

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802**

**AMENDMENT (SOUTHWEST ALDERGROVE) BYLAW 2017 NO. 5283**

**EXPLANATORY NOTE**

Bylaw 2017 No. 5283 amends the Aldergrove Community Plan to add sixteen (16) properties with a total area of 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street into the Aldergrove Community Plan, and designate the subject lands for Low Density Residential purposes.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842  
AMENDMENT (ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802  
AMENDMENT (SOUTHWEST ALDERGROVE) BYLAW 2017 NO. 5283**

A Bylaw to amend Aldergrove Community Plan Bylaw No. 1802

WHEREAS it is deemed necessary and desirable to amend "Aldergrove Community Plan Bylaw No. 1802" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283".
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 is further amended by amending Schedule "A" Land Use Concept as shown on Schedule "A" attached to and forming part of this Bylaw to:
  - i. reflect the inclusion of lands described as:
 

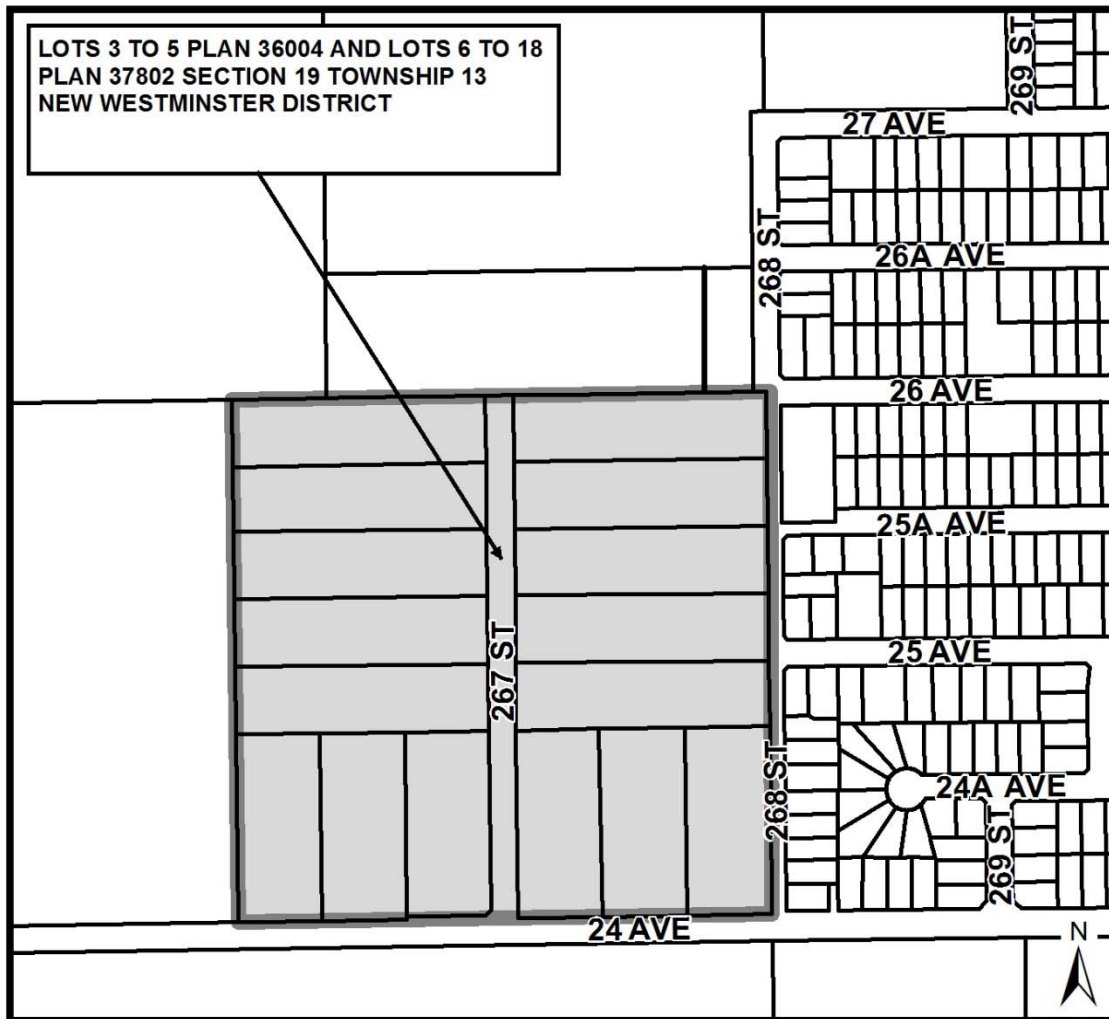
Lots 3 to 5 Plan 36004 and Lots 6 to 18 Plan 37802 Section 19 Township  
13 New Westminster District (the "subject lands")

within the Plan Boundary
  - ii. designate the "subject lands" as Low Density Residential

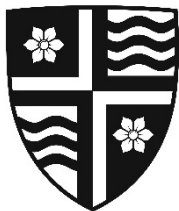
READ A FIRST TIME the	08	day of	May	, 2017.
READ A SECOND TIME the	08	day of	May	, 2017.
PUBLIC HEARING HELD the	29	day of	May	, 2017.
READ A THIRD TIME the		day of		, 2017.
RECONSIDERED AND ADOPTED the		day of		, 2017.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5283



Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	MAY 8, 2017 - REGULAR EVENING MEETING	<b>REPORT:</b>	17-50
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	13-19-0328
<b>SUBJECT:</b>	ALDERGROVE COMMUNITY PLAN AMENDMENT APPLICATION NO. 100138 (SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE FROM 266 TO 268 STREET)		

### PROPOSAL:

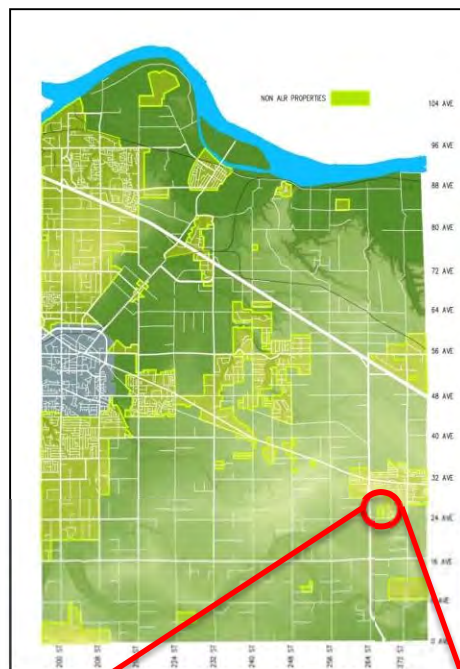
Application to include sixteen (16) properties totaling 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street into the Aldergrove Community Plan, and designate for Low Density Residential purposes. Rezoning of properties is not proposed at this point in conjunction with the subject application.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5283 and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

The proposed Aldergrove Community Plan amendment is consistent with the site's General Urban designation in the Regional Growth Strategy and its Urban designation in the Township's Official Community Plan.



ALDERGROVE COMMUNITY PLAN AMENDMENT  
APPLICATION NO. 100138  
(SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
FROM 266 TO 268 STREET)  
Page 2 . . .

**RECOMMENDATIONS:**

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283 to include sixteen (16) properties totaling 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential purposes;

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy No.07-160; and further

**That** Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5283.

**EXECUTIVE SUMMARY:**

Kurt Alberts has applied (on behalf of a group of property owners) to amend the Aldergrove Community Plan to include twelve (12) properties located between 24 and 26 Avenue from 266 to 268 Street. Four (4) remaining non-ALR properties in the area are also included in the amendment in order to deal with amendments to the Aldergrove Community Plan in a comprehensive manner. The proposed amendment will designate the lands for Low Density Residential purposes. Rezoning of properties is not proposed in conjunction with this application.

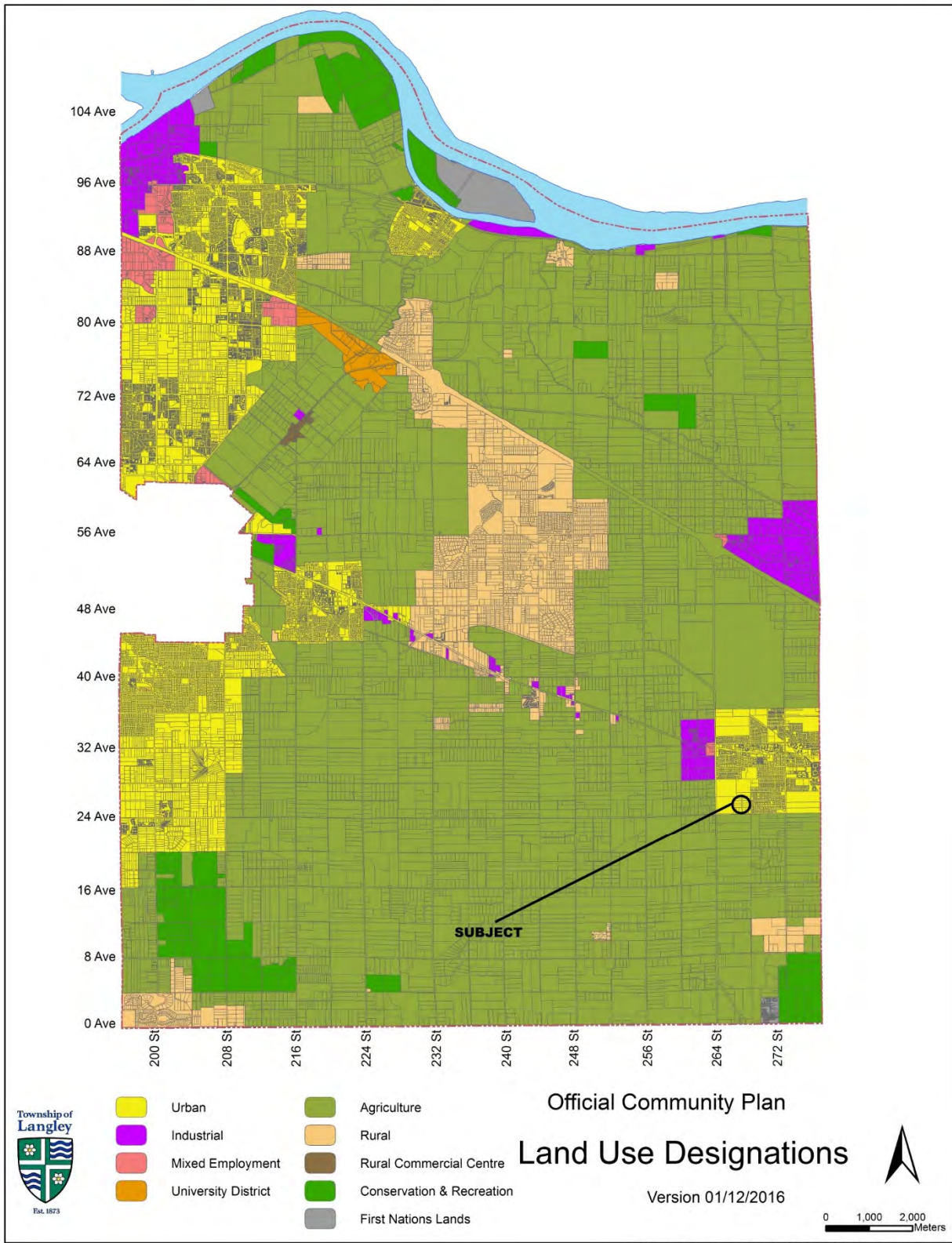
The proposed amendment is consistent with land's General Urban designation and location within the Urban Containment Boundary in the Regional Growth Strategy, its Urban designation in the Township's Official Community Plan, and its location outside the Agricultural Land Reserve. Expansion of the residential population base of Aldergrove is also supportive of recent Township infrastructure and recreation facility initiatives in the community.

**PURPOSE:**

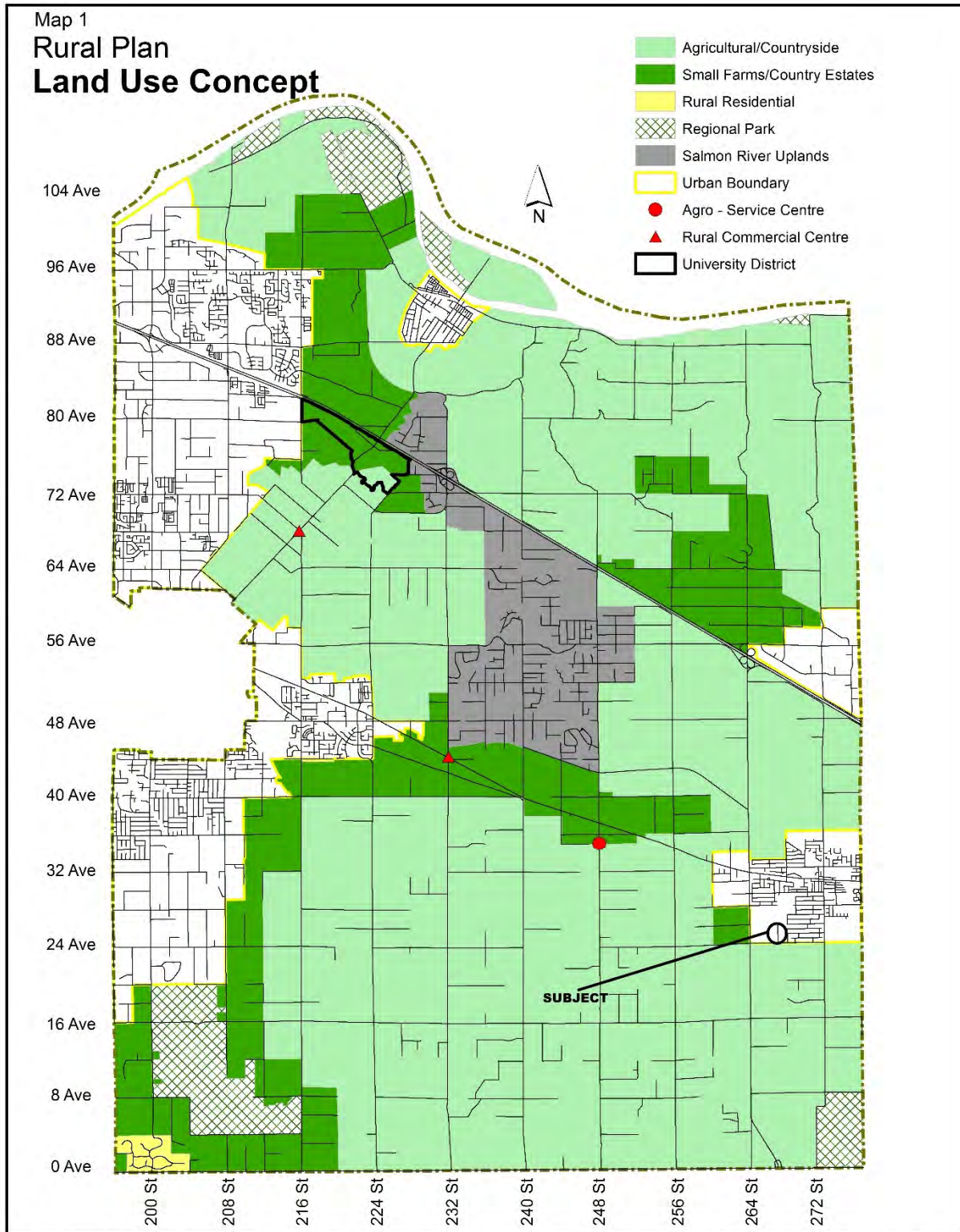
The purpose of this report is to advise and make recommendations to Council with respect to Aldergrove Community Plan Amendment Bylaw No. 5283.



ALDERGROVE COMMUNITY PLAN AMENDMENT  
 APPLICATION NO. 100138  
 (SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
 FROM 266 TO 268 STREET)  
 Page 3 . . .

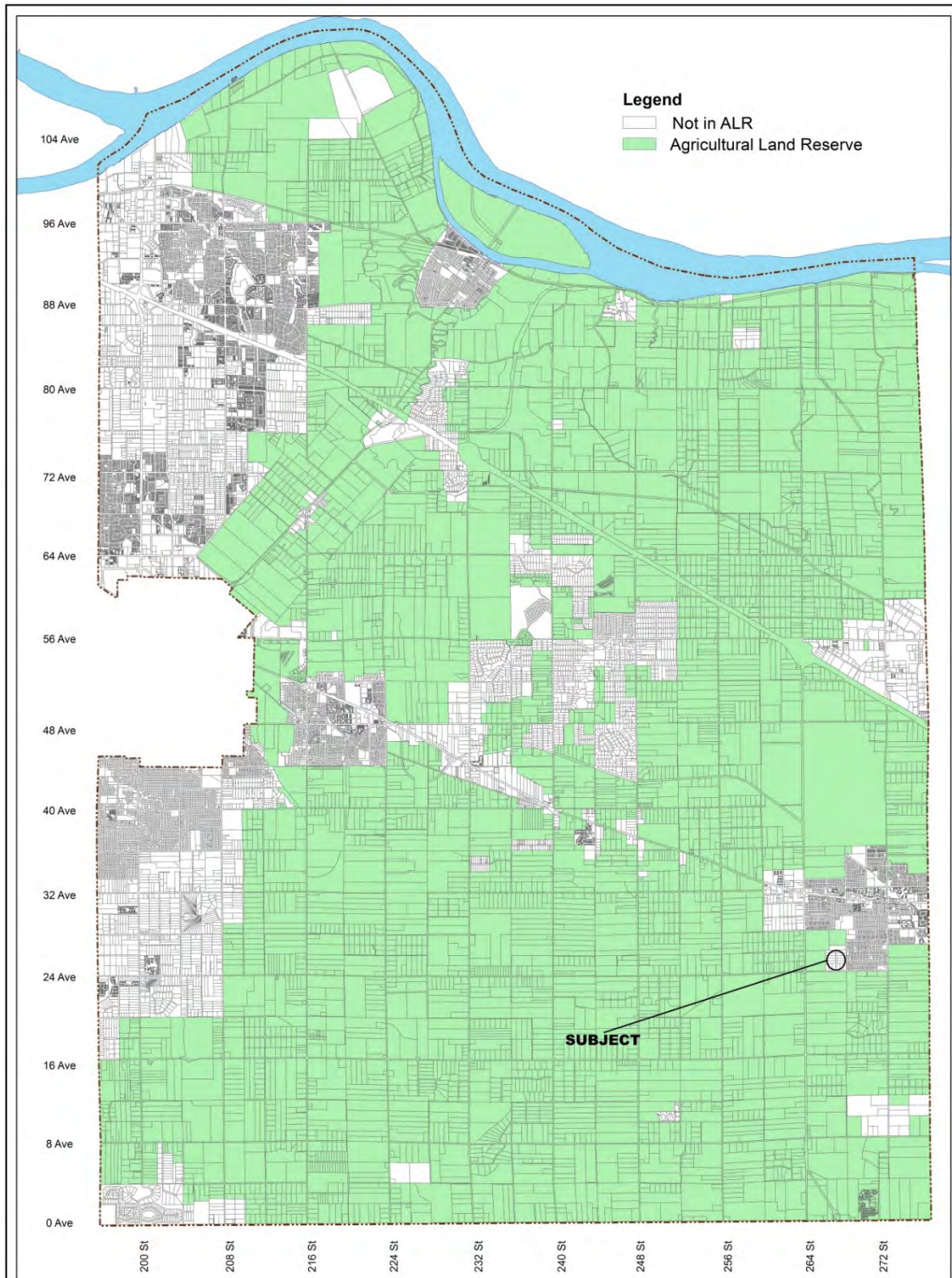


ALDERGROVE COMMUNITY PLAN AMENDMENT  
 APPLICATION NO. 100138  
 (SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
 FROM 266 TO 268 STREET)  
 Page 4 . . .





ALDERGROVE COMMUNITY PLAN AMENDMENT  
APPLICATION NO. 100138  
(SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
FROM 266 TO 268 STREET)  
Page 5 . . .



## Agricultural Land Reserve

Community Development

Version Date: December 2016

0 0.5 1 1.5 2 Km

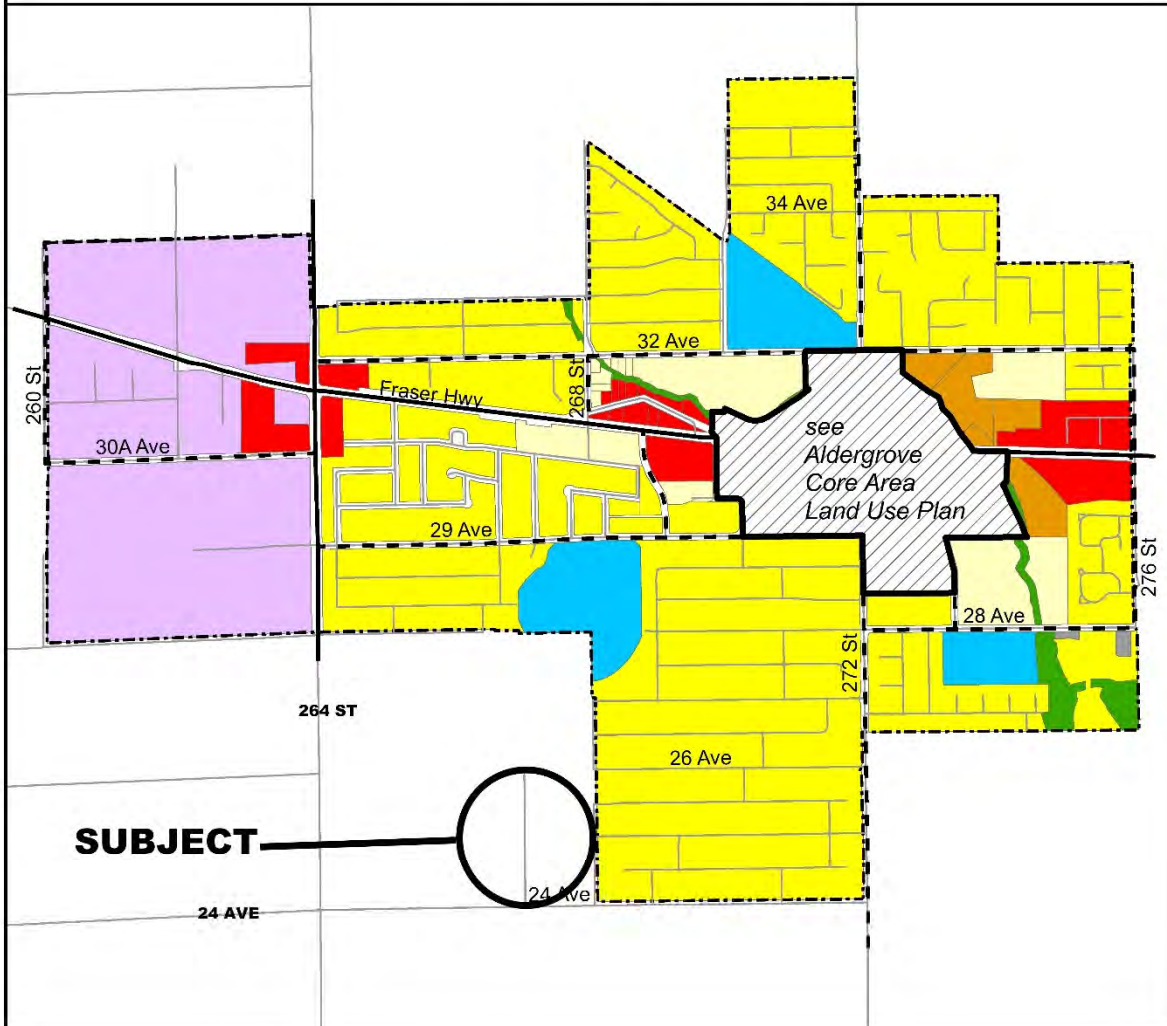


Disclaimer:  
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

© 1999 Township of Langley Planning Office. All Rights Reserved.



## Schedule "A" Land Use Concept

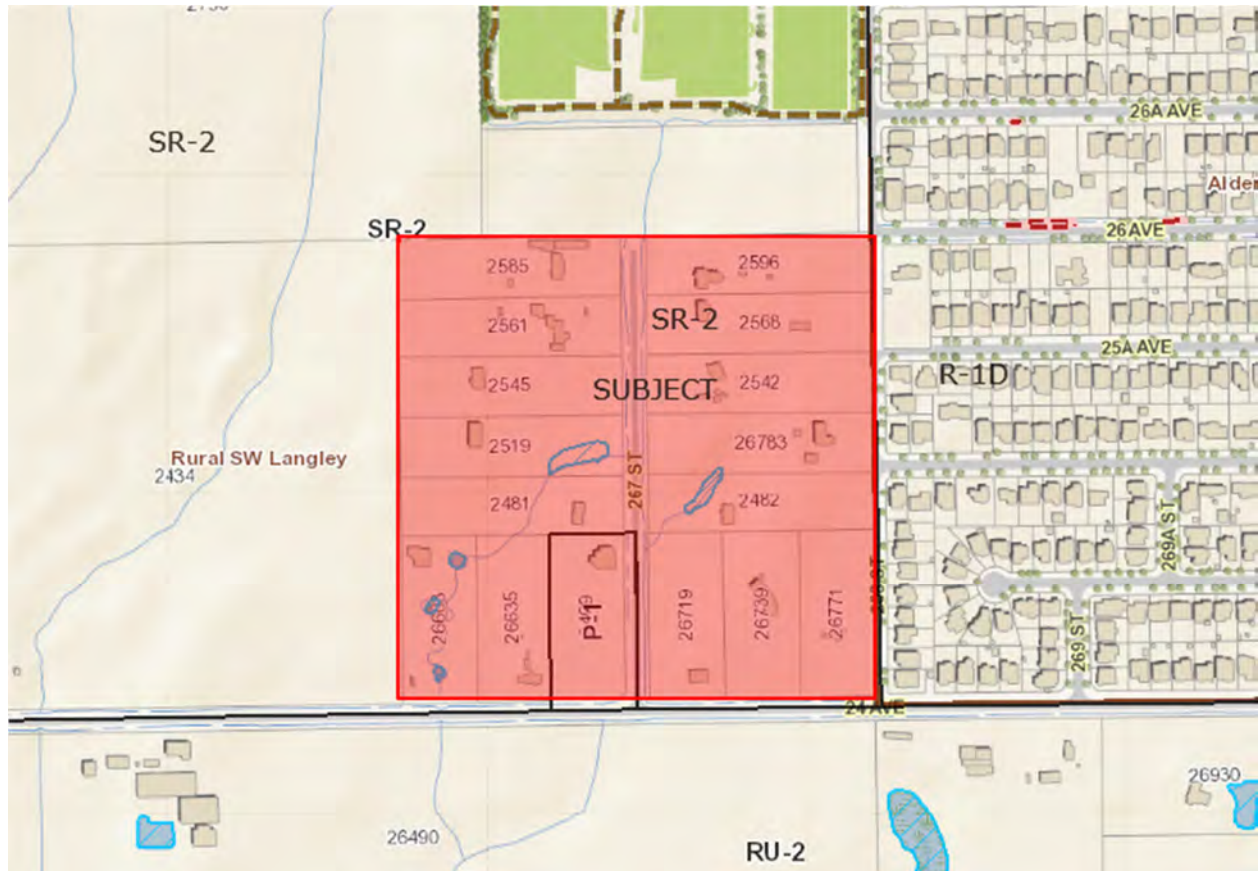


### LEGEND



Updated: March 21, 2016 - Bylaw No. 5126

ALDERGROVE COMMUNITY PLAN AMENDMENT  
APPLICATION NO. 100138  
(SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
FROM 266 TO 268 STREET)  
Page 7 . . .



**ZONING BYLAW NO. 2500**

ALDERGROVE COMMUNITY PLAN AMENDMENT  
 APPLICATION NO. 100138  
 (SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
 FROM 266 TO 268 STREET)  
 Page 8 . . .

**REFERENCE:**

<b>Owners:</b>	Township of Langley 20338 – 65 Avenue Langley BC V2Y 3J1	(26603 – 24 Avenue)
	H & P Mangat/S & A Sekhon/G Pahwa 31411 Ponderosa Place Abbotsford BC V2T 5G3	(26635 -24 Avenue)
	K. & H. & P. Mangat 26719 – 24 Avenue Aldergrove BC V4W 2T9	(26719 – 24 Avenue)
	Williams Road Development Corp. 1051 – 260 Street Langley BC V4W 2J6	(26739 – 24 Avenue)
	661305 B.C. Ltd. 1051 – 260 Street Langley BC V4W 2J6	(26771 – 24 Avenue)
	Trustees of the Congregation of the Canadian Reformed Church of Aldergrove PO Box 809 Stn Aldergrove Aldergrove BC V4W 2V1	(2469 – 267 Street)
	Preetam Wadhawan c/o GP Wadhawan 1337 McCallum Road Abbotsford BC V2S 8A4	(2481 – 267 Street)
	and	
	Manjit K. Gill 4409 – 152 Street Surrey BC V3Z 1G8	(2481 – 267 Street)
	L. & M. Amato 2482 – 267 Street Aldergrove BC V4W 2Y3	(2482 – 267 Street)
	S. Ahlwat 2519 – 267 Street Aldergrove BC V4W 2Y2	(2519 – 267 Street)
	Alan and Sandra Abbey 2542 – 267 Street Aldergrove BC V4W 2Y3	(2542 – 267 Street)
	1077614 B.C. Ltd. 2066 McMillan Road Abbotsford BC V2S 4Y2	(2545 – 267 Street)



	I. & W. Waddell 2561 – 267 Street Aldergrove BC V4W 2Y2	(2561 – 267 Street)
	M. Enger & L. McLean 2568 – 267 Street Aldergrove BC V4W 2Y3	(2568 – 267 Street)
	F. & A. Schoenit 2585 – 267 Street Aldergrove BC V4W 2Y2	(2585 – 267 Street)
	B. & L. Valmorbida 2596 – 267 Street Aldergrove BC V4W 2Y3	(2596 – 267 Street)
	M. & A. & H. Reglin 26783 – 25 Avenue Aldergrove BC V4W 2Y5	(26783 – 25 Avenue)
<b>Applicant:</b>	Kurt Alberts Urban & Regional Planner 9054 Glover Road Box 760, Fort Langley BC V1M2S2	
<b>Legal Description:</b>	Lots 3 to 5 Plan 36004; Lots 6 to 18 Plan 37802 all of Section 19 Township 13 New Westminster District	
<b>Location:</b>	26603, 26635, 26719, 26739 and 26771 – 24 Avenue; 2469, 2481, 2482, 2519, 2542, 2545, 2561, 2568, 2585 and 2596 – 267 Street; 26783 – 25 Avenue	
<b>Area:</b>	15.0 ha (37.0 ac) total area	
<b>Existing Zoning:</b>	Suburban Residential SR-2 and Civic Institutional P-1	
<b>Regional Growth Strategy:</b>	General Urban; within Urban Containment Boundary	
<b>Official Community Plan:</b>	Urban	
<b>Rural Plan:</b>	No land use designation assigned, but lands are within the Urban Boundary	
<b>Aldergrove Community Plan: (existing)</b>	Not within Aldergrove Community Plan	
<b>Aldergrove Community Plan: (proposed)</b>	Low Density Residential (net density up to 9 units per acre)	

#### **DISCUSSION/ANALYSIS:**

Kurt Alberts has applied (on behalf of a group of property owners) to amend the Aldergrove Community Plan to include twelve (12) properties totaling 11.3 ha (27.9 ac) located between 24 and 26 Avenue from 266 to 268 Street to permit future residential development.

In order to deal with amendments to the Aldergrove Community Plan in a comprehensive manner, four (4) remaining non-ALR properties in the area have been included in the amendment and notified. As a result, the total area included in the proposed amendment includes sixteen (16) properties with a total area of 15.0 ha (37.0 ac).

The proposed amendment will designate the lands for Low Density Residential purposes. Rezoning of properties is not proposed in conjunction with this application.

The sixteen (16) properties range in size from 0.89 to 0.96 ha (2.21 to 2.38 ac) and are located on the southwest edge of Aldergrove in the area bounded by 24 and 26 Avenue from 266 to 268 Street. One property on 24 Avenue is owned by the Township and is used for community stormwater detention pond purposes. Another property at the northwest corner of 24 Avenue and 267 Street is zoned Civic Institutional P-1 and is the site of the Canadian Reformed Church of Aldergrove. All of the other properties involved are currently used for suburban residential purposes, and are zoned Suburban Residential SR-2. The lands are partially treed, are affected by several watercourses, and generally slope to the southwest.

#### **Adjacent Uses:**

- North: a vacant 3.0 ha (7.4 acre) property (zoned Suburban Residential SR-2, subject of a separate application for inclusion in the Aldergrove Community Plan), beyond which is Aldergrove Athletic Park and Rotary Field House (designated Urban in the Township's Official Community Plan, located in the ALR, and zoned Suburban Residential SR-2);
- South: 24 Avenue, beyond which are lands located in the ALR (designated Agricultural / Countryside by the Township's Rural Plan, zoned Rural RU-2);
- East: 268 Street, beyond which is an established single family residential neighbourhood (designated Low Density Residential in the Aldergrove Community Plan, zoned Residential R-1D);
- West: an 15.2 ha (37.5 ac) agricultural property fronting onto 24 Avenue and 264 Street (designated Urban in the Township's Official Community Plan, located in the ALR, and zoned Suburban Residential SR-2).

#### **Aldergrove Community Plan Amendment:**

The Metro Vancouver Regional Growth Strategy identifies the entire southwest Aldergrove area (from 264 to 268 Streets, between 24 and 28 Avenues) as being within the Urban Containment Boundary and designated for General Urban purposes. Although the Township's Official Community Plan also designates this area for Urban purposes, it is not yet contained within the boundaries of the Aldergrove Community Plan.

A total of 20 properties are located within this southwest Aldergrove area, all of which are zoned Suburban Residential SR-2, with the exception of a church site at the northwest corner of 24 Avenue and 267 Street which is zoned Civic Institutional P-1. The three (3) largest properties in this area (i.e. the Aldergrove Athletic Park site, the remainder of the "Loucks Farm" and the property at 2434 – 264 Street) are located in the ALR.

Section 5.4.1 of the Township's Rural Plan acknowledges the incompatibility of the ALR and Urban designation boundaries in this area of Aldergrove where development areas are in the ALR. The Township is working on an ongoing basis to address this inconsistency through discussions with the ALC and as part of the Aldergrove Community Plan update process, a component of which would also address the inclusion of non-ALR lands into the Aldergrove Community Plan. Given the ongoing process involving resolution of the ALR sites as part of a larger exercise, the owners of the subject properties (and the site to the north) have elected to proceed with plan amendment applications.

The applicant (in cooperation with the adjacent applicant to the north) has provided a neighbourhood planning analysis (Attachment B) to identify potential land uses, road patterns and servicing items required to accommodate urban development of the subject site and the other non-ALR lands in southwest Aldergrove. The applicant's proposed amendment to the Aldergrove Community Plan is provided as Attachment C to this report.

Bylaw No. 5283 designates the sixteen (16) affected properties as Low Density Residential accommodating various housing forms (conventional single family and cluster, duplex cluster, semi detached, zero lot line, and mobile/modular homes) at net density of up to 9 units per acre. The proposed Low Density Residential designation is consistent with the established density gradient in the Aldergrove Community Plan, which generally assigns the most intense residential land uses / densities to the Aldergrove Core area (centred on Fraser Highway and 272 Street), with densities decreasing toward the edge of the plan. This designation matches the designation of lands immediately east of 268 Street and the intervening area between the subject lands and the Core area.

#### **Official Community Plan Consultation Policy:**

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendment in comments provided (Attachment D). Staff note that additional comments will be provided by the School District in conjunction with future rezoning applications on the subject lands. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

Council's Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management plans.

#### **Public Consultation:**

As per Policy No. 07-164, the applicant held a public meeting on February 23, 2017. Results of the Developer Held Public Information Meeting are provided as Attachment E.



**Zoning:**

The subject properties are all currently zoned Suburban Residential SR-2, with the exception of the Canadian Reformed Church property which is zoned Civic Institutional P-1. Staff note that Aldergrove Community Plan does not have a specific land use designation for places of worship. The proposed land use designation does not affect the church property's P-1 zoning entitlements. Rezoning of lands is not proposed by the current application. Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5283), future rezoning applications would be required from individual property owners to accommodate any residential development proposals.

**Adaptable Housing:**

In accordance with Schedule 2 – Adaptable Housing Requirements of the Official Community Plan, a minimum of 5% of the units in single family and townhouse developments are to be provided as adaptable housing. This provision will be implemented through future rezoning applications.

**Tree Protection/Replacement:**

Tree protection / replacement details will be addressed through future rezoning applications.

**Greenways:**

Current Township practice is to determine Community Amenity Contributions in concert with Neighbourhood Planning and Community Planning processes. As the timing of the Aldergrove Community Plan update process is uncertain, an alternate mechanism to secure Community Amenity Contributions is required. Accordingly, Phased Development Agreements will be required in conjunction with future rezoning applications. This approach is similar to that used in processing development applications in the Brookwood/Fernridge Community Plan area, where such agreements have been prepared outlining amenity items with a resultant contribution of \$78,740 per developable acre.

Details of greenway alignments and other desired amenities will be determined in conjunction with future rezoning applications. Staff anticipate pedestrian linkages will be secured along the west edge of the subject properties (providing a connection to Aldergrove Athletic Park), along 268 Street and 24 Avenue, along with improvements in the area surrounding the community stormwater detention pond.

**Servicing:**

Although an Engineering Services Plan has not yet been prepared for the southwest Aldergrove area (in the absence of a comprehensive community planning process), the applicant's engineering consultant has completed a preliminary servicing concept for the area. The concept anticipates servicing the lands via utility extensions along a new road (26 Avenue) which is identified as an east/west collector road along the north edge of the subject lands in the Official Community Plan (Map 7 – Road Classifications) and in the Master Transportation Plan. Stormwater is anticipated to be directed to the existing detention pond at 24 Avenue and 266 Street. Sanitary sewer will require servicing extensions to be completed, along with a sanitary lift station.

Detailed servicing requirements will be determined in conjunction with future rezoning applications, at which time applicants will be required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention pond and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Preliminary watercourse mapping has been undertaken in conjunction with the Aldergrove Community Plan update project. Details concerning watercourses will be addressed in conjunction with future rezoning applications.

**School and Park Sites:**

School and park site items (including compliance with the Township's 5% Neighbourhood Parkland Acquisition Policy) will be addressed in conjunction with future rezoning applications. Staff note the subject lands are in close proximity to the Aldergrove Athletic Park (to the immediate north) and Betty Gilbert Elementary School (at 26845 – 27 Avenue).

**POLICY CONSIDERATIONS:**

The subject lands are designated for General Urban purposes and are within the Urban Containment Boundary in the Metro Vancouver Regional Growth Strategy. The Township's Official Community Plan also designates the lands for Urban purposes. An amendment to the Aldergrove Community Plan to incorporate the subject lands and assign a land use designation to guide future development is consistent with the land's Urban designation in the Official Community Plan. Expansion of the residential population base of Aldergrove is also supportive of recent Township infrastructure and recreation facility initiatives in the community.

ALDERGROVE COMMUNITY PLAN AMENDMENT  
APPLICATION NO. 100138  
(SOUTHWEST ALDERGROVE / AREA BETWEEN 24 AND 26 AVENUE  
FROM 266 TO 268 STREET)  
Page 14 . . .

Staff recommend that Council give first and second reading to Bylaw No. 5283 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Robert Knall  
MANAGER, DEVELOPMENT PLANNING  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Letter of Intent – submitted by applicant
ATTACHMENT B	Neighbourhood Planning Analysis
ATTACHMENT C	Applicant's Proposed Community Plan Amendment
ATTACHMENT D	School District 35 comments
ATTACHMENT E	Public Information Meeting comments / summary



H.3  
**ATTACHMENT A**

**LETTER OF INTENT**  
OCP Amendment Application by Loucks Area Property Owners

**DATE:** June 16, 2016

**SUBJECT:** Proposed amendment to include 12 properties (11 ha / 28 ac) in the Aldergrove Community Plan (Bylaw 1802) in compliance with the existing "Designated Urban Growth" designation in the Langley Official Community Plan (Bylaw 1842).

**PURPOSE OF APPLICATION:** Inclusion of the subject properties within the Aldergrove Community Plan will establish general development parameters and allow detailed planning and engineering work to commence for specific development applications.

**EXECUTIVE SUMMARY:** The subject lands lie immediately adjacent to the developed area of Aldergrove and are NOT in the Agricultural Land Reserve.

The lands are designated for development in the Township of Langley Official Community Plan and the Metro Vancouver Regional Growth Strategy.

Amending the Aldergrove Community Plan to include the subject lands complies with the OCP. The location of the subject lands, outside of the core area, would be consistent with the intent of the Low Density (9 units per ac) designation in the Aldergrove Community Plan.

Aldergrove and area has recently received approximately \$100 million in capital investments for sewer and water infrastructure, and a major recreation facility. While the infrastructure upgrades and the Township's OCP allow for additional growth of Aldergrove, only the subject lands are outside of the Agricultural Land Reserve. Due to the ALR, Aldergrove's growth prospects are severely limited notwithstanding its regional designation as a Municipal Town Centre.

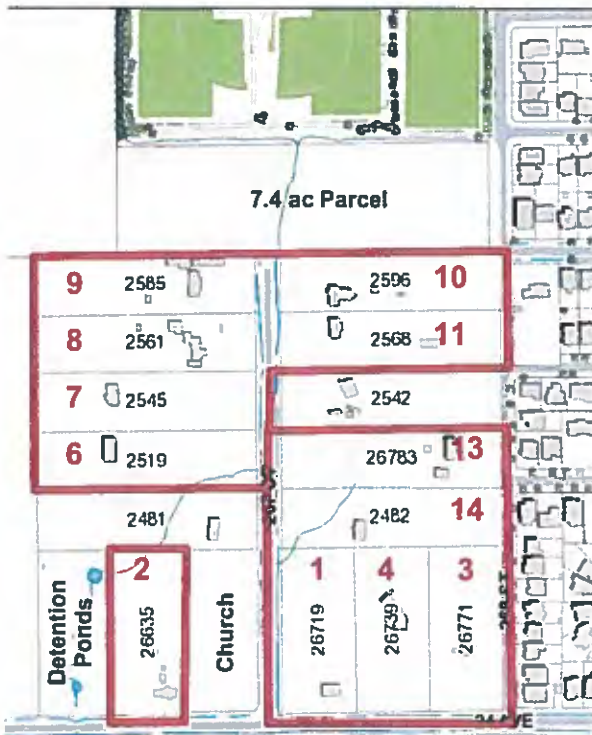
Development of the subject lands is both timely and desirable for overall community vitality.



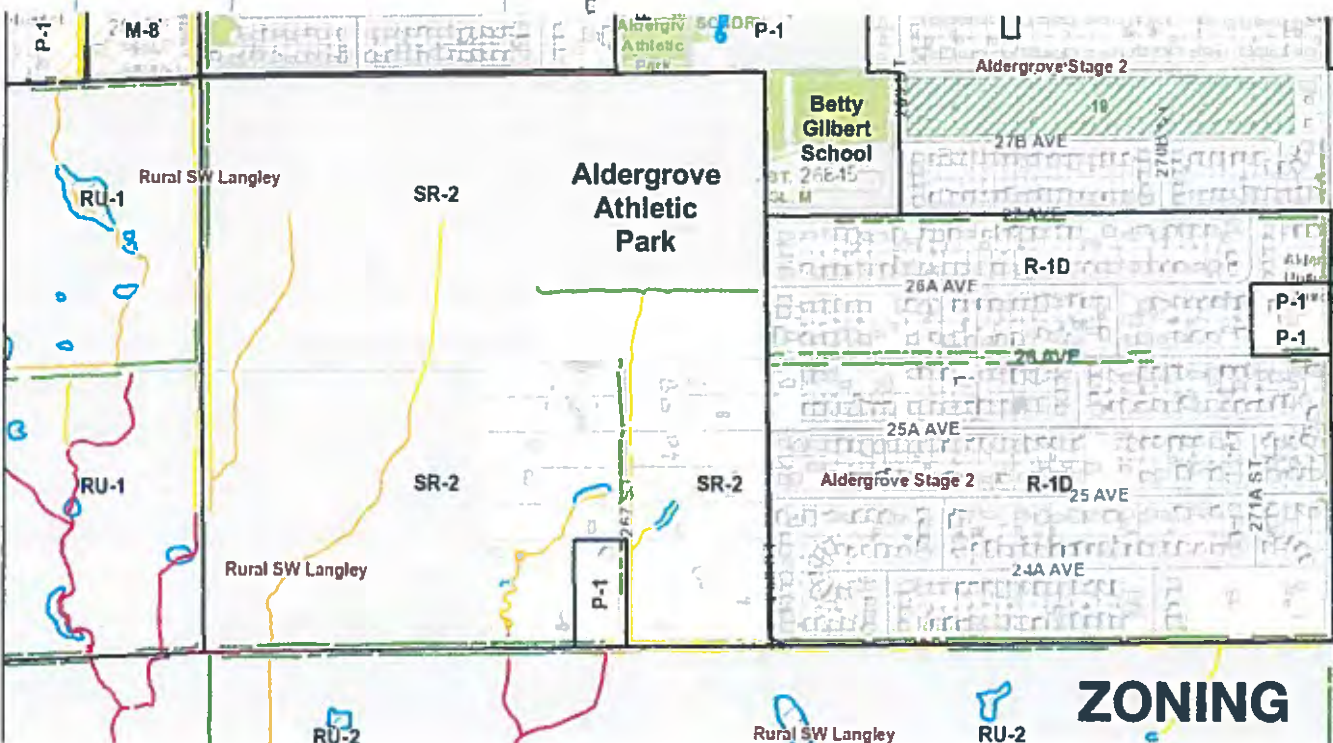
## OCP Amendment Application by Loucks Area Property Owners

**DESCRIPTION OF LANDS:** The subject lands are comprised of 12 legal parcels ranging in size from 2.21 ac to 2.38 ac. with a combined area of 28 ac or 11 ha. All parcels are currently used for rural residential purposes in accordance with the Suburban Residential 2 (SR-2) zoning.

The subject lands represent all of the area outside of the ALR which currently is not included in the Aldergrove Community Plan with the exception of 5 parcels. A separate application has been made for a 7.4 ac parcel (excluded from the ALR when the Township was granted ALC approval to expand the Aldergrove Athletic Park). Two of the other parcels are already developed, one for a church and the other for municipal detention ponds. The owners of the remaining two are either undecided or in the process of ownership transfer.



Property #	Acres	Address	Sec 19, Twp 13, NWD
1	2.22	26719 - 24 Ave	Lot 5, Plan 36004
2	2.21	26635 - 24 Ave	Lot 7, Plan 37802
3	2.22	26771 - 24 Ave	Lot 3, Plan 36004
4	2.22	26739 - 24 Ave	Lot 4, Plan 36004
6	2.38	2519 - 267 St	Lot 10, Plan 37802
7	2.38	2545 - 267 St	Lot 11, Plan 37802
8	2.38	2561 - 267 St	Lot 12, Plan 37802
9	2.38	2585 - 267 St	Lot 13, Plan 37802
10	2.38	2596 - 267 St	Lot 14, Plan 37802
11	2.38	2568 - 267 St	Lot 15, Plan 37802
13	2.38	26783 - 25 Ave	Lot 17, Plan 37802
14	2.38	2482 - 267 St	Lot 18, Plan 37802
<b>27.91</b>			

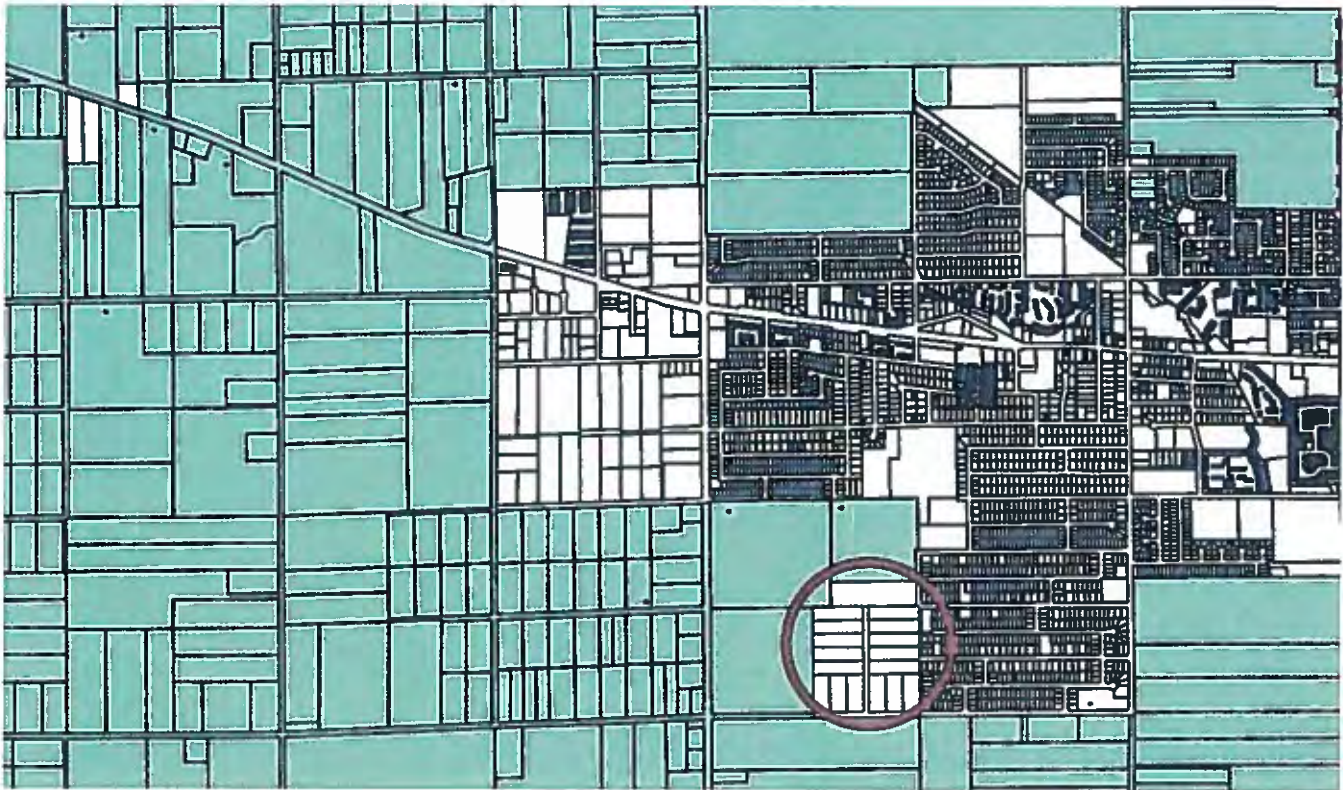


ZONING

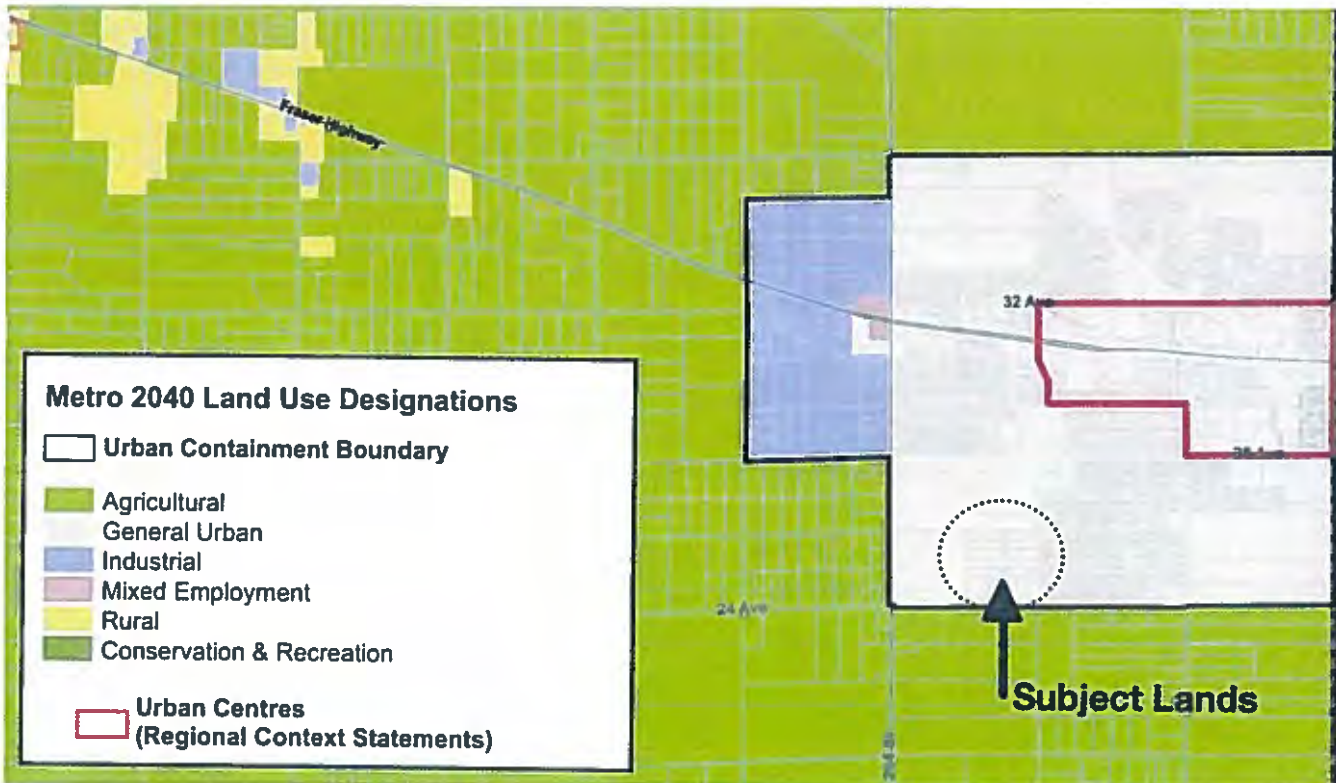


## OCP Amendment Application by Loucks Area Property Owners

**AGRICULTURAL LAND RESERVE:** All of the subject lands are outside of the ALR.

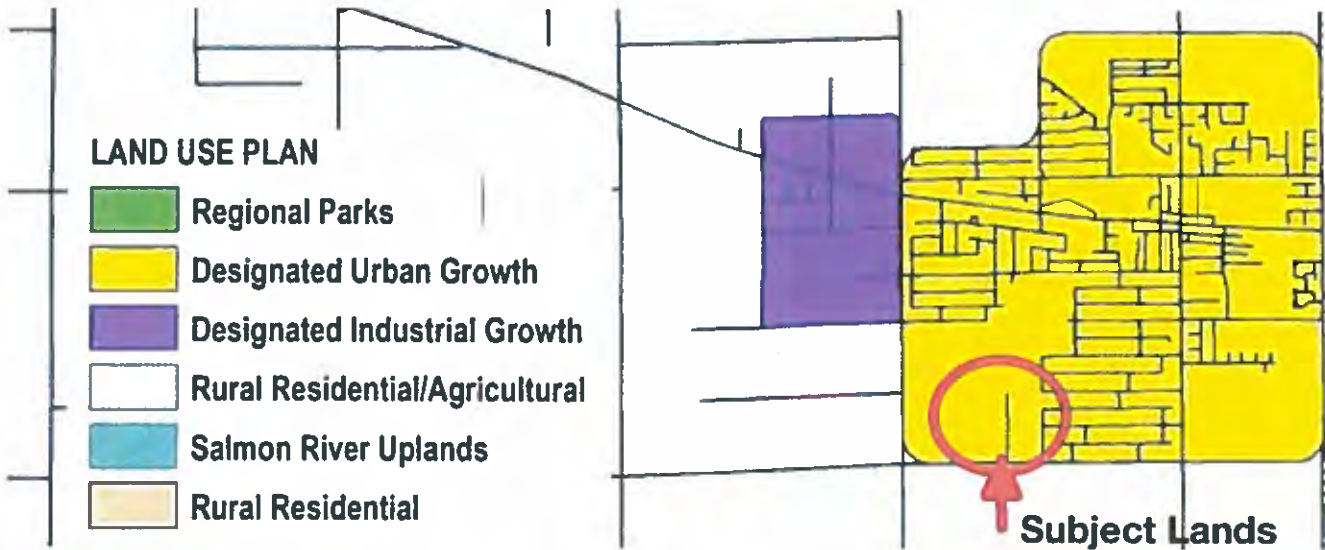


**REGIONAL GROWTH STRATEGY:** The subject lands are located within the Urban Containment Boundary of the Metro Vancouver Regional Growth Strategy and designated "General Urban" intended for residential neighbourhoods.



## OCP Amendment Application by Loucks Area Property Owners

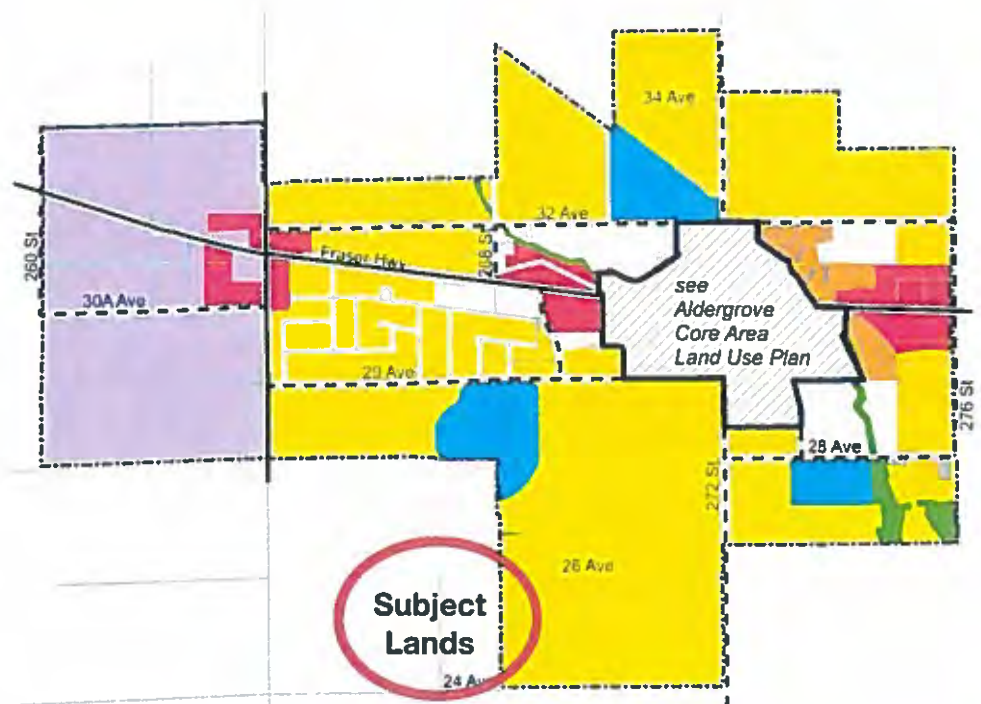
**OFFICIAL COMMUNITY PLAN:** Langley's Official Community Plan Bylaw 1842 designates the subject lands as "Designated Urban Growth". The proposed new OCP (Bylaw 5000), currently at third reading, maintains this designation for the subject lands.



According to the Growth Management (4.1) policies of the OCP, development phasing of the Designated Urban Growth Areas shall be determined by provision of community water and sewer services. With respect to the Residential Development (4.2) policies, "Council shall endeavour to provide for residential growth in the Designated Urban Growth Areas by providing municipal water and sewer services, according to projected needs."

The new OCP (Bylaw 5000 at 3rd reading) contains additional plan implementation policies: "Monitor supply of developable land to ensure that a reasonable supply is available at all times. Staff will undertake the continuing process of preparing new plans or updating existing plans to ensure that the needs of the community are addressed."

**ALDERGROVE COMMUNITY PLAN:** The subject "Designated Urban Growth" lands have yet to be included in the Aldergrove Community Plan (a component plan to the OCP). Such an amendment would be consistent with the Regional Growth Strategy and both the Township's existing OCP and the proposed new OCP.





## OCP Amendment Application by Loucks Area Property Owners

**POLICIES OF THE ALDERGROVE COMMUNITY PLAN:** With the recent major infrastructure upgrading for the Aldergrove area the timing is appropriate "to provide for residential growth in the Designated Urban Growth Area" as set out in the growth management policies of the OCP. The subject area is the only such designated area outside of the ALR yet to be included in the Aldergrove Plan.

A complementary objective of The Aldergrove Community Plan is "to phase development contiguously, thereby bringing about an integral development pattern and a reduction of service costs".

The Community Plan sets out a residential development pattern with higher densities in or close to the core area. The remaining residential areas are designated Low Density allowing a net density of 9 units per acre. The location of the subject lands, outside of the core area, would be consistent with the intent of the Low Density designation.

UNIT TYPE	NET DENSITY IN UNITS PER ACRE	GENERAL LOCATION POLICY
<b><u>Low Density</u></b>		
Conventional Single Family	Up to 9	Generally located at the interior of New Residential Neighbourhoods on Local or Residential Roads
Conventional Cluster		
Duplex Cluster Semi		
Detached Zero Lot Line		
Mobile/Modular Home		
<b><u>Medium Density</u></b>		
Four Plex	10 - 12	Generally located at the periphery of residential neighbourhoods adjacent to arterial roads
Attached Single Family Patio or Court Housing Senior		
Citizen Housing		
<b><u>High Density</u></b>		
Low Profile Apartments	13 - 18	Generally located within and at the periphery of the Commercial Centre and should be physically well related to commercial land uses and existing stable residential areas. Located to or in close proximity to arterial roads.
Walk Up Apartments		
Garden Apartments	Refer to the Aldergrove Core	
Senior Citizen Housing		
Medium Density Apartments	Area Plan in Part VI for permitted densities in	
High Density (Highrise)	the Aldergrove Core	
Apartments Medium Density	Area.	
Mixed Use		
High Density Mixed Use		

The subject area under the density provisions of the Aldergrove Plan could accommodate a variety of low density housing in the range of 290 to 360 residential units if the 3 parcels not included in this application are included. Not large enough to be considered a "neighbourhood", at a potential population of just under 1,000, but given the limited growth in Aldergrove over the last many years, it should be a welcomed addition.

The inclusion of the subject lands in the Community Plan would only be the first step, followed by detailed planning, engineering and processing of specific development applications. At this time there are 12 subject parcels, plus 3 others, all in separate ownership. The actual build out, therefore, may take many years. But in the long run, \$7 to \$9 million in Development Cost Charges will be collected assisting to recoup some of the Township's infrastructure upgrade costs.

## OCP Amendment Application by Loucks Area Property Owners

**SERVICING IMPLICATIONS:** The recent community sewer and water upgrades have sufficient capacity to support development of the subject properties. As well, other infrastructure in the community such as roads, parks and schools can accommodate the proposed Low Density designation of the subject properties.

As part of subsequent rezoning applications Servicing Agreements will define and secure all the specific development related servicing works such as construction of road works, tree replacement, environmental compensation, stormwater management plans, erosion and sediment control measures, and utility upgrades and/or extensions.

As part of the development approval process a sanitary sewer lift station will need to be designed and provided to serve the subject properties.

In addition to on-site road construction, development applications will provide for full reconstruction of 267 Street, construction of 26 Avenue, completion of the west half of 268 Street and the north half of 24 Avenue.

The Township has already acquired and constructed storm detention ponds in the south west corner of the subject area.

**POLICY CONSIDERATIONS:** Adoption of the proposed Aldergrove Community Plan Amendment will allow development applications to be submitted for the subject lands. The proposed amendment to the Aldergrove Community Plan is consistent with the broader objectives, vision and principles outlined in the Official Community Plan that designates the area as Urban Growth.

The proposed amendment is also in keeping with the overall objectives of the Township's Sustainability Charter, the Metro Vancouver Regional Growth Strategy and the Aldergrove Community Plan.

The subject 12 properties together with the 7.4 ac parcel under separate application comprise 35 ac of the 40 ac of land (88%) which is currently undeveloped and out of the ALR. This also represents demonstrated support of 87% among the property owners (i.e. 13 of 15 properties).

**REQUESTED AMENDMENT BYLAW:** That Council consider 1st and 2nd reading for an amending bylaw (and authorize staff to schedule a public hearing) as follows:

*The Aldergrove Community Plan Bylaw 1978 No. 1802 as amended is further amended by including the lands described as:*

*Lots 7, 10, 11, 12, 13, 14, 15, 17, and 18 of Plan 37802, SEC 19, TWP 13, NWD and Lots 3, 4, and 5 of Plan 36004, SEC 19, TWP 13, NWD*

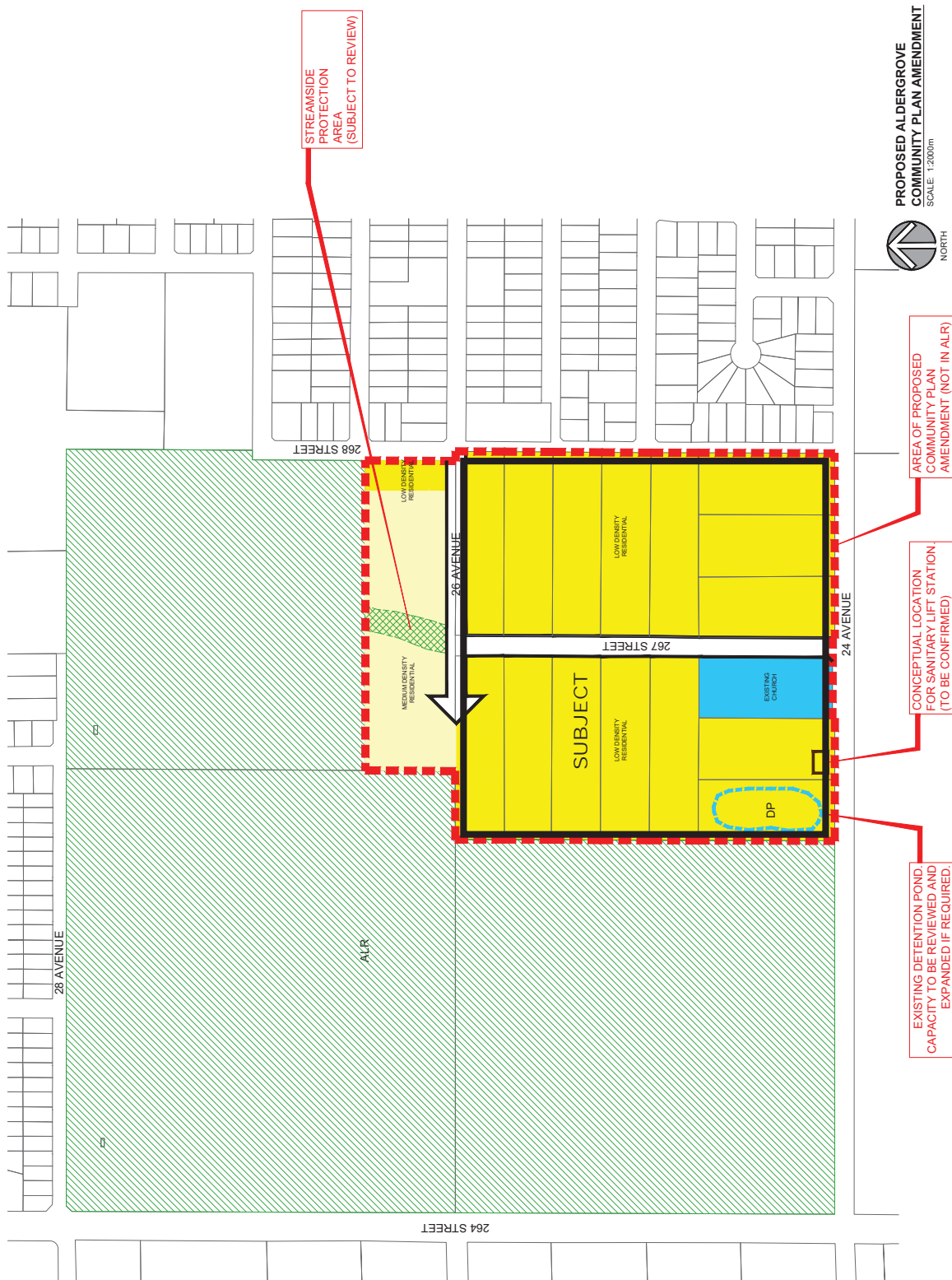
into the Aldergrove Community Plan on Schedule "A" Land Use Concept Plan and designating them as Low Density Residential as shown delineated on Schedule "A" attached to an forming part of this Bylaw.

Respectfully Submitted  
on behalf of the Loucks Area Property Owners



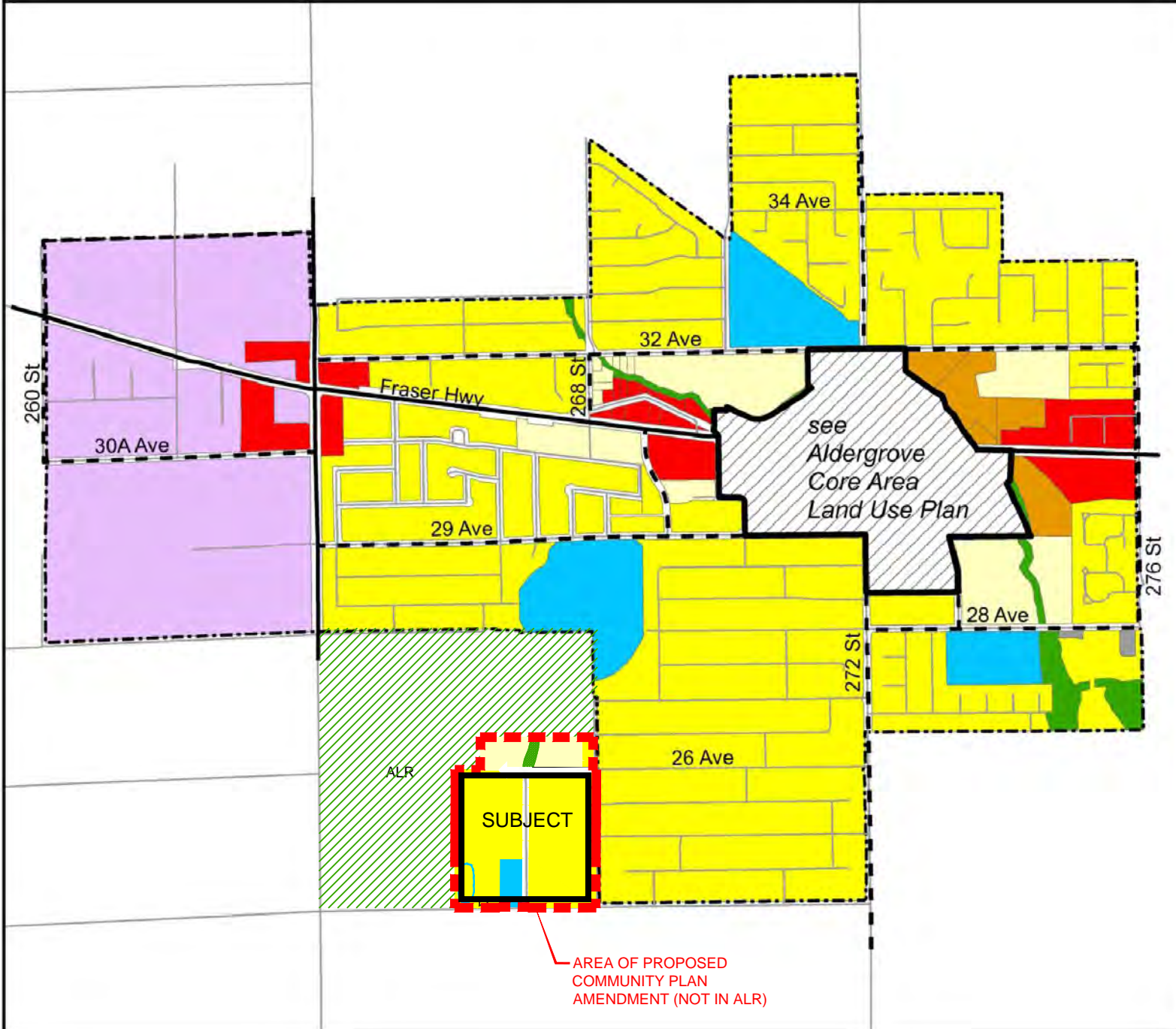
Kurt Alberts MCIP RPP  
Urban and Regional Planner

ATTACHMENT B



# Schedule "A" Land Use Concept (PROPOSED)

H.3  
**ATTACHMENT C**



## LEGEND

 Low Density Residential	 Conservation Area	 Plan Boundary
 Medium Density Residential	 Commercial	 Major Collector Road
 High Density Residential	 Industrial	 Minor Collector Road
 Recreation/Education	 Public Utility	





May 1, 2017

Colin Moore  
Development Planner  
Township of Langley  
20338 65 Avenue  
Langley, BC V2Y 3J1

**RE: Development Application Project 13-19-0328 / ALBERTS**

**Civic:** 2400 Block to 2600 Block of 267 Street  
26603-24 Avenue, 2469 – 267 Street, 2481 and 2542 – 267 Street

**Legal:** Lots 3-5 Plan 36004 and Lots 6-8, 10-15, 17 & 18 Plan 37802; Lots 9 & 16, Plan 37801  
all of Section 19 Township 13 NWD

We have reviewed the above proposal. As this proposal does not have any direct impact on the public-school system in Langley we have no comments to make at this time.

Please advise if you need any other information.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. David Green".

J. David Green, CPA, CA  
Secretary-Treasurer



**ATTACHMENT E**

**Record of Public Information Meeting**  
 for  
 Township of Langley  
 Project Nos. 13-19-0312 (2600 block of 268 St)  
 & 13-19-0328 (2400 to 2600 block of 267 St)  
 Applications to include lands in the Aldergrove Community Plan

Table of Content	Page
Open House Notification, Setup and Attendance	1
Open House Displays	2
Invitation Mail Out	Appendix A
Ad in Langley Times Feb 15, 2017	Appendix B
Ad in Langley Times Feb 17, 2017	Appendix C
Comment Form	Appendix D
Sign In Sheets	Appendix E
Comment Forms Submitted	Appendix F

Record of Public Information Meeting prepared by Kurt Alberts MCIP RPP

**Developer Led Public Information Meeting February 23, 2017****Notification**

February 9, 2017: Invitations were mailed to 117 addresses provided by the Township of Langley

February 15, 2017: Notice of Meeting in the Langley Times on page 7

February 17, 2017: Notice of Meeting in the Langley Times on page 15

**Open House Setup**

Location: Shortreed Community Elementary (Gym) 27330 - 28 Avenue, Aldergrove

Date: Thursday February 23, 2017

Time: 5 pm to 8 pm

Displays: 9 - 24"x 36" display boards (Aldergrove Community Plan Schedule A Land Use Concept (Existing); Aldergrove Community Plan Schedule A Land Use Concept (Proposed): Proposed Community Plan Amendment Map; Aerial Map of Subject Properties; Properties Included in Both Applications Map; Map A-1 of Bylaw 5000 RGS Land Use Map; Map 1 - Land Use of Bylaw 5000 Land Use Designations Map; Metro Regional Plan Map; Langley Township ALR Map)

- Sign-In Guest Book
- Comment Forms
- Comment Form Return Box

Open House Resource Persons: Colin Hogan AIBC | PRINCIPAL, Focus Architecture Incorporated for Project # 13-19-0312 and Kurt Alberts MCIP RPP, Urban & Regional Planner for Project # 13-19-0328

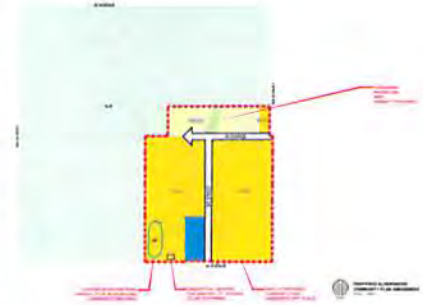
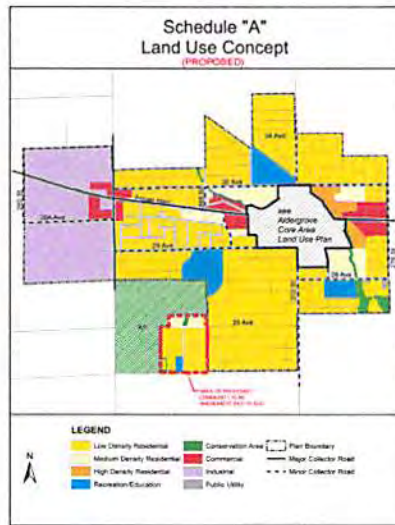
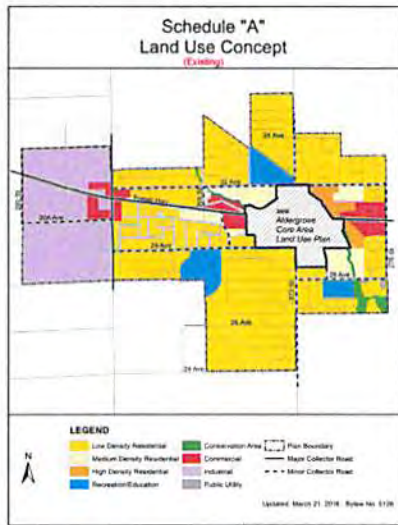
Township of Langley Observer: Colin Moore MCIP RPP, Planner, Community Development Division

**Attendance Summary**

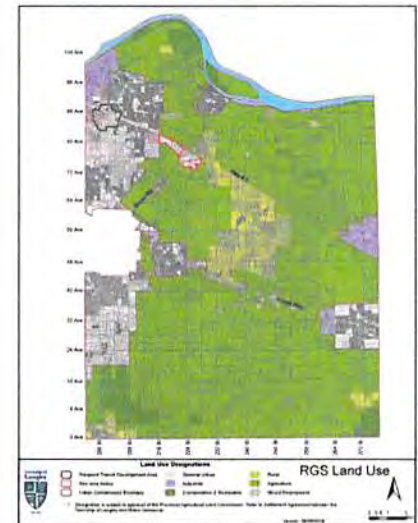
Total Attendance: Approx. 60 (52 signed guest book)

Comment Forms Returned: 30 (including 2 letters submitted)

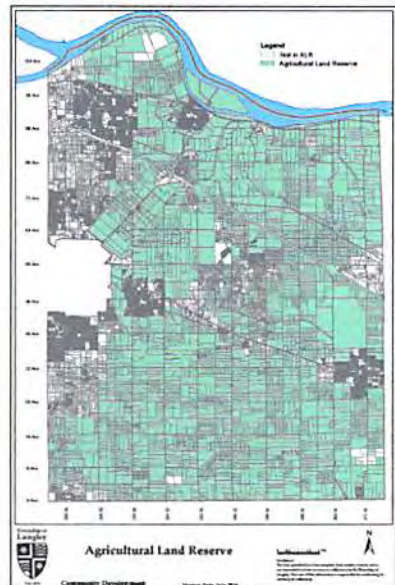
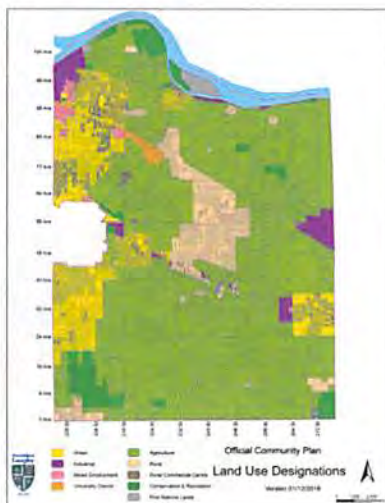
# Open House Displays



MAP A-1



MAP 1 - LAND USE





# City of Langley offers thanks to its multitude of volunteers

MIRANDA GATHERCOLE  
Times Reporter

It was an evening of good food, laughter and gratitude as the city of Langley honoured those who volunteer their time to give back to the community.

The annual volunteer appreciation dinner, held at Cascades Casino on Feb. 5, saw dozens of community members recognized for their efforts.

The evening began with addresses from local dignitaries and City councillors, who gave their thanks to those who help out with the City's many committees, events and charities.

"Today we celebrate our amazing volunteers. Today we say thank you for the time and energy that you give to our community," said Coun. Rudy Storobeen.

"One hundred and fifty years ago, Canada was confederated by volunteers. Sixty-two years ago, our City was incorporated by volunteers. Today, volunteers in the City of Langley continue to distinguish themselves by responding to needs and contributing to solutions that benefit us all in these changing times."

Keynote speaker Sandy Dunkley, an avid volunteer in Langley, reminded those in attendance that, "It's never too late to volunteer for something."

She first became involved in the community after her son, Ron Dunkley, was killed in a train accident in 2001.

She says she felt a calling from God to volunteer so she picked up a copy of the *Langley Times*, and flipped through until she saw an ad from the City of Langley looking for creative volunteers.

She applied to every single committee, and two weeks later was selected to serve with the group for se-



MIRANDA GATHERCOLE / Langley Times

Volunteer Sandy Dunkley and City of Langley Mayor Ted Schreier shared a laugh inside the Coast Hotel ballroom on Thursday night as the City hosted its annual volunteer appreciation banquet. Video online at langleytimes.com.

nection, culture and parks.

Before she knew it, Dunkley was running her own non-profit, The Ron Dunkley Memorial Society, as well as a talent agency with so many — and all while volunteering her time with dozens of other groups and events.

"I don't get paid for anything I do, I do it for free... because if I got paid, it would be a job, and I've had lots of good jobs in my life — I

worked at Safeway and I had my job in Nashville — I didn't need anymore jobs. I just wanted to volunteer," Dunkley said.

"The more I volunteer, the more I love it, the more people I meet, the more I'm helping the community, the more they're helping me, because they help me be busy and not have to think so much about everything in the past."

"Now I want you to

look at your life and just think about all the different things that you are doing because I'm telling you right now, if you haven't attained that dream yet that you think you've lost, trust me on this, volunteering is going to help you attain that dream. When you volunteer, you're using all those abilities, all those things that God gave you. You'll find the right thing to volunteer in."

**WALK FOR ALZHEIMER'S**  
MAKING MEMORIES MATTER

**Fraser Valley**  
Sunday, May 7, 2017

**Location**  
Landing Sports Centre  
(Indoor)  
4530 50th Avenue  
Chilliwack

**Registration:** 1 p.m.  
Event time: 2 - 4 p.m.  
**604-793-8156**  
**604-798-0921**

**1-800-667-3742**  
walkforalzheimers.ca

**Alzheimer Society**  
NORTH VANCOUVER

## HOME DRUG TESTING KITS

Now Available. Easy to use.

**SENIORS DAY**  
Save **15% off**  
every THURSDAY!!

- Home Health Care & Mobility Aids
- Ostomy Supplies
- Incontinence Supplies
- Women's Supplement, Vitamins, Homeopathic & Health Food Products
- Bathroom Safety Products
- Free Wheelchairs
- Full Service Compounding Pharmacy
- Compression Stockings
- Travel Socks

**FREE DELIVERY!** 7 DAYS A WEEK  
365 DAYS A YEAR!

**Langley I.D.A. Pharmacy**  
101-5560 206 St. Langley 604-539-8799

Open Monday-Friday 9am-7pm  
Saturday 9am-6pm  
Sunday & Holidays 10am-4pm

### DEVELOPER LED PUBLIC INFORMATION MEETING Township of Langley Project Nos. 13-19-0312 & 13-19-0328 24 Avenue @ 268 Street, Aldergrove

#### Application:

Project No. 13-19-0312: Application to amend the Aldergrove Community Plan to include property in the 2600 block of 268 Street within the Community Plan boundaries under the "Medium Density Residential" designation.

Project No. 13-19-0328: Application to amend the Aldergrove Community Plan to include several properties in the 2400 to 2600 block of 267 Street within the Community Plan boundaries under the "Low Density Residential" designation.

**Meeting Location:** Shortreed Community Elementary  
27330 28th Avenue, Aldergrove  
**Date:** Thursday February 23, 2017  
**Time:** 5:00-8:00 pm



#### Developer's Agent:

**Application # 13-12-0312:**  
Focus Architecture Incorporated  
Tel. (604) 853-5222

**Application # 13-19-0328:**  
Karl Alberts  
Tel. (604) 888-4306

This public information meeting, in the form of an open house, is being held by the applicant to communicate the proposed development plans for the site with the neighbourhood. The applicant will have representatives on hand to answer questions.

Use e-commerce, the solution to get the employees you need.

# Print & Online Solutions

You're  
**ONE  
CLICK  
Away!**



LocalWorkBC.ca

1-855-678-7833

f localwork-bc

@localworkbc



# Film about racism based on personal experience, actor-producer says

'The Prince' shot in Langley as part of the Crazy8s short film challenge

DAN FERGUSON

Times Reporter

A few years ago, actor, director and writer Patrick Sabongui was riding public transit in the Lower Mainland with his family when someone called him a terrorist.

"I'm of Middle Eastern heritage and I guess you can see it on me and someone took exception to that," Sabongui said.

"For no reason, out of nowhere, (a man) just literally stood up and called me a terrorist. He verbally attacked my family, said that my children were terrorist children and told me to go back to where I'm from," Sabongui said.

"I'm from Montreal. I don't think that's what he meant."

Sabongui was being interviewed Saturday (Feb. 11) on the Langley location where he was shooting *The Prince*, a short film based on that disturbing encounter.

"I didn't experience that level of discrimination in all the years I lived in the States," Sabongui told the Times.

"It happened to me when I arrived here. Not to say that this city is more or less racist than other cities, but it exists in every facet of society and that's what we need to take a look at."

Sabongui said at the time of the incident, his children were too young to be aware of what was happening, but it left a mark on their parents.

"That experience stayed with my wife and I and it's something that we're continuously working through, especially now as the world is getting more racially divided."

Sabongui has a long list of credits that includes hit television shows like *24*, *The Flash* and *Homeland*, and big-budget movies like *The 300* and *Twilight*.

Through his company, Life Force Films, he has produced and/or directed several short films including the award-winning shorts *Shakey's Coffee*, *Chained* and *And Unraveling*.

He was filming in Langley Township at Harry's Custom Equipment Rentals Ltd.

Located in the shadow of the Golden Bars bridge off-ramp, the company rents production trailers, mobile dressing rooms, bedrooms and other gear for film and television.

The site was the setting for Sabongui's newest film, the story of how a young tap dancer and her uncle, an actor, struggle with what it means to be Middle-Eastern Canadian in today's racially divided world.

Sabongui was standing in the "star" trailer, the niece and roommates of the mobile accommodations for actors that was also the setting for a scene involving the actor-uncle having a moment of crisis.

At a time when news reports from the U.S. are showing a rise in xenophobic racism, the *Prince* is a timely subject, and not just south of the border, Sabongui said.

"We like to think that we (in Canada) don't have the same historic relationship with racism as our neighbours to the south do, but we can't kid ourselves in thinking that systemic racism and implicit bias doesn't exist here."

Sabongui was one of the finalists in *Crazy8s*, the annual Vancouver-based film-making competition and festival.

The eight-day film-making challenge that provides funding and



DAN FERGUSON/Langley Times

Actor-producer Patrick Sabongui on the Langley location shoot for the *Crazy8s* production of the short film *The Prince*, which was inspired by his personal encounter with racism on public transit in Metro Vancouver. See video at [langleytimes.com](http://langleytimes.com).

support to emerging filmmakers to help them produce a short film, has been run since 1999 by the *Crazy8s* Film Society.

The 2017 competition attracted 216 teams, that were winnowed down to six winners, who each got \$1,000 and everything they needed to make their short films in eight days.

The completed films will be screened Feb. 25 at The Centre For Performing Arts in Vancouver.

Over the past 16 years, approximately 13,225 people have attended *Crazy8s* screenings, and the films have appeared in over 200 international film festivals with many being broadcast on national television.

## DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 13-19-0312 & 13-19-0328  
24 Avenue @ 268 Street, Aldergrove

### Application:

Project No. 13-19-0312: Application to amend the Aldergrove Community Plan to include property in the 2600 block of 268 Street within the Community Plan boundaries under the "Medium Density Residential" designation.

Project No. 13-19-0328: Application to amend the Aldergrove Community Plan to include several properties in the 2400 to 2600 block of 267 Street within the Community Plan boundaries under the "Low Density Residential" designation.

**Meeting Location:** Shortbread Community Elementary  
27330 268th Avenue, Aldergrove  
**Date:** Thursday February 23, 2017  
**Time:** 5:00-8:00 pm



### Developer's Agent:

**Application # 13-12-0312:**  
Focus Architecture Incorporated  
Tel. (604) 853-5222

**Application # 13-19-0328:**  
Rui Alberto  
Tel. (604) 858-4266

This public information meeting, in the form of an open house, is being held by the applicant to communicate the proposed development plans for the site with the neighbourhood. The applicant will have representatives on hand to answer questions.

## International Women's Day

Lunch & Speaker Silent Auction

Women of Distinction Award Ceremony

12:00 pm to 2:00 pm Saturday, March 4, 2017

Doors open 11:00 am

Newlands Gold & Country Club

21025 48th Ave Langley

Tickets \$45 per person

### Keynote Speaker

Dean Baker, currently serving a two year term as a Rotary International Director, will share her personal stories from her days of being an Operating Room Nurse on Professor Christiaan Barnard's first heart transplant team to running a Nursery School in Malawi.



Tickets Available Now

The net proceeds this year will go to the Local Source Food Bank focusing on the needs and supplies of women and babies. Support will also go to the Nepal Water Project.

Tickets Available online

[www.internationalwomensday.ca](http://www.internationalwomensday.ca)

Sponsored by The Rotary Club of Langley Central

## Working Together For All Your Healthcare Needs

**Family Care Pharmacy  
and  
Avecina Medical Clinic**

**GREAT SERVICE • FREE DELIVERY**

**FAMILY CARE PHARMACY**

UNIVERSITY: 5581-204th St  
604.535.1611

OPEN:  
Monday-Friday 9am-6pm  
Saturday & Sunday 10am-4pm

FLU SHOTS  
Now Available  
No Appointment Necessary

NEXT TO AVECINA MEDICAL CLINIC



**DEVELOPER LED PUBLIC INFORMATION MEETING**  
**Township of Langley Project Nos. 13-19-0312 & 13-19-0328**  
**24 Avenue @ 268 Street, Aldergrove**

**Application:**

Project No. 13-19-0312: Application to amend the Aldergrove Community Plan to include property in the 2600 block of 268 Street within the Community Plan boundaries under the “Medium Density Residential” designation.

Project No. 13-19-0328: Application to amend the Aldergrove Community Plan to include several properties in the 2400 to 2600 block of 267 Street within the Community Plan boundaries under the “Low Density Residential” designation.

<b>Meeting Location:</b>	Shortreed Community Elementary <b>27330 28<sup>th</sup> Avenue, Aldergrove</b>
<b>Date:</b>	Thursday February 23, 2017
<b>Time:</b>	5:00-8:00 pm

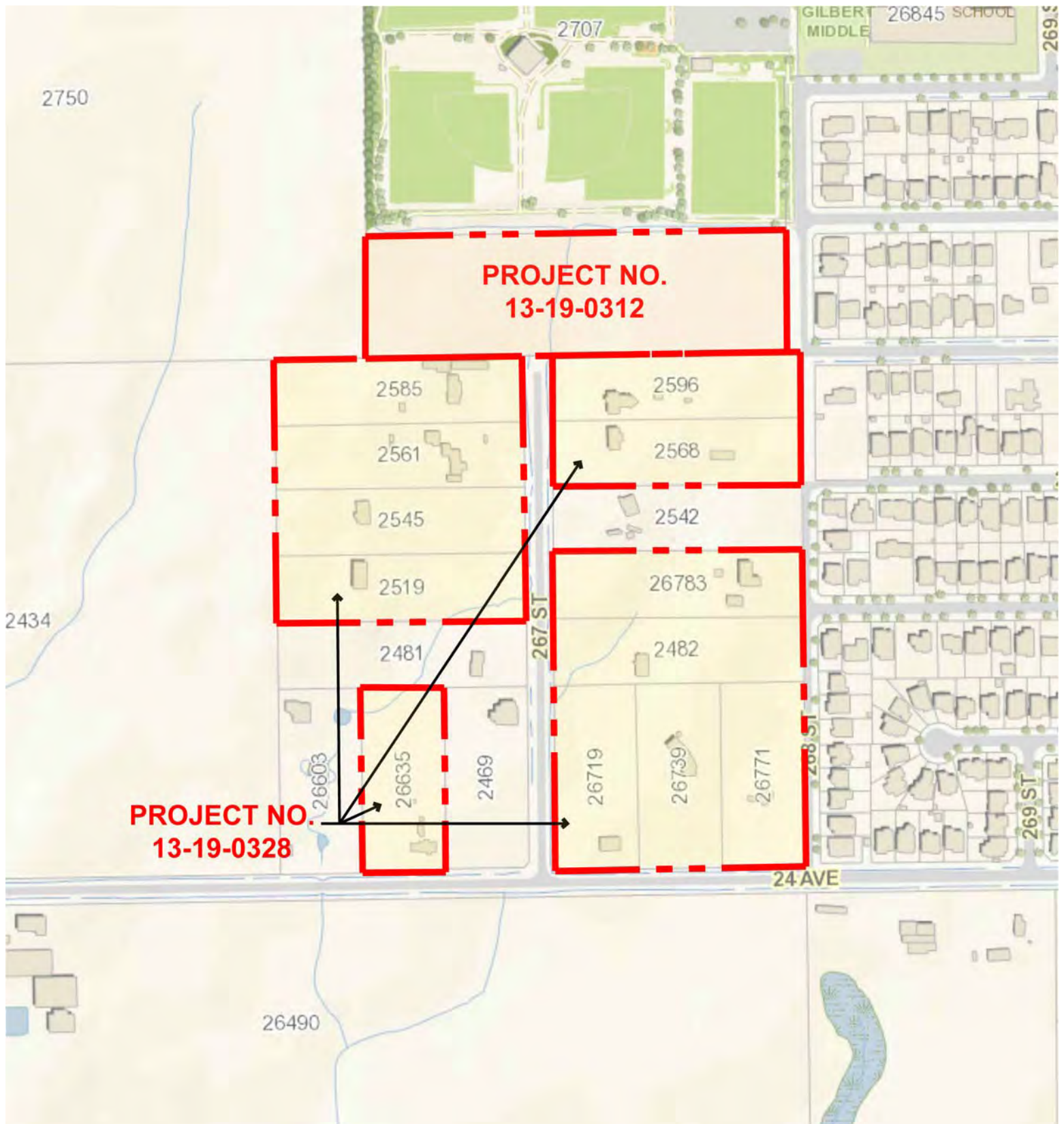
**Developer’s Agent: Application # 13-12-0312:**

Focus Architecture Incorporated, tel. (604) 853-5222

**Application # 13-19-0328:**

Kurt Alberts, tel. (604) 888-4395

This public information meeting, in the form of an open house, is being held by the applicant to communicate the proposed development plans for the site with the neighbourhood. The applicant will have representatives on hand to answer questions.



**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

## Comment Form

Name:
Address:
Email:
Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-19-0328  
Kurt Alberts  
604 888-4395

**SIGN-IN SHEET****PUBLIC INFORMATION MEETING**

Proposed Low and Medium Density Residential Development

24 Avenue @ 268 Street, Aldergrove, BC

Project Nos. 13-19-0312 &amp; 13-19-0328

FEB. 23, 2017

	NAME (Please print)	EMAIL	SIGNATURE	PHONE #
1	26	s. 22(1)		
2	27			
3	28			
4	29			
5	30			
6	31			
7	32			
8	33			
9	34			
10	35			
11	36			
12	37			
13	38			
14	39			
15	40			
16	41			
17	42			
18	43			
19	44			
20	45			
21	46			
22	47			
23	48			
24	49			
25	50			


**SIGN-IN SHEET****PUBLIC INFORMATION MEETING**

Proposed Low and Medium Density Residential Development

24 Avenue @ 268 Street, Aldergrove, BC

Project Nos. 13-19-0312 &amp; 13-19-0328

FEB. 23, 2017

	NAME (Please print)	EMAIL	SIGNATURE	PHONE #
26	51	s. 22(1)		
27	52			
28	53			
29	54			
30	55			
31	56			
32	57			
33	58			
34	59			
35	60			
36	61			
37	62			
38	63			
39	64			
40	65			
41	66			
42	67			
43	68			
44	69			
45	70			
46	71			
47	72			
48	73			
49	74			
50	75			



## **APPENDIX F**

COMMENTS RECEIVED  
(30 pages)

PUBLIC INFORMATION MEETING  
FEBRUARY 23, 2017  
SHORTREED COMMUNITY ELEMENTARY

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

I am looking forward to this area being developed as it would enable our grand children an opportunity to be able to continue to live in the Aldergrove area. more affordable housing would become available for young couples. Current use of the existing sized lots is non-existent. Not farmed - not park - not lived just scrub brush.!	
Name:	s. 22(1)
Address:	
Email:	
Please place comment form in the box provided at the meeting or give to:	

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

/

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

*This looks to be a good way to offer housing without extreme density occurring.*

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

- IN FAVOR OF THE NEW REZONE PROPOSAL.

- NEED MORE YOUNG FAMILIES IN ALDERGROVE WITH KIDS! I SEE THE DECLINE OF APPLICANTS IN HOCKEY - AND ALL SPORTS.

- THIS WOULD ALSO HELP OUT OUR LOCAL SHOPS TO SURVIVE!

s. 22(1)

Name:

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

my main concern is the present lack of parking in the area and that any new development not increase the problem	
also I would like to see the integrity of the waterways be protected	
Name:	s. 22(1)
Address	
Email:	
Please place comment form in the box provided at the meeting or give to:	

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

<i>glad to see development in this area.</i>	
<i>Housing is needed here.</i>	
Name:	s. 22(1)
Address	
Email:	
Please place comment form in the box provided at the meeting or give to:	

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

These properties are currently rural and provide a great buffer between residential and farmland. Please respect the neighborhood and leave these out of the Community Plan.

s. 22(1)

Name:

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

## Comment Form

We feel comfortable with the proposed changes as long as 268<sup>th</sup> is widened to accomodate increased traffic.

Name:

Address

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-19-0328  
Kurt Alberts  
604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Concerned about traffic on 268<sup>th</sup> St  
 currently a one lane road & no street parking  
 already a very busy road & everyone trying to get out  
 of their subdivision to 24<sup>th</sup> Ave & then to 264<sup>th</sup> St

I would like to be sure this road is doublewide &  
 street parking & do "Not" put it through past  
 264<sup>th</sup>. I want it not to go up to the soccer fields  
 You will need a street light @ 264<sup>th</sup> St & 24<sup>th</sup> Ave

s. 22(1)

Name:

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Good presentation!

You can't stop progress.

IT's coming whether we like it or not!!

Name:

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Changing times (or changing land usages) can be <sup>a bit confusing</sup> ~~scary~~ for some. This development will be a positive addition to Aldergrove's community base. Everything seems well thought out, and well-executed.

I think we are fortunate in that Focus Architecture seems to be much more considerate than most other developers. And, most importantly, they listen to what people have to say.

Please consider their application. It will be ~~well~~ a good "development" for Aldergrove

Name: s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Re: 13-19-0312

Opposed to any multi-family being developed in this area of Aldergrove. (duplex okay as long as lot size that of 2 standard lots in that area)

Re: 13-19-0328.

Lot size should be an average size for the existing area.

lots should not be any smaller than 7000 sq ft.

Name:

s. 22(1)

Address

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

//

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Seems only reasonable to develop this land, as many buyers today cannot afford acreage... more lots of a smaller size is in demand. I've been looking at finding a lot around this area for the past 8 months.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

- ① RE: 13-19-0312 TOWNHOMES-62.  
 OPPOSED - SHOULD BE SFD ONLY  
 ON STANDARD LOTS
- ② RE: 13-19-0328  
 OPPOSED TO LOT SIZE OF 9 PER ACRE.
- ③ ALL LOTS SHOULD CONFORM TO  
 NEIGHBORHOOD STANDARD OF 7200 SF.

s. 22(1)

Name:

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Hopefully after Decades we will finally be in the Community plan. As all our meadows around us have been for 20+ years.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

## Comment Form

- SEEMS LIKE A LOGICAL, REASONABLE AMENDMENT TO THE ALDERGROVE OFFICIAL COMMUNITY PLAN
- SUBJECT LAND NOT IN ALR
- SUBJECT LAND NOT AT BEST USE
- ENGINEERING CONCERNS (IF ANY) SEEM EASILY RESOLVABLE (DETENTION ETC) USING EXISTING INFRASTRUCTURE OR ANTICIPATED PROVISIONS.
- ALDERGROVE NEEDS ADDITIONAL POPULATION.
- SEEMS LIKE AN EASY ONE

s. 22(1)

Name:

Address	Value
00000000	00000000
00000004	00000000
00000008	00000000
0000000C	00000000
00000010	00000000
00000014	00000000
00000018	00000000
0000001C	00000000
00000020	00000000
00000024	00000000
00000028	00000000
0000002C	00000000
00000030	00000000
00000034	00000000
00000038	00000000
0000003C	00000000
00000040	00000000
00000044	00000000
00000048	00000000
0000004C	00000000
00000050	00000000
00000054	00000000
00000058	00000000
0000005C	00000000
00000060	00000000
00000064	00000000
00000068	00000000
0000006C	00000000
00000070	00000000
00000074	00000000
00000078	00000000
0000007C	00000000
00000080	00000000
00000084	00000000
00000088	00000000
0000008C	00000000
00000090	00000000
00000094	00000000
00000098	00000000
0000009C	00000000
000000A0	00000000
000000A4	00000000
000000A8	00000000
000000AC	00000000
000000B0	00000000
000000B4	00000000
000000B8	00000000
000000BC	00000000
000000C0	00000000
000000C4	00000000
000000C8	00000000
000000CC	00000000
000000D0	00000000
000000D4	00000000
000000D8	00000000
000000DC	00000000
000000E0	00000000
000000E4	00000000
000000E8	00000000
000000EC	00000000
000000F0	00000000
000000F4	00000000
000000F8	00000000
000000FC	00000000

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
Focus Architecture Incorporated  
604 853-5222

Agent for Application # 13-19-0328  
Kurt Alberts  
604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

On behalf of one of the owners of  
 s. 22(1) ALDERGROVE.

We support this idea and concept of  
 this community plan.

I further suggest you contact the owner  
 of this property personally to obtain  
 his support.

Name: s. 22(1)

Address:

Email: s. 22(1)

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

13-19-0328 - I do not support these properties becoming part of the Aldergrove Community plan. This provides a buffer between farm land & residential properties that is needed.

13-19-0312 - I do not support the building of townhouses in this area. I would support low density housing that matches what is already in the neighbourhood. I do not want to see more houses crammed into small little lots. Bigger lots with single family homes is what is needed.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

We are in support of this application to make this area low density (# 13-19-0328) and 13-19-0312 medium density.	
With the subdivision just to <sup>the</sup> east, it is a natural extension of density. Plus, it is already out of the ALR.	
Zone it so the houses are affordable to bring more kids into our community.	
s. 22(1)	
Name:	[Redacted]
Address:	
Email:	
Please place comment form in the box provided at the meeting or give to:	

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

- LARGEST CONCERN WITH THE IDEA OF INCREASED DEVELOPMENT IS THE ADDED TRAFFIC PRESSURE, & SPECIFICALLY THE IMPERATIVE NEED FOR A LEFT-TURN LANE TO BE INCLUDED OFF 264TH ST. ONTO 24TH AVE (SOUTHBOUND ON 264TH ST.)

- INCREASED TRAFFIC FLOW WILL ONLY EXACERBATE AN ALREADY RIDICULOUSLY DANGEROUS SITUATION ON 264TH ST.

- WE HAVE TURNED LEFT OFF 264TH FOR 16 YRS

Name: s. 22(1)

Address:

Email:

& ARE LUCKY TO  
 STILL BE ALIVE!

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

Major concern is that the proposed development fits in directly with the existing neighbourhood directly east of the proposal. i.e. 7000 sq ft. lots minimum particularly on properties bordering 268' street but should include all property # 13-19-0312 due to fishery allowance & blend in with area.

Name:	s. 22(1)
Address:	
Email:	

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

We find the proposal in full truth of the need of expansion. The mix of different density will allow a better ~~on~~ chance for families to settle to a price according to the need and budget they could afford.

- We strongly believe that the use and proposed density will suit the surrounding residential area.

- We would support the inclusion of the Township of Langley.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328,  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

I would like to see this site development proceed. I think the Aldergrove area needs some new housing options.

Name:

s. 22(1)

Address

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

- 24 <sup>th</sup> Ave from 264 <sup>th</sup> to 268 <sup>th</sup> is in rough shape single lane, like to see it widened to help the extra number of vehicles
- 268 <sup>th</sup> from 24 <sup>th</sup> Ave to Betty Gilbert would be need to be a through street. At the corner of 268 <sup>th</sup> and 25A Ave <del>see</del> is dangerous. I seen and been in near accidents as the road is not wide enough.
- what is going to happen with transit?
Name:
Address:
Email:
Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

- These properties should definitely be developed before anymore land is taken out of the ALR. - A church was allowed to develop property on our street which none of the neighbours belonged to and yet we cannot develop our own. Most of us have lived their 20 years or longer.
- Aldergrove needs more affordable homes to stop declining enrollments in schools and possible school closures.
- We are in full favour of this plan

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

As for ~~areas~~ as areas for new homes. I don't think it gets much better than these properties. They have good proximity to recreation fields, all levels schools and the new recreation centre. They will be able to give Aldergrove the feel of a town in the country with the ALR lands being just across the way. I support this application because the land is already out of the ALR and not being farmed.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

I think Aldergrove is a place which is very close to all communities and in the heart of Fraser Valley. We are not far away from Vancouver but housing here is not in reach for ordinary families. I think we are not meeting the requirements to fulfill the needs of housing. My personal belief is to have more land for houses, so price of houses are accessible by every citizen of Aldergrove.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

Developer Led Public Information Meeting  
Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm

**Thank you** for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

I work in the health care industry and many of my patients are from Aldergrove. There always seem to be common theme when talking to patients about how they feel about Aldergrove - Every other City we look at is expanding & developing at a quicker rate. Aldergrove has done very well with breaking ground for the new Recreation Ctr and I think it is important to continue this momentum. On a negative note I think 24 Ave would need to have lamp posts installed because it gets dark there at night and with this many new residents it will be more important to light up the area.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
Focus Architecture Incorporated  
604 853-5222

Agent for Application # 13-19-0328  
Kurt Alberts  
604 888-4395

## Applications to Include Lands in the Aldergrove Community Plan

Township of Langley Project # 13-19-0312 (1 parcel) and # 13-19-0328 (12 parcels)

**Developer Led Public Information Meeting**  
**Shortreed Community Elementary, February 23, 2017 5 pm to 8 pm**

Thank you for attending today and taking the time to share your thoughts about the plans for this area of Aldergrove (between the Aldergrove Athletic Park and 24 Ave, west of 268 Street). As well, your comments will be provided to the Township of Langley.

### Comment Form

I think that this proposal will advance the community of Aldergrove. We need more people living here to be able to support the economy & growth of the economics of Aldergrove. I think having this parcel included in the community plan will do only one thing for our community and that is better it.

Name:

s. 22(1)

Address:

Email:

Please place comment form in the box provided at the meeting or give to:

Agent for Application # 13-12-0312:  
 Focus Architecture Incorporated  
 604 853-5222

Agent for Application # 13-19-0328  
 Kurt Alberts  
 604 888-4395



Public information meeting held February 23, 2017

Regarding Project # 13-19-0312 & 13-19-0328

March 1, 2017

Dear Mr. Kurt Alberts; and  
Focus Architecture Incorporated

We are very much in favor of growth in Aldergrove and fully support an amendment to the Aldergrove Community Plan to allow for Low/Medium Density Residential designation on 24<sup>th</sup> Avenue and 268<sup>th</sup> Street. Aldergrove is in dire need of more housing and we need the population to support the community.

Langley to the west is booming, Abbotsford to the east is booming and Aldergrove has been left in the dust.

The proposed revision to the Aldergrove Community Plan makes sense. It allows for much needed growth within the Regional Growth Strategy - Urban Containment Boundaries as adopted by the GVRD and accepted by the Township of Langley.

We are longtime residents of Aldergrove and have grown weary with the amount of times Aldergrove has been talked about and forgotten about. It's time to change.

Aldergrove has been promoted as a community that needs growth to sustain itself. It only makes sense and Council needs to address the issue at hand being the lack of available housing in Aldergrove and focus on the bigger picture of a sustainable community.

Now that we have the new water and sewer trunk lines, Aldergrove should be set to catch up.

Hopefully this is a sign of things to come and that the Mayor and Council prove to be in favor of project 13-19-0312 and 13-19-0328 as well as others to come.

Please feel free to contact me by email or cel. s. 22(1)

Sincerely,  
s. 22(1)



Regarding the Public information meeting held on February 23, 2017

March 2, 2017

Dear Mr. Kurt Alberts

I'm sorry I was unable to attend the information meeting regarding Project 13-19-0312 and 13-19-0328 as I was away at the time. I was born and raised in Aldergrove and as a property owner would like to voice my support for the plan to allow the residential designation on 24<sup>th</sup> Ave and 264<sup>th</sup> Street.

I believe it is very important we allow more population into Aldergrove to support itself. That we may be viewed as a "current thriving community" rather than a "dying small town."

I would also like to encourage the Community Planners to install a traffic light at the corner of 264<sup>th</sup> and 24<sup>th</sup> Ave as there has been many serious accidents there over the years.

Thank you

s. 22(1)

