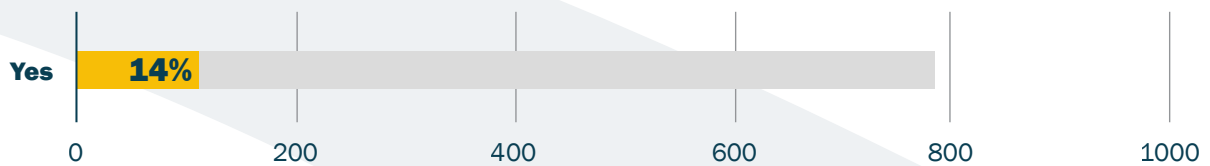
There are eight pickleball courts at Douglas Park that were converted from two tennis courts to accommodate the growing pickleball use. These dedicated courts are a “pickleball hub”, which is recommended as a best practice by Pickleball BC. The courts were recently resurfaced, but the roots of surrounding trees cause heaving. Large numbers of players congregate at the courts throughout the day, with peak periods when the courts are very busy.

“

There is a huge interest in Pickleball”

– Survey Respondent

PARTICIPATION IN PICKLEBALL OUTDOORS



SATISFACTION WITH PICKLEBALL COURTS



KEY THEMES FROM COMMUNITY INPUT

- Appreciation for the pickleball courts



Picnic and Seating Facilities

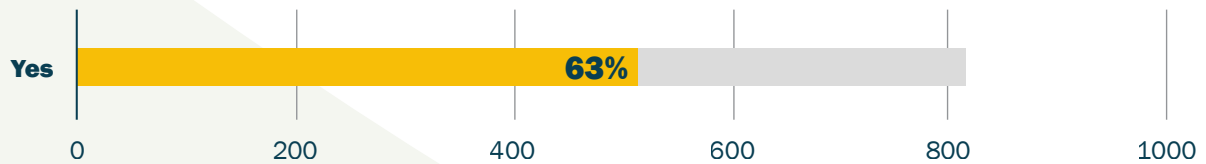
Eight of Langley City's parks have picnic tables and there are some covered picnic shelters. The picnic areas are well used and maintained. However, survey respondents indicated a need for more tables and more covered areas. Picnic shelters can be challenging to manage in locations where there are residents experiencing homelessness. They do extend the season and times of use, offering usable outdoor spaces in inclement weather.



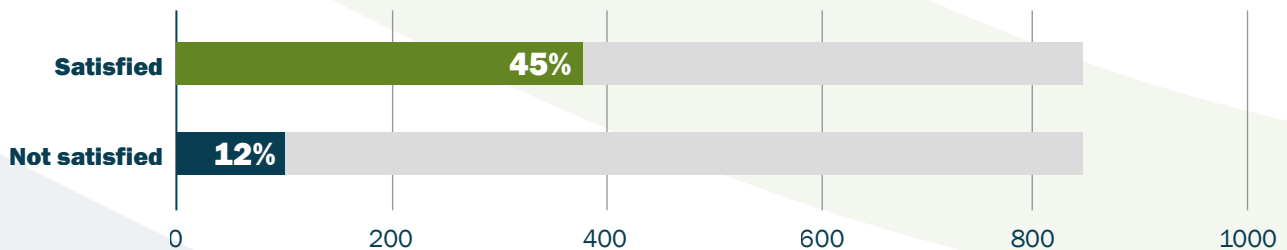
[I] use undercover picnic tables. Really like the new ones by Al Anderson pool on the dino park side."

– Survey Respondent

PARTICIPATION OF PICNIC FACILITIES AND SEATING AREAS



SATISFACTION WITH PICNIC FACILITIES AND SEATING AREAS



KEY THEMES FROM COMMUNITY INPUT

- More benches in parks and on trails
- There are great picnic shelters but not enough picnic tables and benches
- There is a need for more covered picnic areas

Playgrounds

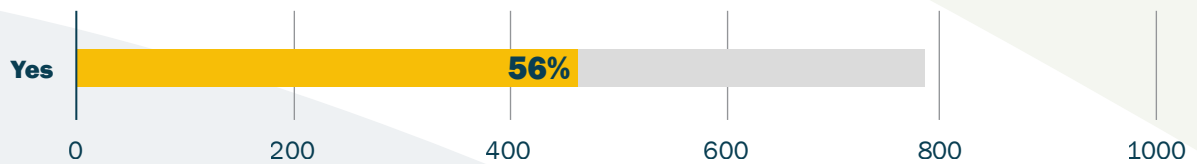
Langley has a wide variety of playgrounds in 13 parks. Some of the unique ones include City Park's dinosaur-themed playground, Linwood Park's accessible playground, and Hunter Park's playground equipment in a wooded setting.



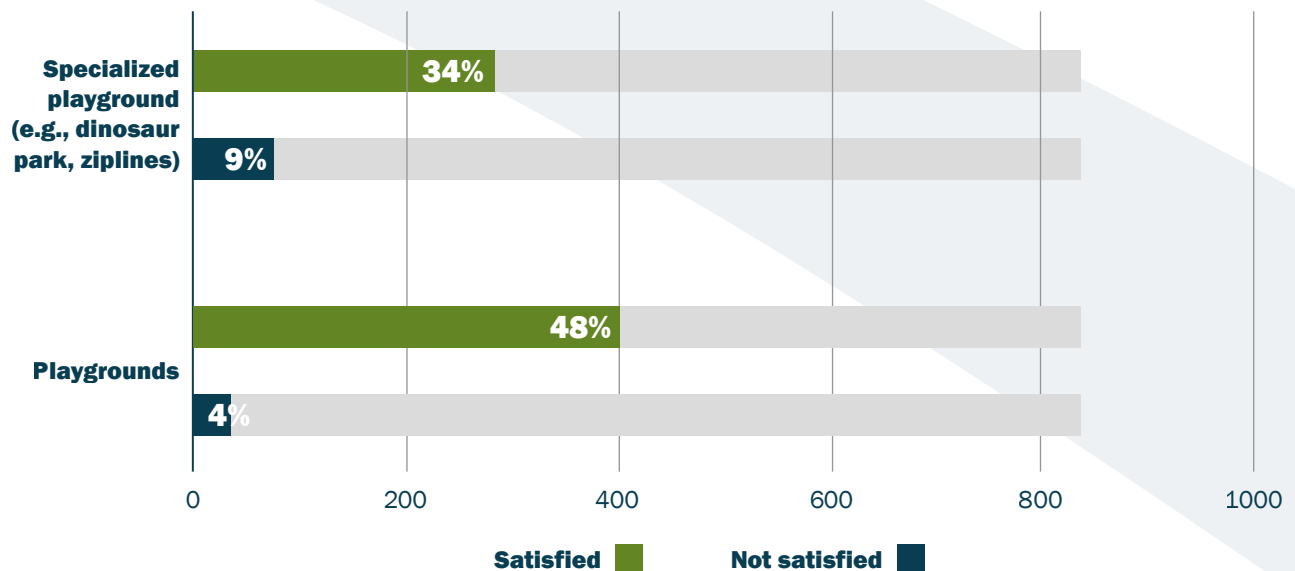
All the new playgrounds are great!"

– Survey Respondent

USE OF PLAYGROUNDS



SATISFACTION WITH PLAYGROUNDS



KEY THEMES FROM COMMUNITY INPUT

- Would like covered playgrounds and spaces for children on rainy days
- Improve existing playgrounds (larger, more variety, more interesting)
- More playgrounds for older children
- Amenities around playgrounds such as washrooms should be more accessible for young children
- More traffic safety measures around playgrounds

Pump Track

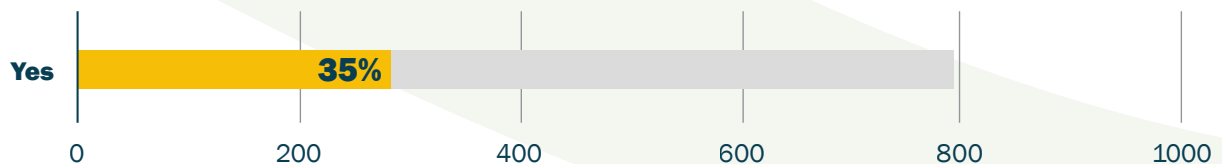
Penzer Park has small concrete pump track that is used mainly by beginners on skate boards, scooters, and bikes. It is a very popular facility. There was no specific question about the pump track on the community survey, though it appears that some respondents were thinking that the “bike park” question referred to the pump track.

Sports Fields

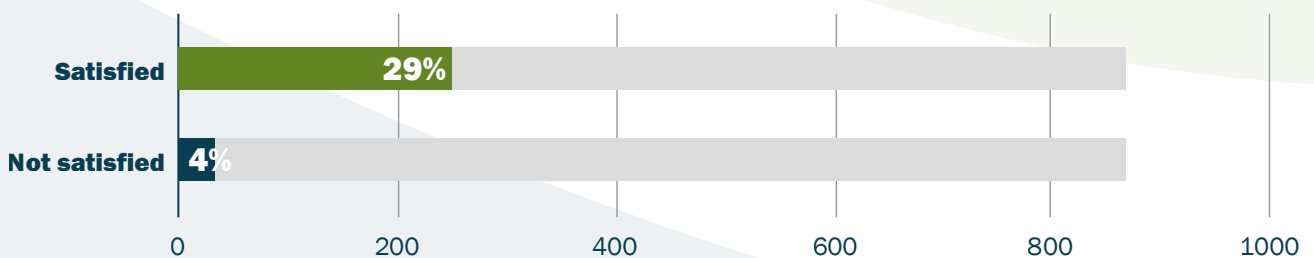
There are three parks in Langley City with sports fields. City Park has a sand-based grass field suitable for 8 by 8 that is seldom used. Although it is free to use, parking is on the street and the field is far from washrooms. Buckley Park has two gravel sports fields that are rarely used; gravel fields are unpleasant to use and do not meet current standards. There are also fields at the schools that are used for school play and informal use. League sports are Langley-based (City and Township together) and leagues use Township sports fields because they are better.

Field users involved in community leagues expect high quality grass fields or artificial turf. Gravel sports fields are unpleasant to use. Artificial turf can support much more play than grass since play can happen throughout most of the year and in the evenings as it is standard practice to light these fields. A common practice is also to locate artificial turf fields at schools where, through a partnership, they can support school and community use.

USE OF SPORTS FIELDS



SATISFACTION WITH SPORTS FIELDS



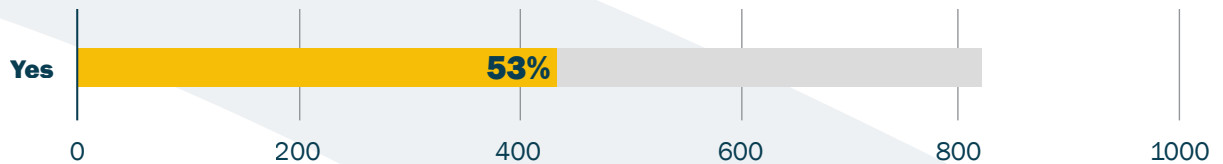
KEY THEMES FROM COMMUNITY INPUT

- Fields are not being used to their full potential
- Some fields require improvements and better access to services

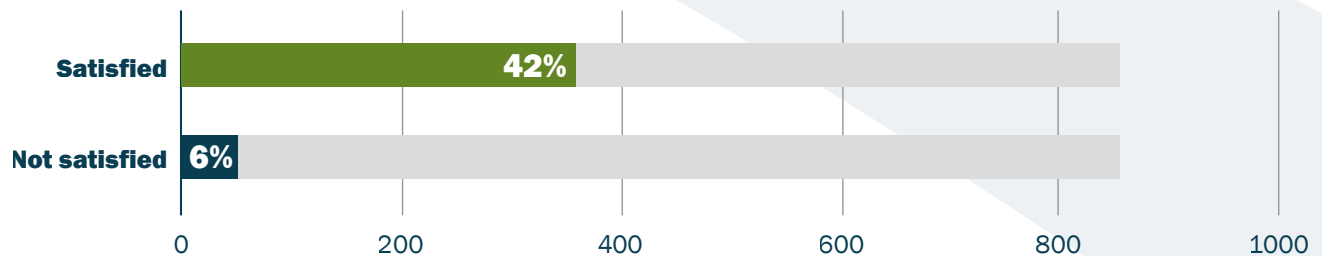
Spray Park

There are three spray parks in Langley City at City Park, Douglas Park, and Nicholas Park. The spray park at City Park is near Al Anderson Pool because it shares mechanical equipment, but it is not related from a use perspective being located behind the pool building. The small spray park at Nicholas Park was recently resurfaced. There are no spray parks in the northwest portion of the City.

USE OF SPRAY PARK



SATISFACTION WITH SPRAY PARK



KEY THEMES FROM COMMUNITY INPUT

- Increase the hours at the spray parks
- Need improvements to some existing spray parks
- Several respondents indicated they would prefer to have a new pool over a new spray park

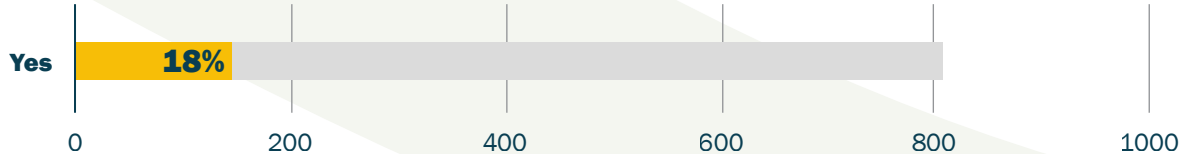
Tennis Courts

Langley City has only one tennis court at Nicholas Park and it is rarely used. The provision of tennis courts in Langley City is much lower than in the comparable communities; however, Brookwood High School in the Township of Langley has six tennis courts. It is approximately 1.3 kilometres from the City's south boundary. Tennis has experienced variations in use over the past decades, and it is now on an upward trend. In the US, tennis participation increased 22% during COVID-19 and similar increases are being reported across Canada. Tennis courts are most popular when they are in clusters and where there is a group of players organizing lessons and events.

COMMUNITY COMPARISONS

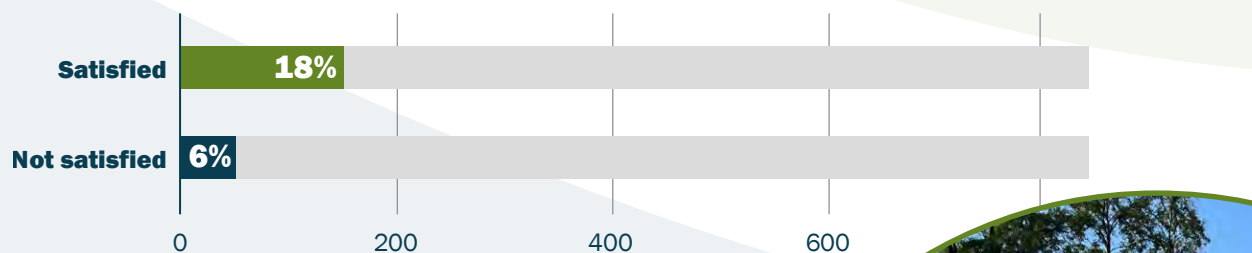
	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	Langley City
Tennis	8	9	17	23	8	13	1
Provision Rate	1 per 2,700	1 per 10,100	1 per 3,600	1 per 3,400	1 per 2,400	1 per 4,500	1 per 29,000

USE OF TENNIS COURTS*



*use likely reflects use of courts outside Langley City

SATISFACTION WITH TENNIS COURTS**



**satisfaction likely relates to courts outside Langley City



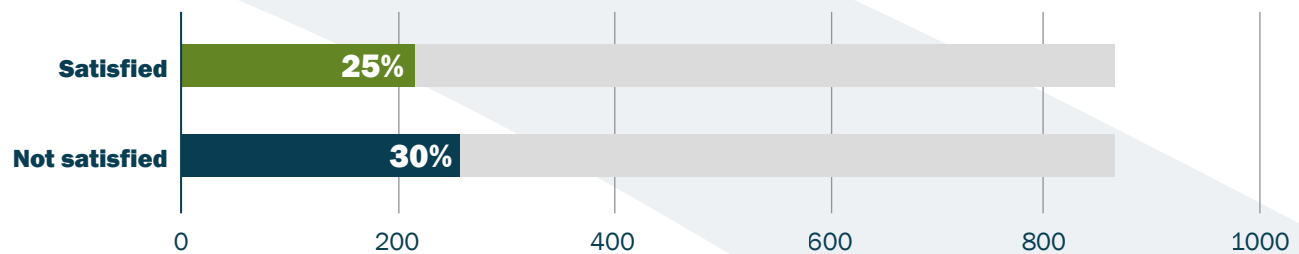
KEY THEMES FROM COMMUNITY INPUT

- Need for more tennis courts
- Desire for more tennis programming and organized tennis events

Washrooms

There are washrooms in 12 of the City's parks; multiple park washrooms have been closed in winter due to vandalism. The washroom facilities in Nicholas Park operate from May to September. This is a high supply of washrooms for a community of this size; the washrooms are mostly older facilities that are not gender-diverse. It is challenging to maintain the safety of washrooms in urban environments, and the relatively low satisfaction is common to most municipalities.

SATISFACTION WITH WASHROOMS



KEY THEMES FROM COMMUNITY INPUT

- Improve maintenance of washroom facilities
- Issues with vandalism of facilities



Outdoor Volleyball

There are currently no outdoor “beach” volleyball courts in Langley City. Residents can play beach volleyball nearby in the Township of Langley. This is a relatively inexpensive amenity, and it can bring activity to parks that otherwise have low use. Most of the comparable communities do not have beach volleyball courts.

COMPARABLE COMMUNITIES

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	City of Langley
Beach Volleyball	0	0	0	2	0	0.4	0
Provision Rate	n/a	n/a	n/a	1 per 35,500	n/a	1 per 35,500	0 per 29,000

KEY THEMES FROM COMMUNITY INPUT

- Would like beach volleyball courts and programming
- People have to travel outside the City for outdoor volleyball spaces and programming.

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> • Large supply of dog parks • Diversity of outdoor amenities including interesting playgrounds, picnic areas, pickleball courts, spray parks • Parks are well activated with niche recreation amenities such as Parkour, dinosaur park, skate park for small children • Community gardens are popular • Many outdoor washrooms • Many opportunities for young children • Sufficient quantity of sports fields including school fields 	<ul style="list-style-type: none"> • Vandalism at facilities including washrooms and community gardens • Requests for more lighting at key facilities, including ball diamonds • Some sport courts are not well used • Dissatisfaction with washroom facilities • Not enough facilities for growing sports demand, including baseball, beach volleyball, pickleball, and tennis • Some facilities are outdated, including the lawn bowling clubhouse • City lacks sports fields suitable for community leagues

Recommendations for Outdoor Amenities

The following are the proposed capital improvements related to outdoor amenities. The planning and design of these is covered by the recommendations for parks, assuming that these amenities will be integrated within park development and improvement projects.

Planning and Design

OA1. Evaluate the use of facilities perceived as being at over- or under-capacity to confirm future needs:

- Review potential for some smaller ball diamonds, more accessible ball diamonds, and the potential need for more diamonds or if field improvements and schedule changes cannot address needs
- Review opportunities to reduce the size of the lawn bowling green to allow for an additional use in that space

Capital Projects

OA2. Improve park amenities in need of upgrading:

- Upgrade older multi-sport courts – City, Douglas, Portage, Brydon; could consider lights at Douglas
- Provide more shade at playgrounds with trees, shade sails, and covered shelters
- Upgrade washroom facilities with relocation as appropriate to reduce vandalism

OA3. Provide additional park amenities based on needs:

- Provide access to universal-designed washrooms in new parks
- Provide more community gardens, including fully accessible with raised garden options, in new parks
- Consider an off-leash dog area in the northeast, at Rotary Centennial Park or one of the new parks, to serve population growth
- Increase the number of covered picnic tables, and benches in parks, and consider picnic shelters where appropriate
- Consider increasing the number of tennis courts in partnership with the user group, with the potential for multi-use opportunities on some courts – minimum two together

OA4. Provide new park amenities to address needs:

- Replace the lawn bowling clubhouse with an indoor facility that serves multiple uses
- Add a skate park, potentially at Penzer, Buckley, or City Park
- Develop a bike pump track at Penzer or Buckley Park
- Add beach volleyball courts to Buckley Park
- Explore opportunities to add an artificial turf field for soccer and baseball
- Add an adventure play area in the Nicomekl Floodplain near Portage Park

Service Delivery

OA5. Explore opportunities to increase programming in parks.



5.3 Trails

Existing Conditions

Langley City has over 17 kilometres of trails that are highly valued by residents and visitors (Figure 5.1). The premier trail network is within the Nicomekl Floodplain, providing access to outstanding views, wildlife viewing, and the Brydon Lagoon Nature Trail. Second in importance is the trail system through the BC Hydro right-of-way, which is a long trail connecting parks. A trail running north/south through the Pleasantdale Creek corridor connects these two trail systems. There are also some trails that lead into the floodplain trail system.

Beyond those trails, the active transportation network on the road system provides connectivity through the City. The network includes existing and proposed bike routes. Greenways along major roads are also proposed in the OCP.

Langley City is currently updating the Transportation Plan. It focuses implementation on trails along road corridors, and the PRC Plan addresses implementation for off-road trails. The teams working on these two plans collaborated to ensure that planning defined a connected network.

Trail Classification

Langley City has a trail classification system that is used for the application of consistent construction standards to future trail development and upgrading of existing trails in the parks system. Existing trails are upgraded to these standards as time and resources permit. With proper signage, the trail classifications provide users information on conditions and appropriate uses.

SUMMARY OF FINDINGS

Langley City has some excellent and popular trails with the highlight being the Nicomekl floodplain trail

KEY STRATEGY

Add new trails that will improve connectivity



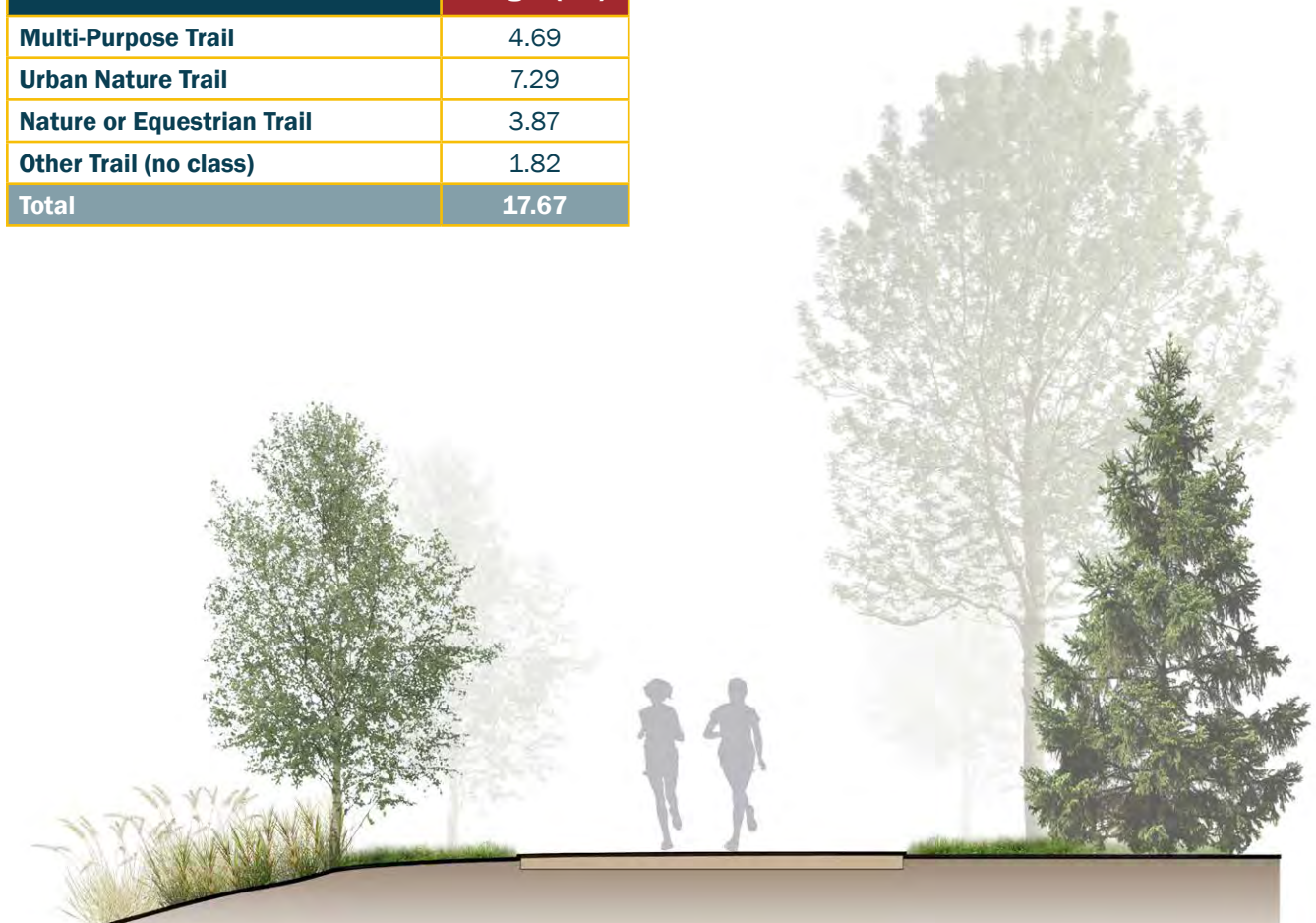
Grateful for green spaces and walking trails in my neighbourhood during this pandemic”

– Survey Respondent



FIGURE 5.1 EXISTING TRAILS

Trail Class	Length (km)
Multi-Purpose Trail	4.69
Urban Nature Trail	7.29
Nature or Equestrian Trail	3.87
Other Trail (no class)	1.82
Total	17.67

**Trail Class: Multi-Purpose Trail****Description**

Level of Use: moderate to high

Type of Use/ User: two-way trail for smooth all-season use for cycling, strollers, roller blade, and jogging, walking, general passage by all ages, fully accessible for wheelchairs, and maintenance vehicles

Design Guidelines

Surface: asphalt

Width: typically 2.5–3 m with trail with 1–2 m clearance on each side

Design Grade: less than 5% for universal access; sustained grades not over 3%, over 5% for short runs if required; cross slope 2%

Infrastructure: benches kiosks, waste receptacles, bollards, interpretive signage



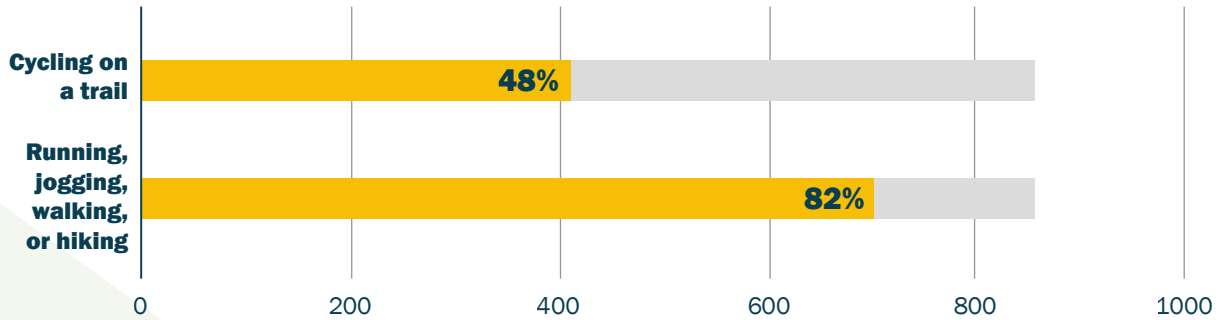
Trail Class: Urban Nature Trail	
Description	Design Guidelines
Level of Use: moderate to high	Surface: gravel, hog fuel, crushed concrete/recycled asphalt or crushed granite Width: typically 1.5–2m wide with sightline clearing of 1m on each side of trail Design Grade: sustained grade maximum of 3%; if required to be greater than 5% for longer runs consider switch backs; if greater than 10% for short runs consider stairs; cross slope 2–3%
Type of Use/ User: two-way path for walking, biking, hiking, jogging, horses, and strollers	

Trail Class: Nature or Equestrian Trail	
Description	Design Guidelines
Level of Use: low to moderate Type of Use/ User: one or two-way depending on sight conditions; horses, hikers, possible mountain biking	Surface: gravel, native soil Design Grade: depends on terrain; typical sustained grade 5–10%; cross slope 2–3 %

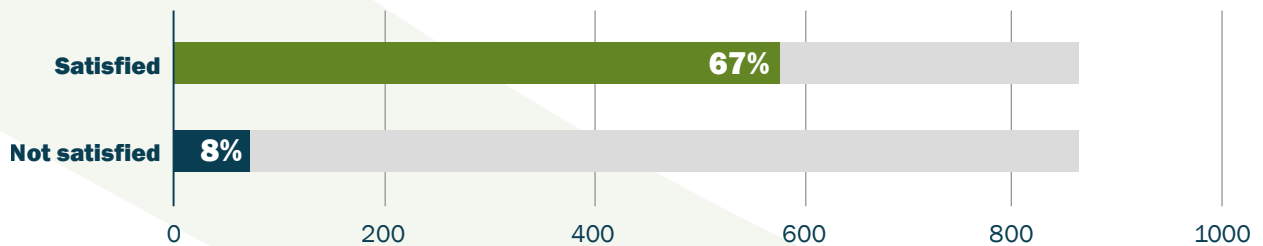


Community Input

USE OF TRAILS



SATISFACTION WITH TRAILS*



*Satisfaction scores are shown for those indicating "satisfied" or "not satisfied"; responses of "neutral" or "don't know" are not shown

“

*Linda Carlson Park –
all the trails that kids
love (jumps and bike
rides) – nice that it
has been left wild”*

– Workshop Participant





My friend and I walk the trails at least twice a week in the city.”

– Survey Respondent

Trail Use

Some community members expressed concerns about safety related to e-bikes and other motorized uses of trails. E-bikes are rapidly growing in popularity and are commonly used in Langley City, along with other micromobility modes such as electric scooters, Segways, and hoverboards. E-bikes can make cycling more accessible to a wider demographic by making it easier to bike long distances and over challenging topography. However, there are challenges related to the speed differential between people walking and people cycling or using powered micromobility modes.

Various organizations regulate e-bikes and other micromobility modes. In BC, the Motor Vehicle Act (MVA) sets standards for maximum speeds, age limit, and other requirements. The BC Motor Assisted Cycle Regulation (MACR) notes that the motor must be electric, is capped at 500 watts of power, and must not be capable of propelling the device at a speed greater than 32 km/h on level ground.

As long as they meet the requirements of the MACR, motor assisted cycles can be either pedelecs (pedal-assisted), power assisted bicycles (throttle actuated), or scooter-style e-bikes (which have throttles and resemble a moped/electric scooter).

ICBC notes that e-bike users are subject to the same rights and duties as the driver of a motor vehicle, and they should follow bicycle safety rules (see MVA Section 183 – Rights and duties of operator of cycle). Users must be 16 or older and wear a bicycle helmet. No driver's licence or registration is required to ride an e-bike. They are permitted wherever non-motorized bicycles are permitted in BC, except where prohibited by local bylaws.

BC Parks implemented an e-bike policy in 2019 “to help protect sensitive wildlife, ecosystems and cultural values”, with an e-bike classification system (Figure 5.2). This policy allows pedal-assist e-bikes to ride wherever cycling or mountain biking is already permitted within BC Parks. However, Class 2 and 3 e-bikes (throttle actuated e-bikes) can only be used on trails and/or roads designated for motorized vehicles, depending on the park. This is despite the fact that Class 2 e-bikes are legally considered motor assisted cycles under the BC MVA and MACR.

TABLE 5.2: BC PARKS E-BIKE CLASSIFICATION

Class	Max Continuous Motor Wattage	Max Speed Before Motor Cut-off	Motor Actuator Method
1	500 W	32 km/h	Pedal-assist only (no throttle)
2	500 W	32 km/h	Pedal-assist and/or throttle actuated
3	500 W	45 km/h	Pedal-assist and/or throttle actuated

Langley City's Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, defines a "vehicle" as including "bicycles, motorcycles, tricycles, rollerblades, skateboards, motorized scooters, segways, hoverboards, and shopping carts". These must not be driven at a speed greater than "a posted speed limit, or 10 km/hour if there is no posted speed limit".

The draft Transportation Plan is recommending a study to plan for mobility services and devices that can increase sustainable mode share and equity, and based on that, regulation of e-bikes and other micromobility devices in the City.

Most Frequent Themes from Community Comments

- Add more trails to improve connectivity
- Improve safety of trail system to increase use, particularly in the Nicomekl Floodplain
- Provide a variety of trail types, both paved and gravel
- Increase wayfinding of the Nicomekl trail system
- Add more off leash trails
- Improve trail maintenance, especially in Pleasantdale Creek corridor
- For active transportation – more bike trails (safer / separated from traffic), better bike lane connections, improve pedestrian facilities and walkability (more sidewalks, safer cross walks)
- Need to address safety in relation to pedestrians and e-bikes

“

Nice walking trails to Sendall and to Brookwood and all throughout Langley”

– Workshop Participant

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> • High community satisfaction, especially for Nicomekl floodplain trail • Trails are well used • Trails provide residents access to natural areas and wildlife 	<ul style="list-style-type: none"> • Connectivity lacking, e.g. routes to destinations, daily walkable loops • Insufficient maintenance of some trails • Lack of accessible parking and options for people with disabilities • Safety on trails • Wayfinding needs upgrades • The existing regulation of micromobility modes is outdated

Recommendations for Trails

Land Acquisition

T1. Acquire land as opportunities arise to support trail connectivity.

Planning and Design

T2. Coordinate trail planning and development with the active transportation component of the Transportation Plan 2035.

T3. As land is developed, identify potential trail corridors that can be acquired to improve connectivity.

T4. Explore lighting where night-time use is significant, e.g., along Nicomekl Trail.

- Consider an application such as solar lights in locations subject to flooding
- Consider “dark skies” and potential environmental effects along trails through natural areas

T5. Collaborate with transportation planners on studies and regulation of e-bikes and other micromobility devices in the City, including regulation for off-road trails.

Capital Projects

- T6. Expand the trail system to provide connectivity, with links to potential destinations, e.g., parks, schools, downtown, per other City plans.
- Proposed multi-purpose trail per Map 3 is 3.38 kilometres
- T7. Increase the number of wayfinding signs, especially in the Nicomekl Floodplain.
- T8. Convert some trails to paving to increase accessibility, e.g., between Penzer Park and Buckley Park (870 metres).
- T9. Provide more infrastructure along trails, including benches, waste bins (including dog waste and recycling), and bike racks.
- T10. Upgrade trails as needed, e.g., 204th Street stairs and a bridge in Pleasantdale Creek corridor.
- T11. Within the Nicomekl River District Neighbourhood Plan area, undertake the “three big moves” including the all-season path, other trails and improvements, trailhead improvements, and lookout platforms.
- T12. Upgrade the 206th Street suspension bridge.

Service Delivery

- T13. Partner with local organizations or volunteers to improve surveillance of trail system through the Adopt-a-Trail program.





6 RECREATION & CULTURE PROGRAMS & SERVICES

6.1 Customer Service, Marketing, and Administration

SUMMARY OF FINDINGS

Langley City provides a high level of customer service for parks, recreation, and culture services

KEY STRATEGY

Enhance resources for marketing of recreation and culture services

Description

The mission statement for the Recreation, Culture and Community Services Department is:

The City will use public leisure services as a vehicle for achieving certain socially worthwhile goals and objectives, in which such achievement clearly results in indirect benefit to all citizens.

To use public leisure services to foster inclusivity, diversity, connectivity and reduce isolation

To use leisure services to foster a sense of community identity, spirit, and pride

To use leisure services to foster growth of individuals to reach their full potential, physically, mentally, and spiritually

The Recreation, Culture and Community Services Department is managed by the director, who is supported by three recreation supervisors and the clerk supervisor. They manage recreation instructors, shift supervisors, lifeguards/Instructors, fitness Instructors, recreation programmer, the clerk typists, and the building service workers. Two building maintenance supervisors take care of facility operations.

The management group is responsible for the oversight of the facilities, programs, community relations, and Council liaison. The recreation facilities include the Timms Community Centre, Douglas Recreation Centre, and the Al Anderson Memorial Outdoor Pool.

Customer Service

The Recreation, Culture and Community Services Department provides a wide range of administrative services through their Customer Service section, including the following:

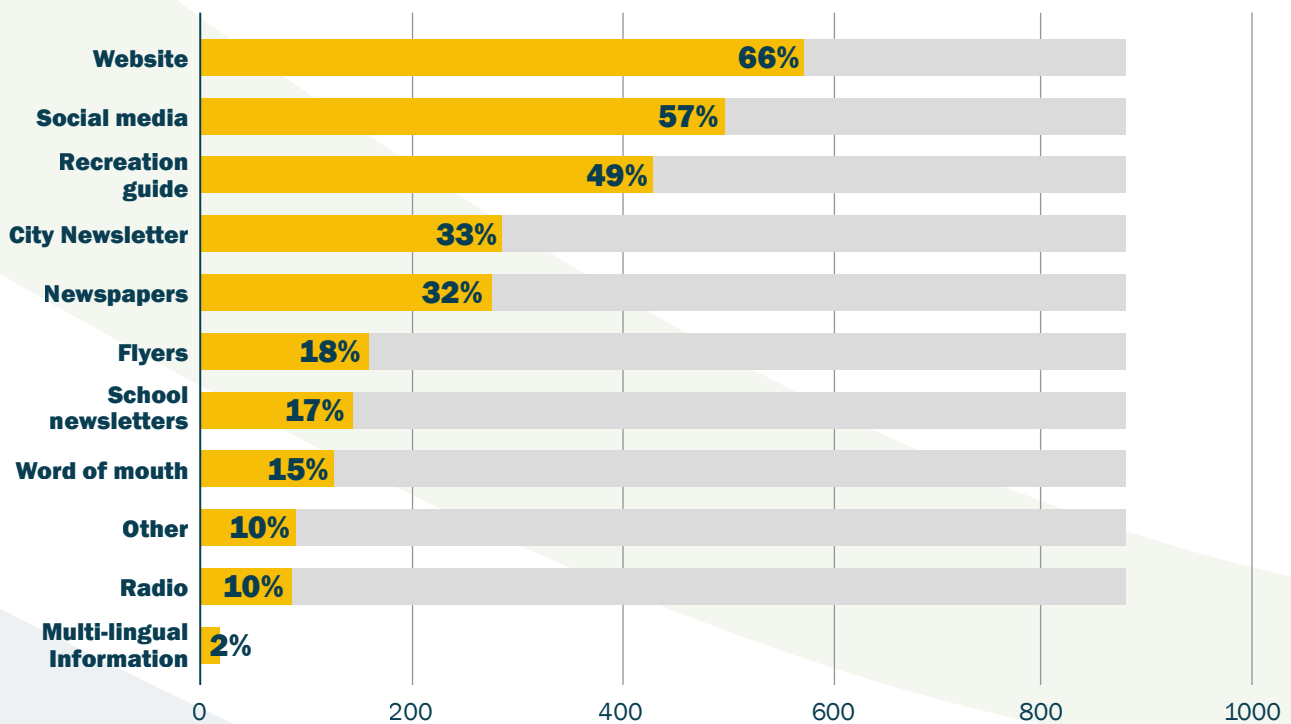
- Registrations for City programs
- Admission passes for fitness, aquatics, weight room, and games room
- Facility rentals for private, commercial, and non-profit agencies
- Field bookings for sport users
- Special Event applications
- Sport Tournament applications
- Leisure Access Grant applications
- Other City services (non recreation and culture)

Marketing

Comprehensive seasonal brochures, the Recreation Guide, are prepared for fall, winter, and spring/summer seasons. Programs and services are promoted through the website and social media; however, staff resources for promotion are limited.

Community Input

BEST WAYS FOR THE CITY TO PROVIDE INFORMATION



Key Themes from Staff Input

- Front reception staff have a good relationship with the community and can provide useful input for more effective and efficient service
- More staff resources are needed to handle marketing through advertising, social media, and the website
- Staff need training and resources to support marketing
- There is no marketing staff position, just a communications position
- There is insufficient office space for any future staff

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> • Excellent customer service • Information is available online 	<ul style="list-style-type: none"> • Shortage of staff to promote/market recreation and culture services • Insufficient physical space for staff offices in the future

Recommendations for Customer Service, Marketing and Administration

Service Delivery

CS1. Acquire an additional staff position to support and enhance marketing capacity.

CS2. Provide staff training to support marketing and promotion.

CS3. Look for solutions to the lack of office space for City staff in a variety of departments.



6.2 Recreation Programs

Description

Langley City offers many recreation programs for all age groups including preschool, children, youth, adult, seniors, and family. The programs include drop-in structured opportunities, drop-in unstructured programs, and registered programs. The City also offers programs in partnerships with community organizations.

The programs take place primarily in the Timms Community Centre, Douglas Recreation Centre, and Al Anderson Memorial Pool. The following is a brief synopsis of the programs offered throughout the year.

Preschool

Programs for pre-schoolers include dance, music, social development, and sports (for the older children ages 4 to 5). Sports are floor hockey (parent and tot), soccer (parent and tot), dance, soccer (4 to 5 years), Roaming Rascals, and Family Gym.

Children

Children's programs are for various age groups, mostly including ages 6 to 12. Examples of the programs include basketball, indoor soccer, wheelchair basketball, martial arts, parkour, performing arts (dance combo and hip hop), and visual arts.

In the summer, specialty day camps are offered in performing arts, visual arts, and sports. Multi-activity "funtastic" day camps are also offered throughout the summer.

Youth

Langley City has a Recreation Programmer – Youth, who interacts with the youth community, particularly those who may need some guidance. Youth drop-in times are available at Timms in the games room, weight room, and gymnasium. There are specific evenings when only youth are permitted in the games room. The fees for youth are \$20 per year to ensure access for all. There are also programs in safe use of the fitness equipment, martial arts, performing arts, and babysitter training for the 12 to 15 age group. Youth aged 15 and older, as well as females aged 11 to 14 tend to "drop out" of sport and other recreational activities.

SUMMARY OF FINDINGS

The City offers a broad range of services directly and in partnership with community organizations and the private sector

KEY STRATEGIES

Work with community partners to ensure all residents are aware of the recreational opportunities and are encouraged and supported to participate



City does an excellent job, overall, with great programming downtown"

– Survey Respondent



Every single program I have seen or taken between my son and me has always been above expectations. I have found all Langley city staff to be friendly, encouraging, knowledgeable and the best!!!”

Survey Respondent

A Youth Adventure Club offers low-cost outings for youth to experience the outdoors in a safe, fun, and social manner. Girls Only Sports Camp is also offered in the summer.

Adult

Adult programs are offered under the categories of Health & Wellness, Hobbies, Performing Arts, Sports, Visual Arts, Social Development, and Social Programs. Some are offered in conjunction with community partners.

Seniors

Langley City does not distinguish seniors from adults in their program listings/brochure. There are, however, fitness programs tailored for seniors such as Active Aging, Gentle Fit, Gentle Cycle, Gentle Yoga, Chair Yoga, and Choose to Move. The City also offers a social bridge club and Texas Hold-em card events. Other opportunities for seniors are offered through the Seniors Resource Centre but they are at capacity.

Family

The City organizes special events and programs for families, changing with the seasons (Section 6.4).

Fitness

Fitness is a major focus of the programs and services offered at the Timms Recreation Centre. Registered classes for adults of all ages include cardio and strength, dance fitness, health and wellness, tai-chi, cardio combo, Fit for Life, spin and sculpt, Zumba, chair yoga, flow yoga, and bosu express.

Most fitness classes are full, with no capacity to expand in-person classes. This could be addressed by offering live/real time online classes, accessed through registration and payment.

The weight room is open for drop-in use every day. Personal training is also offered. There are scheduled gymnasium times for drop-in sports for adults.

Childcare

A small license preschool is located at the Douglas Recreation Centre. There is more demand than supply. A Child Care Action Plan for Langley City was prepared by City Spaces Consulting in May 2020. The study predicted that the City would need an increase of 150 childcare spaces annually. An action plan was developed.

The City has received funding under the New Space Child Care program to renovate the Douglas Recreation Centre. It will be used to create 72 new spaces – 10 group child care spaces (under 36 months), 14 group child care spaces (30 months to school age), and 48 group care (school age – before and after care).

Aquatics

Al Anderson Memorial Pool (AAMP) is open from early May to early September seven days per week. Langley Flippers Swim Club trains morning and evening, Grade Five Operation Waterproof runs May and June during school hours (all grade five in school district 35 participate); length swims, public swims, aquafit classes; the Lifesaving Society's Swim for Life classes and advanced aquatic programs are all offered throughout the season. Private lessons, special events and AAMP's exclusive Shark and Minnow Leadership program round out the offerings at the pool.

Summer Programs and Camps

Many programs run from early May to late August. The indoor programs are similar to the fall and winter opportunities, including Parent and Tot programs such as Roaming Rascals, Active Start Sports, and Family Art. Preschool programs are also a continuation of fall and winter offerings.

For children, there are sports and physical activity programs, including Parkour, a program where children learn basic jumping, landing and rolling, and movement.

Youth programs are operated throughout the summer in fitness training, martial arts, and outings with the Youth Adventure Club.



Overall, you guys are doing a great job! As a new parent I've been very pleased to discover the range of programs you offer for kids. Thanks!"

Survey Respondent

Summer Camps are available for preschoolers to teenagers with a variety of options including the following:

- Pre-school half day, themed camps
- Children's half-day camps (ages 6-12) in sports - basketball, soccer, multi-sport, movement fundamentals
- "Funtastic Summer Day Camps" week-long, for ages 5-12
- Girls Only Sports Camp (grades 6-8)

Drop-In Opportunities

Langley City provides many opportunities for drop-in activities for all ages through pay-as-you-go or passes for multiple visits.

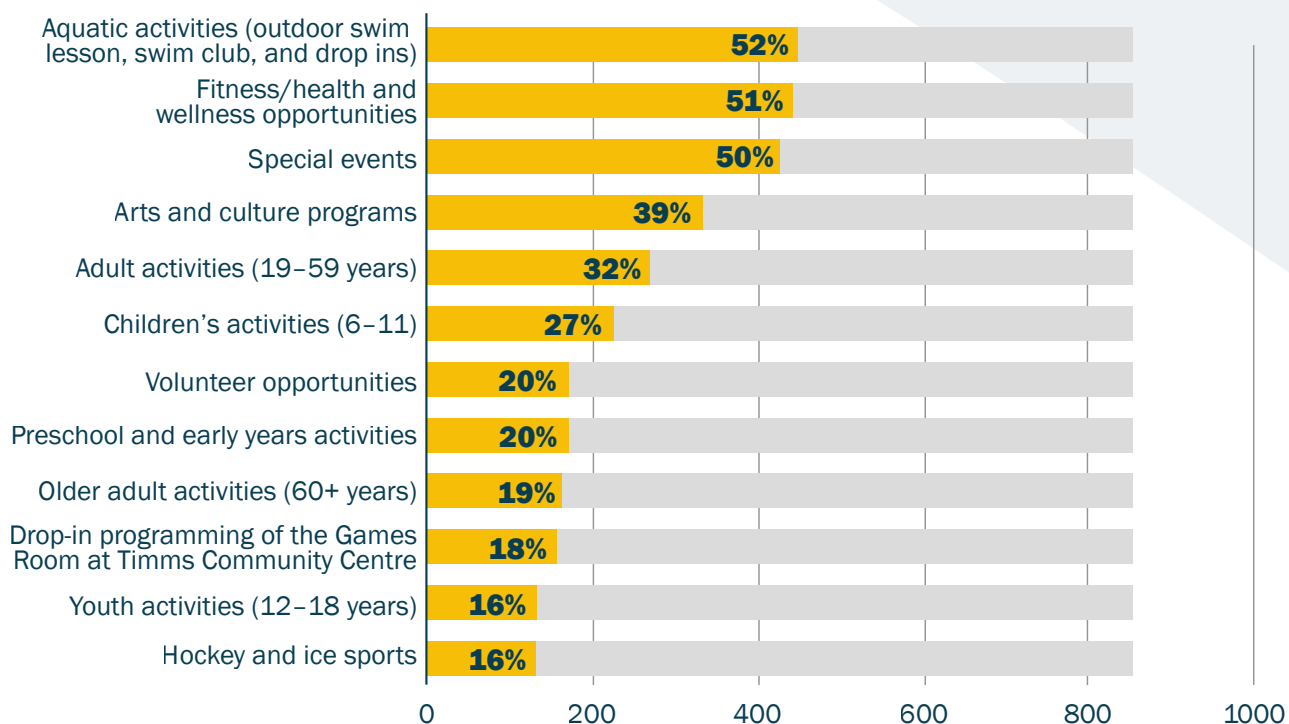
Subsidies

Langley City has a Leisure Access Grant Program that is available for residents with a limited income, giving them an opportunity to participate in a variety of recreation activities.

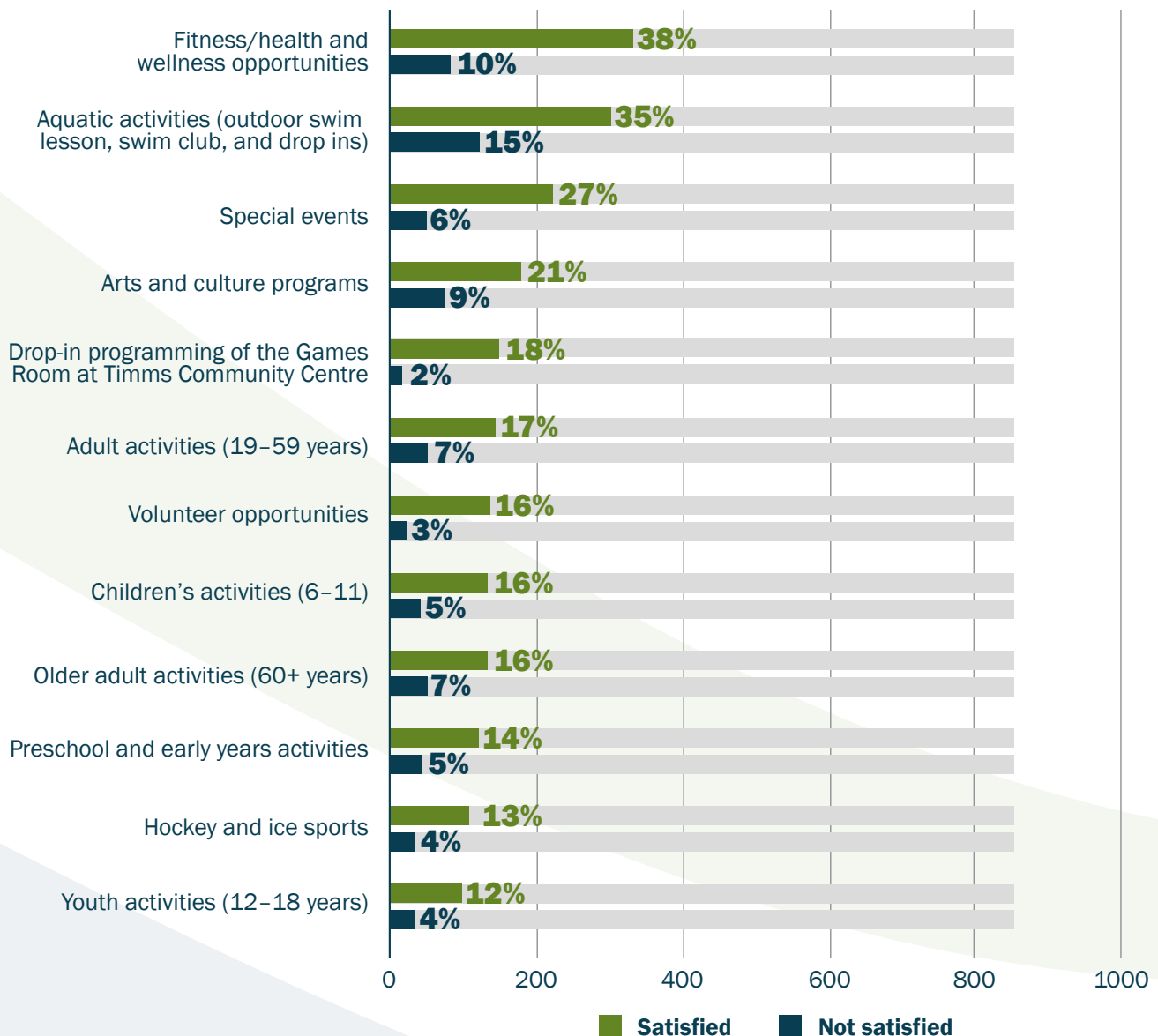
Other organizations that provide low-income families and children an opportunity to participate in sport and recreation are Canadian Tire Jumpstart, KidSport Langley, and Kids Up Front Foundation, all administered through the City.

Community Input

PARTICIPATION IN PROGRAMS IN LANGLEY CITY



SATISFACTION WITH PROGRAMS AND ACTIVITIES IN LANGLEY CITY

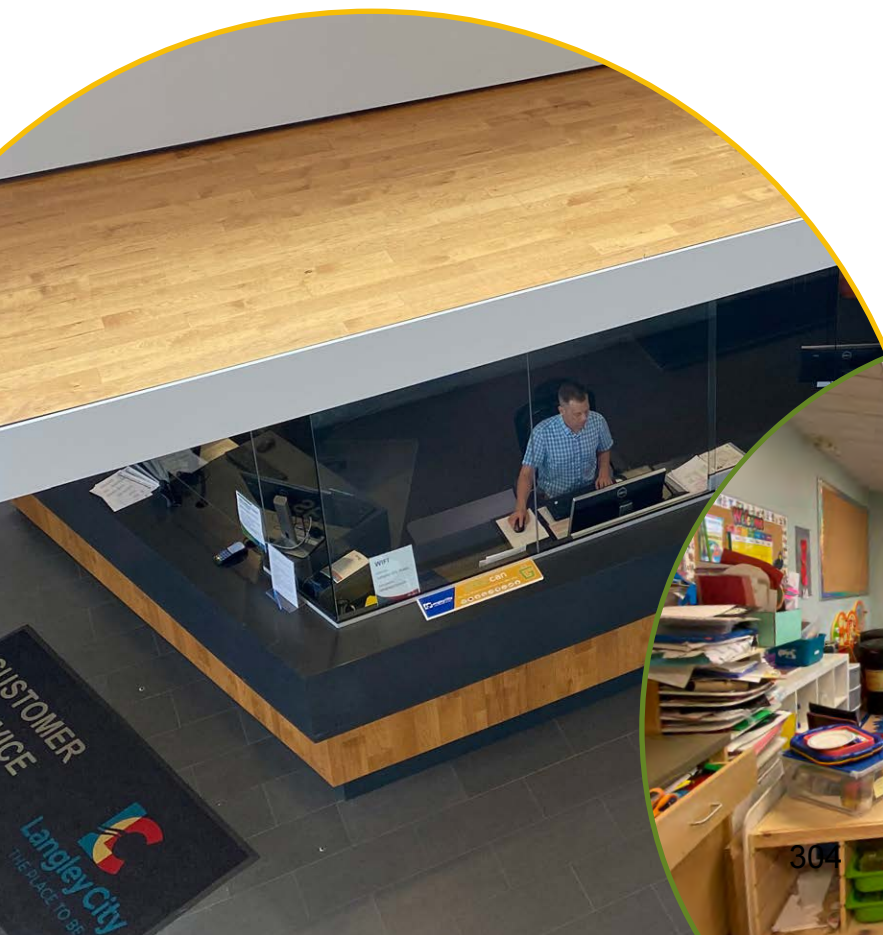


Key Themes from Community Input

- More swimming lessons and more recreational swim times, year round
- More opportunities for the arts including performing arts, fine arts
- Variation of timing of fitness classes to accommodate different schedules
- Lower costs, affordability for everyone
- More programs for seniors, potentially in partnership with Langley Seniors Centre
- Drop-in options for children and adult programs
- More options for pre-school aged kids
- More programs for children, including those with diverse needs and abilities
- More programs and services for youth
- More support for community groups needed
- More group activities / exercise clubs / walking clubs

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> • City provides a wide variety of recreation programs for all ages • Excellent programs and venue for youth • Large number and variety of fitness classes and activities • Aquatic programs are extensive in spring and summer • Staff is accommodating and is willing to make changes based on input • Popular summer camp programs • Quality aquatic programming • Staff members are supported by Council • Helpful youth committee 	<ul style="list-style-type: none"> • Inability to add more aquatic programs due to pool capacity, and seasonal nature • Insufficient childminding and after-school care • Newcomers need encouragement and support to participate in recreation programs and use of the facilities • Future population will require more staff • Girls in the 11 to 14 age group are very under-represented in sport participation • Participation is low for youth over 15 at the recreation facilities • Facilities can be very busy at times with no space for expansion • More facilities are needed to support fitness and sport programs (multi-purpose rooms, additional gymnasium, indoor pool) • City staff are increasingly acting as “social service” staff, dealing with issues outside their areas of expertise and job scope • People experiencing homelessness who frequent Timms Recreation Centre discourage some people from attending the centre



Recommendations for Recreation Programs

Service Delivery

- RP1. Explore opportunities for participation in fitness through live virtual/online classes, accessed through registration and payment.
- RP2. Look for opportunities to provide additional fitness classes south of the Nlcomekl in partnership with H. D. Stafford.
- RP3. Offer more recreation programs wherever possible and as space becomes available such as the following:
- More fitness classes
 - Lifestyle programming such as cooking, sewing, crafting
 - More preschool programs
 - More programming for children
 - More programs for youth
 - More social programs for seniors, youth, adults, children
 - More opportunities for diverse needs and all ages and abilities
 - Childminding along with fitness classes/weight room
 - More outdoor programs/activities
- RP4. Review staffing needs as services increase.
- RP5. Work with community youth organizations and the school district to determine ways of attracting youth over the age of 15 to use the facilities and participate in programs and activities.
- RP6. Develop unique 'Introduction to sport' programs in co-operation with minor sport organizations and the Middle School to attract and support girls aged 11 to 14 to participate in a variety of sports.
- RP7. Continue to support the work of the Youth Hub and Foundry.
- RP8. Continue to support the Langley Seniors Centre in their provision of subsidized programs for seniors.
- RP9. Continue to cultivate new partnership and maintain/enhance existing partnerships in the delivery of programs and services.

6.3 Arts and Culture Programs

Description

Arts and culture in Langley City is experienced through a variety of programs and events, outdoors and indoors, in multiple locations. The City operates arts and cultural programs and events, and also supports non-profit community arts organizations through grants, use of facilities, and partnerships in programming. The private sector also provides arts and culture venues and activities.

The following is a sample of arts and culture activities and events that are offered during a typical year (activities and events vary from year to year):

- National Canadian Film Day – Langley City Hall
- Rose Gellart Hall Series – Langley Community Music School, Jazz Concert
- British Invasion Car Show
- National Indigenous Peoples Day
- Movie in the Park
- McBurney Plaza Sounds of Summer Concert Series – live music, weekly
- Dancing in the Park Tango, Ballroom in Douglas Park
- Bard in the Valley - outdoor theatre at Douglas Spirit Square
- Dueling Pianos – McBurney Plaza
- Spirit Square Concert Series – live bands
- Arts Alive Festival- musicians, artists, art demonstrations, food vendors, market stalls – Downtown Langley Business Association
- Root Beer Festival – Downtown – Sponsored by Downtown Langley Business Association, Langley City and the private sector
- Music in the Park – acoustic performance at Sendall Gardens sponsored by Downtown Langley Business Association
- LCMS Concerts Café Classico – series of musical performances
- Theatre in the Country at Vineyard Church – dinner theater experience

SUMMARY OF FINDINGS

The City has a good variety of arts and culture activities available

KEY STRATEGIES

Continue to encourage and support arts and culture organizations in re-establishing, expanding, and enhancing their activities



Enjoy the regular art displays at the City Hall/library hallways. I enjoy the various events held in downtown Langley City along the one-way Fraser Highway section & in the plaza”

– Survey Respondent

Langley City offers many arts-based recreational programs including the following:

- Music for Babies and Toddlers
- Baby and Me Music & Play
- Baby and Me – Art & Play
- Family Art Drop-In
- Dance Combo (toddlers, children)
- Visual Arts – Art we Messy (preschool)
- Creative Arts Parties
- Hip-Hop
- Photography
- Performing Arts Summer Camps (6–12 yrs)
- Visual Arts Summer Camps (6–12 yrs.)
- Guitar Workshops (teens)
- Ballroom Dance (adults)
- Belly Dance (adults)
- Country Two-step (adults)
- Photography (adults)

Arts and Culture Organizations

Langley Community Music School

This school and concert theatre has been in the community for 50 years. It is a leader in music education and is internationally recognized. A non-profit organization and registered charity, it is situated on Langley City property through an agreement with the City and it has partnered with the City to provide classes to the community.

During COVID-19, the school changed to virtual presentations and distanced learning, opening the hall to 80 to 90 people instead of the 250-person capacity. The school rents out the performance space to community groups including the Langley Chorus, Langley Field Naturalists, and fundraisers. It has returned to full capacity.

The Music School is interested in expanding their facility space. They would like permission to locate two portables on City parkland adjacent to the Music School.

Bard in the Valley

Bard in the Valley performs the creative plays of William Shakespeare by aiming to educate and entertain through his stories. Outdoor performances are held every summer, and some are admission-free or by donation. Over 50 volunteers dedicate their time and talent to put on each show, including actors, technicians, producers, designers, and many more. The group is a registered charity and receives grant funding from the City.

Langley Arts Council

This non-profit community arts organization has a mandate to provide learning opportunities in the arts and to help strengthen arts and culture in the Langleys in partnership with individuals and community groups. They sometimes receive grants from Langley City.

The Arts Council organizes and promotes art displays in locations around the City. They have four display spaces – in the Aldergrove Kinsmen Centre, the local MLA office (One-Way Gallery), Timms Community Centre (the Walkway Gallery), and the Civic Centre (the Civic Gallery), as well as Online Galleries. The Arts Council has an extensive online gift shop with items created by their members. They also host events and workshops throughout the year including Musical Theatre for Youth and Painting and Drawing Classes for adults. These classes are available online and in person.

The Arts Council recently received funding from the Telus Friendly Future Foundation, which will support local youth and young adults, young BIPOC (Black, Indigenous, and People of Colour), and LGBTQIA2S+ youth in the Langleys. The grant will support free programming in 2022.

Langley Ukulele Association

The Langley Ukulele Ensemble is internationally renowned and considered to be one of the top ukulele performing ensembles in the world. They were prominently featured in the 2008 award-winning documentary film *Mighty Uke*. The group is composed of 20 musicians, aged 12 to 18 years, who perform 50 to 80 concerts a year. They receive an annual grant from the City.

Vancouver Youth Arts – Music Fest

This organization is a registered charity that supports performing and literary arts. In 2021 they received a grant from the City and they held a virtual music festival in the spring of 2022.

Community Input

Key Themes from Input

- There is a desire for more music events
- People often travel outside the City for arts programming, clubs, and theatre
- There is a lack of arts and culture programs (applies to all ages) and lack of staff to run arts programs
- There are no facilities specifically for arts (operated by the city)
- There is a gap in cultural diversity – need to be more culturally aware
- Need arts and cultural programming to draw in more older kids

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> Diverse arts community, in music, visual arts and theatre. 	<ul style="list-style-type: none"> No large community facility for performing and visual arts Limited seating capacity at the Music School concert theatre There is a shortage of gallery space There is a lack of arts and culture programs operated by the City Heritage is not adequately addressed

Recommendations for Arts and Culture Programs

Service Delivery

AC1. Increase the variety and number of arts and culture programs offered by the City such as the following:

- More visual art classes
- More performing art classes

AC2. Add a staff position with responsibility for arts and culture.

AC3. Enhance the relationship with the Langley Arts Council to jointly provide programming.

AC4. Explore opportunities for “artist in residence” opportunities.

AC5. Add a heritage component to the City’s programs.

AC6. Partner with cultural community-based nonprofits to provide or support culturally-based programs for the diverse community.

AC7. Partner with the Langley Heritage Society to offer programs and events at Michaud House.

6.4 Festivals and Events

Description

The City runs a variety of special events for the community throughout the year, of which most are in the summer. The City also partners with and supports community organizations in the staging of events. In 2019 the City hosted 44 free events and seven events with admission fees. Other organizations ran 49 events and 14 tournaments.

One of the Department's Recreation Supervisors is responsible for special events and outdoor recreation. The City has been working on a Special Event Strategy that outlines roles, processes, and procedures, but it is not complete.

The following is a list of recent events that typically happen each year. Some of the events fall under the "arts and culture" designation and were listed in the previous section. The events are diverse and cater to a variety of age groups and interests. Festivals and events are primarily outdoors, although some are held in the recreation facilities, depending on the season.

Community Events

- Family Day (3 day event), in the Timms gymnasium
- Langley Walk- walk 5k around your neighbourhood, register and notify City of completion to receive a crest and letter from Mayors (City and Township)
- Community Day Festival (s) – Scavenger Hunt for 6 weeks, with prizes; produces a video to share memories of Community Day through past images
- Downtown Langley Business Association Events – listed in Arts & Culture section
- Canada Day – Sing-along; co-ordinated with municipalities across Greater Vancouver and Sea to Sky Highway
- Easter Crafts and Play, Valentine's Day Crafts and Play
- Youth Week Events – events all week in May
- Pitch-In Day – Park Clean Up
- MS Walk
- Tri-it Triathlon – opportunity to try it in an unsanctioned event
- Move for Health Day
- Langley City Seniors Week
- Annual Community Day Festival in Douglas Park
- Family Day – games, crafts, activities
- Remembrance Day

SUMMARY OF FINDINGS

Langley City hosts and supports many festivals and events, most of which are free

KEY STRATEGIES

Finalize the Special Events Strategy and provide support for organizations hosting events and tournaments

- Breakfast With Santa
- Holiday Chaos
- Coldest Day of the Year (Gateway of Hope)
- Shape Your World Amazing Race (Shape your World Society)

Sports Tournaments (previous – all were cancelled in 2020 and 2021)

- Canadian Intermediate League Championship Baseball Tournament
- George Preston Baseball Tournament
- Langley Area Pickleball Dinkers Charity Tournament
- Pink Bat Baseball Tournament

- MEC Race Series Langley City 5K & 10K (Mountain Equipment Co-op)
- Trunk or Treat Hallowe'en Event (Town and Field Church)

Pool Events

- Langley Flippers International Swim Meet
- School's Out for Summer Pool Party
- Legendary Water Fight
- Dive in Movie
- AAMP Got Talent

Community Input

Key Themes from Community Input

- More community events
- More music events
- More festivals / cultural celebrations

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> • Variety of events for families, youth and seniors • Many affordable events • The City provides grants to support community-run events 	<ul style="list-style-type: none"> • The Special Events Strategy is not complete • The events do not represent all cultural groups and are not plentiful year-round • Promoting events throughout the community

Recommendations for Events

Service Delivery

- E1. Complete the Special Events Strategy.
- E2. Allocate more resources to promote and support community-run events, including funding, marketing, space, and equipment.
- E3. Encourage and support more events that will draw newcomer and diverse groups that are not currently represented.
- E4. Add more events in fall and winter.

“

***There are diverse
and creative
events of all sizes”***

– Workshop Respondent



6.5 Partnerships and Inclusion

Description

The Recreation, Culture and Community Services Department has different types of partnerships:

- **Program/Service Partners** – these organizations offer programs and/or services to the community supported by the City in some way, e.g., facility, land lease, grants, staff support
- **Community Partners** – many non-profit organizations, schools, governments, and some private sector companies have unique relationships with the Department
- **Grants** – the City provides annual grants to non-profit community organizations through the Community Grants Program

Program/Service Partners

The following partner organizations provide programs or services with City support:

- **Encompass Support Services** – they provide a wide range of support for youth and offer services for other ages, e.g., operation of Best Babies in Douglas Recreation Centre
- **Canucks Autism Network programs** – they provide instructors, run programs, and train staff in City spaces
- **BC Wheelchair sports programs** – they provide instructors, run programs, and train staff in City spaces
- **PUCKS** – a program for students at Douglas Park Community School; City supports them with free ice time at Twin Rinks
- **Langley Meals on Wheels** – the City registers, provides space, and picks up Healthy Living Bags; Langley Meals on Wheels provides volunteers to pack and arrange the food

SUMMARY OF FINDINGS

The City has many successful partnerships with community organizations, government, and the private sector that help to make the City more inclusive

KEY STRATEGIES

Continue to work with community partners that support a healthy, active population and opportunities for all



The City has strong partnerships with other local groups and local non-profit agencies”

– Workshop Respondent

Community Partners

Many non-profit community organizations provide a wide variety of recreational, healthy living and/or age-related programs and services in partnership with the City:

- **Langley Seniors Resource Centre** – This centre offers social and recreation programming to seniors 50 and older and stresses the importance of physical activity. They particularly cater to low-income seniors. Their facility is at capacity, and there is more demand than they can accommodate. They offer some programs at City facilities, but there is not a lot of co-ordination. The Executive Director is interested in more opportunities for facility sharing. The Seniors Centre receives an annual grant from the City, and the building is on City land.
- **Langley Community Music School** – The school is on leased City property and has a good working relationship with the City. They promote their programs through the City's Recreation Guide and the City's social media marketing. The theatre is available to community groups for rent.
- **Encompass Support Services Society** – This is a multi-service organization that provides services for all ages in both Langleys. They focus on youth, based on concern about their emotional well-being, and provide some senior services. The society has a Best Babies outreach support for new moms, childcare resources, and community outreach services for families. They run the Best Babies program out of Douglas Recreation Centre. Encompass partners with the City to provide access to youth-focused social and recreation activities. They often use City space at no charge. The City provided tremendous support in the development and construction of Foundry, a youth integrated health centre that also received provincial funding.
- **BC Recreation and Parks Association & Centre for Hip Health** – Activage & Choose to Move programs – The City can access funding from BCRPA to run these programs.
- **Canadian Tire Jumpstart Foundation** – This foundation supports community organizations and municipalities with grants for operating sport and recreation programs. They also offer grants to individual children who cannot afford to pay to participate in sport. The City assists organizations and individuals in accessing Jumpstart funding.
- **Langley Community Services Society** – Since 1971, Langley Community Services Society (LCSS) has been helping individuals enhance their lives. LCSS offers a wide variety of programs in the areas of family counselling, family services, settlement and integration, and substance use services.

Other community and government agencies that are community partners in recreation and culture include the following:

- Alzheimer's Society: Minds in Motion program
- Encompass Support Services
- Fraser Health Authority – Langley Mental Health & Substance Use Services (Adapted Yoga)
- Fraser Valley Regional Library
- Fraser Health Authority – Pulmonary Rehab (COPD)
- Healthier Community Partnerships
- Inclusion Langley Society
- Langley Community Services Society
- Langley Early Years - Hub
- Langley Meals on Wheels
- Langley Volunteer Bureau
- Ministry of Children and Families
- School District #35

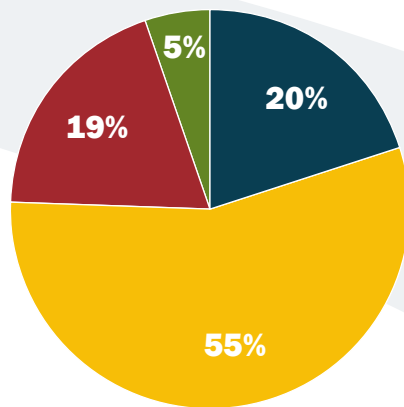
Community Grant Program

The following organizations received grants from the City in 2021 and have some connection to or relationship with parks, recreation and culture:

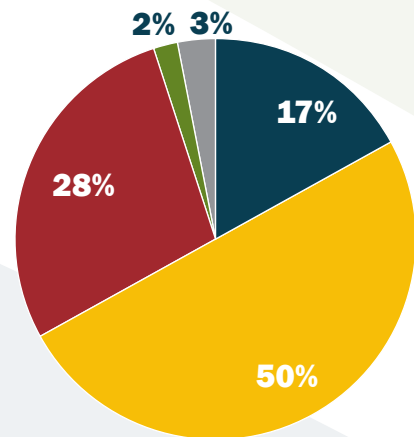
- Bard in the Valley
- Big Brothers Big Sisters of Langley
- Boys and Girls Club of Langley
- DBLA – Events (Arts Alive Festival)
- Fraser Valley Cultural Diversity Awards
- KidSport Langley
- Langley Arts Council
- Langley Children's Committee
- Langley Flippers Swim Club
- Langley Bowling Club
- Langley Mustangs Track Club
- Langley Rotary Clubs -RibFest Langley
- Langley Seniors Resources Society
- Langley Ukulele Association
- Lower Fraser Aboriginal Society
- Vancouver Youth Arts

Inclusion

Through collaboration with the many partner groups acknowledged in this section, the City works to improve equity, diversity, and inclusion, topics that have moved to the forefront of recent culture. The community survey asked if respondents felt a part of their community in 2013 and 2021. With 67% of respondents feeling very much or mostly a part of the community in 2021, this may be a good result for an urban municipality. On the other hand, connected residents are more likely to complete this type of survey, and the degree of connection is lower than it was in 2013; it is possible that COVID-19 had an influence on the recent rating.



SURVEY RESULTS FROM 2013



SURVEY RESULTS FROM 2021

The City's partnerships have likely evolved in response to demand. As interest grows in truth and reconciliation, cultural diversity (especially for new immigrants), and gender inclusivity for LGBTQIA2S+, it will be important for the City to be proactive in efforts related to equity, diversity, and inclusion.

Community Input

Key Themes from Community Input

- Gap in cultural diversity and awareness, reconciliation work, being inclusive to LGBTQIA2S+
- Support and inclusion of marginalized communities
- Many respondents indicated that they cannot afford programs
- Transportation (poor transit options, lack of bike lanes)
- Not accessible (lack of accessible parking, lack of wheelchair access to parks, lack of options for people with disabilities)
- More options for diverse groups (kids, youth, singles, young adults, families)
- Challenges for parents (lack of childcare, must participate with children, program times are before the end of the workday)

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> The number and diversity of partners is a great asset in the delivery of many needed services The City has programs that support affordability and diversity 	<ul style="list-style-type: none"> Managing the many partnership relationships is a significant undertaking There are opportunities to work more closely with cultural, Indigenous, immigrant, and gender inclusive groups Policies may not be inclusive of all, including those with intellectual disabilities

Recommendations on Partnerships and Inclusion

Planning and Design

- PI1. Consider multi-modal transportation in the siting and transportation planning around facilities and parks.
- PI2. Integrate inclusive design in all new construction and renovation of facilities, parks, plazas, and open spaces following the principles of meaningful access and the seven principles of universal design.

Service Delivery

- PI3. Focus more on partnerships with cultural, Indigenous, immigrant, and gender inclusive groups to increase equity, diversity, and inclusion.
- PI4. Work with community partners to access funding and find solutions to those experiencing homelessness and poverty.
- PI5. Apply some of the additional staff resources to collaborating with partners.
- PI6. Work with partners and participants on timing programs to meet diverse needs.
- PI7. Continue to work with the Langley Volunteer Bureau, using their expertise to recruit and train volunteers.
- PI8. Update policies as needed to ensure inclusivity in programs, and design to accommodate all under-represented groups.
 - Under-represented groups include women and girls, persons with disabilities (including intellectual disabilities), LGBTQIA2S+ community, marginalized youth, Indigenous people, socio-economically disadvantaged, newcomers, and older adults.
- PI9. Work with community partners to access funding and solutions to help participants who require extra support in recreation programs.
- PI10. Work with community organizations to provide multilingual marketing materials.



7 MAJOR FACILITIES

7.1 Indoor Recreation Spaces

SUMMARY OF FINDINGS

Langley has some popular and unique indoor facilities, especially at Timms Community Centre, with some needs for upgrading at Douglas Recreation Centre and gaps including childminding and an indoor pool

KEY STRATEGY

Upgrade Douglas Recreation Centre as an interim measure and redevelop it to serve future needs

Timms Community Centre

Description

This facility was designed to be a “community hub” and it has a wide range of recreation spaces. With a gross floor area of approximately 52,000 square feet (SF), it is co-located with Langley City Hall and the Langley City Library.

The Timms Community Centre opened as a new facility in 2016. There were renovations to the adjoining City Hall and Library of connecting elements only. The following are the key spaces; details are in Appendix B.

Facility Space Allocation

Category	Space	Area (SF)	Serves
Program Area	Fitness (Weight Room)	4,500	City
Program Area	Multi-Purpose		City
	• Fitness Studio	17,000	
	• Games	2,800	
	• Dance	850	
	• Multipurpose (2)	800, 900	
Program Area	Servery	280	Facility
Program Area	Gymnasium		City
	• Courts	11,900	
	• Track	5,300	
	• Annex	500	
Childcare	Child-minding (spin studio in 2021)	730	Facility
Public Area	Washrooms & Change Rooms	2,100	Facility
Public Area	Concourse	6,800	Facility
Administration	Office and Reception Area	925	Facility
Support	Technical, Utility, Janitorial, Storage		Facility

Facility Opportunities

The facility spaces, for all facilities in section 7, are rated based on current gaps and anticipated future needs to help identify opportunities and priorities. The following is the rating system.

Current Gap	Future Need	Priority
0 – No current gap, or oversupply of space.	+0 – No or negative growth	0-2 – Low Priority
1 – Minimal shortfall on space and/or material deterioration	+1 – Low growth	
2 – Moderate shortfall on space and/or material deterioration	+2 – Moderate Growth	3-4 – Medium Priority
3 – Significant shortfall on space, and/or material deterioration, and/or emerging Bylaw/Code non-conformance.	+3 – High growth	5-6 – High Priority

Space	Current Gap	Future Need	Priority
Fitness (Weight Room)	3 – High	+2 - Moderate	5
Multi-Purpose <ul style="list-style-type: none"> • Fitness Studio • Games • Dance • Multipurpose (2) 	1 – Minimal	+2 - Moderate	3
Servery	0 – No current gap	+1 - Low	1
Gymnasium <ul style="list-style-type: none"> • Courts • Track 	1 – Minimal	+1 - Low	2
Child-minding (fitness in 2021)	3 - High	+3 - High	6
Washrooms & Change Rooms	2 – Moderate	+2 - Moderate	3
Circulation and Lounge	0 – No current gap	+1 - Low	1
Office and Reception Area	2 – Moderate	+1 - Low	3
Technical, Utility, Janitorial, Storage	2 – Moderate	+2 - Moderate	4

Douglas Recreation Centre

Description

This recreation centre was built in 1974 and renovated in 1996. The total gross floor area is approximately 17,000 SF. The facility includes several program areas largely geared towards youth. It also includes washrooms that serve Douglas Park and nearby amenities, including outdoor pickleball courts, sports court, and playgrounds.

Facility Space Allocation

The major spaces are currently allocated as follows (see Appendix B for details):

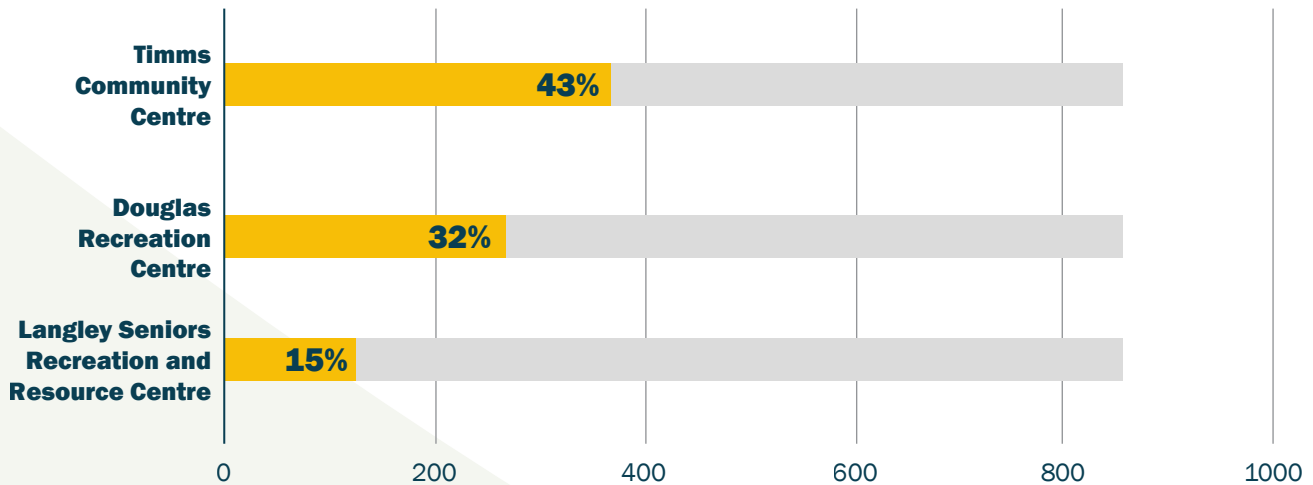
Category	Space	Area (SF)	Serves
Childcare	Preschool	650	Neighbourhood
Program Area	• Multipurpose	950	Neighbourhood
	• Multipurpose	850	
	• Games Room	6,400	
Public Area	Washrooms and Change Rooms	925	Facility
	• Facility Washrooms	1,000	Park
	• Park Washrooms		
Administration	Office and Reception	725	Facility
Support	Technical, Utility, Janitorial, Storage	3,400	Facility

Facility Opportunities

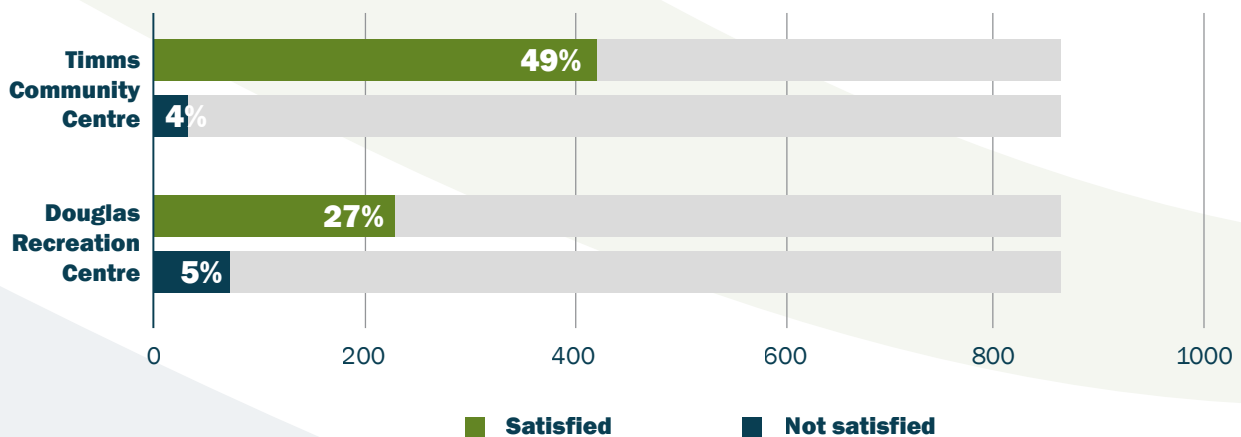
Space	Current Gap	Future Need	Priority
Childcare / Preschool	3 – Significant	+3 - High	6
Multipurpose • Multipurpose • Games Room • Main Hall	2 – Moderate	+2 - Moderate	4
	2 – Moderate	+2 - Moderate	4
	1 - Minimal	+2 - Moderate	3
Washrooms and Change Rooms • Facility Washrooms • Park Washrooms	2 – Moderate	+2 - Moderate	4
	2 – Moderate	+3 – High	5
Office and Reception	2 - Moderate	+1 – Low	3
Technical, Utility, Janitorial, Storage	3 – Significant	+2 – Moderate	5

Community Input

USE OF INDOOR RECREATION SPACES



SATISFACTION WITH INDOOR RECREATION SPACES



Key Themes from Community Input

- Maintenance of the facilities (mainly washrooms)
- Ideas for indoor recreation facilities including indoor pool, pickleball courts, expanded fitness facilities, ice rinks, badminton nets, and an indoor skate park
- Update / expand Timms Community Centre and indoor fitness centre

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> Major recreation facilities are located close to each other and to parks and services New Timms Community Centre facility still has prestige of a new building and its variety of spaces support a wide range of users; fitness room is popular and gymnasium and track are unique assets Timms' concourse scale anticipates a larger facility and will be able to serve a larger number of users 	<ul style="list-style-type: none"> Prior to COVID-19, fitness and childminding at Timms Community Centre operated at or over capacity Opportunities for expansion of Timms Community Centre may be limited by the site Douglas Recreation Centre is an outdated facility (washrooms are in poor condition and outdated, storage and support spaces are in poor condition) and the facility experiences challenges such as vandalism Douglas's Main Hall is neither a gymnasium nor a multi-purpose room, making it difficult to use for competitive sports or smaller fitness or recreation classes Both facilities are insufficient for the proposed population increase

Recommendations for Indoor Recreation Spaces

Planning and Design

- IR1. Address contemporary expectations and standards in all facility projects, addressing universal design as the method to create inclusive environments and communities, water and energy efficiency, gender-neutral washrooms, and durable materials and details.
- IR2. Undertake planning and design for an expansion of Timms Community Centre.
- IR3. Undertake planning and design for a new or significantly renovated and expanded Douglas Recreation Centre.

Capital Projects

- IR4. Upgrade and expand Timms Community Centre to improve efficiency and address needs:
 - Expand Weight Room
 - Provide additional/improved storage in gymnasium to expand space for activities and spectators
 - Add equipment for bodyweight-related strength training near the Track
 - Expand childminding space

IR5. Renovate Douglas Recreation Centre as an interim measure.

- Renovate park washrooms
- Renovate childminding area and repurpose games room for additional childminding space
- Relocate stored items to free up possible program space

IR6. Construct a replacement or significant renovation/expansion of Douglas Recreation Centre.

IR7. Pursue indoor community recreation spaces in newly developing areas.

Service Delivery

IR8. Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed.



7.2 Aquatic Facilities

Description of Existing Pool

Al Anderson Memorial Pool is an 8 lane, 25m outdoor pool with supporting spaces. The total gross floor area of the facility is approximately 115,700 SF. The facility was originally built in 1962. It was renovated and reconstructed in 1992, and in 2011, there was an addition and limited renovations.

SUMMARY OF FINDINGS

The existing outdoor pool is very popular; however, it does not operate year-round, capacity is limited, and energy consumption does not meet the City's sustainability targets

KEY STRATEGIES

Consider an indoor leisure pool to meet existing and future needs in addition to the possible retrofitting of Al Anderson Memorial Pool

Facility Space Allocation

The major spaces are currently allocated as follows (details are in Appendix B):

Category	Space	Area (SF)	Serves
Program Area	Pool	4,200	City
	<ul style="list-style-type: none"> Pool (25M) Pool Deck + Amphitheatre 	5,300	
Program Area	Multipurpose	660	City
	<ul style="list-style-type: none"> Multipurpose Service 	180	
Public Area	Washrooms and Change Rooms	525	Facility Park
	<ul style="list-style-type: none"> Facility Washrooms (various) 	1,150	
	<ul style="list-style-type: none"> Male, Female Change Rooms 	1,300	
	<ul style="list-style-type: none"> Family Change Rooms Staff Change Rooms 	300	
Administration	Reception and Staff	380	Facility
Administration	Guard Room	275	Facility
Support	Technical, Utility, Janitorial, Storage	3,400	Facility

Sustainability of Outdoor Pools

The environmental costs of aquatic facilities, and outdoor aquatic facilities in particular, cannot be overlooked. Pools are, by their very nature, high energy consumers; heat and water loss due to evaporation are significant. In an indoor pool this is mitigated by the building envelope, which allows for control and environmental conditioning. In an outdoor pool this is not possible, which makes their operation challenging by comparison. For similar reasons, change rooms for an outdoor pool are difficult to manage in terms of energy since their doors are constantly being opened or are often propped open.

In the past, change rooms for outdoor pools were often not heated. Increasingly, municipal building departments are requiring even seasonal use buildings to conform to modern energy codes and standards.

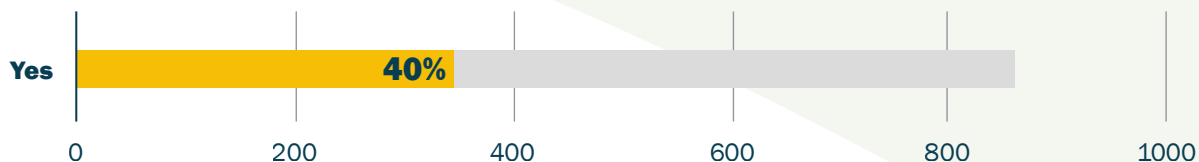
Facility Opportunities

Space	Current Gap	Future Need	Priority
Pool	3 – Significant*	+2 - Moderate	5
<ul style="list-style-type: none"> Pool (25M) Pool Deck + Amphitheatre 	0 - None	+0 - None	0
Multipurpose	0 - None	+1 - Low	1
<ul style="list-style-type: none"> Multipurpose Service 	0 - None	+0 - None	0
Washrooms and Change Rooms	1 - Minimal	+1 - Low	2
<ul style="list-style-type: none"> Facility Washrooms (various) Male, Female Change Rooms Family Change Rooms Staff Change Rooms 	1 - Minimal	+1 - Low	2
	1 - Minimal	+2 - Moderate	3
	0 - None	+0 - None	0
Circulation			
Reception and Staff	3 – Significant	+1 - Low	4
Guard Room	2 – Moderate	+1 - Low	3
Technical, Utility, Janitorial, Storage	1 – Minimal	+1 - Low	2

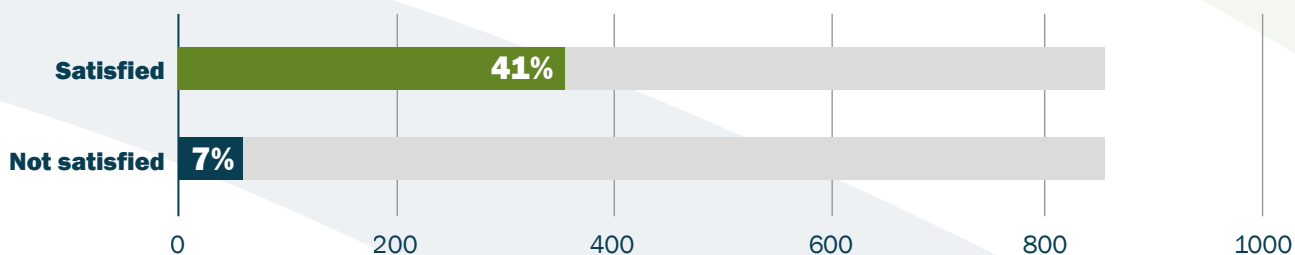
* Gap indicates lack of dedicated leisure water area.

Community Input

USE OF AQUATIC FACILITIES



SATISFACTION WITH AQUATICS FACILITIES



Key Themes from Community Input

- Many respondents indicated they wanted more pools, especially indoor pools
- Longer season and different scheduling for Al Anderson Memorial Pool

“

You are all doing a good job. It's been a hard 18 months for everyone and the programs and outdoor opportunities in town have made it so much more bearable. Especially the youth programs like the Saturday night drop ins at Timms and the Al Anderson pool”

– Survey Respondent



Analysis of Indoor Pool Potential

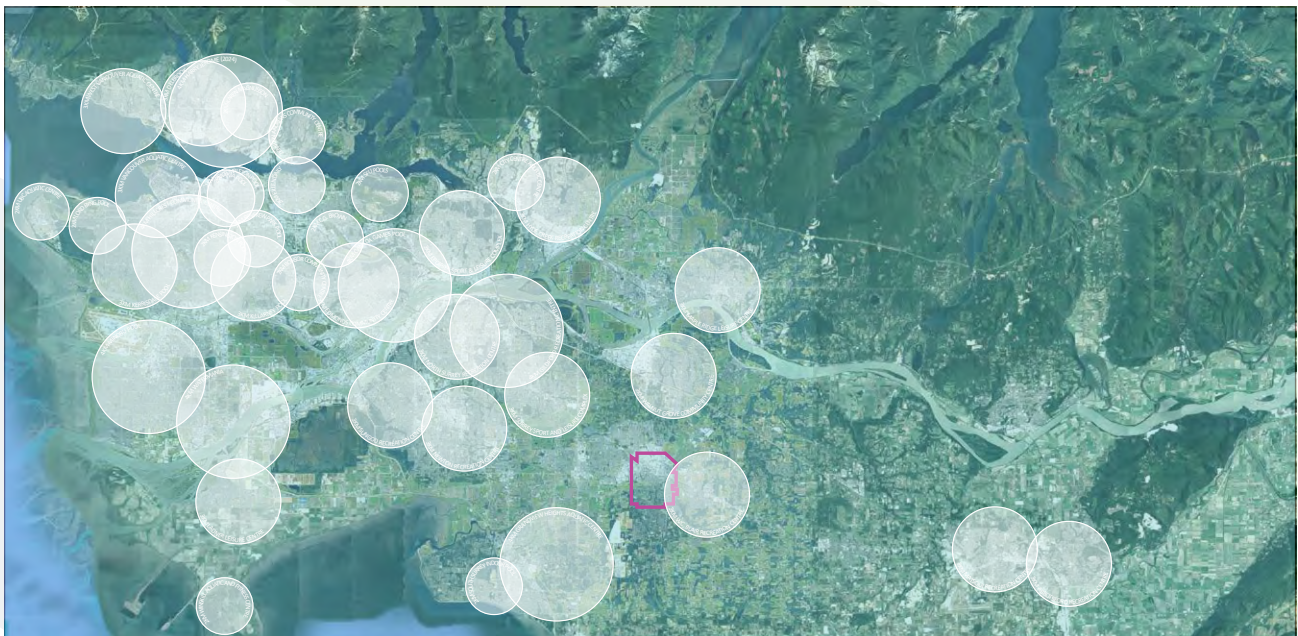
Comparable Communities

Based on Langley City's population, and especially with the growth projections, an indoor aquatic centre is justified.

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	City of Langley
Aquatic Centres	0	1	2	1	0	0.8	0
Provision Rate	0 per 22,000	1 per 91,000	1 per 30,700	1 per 79,000	0 per 19,100	1 per 48,400	0 per 29,000

***In 2021, New Westminster's Canada Games Pool was decommissioned. A new aquatic facility is expected to be built in its place by late 2023**

The illustration below shows neighbourhood, community, and city-wide aquatic facilities with a radius of two, three, and four kilometres respectively. This analysis of pool facilities in the Lower Mainland illustrates a gap in supply in and around Langley City. The closest facilities are W.C. Blair Recreation Centre, Grandview Heights Aquatic Centre, and Walnut Grove Community Centre, all of which were designed to serve their own communities. With the exception of W.C. Blair, all are outside a practical travel distance.



Population growth will only increase demand for aquatic experiences. With the exception of the seasonal outdoor pool, Langley City's service offerings rely on the choices and priorities of neighbouring municipalities.

Current trends indicate that future aquatic needs will be geared to recreation over competition, though the latter group typically has a disproportionately large voice in communities. Given the availability of competition length pools (50 metres) in Surrey and Vancouver, and Langley City's relatively modest size, the ideal aquatic experience will likely be satisfied with a standard 25 metre lap pool and a significant focus on leisure swimming. Demands for complementary programming will also continue to increase and there are advantages to co-locating services and facilities (as evidenced by the success of Timms).

There are recreation and social advantages with co-located facilities and programs. Langley City has an opportunity to consider this within the planning and design of an expansion to Timms Community Centre, redevelopment of Douglas Recreation Centre, and a new aquatic facility.

As facilities become more intimately connected - from across the city, to across a campus, to physically connected - there are accrued efficiencies. Facilities across the city from each other might share staff and limited physical resources; facilities that share a campus could share those resources, as well as parking and building energy systems; facilities that are connected can share those resources as well as washrooms and other static facility elements.



***Langley City
does a fantastic
job of making
programs available
for families at a
reasonable cost.
Al Anderson pool
Loonie Toonie
swim is a great
example of this"***

– Survey Respondent

Strengths and Challenges

Strengths	Challenges
<ul style="list-style-type: none"> Al Anderson Memorial Pool is a popular facility in an excellent location The existing outdoor pool offers social and community benefits beyond the physical activity Overhead costs are low in winter Front entry bridge is an attractive feature Multi-purpose room is attractive and helps to meet community needs Mechanical and electrical systems have been updated recently 	<ul style="list-style-type: none"> Limited season for aquatic activities High environmental costs (energy use) Limited activity options as lap pool model is outdated and does not include aquatic leisure activities Pool has minimal connection with the surrounding park Outdated lobby Langley City does not offer a year-round pool experience with City programming

Recommendations for Aquatic Facilities

Planning and Design

- AF1. Undertake a pre-planning and design process to develop plans for an indoor aquatic facility, ideally co-located with an existing recreation facility.
- Integrate the planning and design work for the new aquatic centre, Timms Community Centre expansion, and Douglas Recreation Centre redevelopment to maximize the effectiveness and completeness of facility services
 - Determine if Al Anderson Memorial Pool will be retained once a new aquatic facility is developed, a decision that will be based primarily on social considerations
 - Explore potential partnership opportunities for an indoor aquatic facility
- AF2. Analyze methods for improving the energy performance and service delivery of Al Anderson Memorial Pool.
- Establish dedicated monitoring of the pool facility related to energy performance and identify improvements to limit environmental impacts
 - Assess the merits of modifying the existing lap tank to improve leisure activity opportunities

Capital Projects

- AF3. Construct a new purpose-built indoor aquatic facility with complementary community recreation opportunities.

Service Delivery

- AF4. Monitor upgrade requirements of Al Anderson Memorial Pool to improve the energy use and recreation opportunities.
- Determine if these improvements will be interim or long-term based on AF.1
- AF5. Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed.

7.3 Sendall House

Description

The house located in Sendall Gardens has historical and character value, but it is not designated as a heritage site. Many years ago, a small concession was operated out of one room through a window. The house was renovated around ten years ago to rectify code violations and make it habitable. It was previously rented to a tenant who helped to oversee the park at all hours. The renovation did not meet codes for public use.

A new assessment is underway on Sendall House. Based on preliminary findings, the house is in poor condition and its layout is not conducive to public use. A visitor facility with environmental displays and activities, plus space to support events, would be a major asset to this park; it could potentially be established as a public-private partnership. One challenge that would need attention is parking or alternative transportation. In the interim, Sendall House may be well-suited to an “artist in residence” program.

Community Input

- Renovate Sendall Garden House to better serve the public

Recommendations for Sendall House

Planning and Design

- SH1. Conduct planning and design for a new facility to replace Sendall House as an environmental and multi-use centre, potentially as a public-private partnership.

Capital Projects

- SH2. Rebuild Sendall House as a visitor / event support centre, potentially as a partnership.

Service Delivery

- SH3. Establish an “artist in residence” in Sendall House on an interim basis if possible.

SUMMARY OF FINDINGS

Sendall House is an attractive feature, but its condition cannot support public use

KEY STRATEGIES

Replace Sendall House with an environmental and multi-use facility



We love walking thru Sendall Gardens!! What a fantastic job the city has done with this once neglected jewel of the city!!” 💎

– Survey Respondent



7.4 Facilities Managed by Others

Description

Langley Community Music School

The Langley Community Music School is located in City Park; the City owns the land and provides a tax exemption for its use. The building includes the Rose Gellert Concert Hall that seats 225, a large classroom seating 100, the Martha Schmidt Room that seats 75, a recording studio, and 16 teaching rooms.

Key Themes from Community Input

- More music events

Langley Twin Rinks (Canlan Ice Sports)

This private facility built on public land is operated under a 30-year partnership agreement with the City, extending from 1994 to 2024. Twin Rinks is a 90,000 square foot facility with two ice rinks, eight dressing rooms, a restaurant with banquet facilities, pro shop, physiotherapy clinic, and outdoor beach volleyball and basketball courts.

Twin Rinks supports many types of skating and hockey programs, many of which are offered by the operator. The City is allocated ice time for public skate, parent and tot, and youth drop-in programs. Funding is also provided by the City to community sport ice users including Langley Minor Hockey, Langley Girls Hockey, and Fraser Valley Ringette. The City, user groups, and Canlan meet annually to review allocation, funding and fees.

SUMMARY OF FINDINGS

Langley City residents benefit from the use of multiple facilities operated by partners

KEY STRATEGIES

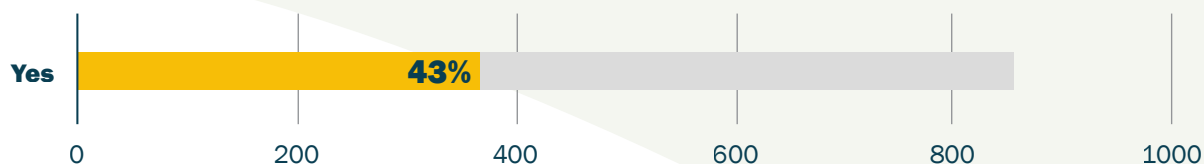
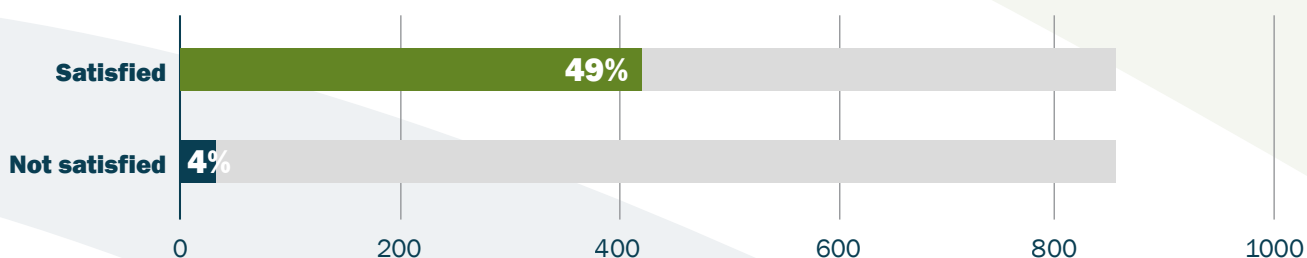
Continue to maintain collaborative partnerships with operators of facilities

“

[I] attend lots of Rose Gellert Hall events & performances”

– Survey Respondent



USE OF THE ARENA**SATISFACTION WITH ARENA****Key Themes from Community Input**

- Need new ice rinks for hockey and curling

Langley Seniors Resource Centre

The Langley Seniors Resource Centre is on City property and operated by the society. Its programs are discussed in section 6.5.

Michaud House

The Michaud House, located next to Portage Park, was built by Joseph and Georgiana Michaud in 1888 and is the oldest house in Langley City. Owned by the City, the house was officially designated as a heritage site in 1980 when restoration was undertaken by the Langley Heritage Society and the Langley Arts Council. Members of the Michaud family were also active in the restoration. The house features a corbelled brick chimney, turned wooden posts, and gingerbread Gothic brackets supporting the door hood. The house is operated by the Langley Heritage Society.

Michaud House is currently occupied by an artist-in-residence/caretaker. The house is an attractive and well-maintained heritage home that sits within a beautiful, fenced yard. There is currently no public access to the house except for occasional public events.

Nicomekl Elementary School

Through an agreement with the School District, the City built a joint multi-purpose room at Nicomekl Elementary School. This school is intended as a neighbourhood facility; the City has offered limited programs there since the rebuilding of Timms Community Centre.

The model of the Langley Boys and Girls Club appears to be much more neighbourhood-focused and successful. Following a similar model, a community school coordinator or recreation programmer could plan a more comprehensive and community-based set of recreation programs with input from the local community to help this school realize its potential for community use.

Douglas Park Community School

Several programs that serve the community are offered at this school through the Douglas Park School Society, which includes a City staff member on its Board. The programs, operating 11 months per year, include breakfast (by the Boys and Girls Club), lunch and some after school programs.

Langley Community Services Society

Langley Community Services is located on City property and receives a tax exemption. The organization focuses on the needs of new Canadians. Recreation programs include mom and tot play programs to assist integration into the community.

Other Facilities

Other facilities that provide recreation and cultural services to the community include the following:

- Convention Centre – operated by the casino/hotel group, City owned
- Other elementary schools – community use of the other elementary schools is fairly low due to limited capacity, but there could be opportunities to increase use
- HD Stafford Middle School – the City runs some youth programs and other community programs in this school, and as enrollment decreases, there is potential for more community use

Recommendations

Planning and Design

MO1. Continue to maintain collaborative partnerships with operators of facilities.

MO2. Explore opportunities for more joint projects with the school district.

7.5 Performing Arts Centre

Description

The City's Official Community Plan (OCP), adopted in 2021, identifies the need for new public amenities, including the creation of a Performing Arts Centre (OCP Policy 3.17) as a cultural hub for the community. Previously the Downtown Master Plan (2009) also identified a new Performing Arts and Cultural Centre as an important amenity for Downtown and the City as a whole.

Phase 1 of the four phases of the planning process to develop a performing art and cultural facility in the community has been completed. In January 2019, the City approved a Terms of Reference for a Performing Arts and Cultural Centre Task Group, which will carry out Phase 2 of the planning process for a facility. The following are the Phase 2 objectives:

- Develop a 5 – 10 year detailed provisional business plan and a 25-year high-level provisional business plan
- Develop a fundraising campaign plan
- Identify potential partner prospects (e.g., individual, corporate, foundations, developers, etc.)
- Define a governance model for the operation of the centre
- Engage with First Nations

A Performing Arts and Cultural Centre will help meet identified needs in the Langleys. The City has earmarked the area immediately north of Timms/City Hall/Library for the Performing Arts and Cultural Centre.

Community Input

- More music events
- Lack of Arts and Culture Centre
- More opportunities for art

SUMMARY OF FINDINGS

Langley City is in the process of reviewing the potential for a performing arts centre

KEY STRATEGIES

Continue the process of reviewing the potential for a performing arts centre



We need meeting and activity venues for Arts and Culture – painting, wood carving, fibre arts, pottery etc.”

– Survey Respondent

Comparable Communities

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	Langley City
Theatre/Arts/Culture Centre	1	1	1	1	1	0.8	0*
Provision Rate	1 per 22,000	1 per 91,000	1 per 61,500	1 per 79,000	1 per 19,100	1 per 50,300	0 per 29,000

*There is a performance space at the Langley Community Music School

Recommendations

Planning and Design

- PA1. Proceed with phase two of the Performing Arts and Cultural Centre Study.
- PA2. Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre (with approximately 350 seats) in the City, as well as art galley space, maker spaces, studios, and “artist in residence” opportunities.
- PA3. Explore opportunities for a fundraising campaign and seek support from philanthropists.



We lack spaces that honour creativity and arts and culture in the community”

– Survey Respondent



8 IMPLEMENTATION PLAN



8.1 Implementation Strategies

The PRC Plan will be implemented in phases based on community needs, the pace of development, funding opportunities, and Council's priorities as all of these evolve over time. This is a guiding document for the provision of facilities and services; it does not commit the City to any project nor limit future opportunities. This is a living document, and the recommendations will need to be reaffirmed through annual budgets, funding sources, Council decisions, and partnerships on an ongoing basis. The most important guidance is provided by the vision, goals, and objectives, which should be used to guide future decisions.

Most of Langley City's funds for parks, recreation, and culture are derived from tax revenue, with some recapture of costs through program fees. The municipality has also been successful in obtaining some grants for projects, sometimes in collaboration with community groups.

The City collects Development Cost Charges (DCCs) for parkland acquisition and park development. These funds, charged to developments, can be used to provide and improve parkland that serves the needs of residents of new developments. The capital park improvement costs that can be covered by DCCs include fencing, landscaping, drainage, irrigation, trails, rest rooms, change rooms, and playground and playing field equipment. Any items not included in that list cannot be paid for through DCCs, e.g., access roads, parking lots, hard surfaces other than trails, dugouts, bleachers, shelters, tennis or basketball courts, baseball diamonds, artificial turf, spray parks, skate parks, tracks, or lighting systems. The City also collects amenity and density bonus contributions, some of which can be used for parks, recreation, and culture.

Langley City Parks Foundation is a non-profit society that enables individuals, groups, and organizations to make donations, mostly in memory of loved ones or significant milestones, towards park improvement projects in Langley City. Donations are accepted for amenities such as benches, picnic tables, and park trees. A commemorative plaque is included with the donated item.

The Recreation, Culture and Community Services Department has seen significant growth over the years. The staff have done excellent work with current staffing. As the City grows, and parks, recreation and culture facilities and service increase, additional staff will be needed to support planning, marketing, programs, and operations and maintenance.



8.2 Phasing and Relative Costs

The implementation table on the following pages identifies the phasing and relative costs associated with the recommendations. The phasing strategy is based on the existing condition of facilities, community needs, alignment with the vision and goals of the PRC Plan, availability of funding, and community input on priorities. The PRC Plan focuses on high-level recommendations and relative costs, recognizing that detailed budgets are compiled by City staff during budgeting processes.

Many recommendations could potentially be accomplished through partnerships with community groups. The City encourages community groups to express interest in these opportunities. For partners that can provide funding or contributions in kind, the City will involve these groups in initiating projects where possible.

The recommendations that are eligible for parks development cost charges (DCCs) are indicated, based on a preliminary analysis. The City plans on updating the DCC bylaw, and the PRC Plan will be used to inform the Parkland Acquisition and Development program.

Phasing

The phases are as follows:

Ongoing	Tasks that are implemented over time as needed based on community interests, planning and development activities, grant opportunities, Council priorities, and other factors
Short-Term Improvements 0 – 3 years	Investments that can reasonably be made within the first few years of the PRC Plan, which generally include projects that are of highest priority as well as those that are lower cost and relatively easy to implement
Medium-Term Improvements 4 – 6 years	Investments that include significant projects that may not reasonably be achieved within the first few years as well as those that are lower cost and relatively easy to implement but of a lower priority than those identified for the first three years
Long-Term Improvements 7 – 10 years	Investments that are intended for the longer term based on timing needed for planning, design, and demand related to asset condition and/or population growth

Costs

Order-of-magnitude costs in 2022 dollars are provided as follows:

- **Capital cost** – cost for construction only
- **Soft costs** – costs for everything other than construction, including consulting or staff time, design fees, permits, legal costs, etc.

IMPLEMENTATION PLAN TABLE

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
Parks									
Land Acquisition									
P1	Acquire new parkland within developing areas with an ideal minimum size of 0.6 hectare per park based on guidelines and amenities in the OCP	○					\$25 million/ hectare		Y
P2	Acquire and create new park spaces and public open spaces/plazas, through land acquisition or rights-of-way for public use on private property, to expand existing parks, within developing areas, as identified in the OCP Land Use Plan and other City documents	○					n/a		Y
Planning and Design									
P3	Update the Park Plans for the following parks, including a full community communications and engagement process								
	• Buckley Park (portion)		○				n/a	\$50,000	Y
	• City Park (portion)		○				n/a	\$50,000	Y
P4	In all park planning and design, consider guidelines identified	○					n/a	n/a	
P5	Conduct planning processes with stakeholder input for parks that need a moderate level of upgrade								
	• Douglas Park			○			n/a	\$60,000	Y
	• Penzer Park			○			n/a	\$50,000	Y
	• Sendall Gardens				○		n/a	\$50,000	Y
	• Uplands Dog Off Leash Park				○		n/a	\$40,000	
P6	Conduct planning processes for the new community and neighbourhood parks (assume one community park and four neighbourhood parks over 10 years)					○	n/a	\$425,000 (for 5 parks)	Y

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
Capital Projects									
P7	Conduct major upgrades, including the following improvements and potential new amenities, to the following parks								
	<ul style="list-style-type: none"> City Park – drainage improvements, perimeter trail with trees at south end, new use for south end, washroom at south end, facilities for food trucks 		○				\$1M without major new facility	\$250,000	Y
	<ul style="list-style-type: none"> Buckley Park – perimeter looped paths, enhanced path to Penzer Park, terraced seating, new playground, potential uses such as beach volleyball, skate park, bike pump track, grass fields (see OA4) 		○				\$1.5M without skate park or pump track	\$375,000	Y
	<ul style="list-style-type: none"> Douglas Park – drainage improvements, shade structure over playground, rebuild wider paths, address tree root issues at pickleball courts, perimeter trail with loops and connection to south, more trees 			○			\$1.15M	\$287,000	Y
	<ul style="list-style-type: none"> Penzer Park – replace bike skills park with a new activity, wetland feature, loop pathways with boardwalk, more vegetation, more benches and picnic areas, space for food trucks (see OA4) 			○			\$1M without skate park or pump track	\$250,000	Y
	<ul style="list-style-type: none"> Conder Park - increase connection with the lower pond, improve playground, field, and washrooms 				○		\$500,000	\$125,000	Y
	<ul style="list-style-type: none"> Rotary Centennial Park – more amenities (see Outdoor Amenities) 				○				
	<ul style="list-style-type: none"> Nicomekl Floodplain – more looped paths, wider paths, and viewpoints 		○				\$1.5M	\$375,000	Y
	<ul style="list-style-type: none"> Innes Corner Plaza – rebuild and repurpose 				○		\$1.5M	\$375,000	Y

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
	<ul style="list-style-type: none"> BC Hydro Corridor – upgrade some paths, benches, community gardens and educational gardens 			○			\$1.5M	\$375,000	Y
	<ul style="list-style-type: none"> Sendall Gardens – build outdoor gathering space and gardens associated with the new building (see SH2) 						\$500,000	\$125,000	Y
	<ul style="list-style-type: none"> Uplands Dog Off Leash Park – new washroom facility with dog wash stations, more agility features, expand parking to the north 			○			\$750,000	\$187,500	
	<ul style="list-style-type: none"> Brydon Park – complete Phase 2 to include picnic shelters, washrooms, spray park, outdoor fitness 			○			\$2,000,000	\$500,000	Y
P8	Conduct minor upgrades to the following parks including potential amenities as noted:								
	<ul style="list-style-type: none"> Linwood Park – expand and improve drainage in dog park, perimeter trails, more trees and picnic spaces, food trucks 		○				\$300,000	\$75,000	Y
	<ul style="list-style-type: none"> Portage Park – creative nature playground 		○				\$200,000	\$50,000	Y
	<ul style="list-style-type: none"> Dumais Park - more trees, seating area, perimeter path, community gardens 			○			\$150,000	\$37,500	
	<ul style="list-style-type: none"> Iris Mooney Park – more trees 			○			\$50,000	\$12,500	
	<ul style="list-style-type: none"> Nicholas Park – add on-site parking, trees, picnic tables, benches 				○		\$200,000	\$50,000	
	<ul style="list-style-type: none"> Brydon Lagoon - expand interpretive information, viewing decks, bird blinds 				○		\$500,000	\$125,000	Y
	<ul style="list-style-type: none"> Linda Carlson Park - trails 				○		\$150,000	\$37,500	Y
P9	Build new community and neighbourhood parks as development proceeds					○	\$8,680,000	\$2,170,000	Y
Outdoor Amenities									
Planning and Design									

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
OA1	Evaluate the use of facilities perceived as being at over- or under-capacity to confirm future needs	○					n/a	n/a	Y

Capital Projects

OA2	Improve park amenities in need of upgrading								
	<ul style="list-style-type: none"> Upgrade older multi-sport courts – City, Douglas, Portage, Brydon; could consider lights at Douglas 			○			\$90,000 / court	\$23,000 / court	
	<ul style="list-style-type: none"> Provide more shade at playgrounds with trees, shade sails, and covered shelters 		○				\$210,000 each	\$52,500 each	Y
	<ul style="list-style-type: none"> Upgrade washroom facilities with relocation as appropriate to reduce vandalism 			○			\$100,000/ upgrade	\$25,000	Y
OA3	Provide additional park amenities based on needs								
	<ul style="list-style-type: none"> Provide access to universal-designed washrooms in new parks 				○		\$375,000 each	\$87,500 each	Y
	<ul style="list-style-type: none"> Provide more community gardens, including fully accessible with raised garden options, in new parks 		○				50000	\$12,500	Y
	<ul style="list-style-type: none"> Consider an off-leash dog area in the northeast, at Rotary Centennial Park or one of the new parks, to serve population growth 				○		\$250,000	\$62,500	
	<ul style="list-style-type: none"> Increase the number of covered picnic tables, and benches in parks, and consider picnic shelters where appropriate 		○				\$250,000 / shelter	\$62,500 / shelter	Y
	<ul style="list-style-type: none"> Consider increasing the number of tennis courts in partnership with the user group, with the potential for multi-use opportunities on some courts – minimum two together 				○		\$220,000	\$55,000	
OA4	Provide new park amenities to address needs								

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
	• Replace the lawn bowling clubhouse with an indoor facility that serves multiple uses			○			\$2.5M	\$625,000	
	• Add a skate park for more advanced skaters, potentially at Penzer, Buckley, or City Park			○			\$650,000 – \$1.5M	\$162,500 – \$375,000	
	• Develop a bike pump track at Penzer or Buckley Park			○			\$200,000	\$50,000	
	• Add beach volleyball courts to Buckley Park			○			\$100,000	\$25,000	
	• Explore opportunities to add an artificial turf field for soccer and baseball				○		\$3.8M	\$950,000	
	• Add an adventure play area in the Nicomekl Floodplain near Portage Park		○				\$50,000	n/a	Y

Service Delivery

OA5	Explore opportunities to increase programming in parks	○					n/a	n/a	
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Trails

Land Acquisition

T1	Acquire land as opportunities arise to support trail connectivity	○					n/a	n/a	Y
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Planning and Design

T2	Coordinate trail planning and development with the active transportation component of the Transportation Plan 2035	○					n/a	n/a	
T3	As land is developed, identify potential trail corridors that can be acquired to improve connectivity	○					n/a	n/a	
T4	Explore lighting where night-time use is significant, e.g., along Nicomekl Trail				○		n/a	\$20,000	Y
T5	Collaborate with transportation planners on studies and regulation of e-bikes and other micromobility devices in the City, including regulation for off-road trails	○					n/a	\$20,000	

Capital Projects

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
T6	Expand the trail system to provide connectivity, with links to potential destinations, e.g., parks, schools, downtown, per other City plans	○					\$200,000 / year	\$50,000 / year	Y
T7	Increase the number of wayfinding signs, especially in the Nicomekl Floodplain		○				\$100,000	\$25,000	Y
T8	Convert some trails to paving to increase accessibility, e.g., between Penzer Park and Buckley Park			○			\$50,000	\$12,500	Y
T9	Provide more infrastructure along trails, including benches, waste bins (including dog waste and recycling), and bike racks			○			\$150,000	\$37,500	Y
T10	Upgrade trails as needed, e.g., 204th Street stairs and a bridge in Pleasantdale Creek corridor				○		\$200,000	\$50,000	Y
T11	Within the Nicomekl River District Neighbourhood Plan area, undertake the “three big moves” including the all-season path, other trails and improvements, trailhead improvements, and lookout platforms			○			\$1,000,000	\$250,000	Y
T12	Upgrade the 206th Street suspension bridge		○				\$750,000	\$187,500	Y
Service Delivery									
T13	Partner with local organizations or volunteers to improve surveillance of trail system through the Adopt-a-Trail program	○					n/a	n/a	

Programs and Services	Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DC Eligibility
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Customer Service, Marketing, and Administration

Service Delivery

CS1	Acquire an additional staff position to support and enhance marketing capacity		○			n/a	n/a	
CS2	Provide staff training to support marketing and promotion		○			n/a	n/a	
CS3	Look for solutions to the lack of office space for City staff in a variety of departments		○			n/a	n/a	

Recreation Programs

Service Delivery

RP1	Explore opportunities for participation in fitness through live virtual/online classes, accessed through registration and payment	○				n/a	n/a	
RP2	Look for opportunities to provide additional fitness classes south of the Nlcomekl in partnership with H. D. Stafford	○				n/a	n/a	
RP3	Offer more recreation programs wherever possible and as space becomes available such as the following:	○				n/a	n/a	
RP4	Review staffing needs as services increase	○				n/a	n/a	
RP5	Work with community youth organizations and the school district to determine ways of attracting youth over the age of 15 to use the facilities and participate in programs and activities	○				n/a	n/a	
RP6	Develop unique 'Introduction to sport' programs in co-operation with minor sport organizations and the Middle School to attract and support girls aged 11 to 14 to participate in a variety of sports	○				n/a	n/a	
RP7	Continue to support the work of the Youth Hub and Foundry	○				n/a	n/a	

Programs and Services		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
RP8	Continue to support the Langley Seniors Centre in their provision of subsidized programs for seniors	○					n/a	n/a	
RP9	Continue to cultivate new partnership and maintain/enhance existing partnerships in the delivery of programs and services	○					n/a	n/a	

Arts and Culture Programs

Service Delivery

AC1	Increase the variety and number of arts and culture programs offered by the City	○					n/a	n/a	
AC2	Add a staff position with responsibility for arts and culture		○				n/a	n/a	
AC3	Enhance the relationship with the Langley Arts Council to jointly provide programming	○					n/a	n/a	
AC4	Explore opportunities for “artist in residence” opportunities		○				n/a	n/a	
AC5	Add a heritage component to the City's programs	○					n/a	n/a	
AC6	Partner with cultural community-based nonprofits to provide or support culturally-based programs for the diverse community	○					n/a	n/a	
AC7	Partner with the Langley Heritage Society to offer programs and events at Michaud House	○					n/a	n/a	

Festivals and Events

Service Delivery

E1	Complete the Special Events Strategy		○				n/a	n/a	
E2	Allocate more resources to support community-run events, including funding, marketing, space, and equipment	○					n/a	n/a	
E3	Encourage and support more events that will draw newcomer and diverse groups that are not currently represented	○					n/a	n/a	
E4	Add more events in fall and winter	○					n/a	n/a	

Programs and Services		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DC Eligibility
Partnerships and Inclusion									
Planning and Design									
PI1	Consider multi-modal transportation in the siting and transportation planning around facilities and parks	○					n/a	n/a	
PI2	Integrate inclusive design in all new construction and renovation of facilities, parks, plazas, and open spaces following the principles of meaningful access and the seven principles of universal design	○					n/a	n/a	
Service Delivery									
PI3	Focus more on partnerships with cultural, Indigenous, immigrant, and gender inclusive groups to increase equity, diversity, and inclusion	○					n/a	n/a	
PI4	Work with community partners to access funding and find solutions to those experiencing homelessness and poverty	○					n/a	n/a	
PI5	Apply some of the additional staff resources to collaborating with partners	○					n/a	n/a	
PI6	Work with partners and participants on timing programs to meet diverse needs	○					n/a	n/a	
PI7	Continue to work with the Langley Volunteer Bureau, using their expertise to recruit and train volunteers	○					n/a	n/a	
PI8	Update policies as needed to ensure inclusivity in programs, and design to accommodate all under-represented groups	○					n/a	n/a	
PI9	Work with community partners to access funding and solutions to help participants who require extra support in recreation programs	○					n/a	n/a	
PI10	Work with community partners to access funding and solutions to help participants who require extra support in recreation programs	○					n/a	n/a	

Major Facilities		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
Indoor Recreation Space									
Planning and Design									
IR1	Address contemporary expectations and standards in all facility projects, including universal design as the method to create inclusive environments and communities, water and energy efficiency, and durable materials details	○					n/a	n/a	
IR3	Undertake planning and design for an expansion of Timms Community Centre			○			n/a	\$50,000	
IR2	Undertake planning and design for a new or significantly renovated and expanded Douglas Recreation Centre		○				n/a	\$50,000	
Capital Projects									
IR4	Upgrade and expand Timms Community Centre to improve efficiency and address needs								
	• Expand weight room				○		\$1.4M	\$350,000	
	• Provide additional/improved storage in gymnasium to expand space for activities and spectators				○		\$200,000	\$50,000	
	• Add equipment for bodyweight-related strength training near the Track		○				TBD		
	• Expand childminding space				○		\$400,000	\$100,000	
IR5	Renovate Douglas Recreation Centre as an interim measure						\$2M	\$500,000	
	• Renovate park washrooms		○				\$800,000	\$200,000	
	• Renovate childminding area and repurpose games room for additional childminding space		○				\$800,000	\$200,000	
	• Relocate stored items to free up possible program space		○				n/a	n/a	
IR6	Construct a replacement or significant renovation/expansion of Douglas Recreation Centre					○	\$15M	\$3.75M	

Major Facilities		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
IR7	Pursue indoor community recreation spaces in newly developing areas								

Service Delivery

IR8	Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed	○					n/a	n/a	
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Aquatic Facilities**Planning and Design**

AF1	Undertake a pre-planning and design process to develop plans for an indoor aquatic facility, ideally co-located with an existing recreation facility		○				n/a	\$100,000	
AF2	Analyze methods for improving the energy performance and service delivery of Al Anderson Memorial Pool		○				n/a	\$30,000	

Capital Projects

AF3	Construct a new purpose-built indoor aquatic facility with complementary community recreation opportunities					○	\$17M	\$425,000	
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Service Delivery

AF4	Monitor upgrade requirements of Al Anderson Memorial Pool to improve the energy use and recreation opportunities	○					n/a	n/a	
AF5	Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed	○					n/a	n/a	

Sendall House**Planning and Design**

SH1	Conduct planning and design for a new facility to replace Sendall House as an environmental and multi-use centre, potentially as a public-private partnership				○		n/a	\$50,000	
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Major Facilities	Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
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Capital Projects

SH2	Rebuild Sendall House as a visitor / event support centre, potentially as a partnership					\$2.5M	\$625,000	
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Service Delivery

SH3	Establish an “artist in residence” in Sendall House on an interim basis if possible					n/a	n/a	
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Facilities Managed by Others**Planning and Design**

MO1	Continue to maintain collaborative partnerships with operators of facilities					n/a	n/a	
MO2	Explore opportunities for more joint projects with the school district					n/a	n/a	

Performing Arts Centre**Planning and Design**

PA1	Proceed with phase two of the Performing Arts and Cultural Centre Study.					\$30,000	\$7,500	
PA2	Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre in the City, as well as art galley space, maker spaces, studios, and “artist in residence” opportunities.					n/a	n/a	
PA3	Explore opportunities for a fundraising campaign and seek support from philanthropists.					n/a	n/a	

8.3 Measurement Tools

It is important to track the implementation of the PRC Plan so staff and Council can monitor progress, to support ongoing planning, and to ensure that the City is responding to community interests. Measures need to be extensive enough to reflect progress but not so numerous or complicated that significant effort is required. The most efficient way to measure progress is through the use of tools the City already uses. The following are the measurement tools proposed for tracking implementation:

- **Asset management database** that documents facilities (e.g., buildings), amenities (e.g., playgrounds, courts), and other infrastructure (e.g., benches, picnic tables)
- **Tracking recommendations** in this plan and itemizing annually which are complete, in progress, or no longer relevant
- **Community surveys** – when surveys are conducted to gauge satisfaction or to collect input on a related topic, include questions similar to those in the community survey for the PRC Plan where possible
- **Tracking of community input** – City staff regularly receive input from residents on parks, recreation, and culture facilities and services; this should be tracked to identify common themes and community interests



8.4 Next Steps

The next steps in implementing the PRC Plan involve following the plan's recommendations. The Implementation Plan should be reviewed and updated annually along with a review of progress towards achieving recommendations, based on the measurement tools.

The PRC Plan focuses on a 10-year timeframe with some projects extending beyond that period. Certain changes in the City could trigger a need to revisit the plan in less than 10 years, e.g., growth slows down or growth exceeds expectations. The following are key strategies for implementation:

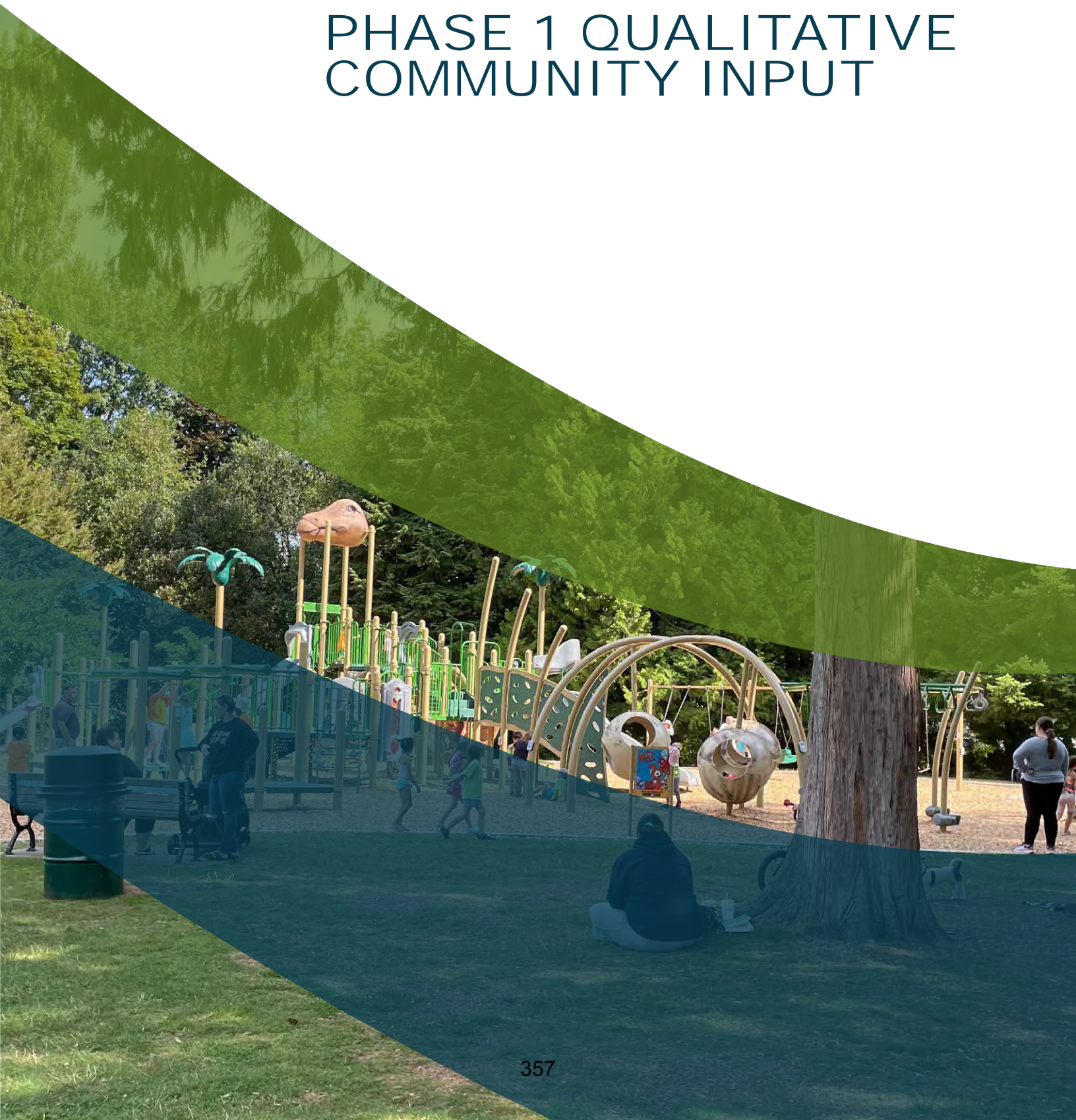
- Coordinate work among City departments
- Integrate recommendations into capital plans
- Consider partnering with the school district to expand joint use opportunities, potentially including HD Stafford green space, an artificial turf field, school improvements, urban agriculture, and community programs
- Maintain partnerships with other organizations, including Kwantlen Polytechnic University, Indigenous communities, surrounding municipalities, and Metro Vancouver
- Maintain relationships with and support efforts by community groups
- Explore potential private-public partnerships for the construction of facilities
- Conduct an organizational review to consider the roles and responsibilities of existing staff, needs for additional staff, and potential restructuring of the department to support the increasing needs and demands
- Integrate the PRC Plan with other City documents including the Official Community Plan and Transportation Plan
- Encourage and support land donations and bequests
- Track opportunities and submit applications for grants
- Include community engagement with each significant capital improvement, with the scale relative to the scope of the project, e.g., City-wide and community parks and major trail projects should involve all residents, and neighbourhood parks and trail connections should be targeted to those affected
- Update the PRC Plan in seven to ten years

Langley City has much to celebrate in its parks, recreation, and culture services and facilities. The communication and engagement, visioning, and recommendations established through this planning process will enable the City to continue improving its facilities and services with intention and purpose.

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APPENDIX A

PHASE 1 QUALITATIVE COMMUNITY INPUT



PHASE 1 QUALITATIVE COMMUNITY INPUT

Workshops and Pop-Up Engagement

The following is a summary of input received on the following topics from the Phase 1 workshops and pop-up engagement:

Strengths – Parks

- Parks are well maintained
- Highly valued trail network
- Unique/niche activities in parks (e.g., Parkour, ziplines)
- Great off-leash dog areas
- Lots of pickleball courts
- Douglas Park improvements have made the space highly used by the community
- Community gardens

Challenges – Parks

- Safety concerns and lack of lighting in parks
- Vandalism, crime, and homelessness
- Challenges related to availability of land to establish new parks
- Access to and condition of washrooms
- Sports fields are underutilized
- Accessibility of parks and trails

Strengths – Recreation and Culture

- High quality and diverse programs and services that reach all demographics
- Partnerships with local organizations and non-profit agencies
- Affordable recreation opportunities
- Many activities and events for children and families
- Dedicated volunteers and wonderful staff
- Active clubs and sports groups
- Murals and art displays throughout the City

Challenges – Recreation and Culture

- Lack of programmable space (indoor/covered spaces)
- Fitness classes are often at capacity
- Limitations to outdoor pool use – season and hours
- Lack of arts and culture space (performing arts space)
- Increased demand for recreation programs with population growth

Vision

Participants were asked to provide key words or phrases to incorporate in the vision:

- Accessible and affordable recreation opportunities
- Celebration of diversity and inclusion with welcoming spaces
- Clean and safe
- Active and healthy community
- Natural beauty and land stewardship
- Communication of recreation opportunities
- Variety of activities in parks
- Sense of community and belonging

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APPENDIX B

PARKS



PARKS

Park Classification	Count
City-wide	6
Community	6
Natural Area	16
Neighbourhood	7
Open Space	4
Urban Plazas	3
Parks Total	42

Park Classification	Park Name	Area (ha)
City-wide	City Park	11.80
	Derek Doubleday Arboretum	1.84
	Douglas Park	3.33
	Penzer Park	2.69
	Sendall Gardens	1.62
	Uplands Dog Off Leash Park	7.43
	City-wide Total	28.72

Community	Brydon Park	2.66
	Buckley Park	3.40
	Conder Park	1.65
	Linwood Park	1.42
	Portage Park	1.27
	Rotary Centennial Park	1.52

Park Classification	Park Name	Area (ha)
Community Total		11.92

Neighbourhood	Dumais Park	0.34
	Hunter Park	0.77
	Iris Mooney Park	0.16
	Langley Prairie Neighbourhood	0.26
	Linda Carlson Park	0.67
	Michaud Park	0.14
	Nicholas Park	0.81
Neighbourhood Total		3.15

Natural Area	Brydon Lagoon	4.20
	Nature Trails	8.05
	Nicomekl Floodplain	58.71
	Nicomekl Park	3.86
	Unnamed Park	2.02
	Zazulak Park	0.13
	Natural Area Total	76.97

Urban Plazas	Innes Corners	0.18
	Legion Memorial Gardens	0.05
	McBurney Lane	0.08
Urban Plazas Total		0.32

Open Space	BC Hydro ROW	12.67
	Fraser Hwy & Production Way	0.11
	Nash Tot Lot	0.03
Open Space Total		12.81

Parks Total		133.89
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APPENDIX C

FACILITY DETAILS



FACILITY DETAILS

Timms Community Centre Facility Description and Analysis

Program Area – Fitness (Weight Room)

The weight room is popular all day every day with typical use peaks during the week in the morning and after work. Saturdays are typically busier than Sundays. The weight room is generous, with access to natural light, and the equipment appears well laid out. Staff did not report a significant equipment deficiency. A victim of its own success, the fitness area is at (and likely over) capacity at peak times. Lockers and similar features would limit clutter, congestion, and occasional theft – in particular as applied to winter jackets, boots, and gym bags. The space is about 4,500 SF. Current trends for new facilities of this type are often closer to 8,000 SF, subject to catchment and population sizes.

Although the weight room is often operating at capacity, there are large private fitness centres nearby. The City's facility plays a role for patrons who do not feel comfortable in large private facilities.

Program Area – Multi-Purpose

There are five multi-purpose spaces at Timms Community Centre - the Fitness Studio, Games Room, Dance, and two Multipurpose Rooms. The Fitness Studio, Games Room, and Dance accommodate a variety of limited program options – any limitation primarily a result of the equipment stored in the room and existing room floor finishes and features. The two Multipurpose Rooms have the typical resilient flooring rather than wood.

Fitness Studio

The Fitness Studio is the largest of the multipurpose rooms. It has a wood floor typical for dance and group exercise activities like yoga and aerobics. Staff observed that the floor finish has deteriorated as a result of COVID-related physical distance markers. Replacement or refinishing of the floor will likely be required sooner than was anticipated.

Games Room

The Games Room is the least flexible of the multipurpose rooms because of its specific equipment - pool tables, table tennis, and lounge equipment. In this respect, it operates more like the Weight Room, with a wide variety of highly specific activities possible, but its focus is more social than fitness. The room meets current needs in terms of size and access to the adjoining deck. It will not be as adaptable to future programming and accommodating future trends in lounge activities, either in terms of services (electrical, data) or spatial (dedicated space in the Games Room).



Emerging technology in augmented reality, for example, may require new features, which would need to be balanced with a desire to keep the Games Room general purpose.

Dance

The Dance Studio is similar to the Fitness Studio, though smaller at approximately 850 SF. It is reasonably sized for modest classes and activities and its floor finish is suffering similar deterioration as the Fitness Studio as a result of physical distance markers.

Multi-purpose Rooms

There are two general purpose multipurpose rooms of approximately 800 SF and 900 SF. The smaller of the two is served by an adjoining servery kitchen. Both rooms function adequately and are appropriately sized for modest classes and activities. Access to the data and communications room is through the smaller of the two rooms.

Program Area – Servery

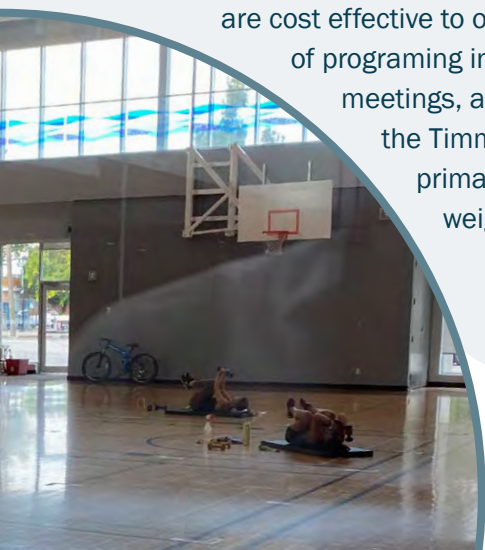
The Servery is an ancillary room that directly supports the smaller of the two multipurpose rooms through a direct pass-through window. It also serves the balance of the facility with more remote access. The equipment matches the age of the facility and is in reasonable condition. Unless specific program expansion is anticipated, e.g., cooking ‘classes’, it is reasonable to maintain the servery in its current size and configuration.

Program Area – Gymnasium

The Gymnasium comprises two primary program areas - lower level Courts and upper level Track. There is also an adjoining annex on the lower level adjacent to the main entry.

Courts

The Courts is a large, general-purpose court of approximately 11,900 SF with capacity for full court basketball or two half-court games. A drop-down divider allows for different groups to operate simultaneously and the perimeter of the courts includes both storage and seating (though the seating is currently being used as Bosu Ball storage). The Courts are large by current standards (7,000 SF is typical) and in that respect the City is well-served; gym courts are under-valued public spaces that are cost effective to operate relative to pools and arenas. They can accommodate a wide variety of programming including seniors’ aerobics, child-minding, soccer, basketball, voting, public meetings, and emergency shelters during natural disasters. The primary challenge with the Timms’ Courts appears to be storage, as the perimeter of the room was occupied primarily by stacks of equipment including mats, Bosu Balls, chairs, step risers, and weighted bars. Like the Fitness (Weight Room), this is indicative of success.



Track

Canada's first indoor track was constructed at the University of Toronto's Hart House in 1919. Because of their programmatic specificity and apparent lack of necessity (we 'walk' all the time), they remain an unusual amenity in facilities not dedicated to elite athletics. Nevertheless, they are well-used when constructed both as a primary activity as well as supplementary to other facility amenities. The track at Timms is approximately 350 FT (roughly the size of the large basketball court below) and is intended primarily for walking and recreational jogging, purposes for which it is well-suited. As with all tracks, it suffers somewhat from its single-use nature; opportunities may exist to program open corners with equipment for stretching and body-weight strength-training like chin-ups and dips. This would permit circuit training without the addition of significant equipment or the attendant challenges of keeping equipment clear of the track.

Annex

The annex is 500 SF and is accessible only from the gym. At the time of review in 2021, it was under-used.

Program Area – Childminding/Multi-purpose

Childminding is a valuable addition to almost any facility. Childminding enables parents to use other facility amenities and meet friends in spaces that are not their homes or private commercial spaces (such as shopping malls). During review for this plan, this space was being used as a fitness room, which speaks directly to its multipurpose capacity, though some challenges exist. At approximately 700 SF, the room is small for some fitness classes. In addition, fitness studios typically include a mirrored wall so users can monitor their posture. This room is visible to people walking along the upper concourse, a circumstance that some users might find uncomfortable. If the room continues to function as a fitness space, some consideration to privacy and additional features like mirrors could be reviewed.

Program Area - Washrooms and Changerooms.

The existing facility washrooms and changerooms are generally suitable for their purpose, though the City may consider review with the following considerations in mind:

- There is no building code requirement for changeroom sizes. As designed, they are likely too small at certain times, in particular between structured classes or when larger team events are taking place.
- Controlled access to the changerooms is challenging. Users may check in at the front desk, use the changerooms, and then proceed to the gym, fitness, or games room. It is very easy to gain unsupervised access to the changerooms, which presents an operational risk to the City.
- The changerooms are traditionally gendered team-style. Providing universal access private change options (that are not a toilet) is an important safety and cultural consideration.

Douglas Recreation Centre Facility Description and Analysis

Childcare – Preschool

At 650 SF, the Preschool is small and does not adequately serve users' needs; storage is insufficient and most of the space is dominated by furniture and equipment that is not needed in that space. Located immediately adjacent to the building's main entry and without internal security supervision, it is not ideally located within the facility. A very small secure outdoor play space is associated with the Preschool. The provincial requirement is six square metres of secured outdoor area per child. Expansion should be considered to address this non-compliance, and in any future planning scenario adequate outdoor space should be provided.

Program Area – Multipurpose

The multipurpose space in Douglas Recreation Centre includes a general-purpose Multipurpose Room, Games Room, and Main Hall.

Multipurpose Room

The Multipurpose Room is 950 SF and appropriately sized for modest activities and a community centre this size. The finishes are outdated.

Games Room

The Games Room is 850 SF. It is appropriately sized for a neighbourhood facility and the activities it supports. Like other parts of the facility, the Games Room is used as storage and/or staging for other areas of the building. At the time of the review, it contained chairs, folding tables (folded and in use storing items), cardboard boxes, and reusable plastic storage boxes.

Main Hall

All operations of the facility revolve around the activities of the 6,400 SF Main Hall. The Hall is a hybrid of gym and multipurpose room. It has a double-height ceiling and rubber sport flooring with some game line markers, though no provision for nets, poles, or other equipment typically used in a gymnasium. The Hall is generous for a multipurpose room but compromised by the lack of suitable (or poorly used) supplementary space. Storage appears to be a challenge as evidenced in other rooms as well as by the storage closets at the room's perimeter. The Hall's primary challenge is that it is neither gym nor multipurpose room.



Public Area – Washrooms and Change Rooms

Facility Washrooms

Combined, the Facility Washrooms are 925 SF; as part of the 1996 renovation, the standards and equipment match that era. They appear to be adequate for the facility, but they do not meet the standards of the 2018 Building Code or the expectations of contemporary users. Clearances are a significant challenge for persons with mobility challenges, even in the designated universal toilet room. A similar facility built today would have a larger universal toilet room and very likely gender-neutral washrooms exclusively.

Park Washrooms

The Park Washrooms are 1,000 SF and serve Douglas Park users. They sustain inappropriate use, as is typical for park washrooms and, like the Facility Washrooms, do not satisfy technical requirements of the Building Code or the expectations of contemporary users.

Administration – Office and Reception

The Offices and Reception are located at the building's main entry and together are 725 SF. Their location is reasonable and consistent with other facilities. Supervision of the Preschool is implied, but not suitable relative to guidelines from other jurisdictions, e.g., Richmond, Vancouver Coastal Health, City of Vancouver. Consistent with the balance of the facility, the spaces and finishes are at the end of their typical life. Likewise, millwork, storage, desks, and other semi-permanent furniture items, as well as the office configuration overall, do not represent contemporary administration workflows.

Support – Technical, Utility, Janitorial, Storage

These program elements are distributed throughout the building, with a significant portion on the second floor. The building may require additional storage, based on items stored in most rooms, but first an orderly purge of items not regularly used could help to assess actual storage needs. In the upstairs storage area, a red line has been drawn at the room's perimeter delineating a maximum height for storage relative to sprinkler requirements. This suggests a historical observation by the fire department that the storage rooms were inappropriately full.

Al Anderson Memorial Pool Facility Description and Analysis

Program Area - Pool

Pool

The 25M lap pool is the dominant facility feature, with ancillary program spaces including the pool deck Amphitheatre and 2011 Multipurpose room. The pool includes a 1m diving board, small slide, and starting blocks. There are no permanent play features. The pool is a large version of a long-outdated model of a recreational aquatic facility.

Contemporary pools, and outdoor pools especially, typically prioritize leisure swimming activities over traditional lap pools that are geared towards fitness. A leisure-forward model has multiple advantages. These pools attract greater numbers of families with children, and for an equivalent water area, can accommodate more users, resulting in improved revenue for the owner. These trends are even more pronounced at seasonal outdoor pools. Operational considerations factor here as well since leisure pools are shallower than lap pools, and therefore use less water by volume per area, reducing operational costs.

Pool Deck + Amphitheatre

The Pool Deck and Amphitheatre are generous and appropriately sized for this facility. Contemporary outdoor pools would typically include more soft landscape within the secure fenced area in order to connect users more directly with the surrounding park.

Adjacent the Pool Deck is covered spectator seating. This is a reasonable provision for competition events, but there are few competitions at this pool.

Program Area - Multipurpose

The Multipurpose Room was added with the Family Change Rooms in 2011. At 660 SF, plus related support spaces, it is reasonably sized for modest community events and activities. It can operate independently of the larger facility which is an advantage.



Public Area – Washrooms and Change Rooms

Facility Washrooms

The facility washrooms vary in size and quality. The older washrooms, like at the building entry, are undersized relative to current Building Code requirements and contemporary expectations. The newer washrooms are more generous, though they do not meet the newest Building Code requirements either. The washrooms might benefit from modest cosmetic updates, but this is not warranted unless there is a larger facility expansion or change.

Male, Female Change Rooms

The female and male change rooms remain the traditional style of gender-separated facilities without privacy cubicles for individuals or parent-child groups. They are efficient and can be practical for parents changing toddlers quickly. There are trends towards universal and gender-neutral change rooms; however, some cultural and faith groups prefer the traditional single-gender change room. The facilities themselves are undersized by contemporary standards.

Family Change Rooms

The addition of dedicated and contemporary modern family change rooms in 2011 was a significant benefit. Without these, the facility would likely fail to operate effectively in terms of available change space, accommodating non-binary users, or providing change options for users with mobility challenges. The change rooms are reasonable and no changes are needed at this time.

Staff Change Rooms

The staff change rooms are appropriately sized for this facility. No changes are needed.

Administration – Reception and Staff

The reception and front entry area is a reasonable size for this facility but could benefit from some cosmetic updates. The staff areas are poorly organized and potentially undersized, though some further study is needed to explore potential efficiency gains through reorganization and consolidation.

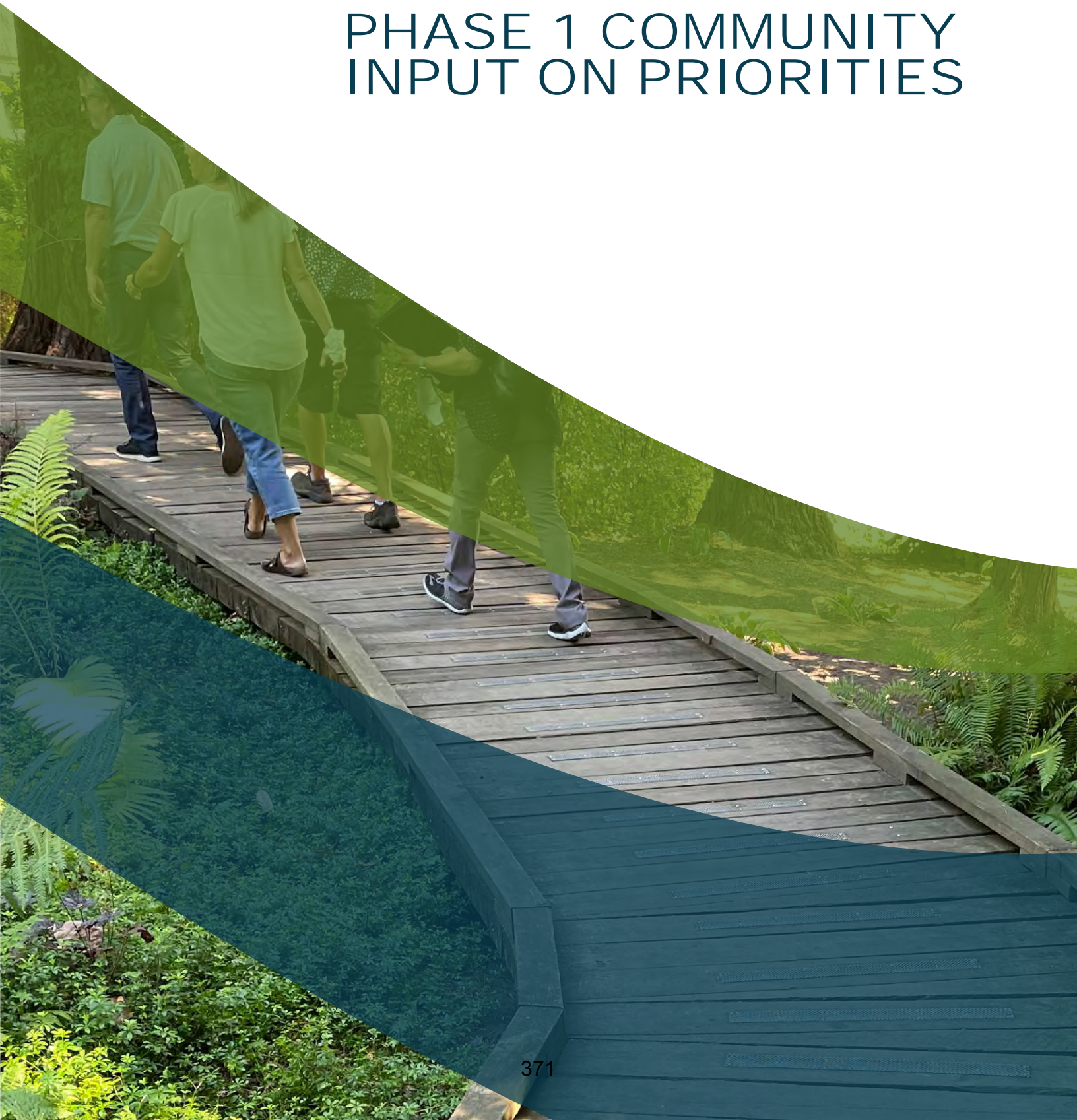
Support – Technical, Utility, Janitorial, Storage

Back of house support spaces are a challenge for most facilities. Any mechanical or electrical (building or pool) changes are best driven by strict performance requirements identified by maintenance or out of necessity following a significant program change or addition. Major changes to this portion of the pool facility will only be warranted if there is a major renovation such as conversion to or addition of a leisure pool.

The addition of the open-air storage/equipment room was an effective and cost-effective strategy to address space challenges at the pool. Such buildings are challenging to maintain since they have no real building envelope but include materials designed for indoor use. Monitoring of these spaces will be important to check for persistent wear (the open-air storage room in particular) and ongoing curation of facility equipment like pool toys and under-used items can help to maximize storage efficiency.

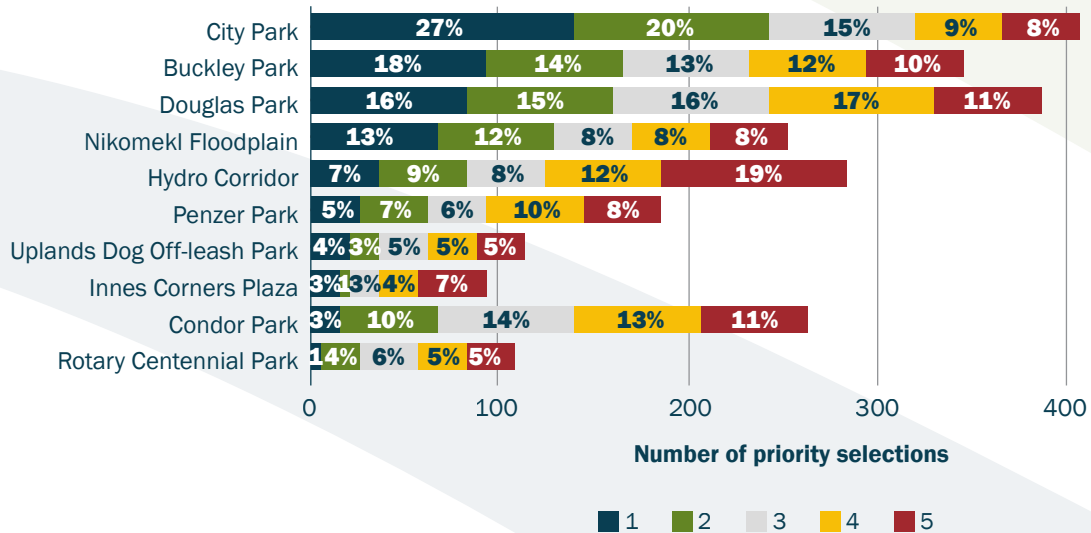
APPENDIX D

PHASE 1 COMMUNITY INPUT ON PRIORITIES



SURVEY 2 COMMUNITY INPUT ON PRIORITIES

IMPROVEMENTS FOR PARKS

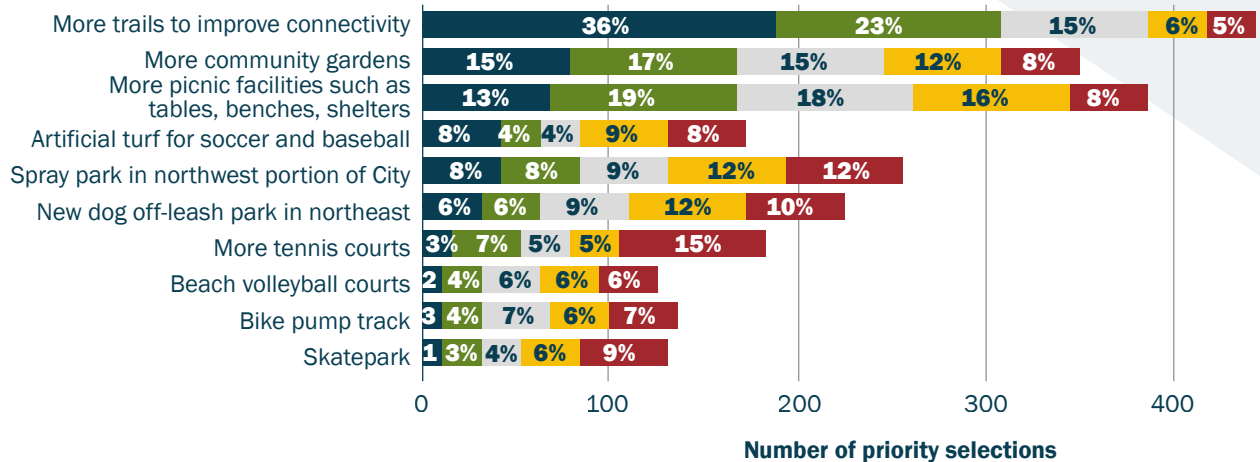


Q: The following parks have been identified for improvements. Please rank your top five priorities (number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 86

PROPOSED AMENITIES

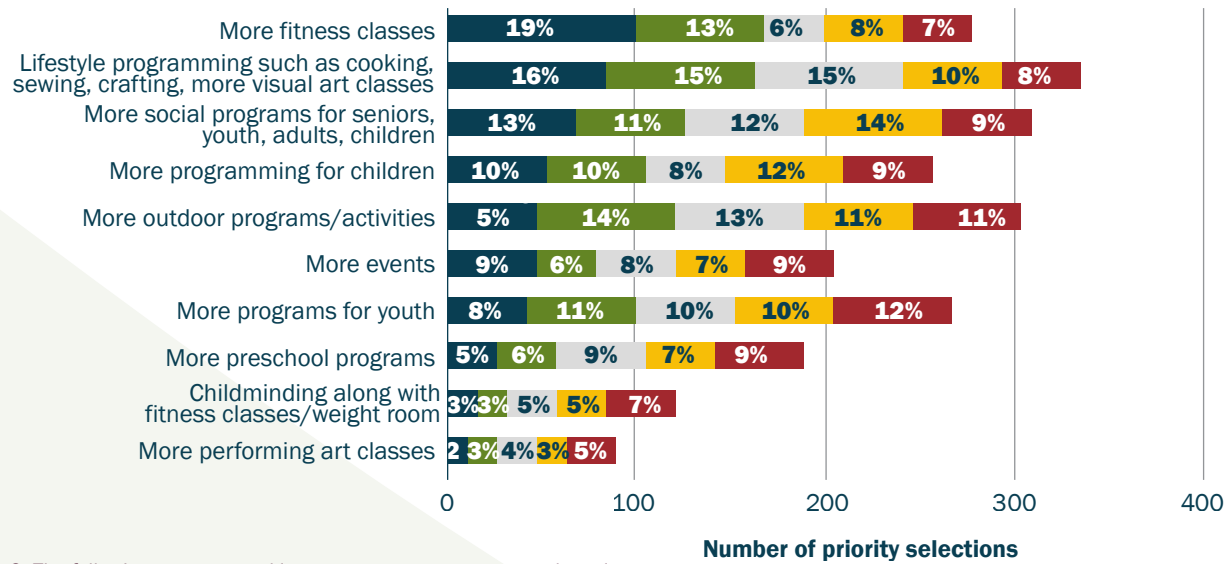


Q: The following are proposed amenities. Please rank your top five priorities (number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 504

IMPROVEMENTS TO PROGRAMS AND SERVICES



Q: The following are proposed improvements to programs and services.

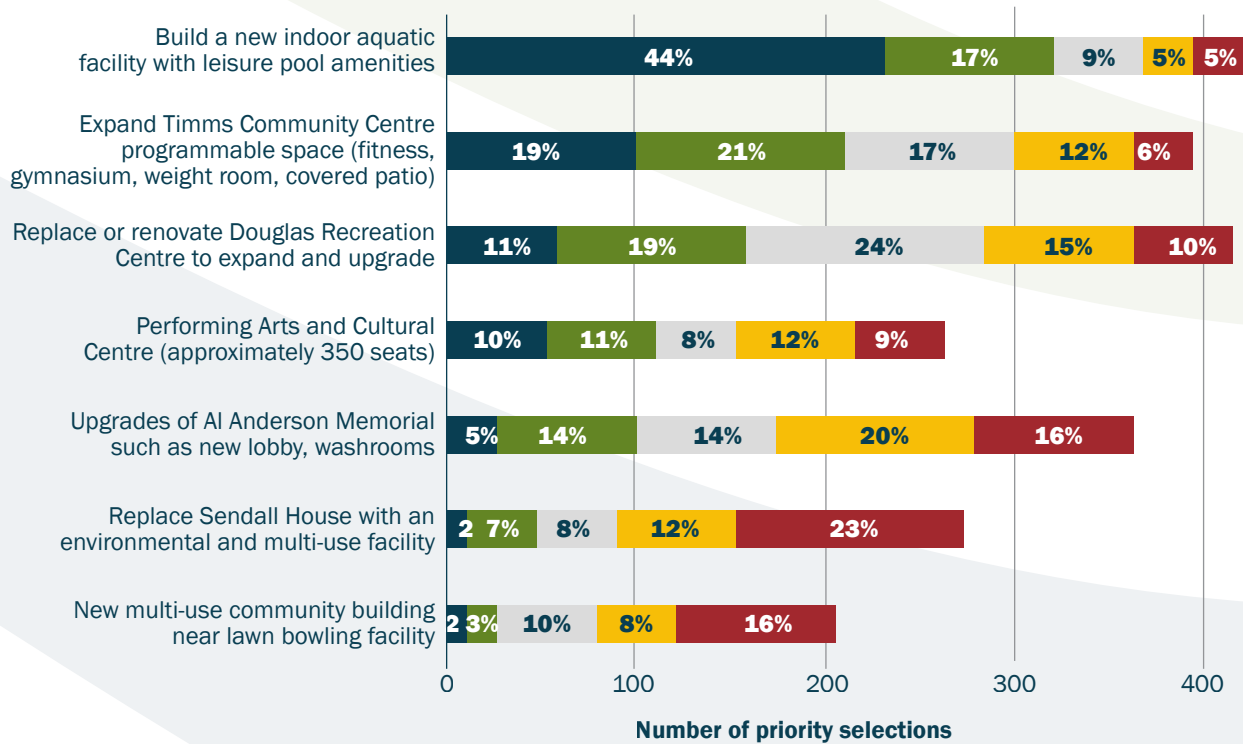
Please rank your top five priorities

(number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 494

ADDITIONAL FACILITIES



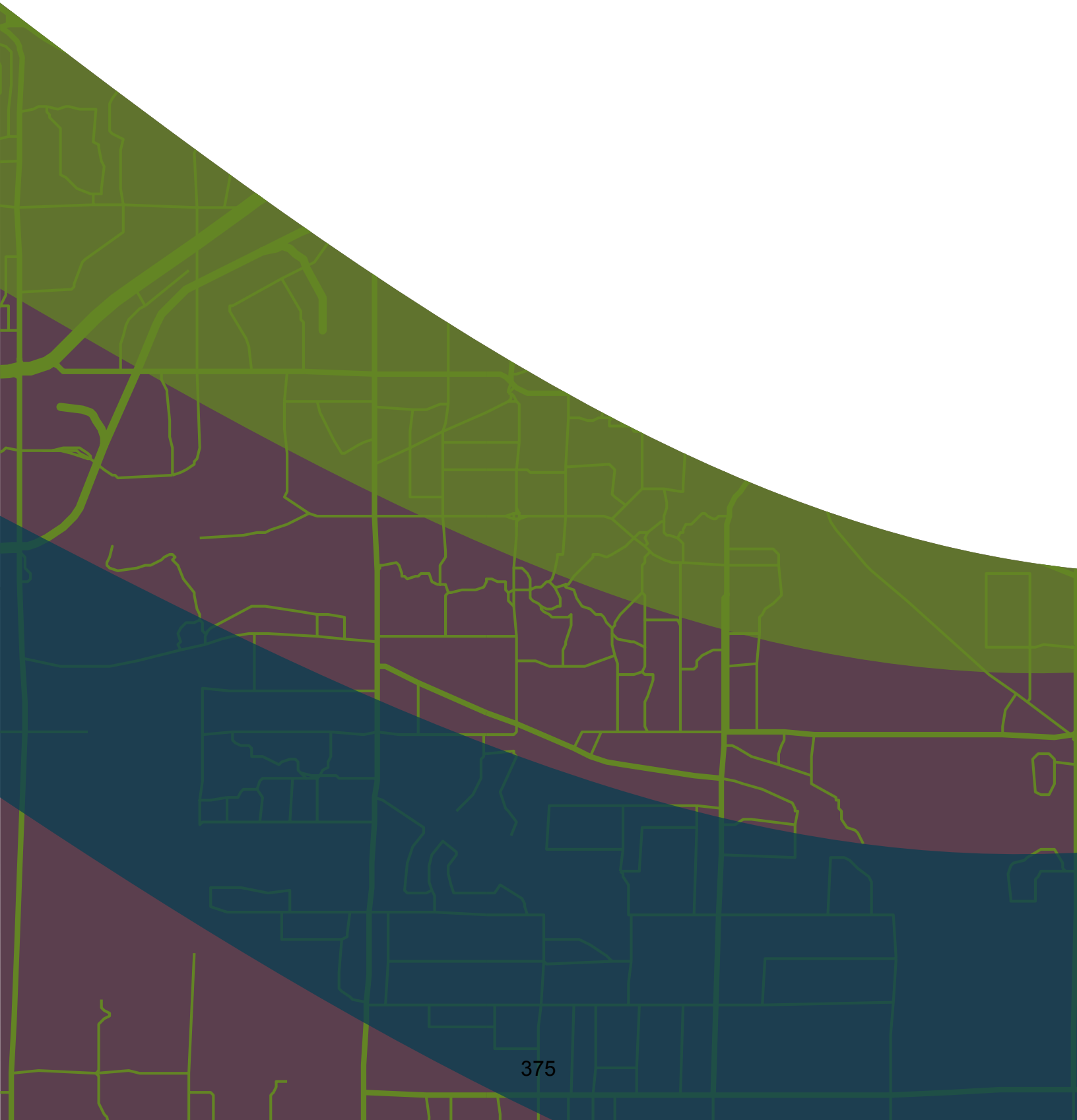
Q: The following are proposed new facilities. Please rank your top five priorities (number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 487

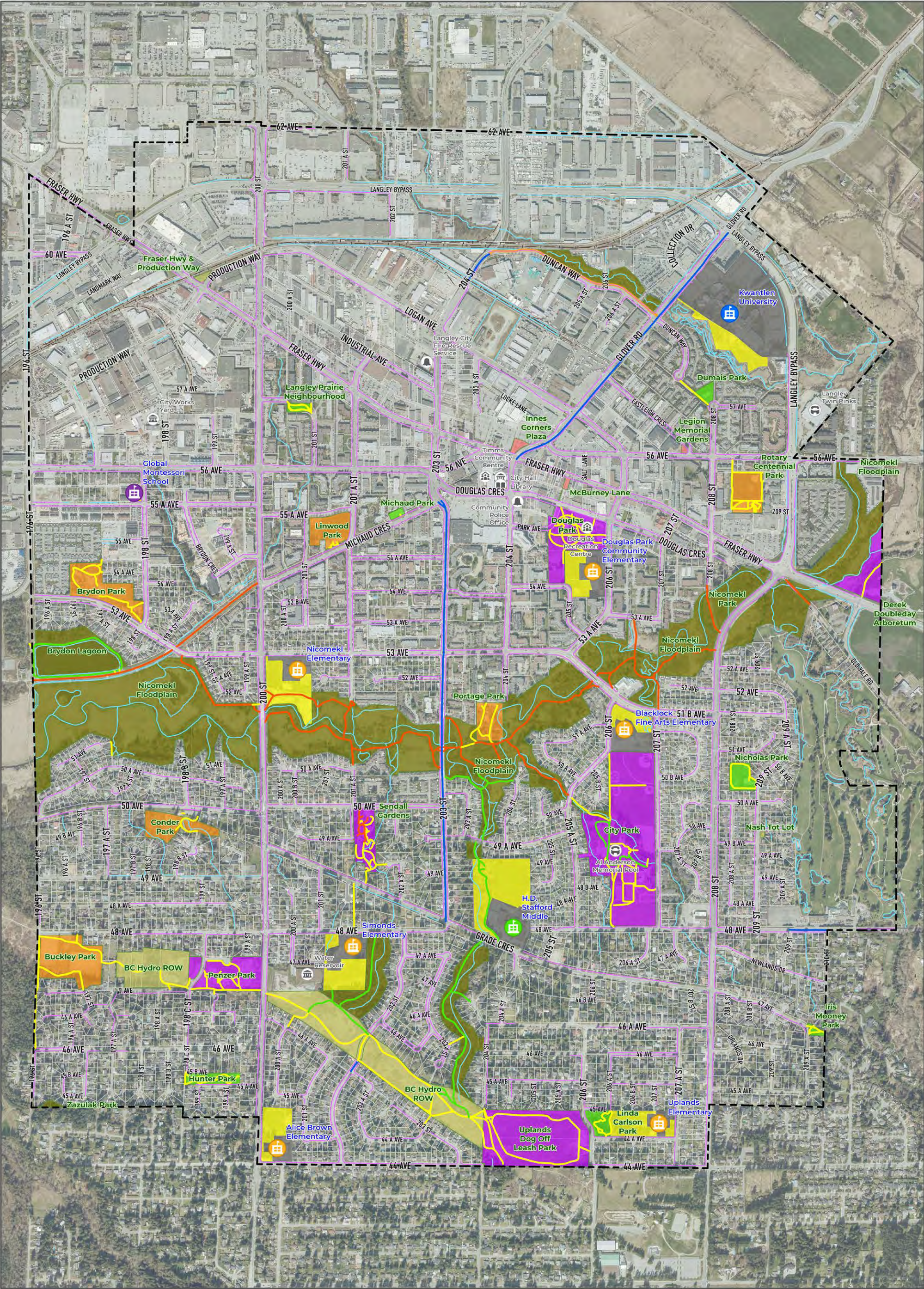
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MAPS



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Last updated by akhilestskova on December 5, 2022 at 2:41 PM. Last exported by akhilestskova on September 25, 2017 11:46 AM.



Project #: 1125.0044.01
Author: LK
Checked: CB
Status:
Revision: A
Date: 2022 / 12 / 5

Coordinate System:
 NAD 1983 UTM Zone 10N

Scale:
 1:6,200
 (When plotted at 22"x34")

Data Sources:
 - Data provided by the City of Langley (2021)

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

City Boundary
 Watercourses
 City-wide Parks
 Community Parks
 Neighbourhood Parks
 Urban Plazas
 Natural Areas
 Other Open Space
 Multi-Purpose Trail
 Urban Nature Trail
 Nature or Equestrian Trail

Existing Bike Infrastructure
 Multi-Use Pathway
 Sidewalks

Civic Facility
 Community Centre
 Emergency Facility
 Library
 Recreation

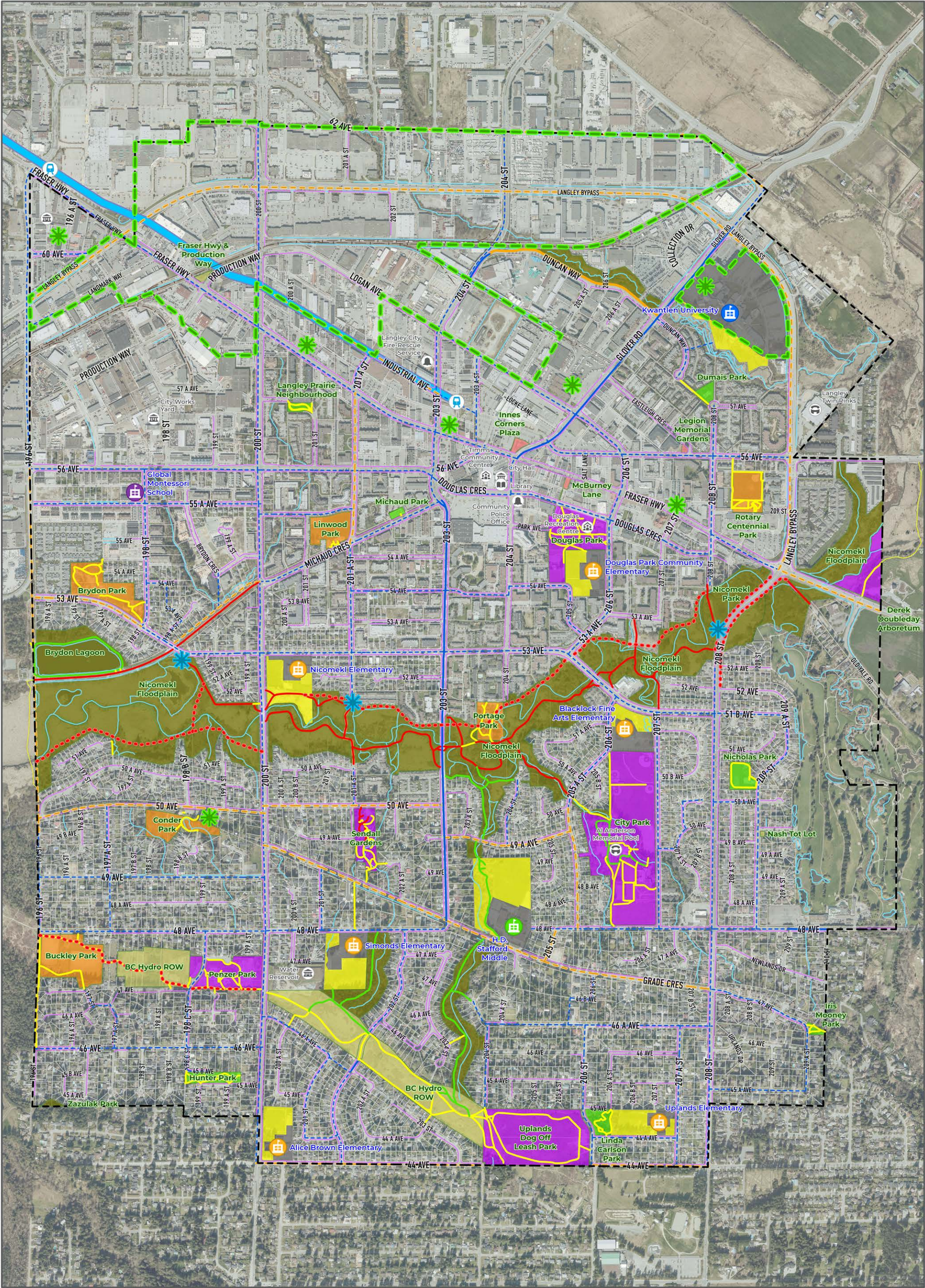
School Buildings
 School Grounds

Alternative
 Elementary
 Middle
 University

Parks, Recreation, and Culture Plan
 MAP 1
 Existing Parks and Trails

377

U:\Projects_VAN\1125\0044\01\Design\GIS\Projects\Pro_Projects\1125\0044_01_Rev\Kapr\Map1 - Existing Parks and Trails



URBAN

SYSTEMS

Project #:

1125.0044.01

Author:

LK

Checked:

CB

Status:

Revision:

A

Date:

2023 / 3 / 22

0100200300

Meters

Coordinate System:

NAD 1983 UTM Zone 10N

Scale:

1:6,200

(When plotted at 22"x34")

Data Sources:

- Data provided by the City of Langley (2021)

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

City Boundary

Watercourses

City-wide Parks

Community Parks

Neighbourhood Parks

Urban Plazas

Natural Areas

Other Open Space

New Parkland Acquisition Areas*

Proposed Parks & Plazas

Proposed Enhanced Trailhead

Future Transit

City Boundary

Watercourses

City-wide Parks

Community Parks

Neighbourhood Parks

Urban Plazas

Natural Areas

Other Open Space

New Parkland Acquisition Areas*

Proposed Parks & Plazas

Proposed Enhanced Trailhead

Future Transit

Multi-Purpose Trail

Urban Nature Trail

Nature or Equestrian Trail

Proposed Multi-Purpose Trail

Transportation Plan Existing and Proposed Routes (in road corridor)

Existing Multi-Use Pathway

Existing Bike Infrastructure

Sidewalks

Proposed Multi-Use Pathway

Proposed Bike Infrastructure

Future Skytrain Station

Facilities

Civic Facility

Community Centre

Emergency Facility

Library

Recreation

Schools

Alternative

Elementary

Middle

University

Langley City

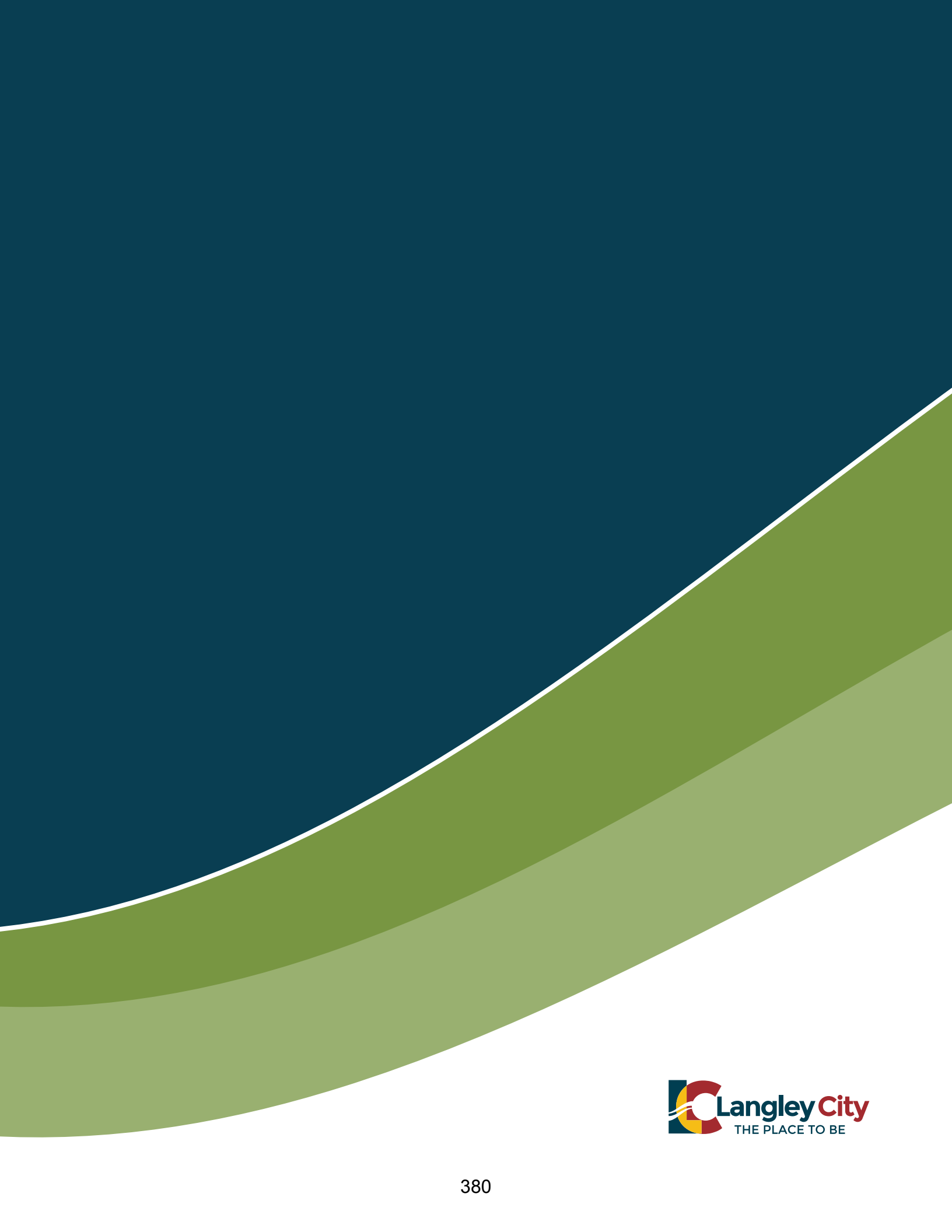
THE PLACE TO BE

Parks, Recreation, and Culture Plan

MAP 3

Existing and Proposed Parks and Trails

U:\Projects_VAN\1125\0044\01\Design\GIS\Projects\Pro_Projects\1125.0044_01_RevK.aprx\Map 3 - Existing and Proposed Parks and Trails





REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Development Cost Charge Bylaw Update - Progress Report**

File #: 5240-01

Doc #: 188746

From: David Pollock, P.Eng.
Acting Director of Engineering, Parks & Environment

Date: July 24, 2023

RECOMMENDATION:

THAT the report "Development Cost Charge Bylaw Update – Progress Report" dated July 24, 2023 be received for information.

PURPOSE:

The purpose of this report is to provide a summary on the progress made to-date to update the City's Development Cost Charge (DCC) Bylaw and to outline the required next steps toward adoption of the bylaw.

POLICY:

Development Cost Charge Bylaw, No. 2845

COMMENTS/ANALYSIS:

The City of Langley's current DCC Bylaw No.2845 was adopted in 2012. The City is updating the DCC Bylaw which will help pay for growth-related infrastructure in transportation, water, sewer, drainage, park acquisition and select park development projects necessary to support the ongoing development within the City.

What is a DCC?

DCCs are legislated through Section 14, Division 19 of the Local Government Act, one of several cost recovery tools available to local governments.

DCCs are levied on development to pay for the costs of expanding and upgrading infrastructure, to ensure that growth pays for growth. DCCs are applied to various classes of development either by a unit cost or area.

The rates established for DCCs do not cover the entire cost of the project and in each case it is necessary to calculate the benefit allocation pertaining to growth along with the the amount that the City contributes, known as the assist factor.

Rationale for updating City DCCs

The last DCC bylaw amendment was undertaken in 2010 and was based on the population growth projection at the time and infrastructure deficit findings listed in the City's then existing suite of strategic infrastructure plans including transportation, water and sanitary sewer.

With the introduction of Skytrain to the City and the City's recently adopted Official Community Plan (OCP) bylaw in 2021, the build-out population for the City has increased to approximately 45,000 people over the next 25 years.

The projected additional growth has required the various strategic infrastructure plans be updated to support the future population build-out. A significant number of infrastructure upgrades have been identified and are now incorporated in the proposed upcoming DCC Bylaw update.

The new DCC rates, if supported are effective upon adoption of the new DCC bylaw although the legislation does provide protection to in-stream development applications under certain conditions.

Project Status

The City retained Urban Systems Limited (USL) to review the various strategic infrastructure plans and identify eligible DCC projects for each of the areas and build these projects into the overall list of DCC-eligible projects.

Project costs were reviewed and amended utilizing current market rates; land values and construction rates have increased significantly over the last five years and these cost estimates are important to establish competitive DCC rates relative to other municipalities across Metro Vancouver.

Next steps

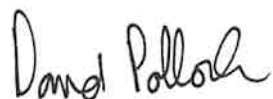
USL have now prepared the draft proposed DCC rates and bylaw and following the presentation to Council at the July 24, 2023 meeting the following steps will be undertaken:

1. Stakeholder engagement, which will include the development industry including Urban Development Institute (UDI) and development professionals as well as the public. Engagement will include a virtual Open House as well as providing information on the City's website and social media.
2. The draft rates, bylaw and background information will be forwarded to the Province for an informal assessment prior to submitting for a official review following direction from Council.
3. The draft DCC bylaw will be brought forward for three readings at Council following the summer break, after which time it will be formally submitted to the Province for review and approval. This review is expected to take three to four months, depending upon the capacity and workload at the Province.
4. Once Ministry approval is secured the DCC Bylaw will come before Council for adoption.

BUDGET IMPLICATIONS:

None.

Respectfully Submitted,



David Pollock, P.Eng.
Acting Director of Engineering, Parks & Environment

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Ground Oriented Survey, Best Practices Guide
and Recommendation to Lift Moratorium

File #: [Required]

Doc #:

From: Carl Johannsen, RPP, MCIP
Director of Development Services

Date: July 20, 2023

RECOMMENDATION:

THAT

1. Council receive the attached Townhome and Plex-Home Survey Engagement Summary and Town-home and Plex-Home Best Practices Guide for information;
2. Council direct staff to implement the Best Practices Guide for new Townhome and Plex-Home rezoning applications, in support of policies and requirements in the Official Community Plan (OCP) Bylaw and the Zoning Bylaw; and
3. Council lift the moratorium on Townhome and Plex-Home rezoning applications south of 50 Avenue.

PURPOSE:

This report outlines the response to the April 4, 2022 Council resolution that placed a moratorium on new rezoning applications for townhomes and plex-homes on lots within the 'Ground Oriented Residential' OCP land use south of 50 Avenue. The items listed in the resolution have been completed, and based on this it is recommended that the moratorium be lifted. Should Council lift the moratorium, staff will process rezoning applications and bring them to Council for consideration.

The April 4, 2022 moratorium resolution is as follows:

"THAT Langley City Staff informs any person seeking to rezone a property south of 50th Avenue, except for Bylaw Number 3206, that Council has taken a position to not consider, in principle, all such rezoning applications until:

- a) Traffic and parking studies have been completed in the area bounded by 208th Street to the west and Newlands Drive to the North; and

- b) Traffic and parking impact mitigation measures as determined from the traffic and parking studies have been incorporated into the capital plan, subject to budget availability; and
- c) A survey of residents about ground-orientated development in the area South of 50th Ave. has been received by City Council; and
- d) Langley City staff develop a best-practice document for ground oriented residential projects along the 200th Street and 208th Street corridors, incorporating feedback from residents in the area bounded by 208th Street to the west and Newlands Drive to the North.”

COMMENTS/ANALYSIS:

This section of the report details the responses to moratorium resolution subsections a), b), c) and d), as listed above.

- a) Traffic and parking studies have been completed in the area bounded by 208th Street to the west and Newlands Drive to the North:

Response:

- i. A Transportation Impact Assessment (TIA) has been completed by the applicant of the proposed 6 unit townhome rezoning application at 20816 45A Avenue. A key outcome of this TIA is described below in the next resolution subsection response (b).
 - ii. A parking study, which projected how many parking spaces would theoretically be available at full build-out compared to Zoning Bylaw requirements, was recently completed by staff. The study was conducted in the area bounded by 208 Street to the west, properties fronting the north side of 47 Avenue to the north, and the City of Langley - Township of Langley border on the east and south. The results of this study are described below in the next resolution subsection response (b).
- b) Traffic and parking impact mitigation measures as determined from the traffic and parking studies have been incorporated into the capital plan, subject to budget availability:

Response:

- a. Traffic Impact Mitigation

The TIA completed by the applicant of the 20816 45A Avenue rezoning application identifies the need for a full traffic signal at 208 Street and 45A Avenue. This full traffic signal will enable left turns for vehicles from 45A Avenue onto 208 Street southbound, and enhance the safety of the pedestrian crosswalk at 208 Street at 45A Avenue. This traffic signal is to be funded by development, including the 20816 45A Avenue application and future Ground Oriented rezoning applications along 208 Street. This traffic signal is anticipated to be in operation by April 2024.

b. Parking Study, Outcomes and Mitigation

The parking study projected what the maximum number of parking spaces could be within the study area and compared it to the maximum number of dwelling units that could be built according to the land uses in the OCP. The basic premise of this study is that if the overall parking space projection number exceeds the number of resident and visitor parking spaces that are required by Zoning Bylaw, then this would create excess parking space capacity for the permitted land uses. This in turn would reduce the likelihood of parking pressures in the neighbourhood from new development, assuming that the Zoning Bylaw parking requirements for singled detached homes, townhomes and plex-homes reflect vehicle and parking use trends in the City of Langley.

The study was framed by key assumptions, including off-street parking requirements for single detached homes (OCP Suburban Residential land use) and townhomes and plex-homes (OCP Ground Oriented Residential land use), built form characteristics (i.e. lot widths, building setbacks, existing driveways and garages) and existing on-street parking space capacity observed in the study area.

These assumptions included:

1. Zoning Bylaw requirement for off-street parking spaces for single detached homes in the Suburban Residential land use (permits single detached home with 1 suite): 2 spaces per primary dwelling unit and 1 space per secondary suite unit, for a total of 3 spaces or 1.5 spaces per unit for lots with a house and a suite. The Zoning Bylaw does not require visitor parking for single detached homes;
2. Single detached home lots are zoned RS1, which requires a 7.5 metre minimum front yard building setback. When coupled with a standard width driveway, this space enables at least two vehicles to be parked in front of homes (outside of the garage, which is usually contained in the home itself);
3. All of the single detached homes in the area are permitted to have one suite, as permitted by the OCP and Zoning Bylaw. Currently 14 homes in this area have a registered suite;
4. Zoning Bylaw requirement for off-street parking spaces for townhomes and plex-homes in Ground Oriented Residential land use: 2 spaces per dwelling unit and 0.2 spaces visitor parking spaces per unit, for a total of 2.2 spaces per unit; and
5. Given that the majority of the 101 single detached home lots in the study area have a road frontage length of over 18 metres, and that on-street parallel parking spaces require about 7 metres of frontage, and a driveway entrance is up to 6 metres wide, a standard single detached home lot with one street frontage has a theoretical yield of

least one on-street parking space, and corner units (about 18 lots in the study area) could have at least 2 to 3 on-street parking spaces.

Off-street ('on-lot' or private property) parking space projection

The study area has 101 single detached home lots in the Suburban Residential land use, which based on the assumptions would yield 303 parking spaces at maximum density yield (where each of the 101 lots has one primary unit and one suite unit, yielding 202 total 'units'). Staff also note that 70% of the lots have double garages; when this is combined with the possibility of having 2 parking spaces on the driveway in front of the garage, and assuming the garages are used for parking, this could yield 4 off-street parking spaces per lot. Based on this a maximum of 374 off-street parking spaces could be possible on 101 single detached home lots.

An estimated 59 townhomes and plex-homes could be developed within the Ground Oriented land use within the study area. Using the study's parking assumptions this would require/yield a total of 130 off-street parking spaces (all resident and visitor parking spaces must be contained within the development sites).

On-street (on City road right of way) parking space projection

In terms of on-street parking capacity, and using the above assumptions and corroborated by a mapping exercise, the maximum on-street parking space projection in the study area is about 180 spaces. However, following a field review and accounting for swales/'unparkable' shoulders, sightlines/off-sets from intersections and driveways, and narrower cul de sac frontages which prevent on-street parking, there are about 120 viable on-street parking spaces in the study area.

Total parking space projection vs. Zoning Bylaw requirements

The combined off-street and on-street parking projection in the study area is 624 spaces (sum of 374 off-street spaces on single detached home lots, 130 off-street spaces on townhome and plex-home lots and about 120 on-street parking spaces). This results in an overall rate of 2.4 parking spaces per dwelling unit, which exceeds both the Zoning Bylaw parking requirement for single detached homes (2 spaces per home without a suite, 3 spaces per home with a suite - or 1.5 spaces per unit) and townhomes and plex-homes (2.2 spaces per unit which includes 0.2 spaces per unit visitor parking).

This projection suggests that there is excess parking capacity in the neighbourhood at full theoretical build out, compared to Zoning Bylaw parking requirements. The attached Townhome and Plex-home Best Practices Guide also includes guidelines that aim to mitigate potential

parking pressures on existing local streets by encouraging 1.) the addition of more visitor parking spaces in individual townhome developments, above the Zoning Bylaw requirement, 2.) the use of garage driveways to provide more non-garage parking spaces in Townhome and Plex-home developments and 3.) limiting tandem garages to less than 50 percent of total garages within individual townhome plex-home developments.

- c) A survey of residents about ground-orientated development in the area South of 50th Ave. has been received by City Council;

Response:

- i. In June 2023, an on-line survey was conducted to obtain input from residents on how to best integrate new townhomes and plex-homes into neighbourhoods south of the Nicomekl River (along 200 Street, 203 Street and 208 Street). The survey included questions that asked residents about what they thought about Good Neighbour Design, Parking and Transportation and Green Space and Landscaping.
 - ii. This survey was widely advertised through the newspaper, the City's website and email newsletter (which has over 3,000 subscribers), social media and direct mail-out notifications to 1,169 addresses within 100 metres of areas designated for Ground Oriented development in the OCP.
 - iii. 635 survey responses were received, with about 75% of respondents residing south of the Nicomekl River, 40% within 100 metres of the Ground Oriented land use areas, and about 16% or 70 respondents from the Uplands neighbourhood (which includes the area bounded by 208 Street and Newlands Drive).
 - iv. The attached Engagement Summary details the feedback received from residents and highlights 'key takeaways' from the survey results, which were then used to develop the attached Best Practices Guide.
 - v. Key survey takeaways include: a preference for peaked roofs and building and site designs that maintain and enhance privacy, support for transportation improvements, agreement with stepping down heights and requiring larger setbacks where townhomes and plex-homes are directly adjacent to single detached homes (Suburban and Urban Residential land uses in OCP), providing a range of garage and parking options, limiting tandem parking, and ensuring there is ample greenspace, trees and outdoor amenity spaces in new townhome and plex-home developments.
- d) Langley City staff develop a best-practice document for ground oriented residential projects along the 200th Street and 208th Street corridors, incorporating feedback from residents in the area bounded by 208th Street to the west and Newlands Drive to the North:

Response:

- i. The attached Best Practices Guide was developed using feedback from the Townhome and Plex-Home survey, and is to be used to guide the

- design of townhome and plex-home rezoning applications, in conjunction with the OCP Development Permit Guidelines and Zoning Bylaw.
- ii. The Best Practices Guide includes eight best practices categories that aim to ensure new townhome and plex-home developments are well-integrated into existing neighbourhoods within minimal privacy, massing, traffic and parking impacts.
 - iii. The best practices within the Guide are anticipated to be integrated into the OCP Development Permit Guidelines and Zoning Bylaw, as a part of the general Zoning Bylaw update, scheduled for completion in mid-2024.

SUMMARY:

Based on the above commentary that outlines the responses to each of the April 4, 2022 moratorium resolution subsections, and the completion of the survey and attached Best Practices Guide, staff recommend that Council lift the moratorium on Townhome and Plex-home applications south of 50 Avenue.

ALTERNATIVES:

1. Direct staff to refine the Best Practices Guide according to Council direction and report back to Council prior to lifting the moratorium.

Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment(s):

1. Engagement Summary: Townhomes and Plex-Homes Survey
2. Townhome and Plex-Home Best Practices Guide



MODUS

from insight to impact

Engagement Summary

CITY OF LANGLEY

TOWNHOMES AND PLEX-HOMES SURVEY

July 19th 2023

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Townhomes & Plex-homes Survey

Engagement Summary

Introduction

Langley City's Official Community Plan (OCP) envisions "Ground Oriented Residential" land use areas allowing for plex-homes (duplex, triplex and fourplex) and townhomes along major corridors such as 200 Street, 208 Street and a shorter stretch of 203 Street. The OCP includes this to create a wider variety of housing types south of the Nicomekl River, including additional family-friendly housing options near schools.

New rezoning applications have been paused by Council until a survey is done to gather the views of residents on how new plex-homes and townhomes can be best integrated into existing neighbourhoods.

A survey provided residents with an opportunity to have their say. The feedback received from residents has been summarized in this report and will help create a Best Practices Guide, which in turn will help shape the actual design of future townhomes and plex-homes when they come forward to Council for approval. They will also inform future Zoning Bylaw and OCP Development Permit Guideline updates.

What We Did

Online Survey

A survey was conducted from June 1 - 19, 2023 to gather input from residents regarding the integration of plex-homes and townhomes into existing neighbourhoods based on the OCP's existing designations. The intent of this survey was to understand how plex-homes and townhomes should take form and what design considerations should apply to future development applications. In total, 635 people participated in the survey.

Social Media

The City made proactive use of social media platforms to promote and amplify its outreach efforts for the online survey. Recognizing the wide reach and engagement potential of social media, they leveraged these platforms to effectively connect with the community and encourage participation. The City's social media posts emphasized the importance of community engagement and the opportunity for residents to have their voices heard on matters that directly impact their neighbourhoods and quality of life.

Postcard Mailout

Recognizing that not all community members may be active on social media, the City adopted a multi-channel approach to reach as many residents as possible. A postcard mailout campaign was conducted to increase awareness, particularly for those who reside within 100 metres of the "Ground Oriented Residential" land use areas.

Website & City Newsletter

The City's website and monthly e-newsletter were also used to advertise the survey and encourage residents to participate.



What We Heard

Key Takeaways

Based on the analysis, the following themes emerged and will be considered when drafting the Best Practices Guide.

PRIVACY | Privacy was a major concern for residents, in particular with outdoor spaces being visible from adjacent developments. Architectural design, fencing, landscaping and height limitations were all common suggestions to maintain the privacy of residents.

ARCHITECTURAL FORMS | Many participants favoured peaked roofs for their traditional look, which aligns with the design of most single detached homes in existing neighbourhoods. Side-by-side or double garages were preferred by most respondents for their convenience and ease of use. The preference for both peaked roofs and double car garages seems to indicate the desire to maintain the character and feel of neighbourhoods.

TRANSPORTATION IMPROVEMENTS | Improved pedestrian and cycling infrastructure was the top preference for respondents followed by traffic calming measures and expanded public transit amenities. In addition, increased parking, enhanced road infrastructure, and improved safety measures (i.e. crosswalk lighting) were suggested to address increasing population and alleviate congestion.

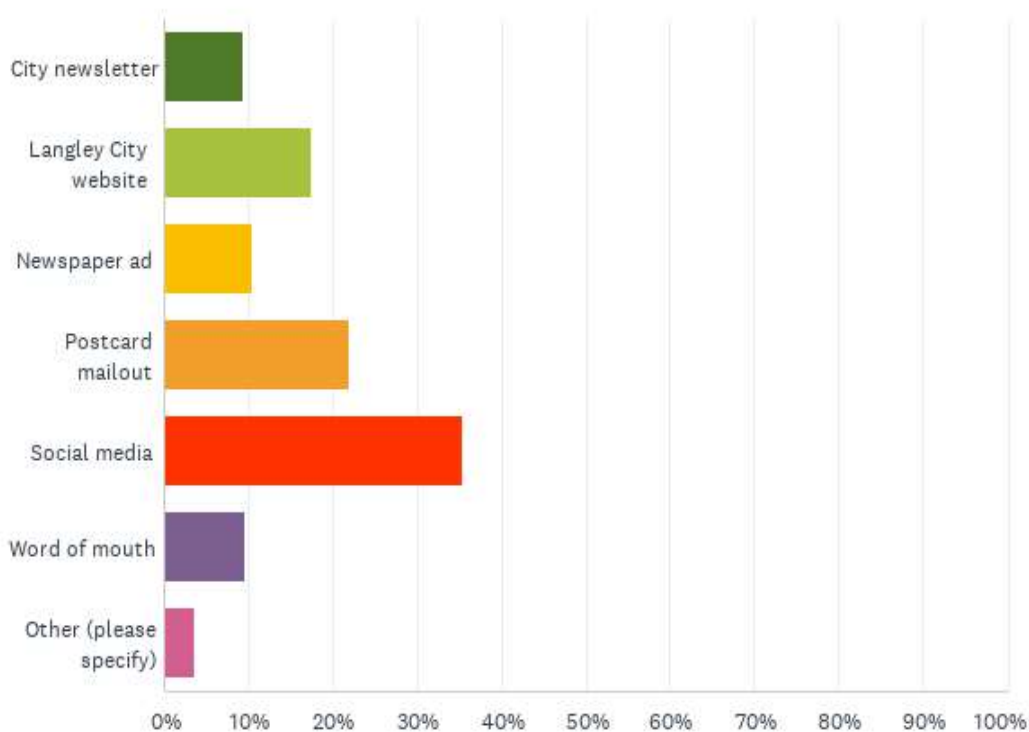
HOME HEIGHTS | The majority of respondents supported stepping down plex-home and townhome heights adjacent to single detached homes. Privacy, visual continuity, and prevention of overshadowing neighbouring properties were the most common reasons provided.

SETBACKS | A majority of respondents were in favour of larger backyard setbacks. Access to green space was a primary concern, with respondents emphasizing its importance for mental well-being, environmental health, and community. In addition, mitigating noise transfer and increasing privacy were also mentioned as benefits of increased distance between single-detached and multi-family properties.

GREEN SPACE | Considered an important aspect of neighbourhood design, green space is highly valued by residents. Ample green space is important and a desire to preserve and enhance it within residential developments was expressed.

Survey Results

1. How did you find out about the survey?



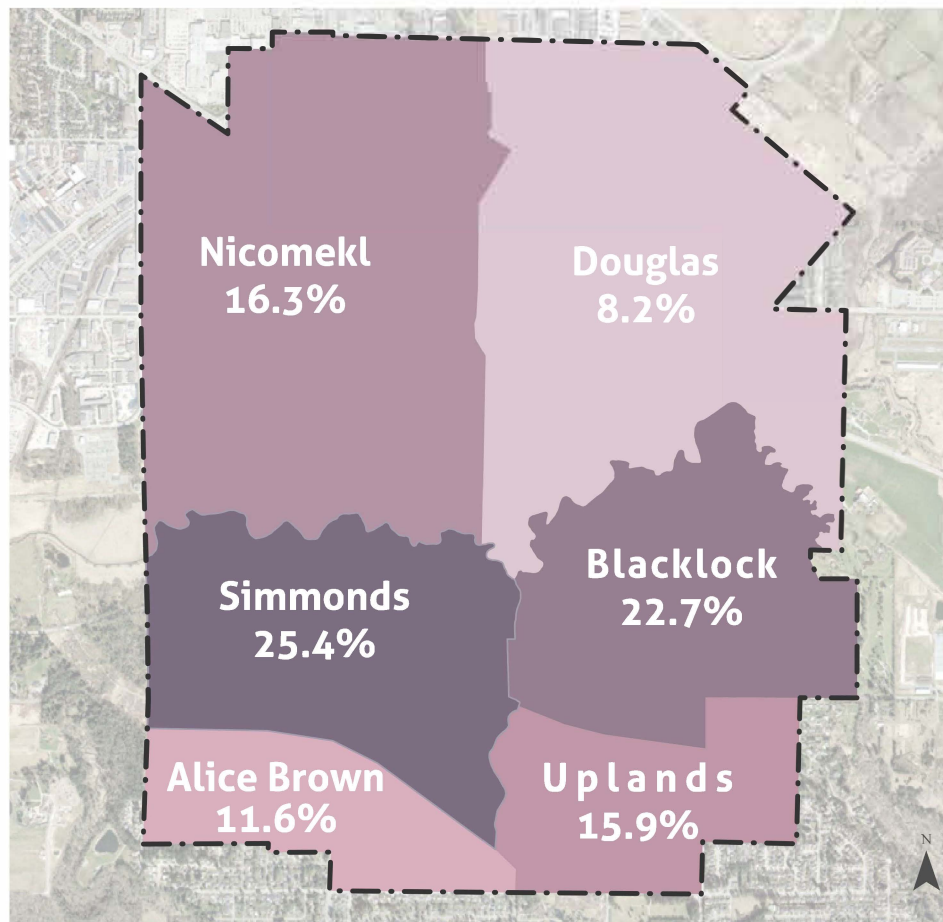
Of the survey respondents who selected 'Other' many heard about the survey through newspaper articles like Langley Advanced Times and the Fraser Valley Current. Others found out about it through City staff and the City website/e-newsletter.

2. What is your Postal Code?

We asked survey respondents to submit their postal code so that we could get a sense of where community responses were coming from. Of the 1,178 postal codes that exist in Langley City, we heard from 441 (37%) of them. Further, of those that sent in responses, 330 (75%) were from south of the Nicomekl River and 175 (40%) were within 100m of the Ground Oriented Residential land use designation south of the Nicomekl River. Below is a breakdown of the postal codes we received feedback from by neighbourhood:

- Simonds 112 (25.4%)
- Blacklock 100 (22.7%)
- Nicomekl 72 (16.3%)
- Uplands 70 (15.9%)
- Brown 51 (11.6%)
- Douglas 36 (8.2%)

Of the total 635 surveys submitted, 546 (86%) were from postal codes in Langley City. The remaining 89 (14%) were mostly from Langley Township except for 1 from the United States and 3 from Richmond.

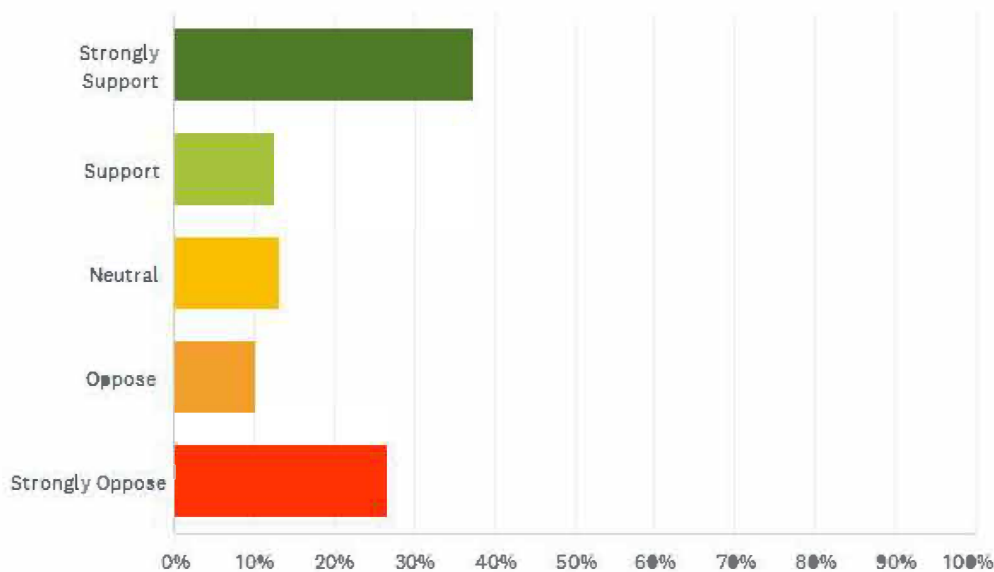


Townhomes & Plex-Homes

Rooftop Patios and Balconies

3. *Do you support prohibiting rooftop patios and balconies that overlook lots identified for single detached homes?*

Overall, 50% of respondents strongly supported or supported the prohibition of rooftop patios and balconies that overlook lots identified for single detached homes. 13% percent of respondents were neutral, while 37% were either in opposition or in strong opposition. The graph below illustrates the breakdown of the level of support and the following section outlines the key themes that respondents expressed.



4. Tell us why.

Privacy (273)

Many respondents supported the prohibition of rooftop patios and balconies as privacy is important to residents. Residents were concerned about their private outdoor space being visible from the rooftop patios and the balconies of adjacent developments. Some suggested incorporating creative architectural designs to maximize privacy while still allowing for outdoor spaces like these. Single detached homeowners see privacy as a fundamental concern that should be protected.

Outdoor Spaces (86)

The comments highlight the diverse perspectives on rooftop patios and balconies. Some argue that these amenities provide much-needed outdoor space, especially for those in multi-family homes and townhouses. Many residents advocated for the inclusion of more green spaces per home/residence, suggesting that if rooftop patios are not provided, alternative options, such as yard spaces, should be considered.

Noise Concerns (47)

Many respondents emphasized the importance of considering the potential noise pollution and congestion caused by higher density living. The impacts of amplified noise levels from rooftop activities were viewed as disruptive factors that could impact the peaceful atmosphere and quality of life in these neighbourhoods.

Densification (32)

Many participants raised concerns about increased density in their neighbourhoods, and worried about the need for greater parking and transit options. They also raised concerns about its impact on the character, privacy, and noise levels of existing neighbourhoods. While some residents were in favour of higher density and increased building heights, others stress the importance of respecting privacy, preserving green spaces, and maintaining the balance between single-detached homes and higher density housing.

Balanced Needs (21)

Many respondents suggested designing patios and balconies in a way that provides outdoor access while respecting the privacy of surrounding homes. Overall, it was deemed important to strike a balance between providing outdoor spaces for residents, regardless of the housing type, while considering the impact on existing neighbours.

Character and Feel (9)

Several respondents expressed concerns about changes to the character of neighbourhoods. Respondents believed that it is essential to strike a balance between preserving the original character of the neighbourhood and accommodating the growing population. Respondents emphasized the need to embrace the evolving nature of neighbourhoods while finding ways to integrate developments harmoniously. This approach would foster inclusive communities and accommodate different preferences and needs.

Quality of Life (8)

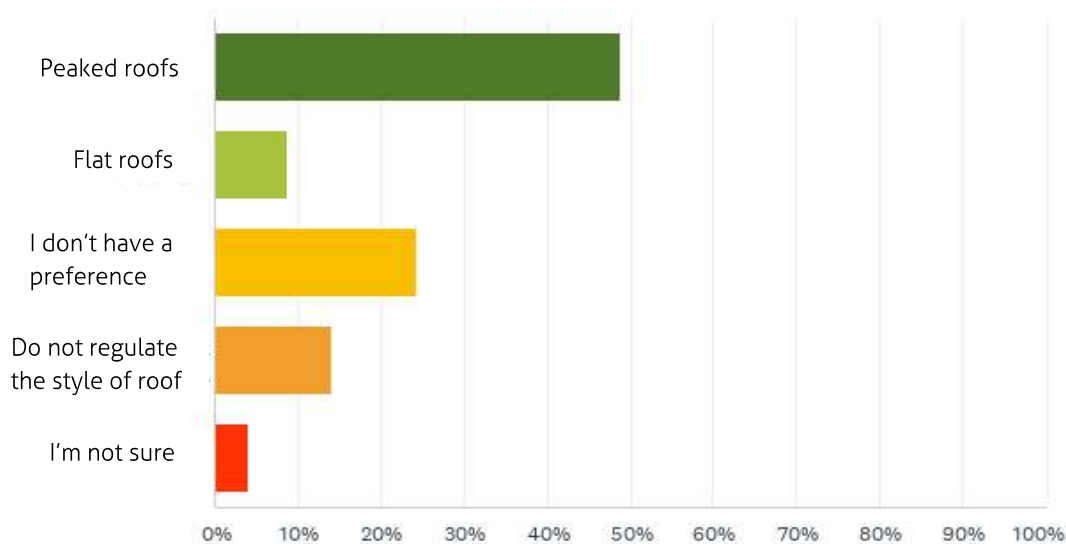
Some respondents emphasized the importance of outdoor living and the regenerative aspects of green spaces, including trees, grass, and area for their dogs. However, there was recognition that rooftop patios can offer utilization of otherwise unused roof space and create additional area for grass, plants, and other green features. Overall, residents believe that incorporating green spaces, whether through rooftop patios or alternative means, is essential for outdoor exposure, gardening opportunities, and enhancing the quality of life.

Roof Styles

Rooftop styles are an important consideration in townhome and plex-home designs. Peaked roofs are more traditional and reflect the design of most single detached homes in the City. Flat roofs present a more modern look and create opportunities for more outdoor space through rooftop patios. A survey question was asked to understand the community's preference for the roof styles.

5. *What style of roof would you prefer new townhomes and plex-homes use?*

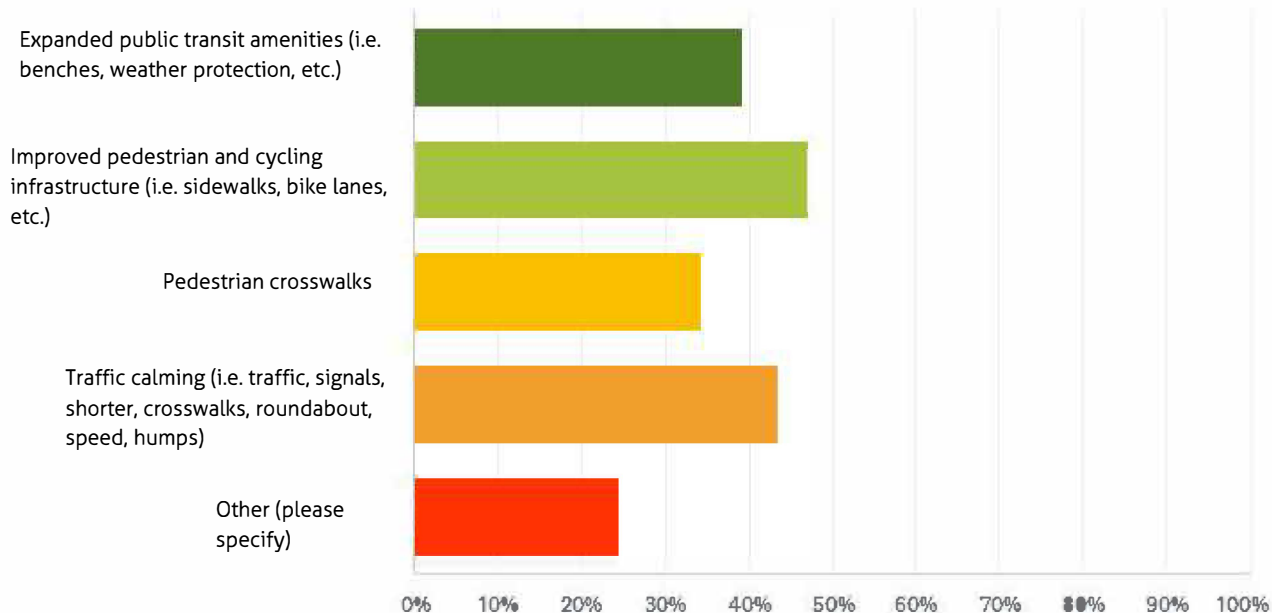
Overall, 49% of respondents preferred peaked roofs while only 9% of respondents preferred flat roofs. 24% of respondents didn't have any preference, while 4% were not sure and 14% preferred that style of the roof should not be regulated. The graph below illustrates the breakdown of the level of support.



Transportation Improvements

6. Which of the following transportation improvements do you think would improve your neighbourhood?

Overall, 47% of respondents preferred improved pedestrian and cycling infrastructure. 43% of respondents preferred traffic calming improvements, while 39% preferred improvements for expanded public transit amenities and 34% preferred improvements for pedestrian crosswalks. 24% focused on other transportation improvements such as streetscape, preserving trees, lighting for crosswalks, etc. The graph below illustrates the breakdown of the responses and the following section outlines the key themes that were expressed.



Wide Lanes and Sidewalks (45)

The respondents emphasized the need for wider roads, improved road infrastructure, and expanded roadways to accommodate the increasing population and alleviate congestion. Suggestions include creating wider sidewalks, separate safe bike lanes, and increasing the capacity of the road network to handle the growing traffic. Suggestions included implementing traffic signals, widening lanes, creating dedicated turn lanes, improving infrastructure like sidewalks and bus stations, and coordinating traffic lights, specifically on streets like 200 and 208 Streets. Overall, the comments reflect a strong desire for road improvements and expansion to ensure smoother traffic flow and better accommodate the growing community.

Parking (30)

The respondents expressed the need for increased parking provisions in the neighbourhood. They expressed concerns about the potential for additional parked vehicles on existing streets and emphasized the importance of providing sufficient parking. The comments noted a desire for more off-street parking, resident permit parking, and increased parking capacity in residential areas. Overall, the comments underscore the need to mitigate potential parking issues.

Public transportation (20)

The respondents expressed the importance of ensuring convenient and efficient public transportation, as well as promoting walking, cycling, and wheelchair accessibility. They cite the example of Willoughby facing similar concerns. The respondents suggested having additional public transportation, green spaces, and other public resources in their neighbourhood. However, other comments highlight specific suggestions for enhancing amenities, including bike share programs, more trains, improved skytrain systems, increased frequency of community buses, and better bus service. The comments reflect a desire for expanded amenities and transportation options to alleviate traffic congestion and provide greater accessibility to services in the community.

Traffic Calming (20)

Respondents expressed concerns about the heavy traffic on 208 St and suggested the need for measures to slow down the traffic. Some respondents suggested that traffic calming measures such as narrower vehicle lanes, lower speed limits on non-arterial roads etc. - especially on 208 Street, 48 Avenue, and school zones - would be a huge improvement while few believed that they do not need any more traffic calming measures to major roads as it affects the traffic flow and leads to congestion.

Streetscape (13)

Several respondents suggested valuable ideas other than the options provided in the survey. Participants highlighted the need for adequate lighting for safety during nighttime walks, advocating for more lamp posts at different heights. There were also requests for specific lighting improvements, such as on-demand lights at intersections and traffic lights at certain locations. Additionally, the preservation of existing trees and green spaces, as well as the incorporation of tree-lined streets, was mentioned as important considerations for maintaining a desirable environment. Overall, the comments emphasize the importance of streetscapes with appropriate lighting and the integration of greenery.

Bike Lanes (11)

Some respondents raised concerns around the existing bike lanes and suggested repurposing the existing bike lanes to be wider for more bikers to be able to use them. Suggestions were also made to separate the bike lanes from the existing traffic to make them more user-friendly, accessible, and functional.

Speed Enforcement (5)

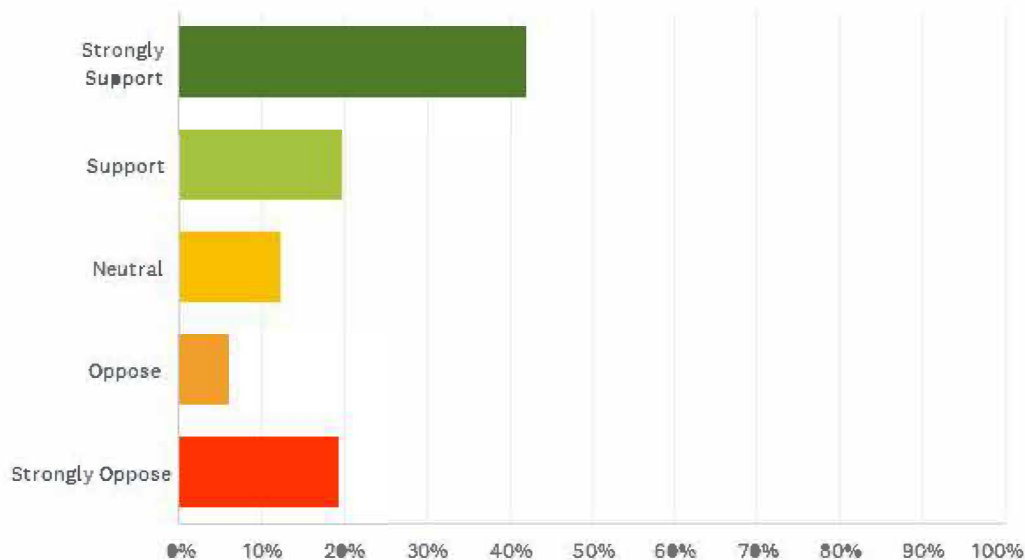
Other respondents raised concerns regarding speed enforcement and the volume of traffic on 203 Street. One comment specifically mentions the need for speed enforcement on a particular section of 203 Street, highlighting frequent instances of excessive speed despite narrower driving lanes. Another comment emphasizes the importance of enforcing speed limits and suggests removing unused bike lanes in relation to the issue. These comments reflect a desire for improved traffic regulation and safety measures addressing concerns related to speeding and traffic management.

Plex-Homes

Building Heights

7. *Do you support stepping down plex-home heights that are adjacent to properties identified in the OCP for single detached homes (i.e. Suburban and Urban Residential land use designations)?*

Overall, 62% of respondents strongly supported or supported stepping down plex-home heights adjacent to lots identified in the OCP for single detached homes. Thirteen percent of respondents were neutral, while 35% were either in opposition or strong opposition. The graph below illustrates the breakdown of the level of support and the following section outlines the key themes that respondents expressed.



8. *Tell us why.*

Character and Feel (68)

Many respondents expressed a desire to maintain the character and feel of their neighbourhoods without tall or towering structures that may disrupt the existing aesthetic. They emphasize the importance of visual continuity, privacy, and the prevention of overshadowing neighbouring properties. The respondents preferred for plex-homes to blend in with the existing single-family homes and avoid creating an imbalance in the neighbourhood.

Restricted Heights (55)

The respondents indicated a strong preference for lower heights of plex-homes due to privacy concerns and to maintain the neighbourhood's character. Many respondents expressed that plex-homes should not exceed two or three storeys and should be in line with the height of existing buildings. The respondents preferred to maintain the character and feel of the neighbourhood while cautiously integrating more density and height in residential areas.

Integrated Urban Fabric (47)

Many respondents indicated that integrating plex-homes with existing homes is important for continuity and to maintain the character and privacy of the neighbourhood. They prefer a gradual transition and blending of new buildings with the existing single-detached homes. Overall, they emphasized that plex-homes should fit seamlessly into the neighbourhood and not overpower or overshadow existing homes.

Natural Light and Scenic Views (46)

Many respondents expressed concerns about blocking of sunlight, loss of natural light, overshadowing of existing homes, and the visual impact of taller buildings. They emphasize the need to access sunlight.

Some respondents raised concerns about obstructing views, losing visual clearance of the sky, and having buildings tower over single-detached homes. Privacy, natural light, and the integration of new builds with existing designs were emphasized. Some participants also acknowledged that the value for the site is directly dependent on the scenic views.

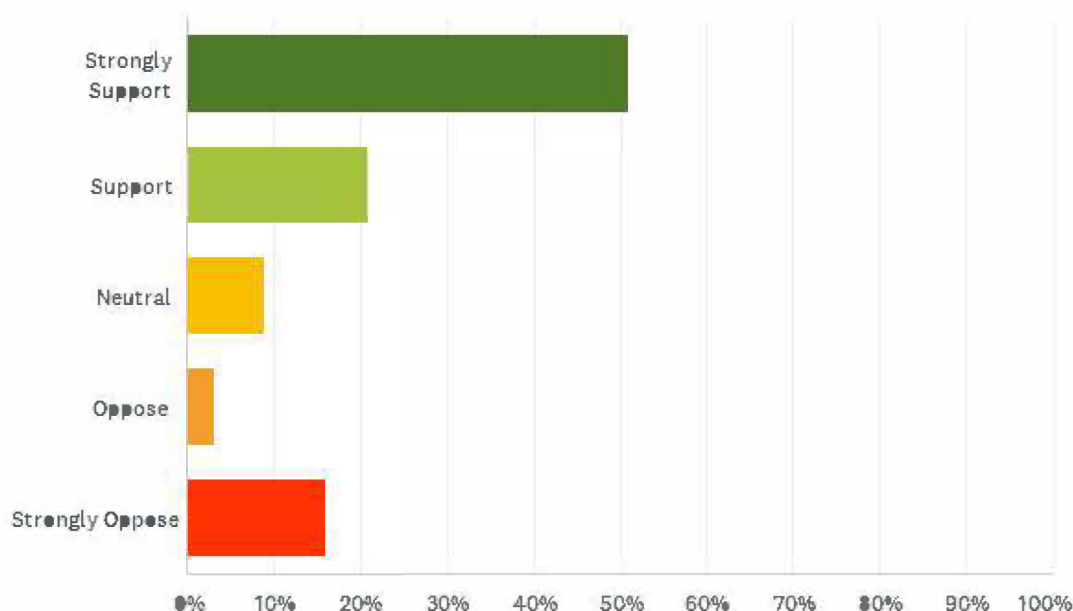
Need for More Housing (14)

Several respondents expressed the need for more housing. Citing the need for more housing, some participants acknowledged the need for densification and provision for homes for larger families.

Backyard Setbacks

9. Do you support larger backyard setbacks for plex-homes?

Overall, 72% of respondents strongly supported or supported the larger backyard setbacks for plex-homes. 9% of respondents were neutral, while 18% were in opposition or strong opposition. The graph below illustrates the breakdown of the level of support and the following section outlines the key themes that respondents expressed.



10. Tell us why.

Green Space and Quality of Life (132)

A significant number of respondents expressed support for larger backyard setbacks for townhomes due to their appreciation of green space. Many respondents emphasized that access to green space is crucial, especially for children, and it contributes to a sense of community. They noted that green space is crucial for mental well-being, environmental health, and fostering a sense of community. Flexibility, cooperation with neighbours, and the ability to enjoy one's own backyard were also emphasized.

Privacy (90)

Many respondents support larger setbacks and buffers between different types of homes to ensure privacy and create a sense of space. The desire for green space, mature trees, and well-maintained yards was also mentioned for their contribution to privacy and a pleasant living environment.

Space for Recreation (26)

The feedback received from many respondents suggested that the larger backyards would offer several benefits. These include providing more room for personal recreation, accommodating children's need for private play areas, allowing space for gardening, and creating opportunities for outdoor activities. Many respondents see larger yards as appealing to families, offering space for children to play, and supporting various family activities.

Mental Health & Well-Being (20)

Many respondents emphasized the importance of outdoor spaces in the form of larger backyards for overall well-being and mental health. They highlighted the benefits of outdoor spaces include providing opportunities for exploration, connecting with nature, and engaging in activities such as gardening. Participants suggested that outdoor spaces play a crucial role in calming and grounding individuals, particularly during times like the COVID-19 pandemic.

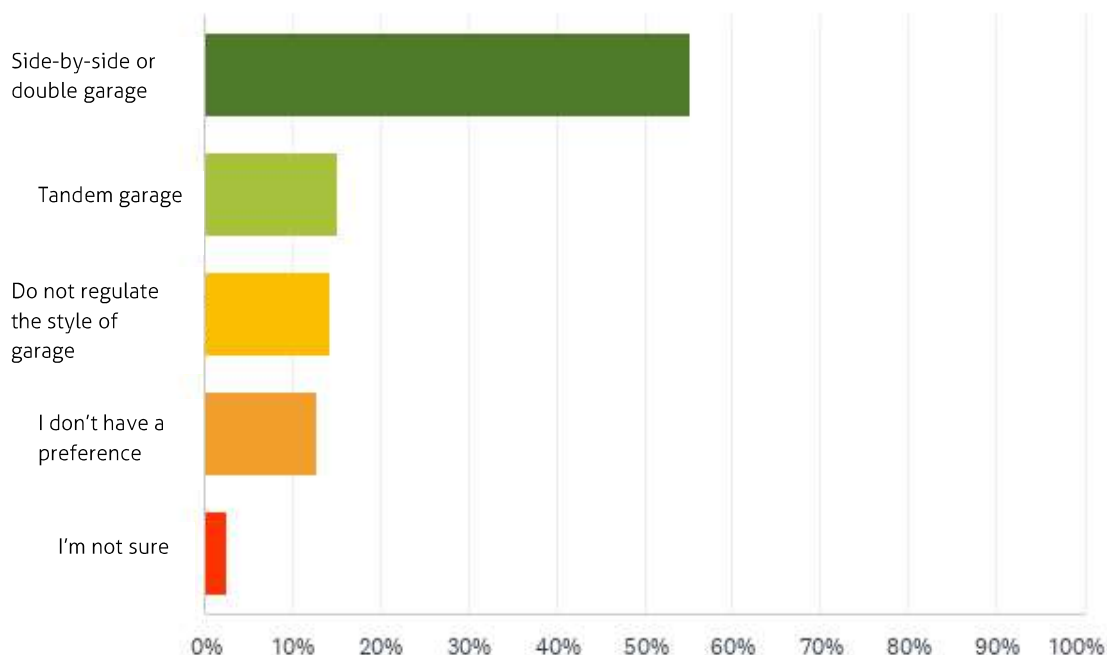
Noise Concerns (11)

Some respondents expressed the desire for larger setbacks and more space between properties to mitigate noise transfer and increase privacy. They suggest that increased distance between single-detached homes and multi-family properties would help reduce noise levels and create a more livable environment.

Garage Style

11. Do you have a preference of garage style for plex-homes?

Overall, 55% of respondents preferred side-by-side or double garage while 15% of respondents preferred tandem garages. 13% of respondents didn't have any preference, while 3% were not sure and 14% preferred that style of the garage should not be regulated. The graph below illustrates the breakdown of the level of support.



12. Tell us why.

Convenience (107)

Many residents preferred side-by-side garages for their convenience, allowing residents to easily park their vehicles without the need to shuffle cars. Residents expressed their concerns for tandem garages, due to their inconvenience and lack of functionality for parking vehicles. Participants mentioned that this leads to increased street parking, causing congestion and parking issues.

Efficient use of Space (77)

The opinions regarding the type of garages in multi-car homes are divided. Many respondents consider that side-by-side garages are easier to use and less likely to be used for storage, providing more living space and a house-like appearance. On the other hand respondents expressed concern that tandem garages are often used for storage, leading to challenges in parking for residents.

Increased Street Parking (63)

Many residents argue that tandem garages are not practical as they are often used for storage rather than parking two vehicles, resulting in increased street parking. Others suggest that side-by-side or double garages would be more convenient and would free up street parking. Many residents emphasize the need for efficient parking solutions to alleviate parking issues and maintain the livability of their neighbourhoods.

Visitor's Parking (43)

Many respondents expressed concerns regarding the lack of parking space for visitors, especially for large families and bigger vehicles. There were concerns that people tend to use visitor parking instead of their own garages, leading to congestion on the streets and limited access for emergency vehicles. Participants expressed the need for regulating adequate parking for themselves and visitors acknowledging the gradual increasing number of parked vehicles.

Wider Driveway (28)

Respondents expressed a desire for wider driveways, providing ample parking space for multiple vehicles as they accommodate larger vehicles, such as trucks and SUVs. Residents acknowledged that wider driveways associated with side-by-side garages also offer additional parking options for visitors.

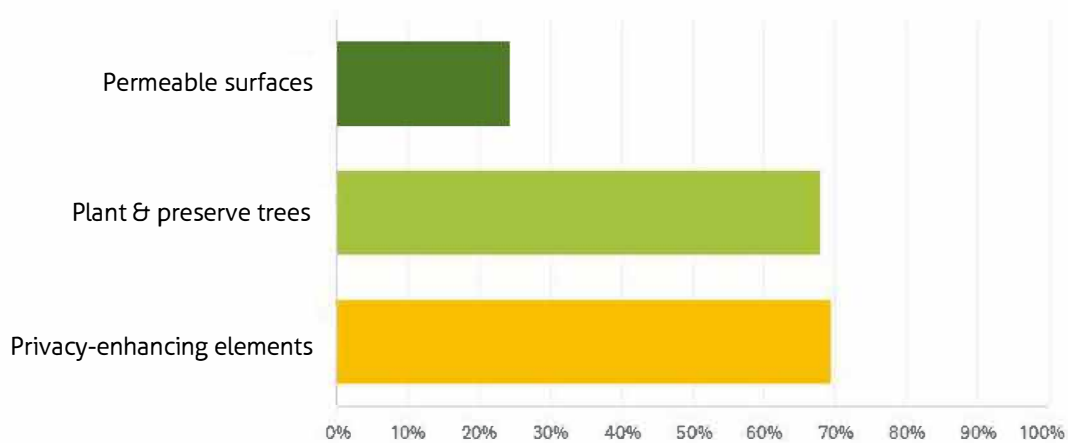
Flexibility in Options (27)

There was a preference for flexibility and options in garage styles, with some advocating for the free market to decide. Respondents acknowledged that tandem garages may be seen as more affordable, while side-by-side garages offer convenience. Many respondents called for diverse options that cater to people's preferences and financial situations, with consideration for location, design, and needs. The market, builders, and purchasers should have a say in determining the suitable garage style, and a mixture of both styles can provide variety and choice. The size and design of the lot and structure are also factors to consider in deciding the garage system.

Landscape Features

13. What type of landscape features would you like to see in new plex-homes?

Overall, 70% of respondents preferred privacy-enhancing elements. 68% of respondents preferred to plant and preserve trees, while 24% preferred to see permeable surfaces in new plex-homes. The graph below illustrates the breakdown of the preferences and the following section mentions ideas for additional landscape features from the respondents.



14. Tell us why.

Privacy Enhancing Elements (266)

Many respondents acknowledged privacy concerns and suggested solutions like privacy barriers such as, shrubs, trees, high fences and other neighbour-friendly designs to prevent overlooking into the private yards.

Preserving and Planting Trees (240)

Feedback from respondents emphasized the importance of tree preservation, native plants, and green spaces in the design and development of the area. The community expressed value for mature trees in relation to their environmental benefits, such as shade, privacy, and wildlife habitat, and expressed concerns about the removal of large trees. The suggestions include incorporating trees in boulevards and public spaces, creating wildlife corridors, and promoting sustainable gardening through community gardens.

Green Space (153)

Many respondents emphasized the importance of green spaces, play areas, parks, and vegetation in the neighbourhood. Suggestions include promoting personal gardens, grass yards instead of concrete, privacy, wider lots, native vegetation, and tree planting. Many respondents expressed a desire for incorporating green features while limiting concrete and artificial grass.

Kids Play Areas (76)

Many respondents highlighted the importance of providing suitable play areas for children within the complex, small yards for children and pets, and prioritizing walkable and bike-friendly spaces away from busy roads.

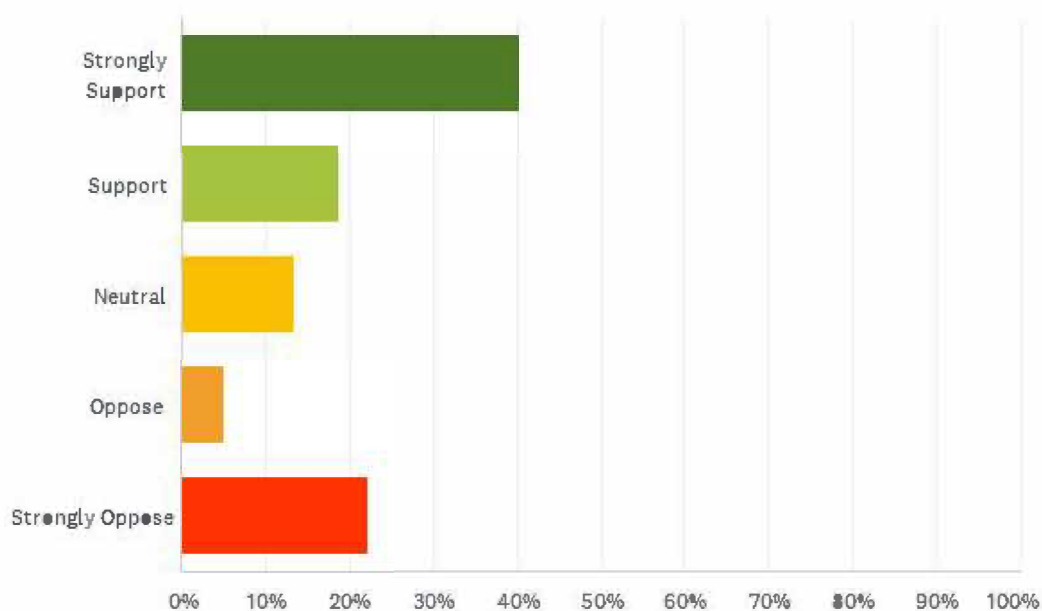
Community Gardens (68)

The feedback from respondents highlighted the importance of community gardens in residential developments. Suggestions included incorporating vegetable gardens, flower beds, walkways for shared use, micro parks for residents, and rooftop gardens. Respondents believe that community gardens offer environmental benefits, cooling effects, and the opportunity for residents to grow their own food.

Townhomes

15. Do you support stepping down townhome heights that are adjacent to properties identified in the OCP for single detached homes (i.e. Suburban and Urban Residential land use designations)?

58% of respondents strongly supported or supported stepping down townhome heights adjacent to single detached homes. 13% of respondents were neutral, while 27% were in opposition or strong opposition. The graph below contains a breakdown of the level of support and the following section outlines the key themes that respondents expressed.



16. Tell us why.

Privacy Considerations (58)

Respondents primarily cited the protection of privacy for single detached home owners. Many who supported this notion were concerned that 11m townhomes would block existing views and would cause occupants to look into adjacent properties. However, a few participants noted that from a two storey single detached home, they are already able to see into their neighbour's property.

Good Neighbour Design (36)

Many respondents voiced their support for this idea as they felt it used good neighbour design principles. They appreciated that this approach would make townhomes integrate well with the existing neighbourhood structures.

More Housing Options (32)

Participants who opposed this option did so because they want to see denser forms permitted and a variety of housing options built. Citing the need for more housing, some participants want less regulations on townhome heights (allowing all to be 11m) to permit more density and homes for larger families.

Shadowing and Views (31)

Many participants supported stepping down townhomes because it would help to preserve existing views and limit the shadows cast onto one and two storey single detached homes. However, it was noted that many of the mature trees and other natural elements in existing single detached neighbourhoods already shadow properties more than new development would.

Preserve the existing neighbourhood character (25)

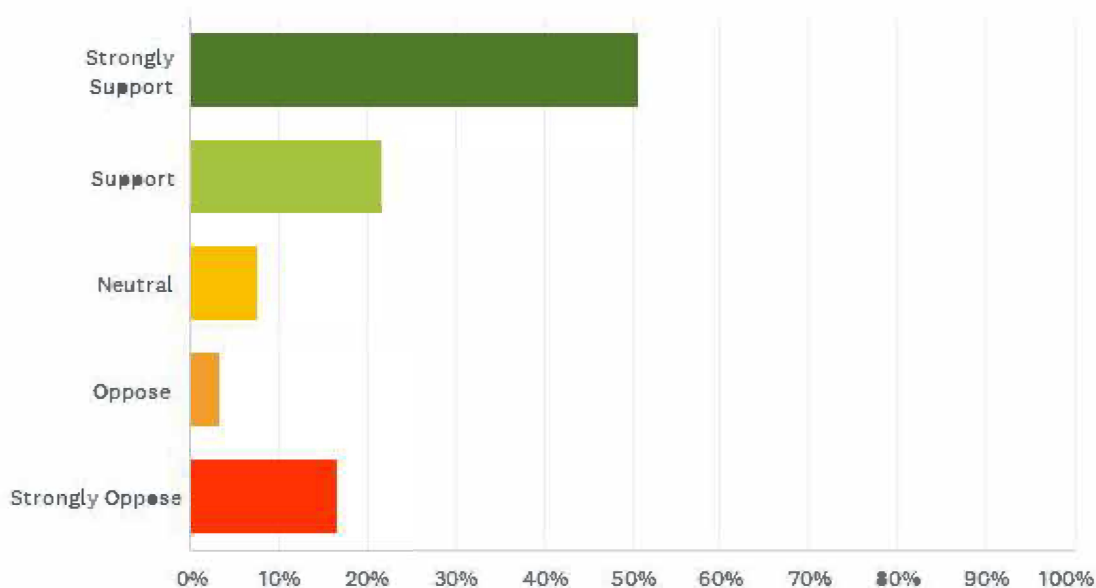
Some participants noted that stepping down townhomes would make the neighbourhood feel more cohesive. Others felt that all townhomes should be limited to 2 storeys / 9m to preserve the existing neighbourhood character. Many want the design to reflect the existing aesthetic of the neighbourhood.

Do not support townhomes (18)

Some participants do not support the construction of townhomes in their neighbourhood, in particular those south of the Nicomekl River. Some cited traffic concerns, visual appeal, and overcrowded neighbourhoods as key reasons.

17. Do you support larger backyard setbacks for townhomes?

Overall, 71% of respondents strongly supported or supported larger setbacks for townhomes. 8% of respondents were neutral, while 20% were in opposition or strong opposition. The graph below contains a breakdown of the level of support and the following section outlines the key themes that respondents expressed.



18. Tell us why.

Green Space (52)

Most participants felt that larger yards are important for social and ecological health. They were in favour of yards big enough for families and increased amounts of green space and natural elements in the community. Some participants feel that there is sufficient parkland and green space in Langley City and that density should be prioritized.

Privacy (51)

Many respondents supported larger backyard setbacks as they felt it would provide more privacy between neighbouring properties.

Good Size Backyard (31)

For the sake of pets, children, and families having sufficient space to enjoy the yard, many respondents were in favour of larger setbacks.

Do Not Support Townhomes (25)

Some respondents, while they support larger backyard setbacks, do not support townhomes being built in their neighbourhoods.

More Distance (23)

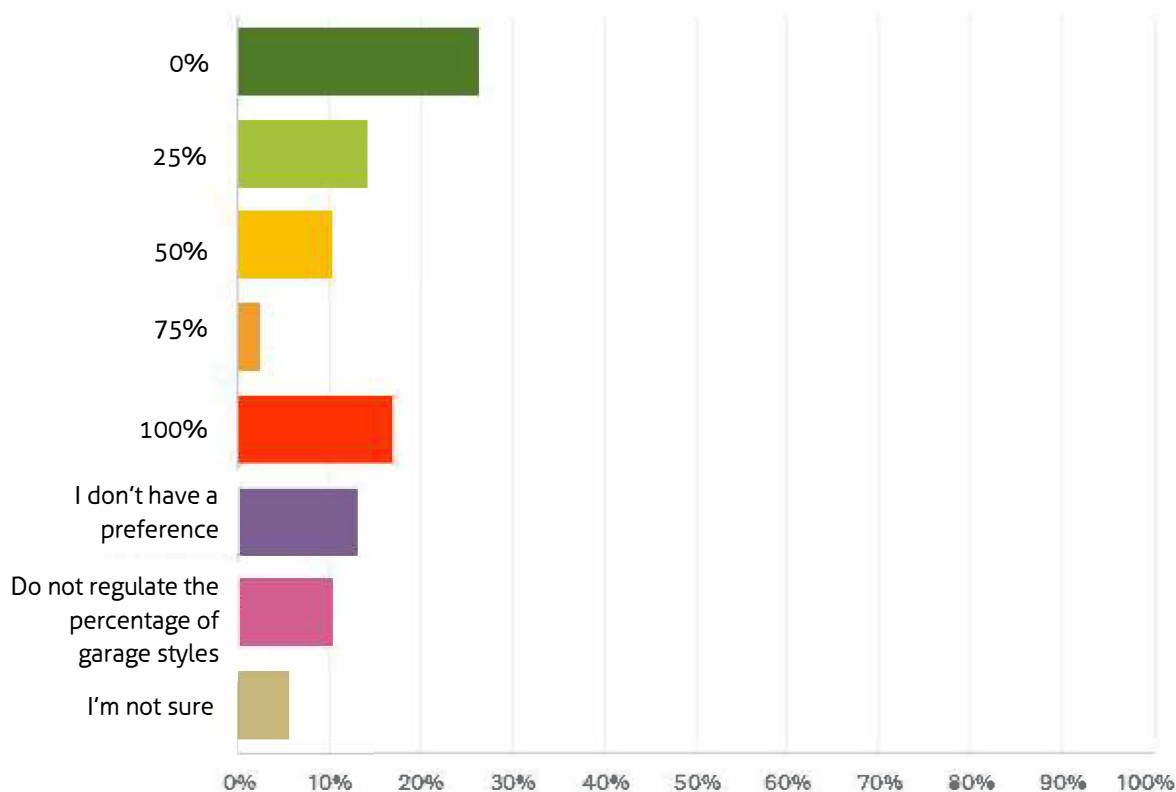
Several respondents felt that the proposed 6m setback was not enough. They shared that this was not enough space to accommodate adequate use of a backyard.

Less Distance Needed (20)

Some participants mentioned that density should be prioritized and therefore available land should be utilized for housing developments.

19. What maximum percentage of townhomes with tandem parking do you think should be permitted in new complexes?

Similar to the responses observed for tandem parking in plex-homes, 26% of respondents expressed a preference against tandem parking garages by selecting 0%. By adding up the results for 100%, those who have no preference and those who don't want this regulated, we see nearly 40% of respondents don't see a need for a maximum percentage of tandem parking spots. A further breakdown of each option selected is below.



20. Tell us why.

Street Parking (58)

The primary reason shared by respondents for their opposition to tandem parking is the concern that it would result in increased street parking. They pointed out that the more convenient and accessible parking is within the garage, the less likely residents are to park their vehicles on the street.

Underutilized and Inconvenient (47)

Many respondents highlighted the potential challenges associated with tandem garages, particularly for homeowners who own multiple vehicles. They noted that the organization and coordination associated with having 2 regularly used vehicles in a tandem garage can pose a big inconvenience for some occupants. A number of other respondents noted that the interior-most space in tandem garages can often not be used for parking. Some commonly mentioned alternatives were storage space, additional living space, and a guest bedroom. Many commented that while this is beneficial for those who only have one car, residents who own two cars would then be relying on their driveway or the street to park their additional vehicle.

Visual Appeal (22)

There was some division amongst respondents in terms of the visual impact of tandem garages. While some appreciated the diminished appearance of the garage on the facade of a townhome, others felt that it looked more crowded and therefore less likely to blend in with the existing homes.

Housing Diversity (21)

Respondents voiced their support for a variety of styles being permitted in pursuit of greater housing diversity. Many felt that developers should be allowed to decide what garage style is built in a particular development based on what the market dictates. They commented that there will be different buyers with varied needs/preferences and the housing availability should reflect that.

Do Not Support Townhomes (15)

Some respondents feel that townhomes should not be permitted in their neighbourhoods.

Cost Concerns (13)

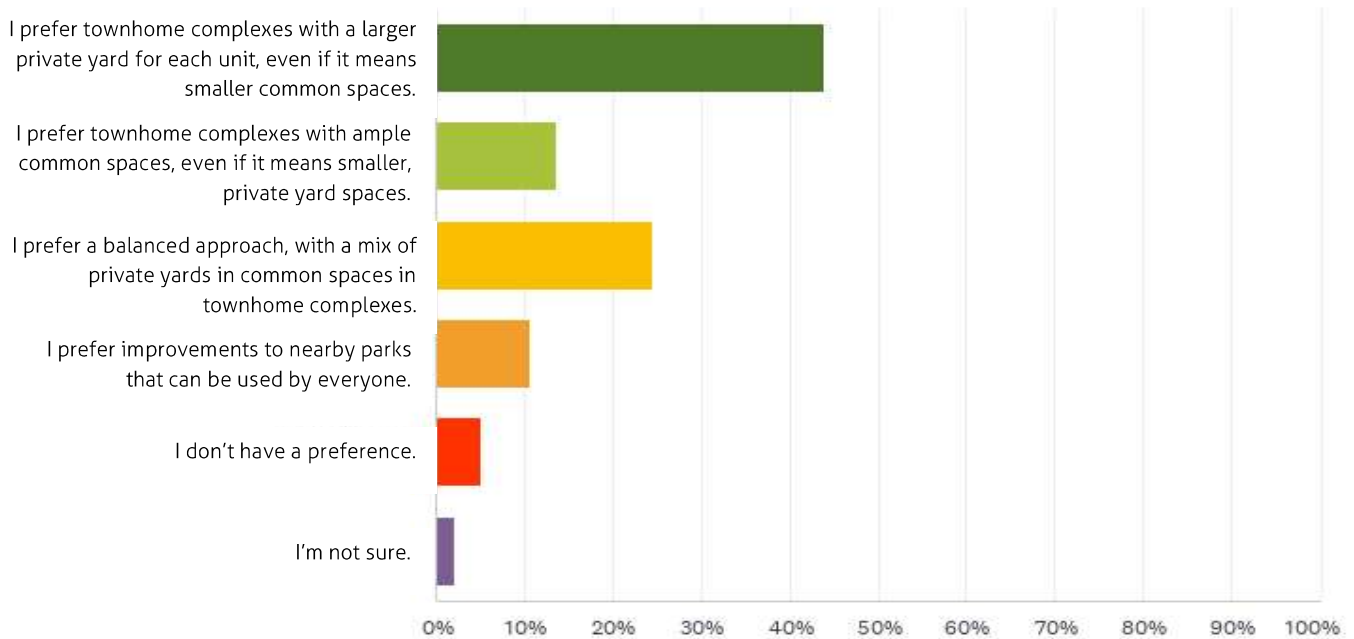
Affordable housing was commonly associated with tandem garages. Several respondents commented that tandem garages allow for a reduction in the minimum width of townhomes, which in turn can result in greater density within a parcel. They favoured the option to build this style as it can contribute to the availability of more affordable housing options within the community.

Size of Units (8)

A few respondents voiced their frustration with narrow homes and linked this design with tandem garages. They added that with the reduced frontage, some units become difficult to park larger cars in and begin to feel more cramped.

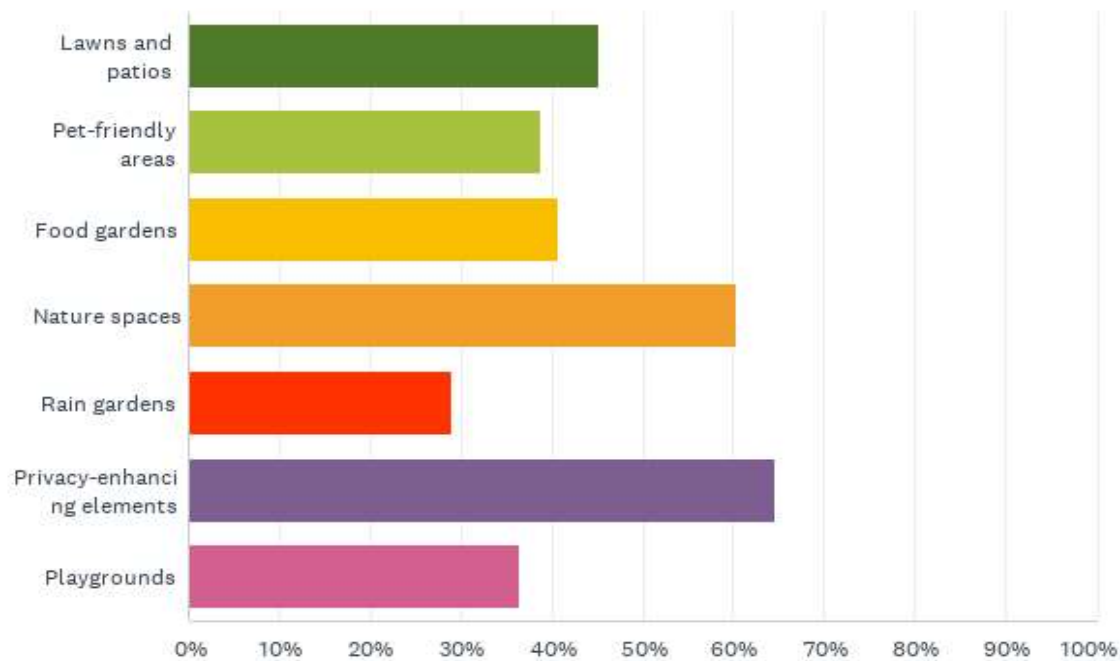
21. When considering the amenity spaces in townhome complexes, which tradeoff do you prioritize between private and common/shared space?

44% of respondents preferred townhome complexes with a larger private yard, even if it comes at the expense of common spaces. Comparatively, 14% of respondents prefer larger common spaces, even if it means smaller private yard space and 24% prefer a balanced approach. The graph below demonstrates the ratio of all responses.



22. What types of common spaces and landscape features would you like to see?

The most popular landscape feature amongst respondents was privacy enhancing elements (65%), with nature spaces as a close second (60%). Food gardens, pet-friendly areas and playgrounds were selected almost the same amount as lawns and patios. A complete breakdown of the preferred landscape features is captured in the graph below.



23. Are there any additional common spaces and landscape features you would like to see?

Green Space (29)

A significant number of respondents expressed a strong desire to see ample green space integrated into townhome developments. Their suggestions included various elements such as gardens, forested buffers, large trees, and low-maintenance plants. These suggestions aimed to enhance the overall aesthetic appeal, environmental sustainability, and well-being of the community. Respondents emphasized the importance of creating a harmonious balance between built spaces and natural elements, fostering a sense of tranquility, ecological health, and connection to nature within their neighbourhoods.

Gathering Space (17)

Many respondents would like to see common areas be used as gathering space. Some suggestions for the programming of this space were:

- Fire pits
- Barbeques
- Space for strata meetings and resident events
- Accessible spaces for seniors and those with disabilities
- Covered spaces like gazebos
- Craft/woodworking rooms

Maintenance (11)

Some respondents cautioned about the maintenance of these common spaces. They said that whichever common spaces are present, the responsibility for maintaining common spaces must be clearly established from the moment they are being considered. As a result, there were several comments that requested guidelines in favour of low maintenance, native, and water-wise plants.

Improved Parks (5)

A few respondents mentioned that they would like existing neighbourhood parks and green spaces to be enhanced rather than having individual development amenities that are disconnected and small.

Do Not Support Townhomes (5)

Several respondents shared that they do not support townhomes being permitted in their neighbourhoods.

Parking (5)

A few respondents would like to see sufficient space dedicated to parking, in particular for visitors.

Playgrounds (5)

A few respondents expressed a desire to see playgrounds incorporated into townhome developments. They emphasized the importance of creating family-friendly environments and providing recreational spaces for children within these communities.

Other Ideas

24. Do you have any other ideas on how to best integrate townhomes and plex-homes in your neighbourhood?

Do Not Support Denser Forms (84)

Many respondents expressed their concerns regarding the introduction or increase of townhomes and plex-homes in their neighbourhoods. They emphasized the desire to preserve the existing character and aesthetic appeal of their communities. They raised concerns about potential issues such as increased traffic congestion, reduced privacy, and changes in the overall neighbourhood dynamics.

Housing Diversity (62)

Many respondents shared their desire to see greater housing diversity in and around their neighbourhoods. The importance of accommodating various demographic groups and addressing specific housing needs was emphasized. One aspect highlighted was the need for one-level housing options to support seniors and individuals with mobility challenges. Additionally, some respondents advocated for the inclusion of social and co-op housing to foster inclusive communities and provide support for vulnerable populations. Some respondents mentioned a need for larger, family-friendly units to meet the needs of growing families. Overall, the significance of affordable housing was emphasized, as respondents recognized the importance of ensuring a varied housing market to support residents from all walks of life.

Parking and Traffic Concerns (54)

Parking and traffic emerged as significant concerns raised by many respondents. They expressed that parking availability is already a challenge in their neighbourhoods and emphasized the importance of introducing on-site parking across all developments to alleviate the strain on street parking. Additionally, respondents voiced concerns about traffic congestion and highlighted the need for upgrades to road infrastructure to support the anticipated population growth. Respondents also recommended the introduction of permit parking systems to prioritize parking for residents and the inclusion of electric vehicle (EV) parking and charging infrastructure to encourage sustainable transportation options.

Infrastructure Upgrades (51)

A number of respondents emphasized the need for infrastructure improvements to accommodate the increased density resulting from new developments in the neighbourhood. They expressed concerns about the capacity of basic services such as schools, emergency services, and public transportation. They also mentioned the desire to see more public amenities created or enhanced. Respondents stressed the importance of expanding these services to ensure they can adequately serve the growing population.

Guidelines and Good Neighbour Design (42)

Respondents emphasized the desire for new developments to be integrated sensitively, blending well with existing homes. They called for clear guidelines that are consistently enforced to mitigate style and use differences. Some emphasized that the usability of the new homes and the comfort of residents should not be sacrificed in denser forms.

Green Buffers and Green Space (29)

Some respondents placed particular emphasis on the importance of green space. They highlighted the need for usable green areas, landscaping, the presence of trees, and the inclusion of green buffers. The suggestions were in pursuit of creating livable, inviting and beautiful communities that prioritize ecological health.

Phase Development (10)

A few respondents mentioned that development should be introduced in phases so that existing neighbourhoods, residents and schools can gradually adjust to increases in population.

Next Steps

We would like to extend our sincere gratitude to all participants for their input and insights. Your thoughtful responses have provided valuable perspectives that will contribute to the creation of the Best Practices Guide. By sharing your views and concerns, you have played a vital role in shaping the future of neighbourhoods across Langley City. The results will be carefully considered, to ensure that the Best Practices Guide reflects the collective aspirations and needs of residents.

July 2023

CITY OF LANGLEY

Townhome & Plex-Home Best Practices Guide



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1.0

Introduction

Integrating Townhomes & Plex-Homes in Langley City

Over the next few decades, Langley City is anticipating significant population growth. According to the Official Community Plan (OCP), the current population of the City is expected to grow by 48% by 2050.

Acknowledging this growth projection and the need for more housing options, the OCP envisions “Ground Oriented Residential” land use areas allowing for townhomes and plex-homes (duplex, triplex and fourplex) along major corridors such as 200 Street and 208 Street. The intention is to create a wider variety of housing types south of the Nicomekl River, including additional family-friendly housing options near schools.

A survey provided residents with an opportunity to have their say on how to best integrate townhomes and plex-homes into primarily single detached neighbourhoods. Questions asked in the survey were reflective of the following categories that have helped organize this Best Practices Guide:

- Good Neighbourhood Design
- Parking and Transportation
- Green space and Landscaping

The feedback received from residents helped create this Best Practices Guide, which in turn will shape the actual design of future townhomes and plex-homes when they come forward to Council for approval.

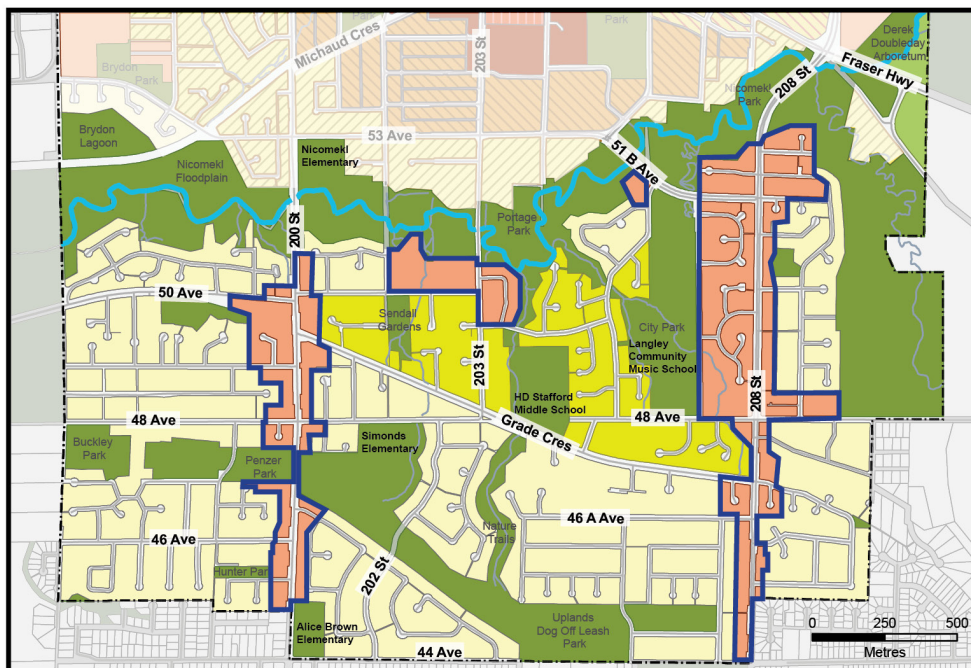
This Best Practices Guide serves as a valuable resource for effectively addressing various development considerations and concerns raised by residents. The guidelines within it are anticipated to be integrated into Langley City’s Development Permit Areas and Zoning Bylaw and will help refine the design guidelines for “Ground Oriented Residential” areas south of the Nicomekl River.

Ultimately, this Best Practices Guide serves as a tool for fostering a broader range of housing, sustainable development, enhancing quality of life, and creating cohesive and vibrant neighbourhoods for Langley City residents.

South of the Nicomekl River

The guidelines in this document apply to the areas south of the Nicomekl River that are designated “Ground Oriented Residential” in Langley City’s OCP, as illustrated in the map below.

These areas are primarily focused along the 200 and 208 Street corridors where future frequent transit service is envisioned. They are areas within walking distance of schools and parks and they have the potential to provide a greater range of options for family-friendly housing.



OCP Land Uses South of the Nicomekl River

- Ground Oriented Residential**
Townhomes & Plex-Homes
- Urban Residential**
Single Detached Homes
- Suburban**
Single Detached Homes
- Parks & Open Space**
Parks, Open Space & Schools
- Nicomekl River**



2.0

Community
Engagement

Engaging through an Online Survey



635 SURVEY
RESPONSES

What we did | A survey was conducted from June 1 - 19, 2023 to gather input from residents regarding the integration of townhomes and plex-homes into existing neighbourhoods. The intent of this survey was to understand how townhomes and plex-homes could best be integrated into existing neighbourhoods and what design considerations should apply to future development applications.



WEB PROMOTION

Website & Newsletter | The City's website and monthly e-newsletter were also used to advertise the survey and encourage residents to participate. These media were instrumental in publicizing the survey, creating awareness among residents, and encouraging their active participation.



MAILOUT WITHIN
100 M OF THE AREA

Postcard Mailouts | In addition, the City took further steps to ensure widespread awareness of the survey by conducting a postcard mailout campaign to reach residents within 100 metres of the Ground Oriented Residential land use areas.



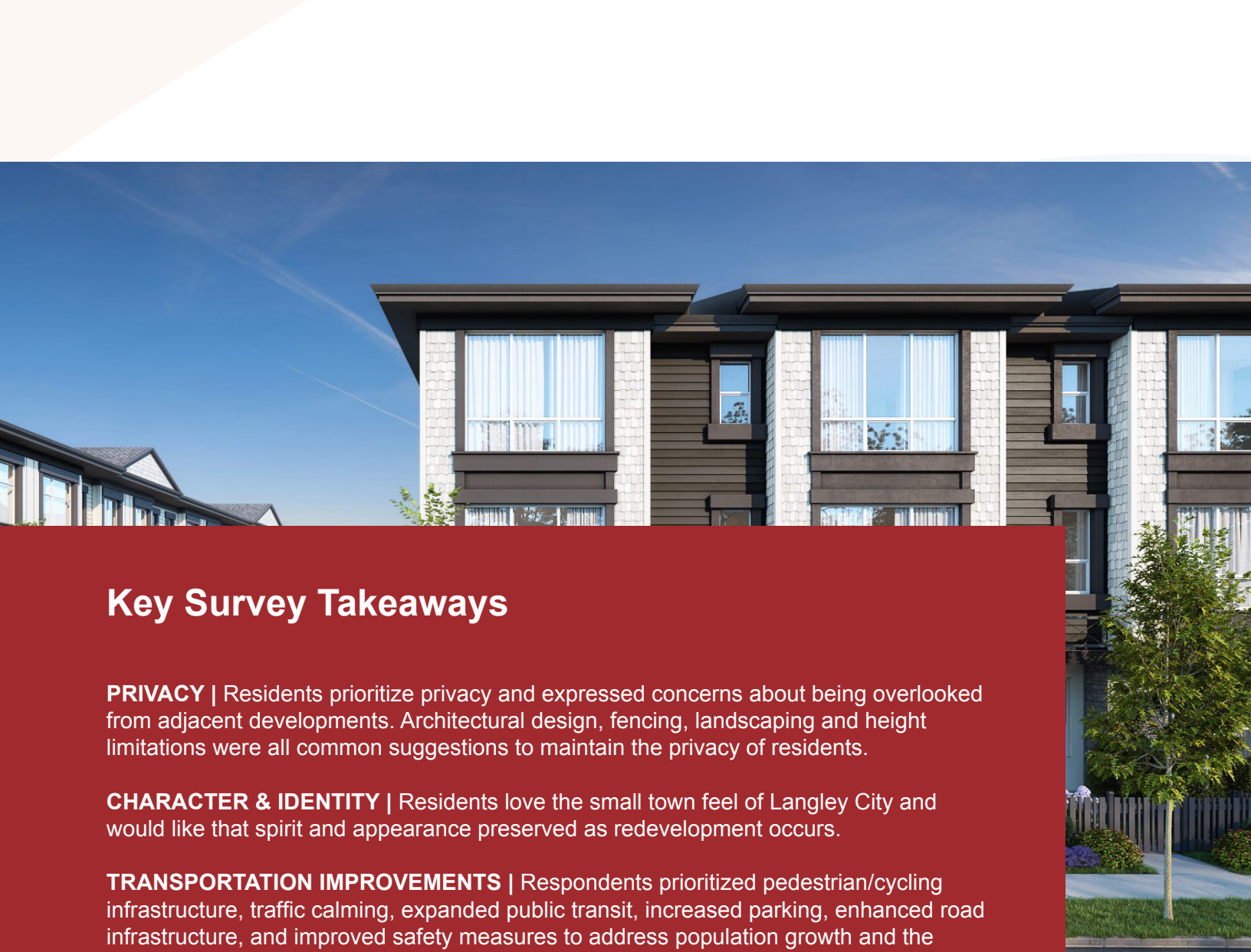
LOCAL AD

Local Newspaper Advertisement | The City also ensured of having recurring advertisement of the survey in 2023 editions of the local newspaper on July 1st, 8th and 15th for a wider outreach encouraging an active participation of the community.



PROACTIVE
OUTREACH VIA
SOCIAL MEDIA

Social Media | The City made proactive use of social media platforms to promote and amplify its outreach efforts for the online survey. Recognizing the wide reach and engagement potential of social media, it leveraged these platforms to effectively connect with the community and encourage participation. The City's social media posts emphasized the importance of community engagement and the opportunity for residents to have their voices heard on matters that directly impact their neighborhoods and quality of life.



Key Survey Takeaways

PRIVACY | Residents prioritize privacy and expressed concerns about being overlooked from adjacent developments. Architectural design, fencing, landscaping and height limitations were all common suggestions to maintain the privacy of residents.

CHARACTER & IDENTITY | Residents love the small town feel of Langley City and would like that spirit and appearance preserved as redevelopment occurs.

TRANSPORTATION IMPROVEMENTS | Respondents prioritized pedestrian/cycling infrastructure, traffic calming, expanded public transit, increased parking, enhanced road infrastructure, and improved safety measures to address population growth and the potential for congestion.

HOME HEIGHTS | The majority of respondents favoured stepping down plex-home and townhome heights to ensure privacy, visual harmony, and minimize shadows onto neighbouring properties.

SETBACKS | A majority of respondents preferred larger backyard setbacks between single detached and multi-family properties for increased access to green space, promoting well-being, environmental health, and community, while also reducing noise transfer and enhancing privacy between single-detached and multi-family properties.

GREEN SPACE | Highly valued by the community, where possible, maintaining and enhancing green space within new developments is a priority.



3.0

Best
Practices

A Vision for the Integration of Townhomes & Plex-Homes south of the Nicomekl River

The key takeaways from the engagement summary analysis serve as the foundation for drafting this Best Practices Guide. They have helped shape the vision below for the continued evolution of the neighbourhood and will facilitate sensitive infill of townhomes and plex-homes south of the Nicomekl River.

Vision Statement

The south of the Nicomekl River neighbourhoods will evolve to accommodate new townhomes and plex-homes incorporating sensitive ‘good neighbour’ building and design practices that prioritize residents’ privacy, needs and well-being, ensure a greater diversity of homes being woven into the fabric of neighbourhoods along key transportation corridors, and include new and enhanced green spaces and improved transportation features benefiting these neighbourhoods and generations to come.

The following pages outline key best practices to guide the design of new townhomes and plex-homes applications, according to these key categories:

1. Rooftop Patios and Balconies
2. Rooftop Styles
3. Transportation Improvements
4. Green Space and Landscaping
5. Building Heights
6. Building Setbacks
7. Garage Styles and Parking
8. Amenity Spaces

3.1

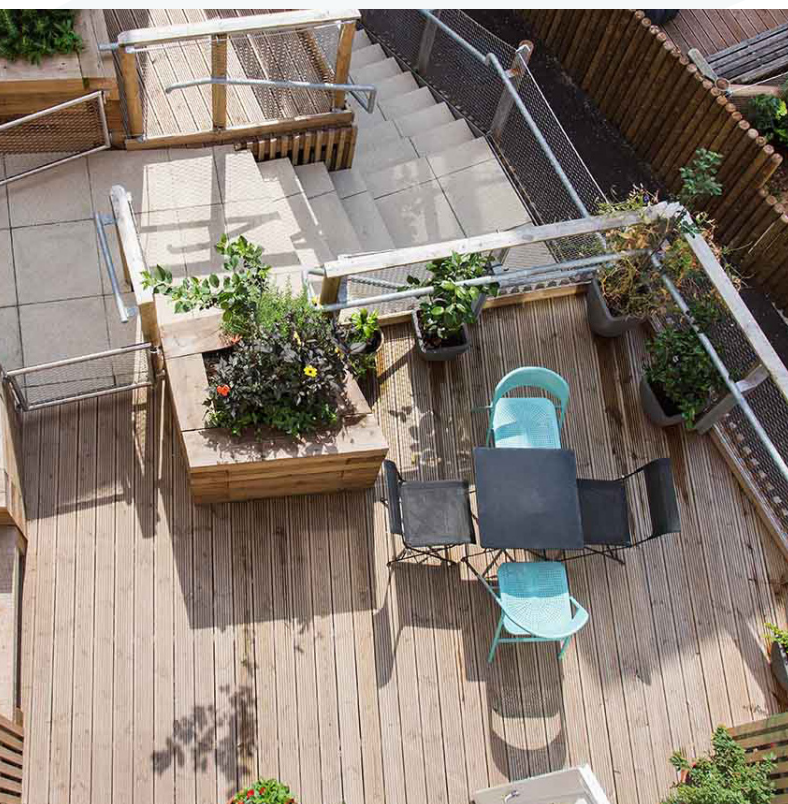
ROOFTOP PATIOS AND BALCONIES

Rooftop patios and balconies allow residents of townhomes and plex-homes to enjoy the outdoors. On the one hand, they are sometimes less used when they overlook a busy street because of the noise. On the other hand, some residents may have privacy concerns when they overlook other homes.

“ **This is a socially responsible decision that supports the privacy of citizens in their own domains. Rooftop patios can be beautiful additions but location plays a key role in plans.** ”

Best practice guidelines for rooftop patios and balconies include:

- **No rooftop patios facing single family detached lots (i.e. Suburban and Urban Residential land use designations).**
- **No balconies shall be provided on building sides facing Suburban/Urban Residential lots, unless separated by a lane or street.**
- **Ensure rooftop patios and balconies are designed to provide privacy for users and prevent overlook from adjacent rooftop patios, through patio design, party wall placement and design, and opaque privacy screens.**
- **Ensure rooftop patios and balconies are designed to provide opportunities for shade producing structures.**
- **Design rooftop patios to minimize sound transfer to rooms underneath the patio and adjacent units.**
- **Incorporate privacy-enhancing elements that prevent oversight of existing backyards. Consider using frosted glass or other opaque materials for the balcony railing.**
- **Explore creative architectural designs that maximize privacy while still allowing for outdoor spaces to enhance livability.**
- **Ensure elements that mitigate noise transfer between units are incorporated, such as sound proof barriers, wall and glass thickness, and strategic window placement.**



3.2

ROOFTOP STYLES

Rooftop styles are an important feature of townhome and plex-home designs. Peaked roofs are more traditional and reflect the design of most single detached homes in the City. Flat roofs present a more modern look and create opportunities for more outdoor space through rooftop patios. Understanding preferences on this is crucial to encouraging building designs that align with the character of the surrounding neighbourhood but also meet the needs and expectations of future residents.

“ A nice mix of different home types and not a cookie cutter design is very important for overall look and character. ”

Best practice guidelines for rooftop styles include:

- **Prioritize peaked roof designs. Flat roofs are generally supported where rooftop patios are incorporated, and where nearby single detached homes have flat or low pitch roofs.**
- **Encourage a range of peaked roof designs, including those that reflect nearby single detached homes.**
- **Use reflective or cool roofing materials that help reduce the urban heat island effect and improve energy efficiency.**



3.3

TRANSPORTATION IMPROVEMENTS

New townhomes and plex-homes will contribute to street improvements, such as new sidewalks, curbs and gutters, boulevards, public transit features, roads, and new street trees. New townhomes and plex-homes may also contribute to transportation and traffic calming improvements, as required, and will be generally located in close proximity to existing and planned transit and cycle-network improvements.

“ Ensuring there are good walking, cycling and transit connections to nearby amenities such as grocery stores is essential for reducing traffic congestion. ”



Best practice guidelines for transportation improvements include:

- **Construct new street frontages according to the City's Design Criteria Manual, which include wider sidewalks, bike paths, boulevards between sidewalks and travel lanes, and street trees.**
- **In accordance with the Design Criteria Manual, use Traffic Impact Assessments as part of the application process to determine any necessary transportation improvements (e.g., speed humps, traffic signals, traffic circles, raised crosswalks), which may lead to the creation of benefiting areas.**
- **Support transportation options such as public transit and active transportation to reduce the reliance on personal vehicles and alleviate parking pressure.**
- **Look to accommodate and improve active transportation connectivity and access to transit as part of application site design.**
- **Coordinate traffic lights along major streets to optimize traffic flow and reduce congestion, considering the specific needs of intersections.**
- **Encourage townhome and plex-home access lanes to be designed to include additional visitor parking spaces (above the required 0.20 spaces per unit) and convenient loading and delivery drop-off areas and turnarounds.**

3.4

GREEN SPACE & LANDSCAPING

Green space and landscaping are important features of new townhomes and plex-homes. They can enhance neighbourhood character, beauty, livability, and environmental sustainability. Certain landscaping elements can enhance privacy, property boundaries, support relaxation and connecting with nature and neighbours, while also contributing to biodiversity, air quality and a cooler, more comfortable living environment.

“ I hope that we can keep existing trees where possible. I hope we can keep forested green spaces where they exist in backyards. The transit and support of wildlife, birds, insects, migration of these species all need old growth where possible. ”

Best practice guidelines for green space and landscaping include:

- **Emphasize larger private yards for both townhomes and plex-homes, where possible.**
- **Ensure privacy barriers such as shrubs, trees, and durable, opaque composite or aluminum high fences are placed along the property line adjacent to single detached home areas to enhance the privacy of residents.**
- **Preserve existing on-site trees, where possible and practical (i.e. outside of reasonable access lanes and building footprints and according to OCP policies).**
- **Incorporate native and water smart plants that provide shade and support local ecology and habitat.**
- **Develop pathways and designated routes away from busy roads to encourage safe outdoor mobility and active lifestyles for families, seniors and youth.**
- **Prioritize areas for vegetable gardens and flower beds as part of outdoor amenity spaces to foster a sense of community and promote food security.**
- **Plant additional trees on private property wherever possible and practical, aiming for a target of at least one new tree per unit.**



3.5

BUILDING HEIGHTS

When located directly adjacent to single detached homes, new townhomes and plex-homes will 'step down' to be 'good neighbours' to existing single detached homes, which have a height limit of 9 metres. The 'good neighbour' design encompass reduced massing, shadowing and privacy impacts on adjacent single detached homes. This means townhomes and plex-homes will be the same height as the existing homes beside them (2 storeys) or only one storey taller if the neighbouring home is a 1-storey bungalow.

“ This is important to integrate plexes and townhomes with existing designs for continuity. ”

“ It allows for higher density without drastically changing the feel of a neighbourhood. ”

Townhomes

Townhomes should be built using the following building heights:

- **Townhomes are limited to 9 metres (which is typically 2 storeys) when directly adjacent to single detached homes (i.e. Suburban and Urban Residential land use designations) , unless the lot hosting the townhome is also adjacent to an arterial road or park.**
- **The nominal height for townhomes is 11 metres (typically 3 storeys), based on the lot being separated from an OCP single detached land use by a street, lane, park (i.e. more than 8 metres) and when fronting an arterial street (i.e. 200, 203, 208 Streets).**

Plex-Homes

Plex-homes should be built using the following building heights:

- **Plex-homes are limited to 9 metres (which is typically 2 storeys) when directly adjacent to single detached homes (i.e. Suburban and Urban Residential land use designations) , unless the lot hosting the plex-homes is also adjacent to an arterial road or park.**
- **The nominal height for plex-homes is 11 metres (typically 3 storeys), based on the lot being separated from an OCP single detached land use by a street, cul-de-sac, lane, park (i.e. more than 8 metres) and when fronting an arterial street (i.e. 200, 203, 208 Streets).**

3.6

BACKYARD SETBACKS

Providing larger setbacks for townhomes and plex-homes with respect to single detached homes is important to increase privacy and to give townhome and plex-home residents a larger backyard to enjoy and be 'good neighbours' to the existing single detached homes. The 'good neighbour' design encompass reduced massing, shadowing, and privacy impacts on adjacent single detached homes.



It's a far healthier situation for people to have access to as much outdoor space as possible. We learned this during Covid.



Townhomes

Backyard setbacks for townhomes should be built using the following guidelines:

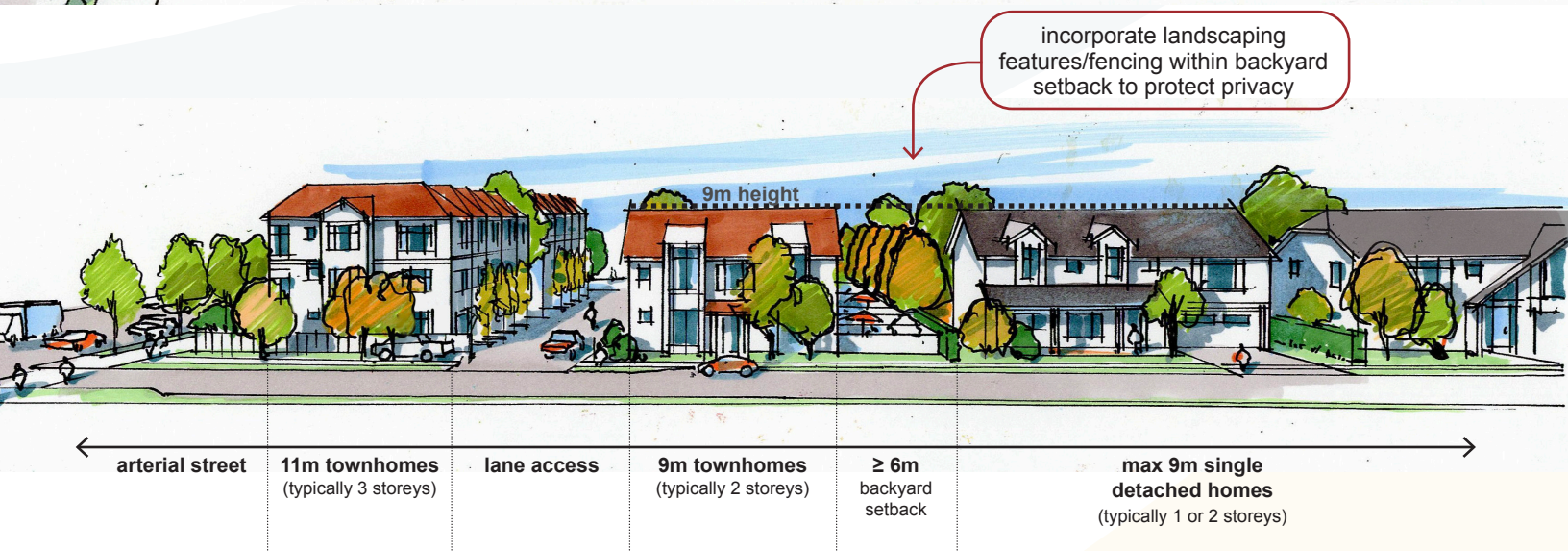
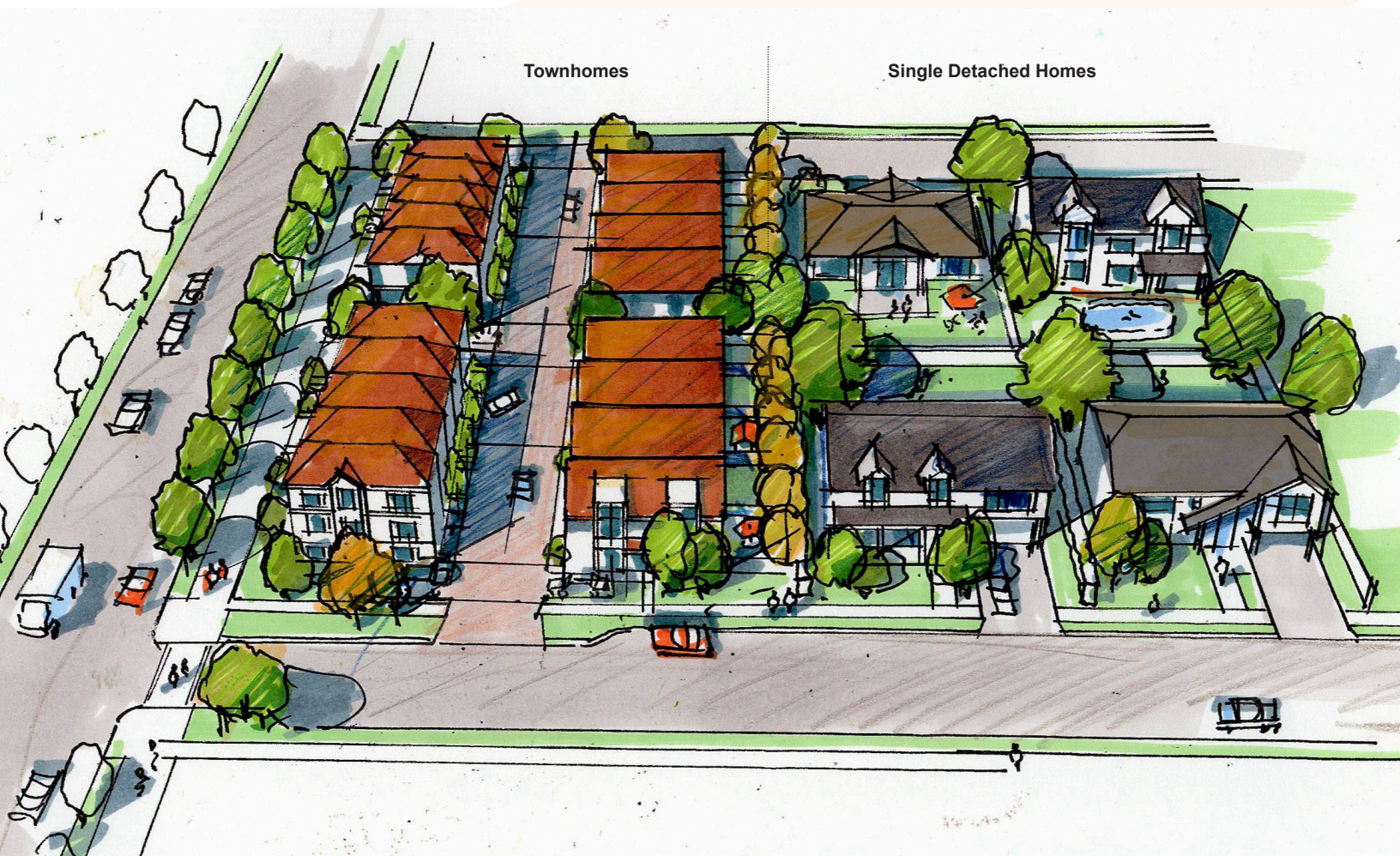
- **Maximize backyard setbacks to a minimum of 6 metres adjacent to Suburban/Urban Residential properties to create greater separation between new developments and single detached homes.**
- **Provide larger backyards and shared outdoor amenity spaces elsewhere while maintaining OCP densities vision.**

Plex-Homes

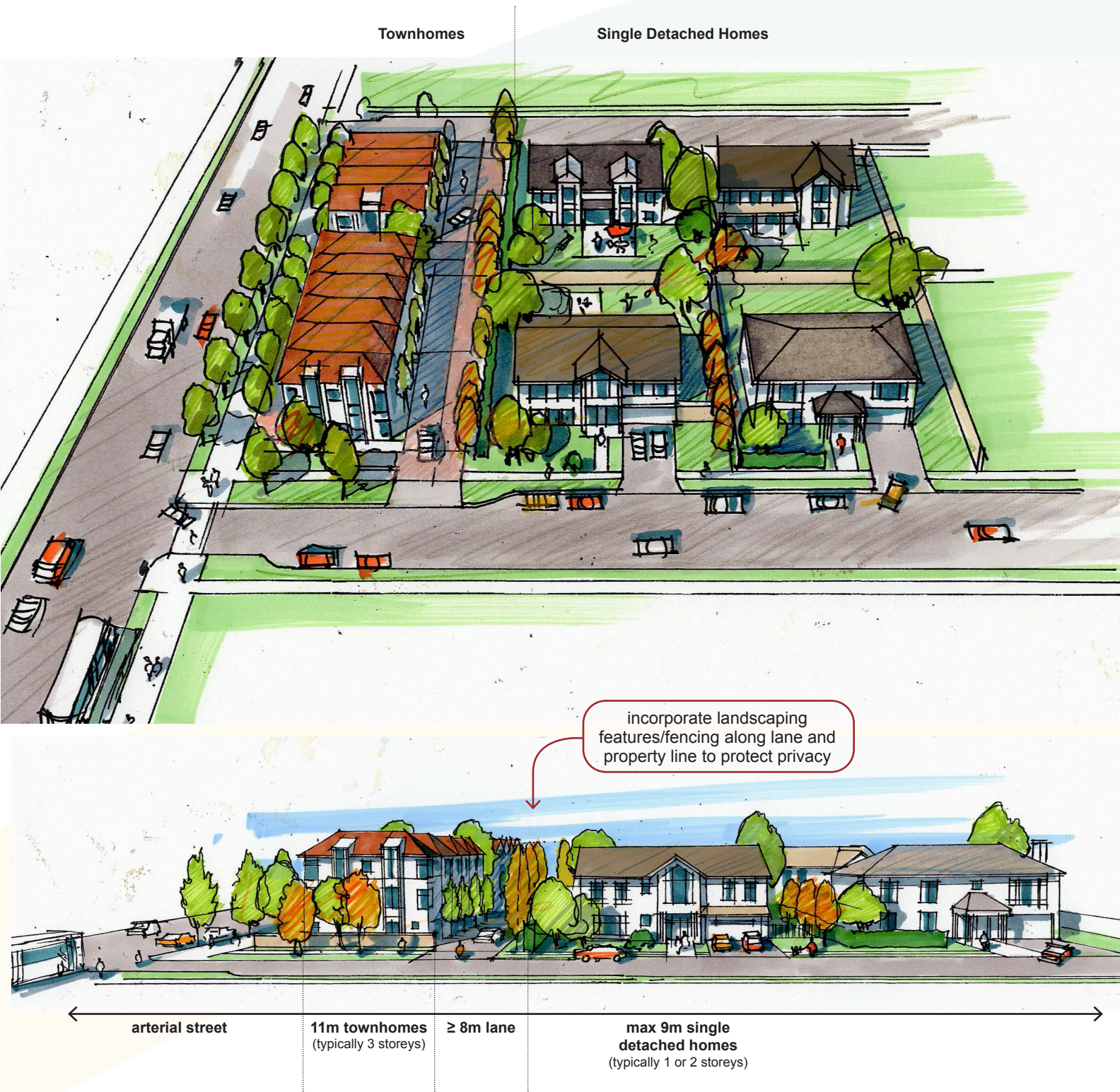
Backyard setbacks for plex-homes should be built using the following guidelines:

- **Maximize backyard setbacks to a minimum of 6 metres adjacent to Suburban/Urban Residential properties to create a larger yard buffer and separation between plex-homes and single detached homes for increased privacy and more green space.**
- **Prioritize larger backyards to enhance personal recreation, support family activities, and promote mental health and well-being by facilitating outdoor exploration, connection with nature, and gardening opportunities.**

Scenario 1 - Double Row of Townhomes



Scenario 2 - Single Row of Townhomes



Scenario 3 - Plex-Homes





3.7

GARAGE STYLES AND PARKING

The Official Community Plan (OCP) emphasizes diverse housing options for households with various incomes and family sizes. Townhomes and plex-homes must provide two parking spaces per unit*. Garages come in two configurations:

- 'Tandem garage': A narrow garage where two cars can park, one in front of the other. (cost-effective and space-saving but less convenient).
- 'Side-by-side' or 'double garage': A wide garage where two cars can be parked beside each other. (convenient but requires more land and is more expensive).

** each unit also requires separate visitor parking, at a rate of 0.2 spaces per unit*

“ I personally greatly favour side by side but there needs to be options available in order to provide diverse options, that account for people’s preferences and financial situations. ”

Townhomes

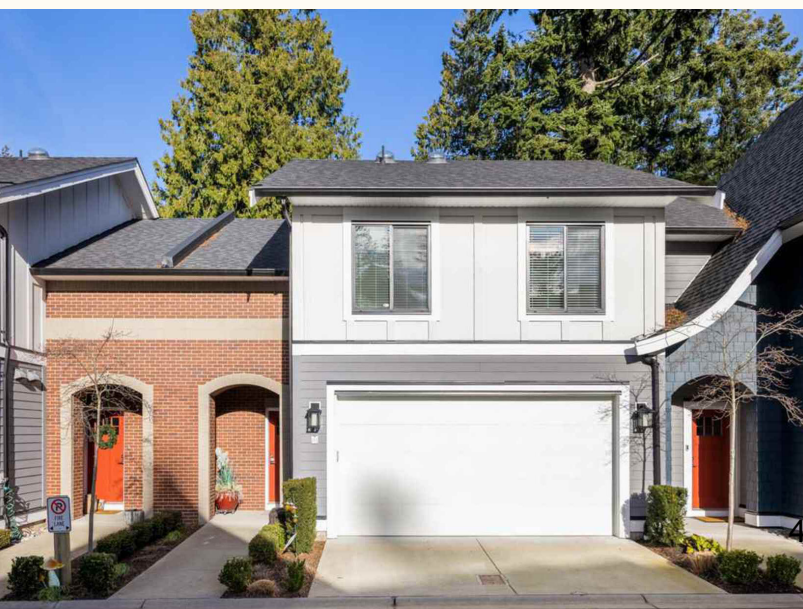
Townhomes should be built using the following considerations for garage styles:

- **Encourage a mix of both side-by-side and tandem garages, and limit tandem garages to less than 50% in new townhome complexes.**
- **Promote the use of garages over street parking by ensuring they are well-designed, easily accessible, and provide adequately sized parking spaces for residents’ vehicles at or above minimum Zoning Bylaw requirements.**
- **Seek out opportunities for additional visitor parking spaces and drop-off/loading bays off and on site off of access lanes (over the minimum 0.20 visitor parking spaces per unit).**
- **Where reasonable, encourage driveways between access lanes/streets and garages, to provide additional parking opportunities. Require driveway pad length to meet the Zoning Bylaw’s minimum parking space dimensions.**

Plex-Homes

Plex-homes should be built using the following considerations for garage styles:

- **Encourage non-tandem garages, and limit tandem garages to less than 50% in new plex-homes.**
- **Consider the design and layout of driveways to ensure safe and efficient vehicle maneuvering.**
- **Promote the use of garages over street parking by ensuring they are well-designed, easily accessible, and provide adequately sized parking spaces for residents’ vehicles at or above minimum Zoning Bylaw requirements.**
- **Where reasonable, encourage driveways between access lanes/streets and garages, to provide additional parking opportunities. Require driveway pad length to meet the Zoning Bylaw’s minimum parking space dimensions.**



3.8

AMENITY SPACES

Townhomes

In townhome complexes, there is a trade-off between private and shared open space. As the number of units increases, there's a need to balance outdoor amenity space with available land for housing. This requires careful planning to provide private outdoor areas while fostering a sense of community and providing adequate open space for common amenity areas.

“**Langley provides access to beautiful parks, playgrounds, and recreational facilities - having a yard for privacy would be better than no yard space.**”

Amenity spaces in townhome complexes should consider the following:

- **Encourage a centralized common outdoor amenity area in townhome complexes that have 20 units or more.**
- **When distributing available amenity space between backyards and common areas, prioritize creating larger backyards.**
- **When development and/or lot configurations make common amenity spaces too small or impractical, consider contributions for improvements to nearby parks and green spaces that are accessible to all residents.**
- **Design open spaces to promote community building and social interaction, with an emphasis on providing family-friendly spaces, including playgrounds. Other features that can be provided include shared green space, community gardens, small dog parks, etc.**





July 6, 2023

Dear Mayor, Council, and City Staff,

As a group of constituents, we request a change to the current City of Langley OCP, specifically to the Appendix that includes the Front Porch of the Nicomekl River District Neighbourhood Plan. Our properties comprise the plan's portion on the east side of 208th street and the north side of 52A Ave (see attached diagram).

As you know, seasonal flooding frequently impacts this area, dramatically impacting us financially, physically, and emotionally. Due to insurance not covering repairs from the last flooding, many houses remain flood damaged with uninhabitable basements. In speaking to neighbours with a long history in this area, the flooding gets worse with each successive development, whether upstream or downstream, on our site. Looking ahead to all the plans for growth in the area surrounding us, we hope you can appreciate our collective apprehension.

Several developers have examined the site's feasibility since the area was rezoned to allow for Ground Oriented housing at a 1.2 FAR. Each time they have determined that developing the area is not financially viable at this density due to the extensive site preparation required to mitigate the flooding issue.

We believe our site meets the criteria for general policy 6.8 Property Assembly in the official Neighbourhood Plan; it does include the entirety of a cul de sac which city staff have indicated is surplus land, and would not render any other properties orphaned or undevelopable. As such, we request consideration of allowing low-rise residential similar to that in the Front Porch Neighbourhood north of the Nicomekl River.

The area measures 3.075 acres and is directly adjacent to the 208 street transit corridor. We believe this area represents a win in terms of housing targets for the municipality and the province while at the same time helping taxpayers out of a bad situation.

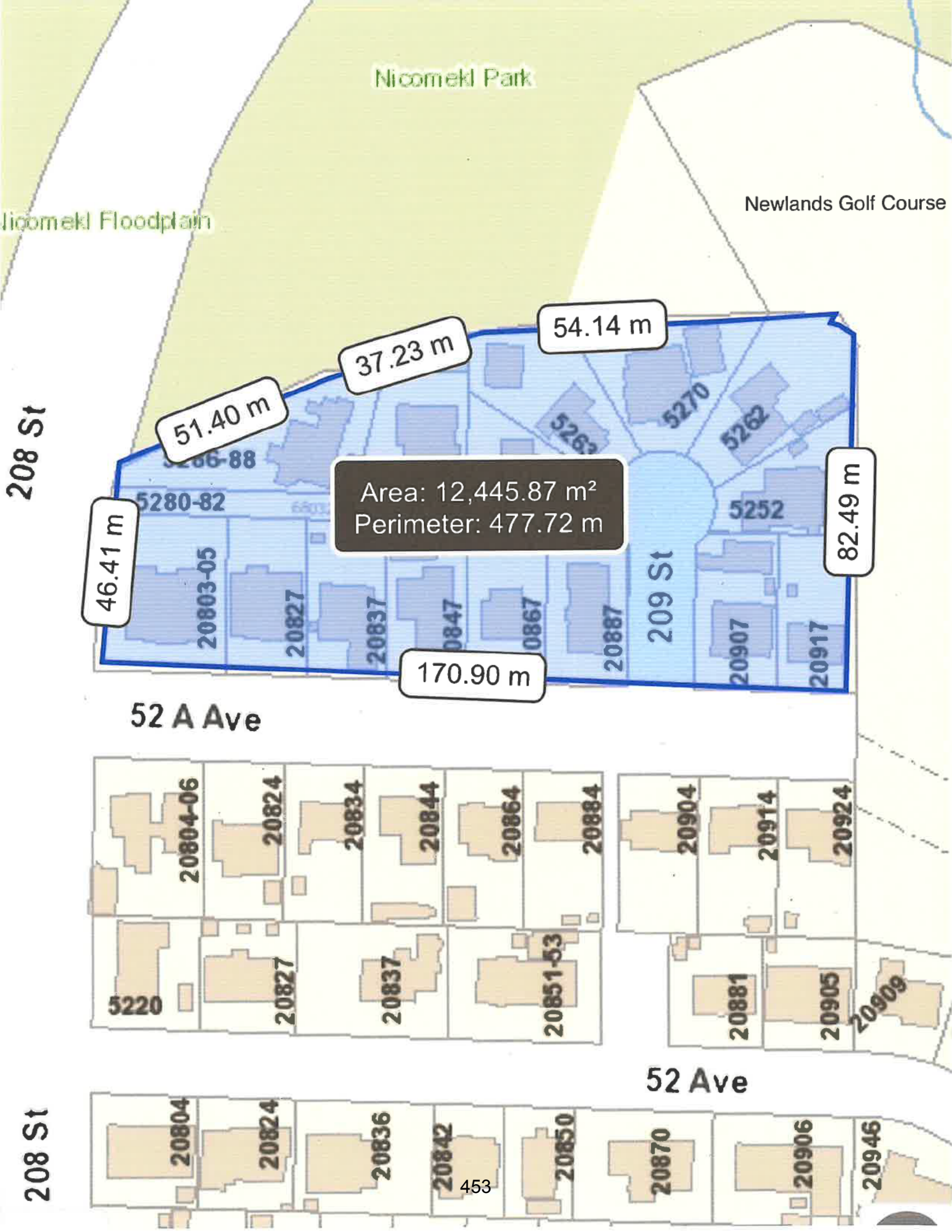
We would welcome the opportunity to discuss this further and look forward to hearing your thoughts; please be in touch with us at your earliest convenience to discuss.

Sincerely, Your Constituents.

Neighbourhood Contact:
Mitch Bledsoe

22 (1)





PETITION FOR OCP AMENDMENT TO THE LANGLEY CITY PLAN

We the undersigned, petition mayor and council to amend the OCP (for the 18 properties listed below) from ground oriented residential to low rise residential.

We the under signee sign this petition as the owner of the property located at

22 (1)

_____ Langley, B.C. that is within the designated
petition area.

22 (1)

Mailing Address

March 26 / 2023

Date

Mailing Address

March 26 / 2023

Date

- | | | |
|------------------|-------------------|-------------------|
| 1) 5253 209st | 7) 20917 52a Ave | 13) 20803 52a Ave |
| 2) 5263 209st | 8) 20887 52a Ave | 14) 20805 52a Ave |
| 3) 5270 209st | 9) 20867 52a Ave | 15) 5280 208st |
| 4) 5262 209st | 10) 20847 52a Ave | 16) 5282 208st |
| 5) 5252 209 st | 11) 20837 52a Ave | 17) 5286 208st |
| 6) 20907 52a Ave | 12) 20827 52a Ave | 18) 5288 208st |

Please note that the petition included 25 signatures from 18 properties supporting the noted concerns and requested action(s). The signature pages of the petition, which contain personal information, have been removed for publication on our website so as to comply with privacy provisions prescribed in the Freedom of Information and Protection of Privacy Act. If you wish to view the petition please make your request to councilmeetings@langleycity.ca

July 11, 2023

File: CR-12-01
Ref: RD 2023 Jun 30

Mayor Nathan Pachal and Council
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3
VIA EMAIL: npachal@langleycity.ca; kkenney@langleycity.ca

Dear Mayor Nathan Pachal and Council:

**Proposed Land Use Designation Amendment to Metro 2050
City of Surrey – Fraser Heights**

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots on the subject site.

At its June 30, 2023 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments, First Nations, and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received and consider adoption of the amendment bylaw.

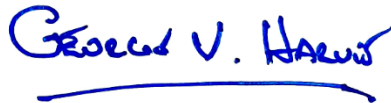
60943429

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by a 50% +1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050* is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments to the contact below **by September 15, 2023**.

If you have any questions with respect to the proposed amendment, please contact Jonathan Coté, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

cc: Francis Cheung, Chief Administrative Officer, City of Langley
Carl Johannsen, Director of Development Services, City of Langley
Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver
Jonathan Coté, Deputy General Manager, Regional Planning & Housing Development, Metro Vancouver

Encl: [Metro 2050 Type 3 Proposed Amendment – City of Surrey \(Fraser Heights\)](#)

60943429

July 20, 2023

Via Email jonathan.cote@metrovanancouver.org

Metro Vancouver Regional District
4515 Central Boulevard
Burnaby, BC
V5H 0C6

Attention: Jonathan Cote, Deputy General Manager, Regional Planning and Housing
Development

**Re: Staff Comments Regarding Proposed Type 2 Land Use Designation Amendment to
Metro 2050 – Township of Langley, 23699 and 23737 Fraser Highway**

Dear Mr. Cote,

Thank you for the letter dated June 27, 2023 inviting the City of Langley to provide comment on the Township of Langley's request for a Type 2 Amendment to Metro 2050. This amendment involves two properties on Fraser Highway, and proposes to redesignate the regional land use of these properties from 'Rural' to 'Industrial' to permanently permit industrial uses, including those previously allowed to locate through a temporary use permit that expires in May 2024.

If approved, this proposed amendment will help in meeting the region's industrial land needs, given the high demand for new industrial development opportunities and a shortage of industrial-designated lands to effectively meet this demand.

The accompanying Metro Vancouver report notes that the proposed amendment is supportable and aligned with Metro 2050 goals and strategies, as it allows for industrial and employment generating uses adjacent to the Regional Truck Route Network.

Within this context it is important to note that a foundational goal of Metro 2050 is creating a compact urban area, and that future urban growth, including much-needed industrial development, should continue to be directed to areas that are already within the Metro 2050 Urban Containment Boundary.

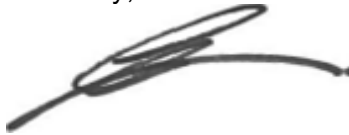
If approved this proposed redesignation will support fragmented or 'piecemeal' urbanization outside of the Urban Containment Boundary. This in turn could lead to the need for future sewer and water service extensions, as well as transit service expansion, in areas that do not currently have these services. This will likely result in additional long-term costs for providing and maintaining regional and municipal sewer and water services, and will redirect valuable and finite transit service funding away from areas located along the Major Transit Network and other transit-service priority areas within the Urban Containment Boundary.

Further urban expansion outside of the Urban Containment Boundary could also impact and reduce the region's agricultural land base, which is also a major contributor to the regional, provincial and national economy and fundamental to the long-term food security of the region.

It is also suggested that further study be undertaken, to identify water and sewer servicing requirements and costs associated with future urbanization along the Fraser Highway corridor and outside of the Urban Containment Boundary, prior to future regional land use amendments being considered by Metro Vancouver.

Thank you for the opportunity to comment on the proposed Type 2 Amendment to Metro 2050 (Township of Langley, 23699 and 23737 Fraser Highway).

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl Johannsen', with a stylized flourish at the end.

Carl Johannsen, RPP, MCIP
Director of Development Services

c.



June 27, 2023

File: CR-12-01
Ref: RD 2023 Jun 2

Mayor Nathan Pachal and Council
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3
VIA EMAIL: npachal@langleycity.ca; kkenney@langleycity.ca

Dear Mayor Nathan Pachal and Council:

**Proposed Land Use Designation Amendment to Metro 2050
Township of Langley – 23699 and 23737 Fraser Highway**

The Township of Langley is requesting a Type 2 Amendment to *Metro 2050*, the regional growth strategy, for two properties located at 23699 and 23737 Fraser Highway, totaling 4.12 hectares. The proposed regional land use designation amendment would redesignate the site from Rural to Industrial to permanently allow for industrial uses granted under a temporary use permit set to expire in May 2024, as well as allow for additional industrial uses subject to meeting certain development prerequisites.

At its June 2, 2023 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a. initiate the regional growth strategy amendment process for the Township of Langley's requested regional land use designation amendment from Rural to Industrial for the lands located at 23699 and 23737 Fraser Highway;*
- b. give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023"; and*
- c. direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received and consider adoption of the amendment bylaw.

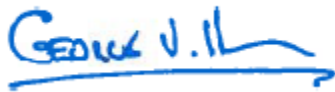
59956437

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that the public be provided with engagement opportunities as outlined in Section 6.4.4 in *Metro 2050* and that the amendment bylaw be passed by the MVRD Board by a two-thirds weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050* is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by September 8, 2023**.

If you have any questions with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

cc: Francis Cheung, Chief Administrative Officer, City of Langley
Carl Johannsen, Director of Development Services, City of Langley
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver
Jonathan Cote, Deputy General Manager, Regional Planning & Housing Development, Metro Vancouver

Encl: [Metro 2050 Amendment Request - Township of Langley \(23699 and 23737 Fraser Highway\)](#)

59956437



***Canadian Federation of University Women
White Rock/Surrey***

Box 75039 RPO, Surrey, B.C. V4A 0B1

E-Mail: cfuw.wr.s@gmail.com

Website: www.cfuw-wrsurrey.org

June 30, 2023

Mayor Nathan Pachal
20399 Douglas Crescent
Langley BC V3A 4B3

Dear Sir:

I am writing on behalf of the Canadian Federation of University Women (CFUW) Surrey/White Rock, an affiliate club of a national, non-partisan, voluntary, self-funded organization with almost 100 clubs across Canada and over 5000 members. We work to improve the status of women and to promote human rights, public education, social justice and peace in Canada.

In this letter we will use the acronym "VAW-P" to represent part of a spectrum of gender based violence that includes physical, psychological and symbolic actions or threats against women that result in, or are intended to result in, harm or suffering against women simply because they are women.

At the National AGM of CFUW in August, 2022, the following resolution was passed by the membership:

RESOLVED, that CFUW urge all levels of government to fund, develop and implement action plans to end Violence Against Women in Politics (VAW-P) including but not limited to:

- 1. the creation of a policy framework identifying and addressing the root causes of VAW-P.***
- 2. the establishment of a broad regulatory framework for social media companies to ensure they address the online increase of VAW-P.***
- 3. encouraging all political parties and politicians to take public stands against violence and harassment of women in politics.***

There are studies and growing evidence that attacks occur globally and locally - not based on a person's political views, but on their appearance and sexuality. These attacks occur at all levels of government and are the result of deep rooted prejudice, structural inequality and antiquated gender role theory. They are motivated by a desire to repress, deter, control or otherwise coerce the political rights of the victims because of the victim's gender. A study by UN Women in 2016 found that **political parties are the most common perpetrators of VAW-P.**

There is a growing sense that VAW-P is more prevalent as more women enter the political

landscape and as online political interactions increase.

Social media companies, as well as government, continue to disregard the impact of online and offline abuse contributing to women leaving politics due to traumatic experiences and feelings of insecurity.

Recent highly prominent examples of the impact on women politicians:

MP Catherine McKenna from 2015 to 2021, left politics due to continuous harassment and threats to her and her family.

MLA Melanie Mark, the first Indigenous woman elected to the B.C. legislature in 2016, resigned in 2023 and stated *"This place felt like a torture chamber. I will not miss the character assassination."*

In the fall of 2021, the Government of Canada allocated funds to create a National Action Plan on Violence Against Women and Gender-Based Violence. This is a commendable first step but more positive and specific actions need to be taken at all levels of government and within political parties and social media companies.

CFUW Surrey/White Rock urges you to take action and implement plans in your areas of influence to end Violence Against Women in Politics.

We ask for your personal support and effort to address this critical issue. We would be pleased to meet with you to hear your views of possible actions and to share our perspectives.

Sincerely,



Bonita J. Thompson, K.C.

Vice President

CFUW Surrey/White Rock

email: bonita_thompson@telus.net

RECEIVED

JUL 13 2023

ADMINISTRATION DEPT.
CITY OF LANGLEY



July 11, 2023

Mayor Nathan Pachal
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3

Dear Mayor Pachal:

Re: 2023 Resolution(s)

UBCM confirms receipt of the attached resolution(s) endorsed by your Council and submitted directly to UBCM by the June 30 deadline.

The resolution(s) will be included in UBCM Resolutions Book for the 2023 UBCM Convention in September.

If you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst at 604.270.8226 ext. 100 or jjustason@ubcm.ca.

Sincerely,

A handwritten signature in dark ink that reads "JCFord".

Jen Ford
UBCM President

Enclosure

Increasing Affordable Rental Housing Supply

Langley City

Whereas the Prime Minister, at the National Supply Housing Summit held on February 24, 2022, advised that Canada has a shortage of over two million homes, and that with the increased need of immigration, there is a need to double the volume of housing created in Canada annually to meet the current housing deficit and future demand;

And whereas the Rental Construction Financing Initiative (RCFI) program; an underfunded and underused housing initiative accessed through the Canadian Mortgage Housing Corporation (CMHC), designed to provide funding from the Bank of Canada through CMHC directly to developers and Non-Profit/charities could be implemented more effectively by the federal government:

Therefore be it resolved that UBCM call on the federal government to modify the current CMHC / Rental Construction Financing Initiative (RCFI) program to further incentivize private enterprise and non-profits to build critically needed affordable rentals.

Convention Decision:



CITY OF LANGLEY

MOTION

Increasing Affordable Rental Housing Supply – Councillor White

WHEREAS the Prime Minister, at the National Supply Housing Summit held on February 24, 2022, advised that Canada has a shortage of over two million homes, and that with the increased need of immigration, there is a need to double the volume of housing created in Canada annually to meet the current housing deficit and future demand;

AND WHEREAS the Rental Construction Financing Initiative (RCFI) program; an underfunded and underused housing initiative accessed through the Canadian Mortgage Housing Corporation (CMHC), designed to provide funding from the Bank of Canada through CMHC directly to developers and Non-Profit/charities; removing a layer of cost traditionally inflated by market mortgage interest rates; thereby limiting effects of inflation, extreme moves in interest rates and increasing cap rates; any of which have currently removed many affordable rental projects from market because of they are too great a risk or not viable.

THEREFORE, BE IT RESOLVED that the UBCM call on the federal government to modify the current CMHC / Rental Construction Financing Initiative (RCFI) program to further incentivize private enterprise and non-profits to build critically needed affordable rentals, using the following approach:

- Dramatically increase funding to RCFI by 10 billion per year or whatever amount is necessary to support rental deficit needs.
- Fix interest rate direct from the Bank of Canada at .75%. There is no need to follow bond rates as the Bank of Canada can set the rate and fund directly to CMHC. By doing so, the applicant could reduce the cost of future rent and know for certain the future financing costs as project timelines can be up to five years.
- Change RCFI loans from 10-year fixed terms to 20- or 30-year fixed terms. Setting longer terms will lower the cap rate helping further soften effects of inflation.
- Additionally, continue with CMHC insurance renewal at year 21 or 31. This creates more revenue for the Government of Canada.
- Waive GST on RCFI financed projects. If these projects are on First Nations land, GST is already waived. By further waving all projects savings can be used to buffer inflationary costs and flow to rent reduction.
- Allow projects to apply for the RCFI program prior to zoning. This will bring surety when making promises to municipalities by the applicant.
- Adding 10 years to the program timeframe.

BACKGROUND: Supplementary Memo

Resolution background material provided solely by:
Shawn Bouchard – C.O.O.
Lorval Developments
Langley, BC

Bouchard, S. (2023, May 30) *"The Big Idea for Affordable Rental Housing Creation"*

The Big Idea for Affordable Rental Housing Creation

Expansion and Alteration of the CMHC "Rental Construction Financing Initiative Program"
To Create a Substantial Increase in Affordable Rental Housing Supply in Canada.

Resulting Implications of the Change to the Program would be:

- *No Cost to the Taxpayer, Government or Budget Limitations*
- *Substantial increase to the Rental Housing Supply.*
- *Creating a Revenue Stream to the Government That Can Be Used For Other Housing Initiatives*
- *Stimulate Substantial Participation by the Private Sector Without Negatively Effecting Other Forms of Housing.*

Due to a chronic shortage of supply, rental rates continue to rise far above inflation and annual increase in wages putting significant additional financial pressure on renters.

Much funding in the RCFI is going unused as the financial model for rental projects is broken. Prior to the big inflation and interest moves over the RCFI program was underfunded.

Question

How to incentivize private enterprise and non-profits to deploy capital allocation to affordable rentals.

Solution

Quickly increase supply through buy-in from the private sector and non-profits. This can be achieved by modifying the current CMHC / RCFI program through the proposed items in the proposed resolution.

RESULT

- Substantial increase to the affordable rental housing supply in Canada.
- Developers will use their balance sheet for affordable rentals and cash for for-profit housing.
- The pace of rental price increases will slow down in urban areas as vacancy rates rise due to increased supply.
- No cost to the Government or budget expenditure.
- Creation of an income source for the government which can be spent on other housing programs that require additional subsidies.
- Preserve low-income housing by the trickle-down effect.
- There is very low risk to the Government as all projects go through rigorous vetting and guarantees by the asset, personal and corporate guarantees.
- No burden or tax increase needed on the general public to achieve a substantial sustainable outcome.
- By allowing high-leverage with long fixed terms and low interest rates, private enterprise and non-profits can use their balance sheets to qualify for affordable rental project and use their capital for for-sale housing stock. This allows companies to increase their volume of projects.