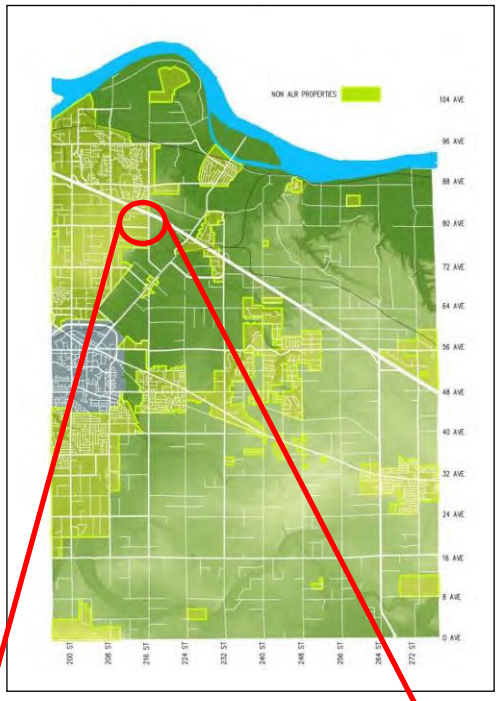
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 12, 2021 - REGULAR MEETING	**REPORT:**	21-91
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0098
SUBJECT:	REZONING APPLICATION NO. 100444 AND STREAMSIDE DEVELOPMENT PERMIT APPLICATION NO. 101145 (MITCHELL GROUP / WILLIAMS BUSINESS PARK)		

PROPOSAL:

Application to rezone 20.76 ha (51.30 ac) of land located in the Williams Neighbourhood Plan to Comprehensive Development Zone CD-163 and to issue a Streamside Development Permit for 29.6 ha (73.0 ac) of land to accommodate development of a film studio, warehousing and offices.

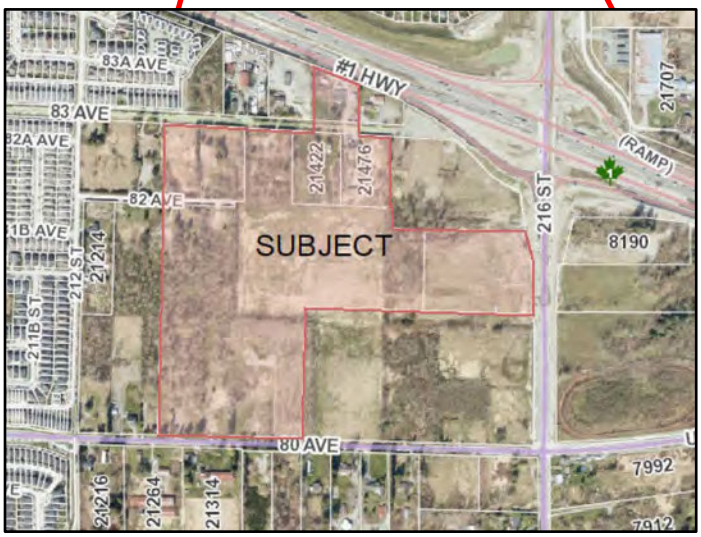


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5729 subject to 17 development prerequisites being satisfied prior to final reading; authorize issuance at time of third reading of Bylaw No. 5729 of Streamside Development Permit No. 101145; grant permission at time of third reading of Bylaw No. 5729 for the applicant to commence streamside works, clearing and grading of the site prior to final reading; and, authorize staff to proceed with the written submission opportunity.

RATIONALE:

The proposed rezoning and streamside development permit are consistent with the overall objectives of the Willoughby Community Plan and Williams Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group / Williams Business Park) Bylaw 2021 No. 5729 rezoning 20.76 ha (51.30 ac) of land located in the Williams Neighborhood Plan to Comprehensive Development Zone CD-163 to accommodate development of a film studio, warehousing, and offices subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of a Comprehensive Development Plan for the Employment District of the Williams Neighbourhood Plan area;
5. Provision of a Traffic Impact Assessment to confirm parking requirements and transportation demand measures for the Employment District and the proposed development;
6. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
7. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. Provision of greenways (216 Street, 80 Avenue), freeway buffer, trails (creek buffer), a neighbourhood landmark amenity and detention pond amenity in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
10. Provision of senior government agency approvals, dedication and protection of SPEAs, acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Completion of road closure bylaws for 82 Avenue and portions of 83 Avenue;
13. Provision of a form and character Development Permit for the film studio campus for Council consideration.
14. Registration of restrictive covenants:
    a. Prohibiting development of the office lot and industrial lot until such time as a Development Permit is issued by Council;
    b. Prohibiting clearing of the subject site (with the exception of areas where permission is granted by Council to proceed with works in advance of final reading) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    c. Securing easements and restrictive covenants to ensure access to and protection of the surface parking for the lots where the surface parking is required.
15. Demolition of existing buildings and structures;

16. Compliance with the Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and,
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of third reading of Rezoning Bylaw No. 5729 authorize the issuance of Development Permit No. 101145 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

a. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township;
b. Security of agreement(s) relating to acquisition and utilization of portions of 82 and 83 Avenues to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Acceptance by the Township of Langley General Manager of Engineering and Community Development of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
d. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule C to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
e. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
f. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance;

That Council, at time of third reading of Rezoning Bylaw No. 5729, consider authorizing the applicant to proceed with streamside works, and clearing and grading of the subject site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5729 and issuance of a Development Permit subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a shoring plan;
5. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
6. Provision of confirmation that any on-site groundwater wells have been decommissioned in accordance with provincial requirements;
7. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
8. Provision of Traffic Management Plan and associated security;
9. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant’s risk and expense and in no way fetter Council’s discretion in dealing with the rezoning and Development Permit applications; and
10. Provision of a security bond; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5729 in conjunction with Development Permit No. 101145.

EXECUTIVE SUMMARY:

The Mitchell Group has applied, on behalf of the property owners, to rezone 20.76 ha (51.30 ac) of land located in the Williams Neighbourhood Plan (Williams NP) area (including lands designated Business Park north of 80 Avenue, west of 216 Street, south of Highway 1, and east of the watercourse compensation area) to Comprehensive Development Zone CD-163 to accommodate development of a film studio campus, warehousing and offices.

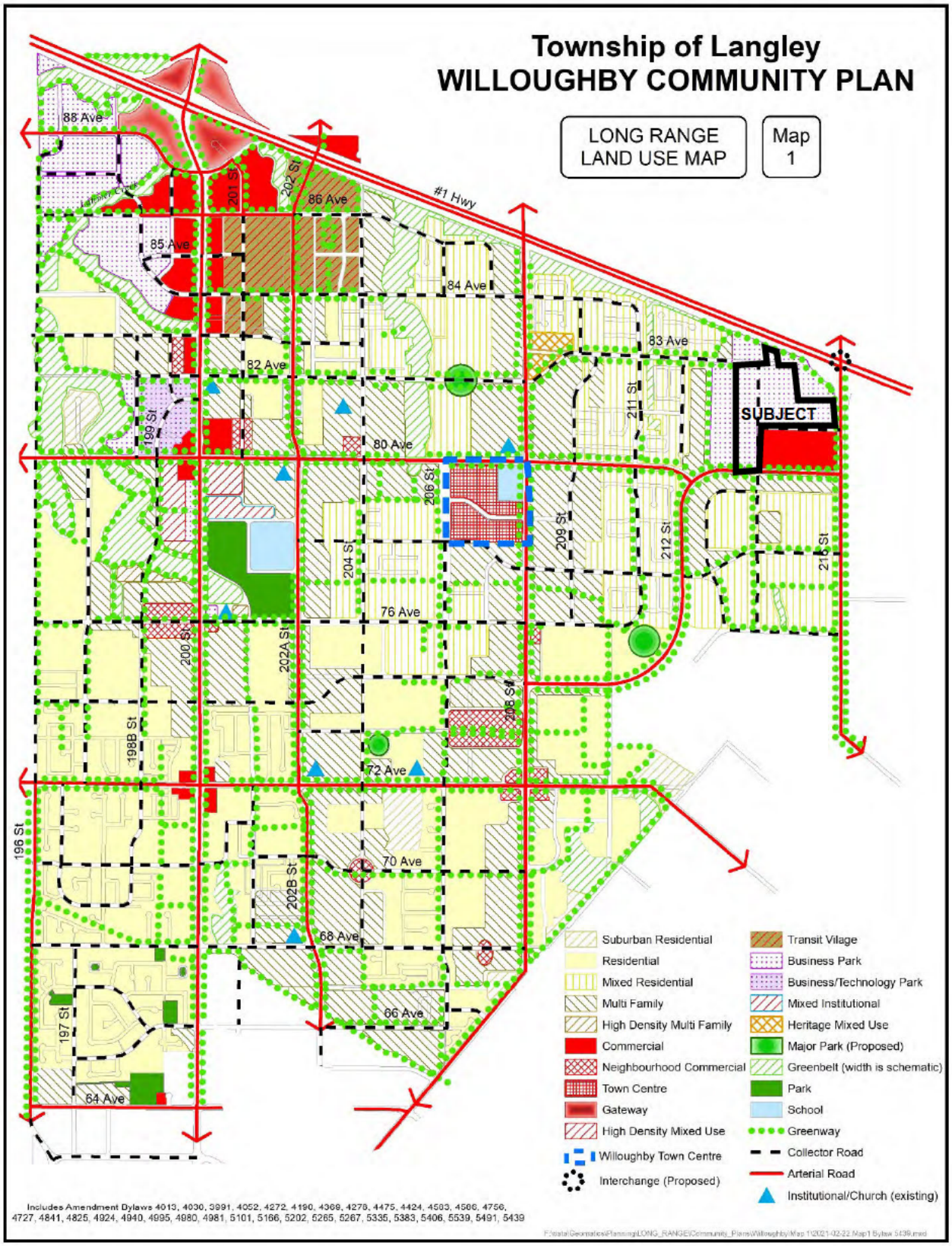
The proponent's application also includes a Streamside Development Permit for 29.6 ha (73.0 ac) of land (8.8 ha / 21.7 ac in addition to the rezoning project footprint) to address the proposed removal of existing watercourses and construction of streamside habitat in keeping with the provisions of the Williams NP. Additionally, the applicant has requested permission to advance streamside works, clearing and grading of the site to allow for works in and about a stream to be completed during the 2021 regional timing window when work may be carried out with the lowest risk to fish and wildlife species and habitat (fish window). To accommodate these requests, staff are advancing the Streamside Development Permit from time of final reading to time of third reading and including a resolution for Council's consideration.

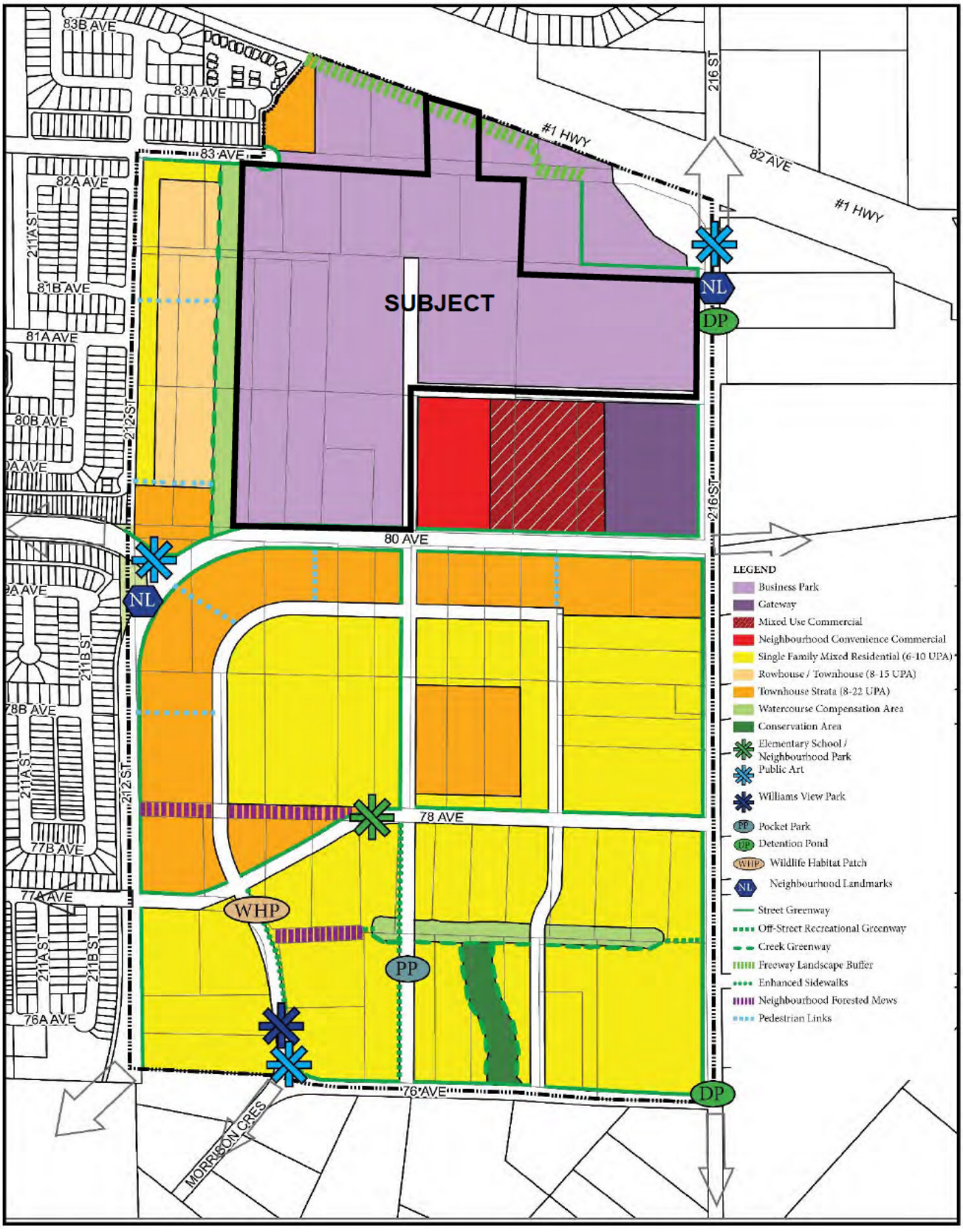
Staff is currently working with the applicant and team of consultants to finalize a development permit respecting form, siting, and character for the film studio portion of the subject lands. Future development permits (yet to be applied for) will provide Council the opportunity to review the form, character, and siting of the light industrial and office building lots. Typically, development permits are presented to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public an opportunity to evaluate the rezoning and the form and character of the proposal at the same time, however, the applicant has requested to advance the rezoning bylaw and the Streamside DP for consideration without the accompanying form and character development permits at this time.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the rezoning request, subject to the completion of 16 development prerequisites. Based on information provided by the Qualified Environmental Professional, staff recommend that Council authorize issuance of Development Permit No. 101145 (streamside protection) at time of third reading of Bylaw No. 5729.

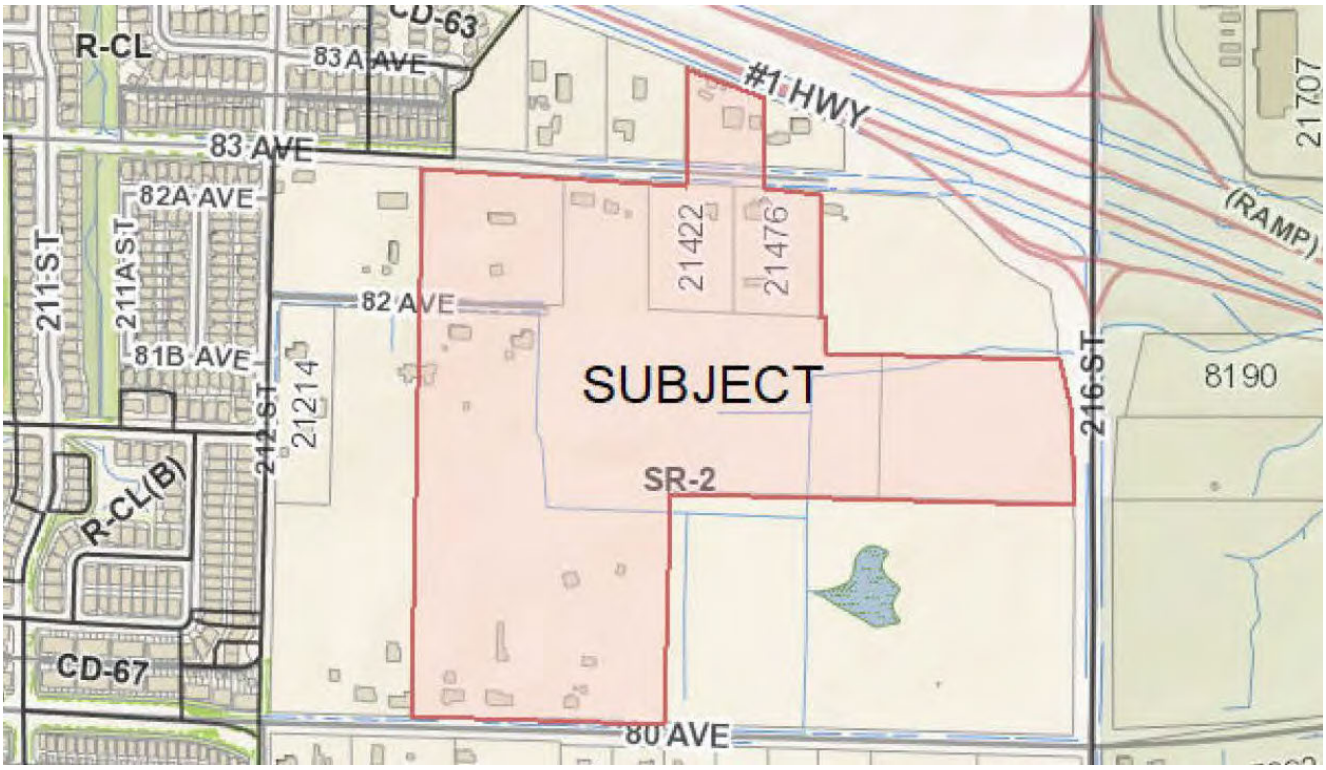
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5729 and Development Permit No. 101145.

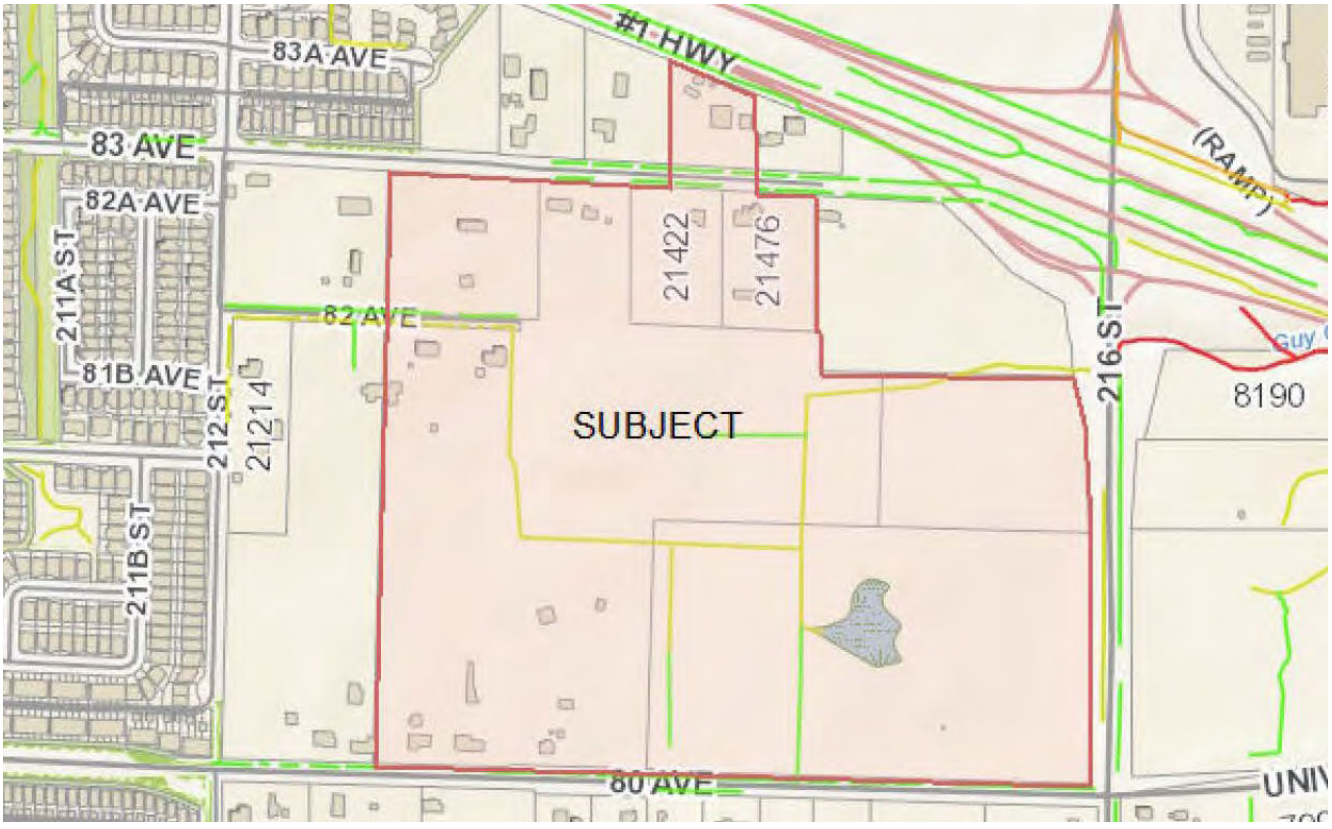

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
208 St
198B St
196 St
202B St
197 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439



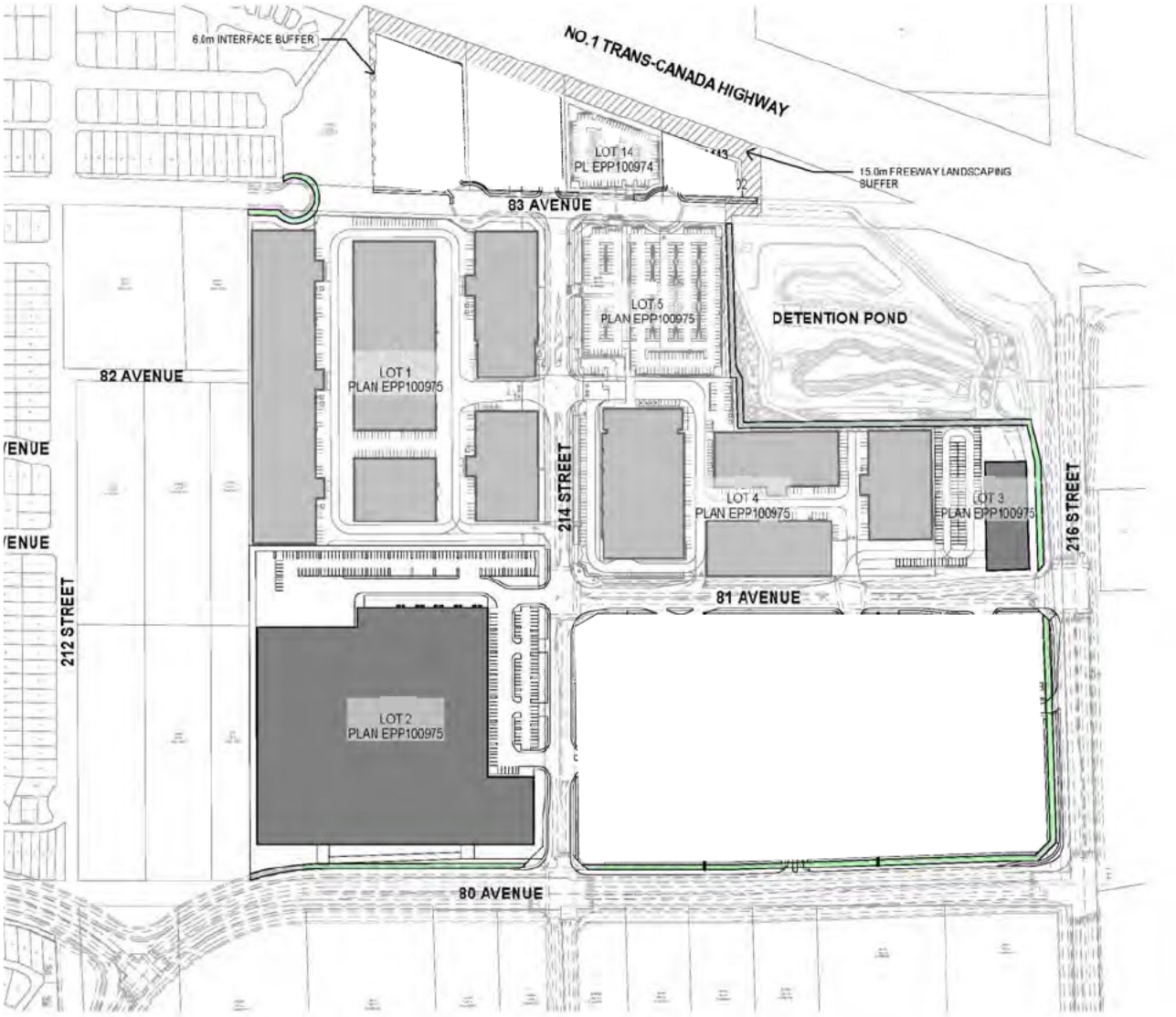
WILLIAMS NEIGHBOURHOOD PLAN – LAND USE PLAN



ZONING BYLAW NO. 2500 AND EXTENT OF REZONING APPLICATION



**TOWNSHIP WATERCOURSE CLASSIFICATION AND
EXTENT OF STREAMSIDE DEVELOPMENT PERMIT**



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	G & T Martini Holdings Ltd. 1253210 BC Ltd. 1253211 BC Ltd. 9739 201 Street Langley, BC V1M 3E7 Emvico Properties Ltd. Vivico Properties Ltd. 1097399 BC Ltd. 10221 – 216 Street Langley, BC V1M 3J3
Agent:	Mitchell Group 200, 17650 – 66A Avenue Surrey, BC V3S 4S4
Legal Description:	Lots 2, 3, 4 and 5 Section 25 Township 8 New Westminster District Plan EPP86150 East Half Lot 6 Section 25 Township 8 New Westminster District Plan 2758 West Half Lot 5 Section 25 Township 8 New Westminster District Plan 2758 Lot "V" Section 25 Township 8 New Westminster District Plan 23602
Location:	21422, 21427 and 21476 - 83 Avenue Vacant lands in the 21300 Block of 80 and 83 Avenues, and 8000 - 8100 Block of 216 Street
Area:	Rezone site area: 20.76 ha (51.30 ac) Streamside DP site area: 29.6 ha (21.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD - 163
Williams Neighbourhood Plan:	Business Park

BACKGROUND / HISTORY:

The Williams NP was adopted by Council in 2018. The subject application is the first proposal to advance for consideration in the Williams NP. The proposed development site is currently zoned Suburban Residential Zone SR-2 and designated Business Park in the Williams NP.

The Ministry of Transportation and Infrastructure (MOTI) opened a new interchange to Highway 1 at 216 Street in 2020. Development and construction of the subject site has been coordinated with the works completed on 216 Street. MOTI approval will be required for the subject proposal.

DISCUSSION / ANALYSIS:

The applicant has applied to rezone the subject 20.76 ha (51.3 ac) property from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-163 to accommodate development of a film studio campus, warehousing and offices in keeping with the Business Park land use designation of the Williams NP.

The proponent's application includes a Streamside Development Permit to address the proposed removal of existing watercourses and construction of streamside habitat in keeping with the provisions of the Williams NP. The 29.6 ha (73 ac) footprint of the Streamside Development Permit area includes an additional 8.8 ha (21.7 ac) of land to ensure a cohesive and efficient approach to the watercourse removals and to eliminate the creation of remnant watercourse segments.

Site Description:

The site slopes generally down from the proposed habitat compensation corridor in the west to 216 Street in the east. The site was historically used for large lot suburban residential and agricultural uses and is primarily fields with stands of deciduous trees (cottonwood, alder, and big leaf maple). Yellow-coded and green-coded watercourses cross the site from 82 Avenue in the west to a newly installed culvert at 216 Street connecting to Guy Creek east of 216 Street. Most of the existing buildings have been removed from the subject site except for three single family houses and associated buildings at 21422, 21427 and 21476 - 83 Avenue. Removal of the buildings is a condition of rezoning.

Adjacent Uses:

North:	83 Avenue beyond which are lots zoned Suburban Residential Zone SR-2, designated Business Park and Freeway Buffer in the Williams NP, and Highway 1.
South:	80 Avenue beyond which are lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata in the Williams NP. An application is currently under review by staff on the lands south of 80 Avenue for a townhouse development (TOL Project 08-24-0085).
Southeast:	214 Street and 81 Avenue beyond which is an 8.8 ha (21.7 ac) lot zoned Suburban Residential Zone SR-2, designated Gateway, Mixed Use Commercial and Neighbourhood Convenience Commercial in the Williams NP. An application has been received for these lands (TOL Project 08-25-0119). Streamside Development Permit No. 101145 includes these lands.
East:	216 Street beyond which are lands located in the Agricultural Land Reserve zoned Rural Zone RU-1.
West:	Lands zoned Suburban Residential Zone SR-2, designated Watercourse Compensation in the Williams NP. As a condition of development, the applicant is required to dedicate and construct the watercourse compensation area. Beyond the Watercourse Compensation Area are lands designated Single Family Mixed Residential, Rowhouse/Townhouse and Townhouse Strata in the Williams NP. An application is currently under review by staff on the lands west of the watercourse compensation area for a townhouse development (TOL Project 08-25-0103).

Williams Neighbourhood Plan:

As the subject proposal is the first application to advance for consideration by Council in the Williams NP area, the applicant is responsible for satisfying the following prerequisites prior to final reading. Below each point, staff have provided the status of each item.

- The required community stormwater detention site to serve that area must be secured and located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering and Community Development.
    - The applicant is advancing design of a community stormwater detention pond with associated amenities as per the Williams NP at the southwest corner of the intersection of Highway 1 and 216 Street. The detention pond is required to be dedicated and construction secured prior to final reading of the rezoning bylaw.

- Major roads and engineering services, including drainage, water, and sanitary sewer, storm detention ponds, and road dedications, widenings and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development.
    - The applicant is advancing design of a sanitary lift station at the northeast corner of the office lot (portion of the proposed office lot) as well as the associated forcemain infrastructure to connect to the system at 83 Avenue in the Yorkson Neighbourhood Plan area.
    - The applicant is advancing all roadworks and greenway works fronting the site on 216 Street, 214 Street, 80 Avenue, 81 Avenue and 83 Avenue to support the subject development.

In the Employment District, the Williams NP requires provision of the following:

- A Comprehensive Development Plan (CDP) that aligns with the vision, goals, and policies of this NP for the entire Employment District. The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the Employment District including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and loading, watercourse compensation areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing.
    - The CDP was to be finalized prior to Council's consideration of first and second reading, however, the applicant has provided a draft Comprehensive Development Plan that will need to be finalized prior to final reading of the subject zoning bylaw in order to achieve their requested timelines.

- A Transportation Impact Assessment (TIA) prepared by a professional transportation consultant to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP.
    - The applicant has been working with Township staff and the MOTI on analysis of the road network and detailed road design. A TIA is required as a condition of final reading to confirm parking requirements and transportation demand measures of the proposed development.

Zoning Amendment:

Bylaw No. 5729 proposes a new Comprehensive Development Zone CD-163 for the subject consistent with the land use provisions and policies of the Williams NP:

The proposed southern lot fronting 80 Avenue and 214 Street (shown as Lot 2 on the site plan) is proposed to allow the industrial uses within the Comprehensive Development Zone CD-163 limited from those permitted in the Service Industrial zone M-1A to be consistent with the land use provisions of the Williams NP. A Development Permit application for form and character as well as Energy Conservation and GHG Reduction will be required prior to development proceeding on the lot. The current proposal for this lot is for a large warehouse facility.

The proposed eastern lot fronting 216 Street and 81 Avenue (shown as Lot 3 on the site plan) is proposed to allow business and professional offices and research and development laboratories within the Comprehensive Development Zone CD-163 to allow for development of a six-storey office building consistent with the land use provisions of the Williams NP. A Development Permit application for form and character as well as Energy Conservation and GHG Reduction will be required prior to development proceeding on the lot. The proposed zone is modelled on existing similar type office buildings near the 200 Street interchange with provisions consistent with the proposed CD-163 Zone.

The bulk of the lands included in the subject application (shown as lots 1, 4, 5 and 14 on the site plan) are proposed to be zoned Comprehensive Development Zone CD-163 to accommodate development of a 67,883 m^2 (730,687 ft^2) film studio campus comprised of 34,376 m^2 (370,020 ft^2) of film studio space, 20,817 m^2 (224,072 ft^2) of workshop / support space and 12,690 m^2 (136,591 ft^2) of office space.

The proposed CD-163 zone accommodates the applicant's request for 5 m setbacks from the property line to the building where fronting a street rather than the 10 m front lot line setback typically required for industrial development. The proposed siting maintains space for implementation of landscaping requirements in accordance with the Zoning Bylaw for industrial uses. The siting is proposed to meet the security objectives of the film studio campus and will be offset by significantly enhanced architectural and landscape design through the development permit. For the other building types, the proposed siting provides the opportunity to support objectives within the Williams NP for street activation and will also be required to be offset by significantly enhanced architectural and landscape design.

The proposed zone also accommodates the applicant's request for 17.0 m (56 ft) tall film studio buildings rather than the 12 m (40 ft) building height typically permitted in the standard industrial zones noting that the maximum height currently proposed is 16.3 m (53 ft). The building height is proposed to meet the functional requirements of a film studio and is proposed to be offset by strategic grading choices and significantly enhanced architectural and landscape design at time of development permit. Included as Attachment B are conceptual drawings for the film studio campus.

The proposed zone also accommodates development of two (2) lots as surface parking lots for the film studio campus. Securing easements and restrictive covenants to ensure access to and protection of the parking is included as a condition of rezoning. An amendment to the zone, provision of replacement parking, discharge of the easements and satisfaction of the restrictive covenants will be required if the parking lots were to be redeveloped as buildings. Staff is currently reviewing a form and character development permit and energy conservation and GHG reduction development permit for the film studio campus and anticipates advancing the form and character development permit to Council for consideration concurrently with final reading of the subject rezoning bylaw.

Public Consultation:

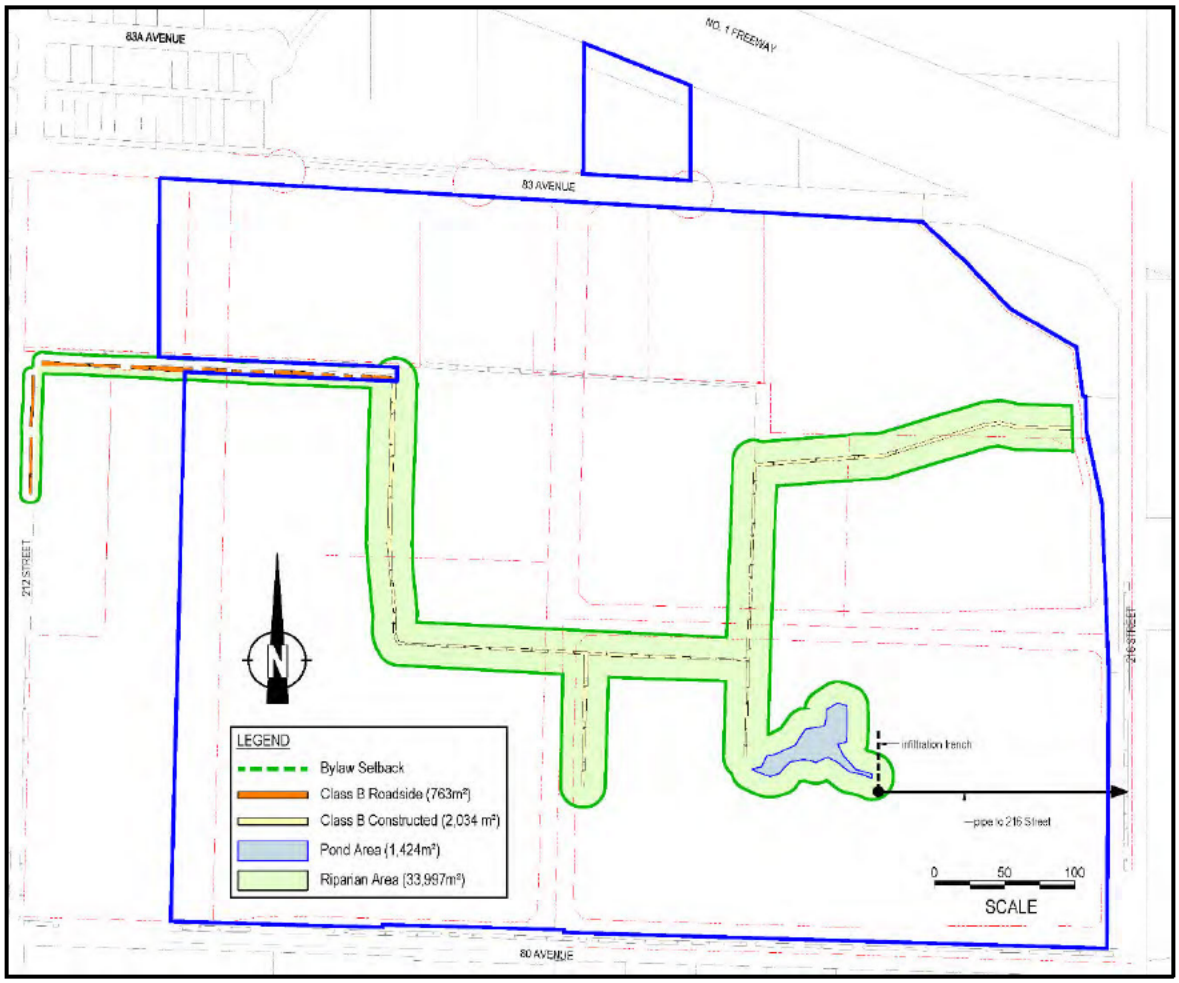
Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. In accordance with the current Policy, the applicant hosted a virtual Public Information Meeting June 17, 2021. A summary of the Public Information Meeting is included as Attachment C to this report.

Development Permit No. 101145 (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these

no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) based on channel type, water flow and fish presence.

The project site drains to Guy Creek which is located in the upper reaches of the Salmon River watershed. To inform development of the Williams NP, the area was assessed for watercourses in 2015 with additional assessments of the project site completed by the applicant in 2018. Location and classification of watercourse features is shown in the following plan and in Schedule A to Attachment A. The linear watercourse alignments along historic property boundaries and agricultural fields reflect a constructed origin.



EXISTING WATERCOURSES AND CLASSIFICATIONS – SUBMITTED BY APPLICANT

Project site watercourses are designated as Class B (yellow-coded) constructed watercourses indicating they are non-fish bearing and provide water, food, and nutrients to downstream fish-bearing reaches. The project site contains several Class C (green-coded) watercourses that provide a drainage function only and do not require protection. Existing Class B watercourses and SPEAs in the project area encompassing approximately 33,074 m^2 (8.17 ac / 3.30 ha) are depicted in Schedule A of Attachment A.

The Williams NP supports protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Williams Neighbourhood Land Use Plan. As shown in Schedule B of Attachment A, the Williams NP envisions a streamside

corridor extending northward between 80 and 83 Avenue at the western portion of the project site ("West Corridor"), and a streamside corridor following east, north, and east alignments between the west corridor and 216 Street ("Central Corridor"). To support open channel flows that contribute to productive streamside habitats, the Williams NP recommends a maximum of three culverts north of 80 Avenue and the proposal includes six (6) culverts.

The applicant has submitted a proposal to relocate and reconstruct watercourses and SPEAs on the project site. Staff note the applicant's streamside submission provides the West Corridor consistent with the Williams NP but proposes an alternative configuration and habitat types to the Central Corridor envisioned in the Williams NP. Rather than conveying drainage through the central portion of the project site as suggested by topography and the Williams NP, the proposal conveys drainage from the West Corridor via open channel and pipe in 83 Avenue to a habitat pond adjacent to the stormwater detention pond. To achieve the habitat balance, the proposal also includes creation of onsite rain gardens adjacent to 214 Street.

The applicant's proposal is shown in Schedule C of Attachment A and includes protection and enhancement of approximately 32,852 m^2 (8.12 ac / 3.28 ha) of SPEA, or riparian area, to provide fish habitat functions to Guy Creek. Although the provided SPEA is 222 m^2 (2389 ft^2) less than the 33,074 m^2 (8.17 ac / 3.30 ha) of onsite SPEA envisioned by the Williams NP, the proposal includes an additional wetted habitat area of 367 m^2 (3,950 ft^2) to provide equivalent habitat function as confirmed by the proponents QEP.

Provision of senior government agency approvals, dedication, and protection of SPEAs, acceptance of final streamside submission including restoration and enhancement plan and details, and security have been made a development prerequisite to the development permit.

Based on the information provided by the applicant and opinion of their Qualified Environmental Professional, the proposal aligns with the objectives of the Williams NP and Schedule 3 of the OCP. Proposed Streamside Development Permit No. 101145 is attached to this report (see Attachment A) for Councils' consideration.

Development Permit (Form and Character):

The site is designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site will be considered in accordance with the Development Permit Area “G” – Business / Office Park and Development Permit Area “I” – Agricultural Edge and Escarpment Protection guidelines in the Willoughby Community Plan.

Typically, these Development Permits are presented to Council concurrently with the rezoning bylaw for efficiency and to allow Council, as well as the public, an opportunity to evaluate the rezoning and the form and character at the same time. However, the applicant has requested to advance the rezoning bylaw for consideration without accompanying form and character development permits at this time based on the time required to prepare the site for construction. Future development permits will provide Council and the public with the opportunity to review the form, character, and siting of the proposed developments. Included as a condition of rezoning is a requirement for a covenant to be registered on the proposed industrial and office lots to prohibit development until such time as a development permit has been issued by Council.

Greenhouse Gas (GHG) Development Permit:

The subject properties are located in Development Permit Area “O” of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246

(Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit.

Subdivision:

The applicant is proposing to subdivide the lands to create six (6) lots. The subdivision plan is proposed to match the proposed zoning.

Tree Protection / Replacement:

The tree management plans submitted by the applicant for the lands proposed to be rezoned indicate that 15 significant trees exist on the subject site and that one (1) tree is proposed to be retained. Staff note that tree retention opportunities reflect the form of development, extensive regrading, and the nature of the existing tree resource. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 1,458 replacement trees are required to be planted over the full extents of the lands proposed to be rezoned. Distribution of replacement trees will be determined based on lot area as a component of the Tree Management Plan required for each future Development Permit. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

As indicated in Attachment D, the applicant has also requested permission to advance work on a portion of the site and an adjacent site to allow for work in and about a stream to be completed during the 2021 fish window. An interim Tree Management Plan has been advanced for the portions of the sites that are proposed to be disturbed for servicing and streamside works. The request to clear portions of the site proposes the removal of approximately 571 trees determined as non-significant by the proponent's arborist (based on Bylaw species and health criteria). Prior to work commencing on the site, the interim Tree Management Plan for the affected lands is required to be approved and secured to the acceptance of the Township.

Staff note the development prerequisites include a restrictive covenant prohibiting tree clearing (with the exception of areas where permission is granted by Council to proceed with works in advance of final reading) until such time as a development permit is issued for the proposed southern lot fronting 80 Avenue. Tree management plans for that lot will be reviewed in conjunction with development permit applications on these lands.

Williams Neighbourhood Plan Amenities:

As a condition of rezoning, the applicant is required to dedicate and construct a 15 m wide freeway buffer between Highway 1 and the subject site. The freeway buffer includes a trail and will connect ultimately to a similar freeway buffer constructed in the Yorkson area. The applicant is also required to dedicate and construct 4.5 m wide street greenways on 80 Avenue, 83 Avenue, 216 Street and around the southern extents of the detention pond and a 3 m wide trail within the western outer 6 m of the watercourse compensation area. To address the cycling network objectives of the Williams NP, the applicant is including multi-use paths (i.e. wider sidewalks along the east side of 214 Street and north side of 81 Avenue). Surrounding the detention pond, the Williams NP requires construction of a neighbourhood landmark including space and utilities for public art. The preliminary design for the amenity area includes the viewing platform, space for public art and perimeter trail as outlined in the Williams NP.

A condition of rezoning is acceptance of landscape and servicing plans for the above noted required amenities, dedication of the required lands and construction of the works to the acceptance of the Township as well as compliance with the Williams Amenity Zoning Policy.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services including construction of the community stormwater detention pond and amenity, sanitary lift station and force main, road works, greenways, tree replacement, and utility upgrades and extensions to the acceptance of the Township. Road dedications, closures, widening, and necessary traffic improvements (both on-site and off-site) (214 and 216 Streets, 80, 81 and 83 Avenues) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Williams NP. 83 Avenue is proposed to be closed at the boundary between the Business Park and residential uses consistent with the Williams NP. This closure will prevent business park traffic from using 83 Avenue through the residential area. 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. Additionally, a condition of rezoning is compliance with the Willoughby Amenity Zoning Policy.

As discussed previously, the applicant is requesting authorization to commence clearing and site preparation works on the site following third reading in advance of final reading of the rezoning bylaw (Attachment D). The applicant acknowledges that the request is made at their own risk noting that advancing works before detailed site and engineering design is complete and prior to Council approvals may result in additional work and effort to ensure coordination. As indicated in Attachment D, the applicant is proposing ESC measures for the works. Staff note that security of senior government approvals is required before advancing work on the site.

Transit:

Transit service is currently provided along 208 Street via the 595 bus route and along Glover Road via the C62/807 bus route.

Policy Considerations:

The Mitchell Group has applied on behalf of the property owners to rezone 20.76 ha (51.30 ac) of land located in the Williams NP (including lands north of 80 Avenue, west of 216 Street, south of Highway 1 and east of the watercourse compensation area) to Comprehensive Development Zone CD-163 to accommodate development of a film studio, warehousing, and offices. The proposed rezoning complies with the land use provisions of the Willoughby Community Plan and Williams NP.

Accompanying the rezoning is a Streamside Development Permit for a larger site (29.6 ha / 73.0 ac) that addresses the relocation and compensation for existing yellow coded watercourses in the Employment District of the Williams NP. Including the full extent of the watercourses in the Employment District ensures a coordinated approach to compensation and that no isolated remnant watercourse segments will result.

The applicant has also requested permission to advance work on the site to allow for work in and about a stream to be completed during the 2021 fish window. To accommodate this request, staff are advancing consideration of issuance of the Streamside Development Permit from time of final reading to time of third reading as well as a resolution, with conditions to ensure necessary design and protections are in place, regarding advancing work for Council's consideration.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the rezoning request. Staff also recommend that Council authorize issuance at time of third reading of Bylaw No. 5729 of Development Permit No. 101145 (Streamside Protection).

Respectfully submitted,

Teresa Hanson
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101145 (Streamside Protection)
ATTACHMENT B	Conceptual Film Studio Campus Renderings
ATTACHMENT C	Public Information Meeting Summary
ATTACHMENT D	Request from applicant to proceed with work onsite following third reading

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101145

This Permit is issued this _____ day of _____, 2021 to:

1. NAME: G & T Martini Holdings Ltd. / 1253210 BC Ltd. / 1253211 BC Ltd. — Emvico Properties Ltd. / Vivico Properties Ltd. / 1097399 BC Ltd.

   ADDRESS: 9739 201 Street, Langley, BC V1M 3E7 — 10221 – 216 Street, Langley, BC V1M 3J3

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: Lots 2, 3, 4, 5 Section 25 Township 8 New Westminster District Plan EPP86150

   East Half Lot 6 Section 25 Township 8 New Westminster District Plan 2758

   West Half Lot 5 Section 25 Township 8 New Westminster District Plan 2758

   Lot "V" Section 25 Township 8 New Westminster District Plan 23602

   ADDRESS: 21422, 21427 and 21476 - 83 Avenue
   Vacant lands in the 21300 Block of 82 and 83 Avenues, and 8000 - 8300 Blocks of 216 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. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township;
   b. Security of agreement(s) relating to acquisition and utilization of portions of 82 and 83 Avenues to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   c. Acceptance by the Township of Langley General Manager of Engineering and Community Development of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;

d. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule C to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
e. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
f. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance;

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

This permit is not a building permit.

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

This permit shall be enforced in accordance with Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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.

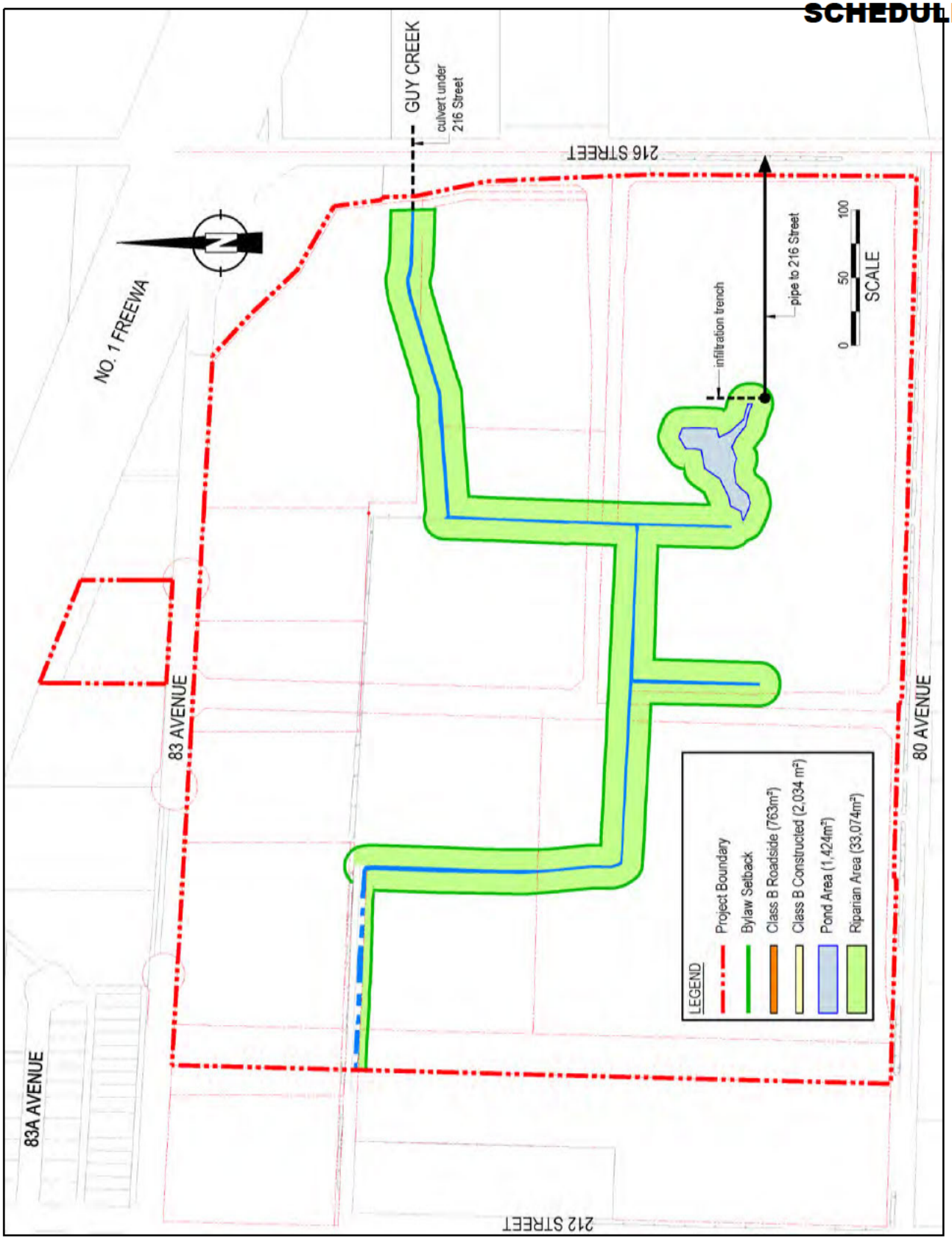
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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_____, 2021.

Attachments:

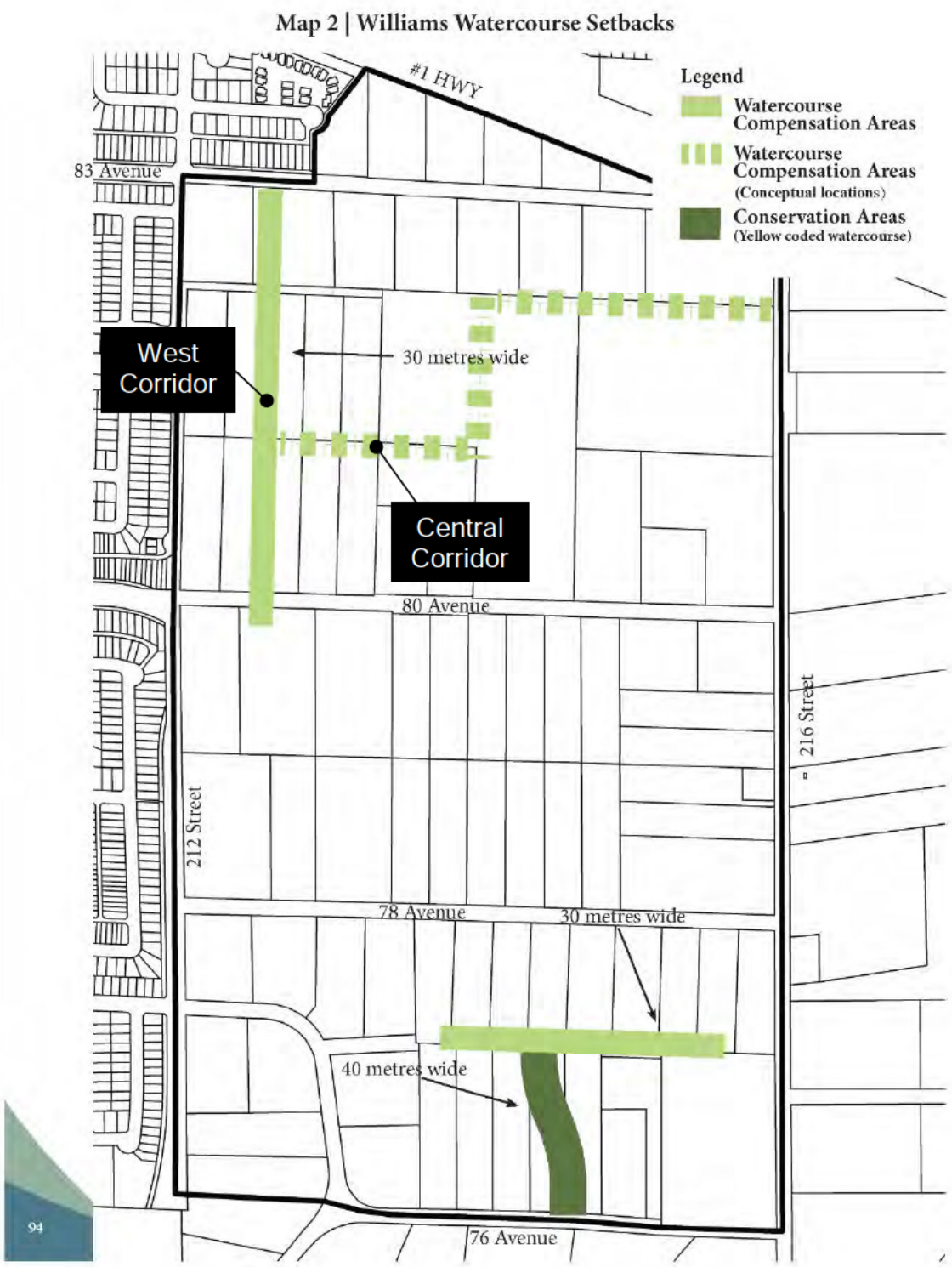
SCHEDULE A Existing Streamside Protection Areas
SCHEDULE B Williams Neighbourhood Plan Watercourse Setbacks
SCHEDULE C Proposed Streamside Protection Areas



SCHEDULE A

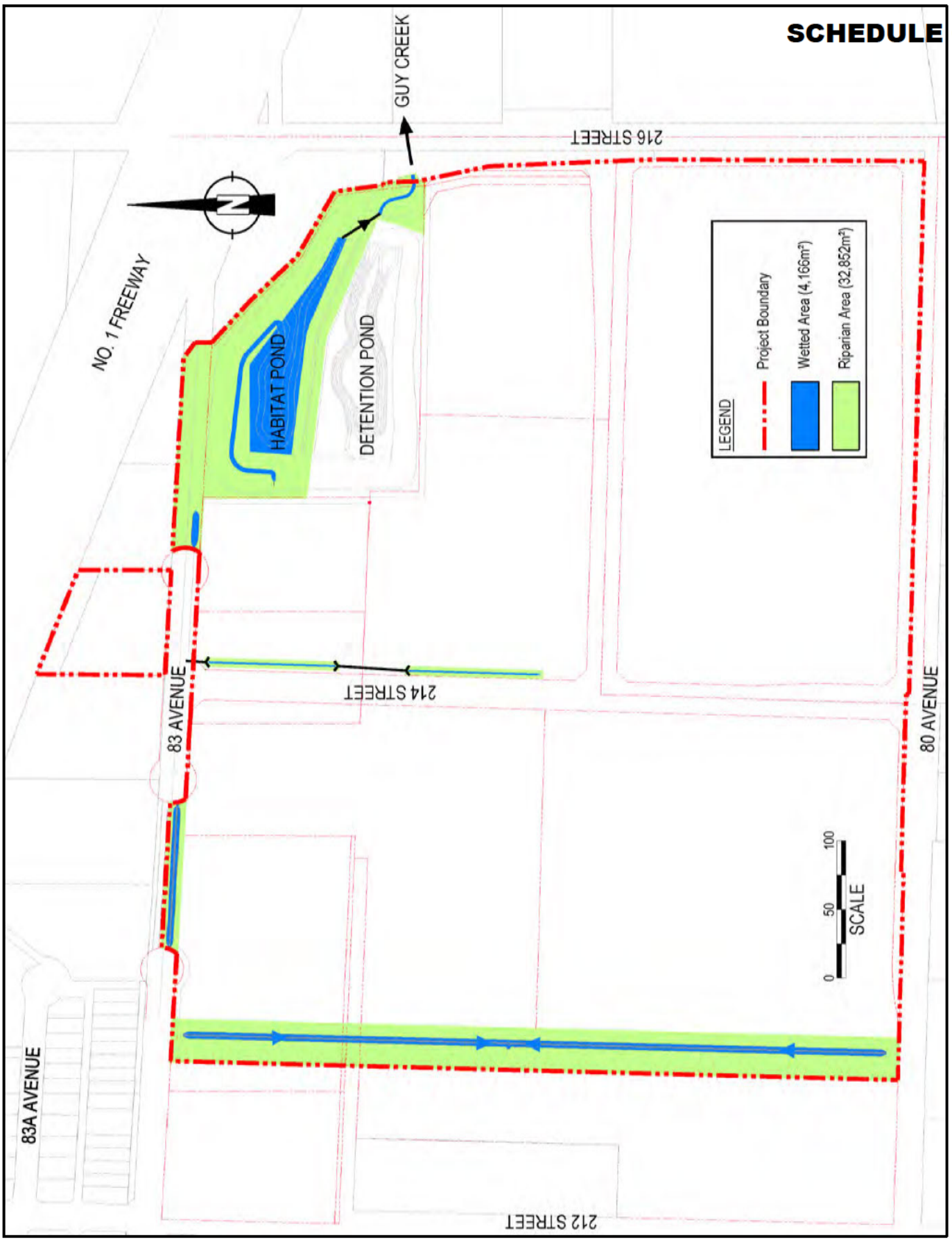
Existing Streamside Protection Areas

SCHEDULE B



SCHEDULE B

Williams Neighbourhood Plan
Watercourse Setbacks



SCHEDULE C

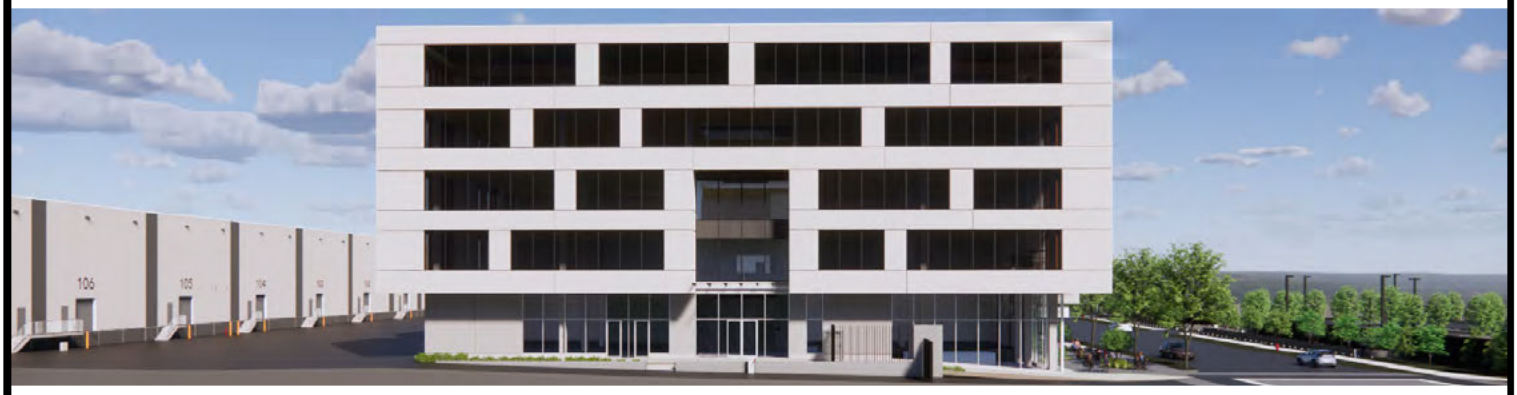
Proposed Streamside Protection Areas

ATTACHMENT B









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Issued For

Sheet Date
07/05/21

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architecture planning interior design
300-10190 152A Street | Surrey, BC | V3R 1J7
(604) 581 8128 | (604) 581 8148 www.thinkspace.ca

Project	Project Number
MARTINI FILM STUDIOS	**200784**
Drawing	Sheet Number
BLOCK D ELEVATIONS	**02**

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Project	Project Number
MARTINI FILM STUDIOS	**200784**
Drawing	Sheet Number
BLOCK F ELEVATIONS	**03**

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MARTINI FILM STUDIOS
thinkstate
architecture planning interior design
MARTINI FILM STUDIOS
2007.04
SITE PLAN
A0.31
F.1
SITE PLAN GENERAL NOTES
SITE PLAN LEGEND
PROPERTY LINE
SETBACK LINE
GREENWAY
SOUND STAGES
SUPPORT BUILDING
OFFICES
FUTURE PHASE
PROPOSED HEAVY TOWNHEL
PAD MOUNTED TRANSFORMER
PARKING CALCULATIONS
PARKING DATA
WEST CAMPUS BUILDING AREAS
EAST CAMPUS BUILDING AREAS
HWY 1
216 ST
214 ST
83 AVE
81 AVE
PRESERVA LANDSCAPE BUFFER
SITE PLAN
1 SITE PLAN
1 : 600
A
B
C
D
E
F
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H
J

June 21, 2021
Our File: 2111-03116-00

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Teresa Hanson, Senior Development Planner

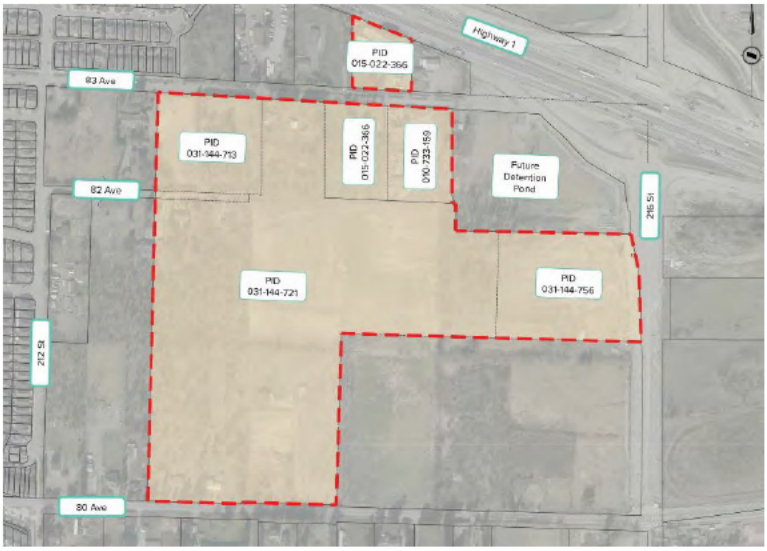
Summary Report - Public Information Meeting

Proposed North Williams Business Park and Industrial Development, Township of Langley Project No. 08-25-0098

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy (07-164). The policy was amended in May 2021 to include guidelines for conducting virtual Public Information Meetings (PIM) in response to concerns for public health and safety due to COVID-19. The organization and logistics for this PIM are in accordance with this amended policy.

The PIM for development application 08-25-0098 was held on Thursday, June 17, 2021. The project represented lands located at the following six (6) addresses in the Williams Neighbourhood Plan Area of the Township of Langley:



Address	PID
21427 83 Avenue	015-022-366
No address	031-144-713
No address	031-144-721
21422 83 Avenue	010-733-191
21476 83 Avenue	010-733-159
No address	031-144-756

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community via an online live chat mediated by the project presenters.

NOTIFICATION

The public was notified in two (2) ways (Attachment 1):

1. **Direct mail-out to neighbouring properties**

   116 mail-out invites mailed on June 7, 2021, 10 days prior to scheduled PIM.

2. **Two (2) advertisements in the local newspaper (Langley Advanced Times)**

   June 3 and June 10, 2021.

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. No mail-outs were returned as undeliverable as of June 21, 2021.

The notification provided general information, including an overall description of the development and website for the PIM, as well as the subject site. A site location map was included to provide spatial context. Contact information was provided on the invitation, allowing community members unable to attend the meeting to submit questions, comments and inquiries directly to the project team.

INFORMATION MEETING LOGISTICS

Due to virtual PIM policies, the logistics are slightly different from in-person PIMs, with certain information and materials made available to the wider public earlier than would be for an in-person PIM.

Project Website

The project website serves as the main hub for the various activities that distribute information about the project site once residents receive notice or are aware of the PIM.

The website became publicly available on June 4th, 2021. It presents an overview of the proposed project and invites those who are interested to register for the PIM meeting, or to provide early comments to the consultant contact. It was also noted on the website that a questionnaire would be made available starting from the day of the meeting. The deadline to complete the questionnaire was also noted on the website. The project website provided more in-depth information at an earlier point compared to an in-person PIM. This allowed interested residents the opportunity to browse the information on their own time, and provided various methods for submitting comments and feedback.

Online Meeting

The PIM was held online in a webinar format over Zoom. The meeting was scheduled for 1.5 hours, from 7:00pm – 8:30pm on Thursday, June 17, 2021. A representative from the Township of Langley Development Services Department and one representative of the proponent (Mitchell Group) and one representative each from associated developer / land owners (Lorval Developments and Martini Film Studios), were in attendance to observe the PIM.

The consulting team in attendance included the following individuals:

James Pernu *Senior Planner – McElhanney*	**Raymond Sull** *Senior Engineer – McElhanney*
Clover Mei Planner – McElhanney	**Allan Francis** *Architect – Thinkspace Architecture*
Mary Chan Yip *Landscape Architect – PMG Landscape Architects*	**Ian Whyte** *Environmental Professional – Envirowest*
Jori Porter *Arborist – McElhanney*	**Gary Vlieg** *Traffic Engineer – Creative Traffic Solutions*

PUBLIC INFORMATION MEETING DETAILS

A total of 83 attendees registered for the event between June 4th and June 17th (*Attachment 2*). However, only 53 registrants were present at the virtual meeting session.

The meeting was organized as follows:

- 20min registration
- 30min live presentation
- 40min Question & Answer (Q&A) session

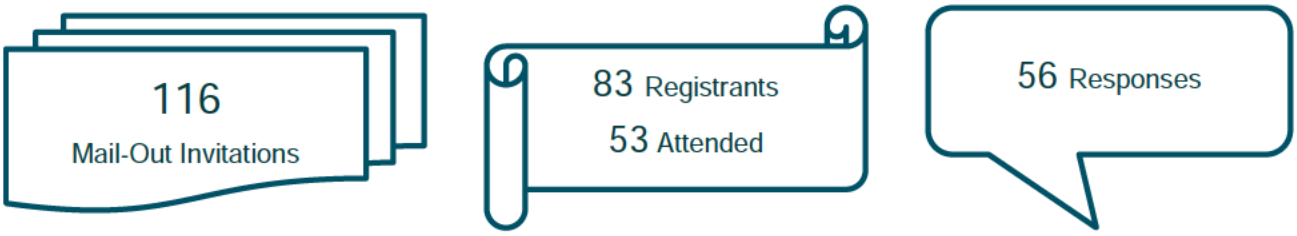
A total of 33 slides were presented at the PIM (Attachment 3). Attendees were informed that all questions submitted will be answered during the Q&A period, and that they are able to utilize either "Raise Hand" to ask question verbally, or to submit a text through the Q&A box provided on Zoom.

The following display boards were presented via PowerPoint in the meeting space in the following information categories:

Welcome & Housekeeping
Project Team
Project Overview
Conceptual Site Plan & Statistics
Community Context
Tree Management
Existing Habitat Area & Balance
Servicing
Traffic & Road Connections
Greenway & Pedestrian Paths
Cycling
Employment
Phasing
Phase 1 Preview
Next Steps & Thank you

An online questionnaire was also made available starting in the afternoon of the meeting, and attendees were directed to the questionnaire during and at the end of the meeting to provide their inputs.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included six (6) questions that pertains to the development, and community members were given an opportunity to provide additional comments. Based on responses received, all respondents appear to reside the Township of Langley.

It should be noted that while most responses are attributed to those who have registered or attended the online meeting, due to the online public nature of the questionnaire, there are some responses that come from those who could not attend the meeting on June 17th. Despite the majority of people had completed the questionnaire in full, there are several who may have missed, or intentionally opted out of one of more of the questions, this is noted in the question breakdown below.

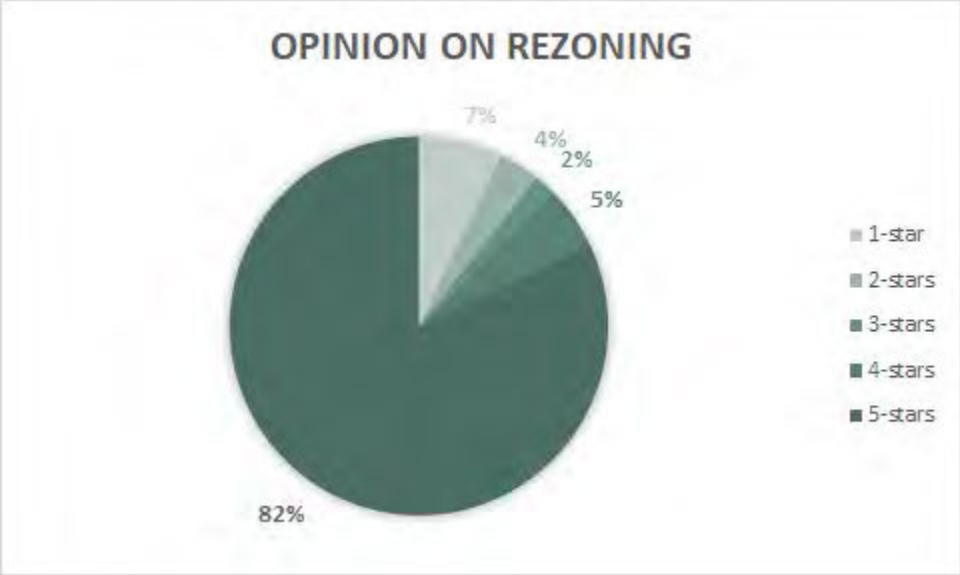
Two types of questions are presented:

5-star rating scale	Check-box
Five (5) questions are presented in this style, where: *1 star = Strongly Disagree* *3 stars = No Opinion* *5 stars = Strongly Agree*	One (1) question is presented in this style, where users can select more than one answer.

The information collected from the questionnaires is summarized below for the six (6) questions.

Question 1

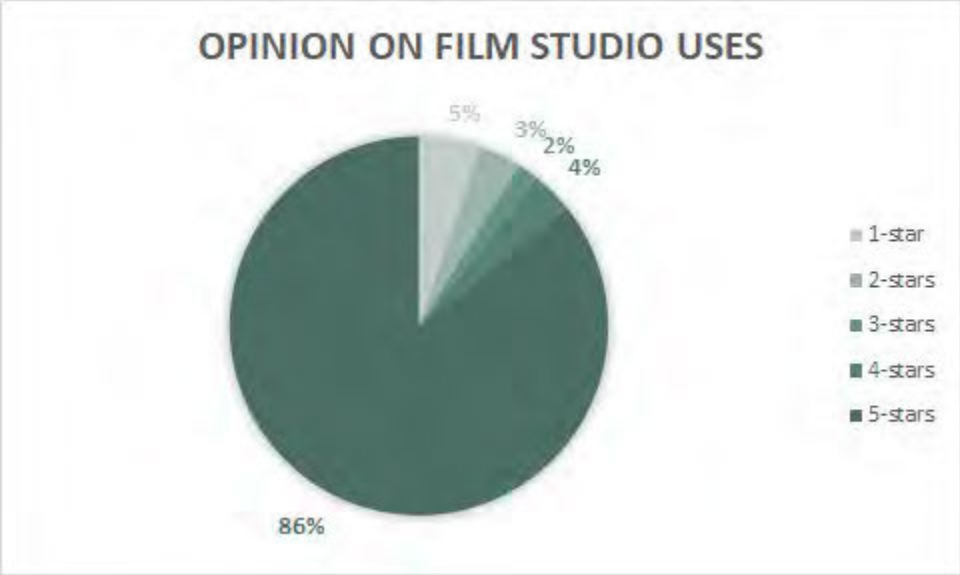
Please rate your opinion on the proposed application to rezone existing Suburban Residential (SR-2) zoning to Comprehensive Development (CD) and Light Industrial (M-1A) in compliance with the land uses indicated in the Williams Neighbourhood Plan. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Of 56 respondents to Question 1, an 82% majority or 46 respondents, are in full support and agreement with the proposed rezoning. An additional three (3) respondents indicated somewhat in support; one (1) had no opinion, and six (6) respondents indicated opposition, or somewhat in opposition to the rezoning.

Question 2

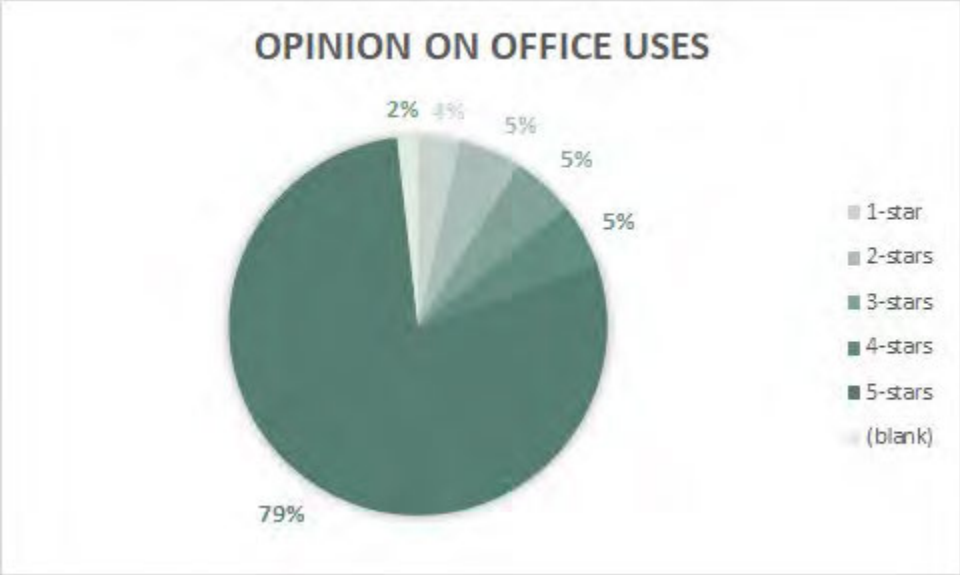
Please rate your opinion on the proposed use of a film studio on the subject land. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Question 2 received majority support, with 48 respondents, or 86%, in full support of the film studio use. There were additional two (2) respondents in partial support, one (1) with no opinion, and five (5) in opposition or partial opposition to the uses.

Question 3

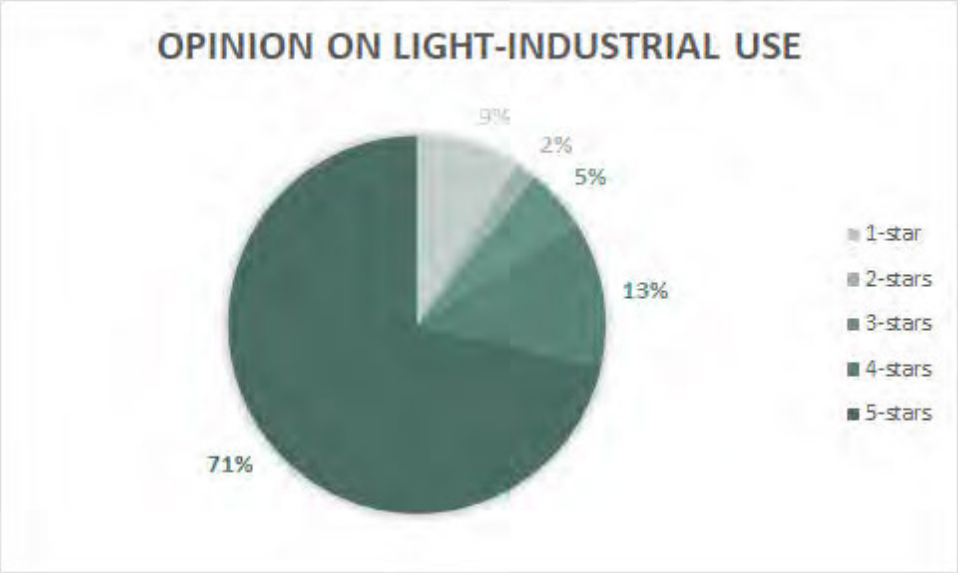
Please rate your opinion the proposed use of office spaces on the subject land. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Question 3 received majority support, with 44 respondents, or 79% in full support of proposed office use. Additional three (3) respondents indicated partial support, three (3) with no opinion, and five (5) in opposition or partial opposition to office use. One respondent did not indicate an answer for this question.

Question 4

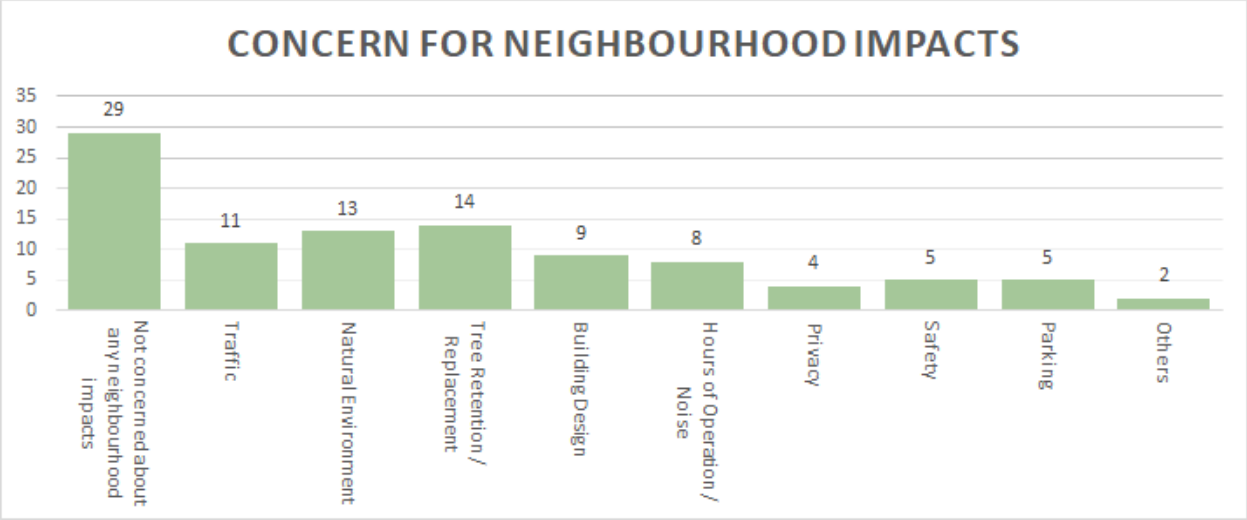
Please rate your opinion on the proposed use of light industrial/manufacturing spaces on the subject land. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Question 5 received majority of support, with 40 respondents, or 71%, in full support of the proposed light-industrial/warehouse use. An additional seven (7) respondents are in partial support, three (3) with no opinion, and six (6) respondents in opposition or partial opposition to this use.

Question 5

Please indicate (if any) which of the following neighbourhood impacts you are most concerned about. Please select all that apply.



For this question, the following choices were provided for respondents to choose from.

- Traffic
- Safety
- Parking
- Privacy
- Natural Environment
- Tree Retention / Replacement
- Building Design
- Hours of Operation / Noise
- Not Concerned about any neighbourhood impacts
- Others (respondent provide details)

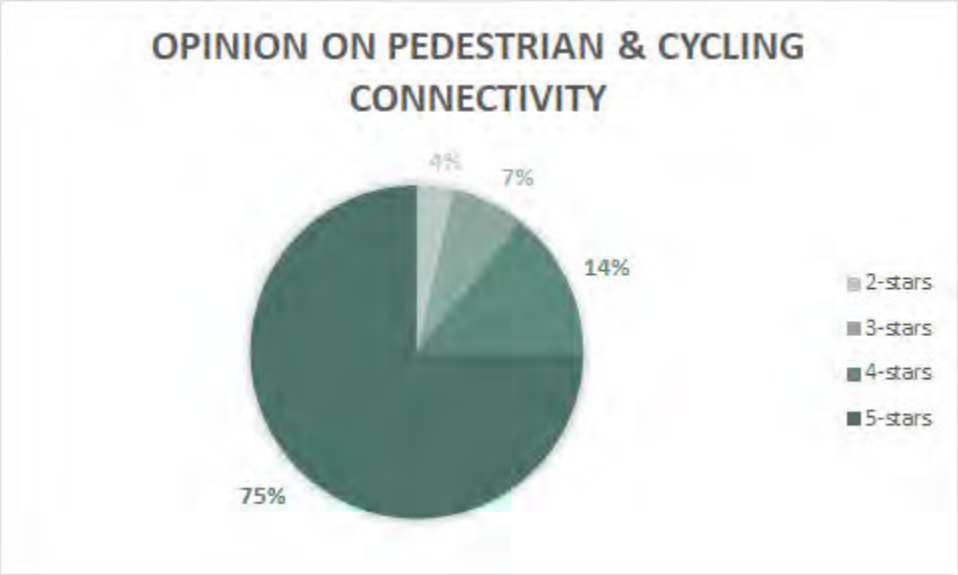
55 responses were provided out of 56 respondents, 52% indicated there are no impacts they are concerned about. Out of the concerns, tree retention/replacement, and natural environment are two of the top choices, with 14 and 13 people noting concern respectively.

There were two (2) additional concerns listed under “Others”:

- Excess lighting at night, adequate buffer on perimeter of project
- Jobs and infrastructure

Question 6

Please rate your opinion on the proposed pedestrian and cyclist connectivity routes throughout the subject site. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Proposed pedestrian and cycling connections received majority support, with 42 respondents, or 75%, in full support, and additional eight (8), or 14%, in partial support. Four (4) respondents had no opinion, and two (2) were in partial opposition. There were no respondents in full opposition.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on 37 of the questionnaires, plus one (1) email and one (1) voice mail. These comments are direct quotes from participants' questionnaires and organized by themes:

In Support – General

- This is a huge opportunity for Langley.
- No Concerns for this project. I support it
- The sooner the work on 80 Ave can start the better.
- I think this is excellent for Langley and strongly support this project.
- I whole heartedly support this development, it will benefit the community of Langley in so many ways.
- It is so refreshing to see a vision and clear plan to enrich Township and provide more opportunities for the community to grow. Why have we not moved faster on this plan, it clearly is well thought out?
- This development is an asset to the community of Langley, everyone will benefit from it in so many ways.
- This is excellent and I think will contribute significantly to our local economy...we need more projects like this in Langley!
- The space is sitting empty & has good access to the freeway so I don't have any issue with it, so long as filming is indoors & bright movie lights don't impact nearby residents.

In Support – Film Studio

- excited for the film studio
- I think that any opportunity to bring film to a community is a very positive one. I've seen the impact that the currently existing Martini Film Studios has had in the last few years. When it first opened, everyone that I talked to about it (including through posts on the various community Facebook groups) seemed super excited. A few months later, they were STILL excited, but also had become very appreciative. The local businesses and restaurants which had previously seen a decrease in customers when Starline Windows left, saw their revenue increased immensely once Film was brought into the buildings. It's not just restaurants that benefit from film either; film crews have huge budgets and tend to spend a lot of it locally to buy things like lumber, fuel, overnight stays for cast, props and costumes, etc. All of this benefits our local economy and the wellbeing of our residents and neighbors—a positive impact that no one can refute
- My property is used for filming as well and having shows so close by will help support us. My son also works in the film industry and it is a very good paying job.
- Film is great for our community and I support this project
- As the administrator of a local secondary school that benefits from the existing movie studio in Langley, my bias is to see more opportunities for my students through the proposed studio.
- "I am an award-winning producer of 50+ films and TV shows and a loyal resident of Langley, and I am thrilled to see this proposed application for new studios in our area. The economic benefit to our community created by this initiative will be enormous. For example: in 2019, Film and Television production contributed $3.2 Billion dollars in film production spend to the BC economy. The spin-off factor from that level of annual expenditure will bring millions of dollars in jobs, purchases and use of local services to Langley Township now and for years to come. Additionally, this studio complex will enhance Langley's profile as a state-of-the-art production centre, and allow prestigious studios, networks and streaming services to consider our region as a desirable place in which to house their productions. This will bring long-term employment opportunities for the crew and technicians who live in this region. I highly recommend this application to the Council for its timely initiative and well-designed expansion proposal which will develop studios and services to support our desirable green and revenue-generating film industry. Please approve this excellent proposal. Thank you."
- I think this is a great addition to the Township of Langley, I live in Fort Langley and we a have a lot of film's set up and shot in our little village all the time. The movie industry brings work to local business and they are always professional and courteous.

In Support – Business/Growth

- Excellent local employment opportunities in a rapidly growing industry in this area.
- I think the development will bring lots of business and money to Langley in a lot of different ways. Jobs, retail, food, gas there is so many benefits to building, as we have all seen in the past 5-7 years with the progress in Langley.
- Very excited for new jobs coming to the township of Langley
- I think this is a perfect business to have located in Langley. Clean, green well-paying jobs, and who doesn't love seeing Langley in the movies?
- This proposal will bring more jobs and strengthen our local economy.
- Great addition to the neighborhood especially the employment opportunities.
- "This is a fabulous development, I am resident of Langley Township 18 years and have watched it grow. I also work for Hertz car rental in Langley that currently is working with Martini and other production studios in the lower mainland and this expansion is needed to the industry. Many production houses were waiting their que to get space. This will bring in new jobs to Langley residents and keep them local instead of hours on the road. As Gemma is correct the productions spend so much money on local stores to the point those stores needed to hire because of the production business. Lots of benefits this development would have and impact Langley Township

and Langley City. Thank you for sharing the presentation it was very interesting. Have a good night

- An exciting opportunity for Langley to become an epicentre for film and TV in Canada- bringing with it the economic benefits for the growing young community.
- Initially, I was worried about noise pollution and maintaining the natural environment. However, upon attending the information session yesterday, my concerns were completely eliminated. Gemma Martini explained how in order for filming to happen inside stages, it needs to be completely silent outside. She promised that there would be no loud noises during filming hours, both day and night. I was also initially worried about the size of the buildings and having them take away from the trees and natural landscape that is there right now. However, the presenters explained how trees will be replanted to replace all that are lost and the building plans are actually quite nicely designed—the buildings are colourful and interesting, not an eyesore like most concrete tilt-up buildings. Overall, I think that bringing film and a commercial park to our community is a more positive thing than a negative and I am excited to see what stores and restaurants go in there as well!
- The current filming in our area has increased my small business revenue and not impacted me at my residence.
- I think both a commercial area and movie studios are fantastic for our community. Having worked at a local coffee shop for the past couple years, I've seen the impact of having film close by. We often see production assistants who come in to order coffees and drinks for actors and the rest of production–sometimes ordering 40-50 drinks at a time and providing us with over $200 of revenue each visit! Bringing more film to Walnut Grove will not only benefit restaurants and coffee shops, but other stores in our community as film crews tend to source many of their supplies (lumber, equipment, costumes, etc.) from the surrounding area.
- This is an exciting project for our community. High paying jobs for families in the neighbourhood where they can live. Minimize carbon production and maximize the economic benefits. Win-win scenario that I fully support.
- Film production brings a lot of local investments and employments for Langley. I’m supportive of this project.
- I believe this is an asset to the community, bringing employment to the area. Low carbon impact with assessable employment by foot, transit or bicycle.

In Support – Traffic/Transportation

- The proposal appears well thought out as it relates to visual aspects, parking requirements, movability for vehicle traffic as well as foot or bike traffic. It looks as though it will be a great addition to our Township!

Concern - Detention Pond/Tree Management

- The detention pond seems small. The plant lists are poor- incorrect latin names (Pinus negra, etc), and poor species choices for an exposed site with high level of reflected heat off large buildings. Choices don't relate to reality of climate change or even current practical use (Tsuga/ Hemlock has been a species in decline for decades-why are you planting it?)

Concern – Residential Transition

- We would love if there were a bit more separation between the residential homes at the end of 83rd and the studio buildings. Thank you.

Concern – Fire Safety (voice mail transcript)

- So, I'm looking at your ad in the local paper today, Public Information Meeting in regards to … my goodness, that's a big place, you're building the film studio I guess by the sounds of it. Anyway, my concern is in regards to the public safety to a degree. I have no objection to your project. I think it's a good idea, but during your construction period what I've learned over the past number

of years is the Township has done a very pathetically poor job of insisting on a fire safety plan in the construction period. We just had this monstrous fire very short distance from your location there. With that fire is probably a hundred million dollar loss, and that's going to raise everybody's insurance rates. Langley is going to have the reputation of being the most 'risky fire place' on the planet at the rate they're going. There's been quite a number of fires in Langley and Murrysville -- we had apartment go up, Langley City had two or three of them in the last year. These things are completely inexcusable, and it comes down to a lack of sort of attention to fire safety. I'm not talking so much about the occupied buildings, but rather during the construction period. Quite frankly, I don't think those guys were doing any fire safety on their site up to that one, that department building that just went up. That fire was so big you could see it all the way to Abbotsford. So anyway, that that's going to be my concern. I'm going to write you a brief memo in that regard. I will also mention it again to Council, they recently did an application for a site around I don't know, 70th and 203rd, a large hundred plus units of condo buildings, this kind of up above where Walmart and Costco are there, and I raised that issue there. I said listen, you've got to come up with, you know, it costs a few bucks to have proper security guards, but having one security guard tucked in a sleeping bag snoozing all night isn't fire safety and I think that's what they have been getting away with and I reckon that last fire will add probably one thousand dollars to every home owner's insurance in Langley because Langley is going to have a reputation of being a risk area and insurance companies, they take risks but somebody else pays for it. Usually, the people who buy the insurance and I'm one of those. So, we've been just told by our insurance company that our rate is going to go up by two thousand bucks this year and it's because they're paying out claims and it's not acceptable. So anyway, make sure you have a very robust fire safety plan in place during your construction period. I don't know what your site is worth there by the time the dust settles, but it looks like many millions to me, and I do not want to see any one square inch of it go up in smoke while you're building it. So anyway, that's my only concern. I wish you well on the project. I think it's great. I think the film business is great for Langley and happy to see it go in there, but you don't want to have $100 million loss of a fire and be set back three years. And nor does anybody else. So anyway, I wish you the best of luck and keep us all safe and make money. Thank you.

Opposition - Film Studio Use/Industrial Use

- We don't feel there should be a movie studio built directly across from our homes on 83 Avenue. We are raising families here. Everyone has kids on this street and they like to play out front on 83rd as the alley behind our houses isn't safe. Now we will have to endure years of construction which will be very disruptive, not to mention an eyesore which takes away our current view of Mount Baker. We strongly disagree with this movie studio being built so close to a residential neighbourhood.
- This proposal is very concerning as a resident of the area. This is a family-oriented neighborhood with schools, walking paths etc. To propose a large filming studio and office buildings in the midst of a family neighborhood is a ridiculous idea. Increased traffic, parking issues, noise and light pollution and people coming and going at all hours of the day and night, safety of our young children playing, walking to school, an eye sore to our community etc. There are multiple reasons why this proposal should not be considered. We moved to this area believing it would remain a family neighborhood, not an industrial, businesses and film studio. The Yorkson-Willoughby area is already congested and overpopulated. We need more parks, greenspace, for our families. There are already movie set trailers/vehicles flying down 83 Ave at high speeds while children are out playing as they must be parking on property. I could not even imagine with a filming studio that claims it will be one of the largest in North America what safety issues and noise pollution this would bring to our neighborhood. There are plenty of other options with land and warehouses in the lower mainland, so why would you choose space in a family neighborhood in an already congested area? Our family feels that it is a very bad idea, and we do not support this.
- Strongly disagree with movie production company and industrial buildings being located within a residential neighborhood. Better area – Port Kells which is already industrial area. Residential and industrial do not mix.

- I am not in favour of having a light industrial mixed into a residential area. There had better be an amazing green space with many new large trees, beautiful perennials and a few benches. If you're going to rip down EVERY tree across from us best to make it look good for the existing residential owners.

DISCUSSION

Based on the comments, the majority are in support and many speaks to the proposed film studio use in positive light. There are several concerns and oppositions to the uses, most prevalent concern raised was regarding proposed film studio and industrial use, from the perspective that the site, as it is very close to the existing Yorkson residential neighbourhood, should also be fully family-oriented and residential. Additional concerns regarding tree retention, traffic, fire safety, detention pond were also raised. The following are responses to address the concern/issues raised for this project.

Detention Pond Size

- The detention pond volume and size were calculated by a professional engineer employing industry standard modeling software.
- The community detention pond is intended to serve a dual purpose of primarily functionality and recreation and aesthetics secondary. The detention pond facility is linked to the greater Williams Neighbourhood with pedestrian access internally connecting to the Williams Greenway/Walkway and Cycling network. The design of the pond includes view platforms with seating throughout the pedestrian access to provide a destination at the north east corner of the Williams Neighbourhood to observe native plant materials of flora and fauna in a natural wetland setting. The habitat section of the detention pond to the north is comprised of a wetted and riparian area, with the south section for stormwater management.

Fire Safety

- Fire safety plans are required at building permit stage by Township of Langley and the fire department. Fire safety plans are subject to approval by municipality.

Tree retention and replacement

- Overall, within the Business Park, there are a total of 761 trees. Of this total only 15 are significant trees. The overall tree cover is of low quality with trees primarily in either poor condition or in stand structure, reliant on surrounding trees for stability.
- Tree species are predominantly alder and cottonwood which are not desirable as they have short lifespans, are highly sensitive to construction impacts from grading, compaction, excavation and water flow changes, and frequently become hazardous in urban environments.
- The project will see approximately 700 replacement trees on site. At present 954 total replacement trees will be required. This is significantly more than the number of trees currently found on the site.
- Final plant species, including latin names, will be confirmed and determined through Township of Langley and Ministry of Environment reviews. It should be noted that this planting plan will be required to comply with Ministry planting requirements – plant species sizes etc. Tree retention, removal and replacement will be reviewed and approved by Township of Langley.

Natural Environment

- The Employment District features various landscaped elements to preserve the integrity of the existing natural area. The Class B (yellow-coded) watercourses located in the Employment District are being relocated in the north-south watercourse compensation area which re-establishes a higher-value habitat area to be protected under the Township's Streamside Protection and Enhancement Areas.

- The 30 meter north south environmental corridor that separates the residential area from the Business Park will function as an environmental area, creek greenway and landscape buffer.
- Other segments of the environmental compensation area include the north half of the detention pond, the watercourse replanting east of the detention pond, 83 Avenue and the 214 street (east side) bio-swale.
- The street greenways, freeway landscape buffer, interface buffer, multi-use pathways, and detention pond amenity area all contribute to significantly increasing the number of trees over what is currently existing in the Employment District. An appropriate variety of trees will increase the tree canopy and shade area to mitigate climate change impacts.
- No parking or load is located adjacent to an environmental area.

Traffic

- 83 Avenue does not connect to the Business Park as per the Williams NP. Industrial traffic will be unable to travel west through the Yorkson residential community.
- 214 Street and 81 Avenue are designated collector roads and have been designed with medians and appropriate laning to accommodate industrial traffic. (In accordance with the Williams NP and MOTI traffic requirements)
- A Traffic Impact Assessment is underway and will be subject to the approval of the Township of Langley and Ministry of Highways and Infrastructure to address traffic volumes and movement.
- The desire line for truck traffic is south on 214 Street east on 81 Avenue and north on 216 Street to Highway 1.
- Three signalized intersections are proposed on 81 Avenue to ensure smooth traffic flow and safety.
- On the north side of 83 Avenue, existing residential in Yorkson Neighbourhood Plan is buffered by a future townhouse site plus a further 6m landscape buffer separating future business park from existing residential.
- On the south side of 83 Avenue, a 4.5m-wide dedicated street greenway will be provided for, and the majority of future uses on the south side of 83 Avenue east of 212 Street are single-family detached or multi-family residential (townhouses).
- Extensive network of cycling and pedestrian routes, greenways, parks, and open space is described and required by the Williams Neighbourhood Plan. 83 Avenue is noted to terminate just east of 212 Street.

Buildings and Uses

- The proposal is consistent with the land use designations of the Williams Neighbourhood Plan.
- Looking east, on the south side of 83 Avenue there is a 5.0 meters (16.4 ft) landscaped setback to buildings.
- 83 Avenue road right-of-way is proposed to be converted to an environmental area with an open bio-swale and multi-use path creating a natural amenity area between the proposed cul-de-sacs.
- It should be noted that due to the existing topography of the lands, the sounds stage (studio) Building A would be approximately 6.0 meters (19.8 ft) lower than existing residential grades to the west. Due to the natural lower elevation of the subject lands, the perceived overall building height will be approximately 9.8 meters (32.15 ft). Buildings along the west property line backing onto the environmental area all partially below grade lowering the overall profile of the western façade of the Business Park.
- The sound stages as designed by the acoustical engineer are designed to Sound Transmission Class-56 (STC-56), an industry standard where no sound is transmitted from the inside to the outside.
- The nature of the industry is a standard of a silent environment. Hence the name “sound stage.”
- 214 Street offers a variety of building types, variation of setbacks, offices, a café and outdoor patio as well as the 214 Street and 81 Avenue intersection integrating a major landscape plaza with seating and public art.

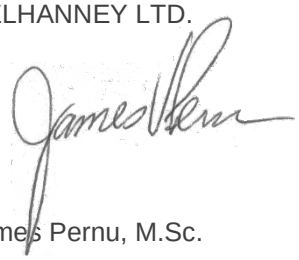
- 81 Avenue is activated with restaurants, outdoor patios, and storefronts. One of the main entrances fronts 81 Avenue connecting the commercial district with Business Park.

CONCLUSION

The completed questionnaires showed a majority of support for the proposed development rezoning. Many of the respondents expressed excitement with the positive potential the proposed uses will bring. If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.



James Pernu, M.Sc.
Division Manager, Planning
jpernu@mcelhanney.com

Attachments:

1. Mail out and Newspaper Advertisement
2. Registration and attendance data
3. Powerpoint slides
4. Questionnaire responses



DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 08-25-0098

Thursday
June 17, 2021
7pm - 8:30 pm

Project Website
https://arcg.is/1H0X9f0

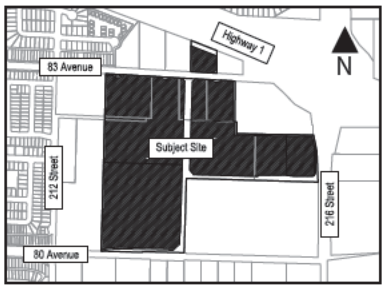
Due to COVID-19 and concerns for public health and safety, engagement will be conducted virtually online.

Mitchell Group has applied to the Township of Langley to:

Rezone six (6) existing parcels (20.4 ha [50 ac]), located from 80 to 83 Ave., between 212 and 216 St., from Suburban Residential (SR-2) to Comprehensive Development (CD) and Service Industrial (M-1A) to permit development of a film studio, offices and warehouse uses in compliance with Williams Neighbourhood Plan.

Residents are invited to attend a virtual Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Meeting Schedule
7pm - 7:20pm
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Presentation, Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

LANGLEY Advance Times
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Shortreed students rebuilt the school's fairy garden by painting and decorating small homes. The fairy garden on the Nooksack Trail was refurbished in May. (Special to Black Press Media)

Students rebuild fairyland

Display near school vandalized

Ryan Uytdewilligen
Black Press Media

Someone vandalized a fairy garden nestled along the Nooksack Trail near Shortreed Community Elementary – a mystical section of the forest with tiny homes and figurines on display.

Hearing the news, students at Shortreed took to rebuilding the garden, inspired by the donatin of birdhouses from parent Jess Melo.

Stephanie Coghill's kindergarten class painted and designed the houses in different themes and then rebuilt the garden in May.

"Our hope is that families will walk along and enjoy the garden – and add to it if they want – and that our school will maintain this for years to come," Coghill said.

Resident Beatriz Espinosa initially established the fairy garden.

Now, homes of different colours and themes – some with plenty of unicorn stickers, one where a *Star Wars* stormtrooper resides, a pizzeria, and another that warns fairies that it's a haunted house – hang from the trees.

People are welcome to visit the fairy garden near Creekside Park, but are asked to be respectful of the kids' crafts.

"Thank you to the person/people who originally created the garden and to Jess for the wonderful idea of turning a negative incident into a positive opportunity for our kids to give back to the community," Coghill said.

Hydro worker hurt

Electrical incident knocks out power to thousand

Joti Grewal
joti.grewal@blackpress.ca

Thousands of BC Hydro customers were left without power in South Langley on Wednesday, June 2 as a result of an electrical incident in Aldergrove involving a BC Hydro crew member.


Hewitson

Township of Langley firefighters were called to the area of 18th Avenue and 252nd Street around noon for a medical call involving electricity, said Andy Hewitson, assistant fire chief.

"The patient was conscious and breathing with electrical burns to their hands, forearms, and face," he said.

The individual was taken to hospital by BC Ambulance.

On Thursday morning, a BC Hydro spokesperson confirmed there has been "an electrical contact incident in Aldergrove."

"The line was de-energized as a result, and that's why there was a power outage," Mora Scott with BC Hydro explained.

"Out of respect for the individual involved, and their family, as well as the ongoing investigation, I can't share any additional details at this time," she said.

The crew member was in the area completing planned work for BC Hydro, Scott confirmed.

"As we do with any workplace injury, we assigned an officer to attend," WorkSafeBC said.

It will not be conducting a formal investigation, but hopes to complete a report by next week.

Friday vigil honours the 215

Matthew Claxton
news@langleyadvancetimes.com

A vigil this Friday will serve as a memorial for the 215 children located in unmarked graves at the former Kamloops Residential School.

Organized by the Lower Fraser Valley Aboriginal Society (LFVAS), the event includes a one-kilometre walk through the Derek Doubleday Arboretum, with a ceremony at 7 p.m.

Signs and information on reconciliation and residential schools will be placed alongside the path, along with 215 solar lights, one for each child located on the school site, said Katie Pearson, CEO of the LFVAS.

People can walk through during the day, but the vigil and ceremony starts at 7 p.m.

The speakers are still being arranged, but will include elders, leaders, and intergenerational residential school survivors.

People attending are asked to wear orange in support of survivors, to wear masks and to distance.

Parking is at St. Andrew's Anglican Church across from the arboretum.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 08-25-0098

Thursday
June 17, 2021
7pm - 8:30 pm

Project Website
https://arcg.is/1H0X9f0

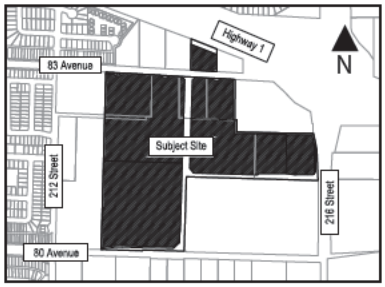
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Non-Stop Begonias
Shade Loving
New Guinea Impatiens
Sun or Shade
10 for $10 Sale!
Select 4" annuals
10 plants for $10
A simple sale... Pick any 10 New Guinea Impatiens, Begonias, Dahlias or Coleus and pay just $10 BUCKS! Mix and Match!
Reg price 3.99 to 4.99 each!
Dahlias
Coleus
Hanging Baskets
Great deal on beautiful custom grown baskets includes all Moss, Wicker, Cedar and plastic containers in all sizes.
24.99 - 249.99
Buy 1 get second 1 half price*
*equal or lesser value
Geraniums
Zonal geraniums in all your favourite colours. Large plants in bloom and ready to plant out now! Reg. 4.99
BUY 1,000 AND SAVE OVER $3500!
1.47
Large Perennials
This week we have a selection of popular perennials in 1 gallon pots. Big plants without the Big price tags! Selection may vary from photo.
Reg. 11.99 to 14.99
5.88
Don't worry if plan A fails, there are 25 more letters in the alphabet.
Wasp Shockers
Set a few of these lemon scented plants on the deck or patio to keep those bee-eating wasp meanies far, far away.
Reg 4.99
3.97
Perpetual Blueberry
will give you two crops of delicious, sweet blueberries! First in mid-summer, then again in the fall. The dark green leaves turn to deep reds and greens for winter, making it a striking addition to any landscape. Reg. 29.99
19.88
Solar Torches
Life like LED fire torches are hard to tell from the real thing. Choose table model or 3 in 1 model. And its solar, so no batteries required.
FLICKERING FLAME
22.88
Potters.ca
Write to our Ad Guy adguy@potters.com
Dear Ad Guy, My neighbors listen to great music...whether they like t or not. Dana B. Surrey
Potters Organic Potting Soil
Great containers start with great soil. Certified Organic content. Use indoors or out. 20Litre bags
2/15
19158 48th Ave • 604-576-5011
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Every Tuesday Is Senior's Day
10% Off Regular and Sale prices
06/10 Sale prices in effect June 10 - 16, 2021. While quantities last. No rainchecks.
Monday to Saturday 9AM to 5:30PM • Sundays and Holidays - 10AM to 5PM

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PUBLIC INFORMATION MEETING INVITATION

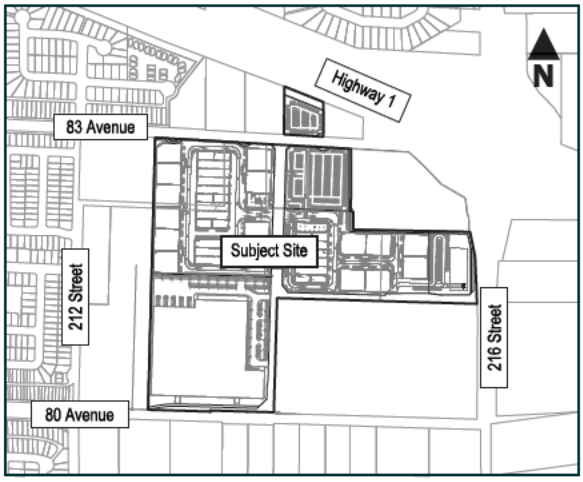
Township of Langley Project 08-25-0098
McElhanney Project 2111-03116-00
Located from 80 to 83 Avenue, between 212 and 216 Street

For more project details and access to the virtual public meeting please visit our project website as shown on the reverse.

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Project Location: 80 to 83 Avenue between 212 and 216 Street

Proposal: Rezone 20.4 ha (50 ac) site from SR-2 zone to Comprehensive Development (CD) and Service Industrial (M-1A) to permit development of a film studio, offices and warehouse uses in compliance with Williams Neighbourhood Plan.



Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

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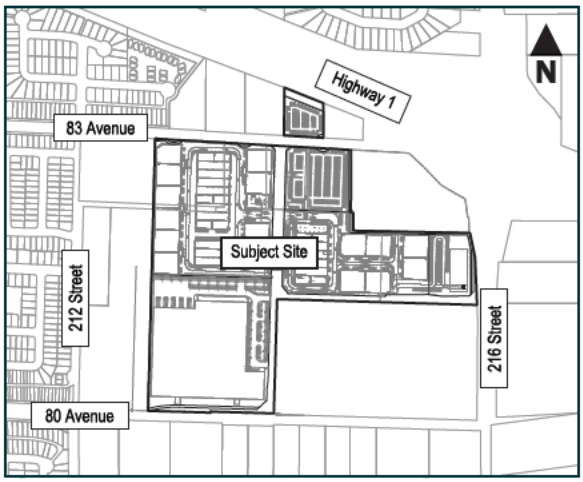
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McElhanney

Suite 2300, Central City Tower
13450 102 Avenue
Surrey, BC V3T 5X3

POSTAGE HERE

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Thursday, June 17, 2021
7:00pm - 8:30 pm

Project Website
https://arcg.is/1H0X9f0

7:00pm-7:20pm Registration
7:20pm-8:30pm Presentation, Q&A

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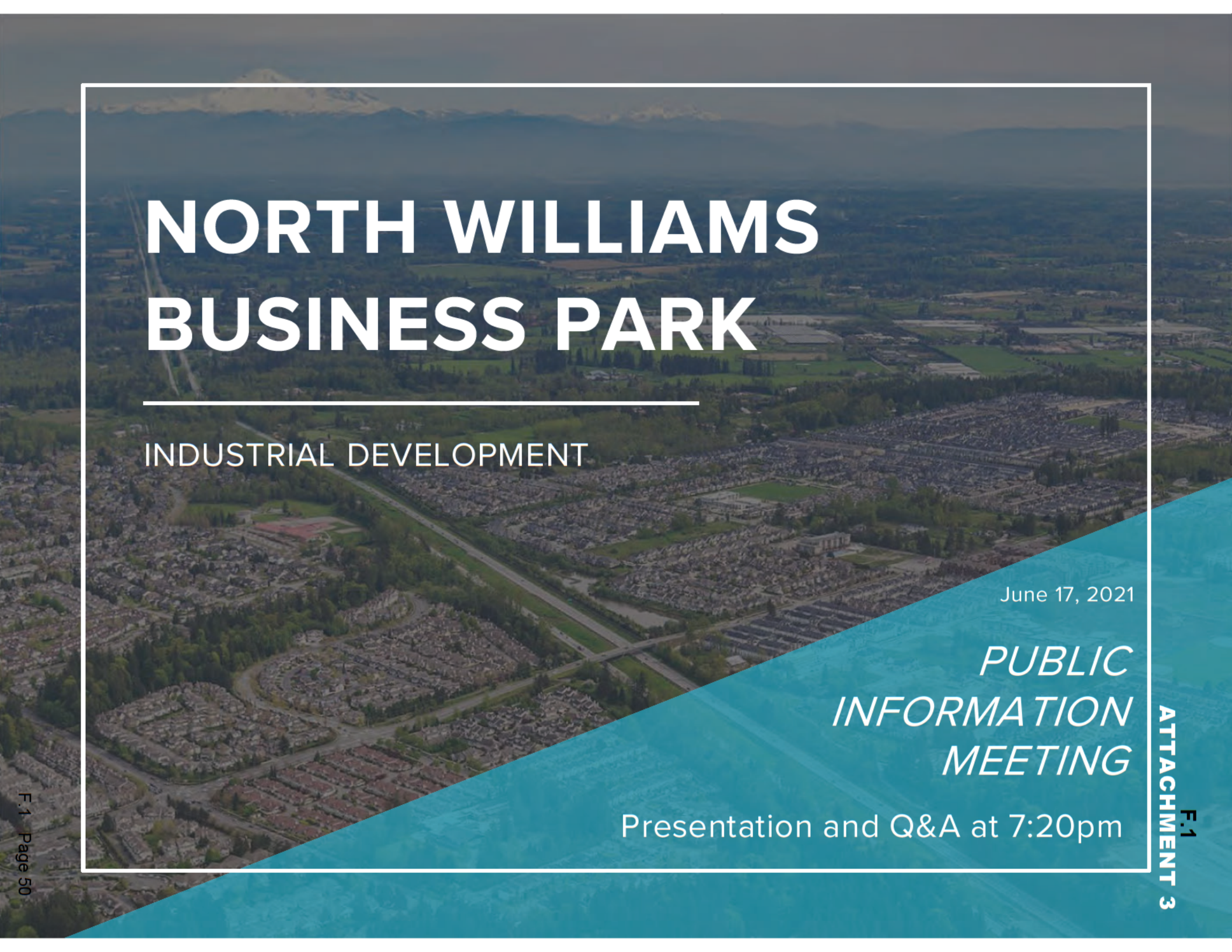
Final # Registered 83

First Name	Last Name	Email	Approval Status
FOIPPA s. 22(1)			approved
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FO PPA s. 22(1)	
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Attendee Details	Final # Unique Views (attendee) 53	
Attended	User Name (Original Name)	Time in Session (minutes)
Yes	FO PPA s. 22(1)	74
Yes		75
Yes		75
Yes		75
Yes		5
Yes	Petrina Arnason	59
Yes	Kim Richter	74
Yes	FOIPPA s. 22(1)	75
Yes		70
Yes		189
Yes		74
Yes	Eric Woodward	74
Yes	FOIPPA s. 22(1)	75
Yes		40
Yes		142
Yes		74
Yes		67
Yes		7
Yes		74
Yes		74
Yes		91
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Yes		68
Yes		4
Yes		63
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Yes		23
Yes		74
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Yes		35
Yes		66
Yes		62
Yes		57

Yes	FO PPA s. 22(1)	74
Yes		131
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Yes		64
Yes		23
Yes		11



NORTH WILLIAMS BUSINESS PARK

INDUSTRIAL DEVELOPMENT

June 17, 2021

PUBLIC INFORMATION MEETING

Presentation and Q&A at 7:20pm

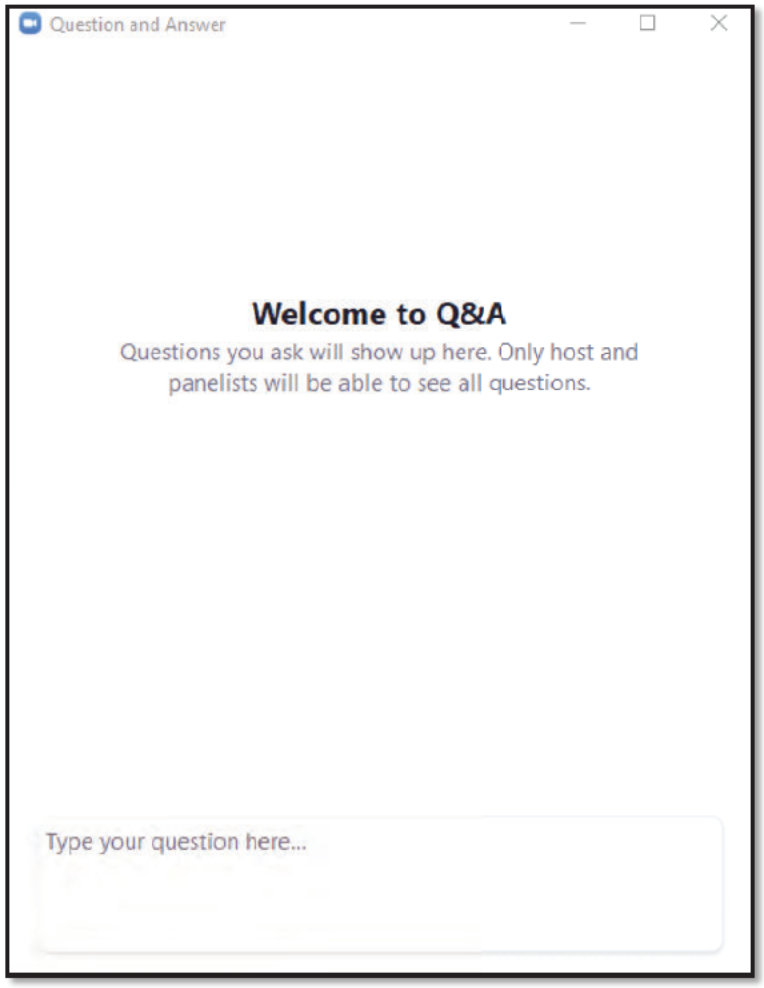
WELCOME & HOUSEKEEPING

SCHEDULE

7:20p – 7:50p Presentation
7:50p – 8:30p Q&A

There will be a question period at the end of the presentation.

Please submit your questions to the moderator via the Q&A box.



WELCOME & HOUSEKEEPING

SCHEDULE

7:20p – 7:50p Presentation
7:50p – 8:30p Q&A

If you'd like to present your question verbally, please click Raise Hand in webinar controls.



We will take all questions during the Q&A period.

VIRTUAL ENGAGEMENT GUIDELINES

✓ **Comments, questions, and feedback on the proposed development, North Williams Business Park**

✓ **Respecting the views of fellow community members, staff, and the project team**

X **Zero tolerance for profane language, harassment, and discrimination of others**

Comments and/or participants that do not respect our guidelines will be removed at the discretion of the moderator. Thank you for taking part in shaping your community!

PRESENTATION

- Project Overview
- Zoning and Conceptual Site Statistics
- Community Context
- Environmental and Servicing
- Mobility
- Project Phasing and Concepts
- Questions and Answers

PROJECT TEAM

Mitchell Group

Lorval Developments

Martini Film Studios

Thinkspace Architecture

McElhanney

PMG Landscape Architects

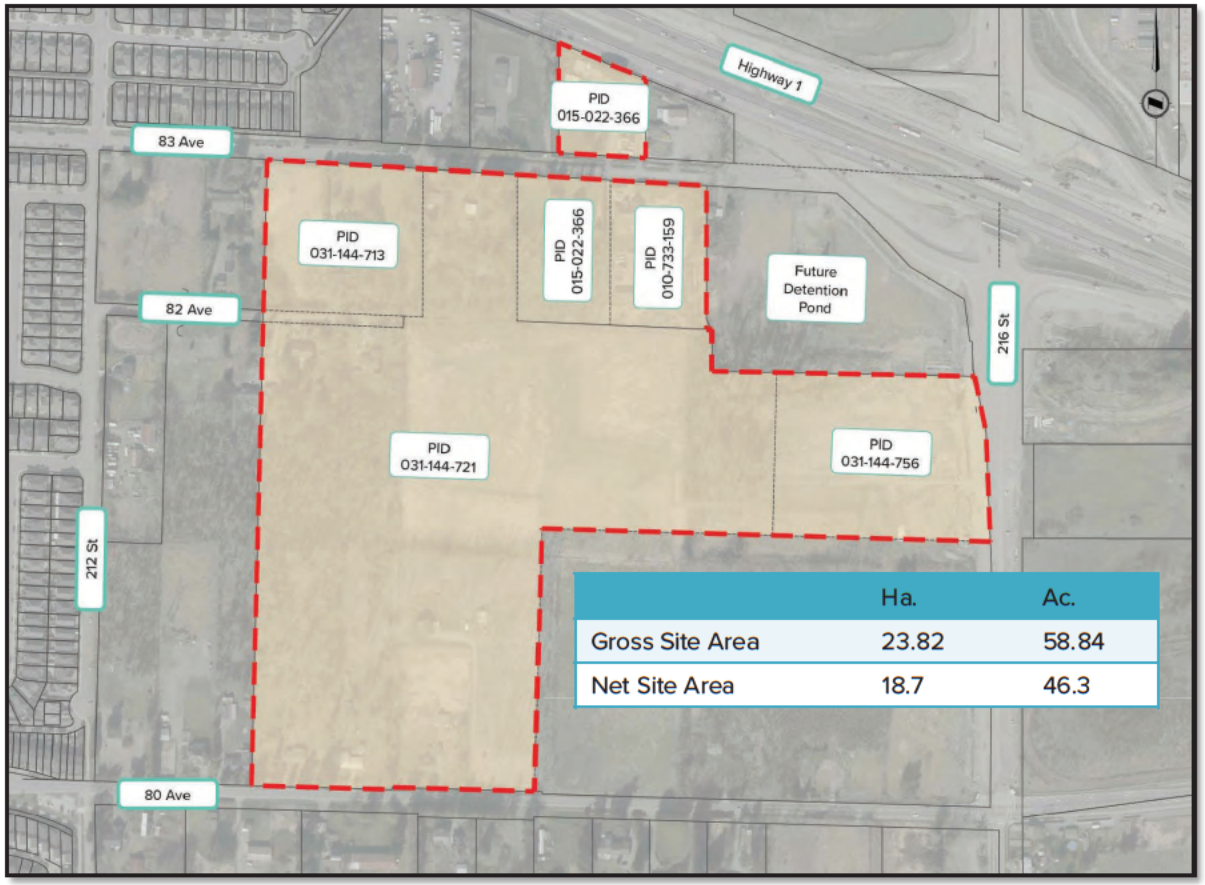
Envirowest Consultants

Creative Traffic Solutions

PROJECT OVERVIEW

PROPOSAL

To rezone six (6) existing parcels from Suburban Residential Zone (SR-2) to Comprehensive Development Zone (CD) and Service Industrial (M-1A) to allow for a world class business park.

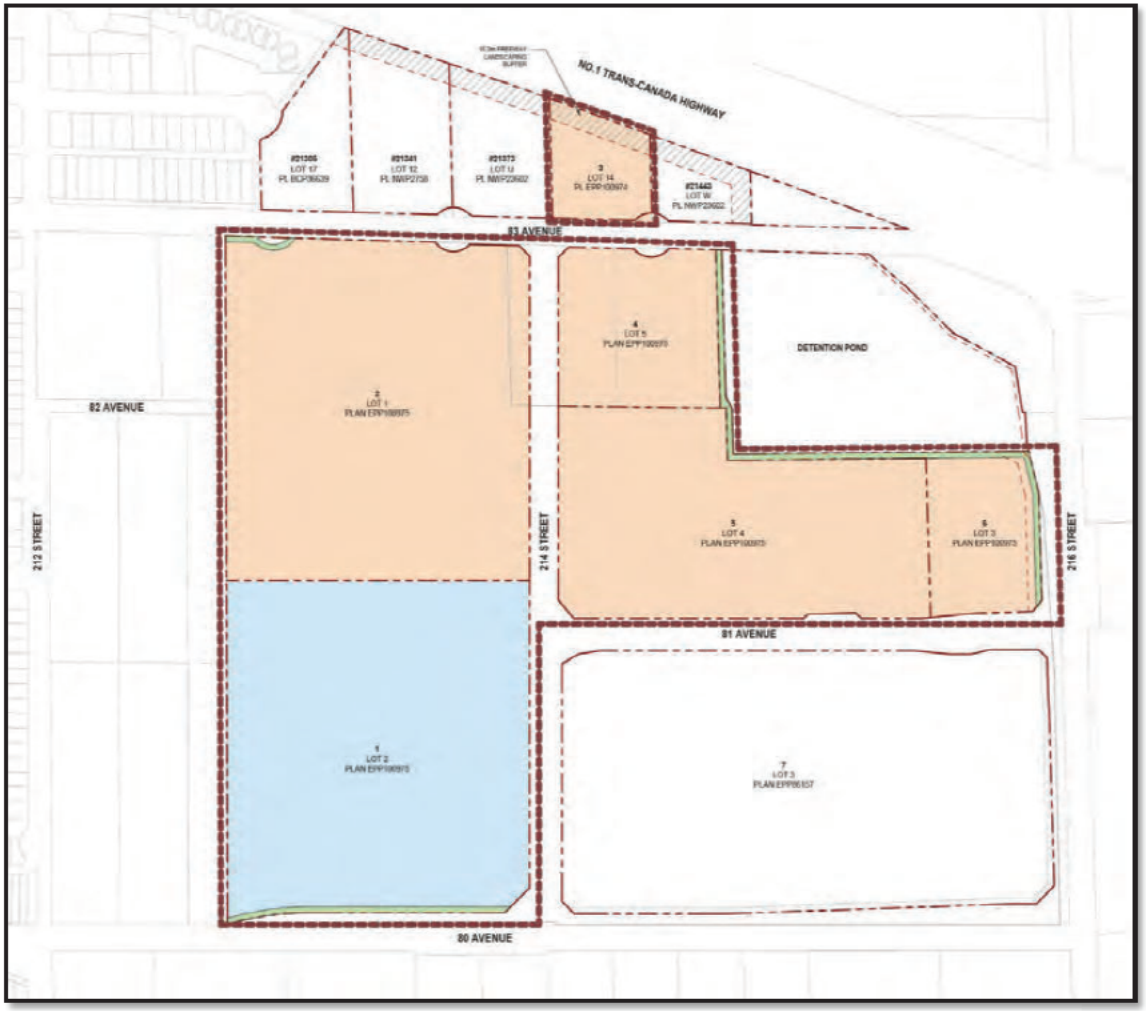


	Ha.	Ac.
Gross Site Area	23.82	58.84
Net Site Area	18.7	46.3

LOCATION

80 Avenue & 216 Street | Township of Langley

ZONING



EXISTING ZONING

SR-2 'Suburban Residential Zone'

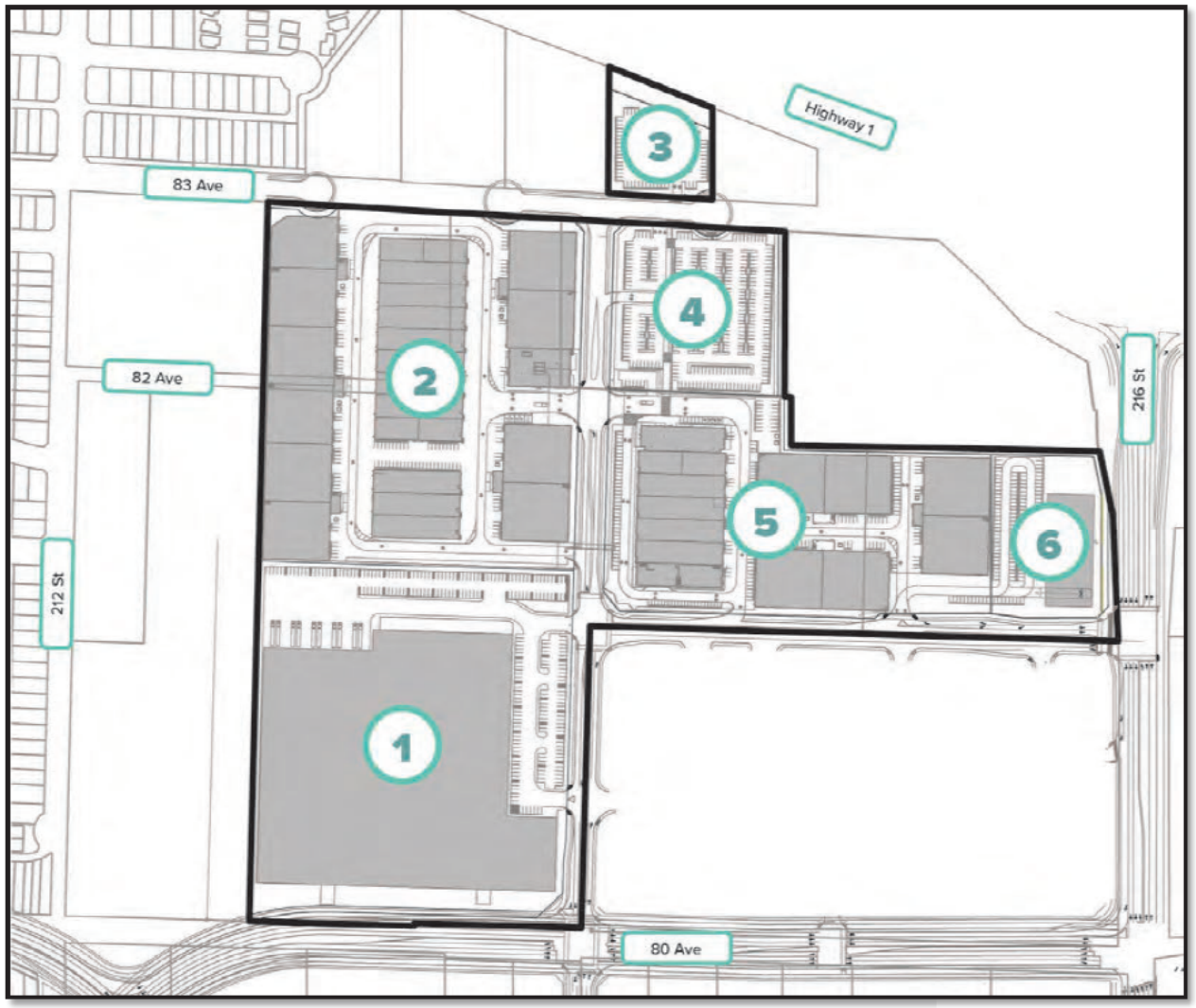
PROPOSED ZONING

CD 'Comprehensive Development' (Business Park) and M-1A (Service Industrial)

BUSINESS PARK
- Film Studios
- Office

BUSINESS PARK
- Industrial

CONCEPTUAL SITE PLAN AND STATISTICS

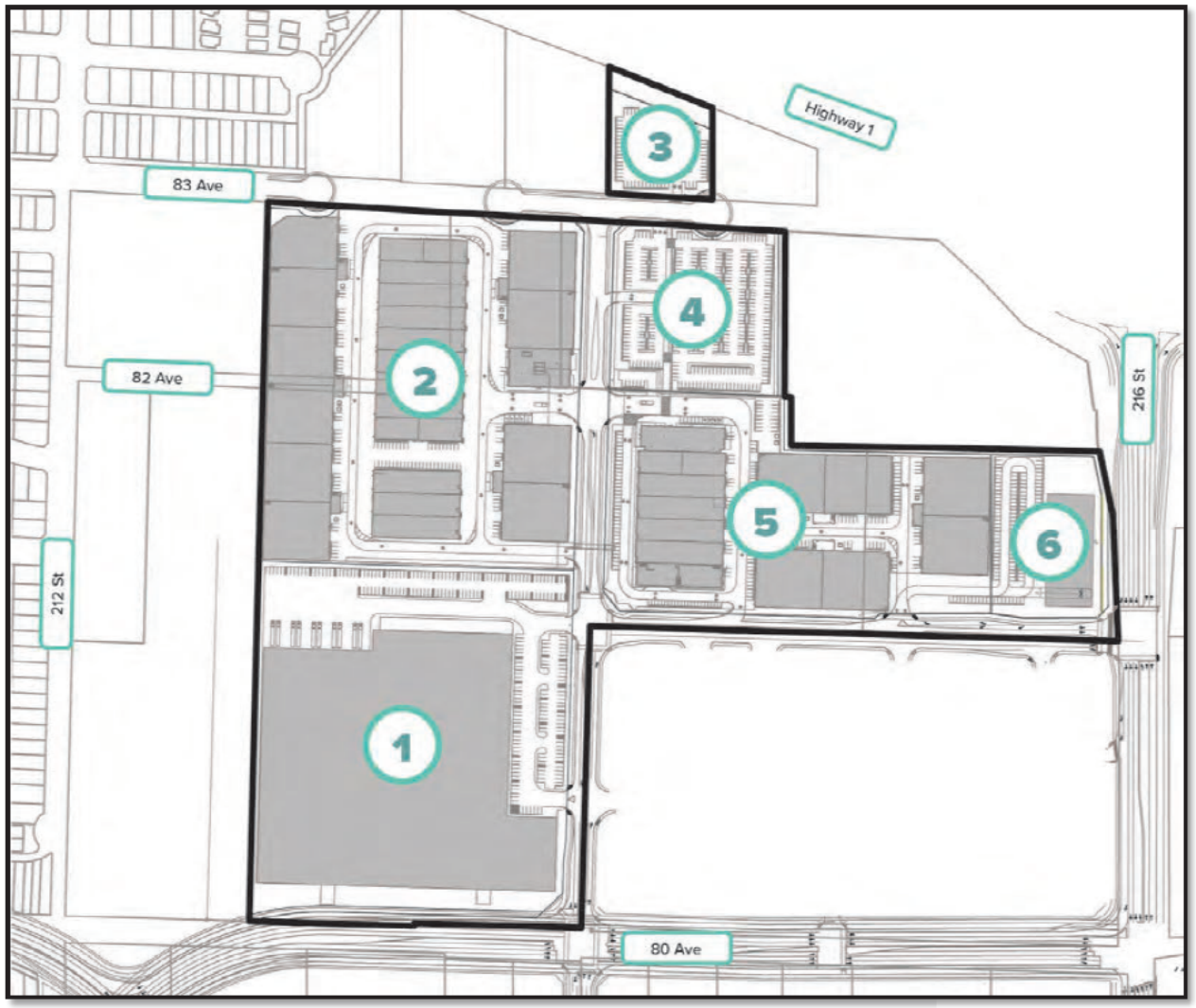


SITE STATISTICS

Lot	Use
1	Future Industrial
2	Film Studio - West
3	Parking
4	Parking
5	Film Studio - East
6	Office

Parking	
Required	Proposed
1537	1612

CONCEPTUAL SITE PLAN AND STATISTICS

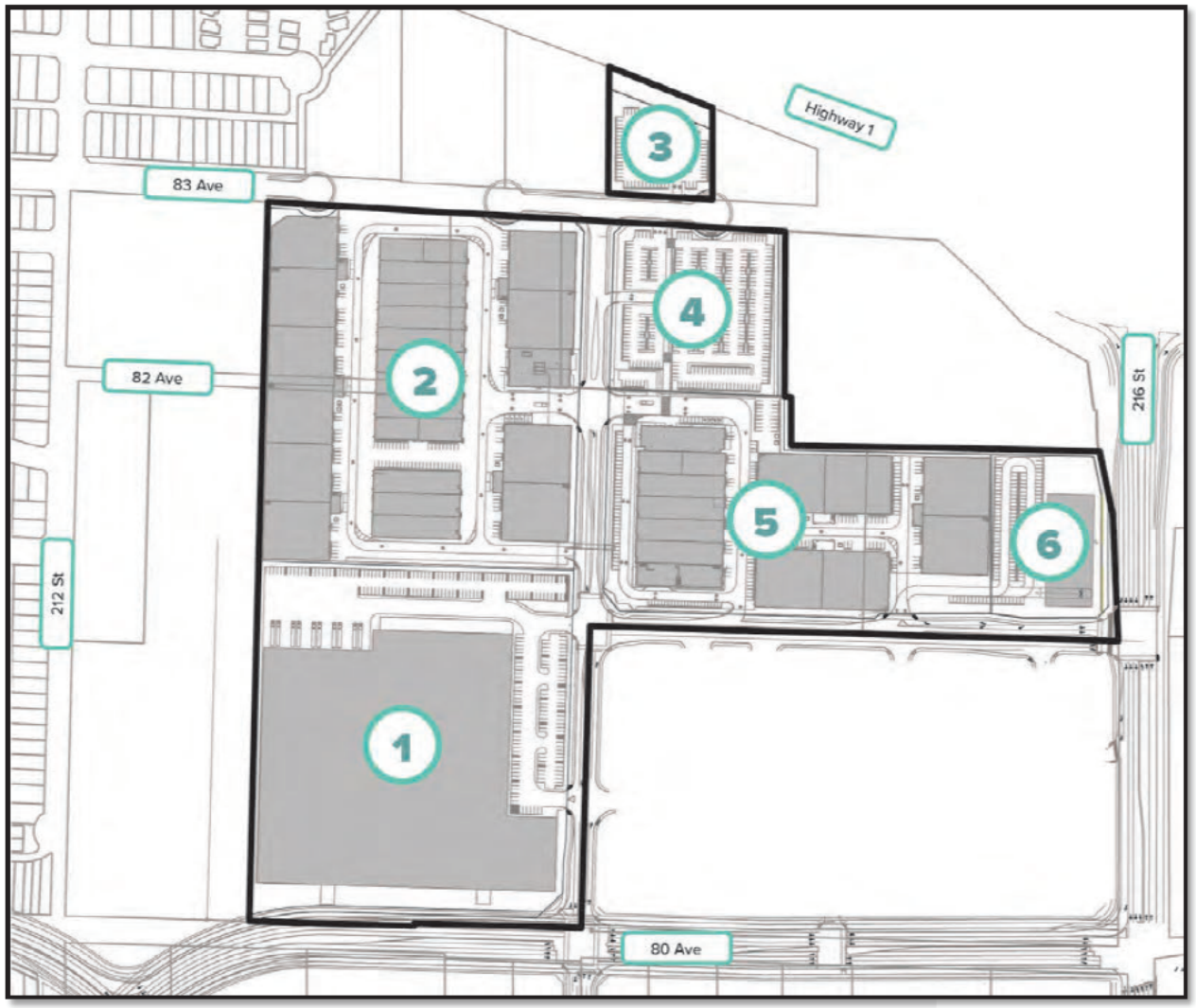


SITE STATISTICS

Lot	Site Coverage
1	60%
2	60%
3	0%
4	0%
5	54%
6	29%

Site coverage for all lots is compliant with the Williams Neighbourhood Plan

CONCEPTUAL SITE PLAN AND STATISTICS



SITE STATISTICS

Lot	Building Height
1	1 Storey
2	1-5 Storeys
3	N/A
4	N/A
5	1-5 Storeys
6	6 Storeys

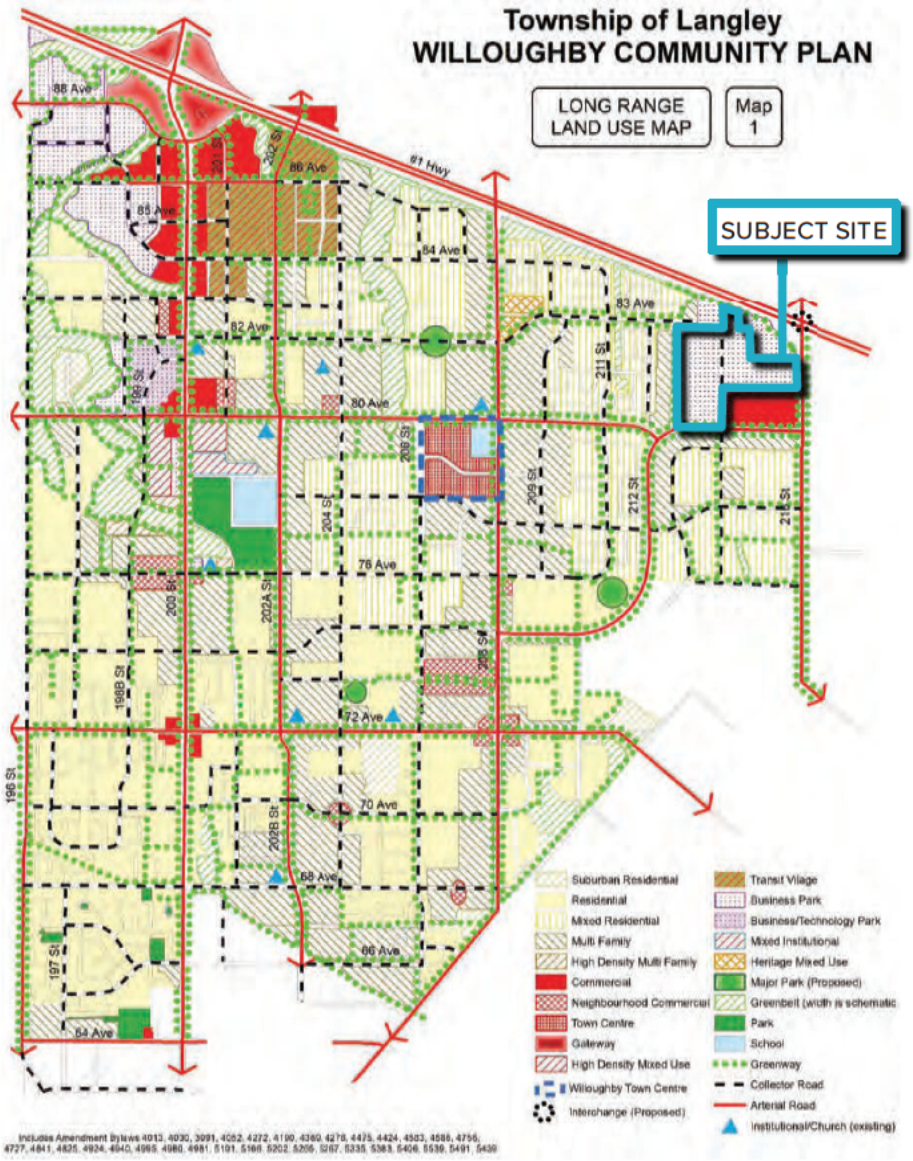
Building height for all lots is compliant with the Williams Neighbourhood Plan

WILLOUGHBY COMMUNITY PLAN

DESIGNATION

‘BUSINESS PARK’
Mix of industrial and service commercial uses

The proposed development complies with the Willoughby Community Plan designation

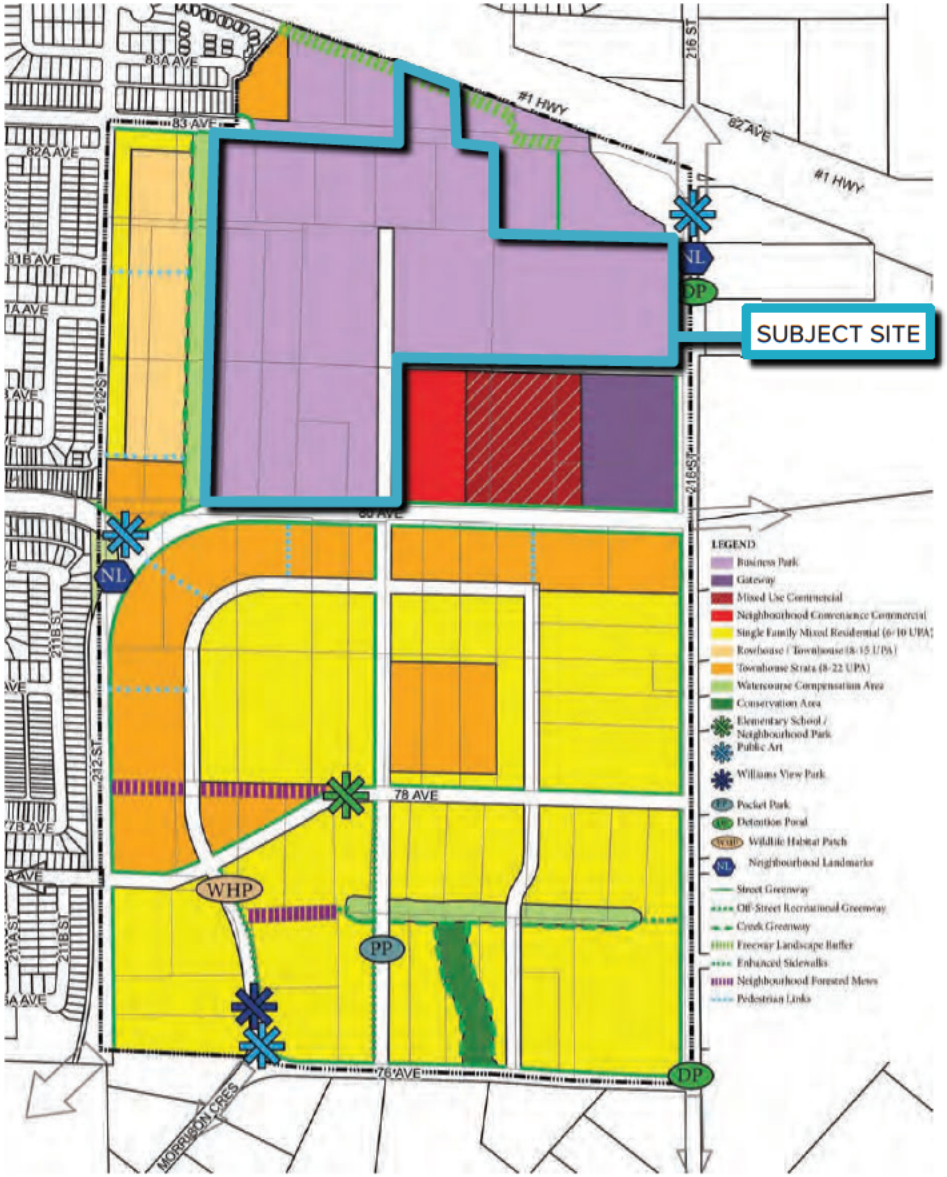


WILLIAMS NEIGHBOURHOOD PLAN

DESIGNATION

‘BUSINESS PARK’

Office and businesses uses, including a mix of light manufacturing, distribution warehousing, office, research and development and similar uses.

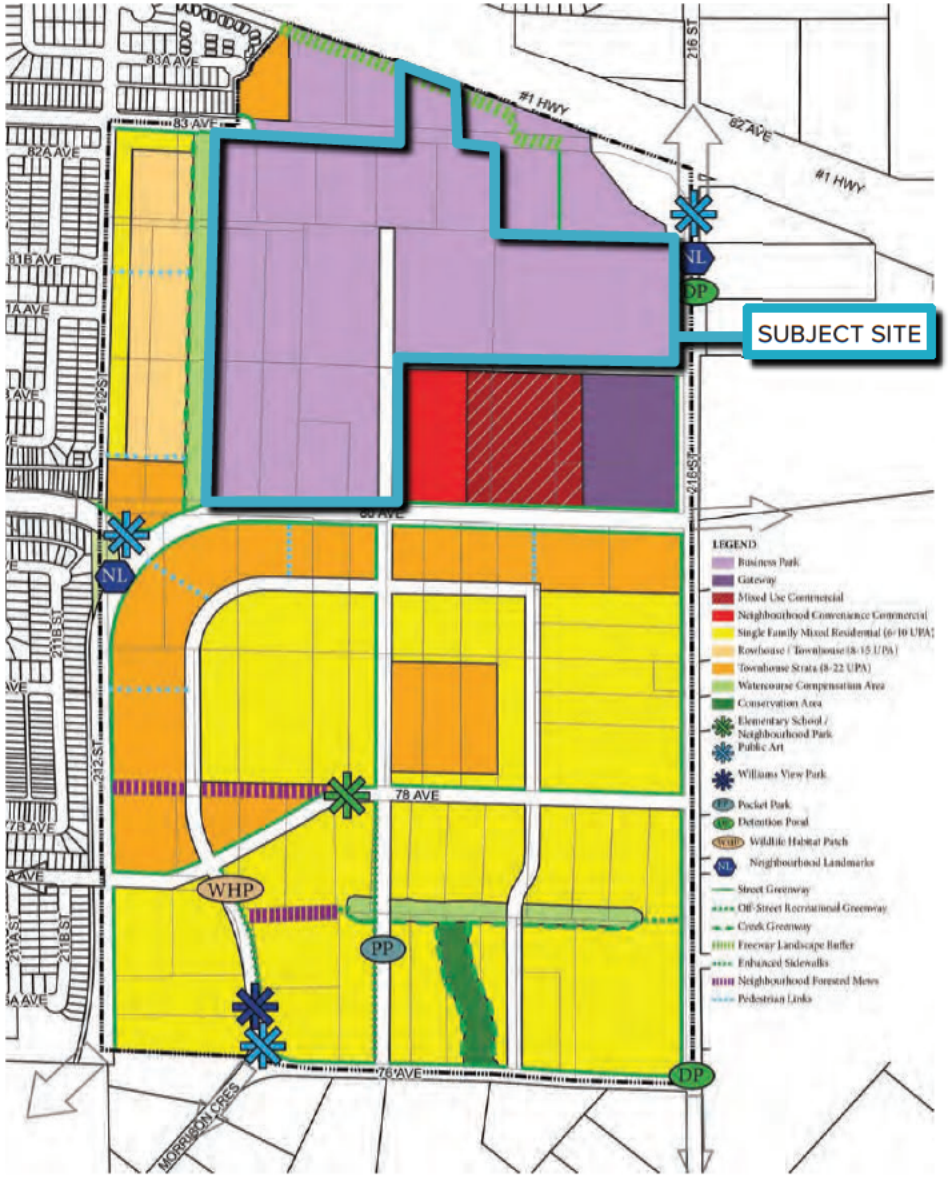


The proposed development complies with the Williams Neighbourhood Plan designation

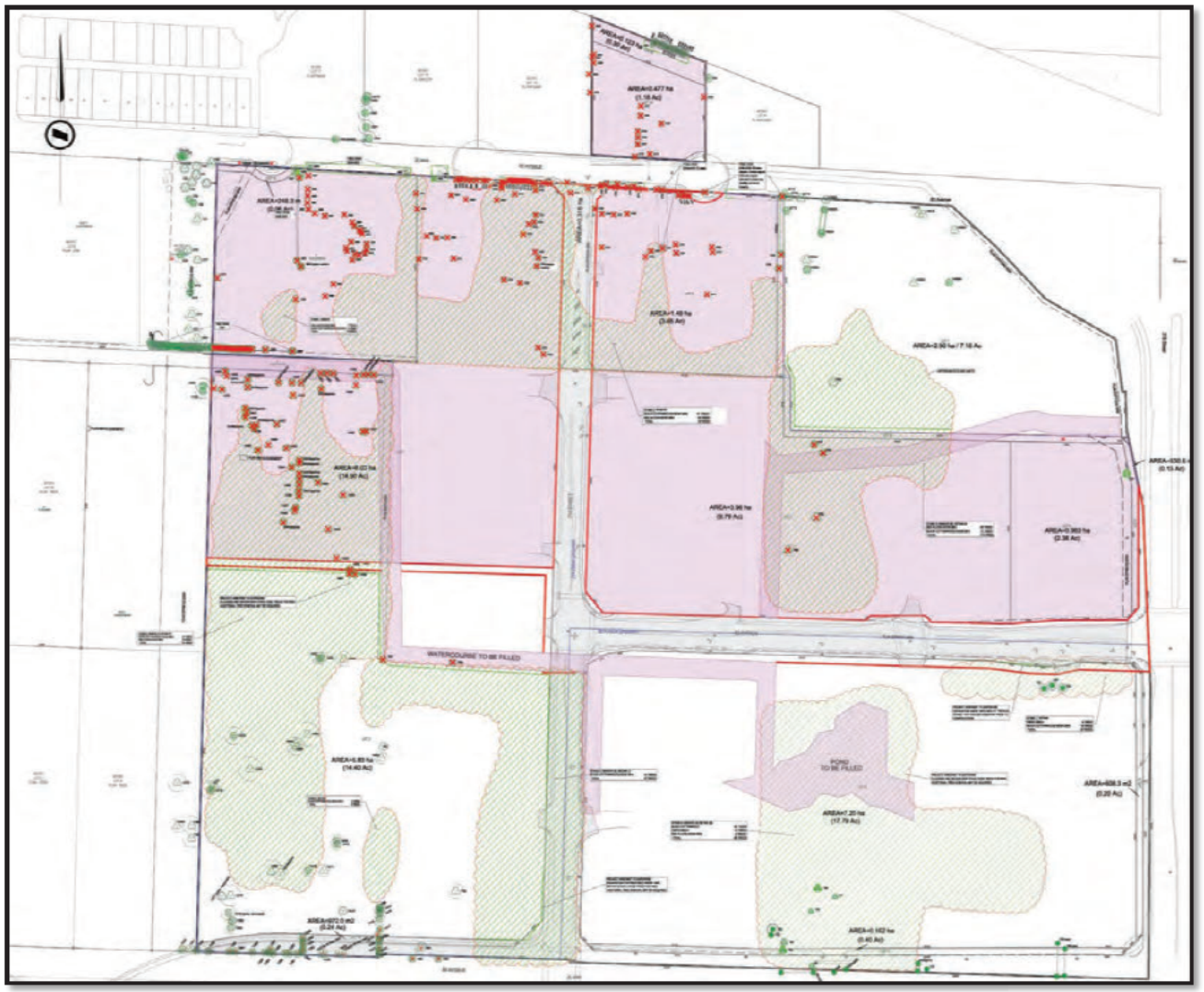
WILLIAMS NEIGHBOURHOOD PLAN

GOALS MET BY PROPOSAL:

- ✓ Good jobs close to home
- ✓ Local shops and services
- ✓ Respectful transition between uses
- ✓ Natural areas
- ✓ Sustainable transportation through provision of EV infrastructure
- ✓ Connected streets that move people and goods

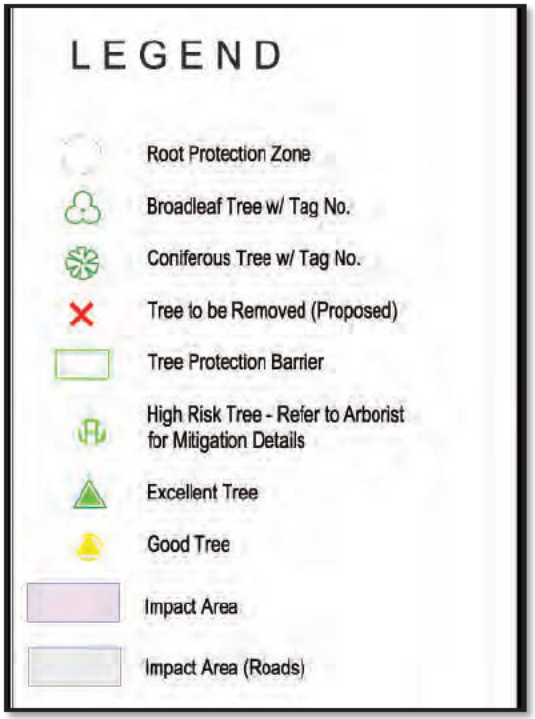


TREE MANAGEMENT

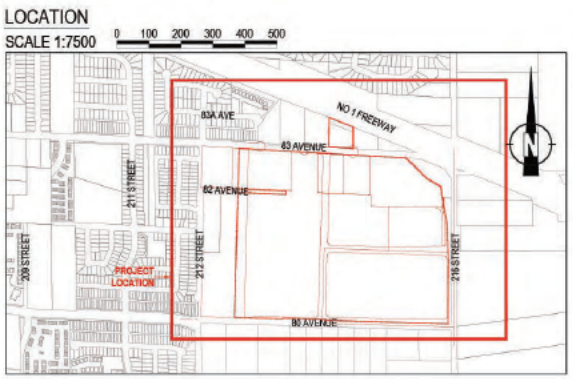


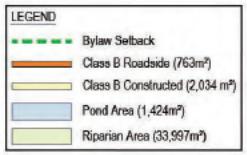
Tree Management	
Removed	Proposed
614	985

Overall net gain trees on site.



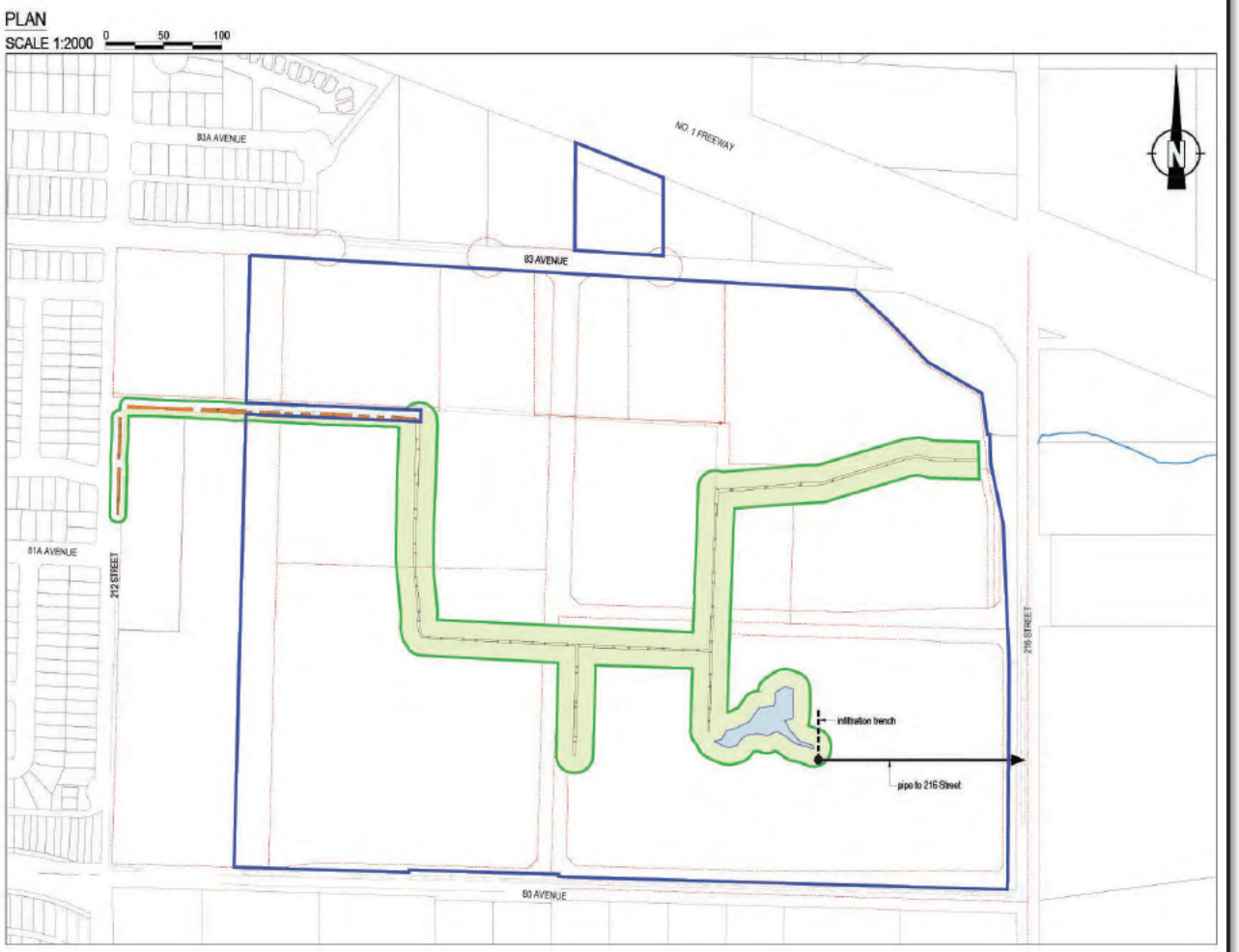
EXISTING HABITAT AREA



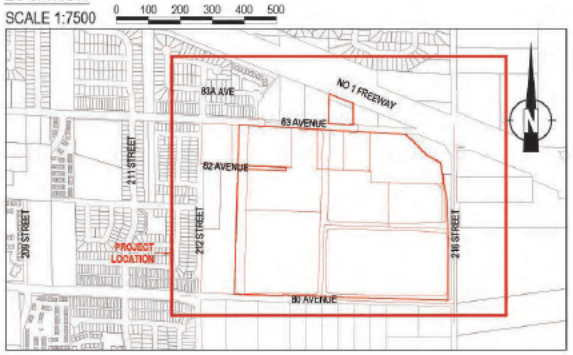


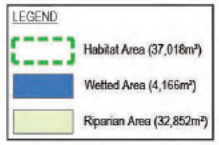
Habitat Area	
Existing	Proposed
36,873 m²	37,018m²

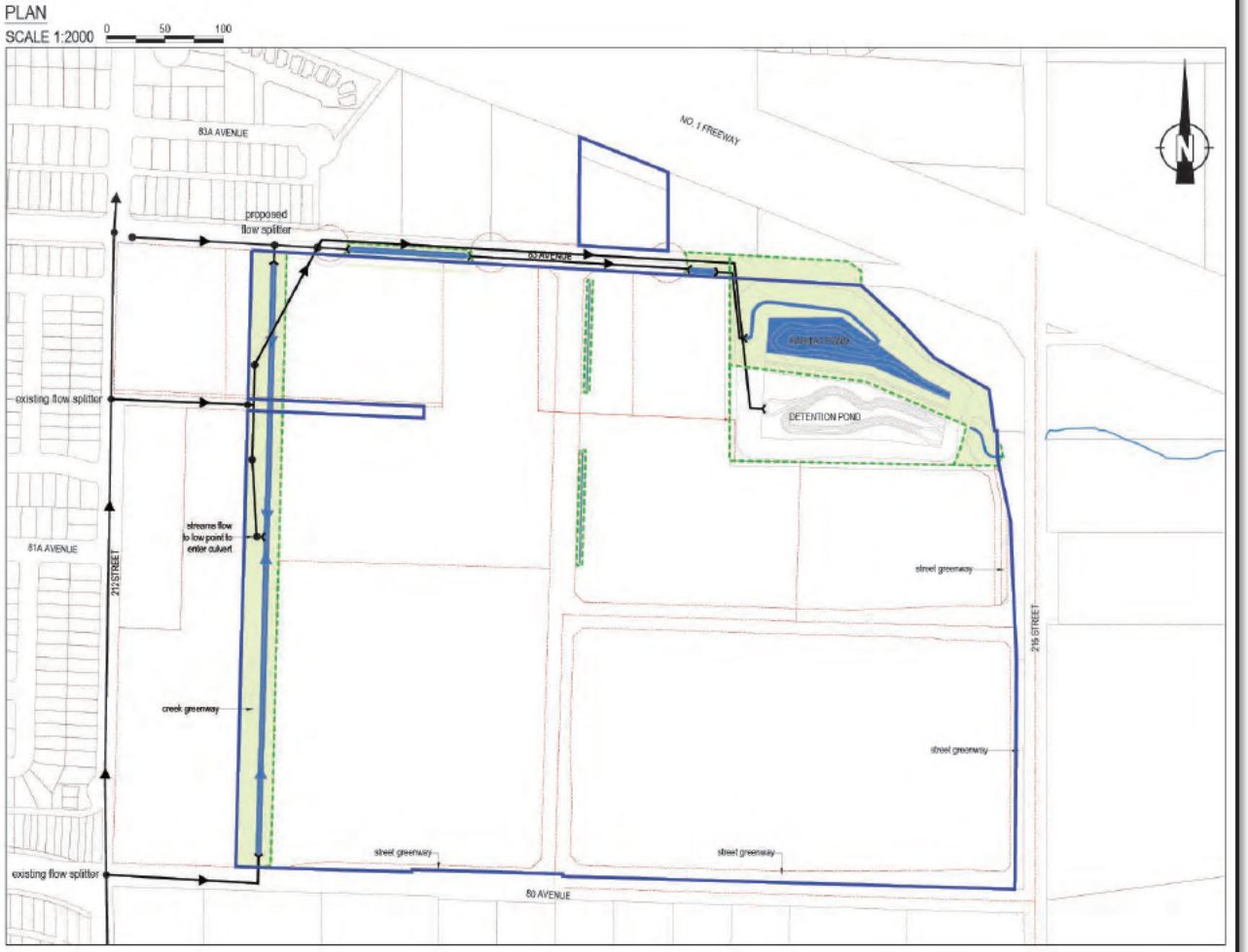
Overall minor gain in habitat area.



HABITAT BALANCE



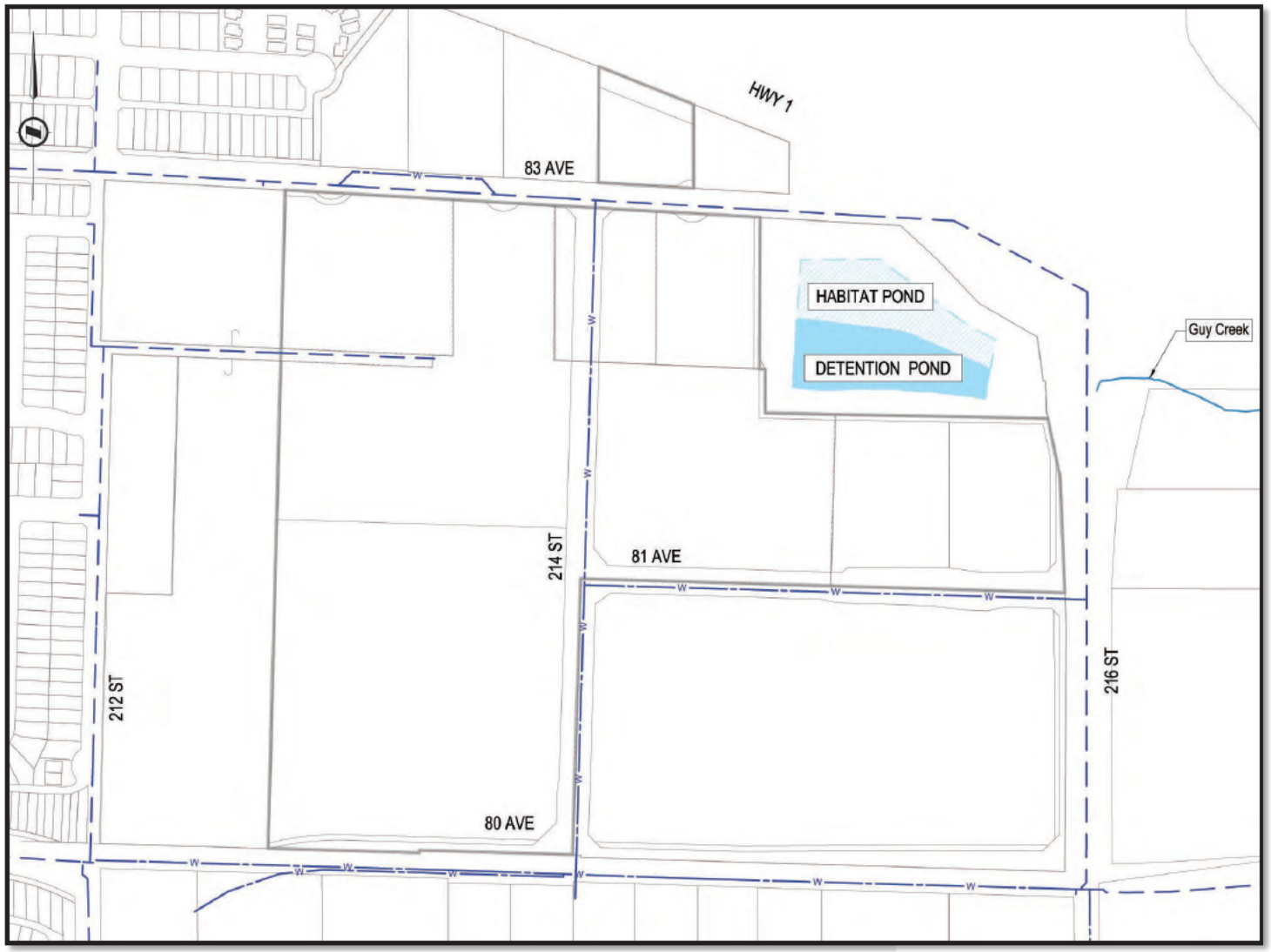




Habitat Area	
Existing	Proposed
36,873 m²	37,018m²

Overall minor gain in habitat area.

SERVICING - WATER



LEGEND

- Detention Pond
- Habitat Pond
- W — Water service
- Existing Water service
- Site boundary

Servicing proposed per Williams Engineering Servicing Plan (ESP).

SERVICING - DRAINAGE

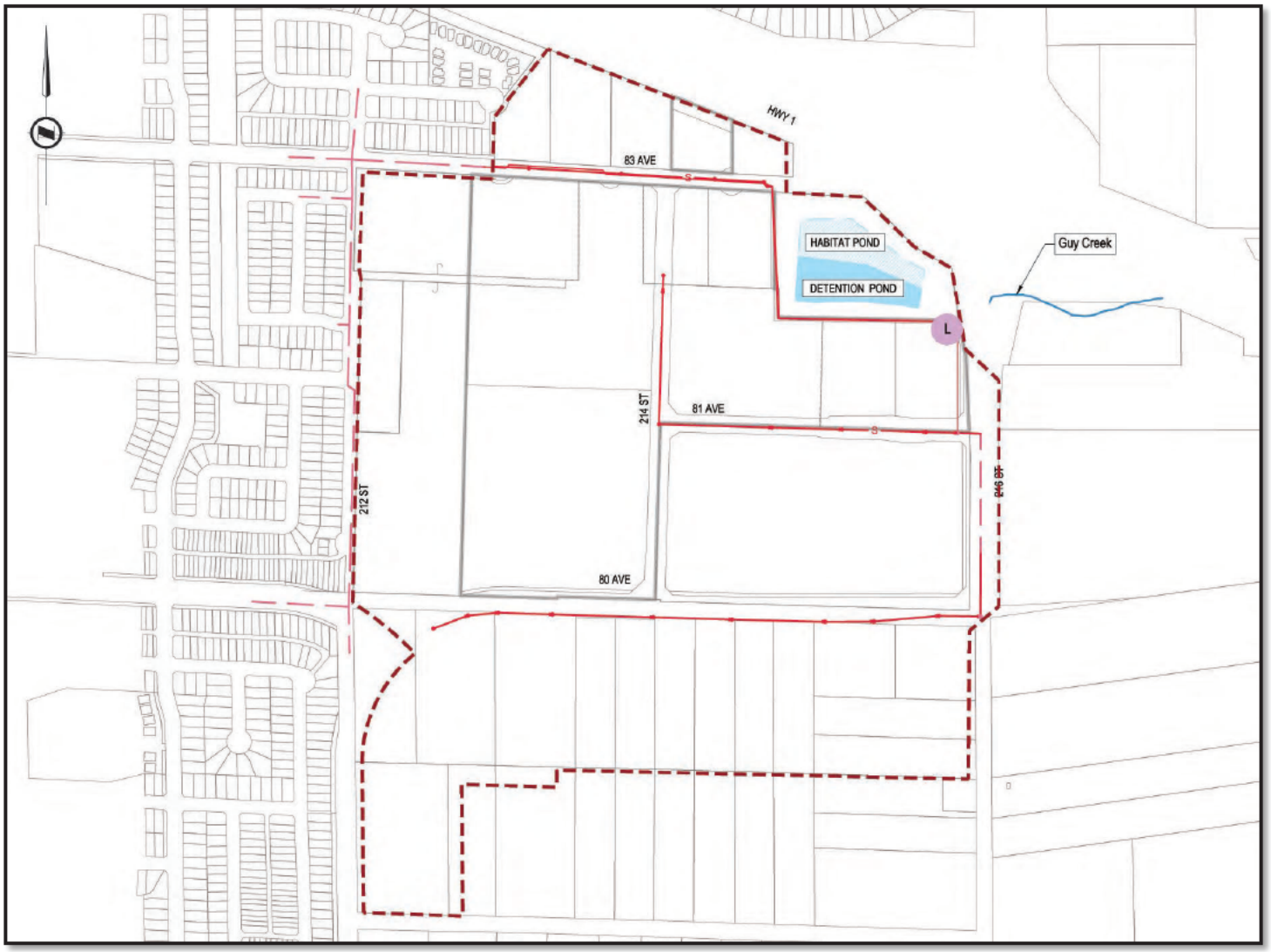


LEGEND

- Detention Pond
- Habitat Pond
- Stormwater service
- Existing Stormwater Service
- Swale
- Site Boundary
- Major Catchment Boundary

Servicing proposed per Williams Engineering Servicing Plan (ESP).

SERVICING - SANITARY

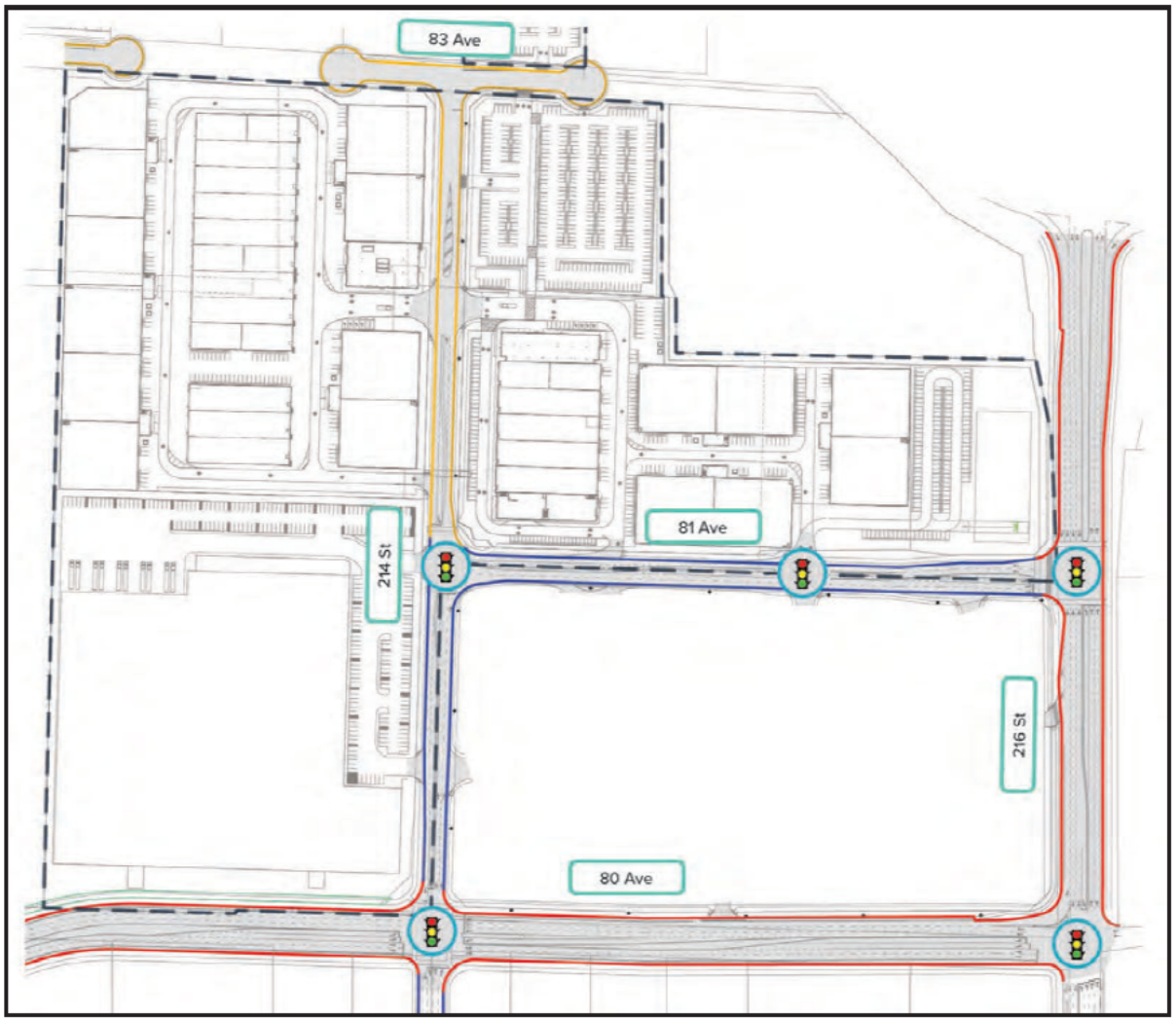


LEGEND

- Detention Pond
- Habitat Pond
- S — Sanitary service
- Existing Sanitary service
- FM — Sanitary Forcemain
- L — Lift Station
- Site Boundary
- Sanitary Catchment Boundary

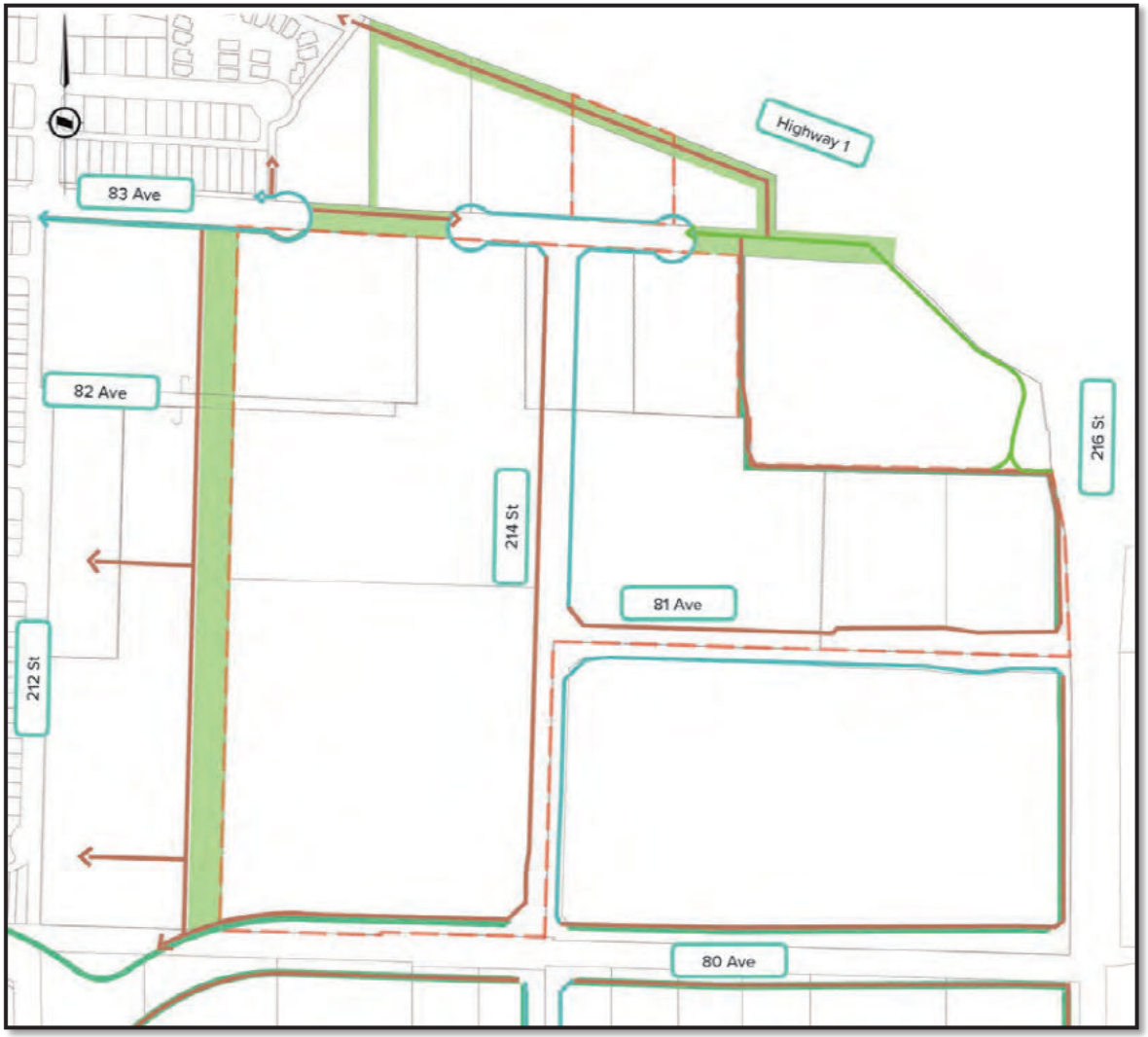
Servicing proposed per Williams Engineering Servicing Plan (ESP).

TRAFFIC AND SIGNALLED INTERSECTIONS



- The arterial road network conforms with the Williams ESP prepared by the Township with key intersections signalized
- The proposed road layout segregates the commercial/industrial traffic from the residential area
- As the area continues to develop, the Township will work with Translink to expand transit service into this area

PEDESTRIAN CONNECTIONS



The proposed development encourages walking and cycling by providing a well-designed pedestrian and cycling network, featuring:

- off-street greenway
- multiple street greenways
- multi-use path along 83 Ave
- neighbourhood plaza at 80 Ave and 214 St
- multi-use paths along 81 Ave and 214 St

LEGEND

- Sidewalk
- Multi-use pathway
- Street greenway
- Buffer
- Walkways
- Site Boundary

CYCLING CONNECTIONS



The proposed development supports cycling by providing well-designed cycling routes, such as:

- off-street greenway
- multiple street greenways
- multi-use path along 83 Ave
- neighbourhood plaza at 80 Ave and 214 St
- multi-use paths along 81 Ave and 214 St

LEGEND

- Community Cycling Route per Williams Neighbourhood Plan
- Recreational Cycling Routes
- Bike Lane within Road
- Street Greenway
- Buffer
- Site Boundary

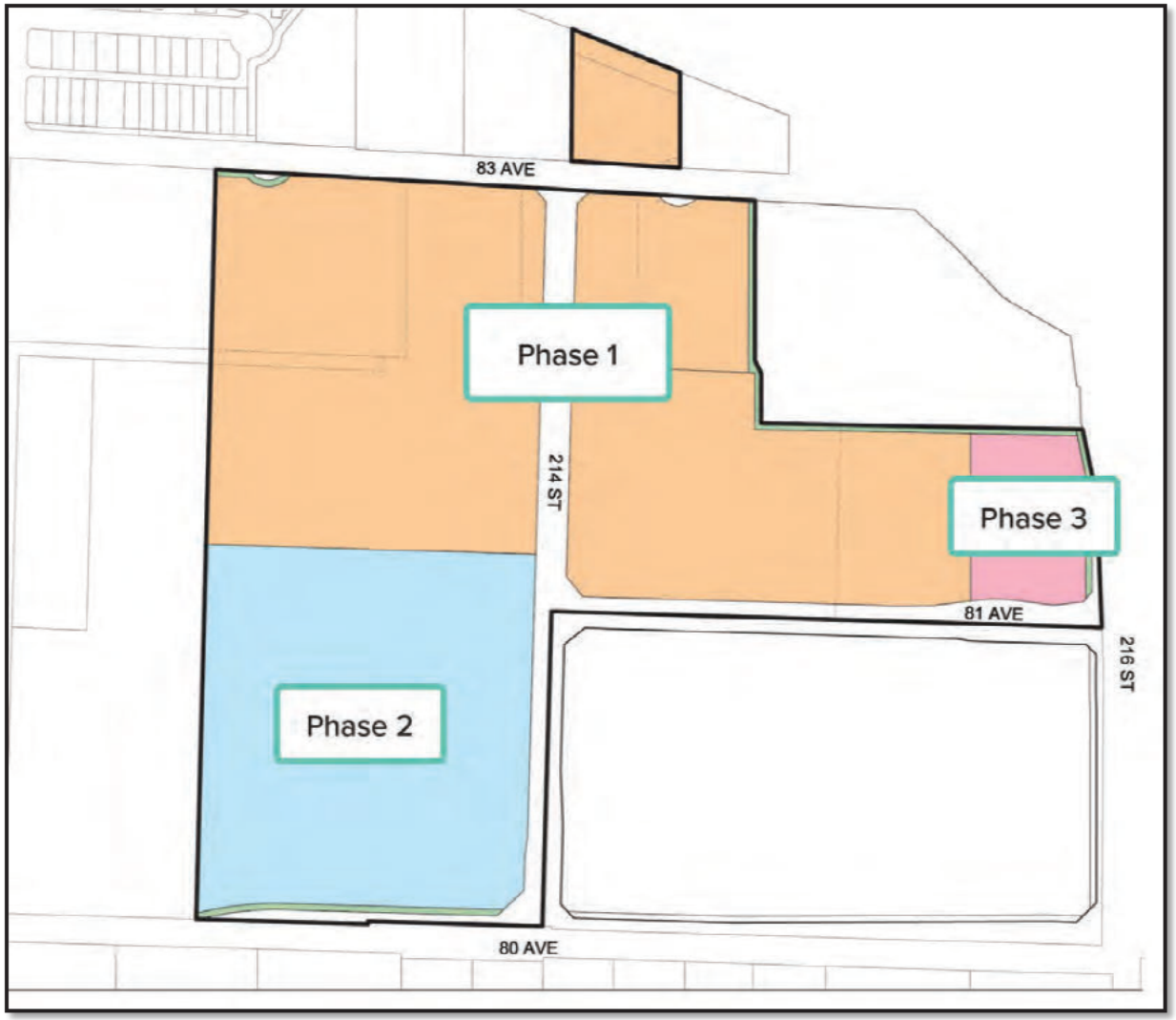
EMPLOYMENT

Combined these land uses are estimated to create the equivalent of approximately **3,000+ full time jobs.**



Film Studio	Industrial	Office
1700	373	900
*in a 1 year period	*1 job per 1,000 square feet	*5 jobs per 1,000 square feet

BUILDING CONSTRUCTION PHASING



PHASE 1

Film Studio Campus
East & West Campuses

PHASE 2

Industrial Site
80 Avenue

PHASE 3

Office Building
216 Street





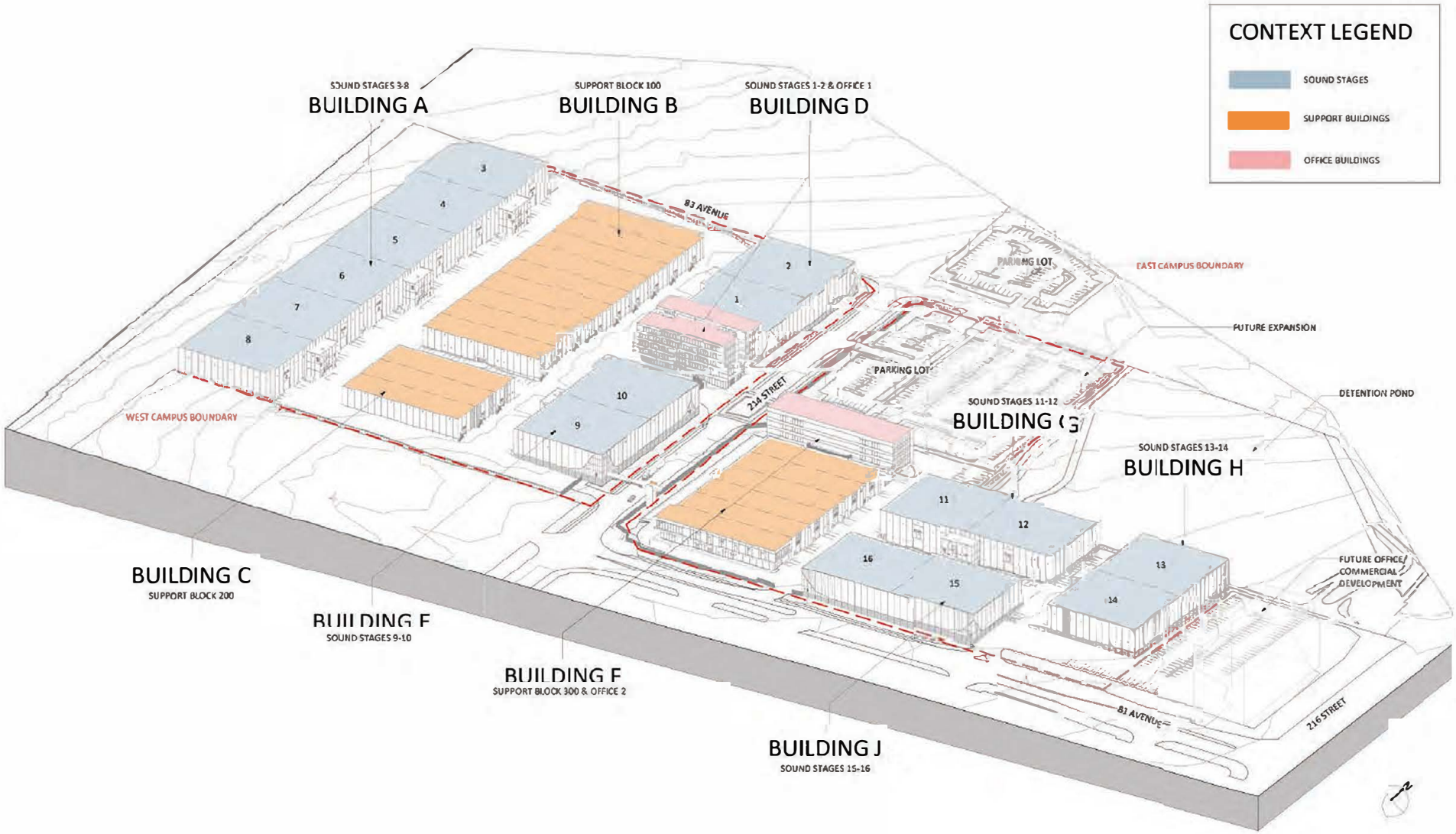
PHASE 1 BUILDING ELEVATIONS

Complex proposed at
81 Avenue & 214 Street

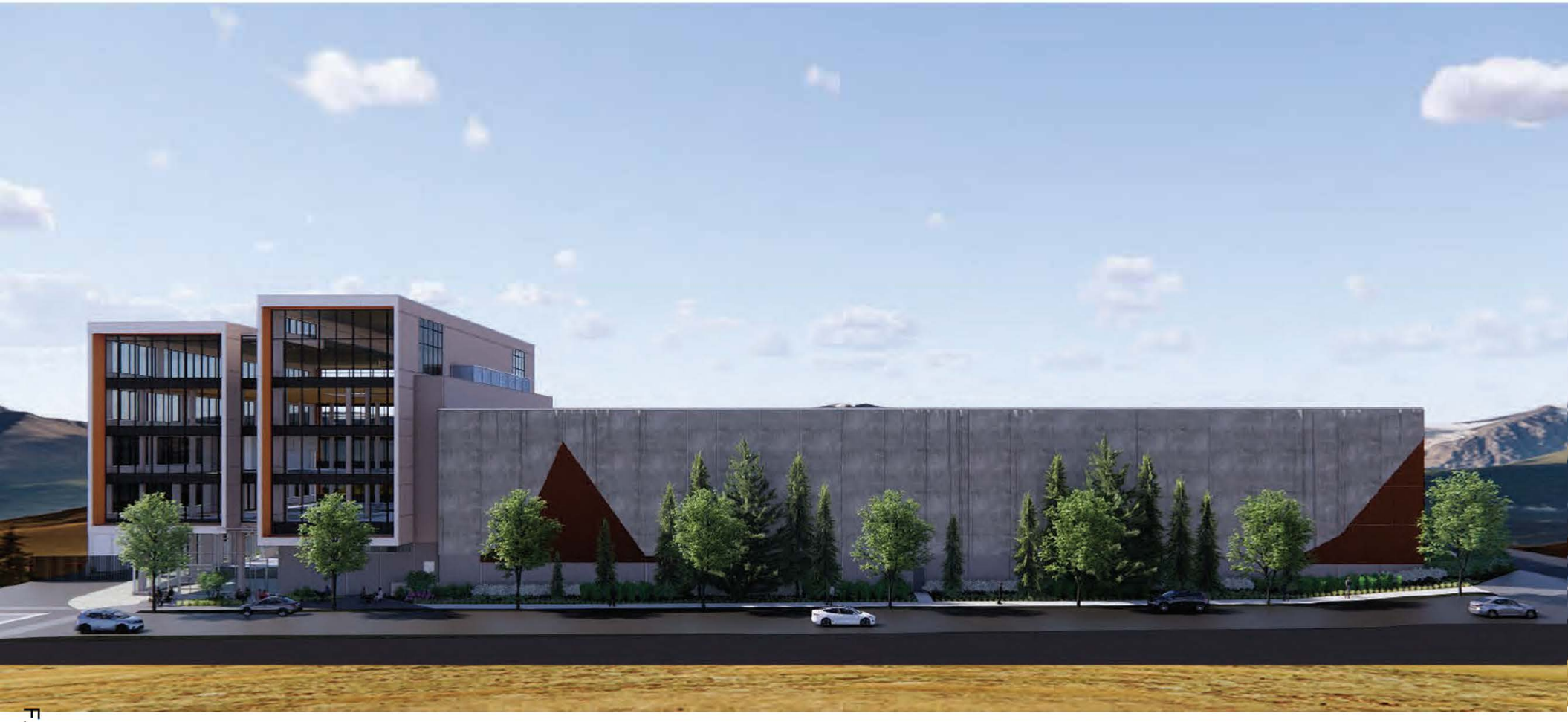
**Detailed site planning to be completed with Development permit applications.*



PHASE 1 MASSING



BUILDING D VIEW FROM 214 ST



NEXT STEPS


REZONING & ENVIRONMENTAL WORKS
BUILDING CONSTRUCTION
Rezoning Application
2015
Updated Rezoning Application
2020
Public Information Meeting
Now
Third Reading
July 2021
Environmental works & site clearing
August – September 2021 (6 weeks)
Site preparation (substantial grading)
October 2021 – March 2022 (6 months)
Fourth Reading
March 2022
Off-site servicing
Spring 2022 (Start)
Building construction
April 2022 – February 2024 (22 months)
Industrial site construction
2023 (12 months)
Office building construction
2024 (15-18 months)

Thank you

A questionnaire is available on our project website to collect and forward public input to Township of Langley Council for consideration.

Please take a few minutes to fill it out.

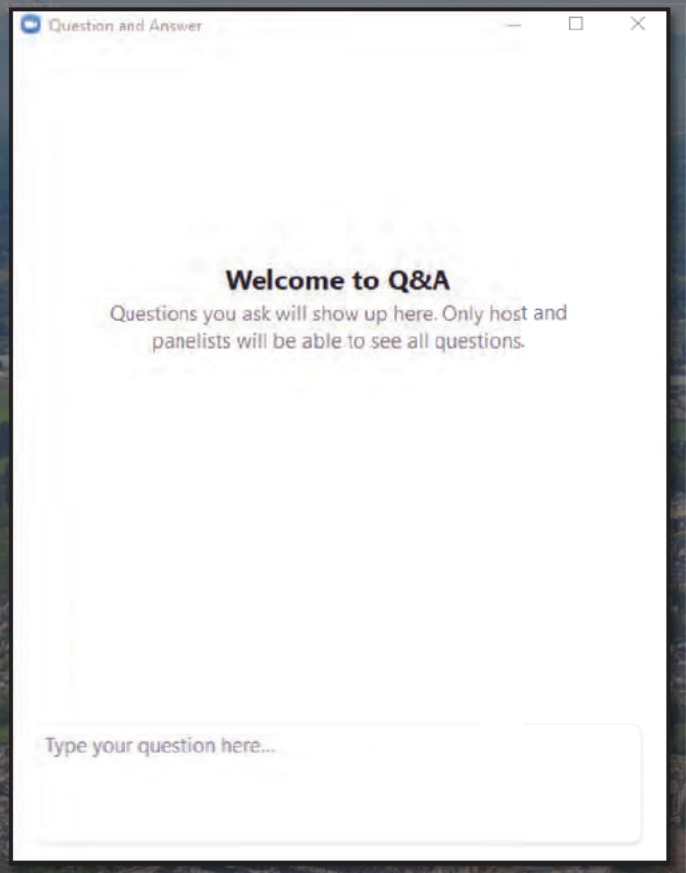
Thank you

The questionnaire will be closed at

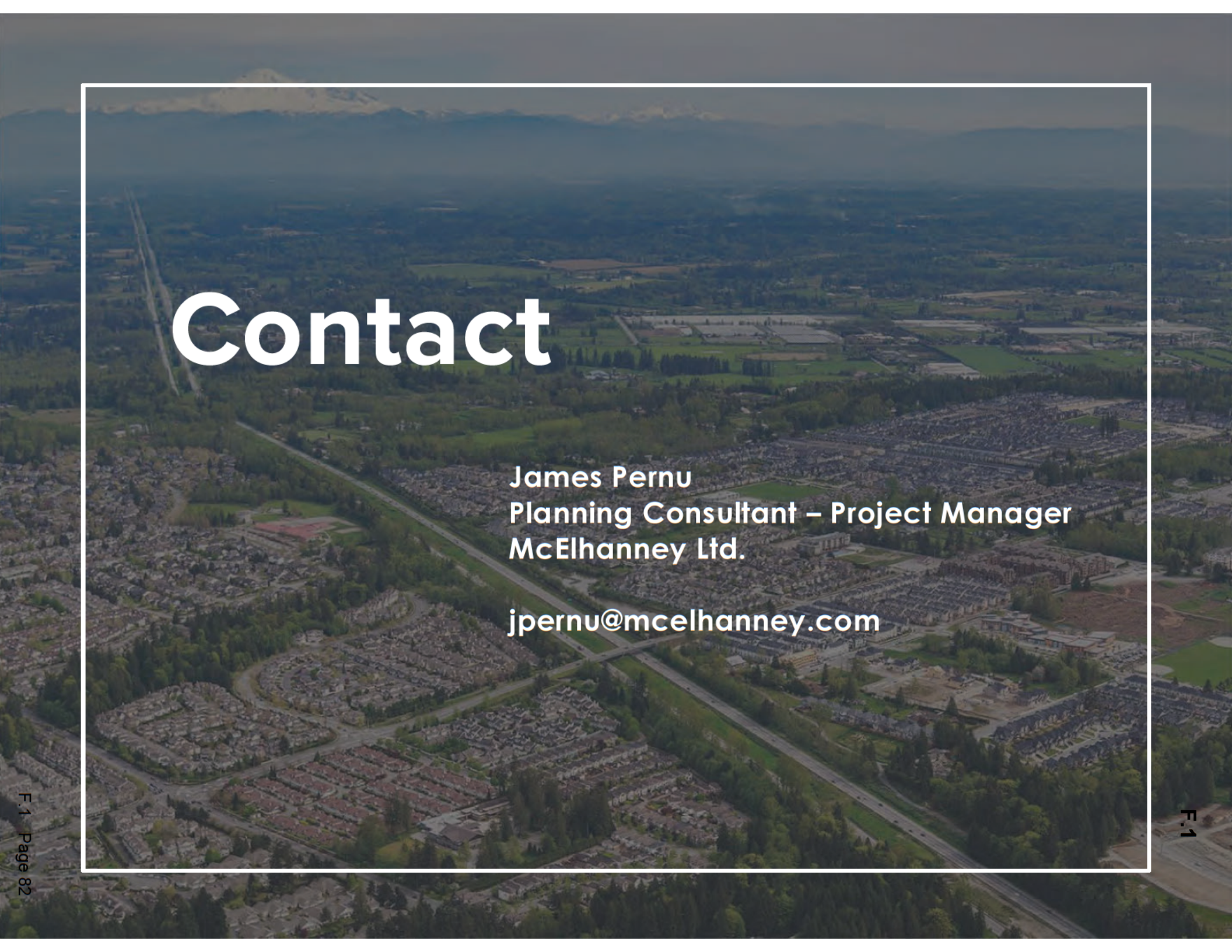
11:59pm
June 20, 2021

Questions and Answers

Please submit your questions to the moderator via the Q&A box, or use the Raise Hand button to let us know.







Contact

James Pernu
Planning Consultant – Project Manager
McElhanney Ltd.

jpernu@mcelhanney.com

			Question 1	Question 2	Question 3	Question 4
Name	Residential Address	How did you hear about this Public Information Meeting?	Please rate your opinion on the proposed application to rezone existing Suburban Residential (SR-2) zoning to Comprehensive Development (CD) and Light Industrial (M-1A) in compliance with the land...	Please rate your opinion the proposed use of a film studio on the subject land?	Please rate your opinion the proposed use of office spaces on the subject land?	Please rate your opinion the proposed use of light industrial/manufacturing spaces on the subject land?
FO PPA s. 22(1)	FOIPPA s. 22(1)	Aware of development	5	5	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	3	3
		Friend and/or Family	2	3	2	2
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	4	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	4	4	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	5	5
		Friend and/or Family	5	5	5	4
		Friend and/or Family	5	5	5	5
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	5	5	5	4
		Langley Advanced Times Newspaper Ad	5	5		5
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	1	2	2	1
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	3	5	3	3
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	4	5	5	3
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Langley Advanced Times Newspaper Ad	5	5	5	5
		Martini Film Studios	5	5	5	5
		Neighbour	1	1	1	1
		Neighbour	1	1	3	1
		Neighbour	5	5	4	5
		One of the proposed Contractors	5	5	5	5
		Resident Mail-out Invite	5	5	5	5
		Resident Mail-out Invite	5	5	4	4
		Resident Mail-out Invite	5	5	5	5
		Resident Mail-out Invite	1	1	1	1
		Resident Mail-out Invite	5	5	5	5
		Resident Mail-out Invite	5	5	5	5
		Resident Mail-out Invite	5	5	5	5
		Resident Mail-out Invite	2	2	2	1
		Word of mouth	5	5	5	4
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	4
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	4
		Word of mouth	4	5	4	4
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	5
		Word of mouth	5	5	5	5

Name	Question 5								Question 6
	Please indicate (if any) which of the following neighbourhood impacts you are most concerned about? Please select all that apply.	Please indicate (if any) which of the following neighbourhood impacts you are most concerned about? Please select all that apply.2	Please indicate (if any) which of the following neighbourhood impacts you are most concerned about? Please select all that apply.3	Please indicate (if any) which of the following neighbourhood impacts you are most concerned about? Please select all that apply.4	Please indicate (if any) which of the following neighbourhood impacts you are most concerned about? Please select all that apply.5	Please indicate (if any) which of the fo lowing neighbourhood impacts you are most concerned about? Please select all that apply.6	Please indicate (f any) which of the fo lowing neighbourhood impacts you are most concerned about? Please select all that apply.7	Please indicate (f any) which of the following neighbourhood impacts you are most concerned about? Please select all that apply.8	Please rate your opinion on the proposed pedestrian and cyclist connectivity routes throughout the subject site
FOIPPA s. 22(1)	Traffic								5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
									5
	Not concerned about any neighbourhood impacts								4
	Natural Environment	Tree Retention / Replacement	Building Design	Hours of Operation / Noise	excess ighting at night adequate buffer on perimeter of project				2
	Hours of Operation / Noise								5
	Not concerned about any neighbourhood impacts								5
	Tree Retention / Replacement								5
	Not concerned about any neighbourhood impacts								5
	Traffic								4
	Natural Environment	Tree Retention / Replacement							5
	Not concerned about any neighbourhood impacts								2
	Not concerned about any neighbourhood impacts								5
									4
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
									4
	Not concerned about any neighbourhood impacts								5
	Traffic	Tree Retention / Replacement							5
	Not concerned about any neighbourhood impacts								5
	Traffic	Jobs and infrastructure							5
	Hours of Operation / Noise	Tree Retention / Replacement	Natural Environment						5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								3
	Not concerned about any neighbourhood impacts								5
	Safety	Building Design							5
	Not concerned about any neighbourhood impacts								5
	Natural Environment								5
	Not concerned about any neighbourhood impacts								5
	Parking	Traffic	Natural Environment	Building Design	Privacy	Hours of Operation / Noise	Safety	Tree Retention / Replacement	3
	Parking	Traffic	Privacy	Natural Environment	Tree Retention / Replacement	Building Design	Hours of Operation / Noise	Safety	5
	Traffic	Natural Environment	Tree Retention / Replacement						5
	Building Design								5
	Traffic								5
	Not concerned about any neighbourhood impacts								5
	Tree Retention / Replacement								3
	Parking	Traffic	Hours of Operation / Noise	Safety	Privacy	Natural Environment	Tree Retention / Replacement	Building Design	5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								3
	Traffic	Hours of Operation / Noise	Natural Environment	Tree Retention / Replacement	Building Design				4
	Privacy	Natural Environment	Tree Retention / Replacement	Building Design					4
	Safety	Tree Retention / Replacement	Parking						5
	Not concerned about any neighbourhood impacts								4
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
	Not concerned about any neighbourhood impacts								5
	Building Design	Natural Environment	Tree Retention / Replacement	Hours of Operation / Noise					5
	Traffic	Natural Environment							4
	Not concerned about any neighbourhood impacts								5
	Parking	Traffic	Natural Environment						5
	Not concerned about any neighbourhood impacts								5

Name	Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.
FOIPPA s. 22(1)	
	excited for the film studio
	The detention pond seems small. The plant lists are poor- incorrect latin names (Pinus negra, etc), and poor species choices for an exposed site with high level of reflected heat off large buildings. Choices don't relate to reality of climate change or even current practical use (Tsuga/ Hemlock has been a species in decline for decades-why are you
	The space is sitting empty & has good access to the freeway so I don't have any issue with it, so long as filming is indoors & bright movie lights don't impact nearby residents.
	Excellent local employment opportunities in a rapidly growing industry in this area.
	I think the development will bring lots of business and money to Langley in a lot of different ways. Jobs, retail, food, gas there is so many benefits to building, as we have all seen in the past 5-7 years with the progress in Langley.
	I believe this is an asset to the community, bringing employment to the area. Lo carbon impact with assessable employment by foot, transit or bicycle.
	I think that any opportunity to bring film to a community is a very positive one. I've seen the impact that the currently existing Martini Film Studios has had in the last few years. When it first opened, everyone that I talked to about it (including through posts on the various community Facebook groups) seemed super excited. A few months later, they were STILL excited, but also had become very appreciative. The local businesses and restaurants which had previously seen a decrease in customers when Starline Windows left, saw their revenue increased immensely once Film was brought into the buildings. It's not just restaurants that benefit from film either; film crews have huge budgets and tend to spend a lot of it locally to buy things like lumber, fuel, overnight stays for cast, props and costumes, etc. All of this benefits our local economy and the
	My property is used for filming as well and having shows so close by will help support us. My son also works in the film industry and it is a very good paying job.
	Very excited for new jobs coming to the township of Langley
	Film is great for our community and I support this project
	This is a huge opportunity for Langley.
	I am not in favour of having a light industrial mixed into a residential area. There had better be an amazing green space with many new large trees, beautiful perennials and a few benches. If you're going to rip down EVERY tree across from us best to make it look good for the existing residential owners.
	No Concerns for this project. I support it
	As the administrator of a local secondary school that benefits from the existing movie studio in Langley, my bias is to see more opportunities for my students through the
	The sooner the work on 80 Ave can start the better.
	I think this is a perfect business to have located in Langley. Clean, Green well paying jobs, and who doesn't love seeing Langley in the movies?
	This proposal will bring more jobs and strengthen our local economy.
	I am an award-winning producer of 50+ films and TV shows and a loyal resident of Langley, and I am thrilled to see this proposed application for new studios in our area. The economic benefit to our community created by this initiative will be enormous. For example in 2019, Film and Television production contributed $3.2 Billion dollars in film production spend to the BC economy. The spin-off factor from that level of annual expenditure will bring millions of dollars in jobs, purchases and use of local services to Langley Township now and for years to come. Additionally, this studio complex will enhance Langley"s profile as a state-of-the-art production centre, and allow prestigious studios, networks and streaming services to consider our region as a desirable place in which to house their productions. This will bring long-term employment opportunities for the crew and technicians who live in this region.
	We don't feel there should be a movie studio built directly across from our homes on 83 Avenue. We are raising families here. Everyone has kids on this street and they like to play out front on 83rd as the alley behind our houses isn't safe. Now we will have to endure years of construction which will be very disruptive, not to mention an eyesore which takes away our current view of Mount Baker. We strongly disagree with this movie studio being built so close to a residential neighbourhood.
	Strongly disagree with movie production company and industrial buildings being located within a residential neighborhood. Better area port kells which is already industrial area. Residential and industrial do not mix.
	Great addition to the neighborhood especially the employment opportunities.
	I think this is a great addition to the Township of Langley, I live in Fort Langley and we a have a lot of film's set up and shot in our little village all the time. The movie industry brings work to local business and they are always professional and courteous.
	I think this is excellent for Langley and strongly support this project.
	This proposal is very concerning as a resident of the area. This is a family oriented neighborhood with schools, walking paths etc. To propose a large filming studio and office buildings in the midst of a family neighborhood is a ridiculous idea. Increased traffic, parking issues, noise and light pollution and people coming and going at all hours of the day and night, safety of our young children playing, walking to.school, an eye sore to our community etc. There are multiple reasons why this proposal should not be considered. We moved to this area believing it would remain a family neighborhood, not an industrial, business ess and film studio. The yorkson willoughby area is already congested and overpopulated. We need more parks, greenspace, for our families. There are already movie set trailer/ vehicles flying down 83 Ave at high speeds while children are out playing as they must be parking on property. I could not even imagine with a filming studio that claims it will be one of the largest in North America what safety issues and noise pollution this would bring to our neighborhood. There are plenty of other options with land and warehouses in the lower mainland, so why would you choose space in a family neighborhood in an already congested area?
	This is a fabulous development, I am resident of Langley Township 18 years and have watched it grow . I also work for Hertz car rental in Langley that currently is working with Martini and other production studios in the lower mainland and this expansion is needed to the industry. Many production houses were waiting their que to get space. This will bring in new jobs to Langley residents and keep them local instead of hours on the road . As Gemma is correct the productions spend so much money on local stores to the point those stores needed to hire because of the production business. Lots of benefits this development would have and impact Langley Township and Langley City Thank you for sharing the presentation it was very interesting. Have a good night
	We would love if there were a bit more separation between the residential homes at the end of 83rd and the studio buildings. Thank you.
	It is so refreshing to see a vision and clear plan to enrich Township and provide more opportunities for the community to grow. Why have we not moved faster on this plan, it
	An exciting opportunity for Langley to become an epicentre for film and TV in Canada- bringing with it the economic benefits for the growing young community.
	Initially, I was worried about noise pollution and maintaining the natural environment. However, upon attending the information session yesterday, my concerns were completely eliminated. Gemma Martini explained how in order for filming to happen inside stages, it needs to be completely silent outside. She promised that there would be no loud noises during filming hours, both day and night. I was also initially worried about the size of the buildings and having them take away from the trees and natural landscape that is there right now. However, the presenters explained how trees will be replanted to replace all that are lost and the building plans are actually quite nicely designed—the buildings are colourful and interesting, not an eyesore like most concrete tilt-up buildings. Overall, I think that bringing film and a commercial park to our
	This is excellent and I think will contribute significantly to our local economy...we need more projects like this in Langley!
	The proposal appears well thought out as it relates to visual aspects, parking requirements, movability for vehicle traffic as well as foot or bike traffic. It looks as though it will be a great addition to our Township!
	I whole heartedly support this development, it will benefit the community of Langley in so many ways.
	The current filming in our area has increased my small business revenue and not impacted me at my residence.
	I think both a commercial area and movie studios are fantastic for our community. Having worked at a local coffee shop for the past couple years, I've seen the impact of having film close by. We often see production assistants who come in to order coffees and drinks for actors and the rest of production–sometimes ordering 40-50 drinks at a time and providing us with over $200 of revenue each visit! Bringing more film to Walnut Grove will not only benefit restaurants and coffee shops, but other stores in our community as film crews tend to source many of their supplies (lumber, equipment, costumes, etc.) from the surrounding area.
	This is an exciting project for our community. High paying jobs for families in the neighbourhood where they can live. Minimize carbon production and maximize the economic benefits. Win win senario that I fully support.
	This development is an asset to the community of Langley, everyone will benefit from it in so many ways.
	Film production brings a lot of local investments and employments for Langley. I'm supportive of this project.

From: FO PPA s. 22(1)
Sent: Thursday, June 3, 2021 7:08 PM
To: James Pernu <jpernu@mcelhanney.com>
Subject: Voice Mail (4 minutes and 22 seconds)

Keywords: fire, safety, Langley, insurance

Hello James, FO PPA s. 22(1) here. So, I'm looking at your ad in the local paper today, Public Information Meeting in regards to … my goodness, that's a big place, you're building the film studio I guess by the sounds of it. Anyway, my concern is in regards to the public safety to a degree. I have no objection to your project. I think it's a good idea, but during your construction period what I've learned over the past number of years is the Township has done a very pathetically poor job of insisting on a fire safety plan in the construction period. We just had this monstrous fire very short distance from your location there. With that fire is probably a hundred million dollar loss, and that's going to raise everybody's insurance rates. Langley is going to have the reputation of being the most 'risky fire place' on the planet at the rate they're going. There's been quite a number of fires in Langley and Murrysville -- we had apartment go up, Langley City had two or three of them in the last year. These things are completely inexcusable, and it comes down to a lack of sort of attention to fire safety. I'm not talking so much about the occupied buildings, but rather during the construction period. Quite frankly, I don't think those guys were doing any fire safety on their site up to that one, that department building that just went up. That fire was so big you could see it all the way to Abbotsford. So anyway, that that's going to be my concern. I'm going to write you a brief memo in that regard. I will also mention it again to Council, they recently did an application for a site around I don't know, 70th and 203rd, a large hundred plus units of condo buildings, this kind of up above where Walmart and Costco are there, and I raised that issue there. I said listen, you've got to come up with, you know, it costs a few bucks to have proper security guards, but having one security guard tucked in a sleeping bag snoozing all night isn't fire safety and I think that's what they have been getting away with and I reckon that last fire will add probably one thousand dollars to every home owner's insurance in Langley because Langley is going to have a reputation of being a risk area and insurance companies, they take risks but somebody else pays for it. Usually, the people who buy the insurance and I'm one of those. So, we've been just told by our insurance company that our rate is going to go up by two thousand bucks this year and it's because they're paying out claims and it's not acceptable. So anyway, make sure you have a very robust fire safety plan in place during your construction period. I don't know what your site is worth there by the time the dust settles, but it looks like many millions to me, and I do not want to see any one square inch of it go up in smoke while you're building it. So anyway, that's my only concern. I wish you well on the project. I think it's great. I think the film business is great for Langley and happy to see it go in there, but you don't want to have $100 million loss of a fire and be set back three years. And nor does anybody else. So anyway, I wish you the best of luck and keep us all safe and make money. Thank you.

LORVAL
DEVELOPMENTS

9785 201 Street
Langley, BC V1M 3E7
Tel 604.362.0744
Fax 604.546.0642

Wednesday, June 30, 2021

Township of Langley
20338 - 65 Avenue
Langley, BC, V2Y 3J1

Attention: Dave Anderson, Manager, Development Engineering

Dear Mr. Anderson:

Subject: Project No.: 08-25-0098 Williams Business Park – Preliminary Engineering Submission for ESC Strategy and Site Clearing and Cut and Fill Operations

Lorval Developments Ltd. (Lorval), respectfully submits a preliminary ESC, site clearing and cut and fill strategy for your review. The following was prepared in conjunction with B&B Contracting Group, Smith Bros. & Wilson (SBW), InterCAD Services, Martini Films Studios and Lorval.

Purpose

Lorval, on behalf of the G & T Martini Holdings Ltd. and Martini Film Studios (MFS), is requesting Council's consideration to grant Third Reading of the Rezoning concurrently with the Public Hearing which is scheduled for July 26, 2021 and to grant permission to commence site clearing and on-site works between Third Reading and Final Adoption of the zoning bylaw. The site works will include filling in water courses, clearing and cut and fill works (lot grading).

The above provisions will allow the infilling of the existing watercourses on the site during the Department of Fisheries and Oceans Canada (DFO) fisheries window, August 1 to September 30, 2021. There is approximately eight months of on-site works to be completed prior to building construction being able to start. As a precautionary note, if Third Reading is not achieved, and/or The Water Act Approval not issued prior to the DFO window an alternate construction strategy and process will need to pursued. Such an approach will not be as efficient and will be more costly.

The film industry in Metro Vancouver is competitive and MFS intends to be the leading facility in Metro Vancouver for the growing needs of North American filmmakers. MFS want to ensure that the over 1,700 new jobs come to Langley. The one-year delay for construction would result in the film industry pursuing filming opportunities in other municipalities while the land is sitting idle with approvals in place.

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Phase 1

Purpose of Phase 1 is to establish primary construction access into the site from 80 Avenue and decommission (infill) all existing water courses throughout the site during the allowable (DFO) Fisheries' Construction Window (August 1 through September 30, 2021). Work is subject to the issuance of the Water Act Approval from provincial and federal authorities.

Flows within the existing water courses will be temporarily diverted from 82 Avenue around the future work areas and away from active construction access along 81 Avenue. After diversion, the existing watercourses can be filled.

Work is time sensitive during dry weather and allowable Fisheries' construction window. Minimal site disturbance is expected therefore construction of primary sediment pond and water treatment system is deferred to Phase 2.

Phase 1 is expected to last 4 weeks.

The temporary diversion of existing flows originating west of the site will be established south of the future film studio site and south of the future construction of 81 Avenue. The diversion location has been chosen based on several factors:

- Facilitates construction activities for all areas of the future film studio lands, as well of future off-site works on 81 Ave.
- Can be maintained and protected as a separate interim drainage swale from ongoing construction activities while still located on lands controlled by the Martini Group of Companies.
- Requires minimal tree removal.

Phase 2

Purpose of Phase 2 is to establish primary sediment control works prior to overall site clearing and earthworks operations. Primary sediment pond and associated mechanical treatment system will be installed at the low end of the site, adjacent to future 81 Avenue and existing 216 Street. The pond will collect all site runoff allowing for detention and cleaning of water before being discharged to existing municipal drainage infrastructure on 216 Street. These works will be fully operational prior to site clearing and earthworks operations on the future film studio sites. Drainage from 82 Avenue will be maintained and protected from construction activities.

Phase 2 is expected to last 6 weeks.

A construction access road will be established adjacent to the sediment pond area to facilitate construction. Construction of the detention pond, by others, is expected to be undertaken concurrently with Phases 3 through 5 earthworks, subject to approval of design and details by the Township. The construction access road will be extended when construction of the community detention pond commences.

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Phases 3 through 5

Purpose of the remaining phases is to conduct tree clearing operations, remove topsoil, and establish approximate site grades throughout the film studio lands (Sites A, B, C, and E labelled on the Drawing Package).
Each site has been divided into manageable sizes to facilitate safe operation of earthworks and control of sediment. Each construction phase must be completed, and the ground stabilized, before moving to the next phase.

In Phases 3 and 4, the Site A zone is primarily an excavation area while Site B is a fill area. To optimize construction activities, areas within Site A will be excavated and all material hauled off-site; trucks will return to the site with clean fill material to be placed on Site B, and trucks can then be loaded with material from Site A. This process continues until each sub-area is complete. As site grades are established, the exposed ground will be covered/protected from weather; this will be completed in manageable segments to minimize risk of exposing large areas of the site to rainfall and sediment generation.

In Phase 5, Site C is primarily a fill area while Site E is primarily an excavation area. Similar cut and fill operations will take place here as was established for Phases 3 and 4.

Trucks will arrive and leave the site via 80 Avenue, 216 Street, and Highway 1.

Estimated earthworks quantities are as follows:

	Excavation	Fill	Truck Count
Phase 1	15,000	6,000	883
Phase 2	13,000	-	765
Phase 3	36,000	27,000	2,120
Phase 4	64,000	67,000	3,942
Phase 5	10,000	6,000	590
Total	138,000	100,000	8,300

The tree clearing, topsoil removal, and earthworks operations are expected to last 25 weeks;

- Phase 3 (Site A1 and B1) is expected to last 10 weeks,
- Phase 4 (Site A2 and B2) is expected to last 10 weeks, and
- Phase 5 (Site C and E) is expected to last 5 weeks.

Throughout the earthworks operations, on-site ditches, sediment sumps and filter berms, silt fencing, culverts, etc. are installed and maintained, and surface drainage is directed to the primary sediment pond. All surface drainage is treated before being discharged to the municipal drainage system on 216 Street. Drainage from 82 Avenue will be maintained and protected from construction activities.

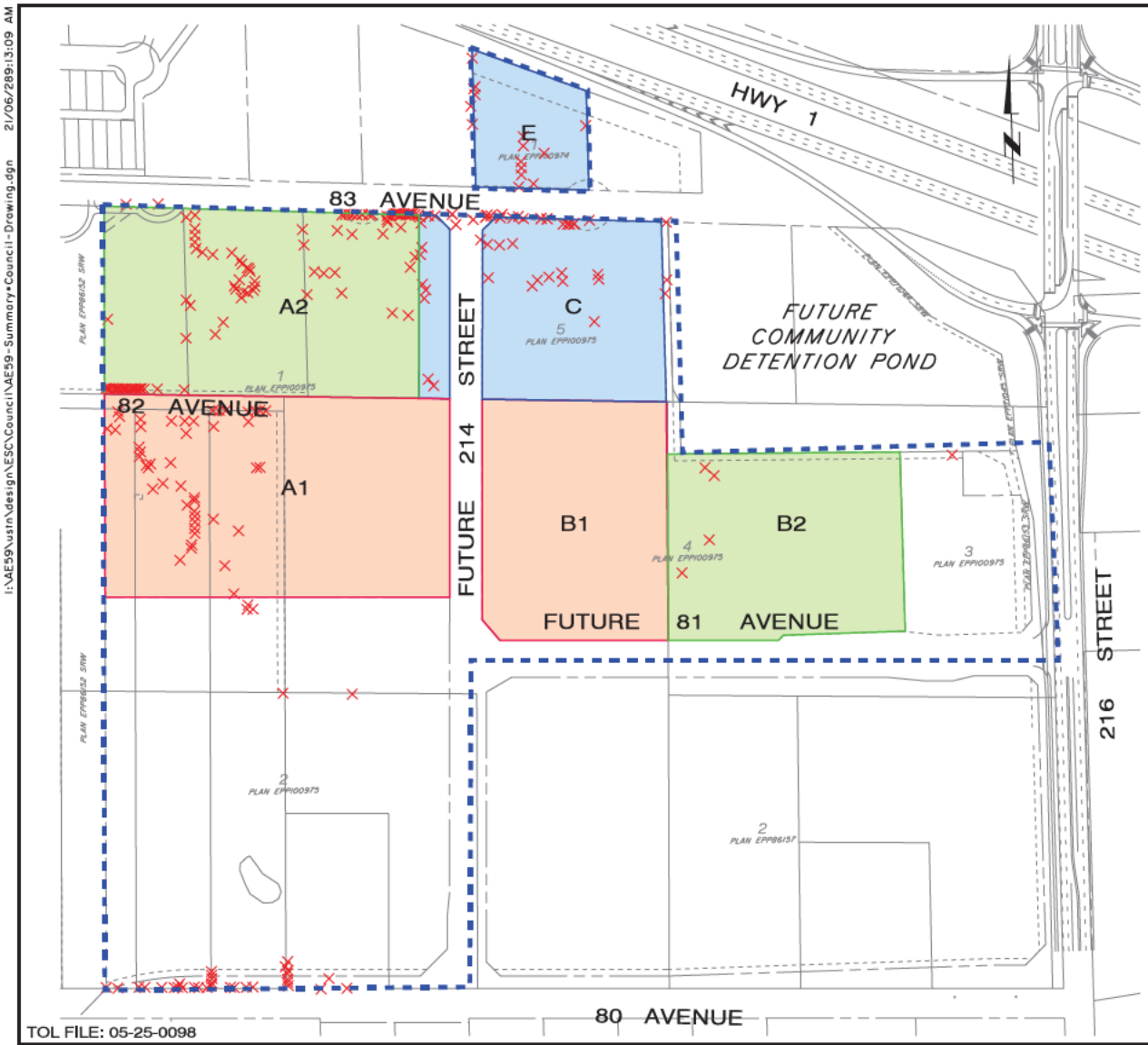
The above works will be coordinated with the proposed community detention pond and off-site works to be completed by Desert Properties Ltd. We are available to answer any questions you may have.
Thank you.

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Langley, BC V1M 3E7
Tel 604.362.0744
Fax 604.546.0642

Yours truly,
Lorval Developments Ltd.

Marlene Best, RPP, MBA
Vice President of Development

cc. Teresa Hanson, Township of Langley
Stephen Clinton, InterCAD
Jonathan Wong, SBW



LEGEND

- Rezoning Boundary
- Phase 3 Construction Area
- Phase 4 Construction Area
- Phase 5 Construction Area
- Proposed Trees to be Removed

GENERAL STATISTICS

Total Number of Phases: 5

Total Duration: 35 weeks
August 1, 2021 to April 3, 2022

Earthworks Volume:
138,000 cu.m. excavation; 106,000 cu.m. fill

Total Number of Truck Trips: 8,300

Total significant trees to be removed = 15

Total trees to be removed = 585

	Excavation	Fill	Truck Count
Phase 1	15,000	6,000	883
Phase 2	13,000	-	765
Phase 3	36,000	27,000	2,120
Phase 4	64,000	67,000	3,942
Phase 5	10,000	6,000	590
Total	138,000	106,000	8,300

TOL FILE: 05-25-0098

InterCAD
CONSULTING ENGINEERS
1111 West 8th Avenue
Vancouver, BC V6H 1C5
Tel 604.739.7702 / Fax 604.739.7727

Client: Martini Film Studios

Project: Williams Neighbourhood

NO.	DATE	REVISIONS	BY	APPROVED

Scale: SCALE 1 : 3000

Design: C. Leung | Drawn: C. Leung

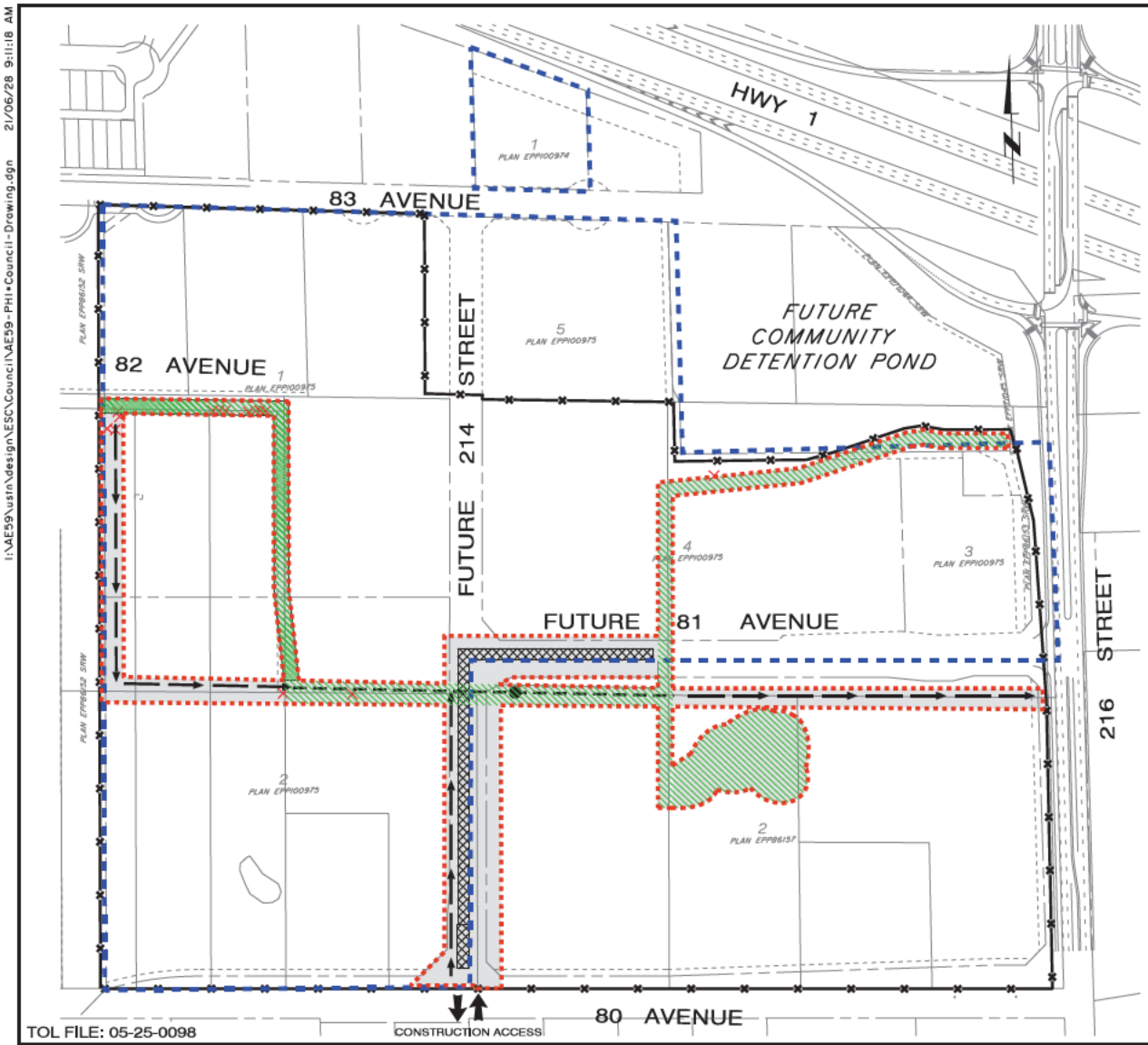
Plot Date: 21/06/28 | Plot Time: 9:13:09 AM

Title: Summary Sheet

Drawing Number: AE59-001 | Revision: 0

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TOL FILE: 05-25-0098

LEGEND

- Rezoning Boundary
- Construction Area
- Phase 1 Existing Water courses to be Filled
- Interim Cut-off Swale
- Interim Pipe
- Construction Fence
- Access Road
- Proposed Trees to be Removed

SCOPE OF WORK

Construct access road off 80 Avenue on future 214 Street and 81 Avenue.

Divert existing drainage from 82 Avenue around construction site (Interim cut-off swale).

Decommission (fill) existing water courses during allowable construction window.

Duration = 4 weeks

Total significant trees to be removed = 1

Total trees to be removed = 82

InterCAD
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Tel 604.739.7702 / Fax 604.739.7727

Client: Martini Film Studios

Project: Williams Neighbourhood

REVISIONS

NO.	DATE		BY	APPROVED

Date: SCALE 1 : 3000

Design: C. Leung | Drawn: G. Pimenta

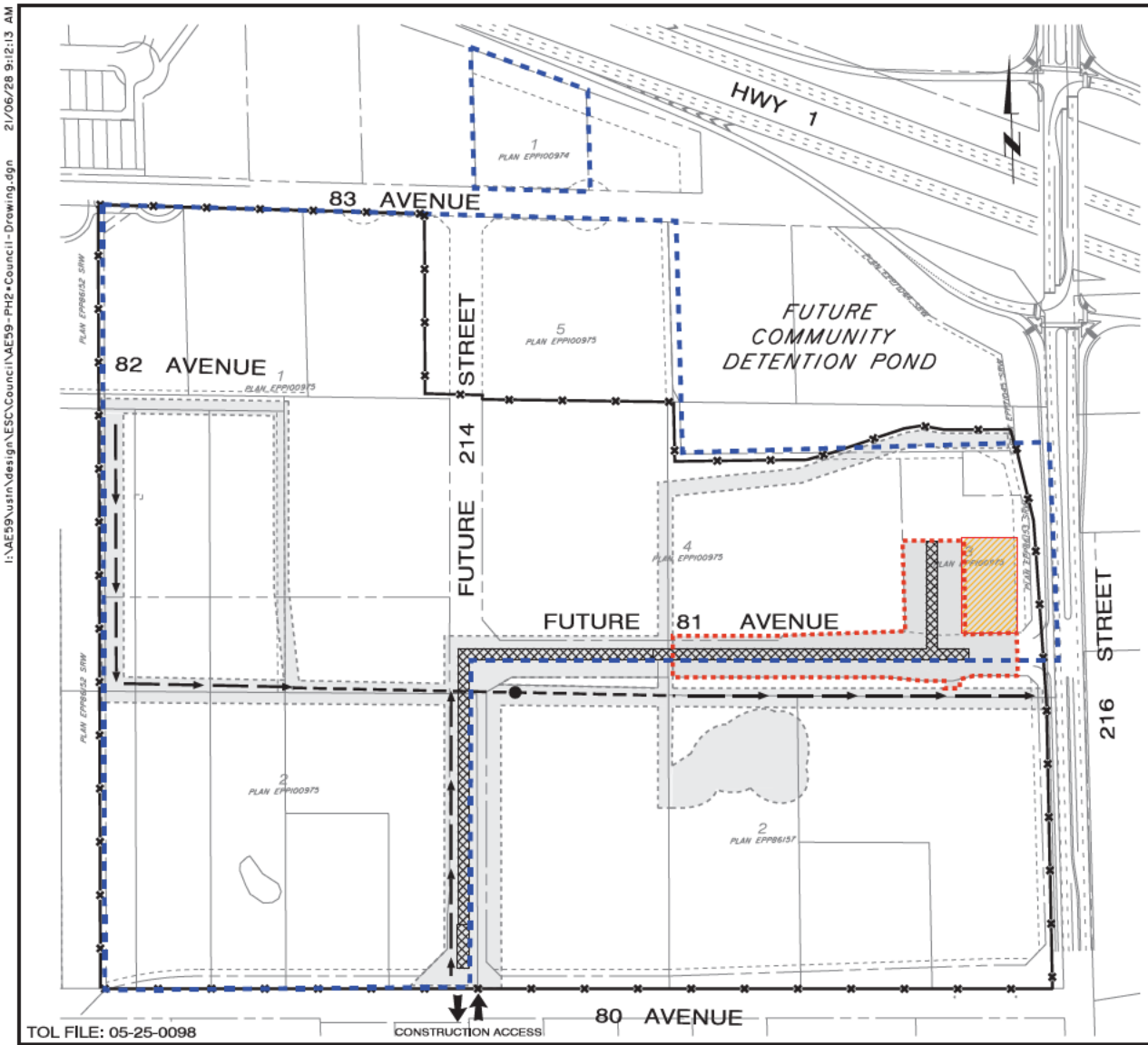
Plot Date: 21/06/28 | Plot Time: 9:11:18 AM

Title: Phase 1 - Filling Watercourses and Primary Access

Drawing Number: AE59-002 | Revision: 0

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LEGEND

- Rezoning Boundary
- Construction Area
- Construction Area from Previous Phase
- ESC Pond
- Interim Pipe
- Interim Cut-off Swale
- Construction Fence
- Access Road
- Proposed Trees to be Removed

SCOPE OF WORK

Maintain diverted drainage from 82 Avenue.

Extend access road on future 81 Avenue.

Construct sediment pond and install mechanical treatment system.

Duration = 6 weeks

Total significant trees to be removed = 0

Total trees to be removed = 36

TOL FILE: 05-25-0098

InterCAD
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Tel 604.739.7702 / Fax 604.739.7727

Client: Martini Film Studios

Project: Williams Neighbourhood

NO.	DATE	REVISIONS	BY	APPROVED

Date: SCALE 1 : 3000

Design: C. Leung | Drawn: G. Pimenta

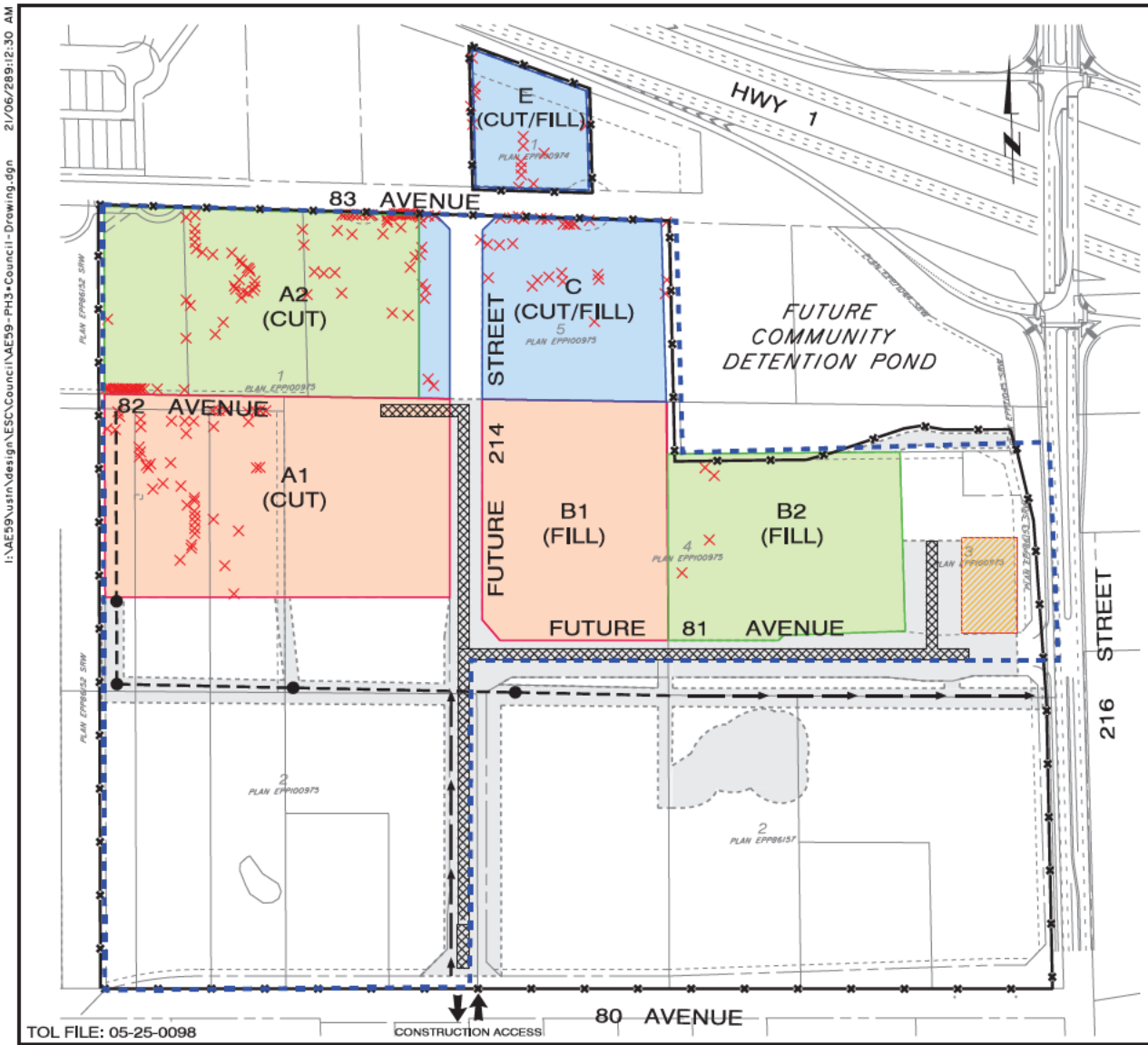
Plot Date: 21/06/28 | Plot Time: 9:12:13 AM

Title: Phase 2 - Constructing ESC Pond Access and ESC Pond

Drawing Number: AE59-003 | Revision: 0

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LEGEND

- Rezoning Boundary
- Phase 3 Construction Area
- Phase 4 Construction Area
- Phase 5 Construction Area
- ESC Pond
- Interim Pipe
- Interim Cut-off swale
- Construction fence
- Access road
- Construction area from previous phases
- Proposed Trees to be Removed

SCOPE OF WORK

Maintain diverted drainage from 82 Avenue.

On-site clearing and earthworks program to establish site grades.

Three manageable phases to limit exposure of site to weather. Each phase will be capped and stabilized before proceeding to next phase.

Excavate and haul material off-site; Import clean material for fill.

110,000 cu.m. excavation; 100,000 cu.m. fill

Duration = 10 weeks (Phase 3);
10 weeks (Phase 4); 5 weeks (Phase 5)

Total significant trees to be removed = 14
Total trees to be removed = 467

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Vancouver, BC V6H 1C5
Tel 604.739.7702 / Fax 604.739.7727

Client: Martini Film Studios

Project: Williams Neighbourhood

NO.	DATE	REVISIONS	BY	APPROVED

Scale: SCALE 1 : 3000

Design: C. Leung | Drawn: G. Pimenta

Plot Date: 21/06/28 | Plot Time: 9:12:30 AM

Title: Phase 3 to 5 Clearing and Earthworks

Drawing Number: AE59-004 | Revision: 0

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Williams Neighbourhood

NOT TO SCALE

C. Leung | G. Pimento

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Tree Management Plan

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MITCHELL GROUP / WILLIAMS BUSINESS PARK)
BYLAW 2021 NO. 5729

EXPLANATORY NOTE

Bylaw 2021 No. 5729 rezones 20.76 ha (51.30 ac) of land located in the Williams Business Park land use designation to Comprehensive Development Zone CD-163 to accommodate development of a film studio campus, warehousing, and offices.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MITCHELL GROUP / WILLIAMS BUSINESS PARK) BYLAW 2021 NO. 5729

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group / Williams Business Park) Bylaw 2021 No. 5729".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-163" after the words "Comprehensive Development Zone CD-162"
   (2) Adding to Section 110.1 after the words "CD-162" the words "CD-163 – 4,000 m²"
   (3) Adding after Section 1062 "Comprehensive Development Zone CD-162" the following as Section 1063 "Comprehensive Development Zone CD-163"

1063 **COMPREHENSIVE DEVELOPMENT ZONE CD-163**

Uses Permitted

1063.1 In the CD-163 Zone, only the following *uses* are permitted in each subzone as indicated in Section 1063.4, and all other *uses* are prohibited:

1) Subzone CD-163(A)
   a) *accessory buildings* and *uses*
   b) bakeries
   c) *brewery* or *distillery*
   d) commercial recreation, instruction and entertainment *uses* excluding *arcades, pool halls* and *casino halls*
   e) dog daycare subject to Township of Langley Community Standards Bylaw 2019 No. 5448
   f) offices accessory to a permitted *use*
   g) parking of *commercial vehicles* accessory to a permitted use
   h) printing and publishing
   i) *production studio*
   j) *residential uses* accessory to a permitted *use* and subject to Section 1063.3
   k) *restaurants* subject to Section 1063.2 and 1063.4
   l) retail sales accessory to a permitted *use* limited to a maximum of 25% of the *gross floor area* of the permitted *use*
   m) the light manufacture, assembly, repair, finishing and packaging of products

n) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products.
o) workshops for the following and similar trade contractors, building, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors including the sale of garden ornaments, swimming pools and outdoor furniture

2) Subzone CD-163(B)
a) *accessory buildings* and *uses*
b) business and professional offices and research and development laboratories within *buildings* labelled 'office' in Section 1063.4
c) commercial recreation, instruction and entertainment *uses* excluding *arcades, pool halls* and *casino halls* not exceeding 1,000 m^2 *gross floor area* per *use* subject to Section 1063.4
d) *group children's day care* subject to Section 1063.2 and 1063.4
e) offices *accessory* to a permitted *use*
f) parking of *commercial vehicles accessory* to a permitted *use*
g) *personal service use* not exceeding 400 m^2 *gross floor area* per *use* subject to Section 1063.4
h) *production studio* within buildings labelled 'production studio' and 'support' in Section 1063.4
i) *residential uses accessory* to a permitted *use* and subject to Section 1063.3
j) *restaurants* subject to Section 1063.2 and 1063.4

3) Subzone CD-163 (C)
a) off-street vehicle parking *accessory* to a CD-163(B) permitted *use* subject to Section 1063.4

4) Subzone CD-163 (D)
a) *accessory buildings* and *uses*
b) business and professional offices and research and development laboratories subject to Section 1063.4
c) *group children's day care* subject to Section 1063.2 and 1063.4
d) *residential uses accessory* to a permitted *use* and subject to Section 1063.3
e) *restaurants* subject to Section 1063.2 and 1063.4

Outside Uses

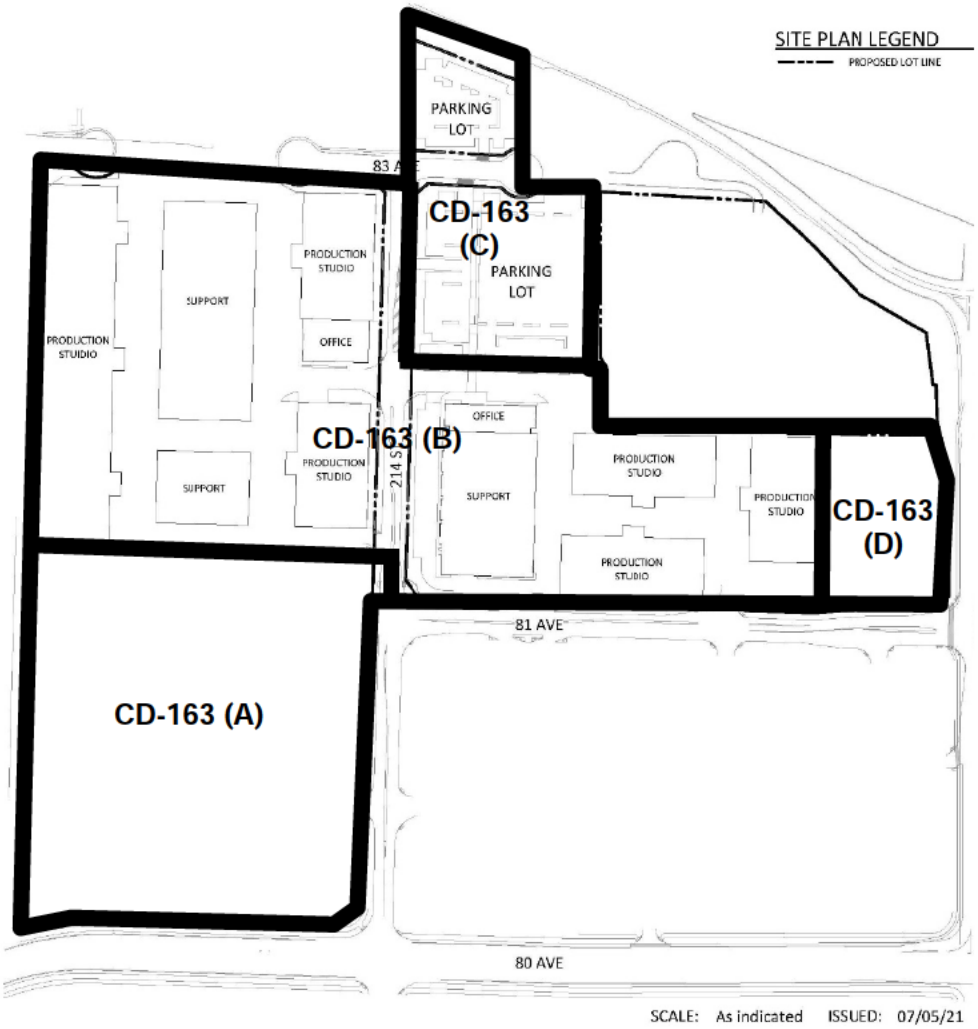
1063.2
1) All uses permitted in the CD-163 zone shall be conducted within a completely enclosed *building* except for parking, loading and eating areas where accessory to a permitted *use*.
2) Eating areas accessory to a *restaurant use* and play areas accessory to a *group children's daycare use* are permitted outside with siting and landscaping in accordance with the provisions of a Development Permit.
3) Drive thru *restaurant uses* are not permitted.

Residential Uses

1063.3 *Residential use* is limited to one *dwelling unit* of a maximum floor area of 140 m^2 per *lot* contained within a *building* containing a principal permitted *use* for occupancy by the owner, manager or caretaker and immediate family.

Sub-Zone Areas and Location of Uses

1063.4 1) Sub-zone areas:



2) *Restaurant* and *group children's daycare uses* may only be located on the ground floor of a building where other permitted uses are the principal occupants of the building. In subzone CD-163(B), *restaurant* and *group children's daycare uses* may only be located on the ground floor of a building, labelled 'office' in Section 1063.4.1).
3) In subzone CD-163 (B), commercial recreation, instruction and entertainment *uses* excluding *arcades, pool halls* and *casino halls uses* and *personal service uses* may only be located in a *building* labelled 'office' in Section 1063.4.1).

Lot Coverage

1063.5 The maximum permitted *lot coverage* of *building* and structures shall be 60% except in subzone CD-163(D) where the maximum permitted *lot coverage* of *buildings* and *structures* shall be 40%.

Siting of Buildings and Structures

1063.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

a) 5.0 metres from a *lot line* abutting a *street*
b) 3.0 metres from a *rear* or *side lot line* not abutting a *street*
c) No setback is required from an interior or *side lot line* abutting an M or C or CD-163 zone.

Height of Buildings and Structures

1063.7 Except as provided for in Section 104.5, the height of buildings and structures shall not exceed 12 metres except that:

a) the *height* of *production studio buildings* as labelled ‘production studio’ in Section 1063.4.1) shall not exceed 17 metres.
b) the *height* of *buildings* in subzone CD-163(C) and labelled ‘office’ in Section 1063.4.1) in subzone CD-163(B) shall not exceed six *storeys*.

Subdivision Requirements

1063.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1063.9 Landscape areas, landscaping screens, parking lot landscaping and fencing shall be provided in accordance with Section 111 as it applies to “M” Industrial zones and in accordance with the Development Permit.

Parking and Loading

1063.10 Parking and loading shall be provided in accordance with Section 107.

Development Permit Requirements

1063.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lots 2, 3, 5 Section 25 Township 8 New Westminster District Plan EPP86150

East Half Lot 6 Section 25 Township 8 New Westminster District Plan 2758

West Half Lot 5 Section 25 Township 8 New Westminster District Plan 2758

Lot “V” Section 25 Township 8 New Westminster District Plan 23602

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-163.

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
NOTICE WAS ADVERTISED the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021.
ADOPTED the	day of	, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5729

