Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 22, 2019 – PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: HERITAGE ALTERATION PERMIT APPLICATION NO. 101082 (STATEWOOD PROPERTIES LTD. / 9123 AND 9135 CHURCH STREET; 9148, 9150, 9205, 9213 AND 9217 GLOVER ROAD; AND 23272 MARY AVENUE)

REPORT: 19-121
FILE: 11-33-0131

PROPOSAL:

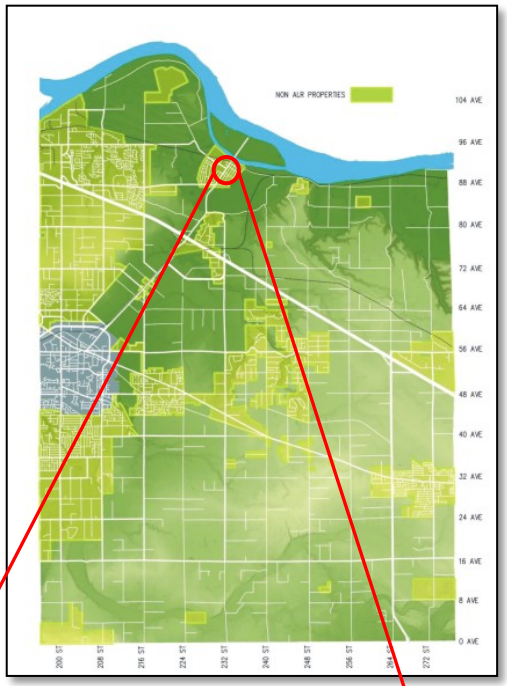
Heritage Alteration Permit application to allow demolition of existing buildings at 9123 and 9135 Church Street; 9148, 9150, 9205, 9213 and 9217 Glover Road; and 23272 Mary Avenue.

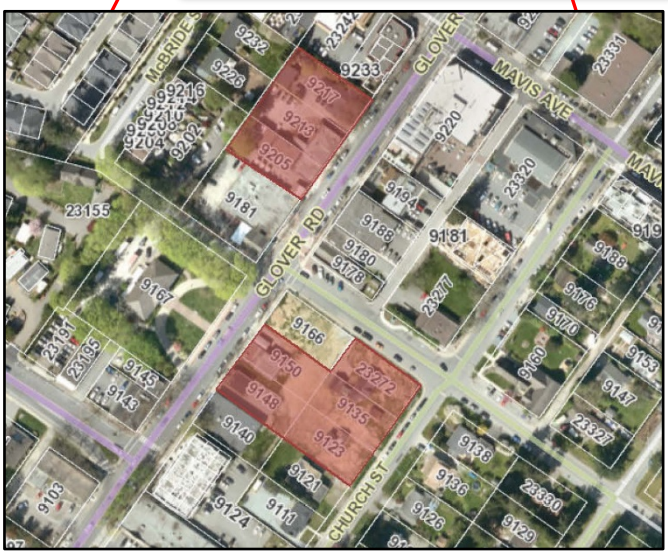
RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101082 subject to five (5) conditions, noting four (4) demolition permit conditions.

RATIONALE:

The proposal is in keeping with the requirements of the Local Government Act for making changes within a designated heritage conservation area and can be considered compatible with the Fort Langley Heritage Conservation Area policies and requirements as outlined in the Fort Langley Community Plan.





RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101082 for property located at 9123 and 9135 Church Street; 9148, 9150, 9205, 9213 and 9217 Glover Road; and 23272 Mary Avenue, to allow demolition of buildings, subject to the following conditions:

a. Demolition of buildings and structures as shown in Schedules “A” and “B”;
b. Restoration plans being in substantial compliance with Schedules “A” and “B” to the acceptance of the General Manager of Engineering and Community Development;
c. Provision and maintenance of turf over the subject site in substantial compliance with Schedules “A” and “B”;
d. Retention of the existing trees on the subject sites until time of Heritage Alteration Permit issuance for redevelopment of the subject sites, subject to the conditions of the future Heritage Alteration Permit; and
e. Provision of a final tree management plan incorporating tree retention, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the General Manager of Engineering and Community Development.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a demolition permit, the following items will need to be finalized:

a. Disconnection of municipal services;
b. Security of a driveway removal permit;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of applicable administration fees.

EXECUTIVE SUMMARY:

Van der Zalm + Associates has applied on behalf of Statewood Properties Ltd. for a Heritage Alteration Permit to facilitate demolition of existing single family dwellings, commercial buildings and accessory buildings at 9123 and 9135 Church Street; 9148, 9150, 9205, 9213 and 9217 Glover Road; and 23272 Mary Avenue. As the subject properties are located within the Fort Langley Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to allow the demolition of the existing buildings.

Staff note that although demolition of existing buildings is typically advanced as a component of a redevelopment application, there is no prohibition on the removal of buildings from a heritage conservation area as long as issuance of a Heritage Alteration Permit is approved by Council. The proposed treatment of the subject lots and the adjacent buildings can be viewed as compatible with the Township’s land use policies and the requirements of the Heritage Conservation Area outlined in the Fort Langley Community Plan (Attachment B).

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101082 in Fort Langley.

HERITAGE ALTERATION PERMIT
APPLICATION NO. 101082
(STATEWOOD PROPERTIES LTD. / 9123 AND 9135 CHURCH STREET;
9148, 9150, 9205, 9213 AND 9217 GLOVER ROAD; AND 23272 MARY AVENUE)
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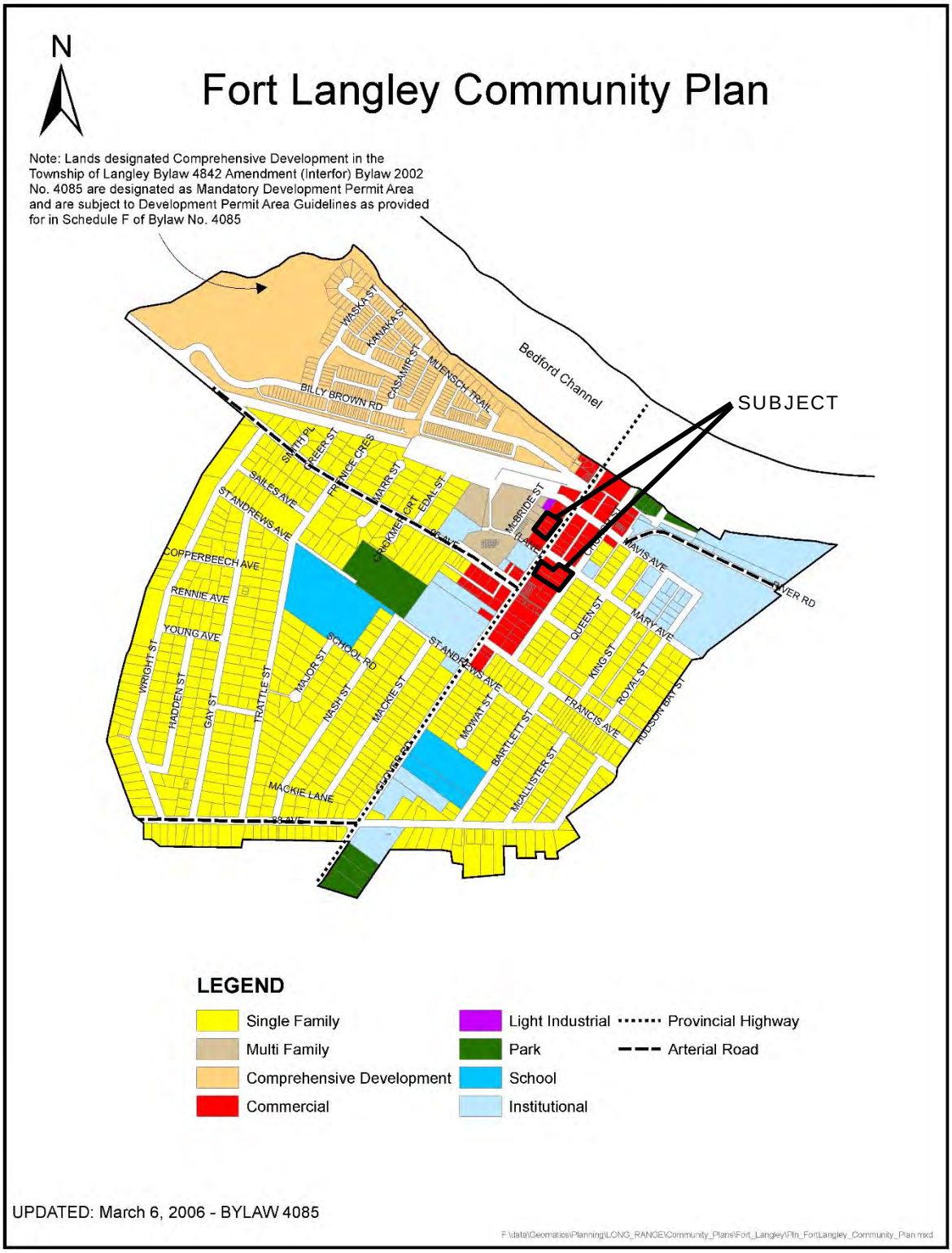

ZONING BYLAW NO. 2500

HERITAGE ALTERATION PERMIT
APPLICATION NO. 101082
(STATEWOOD PROPERTIES LTD. / 9123 AND 9135 CHURCH STREET;
9148, 9150, 9205, 9213 AND 9217 GLOVER ROAD; AND 23272 MARY AVENUE)
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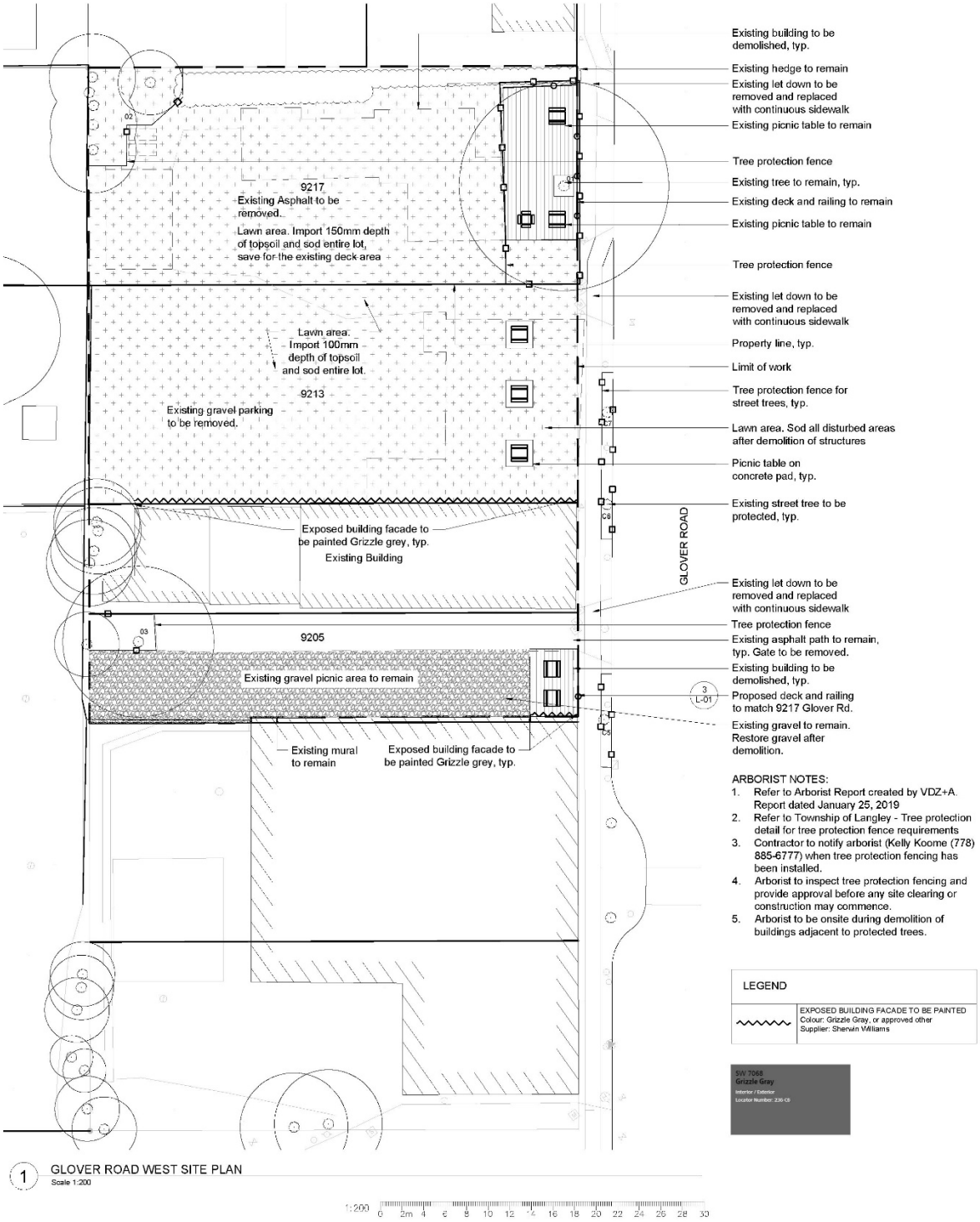
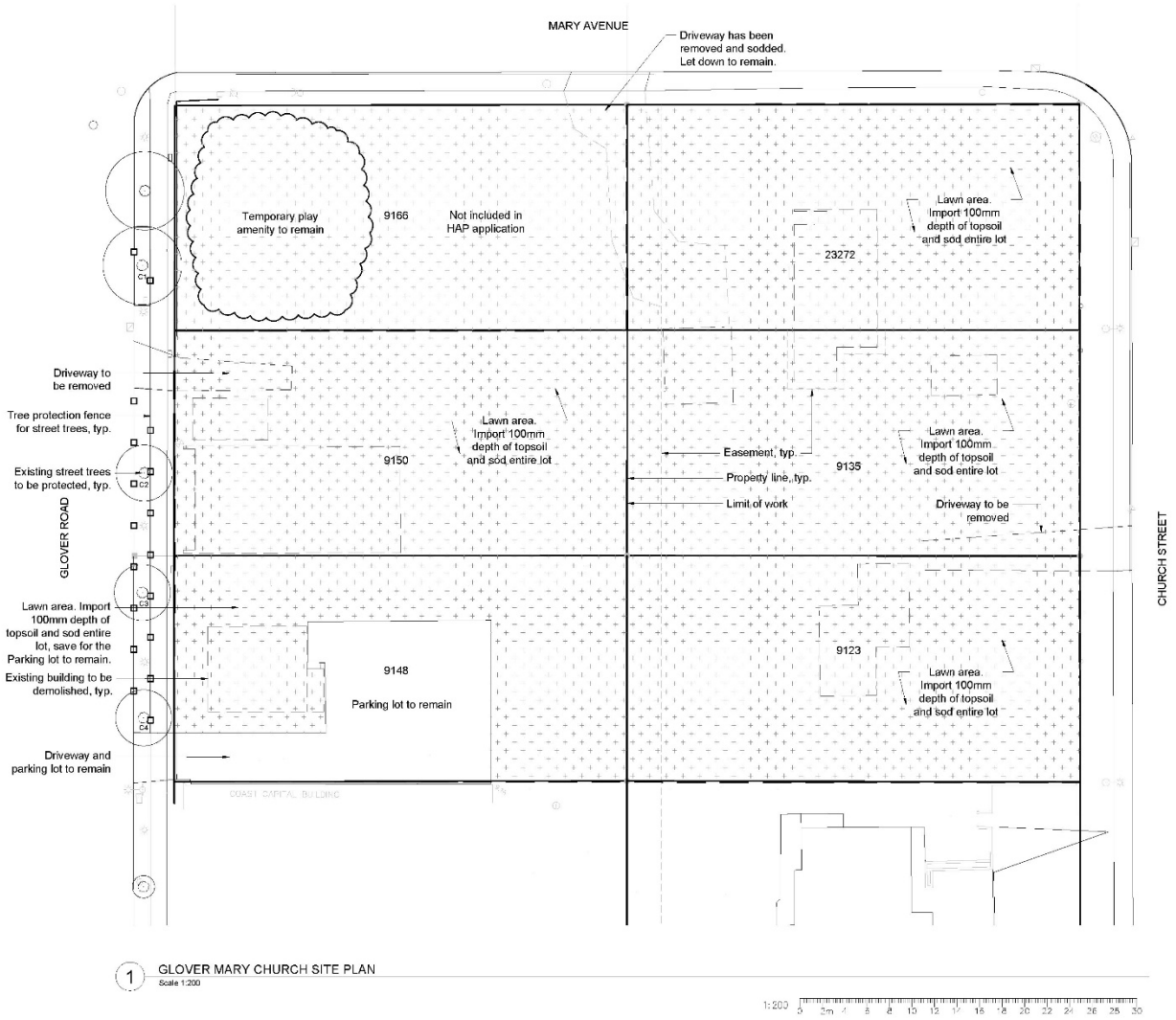


SITE PLAN (NORTH LOTS) – SUBMITTED BY APPLICANT



SITE PLAN (SOUTH LOTS) – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Statewood Properties Ltd. 205, 1231 Pacific Blvd. Vancouver, BC V6Z 0E2
Agent:	van der Zalm + Associates 1, 20177 – 97 Avenue Langley, BC V1M 4B9
Legal Description:	North Lots: Lot 1 Block 1 District Lot 79 Group 2 New Westminster District Plan EPP76452 Lots 3 and 4 Block 1 District Lot 79 Group 2 New Westminster District Plan 1976 South Lots: Lots 2, 3, 10, 11 and 12 all of Block 3 District Lot 19 Group 2 New Westminster District Plan 736
Civic Address:	North Lots: 9205, 9213 and 9217 Glover Road South Lots: 9148 and 9150 Glover Road; 23272 Mary Avenue; and, 9123 and 9135 Church Street
Area:	North Lots: 2,740 m^2 (0.68 ac) South Lots: 4,024 m^2 (0.99 ac) Total: 6,764 m^2 (1.67 ac)
Fort Langley Community Plan:	Commercial
Existing Zoning:	Community Commercial Zone C-2

DISCUSSION / ANALYSIS:

Van der Zalm + Associates has applied on behalf of Statewood Properties Ltd. for a Heritage Alteration Permit for properties at 9123 and 9135 Church Street; 9148, 9150, 9205, 9213 and 9217 Glover Road; and 23272 Mary Avenue to authorize the demolition of buildings. As the subject properties are located in the Fort Langley Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required.

There are currently twelve (12) structures (single family dwellings, commercial buildings and accessory buildings) on the subject properties. All of the buildings are vacant and boarded up with the exception of one building on the north side of 9205 Glover Road (known as Gasoline Alley). The building on the north side of 9205 Glover Road is currently tenanted (Happy Kitchen, Republica and Tap, Wild Moon and Star) and proposed for retention.

Staff note that the eleven (11) structures to be removed have been reviewed with respect to their heritage status, potential value and condition. None have heritage status, nor were any deemed to have adequate value in themselves to meet the Township's evaluation criteria for heritage buildings.

Adjacent Uses:

The site includes two groupings of lots. The northern three (3) lots front Glover Road and the southern five (5) lots front Glover Road, Mary Avenue and Church Street.

North Lots:

North:	Two lots zoned Community Commercial C-2 and occupied by ground floor businesses including Treasure Landing, Blueberry Meadows Interiors, Wendel's Bookstore and Café and Seasons, and second storey residential units. A lot zoned Service Industrial Zone M-1A and occupied by the Mangia e Scappa restaurant.
West:	Residential lots zoned Residential Zone R-1E and Multiple Family Residential Zone RM-1 occupied by single family houses and townhouses.
South:	A lot zoned Community Commercial C-2 and occupied by businesses including Country Lane Antiques, Rempel Mercantile and Antiques, and the Gardening Circle.
East:	Glover Road beyond which are lots zoned Community Commercial C-2 and occupied by businesses including Planet Java, Beatniks Bistro and Fortitude.

South Lots:

North:	A vacant parcel where Heritage Alteration Permit No. 100668 was issued in 2011 for removal of the single family house beyond which are Glover Road and Mary Avenue. North of the roads are properties zoned Community Commercial C-2 and occupied by businesses including Country Lane Antiques and Planet Java, as well as the Fort Langley Post Office (zoned Post Office Zone P-6).
West:	Glover Road beyond which is the Fort Langley Community Hall (zoned Civic Institutional Zone P-1).
South:	Lots zoned Community Commercial C-2 and occupied by businesses including Coast Capital Savings.
East:	Church Street beyond which are lots zone Residential Zone R-1E occupied by singe family houses.

Heritage Alteration Permit:

The subject properties are located in the Fort Langley Heritage Conservation Area. In accordance with the requirements of the Local Government Act for designated heritage areas, a Heritage Alteration Permit is required to authorize the proposed demolitions. The applicant's letter of intent is included as Attachment C to this report and provides the following rationale for demolition of the buildings:

> *"The buildings in question are no longer economic given their decrepit condition, utilities conversion requirements, and the potential for redevelopment of the lands in the short term."*

> *"We would like to remove the buildings in question to permanently address their current unsightliness. We have included a restoration plan, as requested. We would like to restore the areas to green turf with greenspace amenities complementary to the commercial core until redevelopment can proceed."*

The agent further notes the following:

> *"Most of the properties within this application for demolition have been persistently broken – into over the past several months. Most recently, there have been attempts by homeless individuals to access the buildings for shelter. This is especially true for 9127 Glover Road and 23272 Mary Avenue, which have seen numerous break-ins."*

According to the application, redevelopment of both the north and south groupings of lots is contemplated with adjacent properties in the future:

> *"Even in the most optimistic timeline for potential redevelopment approval, we are now facing a minimum of 4-5 years to proceed with construction for properties located on the west side of Glover Road, depending on market conditions, and up to 2-3 years for the others."*

The application proposes grassed areas where current buildings are located until such time as the subject lots are developed in the future. Walls of buildings that are currently hidden or obscured by buildings to be removed will be painted to match existing buildings. An existing deck and mature walnut tree located at 9217 Glover Road are proposed to remain. An additional deck, similar in style and construction to the existing deck at 9217 Glover Road, is proposed at the entrance to Gasoline Alley where only a building on the southeast corner of the site is proposed for removal. Sidewalk letdowns that exist in front of the north lots are to be removed and restored as full sidewalk.

The applicant has committed to maintaining the site as follows:

> *"Future sodded green space will be treated in a similar fashion and receive the same level of maintenance currently provided by Statewood Properties Ltd. staff. A weekly level of maintenance will be provided keeping the lots looking tidy, and neat. All lawn will be cut regularly, and all clippings collected."*

The purpose of the Fort Langley Heritage Conservation Area is "to protect the heritage character of downtown Fort Langley". The guidelines that must be addressed to achieve this goal focus primarily on built infill, but also look for changes "that blend harmoniously with the historic elements of the streetscape". The subject Heritage Alteration Permit is for replacement of the subject buildings with lawn as an interim step toward the redevelopment of the subject sites in the future, and can be viewed as compatible with the guidelines. Requirements pertaining to the built form and character of the proposed future infill for the subject sites will be addressed at the time of future development application. As noted above, the timeline indicated by the proponent for the redevelopment for all the subject sites is between two (2) and five (5) years.

At the time of application, the subject buildings proposed for removal were reviewed for their heritage status, potential heritage value and condition. None of the subject structures achieved heritage status, nor did they display sufficient heritage value in themselves to meet the Township's established assessment criteria for heritage buildings. The evaluation process for heritage buildings takes into account the architectural, cultural, and contextual merits of a building, placing substantial emphasis on the assessment of a building's integrity including measuring the impact of changes made to the original structure over time. Many of the subject structures have been significantly altered over the years, while others are the result of more recent façade renovations completed in the early 2000's that do not have historic merit in their own right.

Should the Heritage Alteration Permit be approved by Council, the applicant is required to secure demolition permits through the Township's Permit, Licence and Inspection Services Department.

Staff note that although addressing the demolition of existing buildings as a component of a redevelopment application provides the most certainty for a community, there is currently no prohibition on the removal of buildings from a heritage conservation area as long as a Heritage Alteration Permit is obtained.

Public Consultation:

Following standard practice for applications in the Fort Langley commercial district, the application was referred to the Fort Langley Community Association (FLCA) and the Fort Langley Business Improvement Association (FLBIA) for comments.

The FLCA provided a response (Attachment D) indicating that they would like to host a public open house to inform and collect further information from the public on the application. Staff note that Developer Held Public Information Meetings Policy No. 07-164 does not require a public information meeting to be held for a Heritage Alteration Permit. Additionally, the FLCA summarized their top related values for the commercial core based on their annual community surveys as the importance of "heritage" within Fort Langley and maintaining the "village feel" of the community.

The FLBIA provided a response (Attachment E) indicating the following:

> *"While we see the proposed green space as a reasonable interim solution should the buildings in question be demolished, the FLBIA's long term goal is a vibrant commercial core without vacant land at its centre. Community green space is not a long term alternative to new commercial buildings. Businesses and walkable neighbourhoods thrive when there is a full contingent of occupied buildings."*

The FLBIA requested information regarding the long term vision and non-binding proposed schedule for the eventual redevelopment of the property and a commitment to maintenance from the applicant. The FLBIA also requested that should the buildings be demolished, the historical photos currently in use as the boarding be returned to the FLBIA in their current condition.

Heritage Review:

On May 28, 2019, the Heritage Review Panel received a presentation on the proposal and toured the subject sites. The Panel was generally accepting of the application and made the following recommendations:

- That the mature walnut tree, located at 9217 Glover Road, be protected over the long-term as part of this application, or alternatively as part of the future development proposal for this site; and
- That the newly sodded lots be well-maintained during the period of time they remain vacant, to the standard achieved at the south end lots that have been sodded and maintained during the past year for passive public use.

On June 5, 2019, the Heritage Advisory Committee supported the Panel's recommendations for this project (see excerpt from minutes in Attachment F).

Tree Protection:

The applicant has agreed to retain the existing thirteen (13) significant trees, including the above noted mature walnut tree located at 9217 Glover Road on the site until such time as a redevelopment application is made. A condition of the subject Heritage Alteration Permit is provision of a Tree Management Plan incorporating tree retention, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection). At time of future application for the construction of new buildings on the subject sites, the proponent will be required to comply with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) including the provision of replacement trees.

Servicing and Access:

At time of Demolition Permit, the applicant will be required to disconnect existing municipal services and implement best management practices for erosion and sediment control. Removal of the existing driveways and letdowns and replacement with continuous sidewalks will be secured where applicable through a Driveway Permit at time of Demolition Permit. When the proponent applies for redevelopment of the site, full urban services in accordance with the Township's Subdivision and Development Servicing Bylaw will be required.

POLICY CONSIDERATIONS:

The site is designated Commercial in the Fort Langley Community Plan, zoned Community Commercial Zone C-2 and located in the Fort Langley Heritage Conservation Area. Staff note that addressing the demolitions as a component of an application to redevelop the properties would provide the most certainty for the community but that Township policies do not prohibit the removal of buildings. The proposed treatment of the space and the adjacent buildings can be viewed as compatible with the Township's land use policies and the Heritage Conservation Area requirements outlined in the Fort Langley Community Plan (Attachment B). Staff note the Township is not requiring the subject sites to be available for public use minimizing any liability. Staff recommend that Council consider issuance of the Heritage Alteration Permit for demolition of the buildings on the basis of the applicant's proposed interim treatment of the lands and commitment to maintain the sites to the level described in this report and in accordance with all applicable community standards related to the maintenance of all property in the Township.

Staff have notified the surrounding property owners that this Heritage Alteration Permit is being considered at this meeting, and they may attend and speak to the matter should they deem it necessary.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101082
ATTACHMENT B	Excerpt from Fort Langley Community Plan – Heritage Conservation Area
ATTACHMENT C	Applicant's Letter of Intent
ATTACHMENT D	Letter from the Fort Langley Community Association
ATTACHMENT E	Letter from the Fort Langley Business Improvement Association
ATTACHMENT F	Excerpt from Heritage Advisory Committee June 5, 2019 Meeting Minutes

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101082

This Permit is issued this _____day of _____, 2019 to:

1. Name: Statewood Properties Ltd.

   Address: 205, 1231 Pacific Blvd.
   Vancouver, BC V6Z 0E2

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

   LEGAL DESCRIPTION: Lot 1 Block 1 District Lot 79 Group 2 New Westminster District Plan EPP76452

   Lots 3 and 4 Block 1 District Lot 79 Group 2 New Westminster District Plan 1976

   Lots 2, 3, 10, 11 and 12 all of Block 3 District Lot 19 Group 2 New Westminster District Plan 736

   CIVIC ADDRESS: 9148, 9150, 9205, 9213 and 9217 Glover Road

   23272 Mary Avenue

   9123 and 9135 Church Street

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

   a. Demolition of buildings and structures as shown in Schedules “A” and “B”;
   b. Restoration plans being in substantial compliance with Schedules “A” and “B” to the acceptance of the General Manager of Engineering and Community Development;
   c. Provision and maintenance of turf over the subject site in substantial compliance with Schedules “A” and “B”;
   d. Retention of the existing trees on the subject sites until time of Heritage Alteration Permit issuance for redevelopment of the subject sites, subject to the conditions of the future Heritage Alteration Permit; and
   e. Provision of a final tree management plan incorporating tree retention, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the General Manager of Engineering and Community Development.

   Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a demolition permit the following items will need to be finalized:

   a. Disconnection of municipal services;
   b. Security of a driveway removal permit;

c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of applicable administration fees.

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

   This Permit is not a Building Permit.

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

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

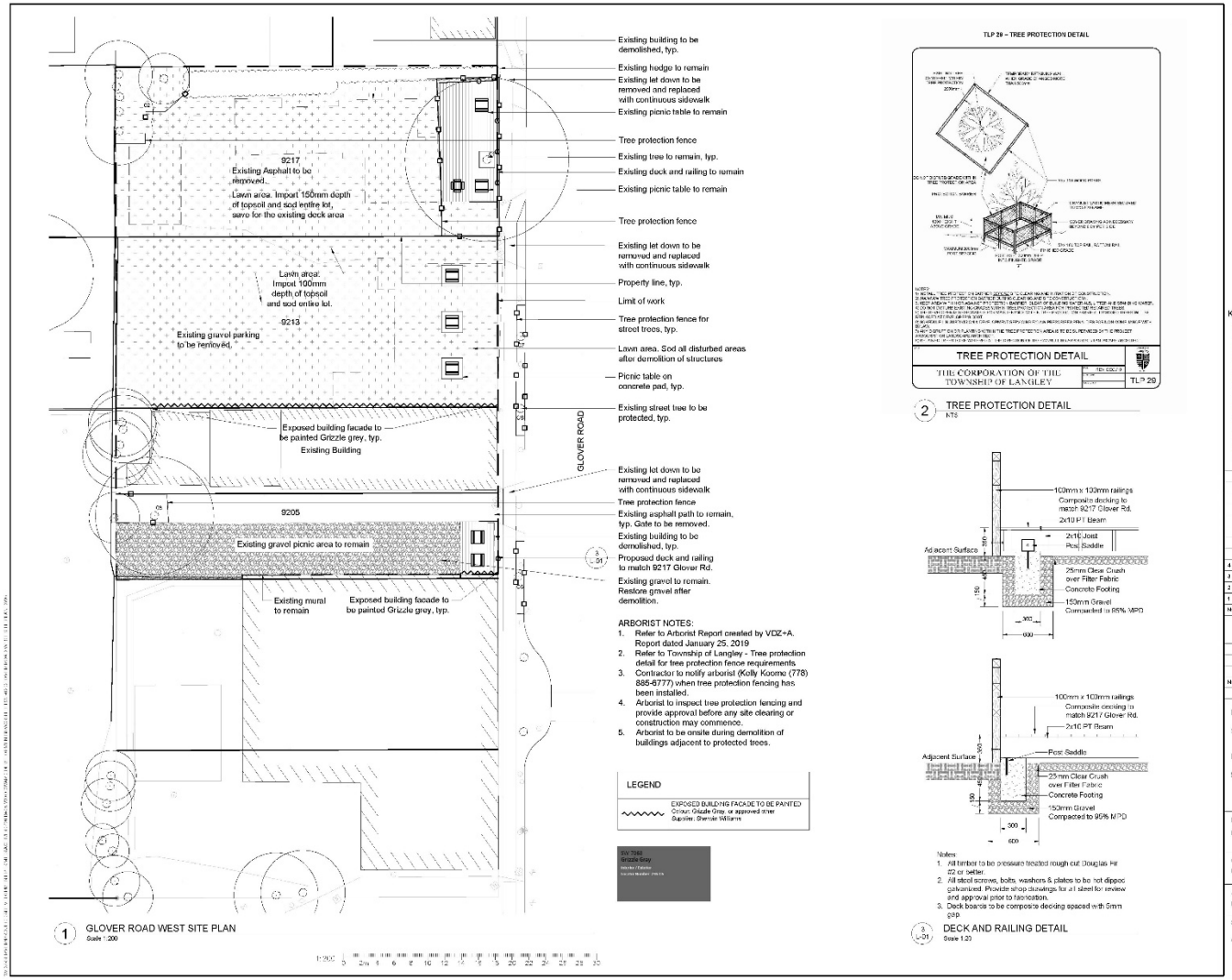
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Site Plan (North Lots)
SCHEDULE B	Site Plan (South Lots)



Township of Langley

Est. 1873

SCHEDULE A
SITE PLAN (NORTH LOTS)

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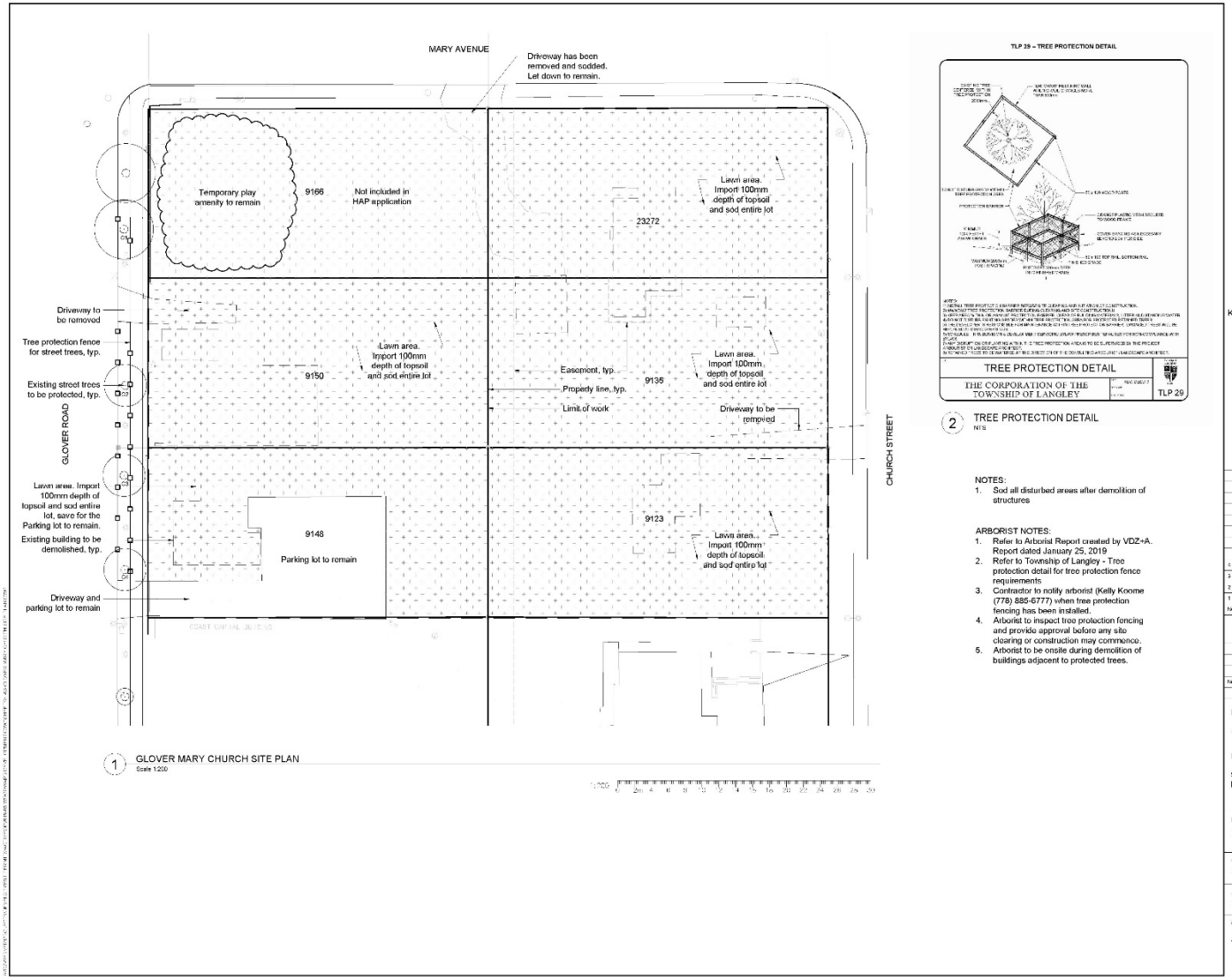
K.1



Township of Langley

Est. 1873

SCHEDULE B
SITE PLAN (SOUTH LOTS)

K.1

Prior to the preparation of this Community Plan, the regional road network indicated a future diversion of River Road immediately east of the Fort to climb the face of the cliff on the eastern edge of the community and join 88th Avenue at Hudson Bay Street. This diversion had been considered desirable to divert truck traffic from the downtown core of Fort Langley.

The cost of this diversion was estimated at approximately $2,000,000 for construction costs only. Land acquisition and the cost of underpasses to provide continuity of existing farm access roads would have been additional. Furthermore, the diversion would have placed truck traffic on 88th Avenue between Hudson Bay Street and Glover Road, which is currently a quiet residential area. It was considered that the costs and impact of construction of the diversion route would not have been justified by the benefits it would have achieved. Consequently, the future link has not been shown on the Major Road Map (2).

A more cost effective approach to limiting the gravel truck traffic on Mavis Avenue and Glover Road is for the Township of Langley to insert clauses in new gravel pit development permits to prohibit the use of River Road by gravel trucks from new pits.

5. IMPLEMENTATION

5.1 HERITAGE CONSERVATION AREA

#3204
93/03/05

The area shown on Map 4 is designated a heritage conservation area under Section 945 (c) of the Municipal Act for the protection of municipal heritage sites.

As noted previously in this plan, heritage is a very important element in the community. Fort Langley was the first settlement in the Township and one of the earliest towns in B.C. as well as its first capital. Fort Langley's heritage significance is enhanced by several buildings of heritage interest in the heritage conservation area, including two that have been designated as heritage sites.

The purpose of heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area.

General building design guidelines are as follows:

a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;
b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape; and
c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided.

#3710
97/12/01

New signs that are not covered by a heritage alteration permit require a permit under the Sign Bylaw and must conform to the general building design guidelines.

#5063
14/04/28

A heritage alteration permit is not required for:

a) façade improvements (any reconstruction or improvements including new siding, doors, windows, cornices or awnings or canopies to an elevation of an existing building) or signage that is in conformity with the general building design guidelines;
b) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are in conformity with the general building design guidelines; or

c) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are constructed in a similar style and of similar materials as the existing building.

The Fort Langley Building Façade Design Guidelines are non-binding policy guidelines for the Fort Langley Heritage Conservation Area. They are not part of the Fort Langley Community Plan and may be amended or repealed by Council resolution.

5.2 PROVINCIAL GOVERNMENT FUNDING

Fort Langley is already recognized by the Provincial government as a tourist destination. The fact that Fort Langley's downtown area serves out-of-town visitors as well as local residents may entitle the community to consideration for funding of future programs and projects. At present, improvements to Glover Road, funded by the Ministry of Transportation and Highways and by the Township of Langley have responded to design objectives for Glover Road, especially with respect to the pedestrian environment.

As Fort Langley continues to improve its visitor and community amenities, its role as a Provincial tourist destination will be enhanced. Dialogue with Provincial agencies should be continued with an eye to obtaining funding which is appropriate to community objectives.

5.3 HERITAGE AREA FUNDING

The Heritage Canada Foundation administers the Main Street Program for the revitalization of downtown commercial areas with significant heritage resources within them. The Program is currently in its second phase, which follows after an initial period which focused on demonstration projects such as Nelson, B.C. The current phase provides training, technical services, and consultant support to downtown revitalization efforts sponsored by the local community.

The costs of participation in the Main Street Program are probably beyond the resources available to a community of the small sized of Fort Langley, particularly under current economic conditions. Nevertheless, consideration should be given to the potential of using programs administered by the Heritage Canada Foundation in the future and use should be made of the literature generated by the Foundation from its experience with both the demonstration projects and the current program.

5.4 LIAISON WITH ENVIRONMENT CANADA, PARKS

Fort Langley National Historic Park and the community of Fort Langley will both benefit from efforts made to promote increased, appropriate tourist activities. The current jointly funded marketing study will lead to a coordinated marketing strategy for both the Federal ministry and the Township to follow. Continued liaison and coordination of plans and programs by each group will benefit the objectives of the community.

5.5 DEVELOPMENT PERMIT AREA

The area shown on Map 4 is designated a mandatory Development Permit area under Section 919.1 of the Local Government Act. Prior to issuance of a building permit, a Development Permit must be approved by Council. Developments within the Development Permit area must be developed in a manner sympathetic with the Heritage Conservation Area guidelines contained in Section 5.1 and be compatible with adjacent development and uses.

statewood PROPERTIES LTD

February 1, 2019

Township of Langley
20338 – 65th Avenue
Langley, BC
V2Y 3J1

ATTN: Teresa Hansen
RE: LETTER OF INTENT FOR HAP FOR THE PURPOSES OF DEMOLITION

Dear Ms. Hansen,

We would like to proceed with the removal of permanently derelict buildings as outlined within the application. The buildings in question are no longer economic given their decrepit condition, utilities conversion requirements, and the potential for redevelopment of the lands in the relative short term.

We would like to remove the buildings in question to permanently address their current unsightliness. We have included a restoration plan, as requested. We would like to restore the areas to green turf with greenspace amenities complementary to the commercial core until redevelopment can proceed. To serve the greater public interest of addressing this issue, we are prepared to abandon the commercial parking credits for the commercial floor area proposed to be demolished within this application.

Even in the most optimistic timeline for potential redevelopment approval, we are now facing a minimum of 4-5 years to proceed with construction for properties located on the west side of Glover Road, depending on market conditions, and up to 2-3 years for the others. To the benefit of Fort Langley as a whole, we would like to ensure the buildings do not remain as they are during this lengthy period.

As has been outlined publicly, we are in transition of ownership and control of these properties to the Eric Woodward Foundation, but a timeline for their legal transfer is still undecided, given the financial implications. However, for the Township of Langley, if you wish to confirm any other details directly with our Board of Directors, please contact:

Barry Dashner
Vice-Chair, Eric Woodward Foundation
604.219.7025
bdashner840@gmail.com

RECEIVED
FEB 05 2019
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Thank you again for your initial assistance in determining this application's specific requirements. From here, please direct all technical communication and coordination as required to complete this application for Council consideration to Van der Zalm + Associates.

As you can appreciate, I will not be able to address any items or inquiries related to this application from here. I will not communicate with staff further on anything to do with this application, nor any other applications they may be submitted by the Eric Woodward Foundation in the future.

Sincerely,

Eric Woodward
President

Fort Langley Community Association

June 19, 2019

Good morning Ms. Hanson,

The Fort Langley Community Association thanks you for allowing our organization the opportunity to offer comment and suggestions on this Development Application Project 11-33-0131/Statewood Properties Ltd.

We had our monthly community association meeting the evening of June 18th and this matter was raised with our board and attending residents in our round table discussion. From this discussion, we have the following to offer as requirements of the application proceeding.

We would ask that the Fort Langley Community Association be allowed the opportunity to hold a public open house in Fort Langley to present the application details to residents and businesses alike, prior to the application going to council for consideration. This presentation could include the participation of the proponent, the Fort Langley BIA, the Heritage Society, Township of Langley heritage planning staff and all interested/affected groups. This would ensure the community is fully aware of the application and its possible impacts on the community.

The FLCA has conducted 3 annual community surveys and each year the number one concern stated by respondents has been the importance of "heritage" within Fort Langley, seconded by the comment of the importance of maintaining the "village feel" of our community.

We believe that our open house along with the likelihood of the proponent being required to hold an information meeting, then leading to the public input opportunity will give the community the best opportunity to be informed on a very important application.

Sincerely,

The Board of Directors of the Fort Langley Community Association

P.O. Box 642, Fort Langley, B.C., V1M 2S1 www.fortlangleycommunity.com

Fort Langley Business Improvement Association
Box 198, Fort Langley, B.C. V1M 2R5
fortlangley.com

July 8, 2019

Township of Langley
ATTN: Ms. Teresa Hanson,
RE: Development Application Project No. 11-33-0131

Dear Ms. Hanson,

Thank you for your correspondence dated June 7th, 2019 regarding Development Application Project No. 11-33-0131/Statewood Properties Ltd..

The following is the response of the Fort Langley Business Improvement Association (FLBIA) whose mandate it is to create, promote, and enhance a vital downtown business core in Fort Langley without compromising the historical character and atmosphere of the Village.

While we see the proposed green space as a reasonable interim solution should the buildings in question be demolished, the FLBIA's long term goal is a vibrant commercial core without vacant land at its centre. Community green space is not a long term alternative to new commercial buildings. Businesses and walkable neighbourhoods thrive when there is a full contingent of occupied buildings.

The FLBIA would also like the TOL to request the applicant to include the long term vision and a non-binding proposed schedule for the eventual redevelopment of this property. The interim use of this property is of secondary consequence to the FLBIA, but we would like the TOL to require a commitment to maintenance from the applicant so that the space remains useable for the community throughout the entirety of its vacancy and does not become a detriment to the business community. Finally, the FLBIA would like the applicant to relinquish back to the FLBIA, in their current condition, all historical photos that are currently being used as window/plywood coverings on many of the buildings in question.

Thank you for the opportunity to provide you with our input on the future of the commercial heart of Fort Langley.

Respectfully Yours,

Lisa Smit

Lisa Smit | President
Fort Langley BIA

D. REPORTS

2. Heritage Planner's Report

E. Horricks reported the following:

- In accordance with the Committee's direction, a Township press release for the Telegraph Trail Cairn Plaque recovery and re-installation has been completed, and will be sent out shortly.
- A Heritage Revitalization Agreement for the Parry-Evans Residence will be going forward for Council's consideration during June. As the Committee will recall, the Heritage Advisory Committee unanimously supported the Statement of Significance and recommendations of the Conservation Plan for the historic residence in October 2014. Although the Conservation Plan has been updated to address some minor changes to the site, the overall recommendations for the residence's relocation and restoration have not changed.
- Staff have shared the "Langley's Historic Places" web application with Tourism Langley as per the Committee's request. They are in the process of rebranding their tourism focus into two main areas, one of which is history. They were very pleased to receive the information and felt it would be helpful in informing some of their upcoming initiatives.

3. Museum Manager's Report

No report.

4. Heritage Review Panel

T. Annandale reported that the Heritage Review Panel met to review and provide comment on the Statewood Properties application to remove the currently vacant and boarded buildings from eight sites in Fort Langley's commercial district. The buildings being proposed for removal in the grouping of lots on the west side of Glover Road, include a small structure from the southeast corner of 9205 Glover, the commercial building at 9213 Glover (the location of the former Lamplighter restaurant) and the series of small structures located at 9217 Glover Road. Those to be removed from the grouping of lots at the Glover Road, Mary Avenue and Church Street location, include the small houses and outbuildings located at 9123 and 9135 Church and 23272 Mary Avenue, and the commercial buildings at 9148 and 9150 Glover Road (the former location of Jim's Pizzeria).

The application proposes that the buildings be replaced with grassed areas to provide for public picnic opportunities during the time they are vacant. New sidewalls of buildings that will be exposed to public view as a result of those being removed will be uniformly painted. The sitting deck located at 9217 Glover is proposed to remain, and an additional deck that is similar in style and construction is proposed for the entrance to Gasoline Alley. Sidewalk letdowns that exist in front of the west Glover lots are to be removed and restored as sidewalk. The existing parking lot located at 9148 Glover, immediately north of the Coast Capital building, is proposed to remain.

D. REPORTS

The Panel was generally accepting of the proposal and made the following recommendations:

- That the mature Walnut tree, located at 9217 Glover Road, be protected over the long-term as part of this application, or alternatively as part of the future development proposal for this site; and
- That the newly sodded lots be well-maintained during the period of time they remain vacant, to the standard achieved at the south end lots that have been sodded and maintained during the past year for passive public use.

Discussion ensued and some felt that the removal of the vacant buildings on the lots along the west side of Glover Road would make the streetscape look empty. Another suggestion was that the land be used for parking during the time it is vacant.

MOTION
Moved by C. Boughen,
Seconded by F. Pepin,
That the Heritage Advisory Committee receive and endorse the recommendations from the Heritage Review Panel for the Statewood Properties proposal.
CARRIED

5. Douglas Day 2019 Planning Committee Report

Minutes provided in package for information.

6. Museum Advisory Group Report

F. Pepin reported that the Kilpin exhibit is wrapping up shortly and has been an excellent exhibition. He also commented that the museum has been very busy and that the Young Canada Works students have started their summer assignments.

E. CORRESPONDENCE

1. Telephone Museum and Community Archives 25th Anniversary

An invitation to the Committee membership was received from T. Quiring, President, Alder Grove Heritage Society, to attend the Telephone Museum's 25th Anniversary celebration on June 15, at 3190 – 271 Street, Aldergrove from 11:00am – 4:00pm.