



REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	REPORT:	25-174
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	11-33-0145
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101503 (FORT LANGLEY COMMUNITY IMPROVEMENT SOCIETY / 9167 GLOVER ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate an 85 m² (914 ft²) addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road.

RECOMMENDATION SUMMARY:

That Council consider issuance of Heritage Alteration Permit No. 101503 subject to two (2) conditions, noting three (3) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposed development is located in the Fort Langley Heritage Conservation Area subject to the applicable guidelines and complies with the Civic Institutional P-1 Zone, with the exception of the proposed parking variance.

RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101503 to the Fort Langley Community Improvement Society for property located at 9167 Glover Road subject to the following conditions being satisfied to the acceptance of the Township of Langley:

- a. Building and demolition plans being in substantial compliance with Schedule "A".
- b. Section 107.3 of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the number of required parking spaces from 31 parking spaces to 27 parking spaces as indicated in Schedule "A".

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

HERITAGE ALTERATION PERMIT APPLICATION NO.
101503 (FORT LANGLEY COMMUNITY IMPROVEMENT
SOCIETY / 9167 GLOVER ROAD)
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EXECUTIVE SUMMARY:

Ratio Architecture, Interior Design + Planning Inc. has applied on behalf of the owner for a Heritage Alteration Permit to facilitate an 85 m² (914 ft²) 2-storey addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road. Staff recommend Council authorize issuance of Heritage Alteration Permit No. 101503 subject to two (2) conditions, noting three (3) conditions to be completed prior to issuance of a Building Permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101503.

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REFERENCE:

Owner:	Fort Langley Community Improvement Society PO Box 627 Fort Langley, BC V1M 2R9
Agent:	Ratio Architecture, Interior Design + Planning Inc. 1008 Main Street Vancouver, BC V6A 2W1
Legal Description:	Parcel "M" (Explanatory Plan 12854) District Lot 79 Group 2 New Westminster District
Civic Address:	9167 Glover Road
Area:	4,097 m ² (1.0 ac)
Fort Langley Community Plan:	Institutional Fort Langley Heritage Conservation Area
Existing Zoning:	Civic Institutional Zone P-1

BACKGROUND/HISTORY:

- The subject site is zoned Civic Institutional P-1 Zone and designated Institutional in the Fort Langley Community Plan (Attachment B).
- The subject site is located in the Fort Langley Heritage Conservation Area. The Fort Langley Community Plan states that "the purpose of the heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area."
- The Fort Langley Community Hall has been located on the site since 1931.

DISCUSSION/ANALYSIS:

- Ratio Architecture, Interior Design + Planning Inc. has applied on behalf of the owner for a Heritage Alteration Permit to facilitate an 85 m² (914 ft²) 2-storey addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road in the Fort Langley Heritage Conservation Area.
- According to the applicant:

"The proposed scope of work involves adding a small addition at the rear of the building to create an interior connection between the community hall stage on the second floor and the green room used by performers on the main floor, to link the two spaces. The addition will further enhance functionality and multi-use of the facility by including additional space for an accessible washroom, storage areas, and a kitchenette. The project scope includes the removal of the existing accessible ramp and the construction of a new ramp that meets current code requirements."

Adjacent Uses:

	Existing Use:	Fort Langley Community Plan Designation:	Existing Zoning:
North:	Lane, beyond which are properties with existing commercial and townhouse uses and an approved Heritage Alteration Permit for two new 1-storey buildings totalling 1,676 m ² (18,040 ft ²)	Commercial and Multi Family	Community Commercial Zone C-2 and Multiple Family Residential Zone RM-1
South:	Existing commercial uses and a parking lot	Commercial and Institutional	Community Commercial Zone C-2 and Civic Institutional Zone P-1
East:	Glover Road, beyond which are properties with an approved Heritage Alteration Permit for two 3-storey mixed use buildings accommodating 1,842 m ² (19,827 ft ²) of commercial space and 76 apartment units	Commercial	Community Commercial Zone C-2
West:	A property with an existing mobile home park	Multi Family	Residential Mobile Home Park Zone MH-1

Heritage Alteration Permit:

- The site is located in the Fort Langley Heritage Conservation Area. The following general guideline from the Fort Langley Community Plan is applicable to the proposed development:
 - 5.1(a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved*
- The subject proposal was reviewed by the Heritage Review Panel (HRP) on August 29, 2025 with the comments subsequently endorsed by the Heritage Advisory Committee (HAC) on September 3, 2025.
- The proponent has addressed the HAC's recommendations by ensuring that the design of the proposed windows aligns with the existing windows of the building.
- Heritage Alteration Permit No. 101503 (Attachment A) includes renderings, site plans and building elevations.

Proposed Variance:

- Section 107.3 of the Zoning Bylaw states that for assembly uses, one parking space is required per 10 seats, in addition to one parking space for every 19 m² of gross floor area used for assembly purposes.
- The applicant is proposing to vary the overall required parking from 31 parking spaces to 27 parking spaces (reduction of four parking spaces or 13%).
- Staff have no objections to the proposed parking variance, as the existing parking supply will be maintained and the site's heritage status is being preserved.

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Policy Considerations:

The proposed Heritage Alteration Permit facilitates an addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road. As the site is located in the Fort Langley Heritage Conservation Area, it addresses the relevant guidelines included in the Fort Langley Community Plan. Staff recommend Heritage Alteration Permit No. 101503 be issued as attached.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101503
ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101503

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

1. Name: Fort Langley Community Improvement Society

Address: PO Box 627
Fort Langley, BC V1M 2R9

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: Parcel "M" (Explanatory Plan 12854) District Lot 79 Group 2
New Westminster District

CIVIC ADDRESS: 9167 Glover Road

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:
 - a. Building and demolition plans being in substantial compliance with Schedule "A".
 - b. Section 107.3 of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the number of required parking spaces from 31 parking spaces to 27 parking spaces as indicated in Schedule "A".

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
 - b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
 - c. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A Architectural Drawings

DRAWING ISSUES	
1. Issued for HAP	2025-05-14
2. Issued for HAP	2025-07-04
3. Issued for HAP (Revised)	2025-05-03

CLIENT

PROJECT

COMMUNITY HALL -
ADDITION & RAMP
UPGRADE
Fort Langley Community Hall 9167 Glover Road,
Langley BC V1M 2P9

DISCLAIMER

THIS DRAWING IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF REVENUE, LOSS OF DATA, OR ANY OTHER INDIRECT OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ACTUAL COST OF ANY WORKMANSHIP AND MATERIALS PROVIDED BY THE ARCHITECT.

SEAL

NOT TO BE USED FOR ANY OTHER PROJECT

RATIO
ARCHITECTURE
INTERIOR DESIGN
PLANNING
SHEET TITLE

COVER SHEET

DATE	2025
SCALE	1/8" = 1'-0"
COUNTY	BC
CHECKED BY	SA
DATE	2025-05-03

E.11

A-0

SCHEDULE A

COMMUNITY HALL - ADDITION & RAMP UPGRADE



CIVIC ADDRESS:
FORT LANGLEY COMMUNITY HALL 9167 GLOVER ROAD, LANGLEY BC V1M 2P9

- DRAWING LIST
- A-0 COVER SHEET
- A-1 SITE PLAN
- A-2 SITE PLAN ENLARGE
- A-3 ELEVATIONS



DRAWING ISSUES	
1. Issued for HAP	2025-05-14
2. Issued for HAP	2025-05-04
3. Issued for HAP	2025-05-04
4. Issued for HAP	2025-05-04

CLIENT

PROJECT

COMMUNITY HALL - ADDITION & RAMP UPGRADE

For Design/Construct bid 1077 Street Road
Langley BC V1M 2N6

DISCLAIMER

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SCALE

NOT TO SCALE
AS SHOWN ON SITE

RATIO

ARCHITECTURE,
INTERIOR DESIGN,
PLANNING

SHEET TITLE

SITE PLAN

ASR NO.	246
SCALE	As Shown
DRAWN BY	SR
CHECKED BY	SR

A-1

E.11



1 PHOTO - FRONT VIEW



2 PHOTO - REAR VIEW



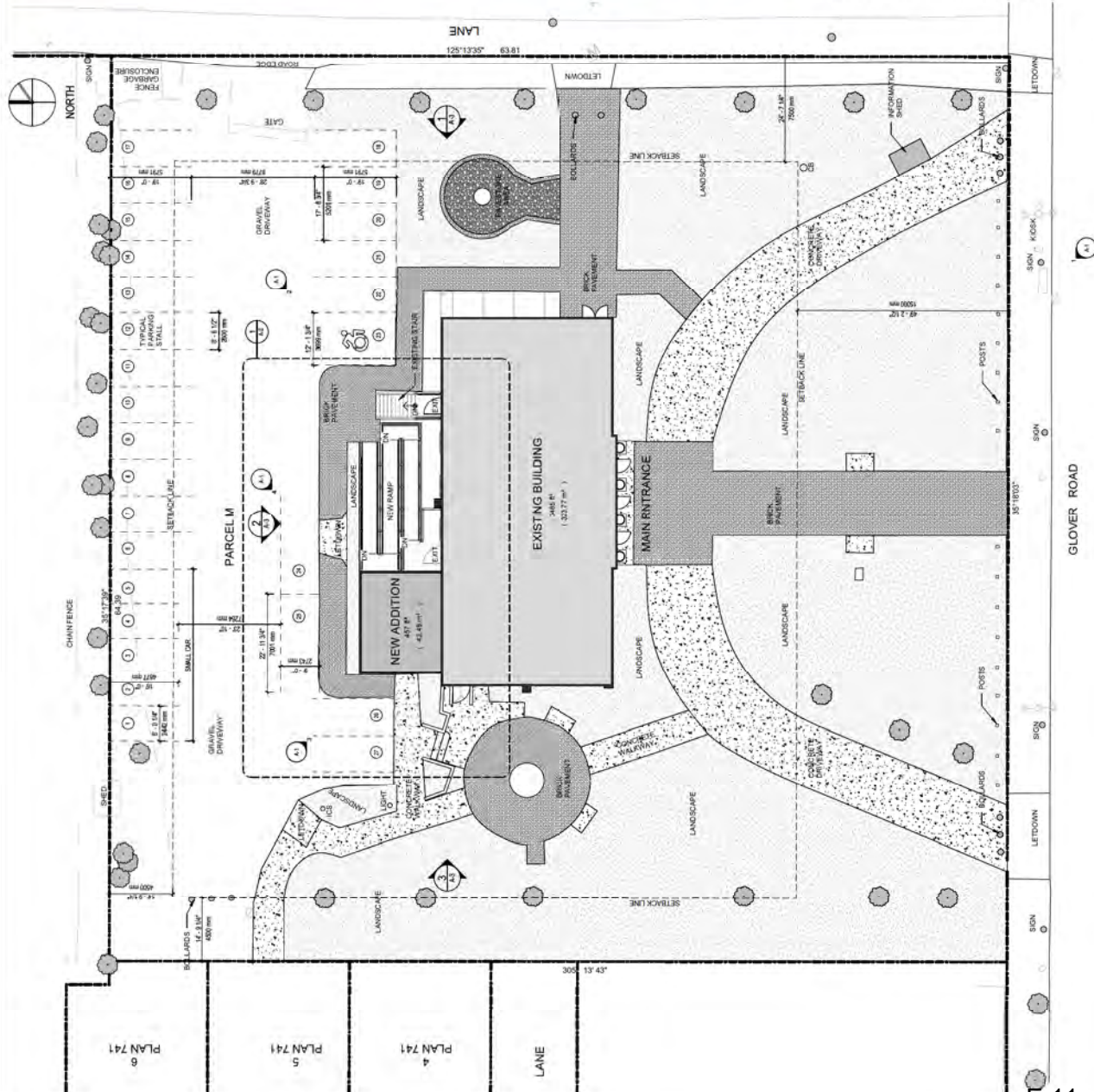
3 PHOTO - EXISTING TREE

SITE COVERAGE
SITE AREA: 4108.00 sq ft
EXISTING BUILDING AREA: 333.77 sq ft
NEW ADDITION AREA: 42.48 sq ft
TOTAL BUILDING AREA: 376.25 sq ft
BUILDING COVERAGE ALLOWED: 50%
BUILDING COVERAGE PROPOSED: 50%

PARKING REQUIREMENT
ASSEMBLY USES
SPACE PER SEAT PLUS 1' FOR EACH SEAT
TOTAL FLOOR AREA USED FOR ASSEMBLY
BUILDING MAXIMUM CAPACITY: 200
REQUIRED PARKING STALLS: 20
BALCONY FLOOR ASSEMBLY: 211.62 sq ft
TOTAL PARKING REQUIRED: 21
TOTAL PARKING PROVIDED: 21 (INCLUDING 9 SMALL CAR STALLS)
NOTE: PARKING LOT SURFACE IS GRAVEL



4 PHOTO - ADDITION LOCATION



DRAWING ISSUES	
1	Issued for HAP
2	Issued for HAP
3	Issued for HAP (Revised)

2025-05-14
2025-02-04
2025-05-08

CURVE

PROJECT

COMMUNITY HALL -
ADDITION & RAMP
UPGRADE

Field Station Community Hall 1017 Road Road
Lanigan BC V1M 2P6

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SEAL

ARCHITECTURAL SEAL

RATIO

ARCHITECTURE
PLANNING
DESIGN

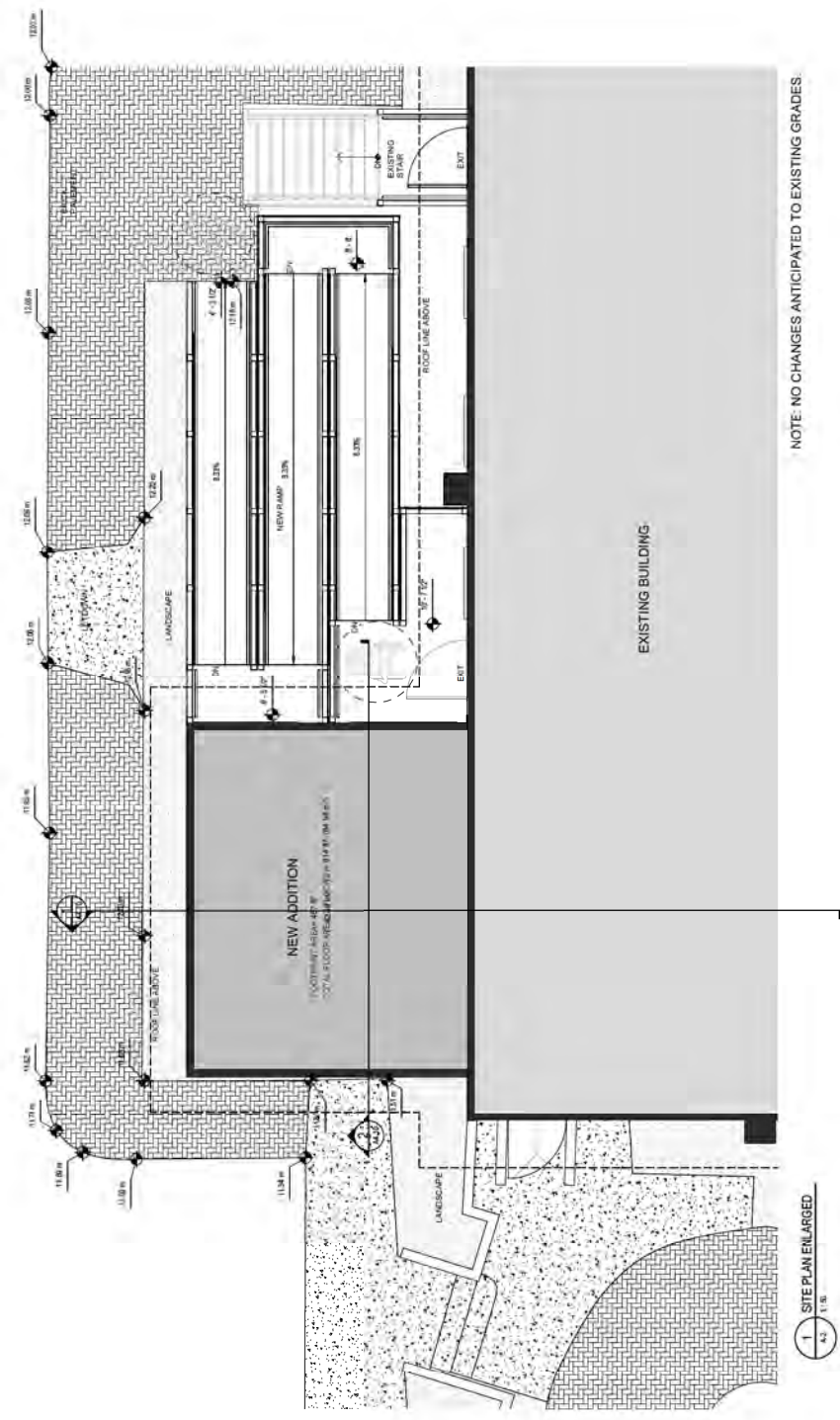
SHEET TITLE

SITE PLAN ENLARGED

JOB NO.	2540
SCALE	1:10
DRAWN BY	SH
CHECKED BY	SH

A-2

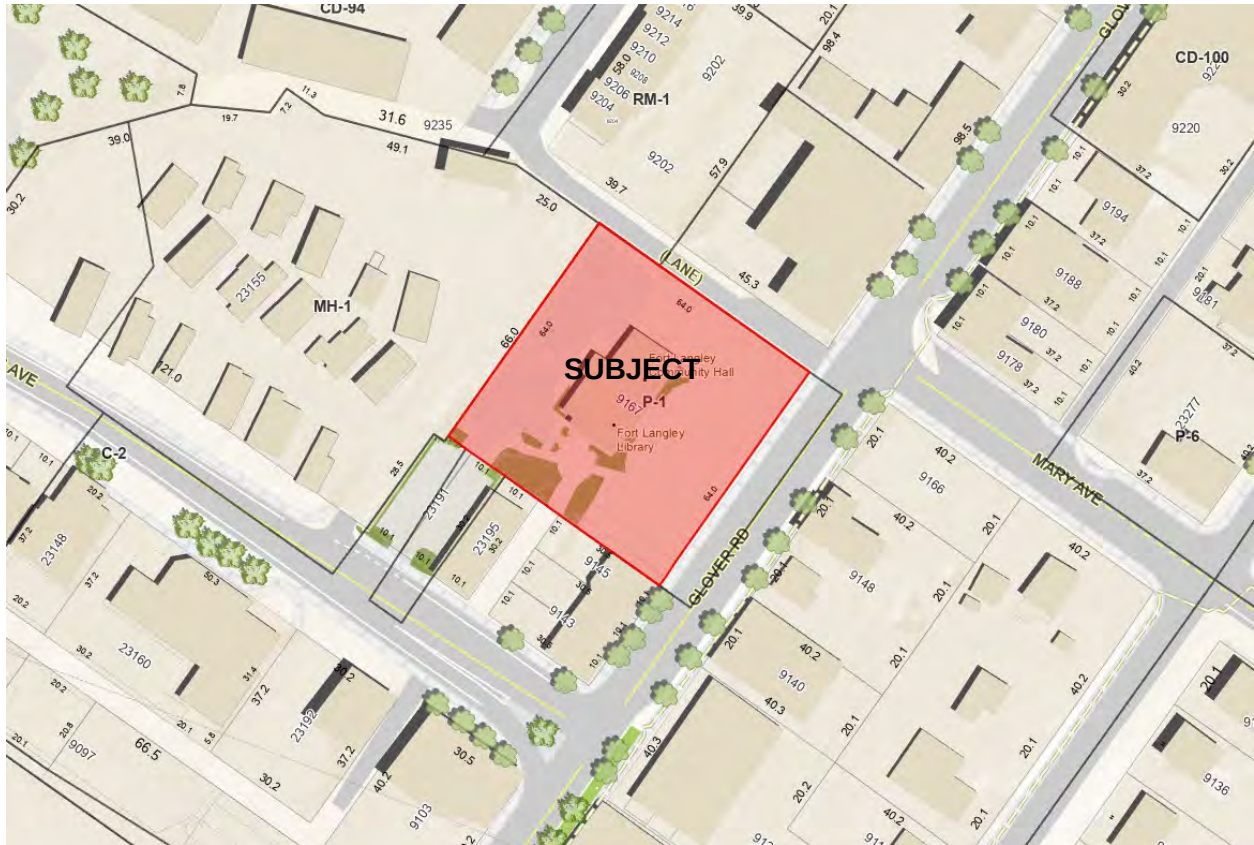
E.11



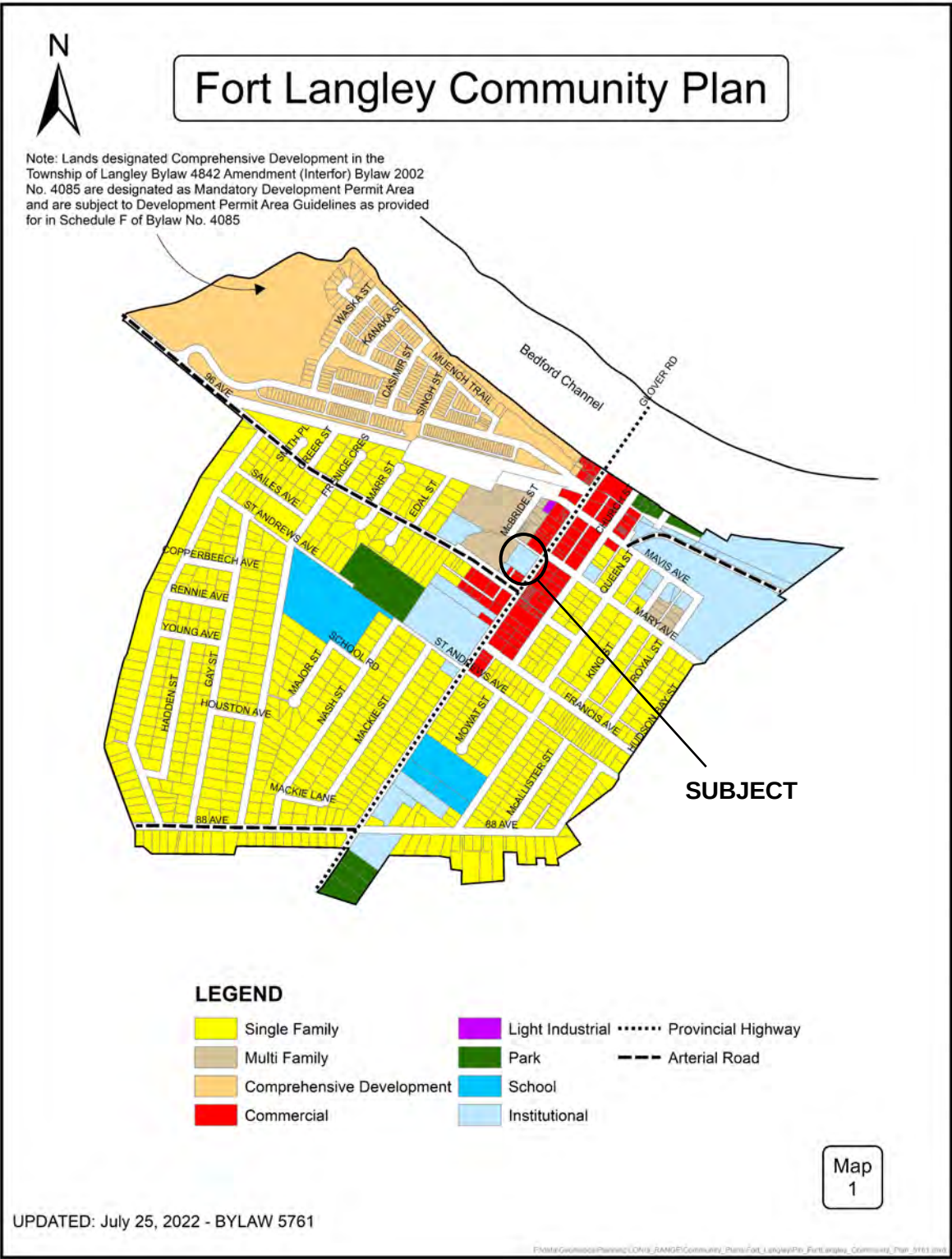
1 SITE PLAN ENLARGED
2 1:10

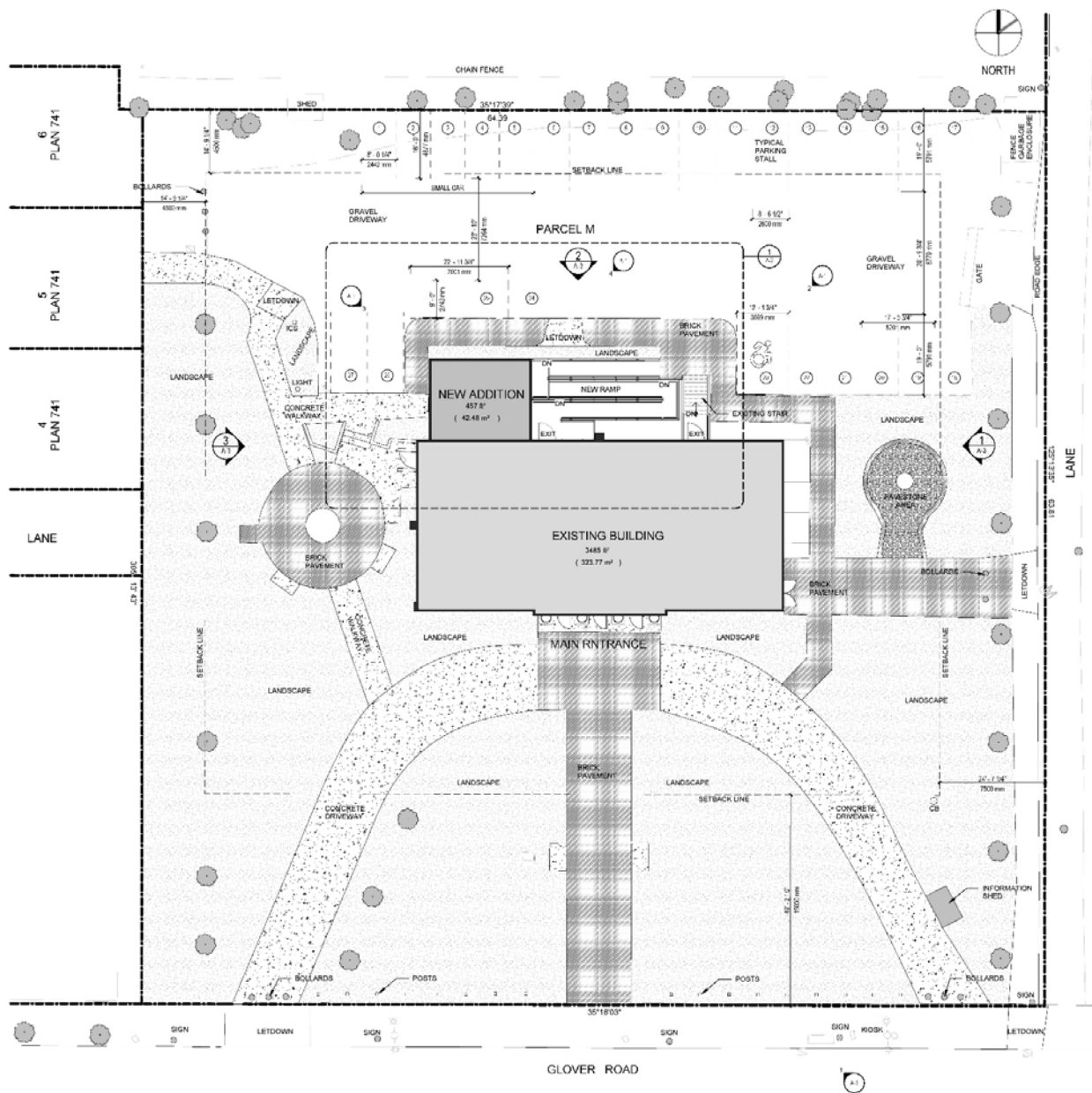






ZONING BYLAW NO. 2500





SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT