



SCHOOL DISTRICT NO. 35 (LANGLEY)
REGULAR MEETING OF THE BOARD OF EDUCATION

AGENDA

Tuesday, December 13, 2022

7:00 p.m.

Langley School Board Office

Pages

1. AUDIO VISUAL RECORDING (LIVESTREAMING) OF REGULAR BOARD MEETING
2. CALL TO ORDER
3. REPORT FROM "IN CAMERA"
4. CONSENT AGENDA

Recommendation:

That the Board of Education adopts the consent agenda items as provided.

- | | | |
|-------|---|---------|
| 4.1 | <u>CONSIDERATION OF MINUTES</u> | 1 - 14 |
| 4.2 | <u>COMMITTEE REPORTS</u> | |
| 4.2.1 | <u>AUDIT COMMITTEE</u> | 15 - 15 |
| 4.2.2 | <u>EDUCATION/STRATEGIC PLAN COMMITTEE</u> | 16 - 17 |
| 4.2.3 | <u>FINANCE AND FACILITIES COMMITTEE</u> | 18 - 19 |
| 4.2.4 | <u>POLICY COMMITTEE</u> | 20 - 21 |
| 4.2.5 | <u>COMMUNICATIONS COMMITTEE</u> | 22 - 22 |
| 4.3 | <u>BOARD LIAISON COMMITTEE REPORTS</u> | |
| 4.3.1 | <u>DISTRICT PARENT ADVISORY COUNCIL (Trustee Neufeld)</u> | 23 - 40 |
| 4.4 | <u>SCHOOL DISTRICT COMMITTEE REPORTS</u> | |
| 4.4.1 | <u>ABORIGINAL / ya:yəstəl' (Assistant Superintendent Moino)</u> | 41 - 42 |
| 4.5 | <u>COMMUNITY COMMITTEE REPORTS</u> | |

4.5.1	<u>CITY OF LANGLEY ADVISORY DESIGN PANEL (Trustee Ward)</u>	43 - 97
4.5.2	<u>TOWNSHIP OF LANGLEY RECREATION, CULTURE AND PARKS ADVISORY (Trustee Dickinson)</u>	98 - 106
4.6	<u>CORRESPONDENCE</u>	107 - 111
5.	<u>CONSIDERATION OF AGENDA</u>	
	Recommendation: That the Agenda be approved as presented.	
6.	<u>PRESENTATIONS</u>	
6.1	<u>TRUSTEE RECOGNITIONS</u>	
7.	<u>SUPERINTENDENT'S REPORTS</u>	
7.1	<u>STRATEGIC PLAN 2023-2026 DEVELOPMENT</u>	112 - 113
	Recommendation: That the Board of Education receives the report on the development of the 2023-2026 Strategic Plan for information, as presented.	
7.2	<u>STUDENT AND FAMILY AFFORDABILITY FUND</u>	114 - 115
	Recommendation: That the Board of Education receives the report on the Student and Family Affordability Fund for information, as presented.	
7.3	<u>AMENDED DISTRICT CALENDAR 2022-2023</u>	116 - 117
	Recommendation: That the Board of Education approves the amended District Calendar for 2022-2023 as presented.	
8.	<u>SECRETARY-TREASURER'S REPORTS</u>	
8.1	<u>BUDGET PROCESS AND TIMELINES 2023-2024</u>	118 - 127
	Recommendation: That the Board of Education approve the Budget Process and Timeline (2023/2024 Preliminary Operating Budget) as presented.	
8.2	<u>FUNDING AND ENROLMENT UPDATE</u>	128 - 136
	Recommendation: That the Board of Education receives the Funding and Enrolment Update for information, as presented.	
9.	<u>POLICY COMMITTEE</u>	

9.1 POLICY 13: APPEALS BYLAW

137 - 141

Recommendation:

That the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to adopt the revisions to Policy No. 13: Appeals Bylaw.

9.2 POLICY 18: STUDENT TRANSPORTATION

142 - 144

Recommendation:

That the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to adopt the revisions to Policy No. 18: Student Transportation.

10. NEW BUSINESS

11. TRUSTEE COMMENTS

12. QUESTION PERIOD

Question Period is provided at Board Meetings. The purpose is to ensure that those present in the audience have an opportunity to obtain clarification concerning business conducted during that meeting. Priority will be given to responding to one question per person before considering further questions from any individual.

The following will help the public develop questions for Question Period at a Board Meeting that is keeping with the goal of a respectful and focused meeting.

Questions:

1. Need to be directed to the Chair and not to staff;
2. Need to be related directly to the topic on the agenda;
3. Need to be succinct, focused and not be a statement;
4. May not be asked that are related to personnel or directed at an individual trustee;
5. May not be asked that are related to contract negotiations; and
6. The questioner shall provide their name so that it can be reflected in the minutes.

All of the above are directions provided for in Board Policy No. 7 - Board Operations. The Chair may answer, may defer to staff or indicate a question may not be in keeping with the above guidelines.

The Board appreciates the public's interest and wants to ensure a professional meeting is conducted, with Question Period focused on providing guests with the clarification they seek.

Trustees also welcome questions from members of the public apart from Question Period. Their contact information is available on the School District website.

13. ADJOURNMENT

Recommendation:

That the meeting be adjourned at __ p.m.



**SCHOOL DISTRICT NO. 35 (LANGLEY)
REGULAR MEETING OF THE BOARD OF EDUCATION**

MINUTES

Date: Tuesday, September 20, 2022

Location: Langley School Board Office

Trustees Present:	Rod Ross	Chairperson
	David Tod	Trustee
	Shelley Coburn	Trustee
	Suzanne Perreault	Trustee
	Tony Ward	Trustee
	Marnie Wilson	Trustee
	Charlie Fox	Trustee
	Mike Pue	District Principal, Aboriginal Education

Staff Present:	Mal Gill	Superintendent
	Brian Iseli	Secretary-Treasurer
	Woody Bradford	Deputy Superintendent
	Shind Chand	Assistant Secretary-Treasurer
	Lisa Lainchbury	Assistant Superintendent
	Marcello Moino	Assistant Superintendent
	Joanne Abshire	Communications Manager
	Judy Swanson	Executive Assistant
	Pol Babao	Technical Support Specialist 3
	Dale Vo	IT Manager, Infrastructure and Security

Partner Groups:	Houman Anasory	CUPE 1851, President
	Tanya Kerr	LTA, President
	Ellen Bornowsky	LTA, Vice-President
	Kim Anderson	LPVPA President
	Vincent Montefrio	Technical Support Specialist 2
	George Kozlovic	Director of Instruction
	Alicia Rempel	DPAC
	Janine Orlando	LTA, Vice-President
	Carey Schafer	CUPE 1851

1. AUDIO VISUAL RECORDING (WEBCASTING) OF REGULAR BOARD MEETING

Those in attendance were informed that as per Policy No. 7 - Regular and Special Meetings of the Board may be streamed live, archived and accessed online. The Board reserves, at its sole discretion, via motion at any meeting, the right to not stream live or archive a meeting or a portion of a meeting. Further, the Board reserves the right to edit any recorded portion of a meeting.

2. CALL TO ORDER

The Board Chair called the meeting to order at 7:00 pm, and began the meeting with the introduction stating: "I would like to acknowledge that the Langley School District is located on the traditional, ancestral and unceded territories of the Matsqui, Kwantlen, Katzie and Semiahmoo First Nations. We gather here tonight in an understanding of the importance of ya:yəstəl' (**y-eye yes tel**) /sq'eq'o yoyes (**sckecka y-eyes**) (working together) and nə́cəʔmat (**not sa mot**) /lets'emó:t (**let sa mot**) (**uniting** ourselves with one mind, one heart) to ensure that we support and inspire all learners to reach their full potential."

Chairperson welcomed everyone and introduced attendees.

3. REPORT FROM "IN CAMERA"

The Vice-Chair reported that the items discussed in the 'In Camera Meeting' pertained to personnel and property.

The items discussed in the 'In Camera Meeting' on June 21, 2022 pertained to legal and personnel.

The items discussed in the 'Special In Camera Meeting' which took place on August 26, 2022 pertained to legal and personnel.

The items discussed in the 'In Camera Meeting' on September 6 pertained to personnel.

4. CONSENT AGENDA

R22/10/07-01

Moved By: Trustee Perreault

Seconded By: Trustee Tod

That the Board of Education adopts the consent agenda items as provided.

CARRIED UNANIMOUSLY

4.1 CONSIDERATION OF MINUTES

- 4.2 COMMITTEE REPORTS
 - 4.2.1 AUDIT COMMITTEE
 - 4.2.2 FINANCE AND FACILITIES COMMITTEE

5. CONSIDERATION OF AGENDA

R22/10/07-02

Moved By: Trustee Fox

Seconded By: Trustee Wilson

That the Agenda be approved as presented.

CARRIED UNANIMOUSLY

6. PRESENTATIONS

6.1 NATIONAL DAY FOR TRUTH AND RECONCILIATION

Mike Pue, District Principal of Aboriginal Education presented.

6.2 HONORING OF RETIRING TRUSTEES

Trustee David Tod and Trustee Shelley Coburn were honoured for their work as trustee as they will not be returning to the role.

7. SUPERINTENDENT'S REPORTS

7.1 BOARD EVALUATION

R22/10/07-03

Moved By: Trustee Wilson

Seconded By: Trustee Tod

That the Board of Education receives the report on the Board Evaluation for information, as presented.

CARRIED UNANIMOUSLY

7.2 SCHOOL START-UP

R22/10/07-04

Moved By: Trustee Tod

Seconded By: Trustee Wilson

That the Board of Education receives the report on School Start-up for information, as presented.

CARRIED UNANIMOUSLY

7.3 FRAMEWORK FOR ENHANCING STUDENT LEARNING

George Kozlovic, Director of Instruction presented.

R22/10/07-05

Moved By: Trustee Fox

Seconded By: Trustee Ward

That the Board of Education receives the report on the Framework for Enhancing Student Learning for information, as presented.

CARRIED UNANIMOUSLY

8. SECRETARY-TREASURER'S REPORTS

8.1 STATUTORY RIGHT OF WAY - LANGLEY SECONDARY SCHOOL

R22/10/07-06

Moved By: Trustee Ward

Seconded By: Trustee Fox

That the Board of Education of School District No. 35 (Langley) - Langley Secondary Road Widening Right-Of-Way Bylaw 2022 be given first reading.

CARRIED UNANIMOUSLY

R22/10/07-07

Moved By: Trustee Ward

Seconded By: Trustee Tod

That the Board of Education of School District No. 35 (Langley) - Langley Secondary Road Widening Right-Of-Way Bylaw 2022 be given second reading.

CARRIED UNANIMOUSLY

R22/10/07-08

Moved By: Trustee Perreault

Seconded By: Trustee Wilson

That the Board of Education of School District No. 35 approves having all three readings of Langley Secondary Road Widening Right-Of-Way Bylaw 2022 at tonight's meeting.

CARRIED UNANIMOUSLY

R22/10/07-09

Moved By: Trustee Fox

Seconded By: Trustee Perreault

That the Board of Education of School District No. 35 (Langley) - Langley Secondary Road Widening Right-Of-Way Bylaw 2022 be given third reading, passed and adopted on the 20th day of September, 2022.

CARRIED UNANIMOUSLY

8.2 FIVE-YEAR CAPITAL PLAN UPDATE

R22/10/07-10

Moved By: Trustee Tod

Seconded By: Trustee Perreault

In accordance with provisions under Section 142 (4) of the School Act, the Board of Education of School District No. 35 (Langley) hereby approves the proposed Five-Year Capital Plan (Minor Capital Programs) for 2023/2024, as provided on the attached Minor Five-Year Capital Plan.

CARRIED UNANIMOUSLY

9. AUDIT COMMITTEE

Trustee Charlie Fox, Chairperson of the Audit Committee Meeting presented this item.

9.1 APPROVAL OF AUDITED 2021-2022 FINANCIAL STATEMENTS

R22/10/07-11

Moved By: Trustee Perreault

Seconded By: Trustee Ross

That the Board of Education of School District No. 35 (Langley) approves the 2021/2022 Audited Financial Statements and request staff to submit them to the Ministry of Education.

CARRIED UNANIMOUSLY

9.2 FINANCIAL STATEMENT DISCUSSION & ANALYSIS

R22/10/07-12

Moved By: Trustee Ross

Seconded By: Trustee Ward

That the Board of Education of School District No. 35 (Langley) approves the Financial Statement Discussion and Analysis (FSD&A) be included with the 2021/2022 Financial Statements.

CARRIED UNANIMOUSLY

9.3 SURPLUS RESTRICTIONS

R22/10/07-13

Moved By: Trustee Tod

Seconded By: Trustee Perreault

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$2,489,351 to balance future budgets, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-14

Moved By: Trustee Wilson

Seconded By: Trustee Ross

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$107,804 for infrastructure replacement, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-15

Moved By: Trustee Perreault

Seconded By: Trustee Tod

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$1,500,000 for student capacity needs, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-16

Moved By: Trustee Tod

Seconded By: Trustee Ward

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$2,622,054 for the school generated funds balance that hasn't been spent and now is part of the operating surplus due to PSAB, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-17

Moved By: Trustee Ross

Seconded By: Trustee Wilson

That the Board of Education of School District No. 35 (Langley) approves the internally restricted school operating fund surpluses of \$421,322 from 2021/2022 be carried forward to 2022/2023 for schools, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-18

Moved By: Trustee Tod

Seconded By: Trustee Wilson

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$167,804 for Indigenous Education, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-19

Moved By: Trustee Ross

Seconded By: Trustee Tod

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$1,233,788 for commitments from 2021/2022, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-20

Moved By: Trustee Tod

Seconded By: Trustee Ross

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$283,393 for COVID-19 contingency, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-21

Moved By: Trustee Ross

Seconded By: Trustee Wilson

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$250,000 for classroom furniture as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-22

Moved By: Trustee Perreault

Seconded By: Trustee Ward

That the Board of Education of School District No. 35 (Langley) approves the internally restricted surplus of \$750,000 for projector replacements, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

R22/10/07-23

Moved By: Trustee Tod

Seconded By: Trustee Wilson

That the Board of Education of School District No. 35 (Langley) approves the restricted surplus of \$630,919 for Future District Capital Contributions, as described in note 12 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

9.4 INTERFUND TRANSFERS

R22/10/07-24

Moved By: Trustee Ward

Seconded By: Trustee Ross

That the Board of Education of School District No. 35 (Langley) approves the transfer of \$443,540 from the Special Purpose Fund and \$5,666,140 from the Operating Fund to the Capital Fund, as described in note 13 of the 2021/2022 Audited Financial Statements.

CARRIED UNANIMOUSLY

10. TRUSTEE COMMENTS

Trustees shared their appreciation for Trustees David Tod and Shelley Coburn for their work serving as trustees since they are not running again. Thank you to all trustees for their contributions as trustees and to Trustee Rod Ross for his work as Chairperson. Appreciation to all partner groups. Encouragement for everyone to get out and do something that helps on September 30 National Truth and Reconciliation Day. The tour of Aldergrove Community Secondary School and Betty Gilbert that trustees received was much appreciated and enjoyed. Thank you for all the hard work of District staff, teachers and support staff. Congratulations to Candy Ashdown and Tony Ward who have been elected as trustee by acclamation.

11. QUESTION PERIOD

Question Period is provided at Board Meetings. The purpose is to ensure that those present in the audience have an opportunity to obtain clarification concerning business conducted during that meeting. Priority will be given to responding to one question per person before considering further questions from any individual.

The following will help the public develop questions for Question Period at a Board Meeting that is keeping with the goal of a respectful and focused meeting.

Questions:

1. Need to be directed to the Chair and not to staff;
2. Need to be related directly to the topic on the agenda;
3. Need to be succinct, focused and not be a statement;
4. May not be asked that are related to personnel or directed at an individual trustee;
5. May not be asked that are related to contract negotiations; and
6. The questioner shall provide their name so that it can be reflected in the minutes.

All of the above are directions provided for in Board Policy No. 7 - Board Operations. The Chair may answer, may defer to staff or indicate a question may not be in keeping with the above guidelines.

The Board appreciates the public's interest and wants to ensure a professional meeting is conducted, with Question Period focused on providing guests with the clarification they seek.

Trustees also welcome questions from members of the public apart from Question Period. Their contact information is available on the School District website.

The Chair called for questions from the public.

Questions were received from the public from Evan regarding: CPI, inflation, hardship funds, fee schedules, FSD&A risks, electric vehicle grants, and the right-of-way.

12. ADJOURNMENT

R22/10/07-25

Moved By: Trustee Coburn

Seconded By: Trustee Tod

That the meeting be adjourned at 10:06 p.m.

CARRIED UNANIMOUSLY

TRUSTEE ROD ROSS

BOARD CHAIR

BRIAN ISELI, CPA, CMA

SECRETARY-TREASURER



SCHOOL DISTRICT NO. 35 (LANGLEY)

INAUGURAL MEETING OF THE BOARD OF EDUCATION

MINUTES

Date: Tuesday, November 8, 2022

Location: Langley School Board Office

Trustees Present:

Candy Ashdown	Trustee
Holly Dickinson	Trustee
Charlie Fox	Trustee
Joel Neufeld	Trustee
Sarb Rai	Trustee
Tony Ward	Trustee
Marnie Wilson	Trustee

Staff Present:

Mal Gill	Superintendent
Brian Iseli	Secretary-Treasurer
Woody Bradford	Deputy Superintendent
Lisa Lainchbury	Assistant Superintendent
Joanne Abshire	Communications Manager
Judy Swanson	Executive Assistant
Dale Vo	IT Manager, Infrastructure and Security
Pol Babao	Technical Support Specialist 3
Vincent Montefrio	Technical Support Specialist 2

Guests:

The Honourable Judge Jodie Harris	
Chief Marilyn Gabriel	Kwantlen First Nation
Kevin Kelly Michael	Kwantlen First Nation
Kelly-Gabriel	Kwantlen First Nation
Angela Filardeau	Kwantlen First Nation
Kassandra Antone	Kwantlen First Nation
Denis Leon	Kwantlen First Nation
Michelle Saul	Kwantlen First Nation
Tricia Gabriel	Kwantlen First Nation

1. AUDIO VISUAL RECORDING (LIVESTREAMING) OF INAUGURAL BOARD MEETING

As per Policy No. 7 - Regular and Special Meetings of the Board may be streamed live, archived and accessed online. The Board reserves, at its sole discretion, via motion at any meeting, the right to not stream live or archive a meeting or a portion of a meeting. Further, the Board reserves the right to edit any recorded portion of a meeting.

2. CALL TO ORDER

Meeting called to order at 7:00 pm.

Secretary-Treasurer began the meeting with the introduction stating:

"I would like to acknowledge that the Langley School District is located on the traditional, ancestral and unceded territories of the Matsqui, Kwantlen, Katzie and Semiahmoo First Nations. We gather here tonight in an understanding of the importance of ya:yəstəl' (**y-eye yes tel**) /sq'eq'o yoyes (**sckecka y-eyes**) (working together) and nácaʔmat (**not sa mot**) /lets'emó:t (**let sa mot**) (**uniting** ourselves with one mind, one heart) to ensure that we support and inspire all learners to reach their full potential."

Secretary-Treasurer welcomed everyone and introduced trustee-elects, Mal and Brian.

Secretary-Treasurer welcomed the MLA, MP, Mayors of the Township and City, Partner Groups, Township and City Councillors, Kwantlen First Nation Chief and her family, and all guests tonight.

3. SINGING OF NATIONAL ANTHEM

Secretary-Treasurer Brian Iseli introduces grade 12 student, Clair Jun, of Langley Fine Arts School who will lead us in singing O Canada.

4. HONOURING AND BLESSING (Kwantlen First Nation)

Chief Marilyn Gabriel, Kevin Kelly and Michael Kelly Gabriel from the Kwantlen First Nations led the Honouring and Blessing along with Angela Filardeau, Kassandra Antone, Denis Leon, Michelle Saul and Tricia Gabriel.

5. OATH OF OFFICE

The Honourable Judge Harris was welcomed to conduct the swearing-in portion of the agenda. Pursuant to Section 50 (1) of the School Act, a person elected or appointed to office must make a prescribed Oath of Office within 45 days after the declaration of election or appointment. After individually taking the Oath of office, trustees signed their declarations.

6. ELECTION OF CHAIR

As per Board Policy 7, nominations for Chairperson were done by ballot.

Candy Ashdown and Marnie Wilson were nominated for the position of Chairperson. Both trustees accepted their nomination. Trustee Marnie Wilson requested an opportunity to make some comments prior to the vote. Trustee Wilson and Trustee Ashdown were both given the opportunity to speak briefly.

Secretary-Treasurer Iseli announced that Candy Ashdown was voted as the Chairperson of the Board. Secretary-Treasurer Brian Iseli handed over the chairing of the meeting to Chairperson Ashdown.

R22/11/08-01

Moved By: Trustee Fox

Seconded By: Joel Neufeld

That the ballots for the election of the Chairperson be destroyed.

CARRIED UNANIMOUSLY

7. ELECTION OF VICE-CHAIR

As per Board Policy 7, nominations for Vice-Chairperson were done by ballot.

Holly Dickinson and Marnie Wilson were nominated for the position of Vice-Chairperson. Both trustees accepted their nomination. Trustee Marnie Wilson requested an opportunity to make some comments prior to the vote. Trustee Wilson and Trustee Dickinson were both given the opportunity to speak briefly.

Chairperson Candy Ashdown announced that Holly Dickinson was voted as the Vice-Chairperson of the Board.

R22/11/08-02

Moved By: Trustee Fox

Seconded By: Trustee Wilson

That the ballots for the election of the Vice-Chairperson be destroyed.

CARRIED UNANIMOUSLY

8. TRUSTEE COMMENTS

Trustees thanked family, friends, fellow candidates, voters and previous trustees for their support and encouragement. Further personal reflections, appreciation and comments were shared by all trustees.

9. ADJOURNMENT

R22/11/08-03

Moved By: Joel Neufeld

Seconded By: Trustee Ward

That the meeting be adjourned at 8:35 p.m.

CARRIED UNANIMOUSLY

TRUSTEE CANDY ASHDOWN

BOARD CHAIR

BRIAN ISELI, CPA, CMA

SECRETARY TREASURER



Audit Committee Report

December 6, 2022 Meeting

At the December 6, 2022 Audit Committee Meeting, the committee discussed the following topics:

- Audit Committee Work as per Policy 8
- Approvals In Excess of \$1,000,000
- School Audit Update



Education/Strategic Plan Committee Report

October 4, 2022 Meeting

At the October 4, 2022 Education/Strategic Plan Committee Meeting, the committee received reports on the following:

- Administrative Procedures:
 - AP 317: Care of Students with Life Threatening Conditions (revised) and the related appendix (removed)
 - AP 350: Student Code of Conduct (revised) and the related appendix (removed)
 - AP 355: Expectations and Consequences (revised)
 - AP 356: Exclusion (new)
 - AP 514: Signing Authority (revised)



Education/Strategic Plan Committee Report

November 22, 2022 Meeting

At the November 22, 2022 Education/Strategic Plan Committee Meeting, the committee received the following updates:

- Physical Restraint and Seclusion Report
- Healthy Staff Healthy Schools Update
- Board Work Plan
- Administrative Procedure 306: Admission to Choice Programs



Finance and Facilities Committee Report

October 11, 2022 Meeting

At the October 11, 2022 Finance and Facilities Committee Meeting, the attendees received a tour of HD Stafford Middle School. The Committee received reports on the following topics:

- Enrolment Update
- Next Steps for Langley City Partnership



Finance and Facilities Committee Report

November 22, 2022 Meeting

At the November 22, 2022 Finance and Facilities Committee Meeting, the Committee received reports on the following topics:

- Financial Responsibilities
- Budget
- Operating Grant Funding Structure
- 1701 September Enrolment Update
- Financial Update to October 31, 2022
- Student and Family Affordability Fund



Policy Committee Report

October 4, 2022 Meeting

At the October 4, 2022 Policy Committee Meeting, the committee discussed the following topics:

- Policy Committee Workplan
- Policy 13: Appeals Bylaw
- Policy 18: Student Transportation
- Policy 8: Board Committees
- Annual Board Advocacy/Influence Plan
- Annual Board Development Plan



Policy Committee Report

December 6, 2022 Meeting

At the December 6, 2022 Policy Committee Meeting, the committee discussed the following topics:

- Policy Committee work as per Policy 8
- Policy Committee Workplan
- Policy 8: Board Committees
- Policy 9: Board Representatives
- Annual Board Advocacy/Influence Plan
- Annual Board Development Plan



Communications Committee Report

October 11, 2022 Meeting

At the October 11, 2022 Communications Committee Meeting, the committee received reports on the following topics:

- Communications Plan Update:
 - COVID-19 Update
 - Emergency Phones Update
 - SD35 Connect App



DPAC General Meeting Minutes & AGM
May 19, 2022 @ 7pm
DRAFT

[Join The Teams Meeting](#)

1. **Call to Order: 7:02pm**
2. **Welcome and Introductions**
 - a. We acknowledge that the Langley School District resides on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.
3. **Establish Quorum (45 schools total 20% needed)**

Shortreed, Betty Gilbert, Fort Langley Elementary, Langley Fundamental, Brookwood, ACSS, James Hill, West Langley, Uplands, Langley Meadows, Gordon Greenwood, Noel Booth, REMSS, Dorothy Peacock, Willoughby Elementary, Yorkson Creek Middle School, Langley Fine Arts, Belmont Elementary, Peterson Road, HDSMS, Coghlan, Lynn Fripps
4. **Adoption of**
 - a. Agenda May 2022 - Approved
 - b. Minutes from April General - Approved
5. **Learning Support Services Presentation:** District wide training on Ukeru and why Langley is moving to this model - Kathy Keyworth, District Principal
Discussion around changes in Langley in the 2022 / 2023 school year. Langley used to do nonviolent crisis intervention training. (ie de-escalation / physical disengagement and restraints and holds) over the last few years, they are moving away from this to "Trauma Informed Practice" (ie Ukeru)

Why is SD 35 making this move: It connects to the strategic plan in 2 ways. Teachers in SD35 will get training. This will create compassion communities for a safe place for students and teachers.

Training will come in 3 parts with specific strategies

- a. Trauma-informed practice: all staff will receive this training including admin, custodians, etc. Any employee of SD35.
- b. Physical Protection Skills: Some staff such as resource staff will receive this training.
- c. Blocking: very few staff will receive this. Instead of restraint, pads are used. This will protect both the child and staff. The pad allows for safety and doesn't impact the student as negatively as restraints would.

Rollout: starts tomorrow May 20th DLT, District staff, LTA Exec, CUPE Exec receive all training so they may understand it. Sept 6th complex resource teams get full training to make sure they can use them right away. Sept 23rd 8 schools have been selected to receive all 3 levels of training. Belmont, Blacklock, Douglas Park, Nicomekl Elementary, Shortreed, RC Garnet, Wix-Brown, Parkside

Communication: DPAC presentation, formal communications will be circulated in June as well as another communication in September.

Q: Will pads be in for every classroom?

A: For chosen schools, it will be either every classroom, every other classroom, or in hallways. The intent is for them to be easily accessible.

Q: Is there an eval process

A: Yes after a year we will look for a reduction in violence reports. Current schools doing this are in Vancouver and North Vancouver for example. They are seeing a reduction.

Comment: Impressed that SD35 is being so forward thinking with this and implementing. I am very proud to be from this district.

Q: I am a parent of a student at Vanguard. How is this program going to be implemented in high school with the variation in body sizes. Would the technique not have to adjust as body sizes change?

A: Yes! We don't know exactly how Vanguard is going to be implemented yet. Staff do have this training in this school, so they may not need the additional training. We would implement larger pads and amend the training as needed.

6. Report: Barry Bunyan, Assistant Superintendent

Barry is representing Mal Gill who is at the Aboriginal Achievement Awards.

Highlights: Underway with finalizing the budget. The district did a survey to the community to get input on priorities; District will run the open house and is available for review on June 7th. The Board will officially approve the 2022/2023 budget at their June 21st meeting.

Staffing: Movement may happen as we are a growing district. These positions are being posted up to July and then again starting up in mid-August. Barry is retiring at the end of the year and his position will also be filled.

COVID: No real updates at the moment. Trying to get back to "normal" with less restrictions in place and gatherings being permitted.

Initiatives: Working on wellness with staff. Embarked on a survey that is designed for large organizations. It will inform SD 35 of what they can do for their staff. 2022/2023 year they are looking to implement some of the items needed so staff are supported.

Q: Chronic shortage of SEAS in the district. Will anything different be done in terms of approach?

A: We have challenges for all employee groups to attract and retain. SD 35 hires all year long continuously. Recruitment fairs, practicums, etc. Currently there are not enough SEA's coming out of the program and it's very competitive. Langley does work closely with post-secondary. When the practicum students are placed, they do tend to stay. The smaller cohorts graduating is somewhat of a problem. Always open to different ideas.

Q: Replacement of iPads. Is this still an initiative in Langley.

A: Yes, SD 35 has a "wave" program where they change out different schools over a period of time (ie 3 years, TBC) to get new tech. It's an ongoing plan and resources are planned for this.

Q: Is the same for French immersion teachers. It appears to be a struggle with these teachers? What is the struggle?

A: Yes, the special/ specific programs Langley offers require a high amount of training. These staff members can be a challenge to find as there are very few being graduated from programs. We are constantly working on this challenge.

Q: Was the wellness survey for all staff as a whole or broken out into the different categories of teachers, SEA's, admin, CUPE support etc?

A: It was given to all staff (on their own, staff meetings, available for a month) staff had to identify as an employee group. They can look at the data as a whole, or they segregate data anyway they wish.

7. Old Business

A. Update on Langley Parents Support Foundry Campaign (\$10,000 goal) - Alicia update
It's coming along. Recent PAC donations have brought us up to over \$3,000 (Uplands, Noel Booth and Gordon Greenwood). We supported the McHappy Day campaign. Over 60 students signed up to volunteer. It was a successful day over \$21,000 raised.

B. Asset Motion – How to book tents. (Barry)

The tents will arrive next week. We will circulate how to book them along with a tutorial on set up.

8. New Business

A. Incidental motion passed at our executive to bring forward the following motion to the AGM to vote on this evening.

MOTION

I Amita Gill, DPAC Member at Large, move to allocate \$500 from the Trades Scholarship Fund to be awarded to an applicant from the Richard Bulpitt Educational Award for the 2021/2022 School year.

MOVED

SECONDED - Rebecca

RATIONALE

There are 2 scholarships in the amount of \$500 each for Trades Applications available to students each year. This year DPAC only received one application for the Trades Scholarship. There was a total of 15 applications to the Richard Bulpitt Educational Award. DPAC has an approved budget this school year to award a total of 4 scholarships (2 in each category) DPAC is putting forward a motion to use the unawarded trade scholarship to a third candidate in the Richard Bulpitt category.

DISCUSSION

Lynn Frips PAC agreement

Comment: is it just for this year?

A: Yes, just this year alone.

Comment: great that we can help another student when it wasn't applied for. Great that someone can use it.

Q: Was there not enough applications?

A: Yes, only 1 person applied for trades.

Vote in Favour: 23

Vote Against: 0

Abstain: 1

MOTION CARRIED

B. Scholarship Committee – Amita Gill & Alicia Rempel

i. Richard Bulpitt Educational Award x 2

ii. Trades Scholarship x 2

iii. Committee recommendations

Announcement: Exceptional candidates always make the choice hard.

Trades: Grade 12 at Lynden (WGSS) is going to BCIT

Richard Bulpitt: Mika (REMSS) going to UBC, Kiana (Langley Fundamental) going to Trinity or UBC to study linguistics.

Students were asked about the learning journey and how teachers helped them. The process is open to anyone to apply for the scholarship.

We evaluate the applications with specific criteria. We revised what they talked about, was it memorable and how they were impacted. Each evaluator had to bring their top 1-2 candidates and as a group we decided on the successful proponents.

Recommendations for next year: large number of kids thought the deadline was 12am and not 12pm as we had it. We will look at the language for next year to clarify ie. "noon" or "5pm."

Comment: More Advertising for next year.

A: We rely on DPAC members to take it back to their schools, admin memos, paid social posts. We also circulate to the SD counsellors. We would love to hear additional comments on how we can improve.

Comment: Suggest Coop offices to educate around scholarships.

Comment: Focus on advertising to the grade 10/11 so they know about applying in grade 12

Comment: High school newsletters usually share out all scholarship info

9. Executive and Committee Reports:

A. President's Year End Report - Alicia Rempel (see attached)

B. Treasurer's Year End Report – Jodi Stiglic
Review of last month's budget. Review of Giant tickets deposit.

1. Motion to approve the Langley District Parent Advisory Council 2022/2023 Budget as presented
Seconder – Tisha
Vote in Favour - 19
Vote Against - 0
Vote Abstain – 3

MOTION CARRIED

- C. Executive Year End Comments
 - i. VP1 – Brian Martens
 - ii. VP2 – Pamala - Rose Combs
 - iii. Secretary – Rebecca Hardin
 - iv. Member At Large
 1. Jennifer Pyper
 2. Barry Connerty
 3. Geraldine McManus
 4. Amita Gill
 5. Tisha Krafte
 6. Chantale Hubbs

D. Committee Reports (Attached if applicable)

10. Announcements

1. Next School Board Meeting: May 24th, 2022
2. Next DPAC Meeting: September TBD

Adjournment 8:30pm

11. Elections – Nomination Committee, Election chaired by Geraldine McManus

- I. Review voting terms for positions
- II. Explain voting process
- III. Call Election

Nominations Floor:

Nominate Brian Martens, VP1 – sole candidate, acclaimed

No nominations received: open floor: VP2 – Jenn Pyper nominated and accepted

Nomination for Shawna Lorrie, VP2 not accepted but would prefer MAL role.

Nominations Closed – VP2, Jenn Pyper, acclaimed

Secretary, Rebecca Harden nominated and accepted, acclaimed

MAL 6 – positions available. Nominations for Tisha, Resha, Shawna, Chantale – accepted, acclaimed

12. Adjournment 9pm



DPAC General Meeting Minutes
September 22, 2022 @ 7pm
Approved
SD 35 Office

1. Call to Order: 7:04 pm

2. Welcome and Introductions

- a. We acknowledge that the Langley School District resides on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

3. Establish Quorum (45 schools total 20% needed)

Signed in to in person meeting: Coughlan, Gordon Greenwood, James Hill, Langley Fine Arts, Langley Fund., Langley Meadows, Lynn Fripps, Nicomekl, Noel Booth, Peterson Road, Shortreed, Simonds, Uplands, West Langley, Wix-Brown, Aldergrove Comm. Sec., Betty Gilbert Middle, DW Poppy, HD Middle Stafford, Langley Secondary, RE Mountain Sec., Walnut Grove Sec., Donna Gabriel Robins, Vanguard Sec., Yorkson Creek. Count is 20 (Jodi to sign in after)

4. Adoption of

- a. Agenda September 2022 – Approved.

If you would like items to be addressed on the agenda please email secretary@langleydpac.ca or see how to motion at the bottom of the bottom of the newsletter. *Agenda items should be discussing district wide issues not specific schools and should be broad in scope*. Motions can come from the floor; however, we prefer to have them in advance in order to prepare. The PAC would be called upon to motion; the Chair will call for a seconder, and then back to the motioning PAC to discuss rationale, then open to the floor for discussion. If it has not been seconded, it would not be brought to the membership for discussion. The DPAC rep takes back information from the DPAC general meeting to their PAC for discussion and a PAC vote on how the rep is to Vote at the DPAC meeting.

Housekeeping – if you are a DPAC rep, you have the voting rights. 1 vote per school. Only DPAC reps are permitted to vote.

DPAC reps should take notes – Minutes do get circulated the 2nd weekend of the month. DPAC does rely on DPAC reps to share out to their PACs. Please reshare from DPAC Social and newsletters. DPAC reps are the link between DPAC and parents.

- b. Minutes from May AGM - Approved

5. Presentation: Foundry Langley Parent Peer Support; Brenda-Lee Hunter

- A.** Foundry provides medical and mental health services and other social services for youth 12 – 25 years of age. Additionally, there is counselling available to parents/caregivers of the youth. Parents/caregivers can seek assistance and guidance from Foundry as well as those who have had background and experiences. Peer support can offer a sense of belonging and offers a way to access resources and learn about new ways to support their youth. The Parent Peer support group is active Tuesday 5:30pm – 7pm. <https://foundrybc.ca/> if you are interested in attending, please email Brenda-Lee for more information bhunter@encompass-supports.com Saturday September 24th is an open house 11am – 2pm with lots of information.

Q: Can you clarify what services are available for youth? Is a referral needed? Is this counseling?

A: Foundry offers: private health, sexual health (via doctor, nurse practitioner) as well as a social aspect - someone to talk to. There is a Youth Peer support worker, who would register why they are there. Depending on needs (i.e. food, housing, jobs, medical, counselling, mental health) they can drop in and be assisted right away. The Youth Hub will be moving over to Foundry over time.

Q: Has this been put forth to school councilors or solely coming through DPAC

A: Both. Information is deployed via multiple channels in Langley.

Q: Are services mostly offered to kids in high school? Is there an elementary school assistance?

A: No, not elementary school. Those who are 12 – 24 can seek Foundry assistance. The gaps that have been identified seem to be at the high school level. If someone who was 11 showed, they would not be turned away.

Q: Is it true that 12 year olds don't need parent consent?

A: Yes, that is correct, 12 and older can seek help without parent consent.

If you are seeking younger support the Langley School District Foundation offers counselling services for families who find the cost a barrier, families can be referred through the school counselor. BC211 is widely used as well for those who are younger and for families. (Call or text) they will put people in contact with those who can support needs.

6. Presentation: Assistant Superintendent, Marcello Moino - Affordability Fund

- A.** Student and family affordability fund – 60 million has been issued from the province. Langley's share of the fund is just over 2.1 million. Along with those funds come guidelines and reporting criteria, as well as consultation with DPACs and PACs. The goal is to obtain feedback. They will then have principals share the power point with PACs.
 - i.** Guidelines: More guidelines are coming to assist families and students including food security. It's not about everyone, as everyone has different needs. Some families have a little bit more hardship
 - ii.** Uses: Expand meal programs, ensure supplies (workbooks, clothing, grad wear, etc.) and to cover additional fees (optional field trips, enhanced projects, fine arts, graduation) When funds are at a premium the ability to do the extras is limited. It must be connected to schools
 - iii.** **NOT** to include salaries, admin costs, or overhead costs and **NOT** to include past fees or reimbursements.
- B.** Guiding committee: Mike Pue, Iha Hayer, Michael Morgan, Joanne Neveu, Shind Chand, Marcello Moino, supported by Jo Abshire and Ruth Castillo – Select SD 35 employees have been selected.
- C.** Consultation Groups: DPAC and PACs, Matsqui, Kwantlen, Katzie, Semiahmoo First Nations, Lower Fraser Valley Aboriginal Society and Wacey Metis Society, District staff, Inclusion Langley and Langly School District Foundation
- D.** Who – this fund is supposed to enhance current polices. The intent of this is to enhance support but also based upon hardship policies – those students/families
- E.** When: All funds must be spent by June 30, 2023 – its one-time funding. It's meant to build on what already exists. It is supposed to enhance current items. Plan slow but execute quickly based on SD35 experience and feedback received.

DRAFT Plan

Who are the vulnerable families facing food insecurities and low income? This info comes from data provided by the poverty reduction committee and comes from enhanced support teams in schools. Additionally, consultation will be done to identify students and families while maintaining privacy and

dignity. It is critical to identify priority needs. Once they have that they will disburse funds based on priority needs that meet Ministry criteria.

Feedback

Of the 3 uses (food, supplies, fees) which do you see as the highest priority? How is this delivered Why doesn't this engage with the families that would be receiving the funds? Ask them what their needs are?

While we are using the data, are there other sources of info to identify students and families that we may be missing?

How do we ensure that students and families who need supports know how to connect with supports at the schools?

Is there something we are missing?

Q; Does SD 35 have info on fees for supplies. Is there data being collected from the school as to who is asking for fees, that would tally what the current need is? Or do we know the actual increase has been?

A: Administrators are stating they know who the families are. Through various sources, schools have a pretty good sense of who have the greatest needs in terms of food security and income. More families have reached out to seek help.

Comment: Uplands PAC rep, they tend to know which families are in need and support for hot lunch. They are hearing its more around supplies rather than food. Costs have increased a lot and these seem to be a priority. Suggested to check with PACs and DPAC. Missing, PACs do support families in need, there may be thoughts that PACs should receive some of the funding to enhance what they are already giving to families in need.

Comment: Learned experiences from people would be a great resource for what might be needed

Comment: are schools allocated a certain amount? If schools are smaller, do they get less funds? In terms of the number of families in Langley who have provincial support, the percentages of families at each school is an example of data that will be referenced.

Comment: Each school have different level of supplies required in high schools (ie Vangaurd, vs Fine Arts, vs HD Stafford) the principals would be an excellent resource to determine those in need.

Comment: Have you thought about an online survey to send out to all families? A family could select if they are in need? Or provide detail on someone they might know in need.

A: They have examined this; however decided to go an alternate way as the families who are most vulnerable are the families who won't or don't have resources to answer the survey.

If you have additional comments/ feedback to be provided, please email: Marcello Moino
mmoino@sd35.bc.ca

7. Report: Charlie Fox, Trustee

Last regular board meeting was September 20th. Trustee Coburn and Trustee Tod retired from their trustee roles. 2 city trustees were acclaimed (Ward & Ashdowne). Audited financial statements have passed. The financial situation of the district is very clean and auditors were impressed with staff. 3 playgrounds were approved along with replacement of doors and windows in the Minor Capital Plan. National day for truth and reconciliation coming next Friday. First Trustee candidates meeting was held.

8. Report: Mal Gill, Superintendent

Acknowledge Foundry and the work they have done. Administrators were taken on a tour. School councilors have been connected with district wide-supports for youth. Langley is the only school district in the province who has a person connected with the Foundry. Youth spoke about access and Foundry has met that connection.

2022/2023 school year Count: K-8 approaching and increase of 700 students from last year numbers. Secondary numbers are still being counted.

Since last year we have opened 26 new divisions. Some are just for growth. Some are due to LTA contract specifications (around class composition and class size). Some classes are still without teachers. Issues not localized in terms of staff shortages – neighboring districts are all looking for staff. Underway with creative solutions to get permanent teachers in front of students as soon as possible.

Superintendent noted Every child matters – not just one day at SD35, it's every day. 3 main goals for admin principals and VPs. Working on trauma informed practices and training. Every member of staff in next 2 years will be trained (bus drivers to SEAs to teachers).

Certain communities (ie Willoughby slope) experiencing exponential growth. This year every student was placed by the Monday after the first week. For next year, this could get slowed down. Most students would be placed by the Monday, but allow for flexibility throughout that second week to do final placements and not rush. The district wants to “get it right” the first time and not have to move students once placed.

Meet the teacher is underway.

Sept 25 -flags at half-mast for Fallen Police Officers Memorial

Sept 30 – Truth and Reconciliation. No in session this day but assemblies will be going on.

Q: in terms of numbers of kids that show up unexpected on the first day of school is there anything that can be done by PACs to help?

A: 3rd Monday in Jan is when K reg starts. This is publicized. Choice school reg occurs around this time. Official regs go to March 31. Doors are open at the schools where reg can take place. 1 week in July (elementary, 2 weeks in secondary) Exploration of online registrations is being reviewed. The district is finding people are more transient; rental situations change quickly, job offers might mean a family re-locates; so it's not isolated to our community we are seeing fast movement everywhere. People moving into Langley are not local. They are coming from all over Canada and the world.

Q: Langey Meadows seems to be run off school. Developments go in and then capacity goes over. Is there a way to make developers communicate numbers of families moving into the new developments.

A: Ministry requires the need to be shown, then they build the school. There is a school ready to go, but there is an issue with a stream and the Department of Fisheries. It's north of RE Mountain 82nd

Q: Is Langley meadows getting 3 portables?

A: Not 100% on portable placement as we don't yet know total numbers. The plan is to utilize the spaces we have.

Q: Are PACs supposed to organize carpooling

A: no, its not something the SD has asked of the schools. It could be people brainstorming to find a solution.

Q: Is advocating for new schools something that DPAC should put forward to BCCPAC to help plan with school growth?

A: Ministry has an ongoing communication with SD35 and seems to be on board with moving new schools forward. They are well aware of the pressures Langley faces.

Q: Donna Gabriel: kids don't have separate bathrooms.

A: All new builds coming from the ministry have gender neutral bathrooms. The idea is inclusion and safe spaces for all students. A place where everyone feels they belong. Washrooms like this have completely private and enclosed individual space (with a toilet) and simply a communal hand washing station. Admin and teachers are available to work with students who need additional privacy. In an open bathroom, supervision of students is actually easier as there is not a private and unsupervised, full enclosed washroom for students to be in the same location.

9. Old Business

A. Saturday Sept 24th Grand open date for Foundry – officially open

B. Tax Receipt Update – Brian

- i. No update as of yet. Shind Chand has been emailed. No response has been received. Background: tax receipts for parents who wished to make a school donation was brought up over a year ago. Langley School District Foundation's role is to be the charity for the district and accept donations on behalf of schools and provide a donor tax receipt. Foundation does have an admin fee. The donor gets full taxable receipt. The admin fee of 10% comes off that and the net amount gets directed to the school.

10. New Business

11. Executive and Committee Reports:

A. President's Report - Alicia Rempel

Finally! An "almost" normal September back to school. We have been seeing Back to School BBQs, Fun Nights, Meet the Teacher open houses and all the things that make September exciting. We have been focused on planning our year and are excited to announce in person events for most of our activities. You can look forward to our annual PAC 101 (focused on proper governance) and Treasurer 101 return and this year, we are planning back-to-back events on the same evening. We strongly recommend all members of your PAC attend both events! Stay tuned on a date for that.

We are also planning to bring back our popular Supporting Inclusive Classrooms session with Director of Learning Support Services, Michael Morgan. When we held this session two years ago, one of our big takeaways was that we really needed two distinct sessions. One for parents of newly diagnosed (or a suspected diagnosis) children who are just starting to learn to navigate the often complex system with their child and one for parents whose children have much experience and that session will be focused more on educational advocacy.

And finally, we are planning a parent education event, bringing in a popular speaker that we think you will really love.

Congratulations to Vanguard Secondary for establishing and receiving Board of Education approval to have a PAC for the very first time! - Alicia presented PAC President Cheryl Santer with a copy of Roberts Rules.

B. Treasurer's Report – Jodi Stiglic

- i. Review of treasurer reports. Circulate / review bank account and gaming account
- ii. Gaming account is underway with swap to G&F Financial so we can do email transfers.
- iii. Reminder: PAC Gaming reports are due around now

- iv. Zoom accounts – ready for PACs to use. Please request dates. DPAC has paid for the license, just book via: zoomrequest@langleydpac.ca
- v. Q: how much notice do we need for Zoom?
- vi. A: Try to give as much time as you can give; there may be another booking and you might need to choose another day.

C. Committee Reports (Attached if applicable)

- i. Not yet attended. Updates provided in minute attachments. We do have a spot for internal scholarship committee if anyone is interested.

12. Announcements

1. Next DPAC Meeting: October 20th 2022
2. Trustee Candidate October 5th 7pm – RSVP via Eventbrite Site: Kwantlen on Langley Bypass
 - a. Send questions to info@langleydpac.ca. We invite all candidates running and it is a great opportunity for parents to come and ask questions. Postcards will be sent out to schools. Please share to parents. Going to try and live stream.
 - b. DPAC is neutral and we suggest PACs remain neutral during civic elections.

13. Adjournment 8:58pm



**DPAC General Meeting Minutes
October 20, 2022 @ 7pm
Adopted**

[Online Teams Meeting - Link](#)

- **Call to Order: 7:03pm**
- **Establish Quorum** (44 schools total 20% needed)
Shortreed, BGMS and ACSS, West Langley, Langley Fine Arts, Peterson Road, JKE, Parkside, Noel Booth, Willougby, Gordon Greenwood, Langley Fundamental, Langley Meadows, RE Mountain, Peter Ewart, Uplands, WGSS, Wi-Brown, DW Poppy, Vanguard, Coghlan Fundamental, HDSMS, LSS, Donna Gabriel Robins, Lynn Fripps,
- **Welcome and Housekeeping**
 - Territory Acknowledgment
 - Executive Introductions – DPAC team intro
 - Review of voting procedures; Q&A opportunities; meeting protocol
 - i. Reminder on voting, 1 voting rep per school. Only DPAC reps (or voting alternate) can vote on behalf of their school.
 - ii. Talking period is 2 minutes. Please keep questions/ comments to this time frame to allow everyone to speak. You can “raise your hand or put notes in the chat” Alternately feel free to email DPAC in advance of a meeting info@langleydpac.ca
- **Adoption of**
 - a. Agenda October 2022 - Approved
 - b. Minutes from September - Approved
- **Presentation:** Hayley Wiens, Diabetes Awareness Month presentation (5min)
 - Nov. Diabetes awareness month. Children often go undiagnosed in schools / community. If you know the signs and symptoms, we can catch it early and avoid a critical situation. Type 1 is auto-immune where pancreas does not produce insulin which helps control glucose in the blood.
 - Signs / symptoms: Sudden weight loss, blurry vision, drinking a lot of water, vomiting, frequent urination. 1 in 3 children has diabetes.
- **Presentation:** Heather Anderson, Fraser Health: Supporting Children and Youth to Have a Positive Relationship with Food
 - Defined healthy eating: positive relationship with food and a neutrality to food (ie no good/ bad) more focus on intuitive eating and listening to your body.
 - Review of diet culture – i.e. body beliefs, food rules, eliminating food groups/ selections and this impact on children/ youth.
 - Help children feel good about food / bodies
 - Review of typical eating behavior
 - Trust children via their own queues and positive relationship with food and bodies.
 - Tips provided within presentation and what schools can do
 - [Teach Food First tool kit](#) – resources for teachers shifting from “what” to how
 - Resources provided (see presentation for all) Bodies Are Cool, Full Bloom Podcast

[Provide feedback on presentation here!](#)

Q: Does Fraser Health have on hand programs?

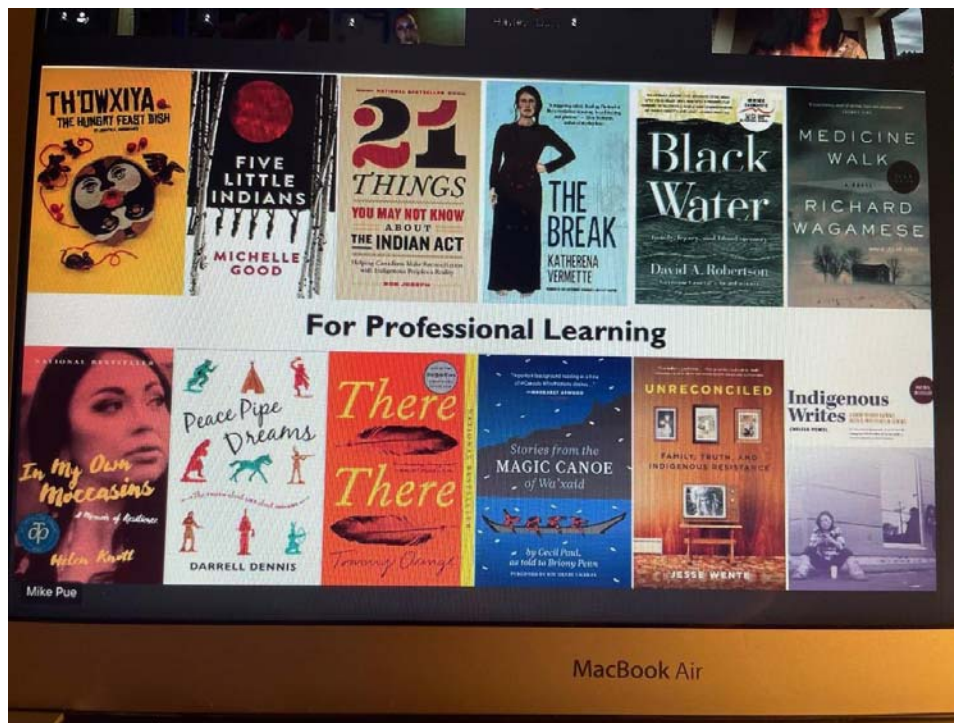
A: Yes, FH will work with specific schools and/or districts. Districts can utilize the Fraser Health Healthy Schools Nurse for support.

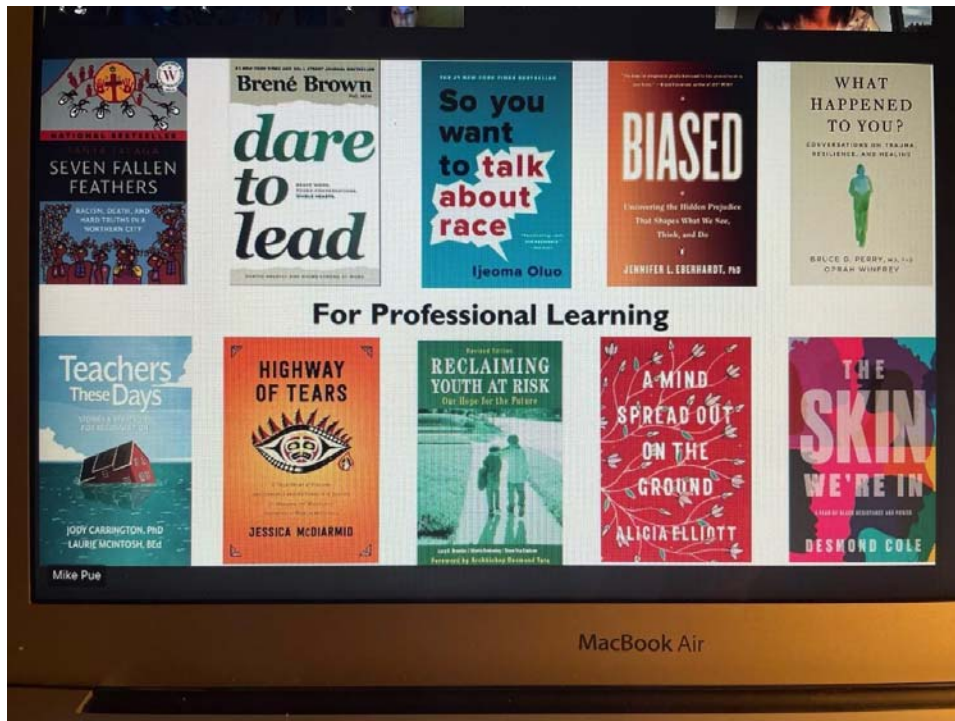
Q: When the new school food guides came out, what is your take on the new guidelines that are proposed?

A: The province is currently reviewing all the guidelines and they did get a lot of feedback.

- **Langley School District – Mike Pue, District Principal of Aboriginal Education**

- Aboriginal ways of knowing and being.
- Guiding Principles: one heart, one mind / Working together
- Aboriginal Program: provides advisory support, offer resources for staff to help with lesson planning and bring them to life in classrooms.
- Cultural presentations are for all students. Approx 2,000 who self-identify; however only 30 are from the local nations. Here we have students who identify and have left their nation and come to an urbanized environment. Some don't know where they come from. This program is available to all, to strengthen connections and create sense of belonging.
- Aboriginal Education Enhancement Agreement. Work is being done to renew this agreement, last signed in 2015. Family & Community Consultations underway in October and November.
- Reconciliation in Education: Understand indigenous knowledge as equal to knowledge that has come from elsewhere.
- Book recommendations, from presentation:





If you are seeking more information, you can download the Sora App or email Mike direct MPue@sd35.bc.ca

- **Report:** Trustee Tony Ward
 - 4 new members and 3 trustees were re-elected after the elections (2 chose not to run)
 - Review of next steps and items being looking to the future for the new board
 - On boarding and the inaugural meeting in early November

- **Report:** Woody Bradford, Deputy Superintendent
 - Congratulations to the new Board of Education
 - Thank you to outgoing trustees, Trustees Ross, Perrault, Todd and Coburn
 - Enrollment – Fraser valley has seen an increase. Just over 1100 newly enrolled in our district. Relied a lot on school staff, support staff and admin to create new spaces in a short amount of time. Focus was to stabilize schools as quickly as possible.
 - Continued labor shortage has been a focus to place staff in a successful way within SD35.
 - Truth and Reconciliation overview. Including the Aboriginal Education Enhancement Agreement. Listening to students and giving them time for feedback, is a fantastic process to go through. Get out, share your voice and be a part of developing a plan together. Every child matters. This agreement is important.

Q: Maintenance and grounds staff, has this improved?

A: Grounds staff / operations team including facilities and maintenance. The District continues to try to find innovative ways to continue to fill these positions. E.g.: HD Stafford, has gone through a substantial transformation. There has been intentional change and seeking excellence for all schools in the district.

Q: What is the plan going forward regarding the Willoughby slope? We should technically not be going over 500 students per school, but we definitely have.

A: Capital report has outlined some of the challenges on the slope to accommodate increase in enrollment in the area. Langley continues to advocate for new schools on the slope. The board is vocal and

roughly 7-8 divisions are increased each year. Adding portables when space is available and the process must be followed. Currently waiting on the other sites and are hopeful that work can move forward. **the slope has approved schools and land in the pipeline, construction to begin soon**

- **Old Business**

- Update on Motion: SD35 Tax Receipts to Donors (motion to advocate on behalf of parents to have tax receipt option for PACs to collect donations via School District)
 - i. We are just about at the end of this motion. Review of what has been achieved and what is outstanding:
 1. Achievements: Confirmed the district would accept specific donations. (There will be a written process circulated) \$5,000 and over will have receipts issued. School name, address of person and purpose for funds. Shind Chand (Asst. Secretary Treasurer) will outline the procedure to follow. These will go via the school district and be put into the School Account to be used for the purpose they are intended for; no fees will be taken off.
 2. Costs/cost analysis: Having to facilitate tax receipts and follow the process for lower amounts: they would need to hire a part-time FTE (\$60,000) to manage the funds and purchase a software module in School Cash Online (at a cost of \$35,000). These added expenses would take away from the current focus of the school district.
 3. Other districts are set up differently and absorb these additional costs into their budgets. Langley elected to set up the Langley School District Foundation to take on this role and there are costs associated with managing these donations.
 4. Shind will look to discuss this with other school districts to see if there is data to review on what other SD might be doing and how that dollar value other SDs are seeing coming in from PAC donations.

Open forum for questions – no questions asked during the meeting.

- **New Business**

- Congratulations to Langley Board of Education Trustees, we look forward to working closely with you over the next 4 years.

- **Executive and Committee Reports:**

- A. President's Report - Alicia Rempel

- Attending the Provincial DPAC Leadership Summit in November. Hosted by BCCPAC.
- Proud of DPACs work on the Trustee Candidates Meeting; thank you parents for taking the time to write in and offer questions/ concerns across the district. If we were not able to address your concern during the meeting, we have now gotten back to you with regard to your concern.
- Honoured to attend Aboriginal Education Enhancement Agreement at the Kwantlen Longhouse; incredibly moving opportunity. Langley School District should be proud of the quality of staff we have. Aboriginal Support Workers are passionate, compassionate people.
- Attending on Monday the District led Youth Engagement Project, to receive feedback from youth around top concerns. (Transportation and sense of belonging / connection in Langley). Diving into solutions and facilitating finding a solution.
- Campaign Langley Parents Support Foundry. Raised \$3,500 with PACs and parents supporting Foundry. Great job!

- B. Treasurer's Report – Jodi Stiglic

- i. Review of Gaming budget
- ii. Review of General budget

- iii. Governance 101 and Treasurer 101 - **DATE TBC** - Nov 2nd 7pm. 2 sessions 1 evening. Bring entire PAC – Watch for our newsletter and social media for confirmation and details.

C. Committee Reports (Attached if applicable)

- **Announcements**

- PAC 101 / Treasurer 101 - tentative Nov 2nd
- Next DPAC Meeting: November 17th - in person
- Next School Board Meeting November 29th

- **Adjournment 8:43pm**



DPAC General Account

September 30, 2022

Income	Actual
Opening Bank Account Balance	\$23,674.46
Service Charge Reversal	\$4.95
Total Income	\$4.95

Expenses	Actual
Chq 462	75.00
Chq 463	75.00
Chq 464	75.00
Chq 465	55.00
Chq 466	224.00
Chq 469	75.00
Monthly Plan Fee	\$4.95
Total Expenses	\$583.95

Account Balance **\$23,095.46**

Cheques not yet cleared.

Chq#	AMT
Chq 468	75.00
Chq 470	50.00

TOTAL	\$50.00	\$23,045.46
--------------	----------------	--------------------



DPAC Gaming Account
September 30, 2022

Income	Actual
Opening Bank Account Balance	\$2,395.05
Gaming Deposit	\$2,500.00
Total Income	\$4,895.05

Expenses	Actual
Chq 121	\$150.00
Service Charge	\$1.95
Total Expenses	\$151.95

Account Balance **\$4,743.10**

Cheques not yet cleared.

TOTAL **\$0.00**

Funds Remaining: **\$4,743.10**

Board Report September 2022

Attendees:

- Woody Bradford
- Marcello Moino
- Mike Pue
- Donna Robins
- Cheryl Gabriel
- Janet Stromquist
- Julie Allen
- Kelly Sears
- Suzanne Perreault

TOPICS DISCUSSED:

Enhancement Agreement Update

Dates of Community Meetings

- AEEA kick-off on Tuesday, Oct 4th with Community Partners, and Leadership at Kwantlen First Nation.
- Thursday, Oct 13th for Youth Focus groups with representation of students from all high schools
- Thursday, Oct 13th Community school session with the families that attend schools within the ACSS, DWP and Vanguard families of schools.
- Tuesday, Oct 18th for Families of Diverse Learners & CYIC
- Thursday, Oct 27th Community school session with the families that attend schools within the BSS, LSS, LFMSS, and LEC families of schools.
- Thursday, Nov 17th Community school session with the families that attend schools within the REMSS, WGSS, and LFAS families of schools.

A survey will also go out to the community in late November to collect feedback from those who may not have been able to attend any of the sessions. After collecting all the info, the new EA document will be created from the data collected by a subcommittee of ya:yəstəl'.

National Day for Truth & Reconciliation

The federally recognized day is Friday, Sept 30th, which is a day not in session for students and staff. Therefore, this day will be recognized in the district on Sept 29th, where we will also be recognizing Orange Shirt Day. The flags at the SBO and schools (where possible) have been lowered to half-mast this week in honour of the residential school survivors and those that did not return.

Board Report October 2022

Attendees:

- Woody Bradford
- Marcello Moino
- Mike Pue
- Donna Robins
- Julie Allen
- Kelly Sears
- Lekeyten
- Shannon Adams
- Suzanne Perreault

TOPICS DISCUSSED:

Enhancement Agreement Update

One Session remaining

- Thursday, Nov 17th Community school session with the families that attend schools within the REMSS, WGSS, and LFAS families of schools.

A survey will also go out to the community in late November to collect feedback from those who may not have been able to attend any of the sessions. After collecting all the info, the new EA document will be created from the data collected by a subcommittee of ya:yəstəl'.

Winter Solstice Family Gathering

Everyone is invited to attend the Winter Solstice Family Gathering on Friday, November 25th from 5:00-8:00p.m. Please note that Langley Secondary School is the new location of this event. Dinner is provided. Lower Fraser Valley Aboriginal Society will be running craft activities for kids and the Elf Store, which has free donated gifts for kids. There will also be an opportunity to have pictures taken with Santa and Mrs. Claus.

CITY OF
LANGLEY



ADVISORY DESIGN PANEL

WEDNESDAY, MAY 25, 2022 AT 7:00 PM

Via Electronic Video Conference

This meeting will be conducted by electronic means. For information on how to attend this meeting please visit the Committees & Task Group webpage at langleycity.ca.

A G E N D A

1) **AGENDA**

Adoption of the May 25, 2022 agenda.

2) **MINUTES**

Adoption of minutes from the April 20, 2022 meeting.

3) **DEVELOPMENT PERMIT APPLICATION DP 05-22**
ZONING BYLAW AMENDMENT APPLICATION RZ 03-22

20121-20171 53 Avenue.

4) **MEETING FORMAT DISCUSSION**

Discussion on holding future ADP meetings in-person or virtually in relation to ADP member feedback and Langley City Council policy.

5) **NEXT MEETING**

June 22, 2022 (to be confirmed).

6) **ADJOURNMENT**



**MINUTES OF THE
ADVISORY DESIGN PANEL**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, APRIL 20, 2022
AT 7:00 PM**

Present:	Councillor Rudy Storteboom (Chair) Councillor Nathan Pachal (Co-Chair) Wendy Crowe Matt Hassett Leslie Koole Johnnie Kuo Chad Neufeld Scott Thompson Ella van Enter Cst. Peter Mann
Absent:	School Trustee Shelley Coburn Clark Kavolinas
Guests:	Councillor Albrecht Councillor Wallace
Staff:	Carl Johannsen, Director of Development Services Anton Metalnikov, Planner Kelly Kenney, Corporate Officer

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

1) AGENDA

Adoption of the April 20, 2022 agenda.

It was **MOVED** and **SECONDED**

THAT the agenda for the April 20, 2022 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the February 16, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the February 16, 2022 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 01-22**
ZONING BYLAW AMENDMENT APPLICATION RZ 01-22

Two proposed additions to the building located at 5850 Production Way.

Mr. Anton Metalnikov, Planner, provided a brief overview of the Development Permit application.

The applicant team entered the meeting:

- Kasha Klunder, Project Director, OMICRON
- Reid Bianco, Architectural Technologist, OMICRON
- Hal Owens, Senior Architect, OMICRON
- Gabriela Jurca, Plant Engineer, CKF
- Mary Chan Yip, Principal, PMG Landscape Architects

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

- CKF Inc. company snapshot
- Site location
- Context photos
- Existing building photos
- Aerial rendering of addition
- Rendering of south-east addition
- Proposed expansion areas
- Fire Truck access – northwest and southeast
- Parking, loading, & parking variance
- Envelope materials selection
- CPTED considerations

Ms. Yip provided details on landscaping considerations.

Panel members provided feedback on the form and character of the development.

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

- there are four shifts with approximately thirty people per shift;
- the Zoning Bylaw allows for zero lot lines in the industrial zone;
- Fire access was reviewed initially with Fire-Rescue and, in response to feedback, the lanes were widened off 57A Ave.; Fire-Rescue has subsequently given approval to the site plan;
- the driveway off Production Way will be required to be narrowed to meet current engineering standards;
- the parallel parking spaces in the lane on the west side will be moved when the northwest addition is added;
- a parking variance is being sought and is supported by staff for the following reasons:
 - parking study undertaken by a Professional Engineer found the peak parking required was much less than what is being proposed for the site;
 - other municipalities have lower parking requirements than the City does for industrial areas;
 - the purpose for expansion of the site is to provide more warehouse storage so addition of future employees will be minimal;
 - the expansion will result in increased parking efficiency off 57A Ave., resulting in more parking spots in that area;
- the main entrance is on the south side and is accessible; there is also a secondary entrance at grade near the existing accessible parking stalls;
- the applicant can look into providing more tables and a canopy for the amenity area;
- the lighting design for parking and walking surfaces hasn't been completed yet; however, the goal is to try to light off the building rather than having pole lighting;
- with respect to safety and security, currently there is one of two lights on in every building; the lights that don't need to be on are on a motion sensor; the company also has a program to renew lighting fixtures; the main parking lighting is on 24 hours a day and the area is patrolled by a security contractor every hour;
- going forward staff will be including in the report to the ADP a section on sustainability features of applications;
- frontage upgrades are part of the engineering requirements and staff will confirm the timing for these upgrades;
- the intent is to have the colour of the new roof be light in colour and reflective to match the existing roof, the purpose of which is to decrease the heat island effect;
- the area where the building extension will be is currently parking lot so building the extension will reduce the amount of asphalt on the site;

- the entire perimeter of the amenity area for employees is fenced.

The applicant team left the meeting.

Panel members provided further recommendations including:

- finding out what the area on the north side between the doors and parking is used for as it isn't clear on the drawings.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated April 13, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Consider scale/size of outdoor amenity area in relation to the number of employees on break at a time and provide additional detail on existing outdoor amenity areas, ensuring they are secured from public access
 - b. Consider a weather-protective canopy for outdoor amenity area
 - c. Consider opportunities to add and improve landscaping along Production Way frontage
 - d. Consider introducing an additional plant type to provide variation from blue oat grass
 - e. Reconfigure parking area to bring more accessible parking stalls nearer to accessible building entrance, and review the usability of the accessible stalls on the property's northwest in relation to the space between them and the building and what that space is used for
 - f. Provide more detail on lighting design to address CPTED principles

CARRIED

Staff noted that they will provide more information and detail on proposed sustainability initiatives and stormwater management in the updated staff report, along with timing of Production Way frontage improvements, when the application proceeds to Council.

4) MEETING FORMAT DISCUSSION

The Panel discussed whether to move to in-person meetings or maintain virtual meetings and also whether a hybrid meeting option was a possibility. Staff noted they will investigate the feasibility and logistics of conducting hybrid meetings in the CKF Room.

It was determined that the next meeting would remain virtual; however, staff were directed to include in the email invitation to the next meeting, an invitation to members to advise whether they preferred to meet in person or virtually going forward while staff investigated the feasibility of conducting hybrid meetings.

5) NEXT MEETING

May 25, 2022 (to be confirmed).

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:30 pm.

CARRIED

D. H. H. H.

ADVISORY DESIGN PANEL CHAIR

Kelly K.

CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject **Development Permit Application DP 05-22
Rezoning Application RZ 03-22**

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

File #: 6620.00
Bylaw #: 3216

Doc #:

Date: May 12, 2022

COMMITTEE RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by RKDI (Langley 5) Homes Ltd. For a 5-storey, 93-unit rental apartment development located at 20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Designation Map. The Low Rise Residential designation allows for multifamily residential development to a maximum building height of six storeys and a maximum Floor Area Ratio of 2.1. The density of the proposed development complies with the Official Community Plan but exceeds the RM3 parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

All lands designated for multi-family residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	RKDI (Langley 5) Homes Ltd.
Owner:	RKDI (Langley 5) Homes Ltd. A. Santomin, Z. Santomin
Civic Addresses:	20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue
Legal Description:	Lots 223, 224, 225, 226, 227, 228, District Lot 305, Group 2, New Westminster District, Plan 41274
Site Area:	3,642 m ² (39,200 ft ²)
Number of Units:	93 rental apartments
Residential Density:	255.4 units/hectare (101.7 units/acre)
Gross Floor Area:	7,115 m ² (76,581 ft ²)
Floor Space Ratio:	1.953
Lot Coverage:	39.1%
Total Parking Required:	133 spaces (including 7 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	99 spaces
<u>Visitor</u>	<u>15 spaces</u>
Total	114 spaces (including 6 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD85 Comprehensive Development Zone
Variances Requested:	5.5 m long accessible parking stalls (5.8 m required) Bike parking provided in storage (required to be separate) 60% small car spaces (max. 40%) 15 visitor parking spaces (min. 19) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$1,236,616.50 (City - \$777,603.00, GVS&DD - \$295,722.00, SD35 - \$36,727.50, TransLink - \$126,564.00)
Community Amenity Contributions (CACs):	\$186,000.00

Discussion:

1. Context

The proposed development site consists of six single family residential lots at the northwest corner of 53 Avenue and 201A Street. The block between 53 Avenue and 53A Avenue has been the focus of significant land acquisition and assembly activity over the last few years and includes three other active apartment development applications shown in the map below.



Context Map

To the north and sharing a common access lane from 53A Avenue is another 6-lot development site for a proposed 5-storey apartment by the same applicant. Further west along 53A Avenue are two additional proposed development sites for 6-storey apartments opposite Nicomekl Elementary School. A planned mid-block greenway will connect 201 Street with a new crosswalk to Nicomekl Elementary. A 4-storey apartment (“Benjamin”) completed in 2017 sits across 201A Street to the east and a 3-storey townhouse complex completed in 2005 (“Kensington Court”) lies to the south across 53 Avenue.

The site is conveniently located with strong pedestrian connections to retail and professional services within a 10-minute walk in Downtown Langley. It also benefits from proximity to key neighbourhood amenities, including:

- Nicomekl Elementary School (<5-minute walk);
- Linwood Park (5-minute walk);
- Nicomekl Floodplain Park (<5-minute walk)

- Timms Community Centre (10-minute walk);

The site is served by three regional transit bus routes on 53 Avenue and is also located near the following transit services:

- The frequent service 503 Fraser Highway Express (10-to-15-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (approx.15-minute walk).

2. Design

The proposed development includes a 5-storey, 93-unit, wood-frame apartment on top of a partially underground parkade. The main building entrance is on 53 Avenue accessible from the public sidewalk by stairs and a disabled access ramp. Due to soil conditions, the parking garage projects up to 2.0 metres above the existing grade of the site. Terraced and landscaped brick walls are employed to screen the concrete parkade and provide an attractive transition from the public realm to the top of the building podium.

Owing to the ample building setbacks, the podium features a generous amount of outdoor space for the enjoyment of the residents and includes first floor unit patios and two large communal amenity areas. At the rear of the building, a 2,159 square foot indoor amenity area opens onto a large patio area for outdoor events. On the west side of the building, a second amenity area features six communal garden plots in raised beds with seating and trellises.

Vehicular access to the building is provided from a shared laneway along the west side of the site connecting to 53A Avenue through the development site to the north. Access rights will be secured through a reciprocal private easement between the properties. The access arrangement responds to the City's desire to avoid or eliminate driveways wherever possible on 53 Avenue (an arterial road) and 201A Street (a collector road). In addition to providing access to the parkade for resident and visitor parking and garbage and recycling removal, the rear lane also leads to an off-street loading space connected to the parkade level by a pedestrian ramp. The single parkade level includes 15 visitor parking stalls in an outer chamber and 99 resident stalls in a secured inner chamber.

The architectural design is characterized by a now familiar language from recent projects including, a flat roof, articulated facades, raised top floor ceiling heights and balconies for each unit. The roofline is punctuated by "pop-up" elements and expanded overhangs that emphasize the building corners and main entrance and serve to accentuate the façade articulation. The brick veneer of the landscape walls is carried up the columns and pilasters of the first floor before yielding to cement board panels on levels 2-5. Horizontal and vertical

bands of cement board panels and siding in strong grey-tones and blues contrast with white panel surfaces and the aluminum and glass balcony railings. The effect of these alternating treatments is to break up the apparent mass of the building.

The landscape plans feature red maple trees in the boulevard areas and yew, boxwood and laurel shrubs in the retaining wall planters. On top of the parkade deck there are significant lawn areas around the patios and hard surfaced amenity areas. Ornamental trees (dogwood, magnolia) and flowering shrubs (e.g. azalea, hydrangea, rhododendron, lilac) decorate the beds adjacent to the building and patios.

3. VariANCES

The applicant's plans include the following variances from Zoning Bylaw No. 2100 requirements:

Proposed Variance	Comments
99 resident parking spaces (min. 114 – RM3 zone) <i>*Permitted in CD zone, variance not required</i>	Consistent with proposed new zoning bylaw standards (1.0 spaces/studio or 1-BR unit, 1.25 spaces/2-BR unit in Shoulder areas)
15 visitor parking spaces (min. 19)	Consistent with proposed new zoning bylaw standard (0.15 spaces/unit in Core and Shoulder areas)
60% small car spaces (max. 40%)	Consistent with proposed new zoning bylaw standard (60% small car maximum in Core and Shoulder areas)
5.5 m long accessible parking stalls (5.8 m required)	Consistent with proposed new zoning bylaw standard
Bike parking provided in storage areas (required to be separate)	Consistent with proposed new zoning bylaw standard

The proposed variances are all consistent with the standards contemplated for the new zoning bylaw currently under development and are thus supported by staff.

4. Sustainability

The subject proposal incorporates several sustainable development features including:

- Location within approx. 10-minute walk of Downtown Langley shops and services and nearby employment areas
- Close proximity (<100 m) to 53 Avenue bus stops for three regional transit routes and approximately 1 km to Fraser Highway high frequency routes and planned 203 Street SkyTrain station
- Electric vehicle chargers (SAE Level II) in 10% of the parking spaces with the remainder pre-ducted for adding chargers at a later date
- 53 bicycle parking spaces provided (47 resident, 6 visitor)
- On-site stormwater detention to moderate runoff flows
- 19 adaptable (B.C. Building Code) dwelling units supporting “aging in place”
- High surface reflectivity index (SRI) roof treatment to reduce “heat island” effects
- Generous grass and landscaping cover on first storey outdoor areas.

5. CPTED

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

6. Summary

The proposed development is consistent with the Official Community Plan’s policies and design guidelines for the Low Rise Residential land use designation and meets the proposed parameters for the complementary new RM3 zone.

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley’s Design Criteria Manual (DCM).

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

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

These requirements have been issued to reflect the application for development for a proposed **93 Unit Apartment Development located at 20041-71 53A Ave.**

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

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

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

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based on the data provided in the DCM. A safety factor of 10% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- V. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.

- b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- VII. 53 Ave. shall be designed to the City's SS-RO2A standard (modified). The Developer's consultant shall contact Engineering Services to obtain the City's road cross-section design standards and modification details.
- VIII. A property dedication of *approximately* 2.1m will be required along the 53 Ave. frontage of the proposed development to match the existing south property line (P/L) of 20175 53 Ave. A 4m corner truncation will be required at 53 Ave. & 201A. All dedications/truncations to be determined by a legal land surveyor.
- IX. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip. The Developer's consultant shall contact Engineering Services to obtain City's Landscaping design standards prior to hiring a professional to prepare boulevard trees and a planting strip plan.
- X. A traffic impact assessment will be required as per the City's DCM.
- XI. The condition of the existing pavement along the proposed project's entire frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated, at the Developer's cost.
- XII. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
- XIII. A dedicated on-site loading zone shall be provided by the developer.
- XIV. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet current City of Langley standards.

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

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
- II. The City will require inspection and administration fees in accordance with the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current standards.
- V. A cash contribution (amount to be determined) toward a future pedestrian crosswalk, complete with rapid flashing beacons. will also be required.

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

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

- I. Unless otherwise specified, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126.
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the Developer/Owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance with the City's current water meter specifications at the developer's cost.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

- VII. A *Stormceptor* or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of as-built drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in *.pdf* and *.dwg* formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's "Drawing Specifications" that will be provided to the Developer's Consulting Engineer.
- IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update" Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure access for apparatus and personnel. A construction fire safety plan shall be provided with the building permit submission and a Fire Safety plan and FD lock box will be required before occupancy. Location of the FD lock box and Fire Department Connection (FDC) will be finalized at a later date with Fire Department.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the May 25, 2022 meeting.

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

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

BUDGET IMPLICATIONS:

The proposed development would contribute \$777,603.00 to City Development Cost Charge accounts in accordance with Bylaw No. 2845 and \$186,000.00 in Community Amenity Contributions under Council Policy CO-80.

Prepared by:



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

Concurrence:



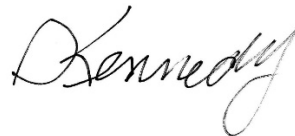
Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks & Environment

Concurrence:



Scott Kennedy, Fire Chief

attachments



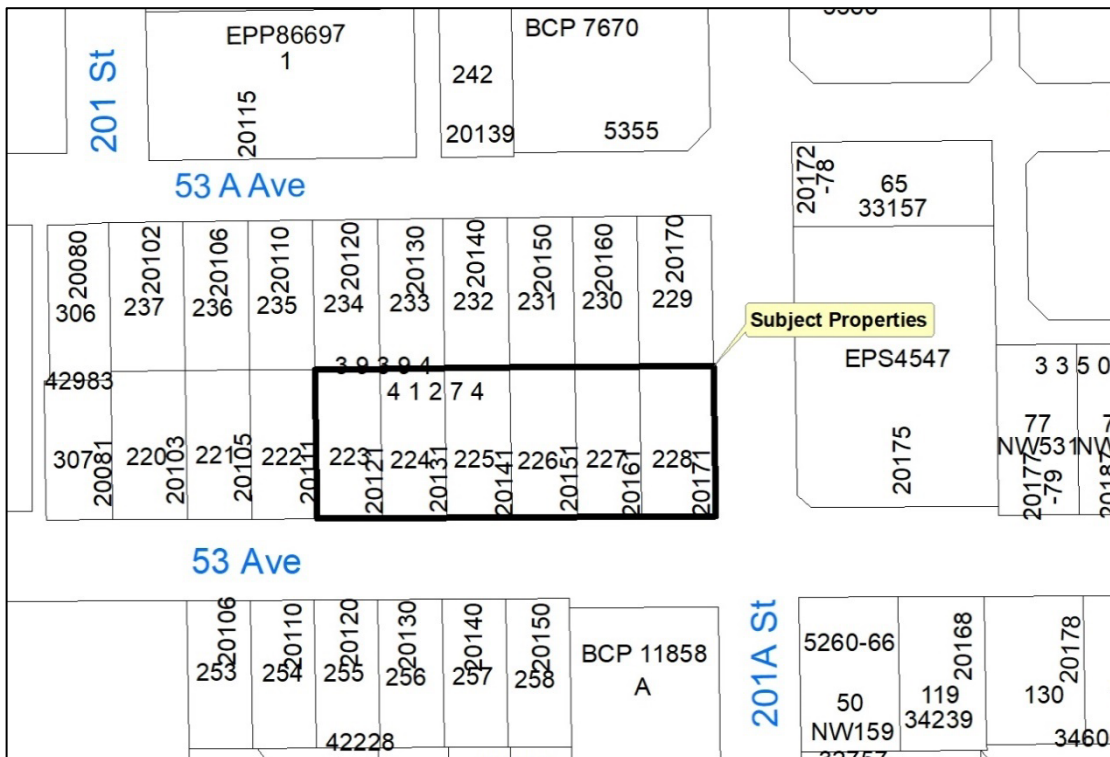
REZONING APPLICATION RZ 03-22 DEVELOPMENT PERMIT APPLICATION DP 05-22

Civic Address: 20121, 20131, 20141, 20151, 20161,
 20171 – 53 Avenue

Legal Description: Lots 223, 224, 225, 226, 227, 228, District Lot 305,
 Group 2, New Westminster District, Plan 41274

Applicant: RKDI (Langley 5) Homes Ltd.

Owner: RKDI (Langley 5) Homes Ltd.
 A. Santomin, Z. Santomin





sheet schedule

SD0.01	COVER PAGE	SD1.33	3D MASSING
SD1.01	PROJECT DATA	SD1.34	MATERIAL BOARD
SD1.02	PROJECT DATA	SD2.01	UNIT PLANS
SD1.03	PROJECT DATA	SD2.02	UNIT PLANS
SD1.04	CONTEXT PLAN	SD2.03	UNIT PLANS
SD1.05	ACCESS CONTEXT PLAN	SD3.01	P1 LEVEL PLAN
SD1.06	DESIGN RATIONALE	SD3.02	L1 LEVEL PLAN
SD1.07	STREETSCAPES	SD3.03	L2 LEVEL PLAN
SD1.20	SITE PLAN	SD3.04	L3 LEVEL PLAN
SD1.21	SURVEY PLAN	SD3.05	L4 LEVEL PLAN
SD1.22	SITE PLAN - LAYOUT	SD3.06	L5 LEVEL PLAN
SD1.23	SITE PLAN - FIRE DEPT.	SD3.07	ROOF PLAN
SD1.24	SITE SECTIONS	SD4.01	BUILDING ELEVATIONS
SD1.31	SHADOW STUDY	SD4.02	BUILDING ELEVATIONS
SD1.32	3D MASSING	SD4.03	RENDERED PERSPECTIVES
		SD4.04	RENDERED PERSPECTIVES

redekop kroeker development inc

T 604.214.3487 | 210 - 11590 cambie rd
 F 604.214.3449 | richmond, bc v6x 3z5



keystone architecture & planning ltd.

T 604.850.0577
 F 1.855.398.4578
 T 587.391.4768

300 - 33131 south fraser way
 abbotsford, bc v2s 2b1
 410 - 333 11th avenue sw
 calgary, ab t2r 1t9
 e-mail: mail@keystonearch.ca
 website: keystonearch.ca



0.1.0 project data

PROJECT:	53 NORTH (MULTI-FAMILY RESIDENTIAL)
CURRENT ZONING:	RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD ZONE BASED ON RMS MULTIPLE RESIDENTIAL HIGH DENSITY ZONE
CIVIC ADDRESS:	20121, 20131, 20141, 20151, 20161, 20171 53 AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION:	LOTS 223 TO 228 - DISTRICT LOT 305 GROUP 2 NWD PLAN 41274
VARIANCES APPLIED FOR:	1) MAX BUILDING HEIGHT ALLOWABLE: 4 STOREY, PROPOSED: 5 STOREY 2) MAX 80 UNITS/ACRE = 80 x 0.80 ACRES = 64 UNITS - PROPOSED 93 UNITS 3) REQUIRED SETBACKS: 7.5M, PROPOSED: 6.0M (SIDES), 4.5M (FRONT) 4) RESIDENT PARKING CALCULATION FACTOR FROM 1.2 / DU FOR STUDIO/1BED/1 BED + STORAGE TO 1.0 / DU 5) VISITOR PARKING CALCULATION FACTOR FROM 0.2 / DU TO 0.15 / DU 6) VISITOR ACCESSIBLE STALL LENGTH REQUIRED 5.8M (19 FT); PROPOSED 5.5M (18 FT) 7) INDOOR AMENITY SPACE REQUIRED 2.3 S.M. / DWELLING UNIT (93 UNITS X 2.3 S.M. = 213.9 S.M.); PROPOSED 143.72 S.M. 8) RESIDENT SMALL CAR PERCENTAGE REQUIRED 40%; PROPOSED 64% (DUE TO PMT RELOCATION PER CITY'S REQUEST)
BYLAW EXEMPTIONS:	PROJECTIONS INTO YARDS: - EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0M (3.25 FT) - STEPS, ABORS AND TRELSSES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES.
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
ALLOWABLE LOT COVERAGE (ZONING):	40%
REQUIRED SETBACKS (ZONING):	7.5M
FSR DEFINITION (ZONING):	THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
ALLOWABLE FSR (ZONING):	80 UNITS/ACRE = 80 x 0.86 ACRES = 68.8 UNITS - PROPOSED 93 UNITS
GROSS FLOOR AREA DEFINITION (ZONING):	THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
PROPOSED GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN TO 5.0M INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
FIRST STOREY DEFINITION (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0M ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5M ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY, WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
BUILDING CODE SUMMARY	1) GROUP F3 STORAGE GARAGE (PARKADE) 3.2.2.80 ANY AREA, ANY HEIGHT, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION WITH FT RATED SLAB UNDER 3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING. 2) GROUP C RESIDENTIAL 3.2.2.50 UP TO 6 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,800 S.M. AT 5 STOREY BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)
LOWEST AVERAGE GRADE (BCBC 2018):	11.45M
PROPOSED BUILDING HEIGHT (BCBC 2018):	5 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18M [BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 12.47M
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25M [BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 18.27M
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20M [BCBC 2018 3.2.5.6(2)] PROPOSED - 14.05M
REQUIRED AMENITY SPACE (ZONING):	INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3 S.M. (24.74 S.F.) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE... REQUIRED: 93 UNITS x 2.3 S.M. = 213.9 SM (2,302 S.F.) PROPOSED: 143.72 S.M. (1,547 S.F.)
SITE AREA:	GROSS: 3,641.81 S.M. (39,200.07 S.F. / 0.90 ACRES); NET: 3,423.67 S.M. (36,852.04 S.F. / 0.85 ACRES)
PROPOSED LOT COVERAGE:	GROSS: 1,423.64 S.M. / 3,641.81 S.M. = 39.1%; NET: 1,423.64 S.M. / 3,423.67 S.M. = 41.58%
PROPOSED BUILDING AREA:	1,423.64 S.M. (15,324 S.F.)
PROPOSED GROSS FLOOR AREA (NOT INCL. PARKADE):	7,114.62 S.M. (76,581 S.F.)
PROPOSED GROSS FLOOR AREA (PARKADE ONLY):	2,949.39 S.M. (31,747 S.F.)
PROPOSED FSR:	GROSS: 7,114.62 S.M. / 3,641.81 S.M. = 1.95; NET: 7,114.62 S.M. / 3,423.67 S.M. = 2.08
PROPOSED SETBACKS:	FRONT: 4.5M, EXTERIOR: 6.0M, INTERIOR: 6.0M, REAR: 9.0M
PROPOSED INDOOR AMENITY SPACE:	143.72 SM (1,547 SF) *INCLUDE INDOOR BICYCLE MAINTENANCE SHOP.
PROPOSED OUTDOOR AMENITY SPACE:	84.54 SM (910 SF)

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	540 SF	50.14 m ²	0.5%	
PARKADE	30061 SF	2792.75 m ²	27.7%	
SERVICE ROOMS/SHAFTS	935 SF	86.85 m ²	0.9%	
STORAGE	212 SF	19.66 m ²	0.2%	
31747 SF	2949.39 m²	29.3%		
1ST LEVEL				
CIRCULATION	2160 SF	200.68 m ²	2.0%	
INDOOR AMENITY	2159 SF	200.60 m ²	2.0%	
RESIDENTIAL	10910 SF	1013.55 m ²	10.1%	
SERVICE ROOMS/SHAFTS	56 SF	5.24 m ²	0.1%	
15285 SF	1420.06 m²	14.1%		
2ND LEVEL				
CIRCULATION	1638 SF	152.16 m ²	1.5%	
RESIDENTIAL	12695 SF	1179.44 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.56 m ²	0.9%	
15324 SF	1423.64 m²	14.1%		
3RD LEVEL				
CIRCULATION	1625 SF	150.92 m ²	1.5%	
RESIDENTIAL	12709 SF	1180.67 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.56 m ²	0.9%	
15324 SF	1423.64 m²	14.1%		
4TH LEVEL				
CIRCULATION	1625 SF	151.01 m ²	1.5%	
RESIDENTIAL	12708 SF	1180.59 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.56 m ²	0.9%	
15324 SF	1423.64 m²	14.1%		
5TH LEVEL				
CIRCULATION	1623 SF	150.75 m ²	1.5%	
RESIDENTIAL	12711 SF	1180.86 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.55 m ²	0.9%	
15324 SF	1423.64 m²	14.1%		
AREA GRAND TOTAL	108328 SF	10064.02 m²	100.0%	

0.2.2 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
GROSS FLOOR AREA				
P1 LEVEL	31747 SF	2949.39 m ²	29%	
1ST LEVEL	15285 SF	1420.06 m ²	14%	
2ND LEVEL	15324 SF	1423.64 m ²	14%	
3RD LEVEL	15324 SF	1423.64 m ²	14%	
4TH LEVEL	15324 SF	1423.64 m ²	14%	
5TH LEVEL	15324 SF	1423.64 m ²	14%	
108328 SF	10064.02 m²	100%		
AREA GRAND TOTAL	108328 SF	10064.02 m²	100%	

0.2.0 gross floor area summary (area type)

Level	AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION					
P1 LEVEL	CIRCULATION	540 SF	50.14 m ²	0.5%	
1ST LEVEL	CIRCULATION	2160 SF	200.68 m ²	2.0%	
2ND LEVEL	CIRCULATION	1638 SF	152.16 m ²	1.5%	
3RD LEVEL	CIRCULATION	1625 SF	150.92 m ²	1.5%	
4TH LEVEL	CIRCULATION	1625 SF	151.01 m ²	1.5%	
5TH LEVEL	CIRCULATION	1623 SF	150.75 m ²	1.5%	
		9210 SF	855.65 m²	8.5%	
INDOOR AMENITY					
1ST LEVEL	INDOOR AMENITY	2159 SF	200.60 m ²	2.0%	
		2159 SF	200.60 m²	2.0%	
PARKADE					
P1 LEVEL	PARKADE	30061 SF	2792.75 m ²	27.7%	
		30061 SF	2792.75 m²	27.7%	
RESIDENTIAL					
1ST LEVEL	RESIDENTIAL	10910 SF	1013.55 m ²	10.1%	
2ND LEVEL	RESIDENTIAL	12695 SF	1179.44 m ²	11.7%	
3RD LEVEL	RESIDENTIAL	12709 SF	1180.67 m ²	11.7%	
4TH LEVEL	RESIDENTIAL	12708 SF	1180.59 m ²	11.7%	
5TH LEVEL	RESIDENTIAL	12711 SF	1180.86 m ²	11.7%	
		61732 SF	5735.11 m²	57.0%	
SERVICE ROOMS/SHAFTS					
P1 LEVEL	SERVICE ROOMS/SHAFTS	935 SF	86.85 m ²	0.9%	
1ST LEVEL	SERVICE ROOMS/SHAFTS	56 SF	5.24 m ²	0.1%	
2ND LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
3RD LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
4TH LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
5TH LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
		1227 SF	114.02 m²	1.1%	
STORAGE					
P1 LEVEL	STORAGE	212 SF	19.66 m ²	0.2%	
2ND LEVEL	STORAGE	932 SF	86.56 m ²	0.9%	
3RD LEVEL	STORAGE	932 SF	86.56 m ²	0.9%	
4TH LEVEL	STORAGE	932 SF	86.56 m ²	0.9%	
5TH LEVEL	STORAGE	932 SF	86.55 m ²	0.9%	
		3938 SF	365.90 m²	3.6%	
AREA GRAND TOTAL		108328 SF	10064.02 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	31	33.3%	
1 BED & FLEX	14	15.1%	
1 BED & FLEX VARIATION	2	2.2%	
1 BED (ADAPTABLE)	10	10.8%	
1 BED + FLEX (ADA)	2	2.2%	
1 BED + FLEX (ADAPTABLE)	7	7.5%	
2 BED + STORAGE	20	21.5%	
STUDIO	7	7.5%	
TOTAL UNITS: 93		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (LSF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	STUDIO	5	482 SF	45 m ²	2412 SF	224.06 m ²
UNIT A	STUDIO	1	496 SF	46 m ²	496 SF	46.07 m ²
UNIT A	STUDIO	1	507 SF	47 m ²	507 SF	47.11 m ²
UNIT A: 7					3415 SF	317.25 m²
UNIT B	1 BED	13	566 SF	53 m ²	7361 SF	683.86 m ²
UNIT B	1 BED	12	567 SF	53 m ²	6800 SF	631.75 m ²
UNIT B	1 BED	4	571 SF	53 m ²	2286 SF	212.34 m ²
UNIT B	1 BED	1	579 SF	54 m ²	579 SF	53.77 m ²
UNIT B	1 BED	1	582 SF	54 m ²	582 SF	54.05 m ²
UNIT B: 31					17607 SF	1635.76 m²
UNIT B1	1 BED & FLEX VARIATION	1	678 SF	63 m ²	678 SF	62.96 m ²
UNIT B1	1 BED & FLEX VARIATION	1	680 SF	63 m ²	680 SF	63.16 m ²
UNIT B1	1 BED & FLEX	1	683 SF	63 m ²	683 SF	63.49 m ²
UNIT B1	1 BED & FLEX	2	684 SF	64 m ²	1368 SF	127.05 m ²
UNIT B1	1 BED & FLEX	2	687 SF	64 m ²	1373 SF	127.59 m ²
UNIT B1	1 BED & FLEX	1	689 SF	64 m ²	689 SF	63.99 m ²
UNIT B1: 8					5471 SF	508.24 m²
UNIT B2	1 BED & FLEX	3	647 SF	60 m ²	1941 SF	180.29 m ²
UNIT B2	1 BED & FLEX	1	648 SF	60 m ²	648 SF	60.24 m ²
UNIT B2: 4					2589 SF	240.52 m²
UNIT B3	1 BED & FLEX	4	680 SF	63 m ²	2718 SF	252.53 m ²
UNIT B3: 4					2718 SF	252.53 m²
UNIT B4	1 BED + FLEX (ADAPTABLE)	1	676 SF	63 m ²	676 SF	62.77 m ²
UNIT B4		3	696 SF	65 m ²	2089 SF	194.04 m ²
UNIT B4	1 BED + FLEX (ADA)	1	764 SF	71 m ²	764 SF	71.02 m ²
UNIT B4: 5					3529 SF	327.83 m²
UNIT B4.1	1 BED + FLEX (ADAPTABLE)	2	764 SF	71 m ²	1529 SF	142.04 m ²
UNIT B4.1	1 BED + FLEX (ADAPTABLE)	2	765 SF	71 m ²	1529 SF	142.08 m ²
UNIT B4.1: 4					3058 SF	284.12 m²
UNIT B (ADAPTABLE)	1 BED (ADAPTABLE)	2	566 SF	53 m ²	1132 SF	105.12 m ²
UNIT B (ADAPTABLE)	1 BED (ADAPTABLE)	8	577 SF	54 m ²	4614 SF	428.63 m ²
UNIT B (ADAPTABLE): 10					5745 SF	533.75 m²
UNIT C	2 BED + STORAGE	2	884 SF	82 m ²	1768 SF	164.23 m ²
UNIT C	2 BED + STORAGE	8	885 SF	82 m ²	7079 SF	657.65 m ²
UNIT C: 10					8847 SF	821.89 m²
UNIT C2	2 BED + STORAGE	8	886 SF	82 m ²	7088 SF	658.51 m ²
UNIT C2	2 BED + STORAGE	2	889 SF	83 m ²	1778 SF	165.20 m ²
UNIT C2: 10					8866 SF	823.71 m²
UNIT TOTALS: 93					61845 SF	5745.60 m²



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

PROJECT DATA

SCALE:

ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.02

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)				TOTAL
TENANT	UNITS	FACTOR	MAX/MIN	
STUDIO, 1 BED, 1 BED + FLEX	73	*1.0	73	99
2 BED	20	*1.3	26	
STANDARD	-	-	35	14
SMALL CAR (MAX)	60%	5%	59	
ACCESSIBLE (MAX)	5%	5%	5	
VISITOR				
STUDIO, 1 BED, 1 BED + FLEX, 2 BED	93	*0.15	14	14
STANDARD	-	-	4	
ACCESSIBLE (MAX)	5%	5%	1	113
SMALL CAR (MAX)	60%	60%	9	
TOTAL STALLS				

BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)				TOTAL
UNITS/BLDG/S.F.	FACTOR	TOTAL	STANDARD STALL = 28 / 40% VERTICAL STALL = 19	
BIKE STALLS (RESIDENT / UNIT)	93	*0.5	47	53
BIKE STALLS (VISITOR / BLDG)		*6	6	
TOTAL STALLS			53	

NOTE: ALL STALLS TO BE PRE-DUCTED FOR FUTURE EV INFRASTRUCTURE

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
ACCESSIBLE	5	4.4%	P1 LEVEL	
SMALL	59	51.8%	P1 LEVEL	
STANDARD	35	30.7%	P1 LEVEL	
TENANT: 99		86.8%		
VISITOR				
ACCESSIBLE	1	0.9%	P1 LEVEL	
SMALL	9	7.9%	P1 LEVEL	
STANDARD	5	4.4%	P1 LEVEL	
VISITOR: 15		13.2%		
TOTAL PARKING STALLS: 114		100.0%		

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
BIKE STORAGE	12	25.5%	P1 LEVEL	STANDARD STALL: 4, VERTICAL STALL: 8
BIKE STORAGE	35	74.5%	1ST LEVEL	STANDARD STALL: 24, VERTICAL STALL: 11
TENANT: 47		100.0%		
TOTAL PARKING STALLS: 47		100.0%		

0.6.0 storage unit summary

STORAGE UNIT USER/TYPE	STORAGE UNIT COUNT	STORAGE UNIT %	LEVEL	COMMENTS
1ST LEVEL				
STORAGE	4	3.6%	1ST LEVEL	IN-SUITE STORAGE x 4
2ND LEVEL				
STORAGE	27	24.1%	2ND LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
3RD LEVEL				
STORAGE	27	24.1%	3RD LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
4TH LEVEL				
STORAGE	27	24.1%	4TH LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
5TH LEVEL				
STORAGE	27	24.1%	5TH LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
TOTAL STORAGE STALLS: 112		100.0%		

0.9.0 code data

TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:		
1. MAJOR OCCUPANCY (YES)	PART 3	IBC A - PART 1 COMPLIANCE 1.3.3.2
2. MAJOR OCCUPANCY (YES):		
2.1. STORAGE GARAGE:	F-3	3.1.2, 4. APPROX A - 3.1.2.1(1)
2.2. RESIDENTIAL:	C	A-3.1.2.1(1) MAJOR OCCUPANCY CLASSIFICATION, TABLE 3.1.2.1, A-3.1.2.1(1) MAJOR OCCUPANCY CLASSIFICATION, TABLE 3.1.2.1
3. BUILDING CLASSIFICATION (S):		
3.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.19, 3.2.2.90
3.1.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.80
• GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.80(1)(4)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80(2)
• FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80(3)(b)
• MEZZANINES: N/A		
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80(3)(d)
3.2. RESIDENTIAL:		3.2.2.90
• GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.50(1), 3.2.2.50(1)(6)
• < 1.8M BETWEEN THE FLOOR OF FIRST STOREY AND THE UPPERMOST FLOOR LEVEL		3.2.2.50(1)(6)
• BUILDING AREA < 1,800 S.M. (5 STOREYS)		3.2.2.50(1)(6)(v)
• COMBUSTIBLE AND/OR NON-COMBUSTIBLE CONSTRUCTION		3.2.2.50(2)
• FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.50(2)(a)
• ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING		3.2.2.50(2)(b)
• ROOF ASSEMBLIES: HEIGHT > 25m FROM THE FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY SHALL BE CONSTRUCTED OF...		3.2.2.50(2)(c)
• MEZZANINES: N/A		3.2.2.50(2)(d)
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.50(2)(e)
3.3. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2
• FULLY SPRINKLERED		3.2.1.2(2)(a)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2(1)
• 2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2(1), 3.2.1.2(2)(b)(iv)
• 2 HOUR FIRE RESISTANCE RATING		3.2.1.2(1)
• F.T. RATED FIRESTOP 3.1.9.1(2)		3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:		
YES		3.2.2.4, 3.2.2.8, 3.2.2.50(1)
5. NON-COMBUSTIBLE CLADDING:		
NON-COMBUSTIBLE		3.1.4.8(1)
6. HIGH BUILDING:		
NA		3.2.6, 3.1.13.7, 3.5.1.1, 3.2.2.50(1)(c)
7. MEZZANINE(S):		
NA		3.2.1.1 (3) - (8)
8. MEZZANINE EXITING:		
NA		3.4.2.2
9. INTERCONNECTED FLOOR SPACE:		
NA		3.2.1.2(5), 3.2.6, 3.1.3.1(3), 3.2.8.2(2)
10. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:		
YES		3.2.1.2
11. SPRINKLER SYSTEM:		
11.1. STORAGE GARAGE	YES - NFPA 13 - 2013	3.2.2.14, 3.2.5.13
11.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12(1)
11.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	3.2.5.12(1)
12. STANDPIPE SYSTEM:		
YES - NFPA 14 - 2013		3.2.5.8, 3.2.5.9, 3.2.5.16
13. FIRE ALARM SYSTEM:		
YES - SINGLE STAGE - CAN/ULC-5524-14		3.2.4.1 (2)(4)
14. SMOKE CONTROL MEASURES:		
YES		3.1.8.12
15. ANNUNCIATOR AND ZONE INDICATION:		
YES		3.2.4.8, 3.2.4.8
16. STREETS:		
2 STREET /50% OF PERIMETER		3.2.2.10 (4)

NOTES:
 * UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018

	53 NORTH 20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY	PROJECT DATA SCALE: N.T.S.	ISSUED FOR DP RESUBMISSION 05/11/22 REVISION #: CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22 PROJECT NUMBER: 22-100			SD1.03
	Agenda Page 65					



the L.C. - keystone



the henley - keystone



meridian - keystone

LOCATION

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 53 AVENUE BETWEEN 200 STREET AND 201A STREET. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.

53 north development location



keystone project map



portage park



nicomekl trail



nicomekl elementary



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

CONTEXT PLAN

SCALE: N.T.S.



ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.04



ACCESS CONTEXT PLAN
6" = 1'-0"



53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

ACCESS CONTEXT PLAN
SCALE: 6" = 1'-0"

ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.05

design rationale

project description

THE PROPOSED DEVELOPMENT IS A 5 STOREY WOOD FRAME 93-UNIT MULTI-FAMILY RESIDENTIAL BUILDING SITUATED OVER A CONCRETE PARKADE AND POSITIONED ALONG 53 AVE BETWEEN 200 STREET AND 201A STREET IN A WAY THAT FITS THE NEIGHBORHOODS EXISTING CONTEXT THROUGH ITS CENTRAL HIGHLIGHTED POINT OF ENTRY, AND FLAT RAISED PROJECTIONS THAT REDUCE THE BUILDINGS SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO KEY SPACES WITHIN THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE INDOOR AND OUTDOOR AMENITY SPACES ARE POSITIONED TO THE NORTH WITH A DIRECT CONNECTION ESTABLISHED BETWEEN THE TWO AREAS, ALLOWING FOR EACH AMENITY SPACE TO EXTEND INTO THE OTHER. VARIATIONS IN MATERIALITY CREATE POINTS OF INTEREST ALONG THE SOUTHERN AND EASTERN STREET FACING FACADES, WITH POP UPS UTILIZED TO ADD GREATER EMPHASIS AND INTRIGUE TO THE BUILDINGS CORNERS AND CENTRAL POINTS OF ENTRY.

A FEW ADDED FEATURES AT THIS DEVELOPMENT INCLUDE: DEDICATED LOADING RAMP FOR MOVING / DELIVERY OF LARGE ITEMS, AMPLE BICYCLE AND STORAGE LOCKERS, AND 20% OF THE PROPOSED UNITS ARE DESIGNED AS ADAPTABLE UNITS PER CITY OF LANGLEY'S REQUEST.

THE EXPOSED PARKADE PORTIONS ALONG 53 AVE. AND 201A STREET ARE SURFACE TREATED WITH BRICK VENEER, TIERED PLANTING CREATES A VEGETATIVE BUFFER SPACE THAT IS MADE PERMEABLE BY THE RAMPS, STAIRS, AND SIDEWALKS THAT GUIDE PEOPLE FROM THE STREET TOWARDS THE BUILDING. THE PREVALENCE OF RED BRICK TONES ALONG THE GROUND FLOOR CREATES A SENSE OF WARMTH AND LIVABILITY WITHIN THE CITY OF LANGLEY.

massing, form, & character

FEATURE PROJECTIONS AROUND THE BUILDING UTILIZE DARK CONTRASTING MATERIALS AGAINST A PREDOMINANTLY BLUE AND WHITE FAÇADE TO ADD HIGHLIGHTS ALONG THE LENGTH OF THE BUILDING. ALONGSIDE THE BLEND OF BRICK AND CEMENTITIOUS CLADDING IS THE GLASS GUARDRAILS THAT FOSTER A STRONG CONNECTION WITH THE STREET AND CULMINATES IN A SENSE OF INTRIGUE AND CURIOSITY THAT CONNECTS TENANTS TO THE PUBLIC REALM WHILE STILL MAINTAINING THE PRIVACY WITHIN INDIVIDUAL SUITES.

ALL UNITS WILL BE FIT WITH ROUGH-IN AIR CONDITIONING CONNECTIONS AND FEATURE 9-FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS. ALSO INCLUDED ARE NATURAL VENTILATION THROUGH OPERABLE WINDOWS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (OPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS AND PARKADE LEVEL BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.





53 avenue streetscape

1/16" = 1'-0"



201A street streetscape

1/16" = 1'-0"



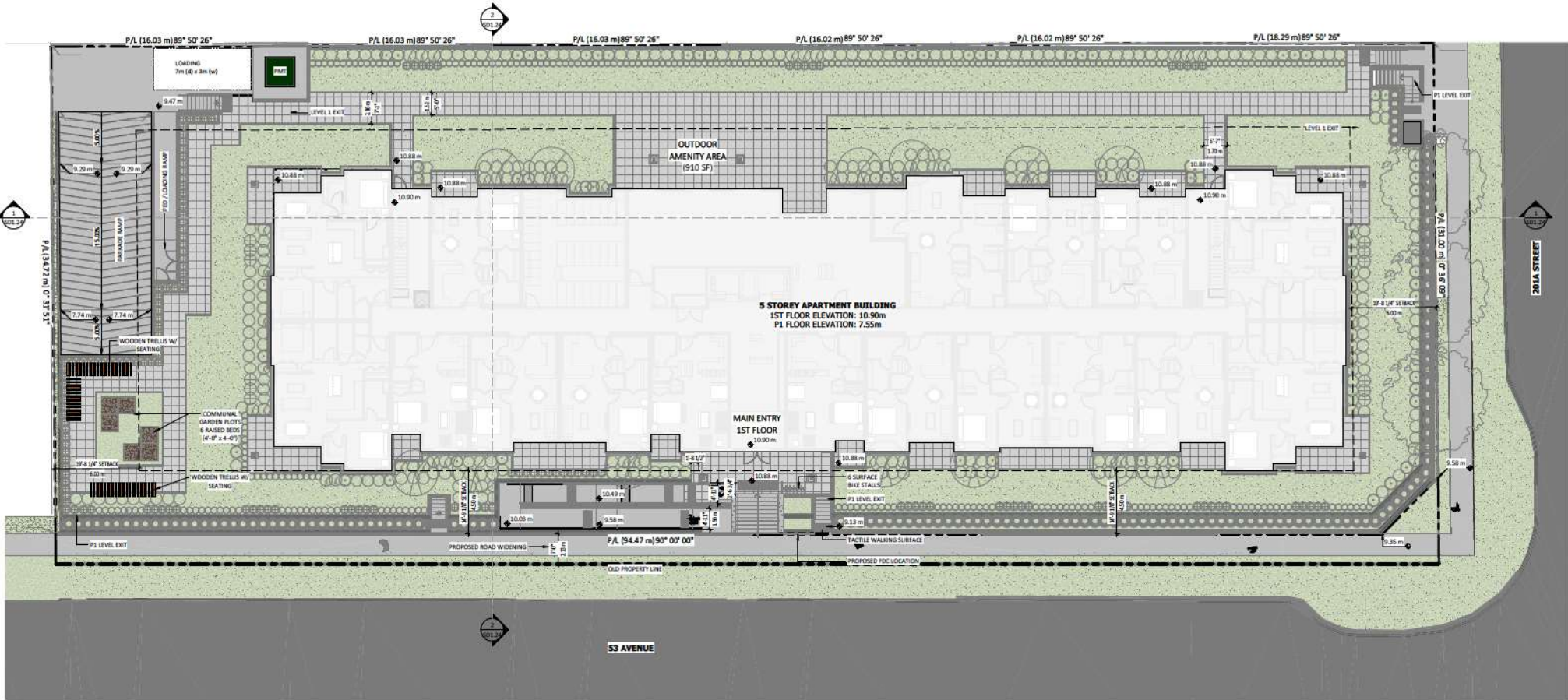
53 NORTH
 20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

STREETSCAPES
 SCALE: 1/16" = 1'-0"

ISSUED FOR DP RESUBMISSION
 05/11/22 REVISION #:
 CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
 PROJECT NUMBER: 22-100



SD1.07



site plan

3/32" = 1'-0"



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SITE PLAN

SCALE: 3/32" = 1'-0"



ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.20

**B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY OF
LOTS 223 TO 228 DISTRICT LOT 305 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 41274**

SCALE 1 : 250 DISTANCES ARE IN METRES

THE WINDING PLAT SIZE OF THIS PLAN IS 600mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:250
LOT DIMENSIONS AND CLEARANCES ARE ACCORDING TO FIELD SURVEY/LAND
WIDE DATA RECORDS.
BUILDING DIMENSIONS ARE TO EXTERIOR FINISH.
PREPARED FOR: REDEKOP KROEKER DEV. INC.

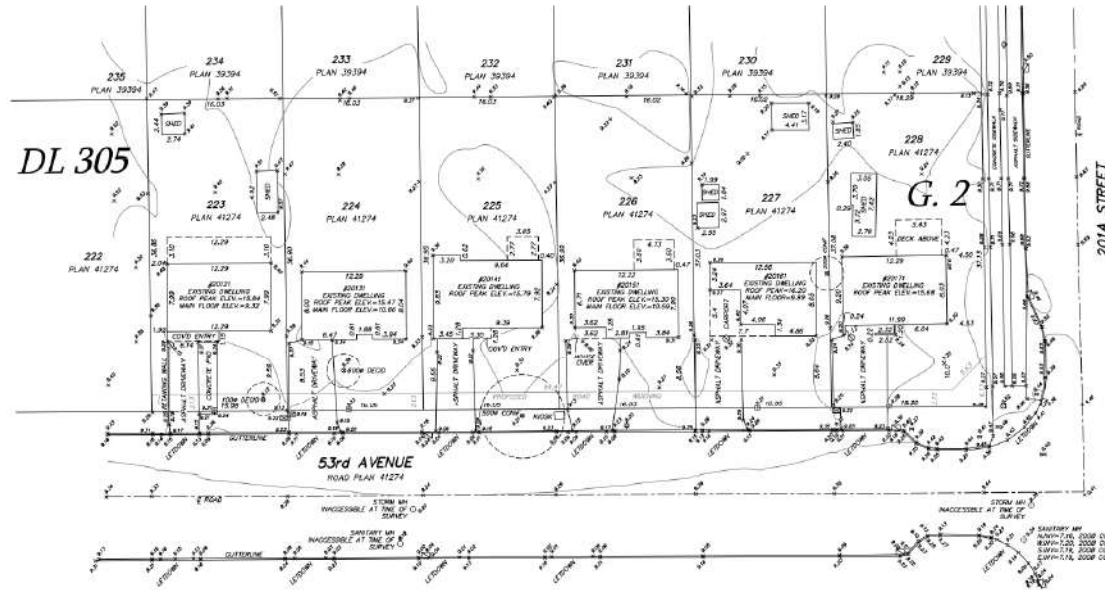
LEGEND

- SPOT ELEVATION
- ROUNDER FOUND CATCH BASIN
- ROUNDER ELECTRICAL BAY
- ROUNDER FIRE HYDRANT
- ROUNDER LAMP STAND
- ROUNDER MANHOLE
- ROUNDER POWER POLE
- ROUNDER SIGN
- ROUNDER WASTE METEOR
- ROUNDER WASTE VALVE
- ROUNDER CONCRETE
- ROUNDER MEASUREMENT
- ROUNDER CENTER IN WILLAMETTE
- ROUNDER TREE LOCATION
- ROUNDER EXTENTS OF SURVEY

DERIVATIONS
ELEVATIONS ARE IN METRES SEGETIC AND ARE
DERIVED FROM CONTROL MEASUREMENTS TAKEN AT
INTERSECTION OF 53rd AVE. & 201st STREET
ELEVATION = 19.225 CHAM OVERPASS/BRIDGE

PARCEL IDENTIFIERS

- LOT 223 100-108-548
- LOT 224 100-108-549
- LOT 225 100-108-550
- LOT 226 100-108-551
- LOT 227 100-108-552
- LOT 228 100-108-553



CIVIC ADDRESS:
20171, 20131, 20141, 20151, 20161, & 20171 53rd AVENUE
LANGLEY, BC
COPYRIGHT CORRECT THIS 6th DAY OF JANUARY, 2022

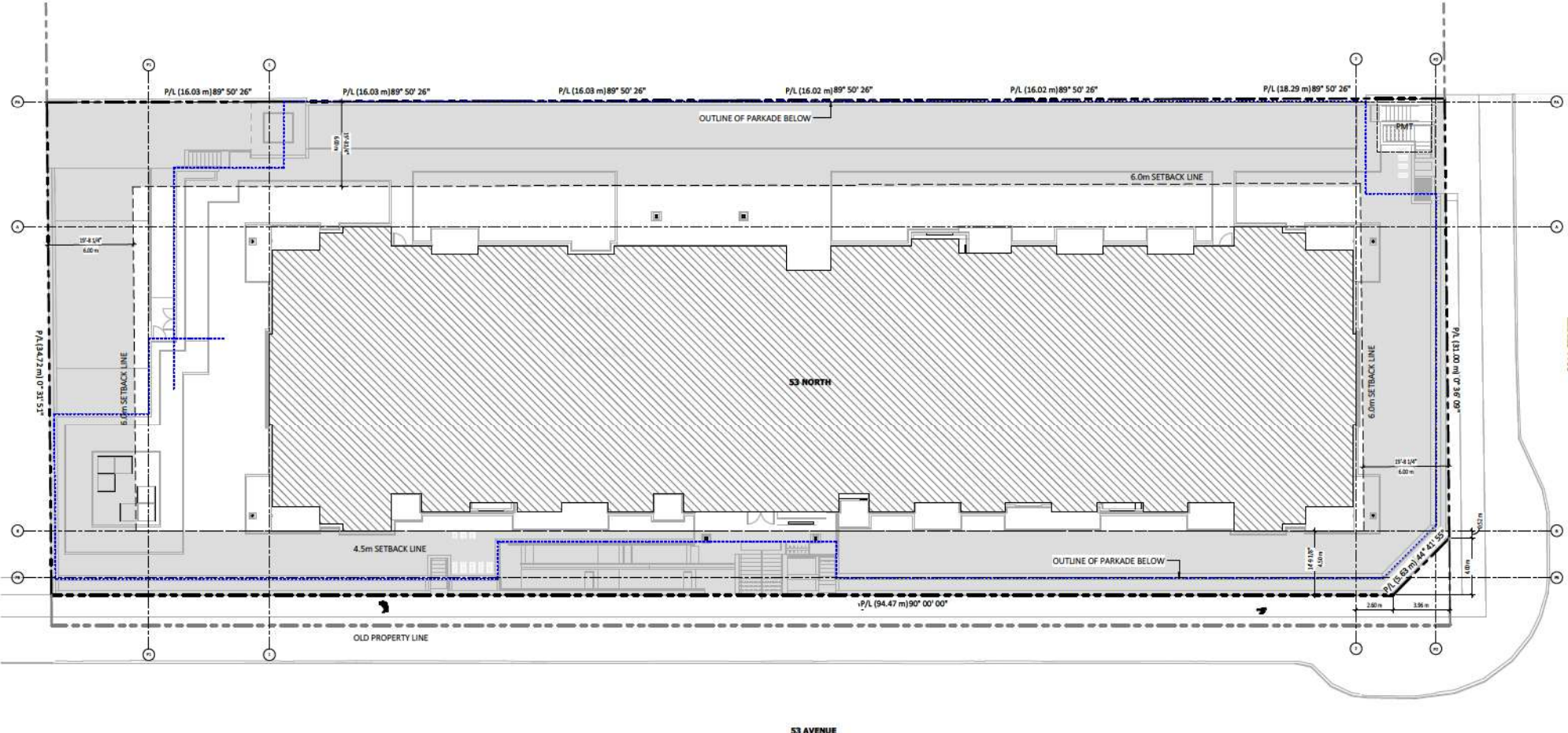
Scott Todd
V3FJ79
BCLS

SCOTT W. 1982
© This document is not valid unless properly signed
or digitally signed and sealed
BY SIGNING OFF IN SURVEY SOFTWARE

This drawing was prepared for the purpose of providing information to the City of Langley and is not intended to be used for any other purpose. The City of Langley is not responsible for the accuracy or completeness of the information provided in this drawing. The user of this drawing is responsible for verifying the accuracy and completeness of the information provided in this drawing. The user of this drawing is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary insurance coverage. The user of this drawing is also responsible for obtaining all necessary professional liability insurance coverage. The user of this drawing is also responsible for obtaining all necessary professional liability insurance coverage.

IOA
Insook, Ockman & Associates
D.C. Land Surveyors Since 1949
20070 Ingram Avenue, Langley BC V3A 7R0
1-844-232-1111
905-530-1111

LEGAL ADDRESS: LOT 223, 224, 225, 226, 227, AND 228, PLAN NWP41274
 CIVIC ADDRESS: 20121, 20131, 20141, 20151, 20161, 20171, 53 AVENUE, LANGLEY, BC



site plan-layout

3/32" = 1'-0"



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SITE PLAN - LAYOUT

SCALE: 3/32" = 1'-0"

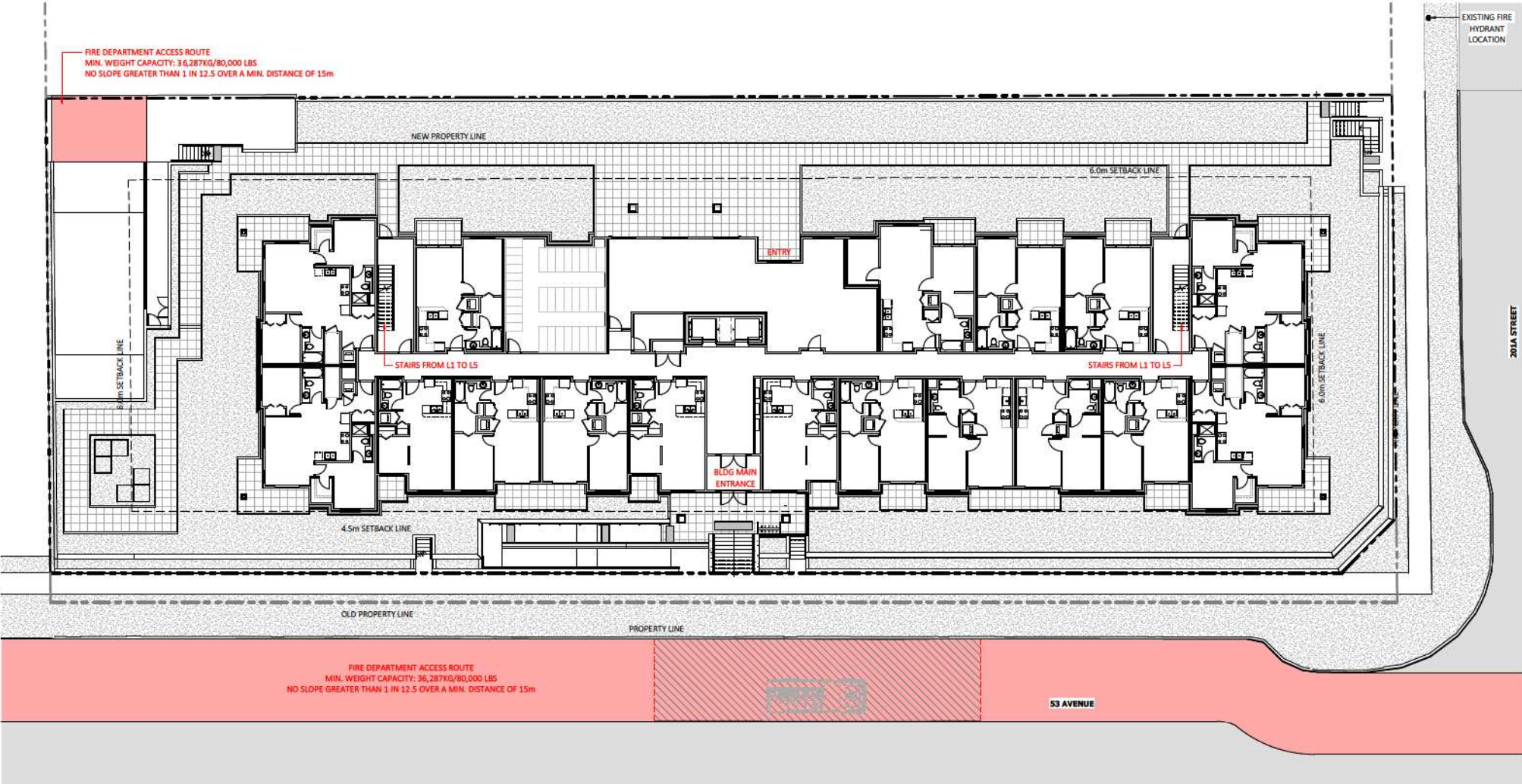


ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
 CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
 PROJECT NUMBER: 22-100



SD1.22



site plan-fire dept.

3/32" = 1'-0"



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SITE PLAN - FIRE DEPT.

SCALE: 3/32" = 1'-0"

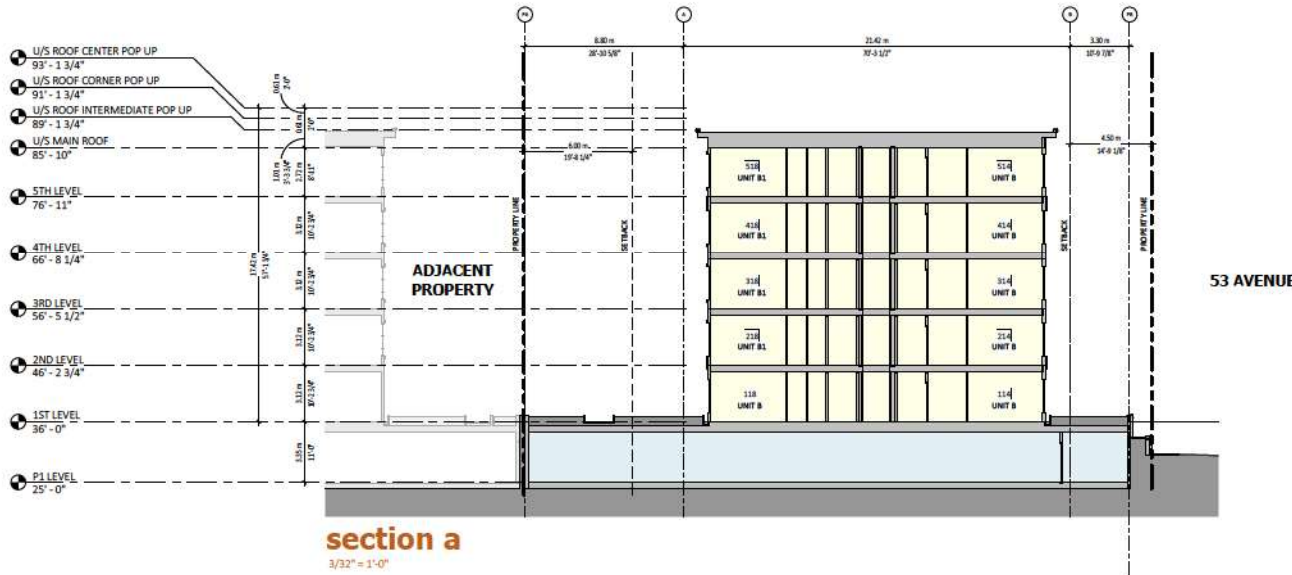


ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100

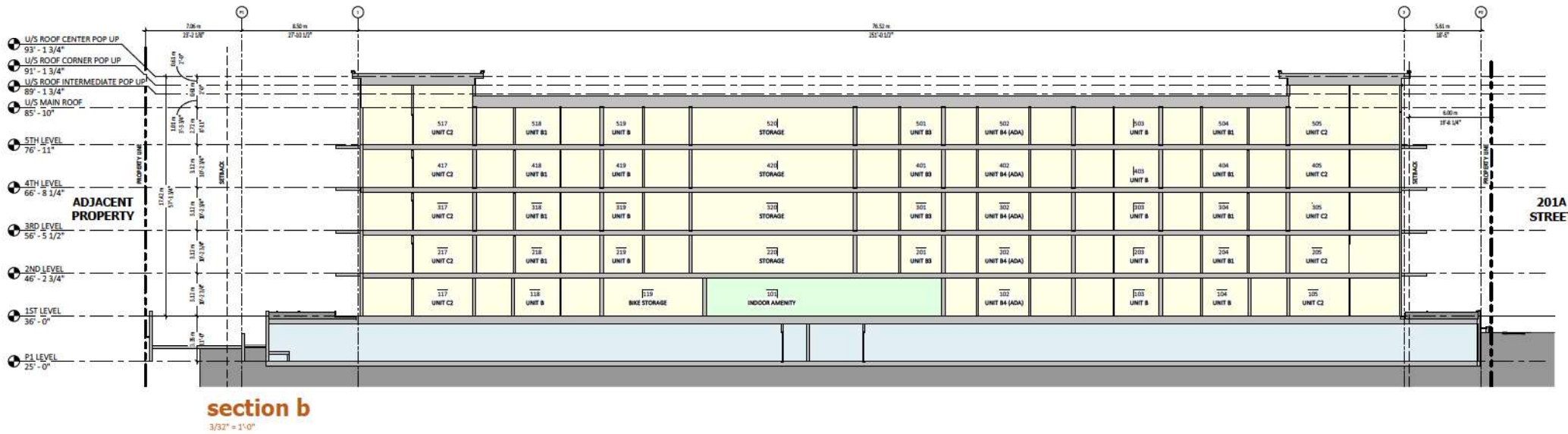


SD1.23



OCCUPANCIES

- GROUP A2 - AMENITY
- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



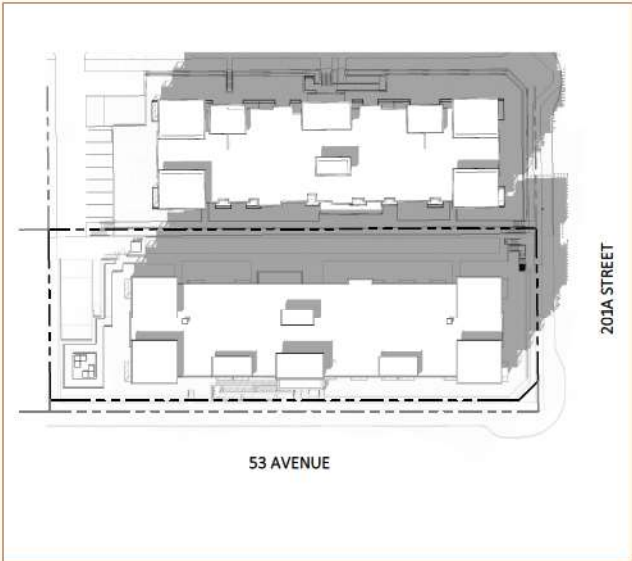
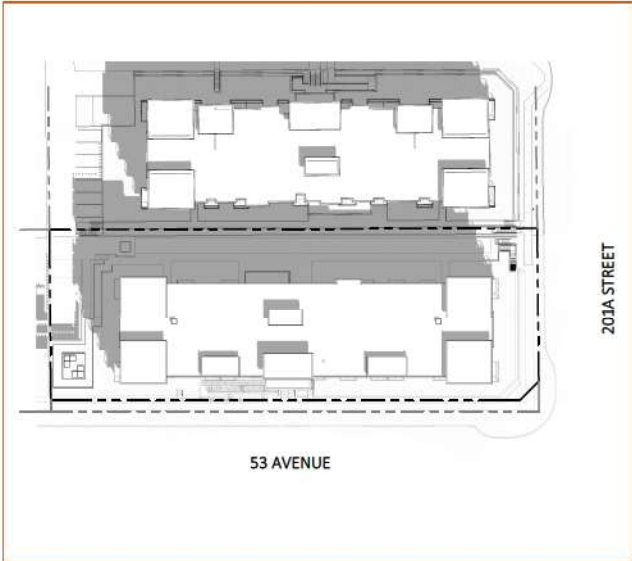
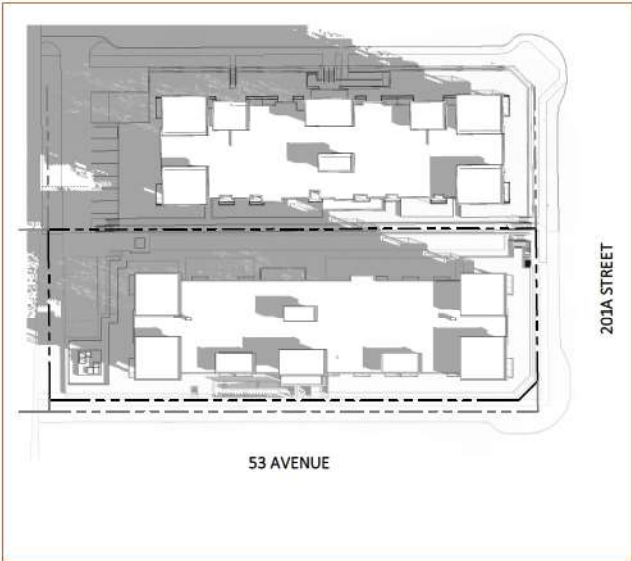
53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SITE SECTIONS
SCALE: 3/32" = 1'-0"

ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.24



shadow study - 9am - march 21

shadow study - 12pm - march 21

shadow study - 3 pm - march 21



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SHADOW STUDY

SCALE: N.T.S.

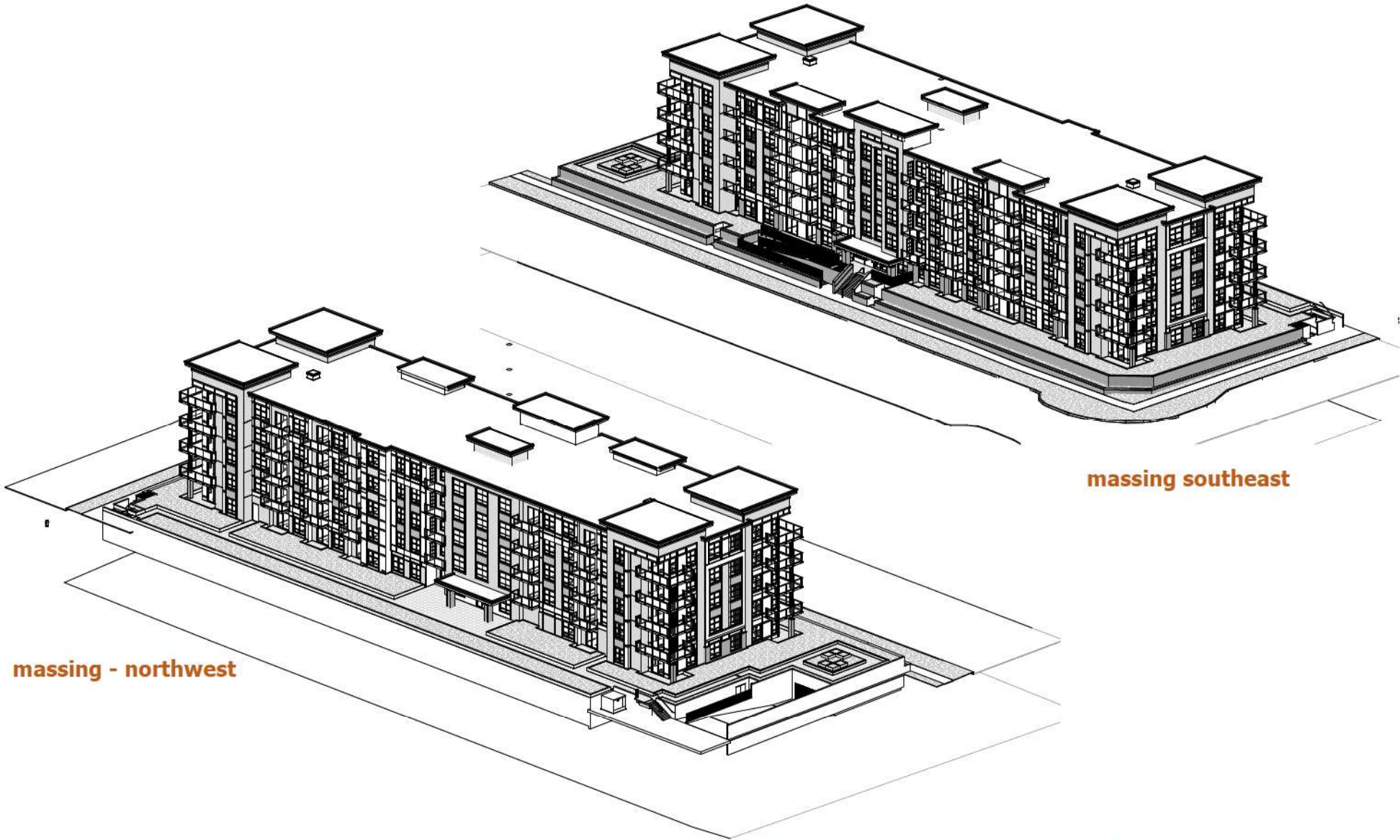


ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.31



massing southeast

massing - northwest



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

3D MASSING

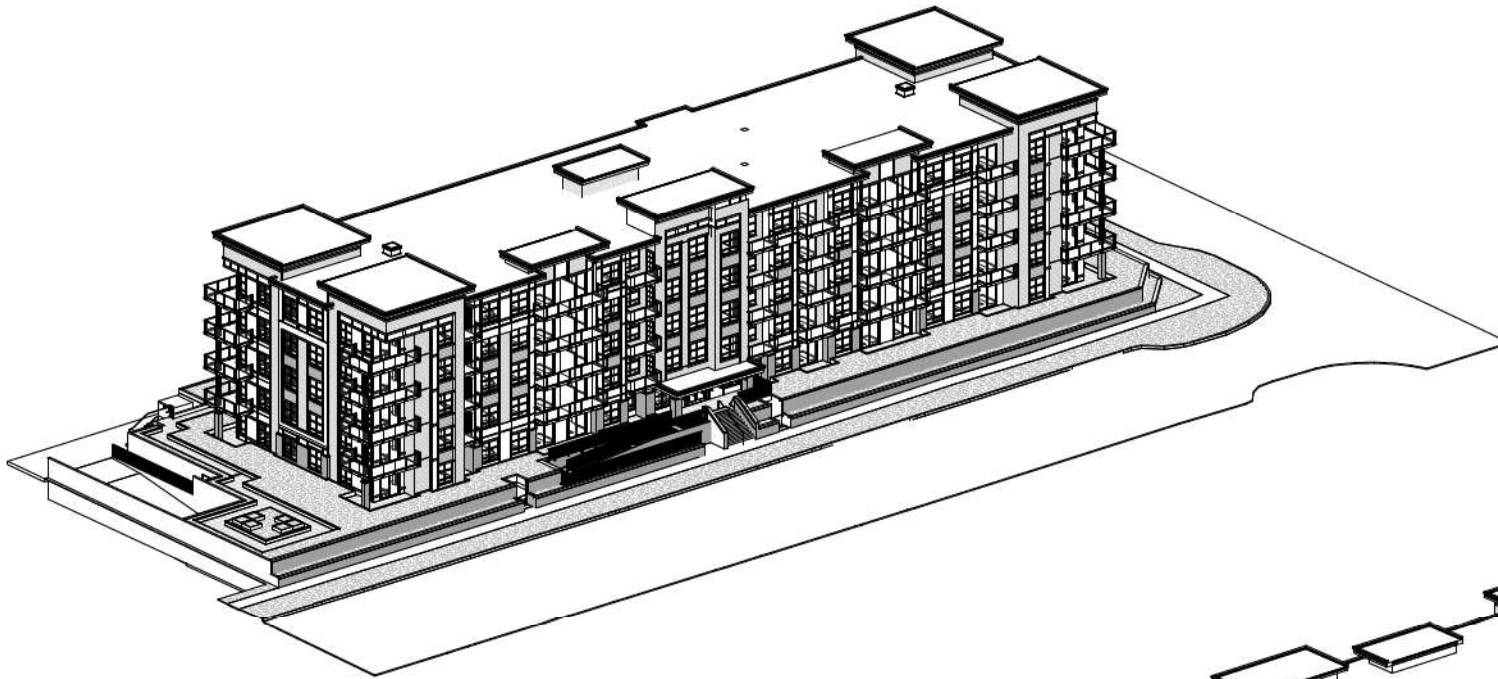
SCALE: N.T.S.

ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.32



massing - southwest



massing - northeast



keystonearch.ca

53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

3D MASSING

SCALE: N.T.S.

ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.33



south elevation

1/8" = 1'-0"



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

MATERIAL BOARD

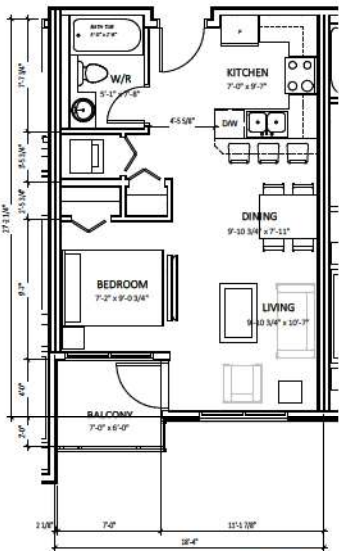
SCALE: 1/8" = 1'-0"

ISSUED FOR DP RESUBMISSION

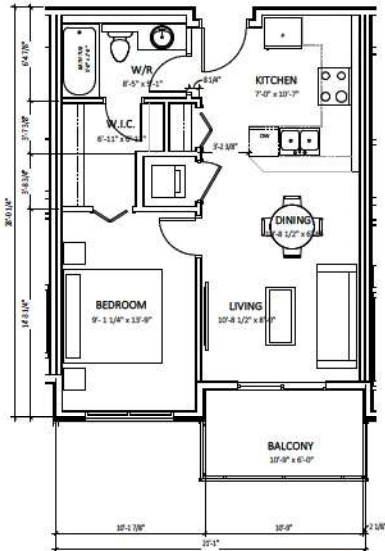
05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



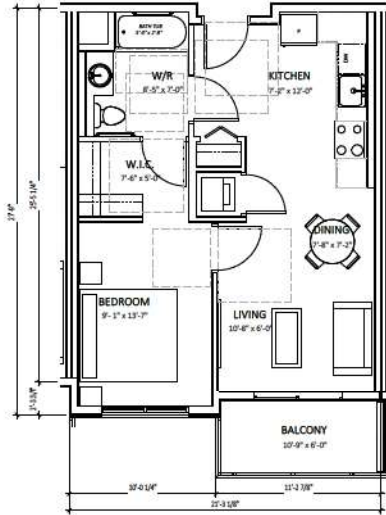
SD1.34



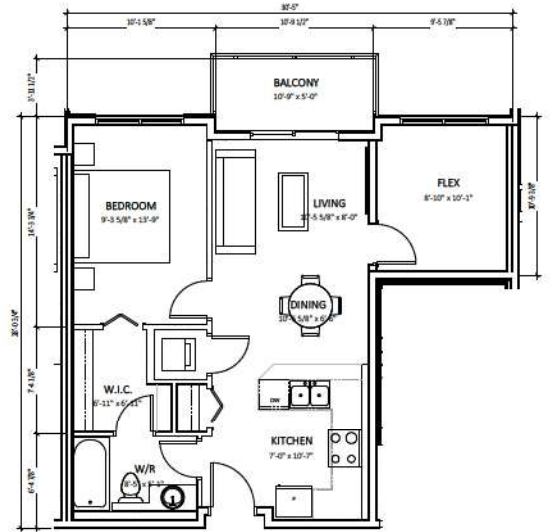
UNIT A
482 SF STUDIO
UNIT COUNT: 7
LEVEL: 1-5
1/4" = 1'-0"



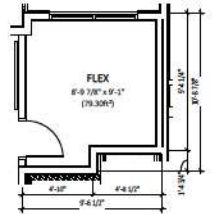
UNIT B
567 SF 1 BED
UNIT COUNT: 31
LEVEL: 1-5
1/4" = 1'-0"



UNIT B (ADAPTABLE)
577 SF 1 BED (ADAPTABLE)
UNIT COUNT: 10
LEVEL: 1-5
1/4" = 1'-0"



UNIT B1
684 SF 1 BED & FLEX
UNIT COUNT: 6
LEVEL: 3-5
1/4" = 1'-0"



UNIT B1.1
678 SF 1 BED & FLEX VARIATION
UNIT COUNT: 2
LEVEL: 2
1/4" = 1'-0"

UNIT COUNT

STUDIO:.....	7 UNITS (7.5%)
1 BED:.....	31 UNITS (33.3%)
1 BED (ADAPTABLE):.....	10 UNITS (10.5%)
1 BED + FLEX:.....	16 UNITS (17.2%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.0%)
2 BED + STORAGE:.....	20 UNITS (21.5%)
TOTAL:.....	93 UNITS (100%)



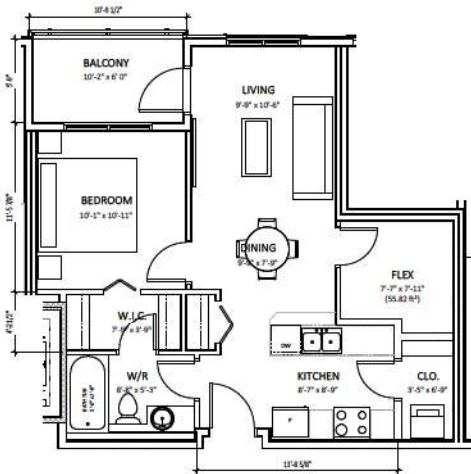
53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

UNIT PLANS
SCALE: 1/4" = 1'-0"

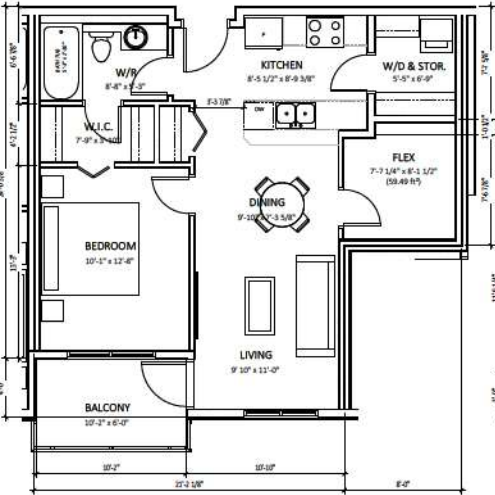
ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



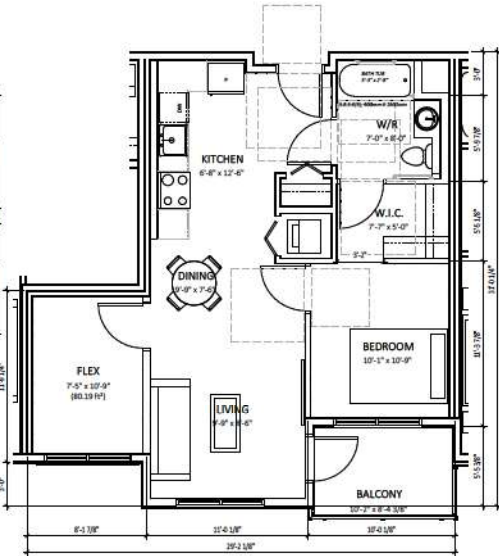
SD2.01



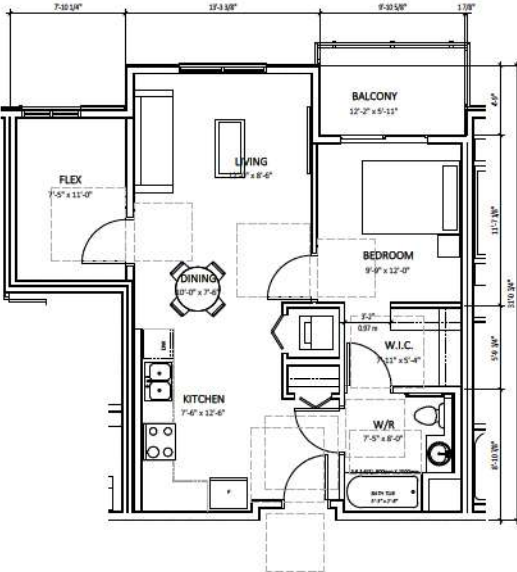
UNIT B2
1/4" = 1'-0"
648 SF, 1 RFD & FLEX
UNIT COUNT: 4
LEVEL: 2-0



UNIT B3
1/4" = 1'-0"
680 SF, 1 BED & FLEX
UNIT COUNT: 4
LEVEL: 2-0



UNIT B4 (ADAPTABLE)
1/4" = 1'-0"
696 SF, 1 BED + FLEX (ADA)
UNIT COUNT: 5
LEVEL: 1-5



UNIT B4.1 (ADAPTABLE)
1/4" = 1'-0"
764 SF, 1 BED + FLEX (ADA)
UNIT COUNT: 4
LEVEL: 2-5

UNIT COUNT

STUDIO:.....	7 UNITS (7.5%)
1 BED:.....	31 UNITS (33.3%)
1 BED (ADAPTABLE):.....	10 UNITS (10.5%)
1 BED + FLEX:.....	16 UNITS (17.2%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.0%)
2 BED + STORAGE:.....	20 UNITS (21.5%)
TOTAL:.....	93 UNITS (100%)



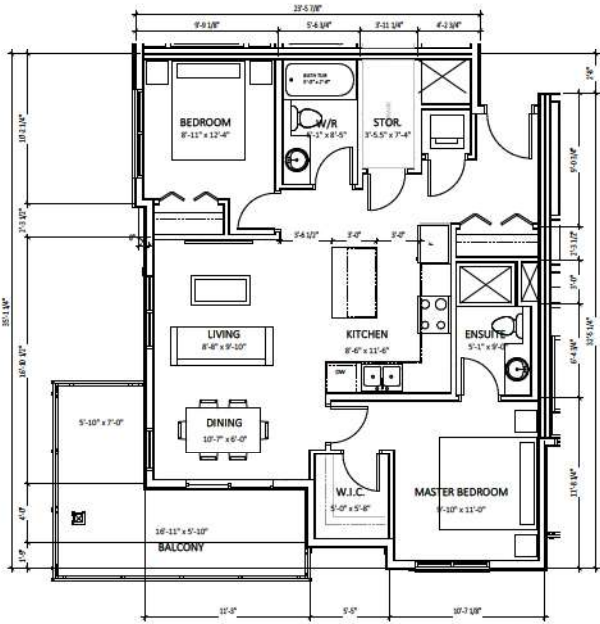
53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

UNIT PLANS
SCALE: 1/4" = 1'-0"

ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100

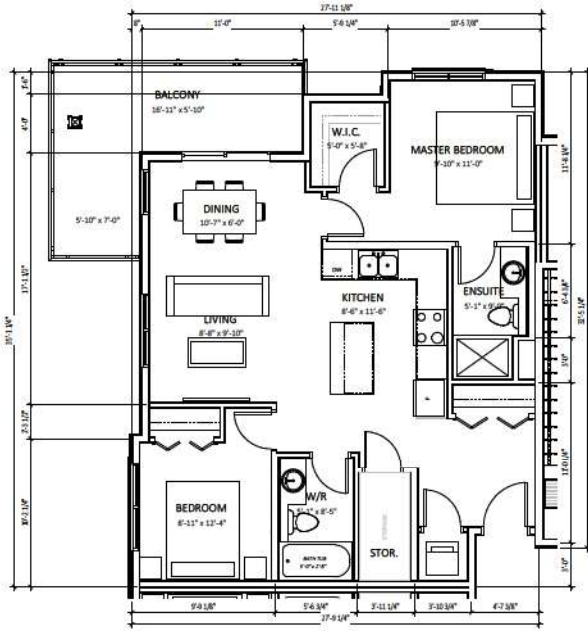


SD2.02



UNIT C
1/4" = 1'-0"

884 SF 2 BED + STORAGE
UNIT COUNT: 10
LEVEL: 1-5



UNIT C2
1/4" = 1'-0"

886 SF 2 BED + STORAGE
UNIT COUNT: 10
LEVEL: 1-5

UNIT COUNT

STUDIO:.....	7 UNITS (7.5%)
1 BED:.....	31 UNITS (33.3%)
1 BED (ADAPTABLE):.....	10 UNITS (10.5%)
1 BED + FLEX:.....	16 UNITS (17.2%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.0%)
2 BED + STORAGE:.....	20 UNITS (21.5%)
TOTAL:.....	93 UNITS (100%)



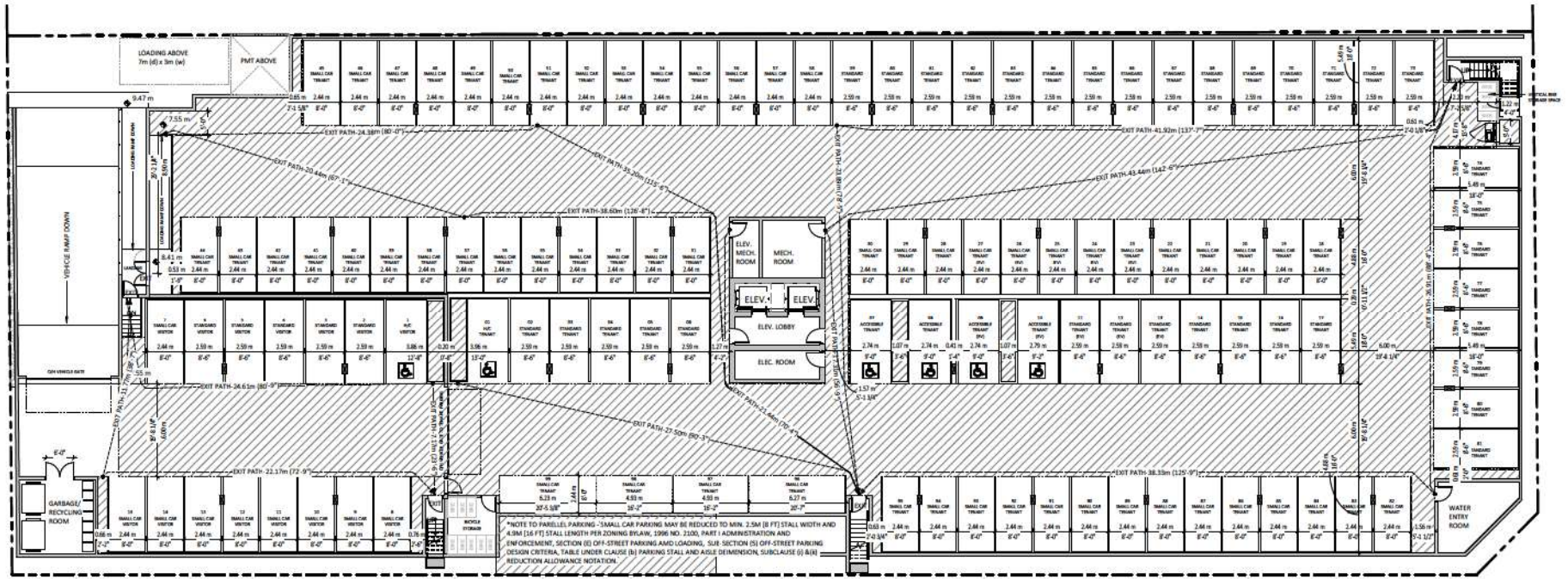
53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

UNIT PLANS
SCALE: 1/4" = 1'-0"

ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD2.03



p1 level
3/32" = 1'-0"

NOTE TO PARKING: PARKING - SMALL CAR PARKING MAY BE REDUCED TO MIN. 3.5M (11 FT) STALL WIDTH AND 4.1M (16 FT) STALL LENGTH PER ZONING BYLAW, 1996 NO. 2100, PART 1 ADMINISTRATION AND ENFORCEMENT, SECTION (2) OFF-STREET PARKING AND LOADING, SUB-SECTION (5) OFF-STREET PARKING DESIGN CRITERIA, TABLE UNDER CLAUSE (b) PARKING STALL AND AISLE DIMENSION, SUB-CLAUSE (5) BAY REDUCTION ALLOWANCE NOTATION.



1st level

1/8" = 1'-0"



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

L1 LEVEL PLAN

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



ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD3.02



2nd level
1/8" = 1'-0"



53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

L2 LEVEL PLAN
SCALE: 1/8" = 1'-0"



ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD3.03



3rd level

1/8" = 1'-0"



53 NORTH
 20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

L3 LEVEL PLAN
 SCALE: 1/8" = 1'-0"



ISSUED FOR DP RESUBMISSION
 05/11/22 REVISION #:
 CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
 PROJECT NUMBER: 22-100



SD3.04



4th level
1/8" = 1'-0"



53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

L4 LEVEL PLAN
SCALE: 1/8" = 1'-0"



ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD3.05



5th level

1/8" = 1'-0"



53 NORTH
 20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

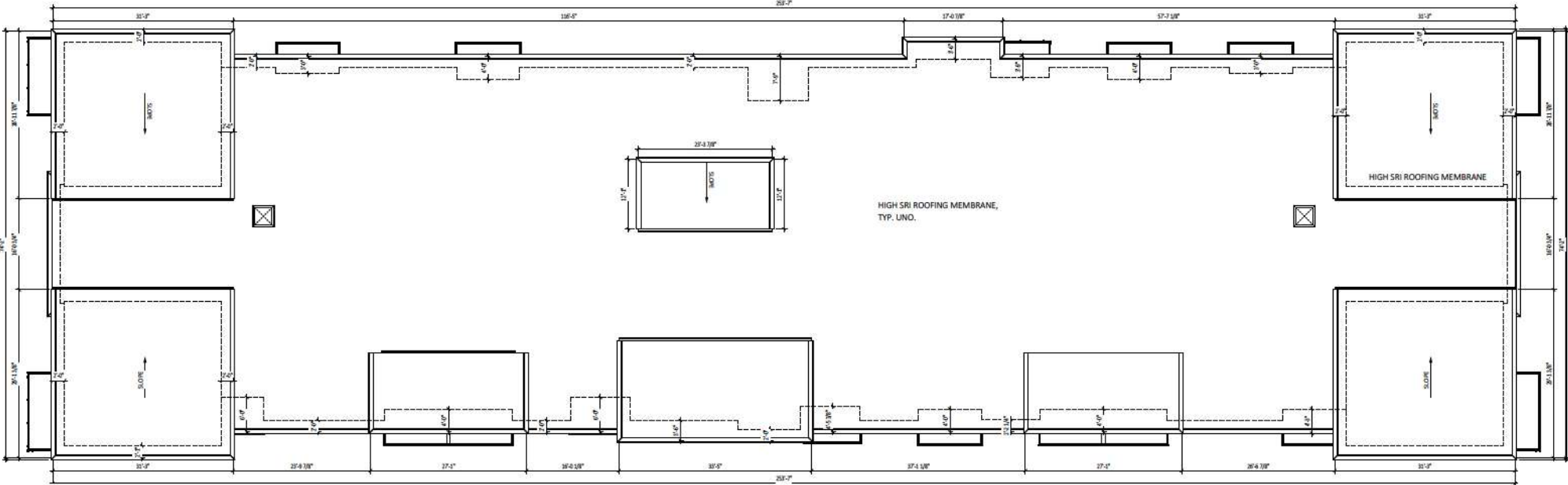
L5 LEVEL PLAN
 SCALE: 1/8" = 1'-0"



ISSUED FOR DP RESUBMISSION
 05/11/22 REVISION #:
 CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
 PROJECT NUMBER: 22-100



SD3.06



roof level
1/8" = 1'-0"



53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

ROOF PLAN
SCALE: 1/8" = 1'-0"
↑

ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD3.07



east elevation

3/32" = 1'-0"

material legend




- 1 CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: IRON GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 4 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE) - JAMES HARDIE, COLOUR: IRON GRAY
- 5 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE) - JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 6 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE) - JAMES HARDIE, COLOUR: DEEP OCEAN
- 7 MANUFACTURED BRICK, VENEER (SLIM BRICK) - 13mm(5/16")x130mm - MUTUAL MATERIALS, COLOUR: BURGUNDY, TEXTURE: SMOOTH MORTAR COLOUR: MEDIUM GRAY
- 8 ALUMINUM STOREFRONT SECTIONS - COLOUR: CLEAR ANODIZED, C/W GRAY SPANDREL PANEL
- 9 WINDOW - COLOUR: WHITE EXT. / WHITE INT.
- 10 ALUMINUM/GLASS BALCONY RAILING - COLOUR: CLEAR ANODIZED
- 11 ALUMINUM GUARDRAILING - COLOUR: BLACK ANODIZED
- 12 CONCRETE WALL - COLOUR: PAINTED: BENJAMIN MOORE COVENTRY GRAY
- 13 HARDIE TRIM (SMOOTH - 1" X 2.5") - COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 14 HARDIE TRIM (SMOOTH - 1" X 5.5") - COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 15 HARDIE TRIM (SMOOTH - 1" X 9.25") - COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 16 HARDIE TRIM (SMOOTH - 1" X 5.5") - COLOUR: TO MATCH JAMES HARDIE DEEP OCEAN

NOTES:
 1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



north elevation

3/32" = 1'-0"

 <p>keystonearch.ca</p>	<p>53 NORTH</p> <p>20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY</p>	<p>BUILDING ELEVATIONS</p> <p>SCALE: 3/32" = 1'-0"</p>	<p>ISSUED FOR DP RESUBMISSION</p> <p>05/11/22 REVISION #: CITY OF LANGLEY FILE #R2 03-22 / DP 05-22 PROJECT NUMBER: 22-100</p>		 <p>REDEKOP KROEKER DEVELOPMENT INC.</p>	<p>SD4.01</p>
---	--	---	---	---	--	---------------



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: IRON GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR:
BOOTHBAY BLUE
- 4 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8\"/>

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



south elevation

3/32" = 1'-0"



53 NORTH
20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

ISSUED FOR DP RESUBMISSION
05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD4.02



south elevation



BACK OF WALL ALIGNED WITH PARAKADE OF ADJACENT PROPERTY

north elevation



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

RENDERED PERSPECTIVES

SCALE: N.T.S.

ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD4.03



corner elevation



east elevation



entry elevation



53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

RENDERED PERSPECTIVES

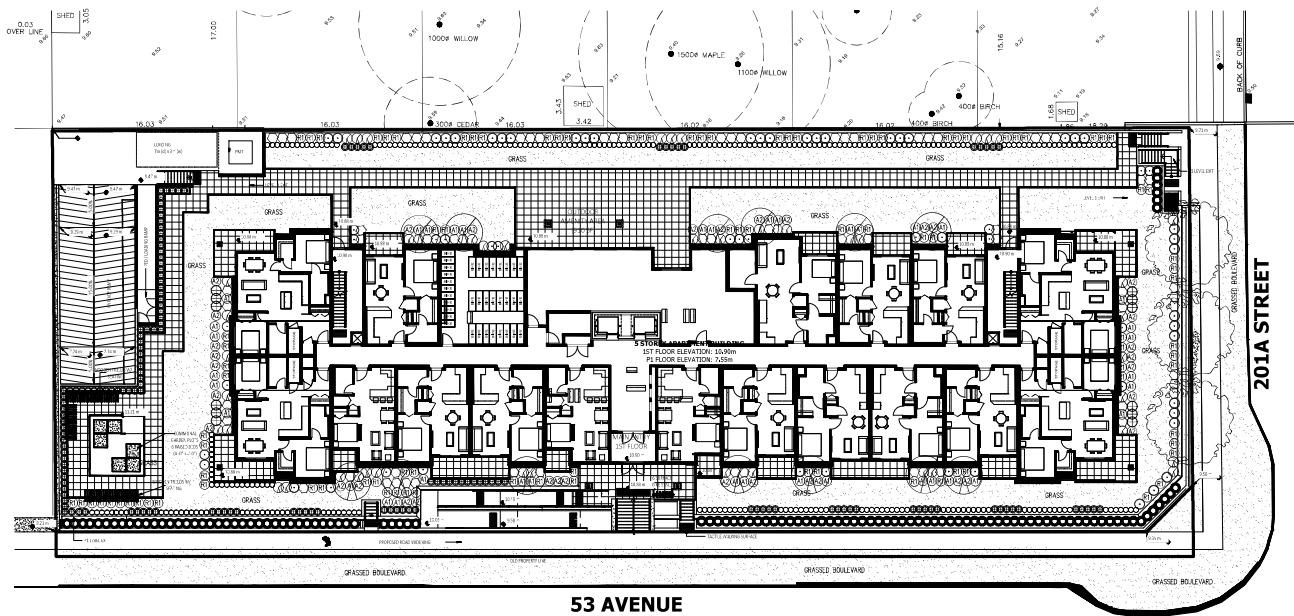
SCALE: N.T.S.

ISSUED FOR DP RESUBMISSION

05/11/22 REVISION #:
CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD4.04



MAY/22	REVISED SITE PLAN	2
MAY/22	REVISED SITE PLAN	1
DATE	REVISION	NO.

C. KAVOLINAS & ASSOCIATES INC.
 BCSIA CSIA
 2462 JENQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 RKD (LANGLEY) HOMES LTD.
 ATTENTION: TIM KROEKER
 c/ KEYSTONE ARCHITECTURE & PLANNING LTD.
 ATTENTION: VOLE NASTIGAN
 #300 - 33131 SOUTH FRASER WAY
 ABOTSFORD, B.C. V2C 2B1
 604-850-5577

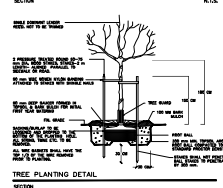
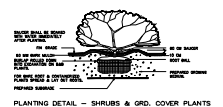
TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 CONDO DEVELOPMENT
 20121-71 - 53A AVENUE
 LANGLEY, B.C.

SCALE	1:200	DATE	JAN/22
DRAWN		DATE	
ENGR.		DATE	
APPROV.		DATE	

PRINTED	JOB No.
	DRAWING No.
	L-1

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA x LEUCOPHYLLA 'BALLENA'	MAGNOLIA	13	2.00 METERS	AS SHOWN	B. & E.
	ACER RUBRUM 'SOMMERS'	BOWHALL RED MAPLE	3	6 CM. CAL.	AS SHOWN	B. & E.
	CORNUS FLORIDA 'TUBBAM'	RED FLOWERING DOGWOOD	0	6 CM. CAL.	AS SHOWN	B. & E.
⊙	FREDSY (VARIOUS)	VARIOUS REDMETS	12	#2 POT	90 CM. O.C.	
⊙	AZALEA NORTHERN LIGHTS 'VARIOUS'	NORTHERN LIGHTS AZALEA	36	#2 POT	90 CM. O.C.	
⊙	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	34	#2 POT	90 CM. O.C.	
⊙	HELIX TOMENS 'ZINCKE'	EDWARDS' COUCHERUS ADELIA	45	#1 POT	90 CM. O.C.	
⊙	BUXUS MICROPHYLLA 'WINTER CEM'	ASIAN BOWWOOD	308	#1 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NANO BLUE'	HYDRANGEA	58	#1 POT	90 CM. O.C.	
⊙	MELISSA PROSODRACON (VARIOUS)	RICHMONDSEED	97	#1 POT	90 CM. O.C.	
⊙	SYRINGA HOLLANDI 'MICHEL BIGNARD'	LIAC	46	#1 POT	90 CM. O.C.	
⊙	FRAXUS LAUREOLARIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	155	#2 POT	70 CM. O.C.	
⊙	TAXUS x MEDIA HICKS'	HICKS' YEW	110	#2 POT	70 CM. O.C.	

- NOTES:**
- PLANT SPECIES AND VARIETIES SHOWN ON THIS LAYOUT SHOULD BE CHECKED AGAINST THE LATEST CATALOGUE FROM THE SUPPLIER TO BE SURE THE PLANTS ARE AVAILABLE AND TO OBTAIN THE MOST CURRENT INFORMATION ON PLANT CHARACTERISTICS AND CULTURE. PLANTS SHOULD BE ORDERED FROM A REPUTABLE SUPPLIER WHO CAN GUARANTEE THE PLANTS ARE AS SHOWN AND WHO CAN GUARANTEE THE PLANTS WILL BE DELIVERED TO THE SITE WITHIN THE SPECIFIED TIME FRAME. PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.
 - ALL PLANTS SHOULD BE ORDERED WITH A 10% SURPLUS TO COVER LOSS AND DAMAGE.





**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, JUNE 22, 2022
AT 7:01 PM**

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Co-Chair)
Wendy Crowe
Matt Hassett
Clark Kavolinas
Leslie Koole
Johnnie Kuo
Chad Neufeld
Scott Thompson
Ella van Enter
Cst. Peter Mann

Absent: School Trustee Shelley Coburn

Staff: Carl Johannsen, Director of Development Services
Anton Metalnikov, Planner
Kelly Kenney, Corporate Officer

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

1) AGENDA

Adoption of the June 22, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the June 22, 2022 Advisory Design Panel be approved.

CARRIED

MINUTES

Adoption of minutes from the May 25, 2022 meeting.
It was MOVED and SECONDED

THAT the minutes of the May 25, 2022 Advisory Design Panel be approved as circulated.

CARRIED

2) DEVELOPMENT PERMIT APPLICATION DP 04-22

Development proposal for a new restaurant located at 6141 200 Street.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated April 14, 2022 and provided a brief overview of the Development Permit application.

The applicant team entered the meeting:

- Maryam Massah, Director, Development and Project Management, Cactus Club Café
- Nick Joosten, Project Manager, Integrity Project Consulting Inc.
- Rafael Santa Ana, Principal, Rafael Santa Ana Architecture Workshop Inc.
- Antonio Colin, Associate Principal, Rafael Santa Ana Architecture Workshop Inc.
- Anna Wex, Lead Designer & Project Coordinator, Rafael Santa Ana Architecture Workshop Inc.

Ms. Massah provided a brief overview of the proposed restaurant King Taps.

Ms. Wex provided an overview of the proposal with details on the following:

- Site plan
- Parking orientation
- General layout of the restaurant
- Form of development
- Renderings of east, west, north, and south elevations
- Materials
- Architectural expression
- Landscape design
- Sustainability features

Panel members provided feedback on the form and character of the development as follows:

- as the outdoor patio space is facing a major intersection, the proposed water features may not be adequate to buffer the traffic noise; other noise attenuation features should be considered;
- update existing landscaped areas;
- add more design interest to the wall that adjoins seasonal outdoor patio area possibly through use of branding, vertical landscaping, or architectural feature such as different patterns of wood;
- incorporate more security features for seasonal patio to prevent access when not in use, such as lockable gate, barriers;
- consider more attractive barrier than the landscaping strip next to accessible parking space.

The applicant responded to questions from the Panel regarding:

- location and purpose of the two water features;
- use of automated security system and disassembly of patio furniture when seasonal patio not in use;
- purpose of future planning elements in order to be able to provide to go service;
- purpose of barrier on patio.

The applicant team left the meeting.

Panel members provided further input regarding:

- recommendation to have more accessible parking spaces;
- the need for better security features to prevent access to the seasonal patio when not in use.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

1. THAT the ADP received the staff report dated April 14, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review additional noise mitigation measures for the patios, including the potential for vertical elements;
 - b. Consider a refresh of the existing landscaped areas;
 - c. Provide more design interest to the 200 Street elevation, and the wood façade adjacent to the seasonal patio in particular, such as through the use of branding, vertical landscaping, or additional architectural features;

- d. Review security of seasonal outdoor patio, including the use of physical barriers;
- e. Consider adjusting the accessible parking space-adjacent landscape strip, such as replacing it with a concrete seat wall;
- f. Provide an additional accessible parking space.

CARRIED

3) **NEXT MEETINGS**

July 13, and 27, 2022 (to be confirmed).

4) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:50 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

May 11, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

MINUTES

Present:

D. Kang, (Community Co-Chair)
Councillor E. Woodward (Council Co-Chair)

A. Bayona, S. Cameron, M. Chang, S. Cook, R. Jhaj, N. Killeen, and R. Thandi

School Board Representative:

D. Tod

Guest:

I. But, Planner and Engagement Specialist, Modus Consulting

Staff:

T. Buckner, Manager, Parks Operations
J. Palframan, Recreation Programmer
K. Stepto, Recording Secretary
R. Stare, Deputy Director, Recreation
N. McGarvey, Assistant Manager, Parks Design and Development

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – May 11, 2022

Moved by N. Killeen,
Seconded by S. Cameron,
That the Recreation, Culture, and Parks Advisory Committee approve the
agenda and receive the agenda items of the May 11, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – April 13, 2022

Moved by R. Thandi,
Seconded by M. Chang,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes
of the April 13, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Aldergrove Gateway

Ignatius But, Planner and Engagement Specialist, Modus Consulting, led the committee in an engagement opportunity to provide feedback on the civic space at 27030 Fraser Highway. The session included a discussion on:

- Understanding people's perceptions on Aldergrove's existing assets and gaps; and
- Generating ideas for the best possible uses for the Aldergrove Gateway Site considering Aldergrove's gaps and future conditions (population change, climate change etc.)

D. REPORTS

1. Co-Chairperson's Report

Councillor Woodward provided the following update:

- The Canadian Premier Soccer team, Vancouver 2023, is coming to the Langley Events Centre as their home base in 2023.
- The Canadian Track and Field Championships will take place at McLeod Athletic Park from June 22-26, 2022.
- The 7 Generations Cup, an Indigenous hosted Pro Skateboard Contest, will be held at the Langley Events Centre from June 10-12, 2022.
- Council adopted a Notice of Motion regarding placing a hold on completing playing fields before the parking lots at Yorkson Community Park. Staff will provide a presentation to Council before the summer break.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Seniors Programs and Services

James Palframan, Recreation Programmer, provided a presentation on Seniors Programs and Services in the Township. He provided the following information:

TOL Philosophies:

- Removing barriers where possible;
- Opportunities for skill development;
- Encouraging healthy lifestyles;
- Connecting older adults to community services;
- Older Adult terminology – strive to provide programs to all people, - ask that registrants look at the type of program, the time of day etc.

F. WORK PROGRAM

Pre-pandemic successes:

- The TOL offered a variety of programs and classes that were geared towards older adults on land, water, and ice.

Current and Upcoming Offerings:

- Older Adult pickleball
- Chair Yoga
- Fit for Life – low-impact class
- Aqua Fit – Deep water, Shallow water,
- Athrosize;
- Badminton;
- Fitness Centres;
- Weight Room Orientations;
- Super Senior admission rate (80+) - \$1 for drop-in;
- ACUCC Walking track - free.

Seniors Week – June 5 – 11, 2022

- Active opportunities will be available at various facilities;
- Chair yoga, Fit for Life, Badminton, Pickleball, Aquafit, Low-impact aerobics
- Senior Swim Lesson
- Additional activities and costs are dependent on grant availability.

2. Langley Outdoor Sports Advisory Group (LOSAG)

T. Buckner reported that LOSAG will start meeting again in September with the AGM where reps from all the outdoor sporting groups will attend. The group will meet on an as-needed basis following the AGM.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. BCRPA Conference

A. Bayona and S. Cook provided a brief update on the BCRPA Conference that they recently attended. They commented on the struggle that all organizations are having with staffing issues and getting people back to attending recreation centres and gyms.

A summary of the sessions they attended is included as Attachment A.

N. NEXT MEETING

Date: June 8, 2022
Location: Parks Tour
Time: TBD

O. TERMINATE

Moved by N. Killeen,
Seconded by A. Bayona,
That the meeting terminate at 8:50pm
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

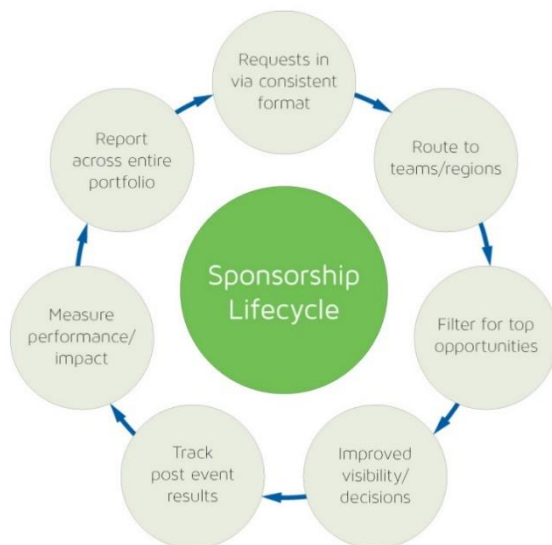
Council Representative Co-Chair

BCRPA Symposium Notes – A. Bayona

Day 1:

Sponsorship 101 by Nancy Owens (Coquitlam) and Mary Morrison (Abbotsford)

What is sponsorship? Effective sponsorship is about people & relationships- not about advertising or sales. And like any successful relationship, sponsorship works best when it's a partnership, and when it's a good "fit". Ensure you are getting the most out of a sponsorship - and not selling out!

**Before the event:**

- Proposal- mission and vision pairing are **very important**
- Booth & sponsorship plan
- Event plan

During the event

- Engage with the public

After the Event

- Track post event results
- Measure performance
- Content distribution

Building Positive Culture in Your Young Workforce by Nicholas Mansfield (Kelowna) & Vanessa Cumming (Fort St John)

The young workforce cares about financial stability, but they also want a purpose. And that's why building that positive culture is essential. It is important to have a **Culture** that creates a purpose for their work, navigates interaction, and fosters teambuilding for its members. When you have a positive culture you feel pride, happiness, and enjoy being present in your work environment. It provides a positive atmosphere for you and others around you.

Pillars of culture:

1. Trust
2. Autonomy
3. Availability
4. Relationships

Gallup's Employee Engagement Survey was discussed which includes the following 12 questions/statement answers:

1. I know what is expected of me at work.
2. I have the materials and equipment I need to do my work right.
3. At work, I have the opportunity to do what I do best every day.
4. In the last seven days, I have received recognition or praise for doing good work.
5. My supervisor, or someone at work, seems to care about me as a person.
6. There is someone at work who encourages my development.
7. At work, my opinions seem to count.
8. The mission or purpose of my company makes me feel my job is important.
9. My associates or fellow employees are committed to doing quality work.
10. I have a best friend at work.
11. In the last six months, someone at work has talked to me about my progress.
12. This last year, I have had opportunities at work to learn and grow.

This was a conversation starter- If you had answered yes for 11-12 questions, you were considered to be in a position of growth within your company/ organization, so you would be considered engaged. If yes was selected 7-10 times, you were in a teamwork state which means you are engaged but you are wondering if you belong. If yes was selected only 3-6 times, this shows that you are not engaged and are in a state of individual contribution. If you said yes only 1-2 times, this means you are actively disengaged and only doing the bare minimum.

*Survey has been attached in the email as well in case anyone wants to see the rest of the questionnaire.

Public Engagement: Rules & Tools for Community Engagement by Jim Diers

This workshop explored how to engage with communities as a true partner. The key point to this session was – a community is a group of people, not only one person. We must leverage our resources, support each others' priorities and initiatives, and slowly build segments of our community. We worked in groups of two with people we didn't know, and the exercise was to tell the other person your skills, passions, and knowledge. By acknowledging each individuals' strengths, everyone can contribute to their community where they can help the most. Building that community engagement is crucial and for that we must find a **Common Identity**- it relates to feeling pride from where you are from, and what you are doing- community is a manageable scale, it involves relationship building. It allows opportunity for collective action, for place-making, and for building an inclusive community. The accountability and responsibility of each person is important when building a community. It fosters the belief that together we can make a difference when we all do our part.

Day 2:

Solutions to the Challenge of Recruitment and Retention in a Pandemic & Post Pandemic World

Make sure to cultivate a positive workplace. Place suggestion boxes, let people provide you with real feedback, create expression of interests, how they would like to grow within the company/ organization. Listen to them to know what your team wants (have creative meetings- go for walks, instead of virtual or office meetings) Build relationships! Cultivate EDI (Equity, Diversity, Inclusion)

One size Fits None: Tips & Techniques to Attract and Retain Employees by Cissy Pau

One of today's challenges is finding and keeping employees. The great resignation has impacted almost every industry in 2021-2022. While there is no one right answer for this issue, we learned 5 HR trends that are affecting workplaces today and tips on how to tackle those challenges while increasing the success of attracting and retaining great staff.

1. Strong Employer Branding- **Critical**

Employer Brand: It is important to invest in the Employer Brand- this is different than the marketing brand- marketing brand is for the external people, what you want them to see. However the Employer Brand is what your employees see everyday. You have to set your culture right, and you have to ensure that all decisions are based on the company values. You want to show employees why it is a great place to work. It is crucial to portray real people, share employee testimonials, write about what is happening, and incentivize employees to continue the journey with you. Showcase what you have to offer – build strategy to communicate your EVP (Employee Value Proposition). EVP is about defining the essence of your company- how unique it is and what it stands for. It is important to build that brand awareness within your team. This is how you will gain trust and influence the decision-making process, to make sales, to get people joining your team.

Tip: Check comments on what people think about you as an employer- Indeed, Glassdoor, review, work on those- respond respectfully and claim the account.

2. One Size Fits None- Adapt policies & procedures to match!

Blanket policies NONO – they don't work anymore. You and your team have to start considering what is fair and consider each person's interests, needs, motivation, and demographics. It is time to create a personalized approach to well-being benefits where the goal is to create a culture of care that meets the needs of all workers.

Example: Bonus + Appreciation in different ways- An extra vacation week, add to RRSP, add to benefits for the future, "asking is caring".

3. Employee Well-Being Actions and Considerations

- a. Duty to Inquire- Check in with your team if something is off- it is your right as an employer.
- b. Duty to Accommodate- If anything is disclosed during conversations it is your duty to accommodate whatever is needed to ensure their wellbeing.
- c. Demonstrate compassion, empathy, and flexibility – Be there for them and support them - it is their time to heal
- d. Know the resources available- go over those with your HR team to know what options are available
- e. Corrective action after accommodation- If the employee takes time off, have a corrective conversation once the employee returns to work.

4. Creative Hiring Replaces “Post & Pray”

Attracting Talent- employees have a wide variety of opportunities and employers

- Difficult to stand out for the job you are posting
 - Use plain language
 - Ensure Job description matches current responsibilities
 - Review the requirements (is what you are asking too realistic/ needed, keep it real!)
 - Promote career pathways
 - Be inclusive (example use pronouns)
 - Build brand awareness!

Employees don’t want the traditional arrangements

A flexible work environment is a top priority for candidates. It is time to create alternative solutions- Hybrid and remote work. Higher wages in lower positions are the expectation nowadays. People believe they are qualified to do the job without proper education or experiences. It is important to manage salary progressions, to customize benefits and perks, increase time off vacation

Look into your benefits & perks

What are other companies in similar industries doing that you could potentially do as well?

5. **Increasing Labour Costs**

- Increasing minimum wage
- Higher salary expectations
- More legislative requirements
- Higher benefits costs
- Demands for more perks and fringe benefits.

Management Talent is not as strong as it used to be- it is important to let managers engage their team- remind them to be a leader not a boss.

Learning & Leading in Crisis: Promising Practices in the Pandemic

This one was more of a round table conversation. However, there were a lot of good ideas about different topics worth mentioning:

- If your company/ organization is changing/updating software- create videos and training ambassadors to assist with the transition period
- Well-being priority (HR Initiative), bring experts to have 1:1 counseling giving people the option to ask for help, and have help offered beforehand
- City of Burnaby- invested in Canadian Mental Health Association “Not Myself Today” which was created to reduce stigma around mental health at work. It is an annual subscription that has practical solutions for all employees within the workplace
- As teams are returning to work- make sure to emphasize team building to continue to build that positive culture

- City of Abbotsford, struggling to retain staff as COVID-19 restrictions are lifted and more programs are being offered. As stress levels among staff rise, the solution is to talk to the team, ask for input, ask them what was working before restrictions were lifted, what they want to keep, what they want to change, and then allow the team to be part of the solution, instead of telling them the solution
- City of Richmond created a Buddy System for people to check-in more regularly- this also promotes mental health awareness to make sure no one feels left out or alone.
- Squamish is struggling to find resources- One idea was to share staffing with Whistler. This way part timers can get more hours, and both cities can staff city programs
- City of Abbotsford + City of Vancouver mentioned having a difficult time recruiting new staff, and some suggestions came about that mainly focus on revising how the recruitment process works, understanding why people are not being called for interviews, and coaching applicants on what skills/experiences they would need to become successful applicants.



REPORT TO BOARD

To: **Board of Education**

Subject: Results of 2022 School Trustee Election for City of
Langley School Trustees

File #: 4200.00

From: Kelly Kenney
Chief Election Officer

Date: October 11, 2022

The purpose of this report is to report the results of the 2022 School Trustee Election for City of Langley School Trustees to the Board of Education as required by legislation.

POLICY:

Reporting of the results of an election, including election by acclamation, is a statutory requirement under the *Local Government Act*:

“Report of election results

158 (1) Within 30 days after the declaration of official election results under section 98 for an election by acclamation or under section 146 for an election by voting, the chief election officer must submit a report of the election results to the local government.”

This section must be read in conjunction with Section 45(2)(a) of the *School Act*:

“Elections conducted by board

45 (1) For a trustee election conducted by a board for a school district other than School District No. 39 (Vancouver), Part 3 of the Local Government Act, as that Part applies to an election of electoral area directors, applies to the trustee election except as provided in this Part.

(2) For the purposes of subsection (1), the references in Part 3 of the Local Government Act are to be read in accordance with the following:

(a) a reference to a regional district board or local government is to be read as a reference to the board;

(b) a reference to a municipality or electoral area is to be read as a reference to a trustee electoral area;

(c) a reference to the designated local government officer or to the local government corporate officer is to be read as a reference to the secretary treasurer of the board;

(d) a reference to the minister charged with the administration of that Act is to be read as a reference to the minister responsible for this Act.

Accordingly, a report of the election results for school trustees for School District No. 35 (Langley) Trustee Electoral Area #2 is required to be submitted to the School Board within 30 days of the declaration of election by acclamation having been made (declaration made September 20, 2022). This report fulfills this requirement.

COMMENTS/ANALYSIS:

As there were no more candidates nominated for the Office of School Trustee for Trustee Electoral Area #2 than there were to be elected for office, the following candidates have been elected by acclamation:

Candy Ashdown
Tony Ward

Ms. Ashdown and Mr. Ward will be sworn in on November 7, 2022 for a four-year term.

BUDGET IMPLICATIONS:

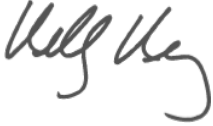
n/a

ALTERNATIVES:

n/a

To: Board of Education
Date: October 11, 2022
Subject: Results of 2022 School Trustee Election for City of Langley School Trustees
Page 3

Respectfully Submitted,



Kelly Kenney
Chief Election Officer

Attachment:

1. Declaration of Election by Acclamation made at 4:00 pm on September 20, 2022

CITY OF LANGLEY

DECLARATION OF ELECTION BY ACCLAMATION

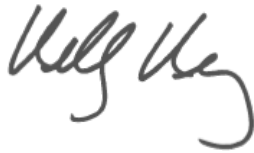
I, Kelly Kenney, Chief Election Officer for the City of Langley, do hereby declare, pursuant to section 98 of the *Local Government Act*, the following candidates elected by acclamation:

Candy Ashdown

Tony Ward

for the Offices of School Trustee in School District No. 35 Trustee Electoral Area 2

Given under my hand at Langley, British Columbia, this 20th, day of September, 2022.



Kelly Kenney

Chief Election Officer

TOWNSHIP OF LANGLEY
DECLARATION OF OFFICIAL ELECTION RESULTS
GENERAL LOCAL ELECTION – 2022

I, Darlene Foxgord, Chief Election Officer for the Township of Langley, do hereby declare elected the following candidates, who received the highest number of valid votes for the following offices:

MAYOR

WOODWARD, Eric

COUNCILLOR

BAILLIE, Tim
FERGUSON, Steve
KUNST, Margaret
MARTENS, Barb
PRATT, Michael V.
RICHTER, Kim
RINDT, Rob
VAN POPTA, Misty

SCHOOL TRUSTEE – TEA #1, SCHOOL DISTRICT No. 35

DICKINSON, Holly
FOX, Charlie
NEUFELD, Joel
RAI, Sarb
WILSON, Marnie

Dated at Langley, BC

this 17th day of October 2022.



Darlene Foxgord

Chief Election Officer

STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Mal Gill, Superintendent of Schools
SUBJECT: Strategic Plan 2023-2026 Development

RECOMMENDED MOTION:

That the Board of Education receives the report on the development of the 2023-2026 Strategic Plan for information, as presented.

BACKGROUND:

The Strategic Plan establishes priorities and actions with respect to educational opportunities for students, proactive planning for maintaining and upgrading facilities, responsible stewardship of resources, creating a supportive and positive culture for employees, and strengthening relationships with community groups.

It is a cumulative, ongoing process that provides direction and communication regarding the Board of Education's goals during the four-year term of the election cycle.

Trustees have clear responsibilities outlined in District Policy. Policies which ensure that the work of the Board of Education is centered around the vision of what is best for students. Specifically, in Policy 2 and Policy 4, there is clear direction to the Board to develop and maintain a culture of student learning through the following actions:

- 2.1 Ensure Board agendas reflect the Board's commitment to improving student success.
 - 2.2 Ensure the District's Strategic Plan identifies student learning key results.
 - 2.3 Ensure the Framework for Enhancing Student Learning is reviewed at least annually including identification of trends and issues.
 - 2.4 Ensure resources for approved initiatives to improve student outcomes are included in the annual operating budget.
 - 2.5 Ensure the effectiveness of the Superintendent's leadership in improving student outcomes is assessed annually.
-

Additionally, in Policy 4 (Trustee Code of Ethics), there is an indication that the Board shall:

- 4.1 Provide overall direction for the District by establishing foundational statements.
- 4.2 Annually review District priorities and key results as indicated in the District's Strategic Plan.
- 4.3 Annually ensure evaluation of the effectiveness of the District in achieving established priorities and key results.
- 4.4 Approve the District strategic plan and any adjustments thereto.

The Superintendent will coordinate an update of the Strategic Plan within the following draft timeline:

December 5, 2022	DLT Strategic Team (review/input on current and new draft plan)
December 12, 2022	DLT Strategic Team (review/input on current and new draft plan)
January 3, 2023	DLT Strategic Team (review/input on current and new draft plan)
January 5, 2023	DPAC Executive
January 10, 2023	Education/Strategic Plan Committee Meeting
January 10, 2023	Students (five Gr 10/11 per secondary school)
January 17, 2023	Exempt Staff
January 19, 2023	CUPE 1260
January 20, 2023	ya:yəstəl'
January 25, 2023	Langley Teachers' Association
January 26, 2023	Langley Principals' and Vice-Principals' Association
February 1, 2023	CUPE 1851
February 16, 2023	DPAC General Meeting
March 7, 2023	Board Communications Committee (final draft review with partner groups)
March 30, 2023	Community Partners (input on final draft)
April 11, 2023	Education/Strategic Plan Committee (final draft)
April 25, 2023	Regular Board Meeting

STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Mal Gill, Superintendent of Schools
RESOURCE: Marcello Moino, Assistant Superintendent
SUBJECT: Student and Family Affordability Fund

RECOMMENDED MOTION:

That the Board of Education receives the report on the Student and Family Affordability Fund for information, as presented.

BACKGROUND:

The province has made available a one-time fund that will provide direct support for school districts to help expand school meal programs, make sure students have the school supplies they need, and cover any additional fees so that students in need can take part in activities such as field trips. Langley will be receiving \$2,163,240 as our portion of this fund.

Districts are required to work with Parent Advisory Councils and school communities, as well as local First Nations and other Indigenous organizations, regarding local priorities that will best meet the needs of students and families facing hardship.

After an extensive consultation starting in mid-September, based on the criteria laid out by the Ministry of Education and Child Care, and including face to face meetings with the District Parent Advisory Council, Parent Advisory Councils, local First Nations, the Langley Poverty-Reduction Coalition, and various equity-deserving groups, as well as survey data, the Affordability Fund Guiding Coalition has formulated a plan. Above and beyond the consultations stated above, the Guiding Coalition also used school-based data from each school's Enhanced Support Team and used the SSI (Social Services Index) to gauge the level of need at each Langley school as measured by the number of families on income assistance, families with children in care, and families with both income assistance and children in care. School size was also taken into consideration, with the logic that the larger schools would potentially have more families who are recently emerging as lacking income or food security.



The focus of the plan is on food security. The Langley School District, supported by the Langley School District Foundation (LSDF), has existing food programs in most of its schools that can be leveraged in various ways to enhance the food offerings and the number of students being supported. In addition, expansion of the number of programs that offer food security to students is being looked at. With this expansion, there will need to be a small capital investment for new equipment (fridges, ovens, etc.) to allow programs to either expand or be newly formed. In the consultation, several agencies and groups that provide food security in the community to Langley School District families were included. This food security ranges from providing groceries and meals to families, to providing snacks and nutritious food options during various after-school and weekend programming.

At Tuesday's Regular Meeting of the Board of Education, Assistant Superintendent Marcello Moino will provide further details on the District's Student and Family Affordability Plan.

STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Mal Gill, Superintendent of Schools
RESOURCE: Woody Bradford, Deputy Superintendent
SUBJECT: Amended District Calendar 2022-2023

RECOMMENDED MOTION:

That the Board of Education approves the amended District Calendar for 2022-2023 as presented.

BACKGROUND:

On February 22, 2022, Trustees approved the final District Calendar for the 2022-2023 school year. District calendars show high level information on Spring Break and Christmas Break dates, instructional days (days where students attend school) and non-instructional days (days where schools are open for staff but not students, e.g., professional development days).

On Tuesday, September 13, 2022, the Office of the Premier of British Columbia released the following statement:

"Over the last few days, British Columbians have joined with people across the country and around the world in an outpouring of support for the Royal Family over the loss of Queen Elizabeth II. Our government will follow the lead of the federal government and join with other provinces in observing the national day of mourning to mark the Queen's funeral.

"The national holiday will be observed Monday, Sept. 19 by federal employees. We have advised provincial public-sector employers to honour this day in recognition of the obligations around federal holidays in the vast majority of provincial collective agreements.

"K-12 public schools and public post-secondary institutions, and most Crown corporations will be closed. We encourage private-sector employers to find a way to recognize or reflect on the day in a way that is appropriate for their employees.

"This will be a national day to reflect on the incredible life of Canada's Queen and the longest-serving monarch in British history."

On October 24, 2022, the Ministry of Education advised Superintendents that they would be updating the School Calendar Regulation to reflect the amendment by reducing the prescribed minimum hours of instruction by five hours and reducing the Days in Session and Days of Instruction by one day.

AMENDED CALENDAR

The only calendar in consideration this evening is the previously approved District Calendar for 2022-2023. The only change on this calendar is the addition of the National Day of Mourning to mark the Queen's funeral, which was held on Monday, September 19, 2022. No other days have been changed or altered.

Please Note: Winter break, spring break and the first and last day of school dates are final. Non-instructional Days are tentative and may be adjusted based on individual school calendars which will be distributed in May 2022.

School District #35 (Langley) District Calendar 2022-23

JULY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JANUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

MAY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

■ Instructional
 ■ Non-Instructional
 ■ Vacation Period
 ■ Statutory Holiday
 ■ National Day for Truth & Reconciliation

*Subject to yearly approval



Ministry of Education

■ National Day of Mourning

STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Brian Iseli, Secretary-Treasurer
SUBJECT: Budget Process and Timeline (2023/2024 Preliminary Operating Budget)

RECOMMENDED MOTION:

That the Board of Education approve the Budget Process and Timeline (2023/2024 Preliminary Operating Budget) as presented.

INTRODUCTION:

This draft budget process and timeline is intended to be reviewed by the Board of Education at the Regular Meeting of the Board of Education on December 13, 2022 for approval. The District has adopted the Public Sector Accounting Board ("PSAB") reporting standards for budgeting and financial reporting. Under these standards, the District is required to prepare a budget incorporating the PSAB format detailed in Appendix A. The approved budget document (Statement 2 – Revenue and Expense) does not differentiate the separate funds for operating, special purpose and capital which are components of Statement 2. While the District is required to budget for special purpose funds and capital activities, this planning document is focused on Schedule 2 of the PSAB format (Operating Revenue and Expense), which encompasses most of the District's activities.

BUDGET DEVELOPMENT PROCESS:

The District needs to have a budget development process that involves all stakeholders, but at the same time, positions the District to achieve its goal of producing a balanced budget. In order to accomplish this, there needs to be an understanding of the guiding principles behind the budget process along with specific areas of focus which need to be addressed. In working with the District's stakeholders, the challenge is to undertake consultation but maintain final decision-making in the hands of the Board. This is important in order to reach an agreement on a way to allocate financial resources to schools which retains the flexibility of individual schools to make local decisions (the decentralized DDM model) and at the same time, identifying which elements are best managed centrally.

Guiding Principles and Budget Considerations

Appendix B contains the District's beliefs, values and guiding principles for budget development. While the budget is a financial representation of the District's Strategic Plan, these beliefs, values and principles primarily addresses and supports the educational needs of students. Appendix C contains specific budget considerations that should be addressed as a first step in the development of the 2023/2024 budget. These guiding principles and budget considerations will direct the decisions which need to take place in order to accomplish our goal of achieving a balanced budget.

Other Factors in Budget Development

The development of the budget for 2023/2024 will also be guided by several associated logistical processes and are influenced by economic and legislative realities. These include:

- The development and approval of the current year's amended budget.
- The development of enrolment projections for the following year.
- The creation of a status quo budget and the potential use of prior years' accumulated surplus strategies.
- Providing the base for a longer financial sustainability plan for the District.

Appendix D illustrates the timeline in which these elements of budget development will take place.

Consultation with Stakeholders

The District Leadership Team has identified the following stakeholders who will be involved in the budget development process (including input into the use of accumulated operating surplus): the Langley Principals' and Vice-Principals' Association, the Langley Teachers' Association, CUPE 1260, CUPE 1851, DPAC, the Aboriginal communities and the Exempt Staff group. As indicated in the timeline document, meetings with these groups will take place throughout January to March.

In addition to the meetings that the District Leadership Team will have with the above stakeholders, the District will be doing a budget survey for the public to gather further feedback to be used during the budget process as well as providing an opportunity for the public to ask questions on the budget prior to the third reading of the budget bylaw at an open house in June.

The allocation of resources to schools and in central departments will:

- **Focus on student achievement, recognizing the personalized learning needs of our students.**
 - **Reflect responsible stewardship in implementing the objectives of the District's educational, financial and facilities-related plans.**
-

-
- **Respect the District’s decentralized decision-making culture, encouraging creativity and innovation in meeting the learning needs of specific communities.**
 - **Be sustainable over the longer term while providing the flexibility to address changing short-term needs.**
 - **Focus on equity for all schools and for all students in our schools.**
 - **Address the specific needs of our vulnerable students.**
 - **Include consultation with the District’s educational leaders.**
 - **Be transparent and easily understood, in terms of methodology.**

The District Leadership Team will also work with the central departments of: Instructional Services, Professional Services, Learning Support Services, Facilities Services, Maintenance Services, Transportation, Custodial Services, Human Resources, Administration and Finance Departments, to develop budgets for next year and beyond. Specific focus will also be directed to revenue producing areas of the District such as rentals and leases, and the International Student Program.

Amended Budget

The Finance Department is currently working on the amended budget for 2022/2023. Information on the status of the amended budget will be discussed with the Finance and Facilities Committee in January, prior to presentation to the public at the February 21st Regular Board Meeting for final approval.

Enrolment Projections

The District is required each year to submit enrolment projections to the Ministry for the next three years. Enrolment projections are due to the Ministry by February 15th and will consist of the following:

- School-aged children who are not enrolled in either distance learning or continuing education programs as at September 30th.
- Students enrolled in distance learning programs as at September 30th, February 28th and May 31st.
- Students enrolled in continuing education programs as at September 30th, February 28th and May 31st.
- Elementary and secondary summer school students.
- Non-graduated adults as at September 30th.
- Students with special needs as at September 30th and February 28th;
- Aboriginal students who are not “status First Nations living on reserve” as at September 30th.
- Students who are being provided with ELL support as at September 30th; and
- Refugees as at September 30th.

Members of District staff will begin, in January, the process of projecting what enrolments will be in September 2023. The approach used is a conservative one – rolling forward the current headcount enrolments to the next grade, adding estimated kindergarten enrolments and adjusting certain schools (primarily those on the Willoughby Slope) for growth factors. The Kindergarten and growth factor elements of the projections are based on the information in the current Baragar Demographics module. Due to the fact that Baragar projections are based on historical information of enrolments and migration trends only, District staff work closely with local governments to modify these historical-based projections

to take into account housing development information and other local knowledge in order to come up with the growth factors used in the projections.

The enrolment projections provided to the Ministry have to be in the form of FTE and not headcount. Elementary, middle, secondary grade 8 and 9 and alternate school enrolments will have FTEs equal to their headcounts. Secondary school grade 10-12 headcounts are converted to FTE based on historical information of courses taken. Distributed Learning and Continuing Education program projected enrolments are determined after discussion with District principals.

District Finance Department staff and the District Leadership Team will also be meeting in January and February with District principals and directors to obtain information on developing projections for the supplemental funding categories of Aboriginal, ELL and Special Needs.

Not only will the enrolments supplied to the Ministry provide us with the District's preliminary funding estimate for the next school year, they will also inform the budget process in terms of formulating preliminary staffing levels and resource supports.

Status Quo Budget

The amended budget for the current year will serve as the base or status quo budget for 2023/2024. This is the budget which assumes to provide the same level of service and programming as has been provided in the current year, adjusted for one-time items. The process of developing the base or status quo budget is as follows:

- The expenditure component of the amended budget for the current year serves as the base and is adjusted for the following elements to produce a status quo expenditure budget:
 - The impact that enrolment changes will have on the following year's staffing levels.
 - The impact of inflation.
 - The addition of known changes in expenditure levels, such as changes in benefit rates and necessary school and department requests.
 - The addition of other known cost pressures, such as utilities increases and wage lifts for exempt staff and principals and vice-principals.
 - The removal of one-time or non-continuing expenditure items.
 - The impact of collective agreement increases.
 - The impact of COVID-19 on expenses.
- The revenue component of the amended budget for the current year is adjusted for the following to produce a revenue budget for the following year:
 - Expected enrolment changes in all Ministry-funded student and adult categories.
 - Projected growth, if any, in the revenue in the International Student Program.
 - The impact of COVID-19 on revenue.
 - Known changes in provincial core or supplementary.
 - Expected or planned changes in local revenue.

- The status quo expenditure budget and the preliminary revenue budget are then compared to determine whether a status quo budget surplus or deficit exists, as illustrated below:

Amended Budget	
Expenditures	
+/-	Cost Pressures
+/-	One-time Items
+/-	Enrolment Changes
equals	
Status Quo Budget	
Expenditures	
plus	
Preliminary Funding	
Estimate	
equals	
Status Quo Budget	
Position	

Regardless of whether a status quo surplus or deficit exists, budget strategies and considerations to achieve the goal of producing a balanced budget for 2023/2024 need to be determined. Once done, a draft balanced preliminary budget is finalized for Board consideration. The budget will then receive preliminary approval at the May 16, 2023 Regular Board Meeting with the first and second readings of the Budget Bylaw. As in the past, the Board will allow for the third and final reading of the Budget Bylaw to be done at the June Regular Board Meeting to allow time for final community input. The approved budget is due to be submitted to the Ministry by June 30, 2023.

Conclusion

The draft budget process and timeline outlined in this document represents a transparent and accountable way in which to develop a budget for a school district. It contains beliefs, values and guiding principles which address the educational focus of the District and it includes extensive consultation with all stakeholders. However, the process will be challenging because of the uncertainty due to the existence of significant cost pressures that will come into play for next year. These include benefit cost increases; the requirement to fund wage lifts for exempt staff, principals and vice-principals; the cost of continuing to operate small schools; increasing technology demands; rising utilities costs; and general inflation. The consultation that is proposed will be focused on the objective of creating a balanced budget and consequently, we will not be able to address requests for additional funding from individual stakeholder groups unless those requests involve a re-allocation of resources within a cost savings strategy. Difficult decisions will have to be made by the Board.

The District Leadership Team believes the budget development process outlined in this document lays the foundation for looking at resource allocation from a District perspective, provides equity for all schools and creates a cost consciousness, all of which will serve to enhance learning opportunities for all Langley students for years to come.

APPENDIX A

Under PSAB standards, the annual budget will have to be submitted in the following format:

- Statement 2 – Revenue and Expense
- Statement 4 – Change in Net Financial Assets (Debt)
- Schedule 2 – Operating Revenue and Expense
- Schedule 2A – Schedule of Operating Revenue by Source
- Schedule 2B – Schedule of Operating Expense by Source
- Schedule 2C – Operating Expense by Function, Program and Object
- Schedule 3 – Special Purpose Revenue and Expense
- Schedule 3A – Changes in Special Purpose Funds
- Schedule 4 – Capital Revenue and Expense

The following is a brief description of the purpose of these statements and schedules:

- Statement 2 “Annual Budget – Revenue and Expense” consolidates all revenue and expenses by function for the operating fund (Schedule 2), the special purpose fund (Schedule 3) and the capital fund (Schedule 4). The presentation of expense by function rather than by object is a change required under PSAB. The total budget bylaw is presented at the end and includes expenses and asset purchases from all funds.
- Statement 4 “Annual Budget – Change in Net Financial Assets (Debt)” is a PSAB statement that is required to produce the budget figures for presentation in the audited financial statements.
- Schedules 2 – 2C report operating revenue and expenses and are very similar to the schedules A1-A4 in the old annual budget process. The previous A5 schedule (budgeted FTE employees) is no longer required.
- Schedules 3 and 3A reports the special purpose fund revenue and expenses.
- Schedule 4 reports revenue and expenses in the capital fund.

APPENDIX B

STATEMENT OF BELIEFS & PRINCIPLES

The Board of Education is committed to being responsible stewards of its resources and making budget decisions which are responsive to the overall District and which support the health and equity of our schools. To emphasize this commitment, the following budget beliefs and values and budget principles will be employed by the District in the development of its annual operating budget.

Budget Beliefs & Values

1. We believe that schools exist for learners.
2. We believe every learner can be knowledgeable, skilled and innovative.
3. We believe that learning is a passion for individuals to pursue throughout their lifetime.
4. We believe that safe and healthy environments contribute to student learning.
5. We value the pursuit of excellence in teaching and learning.
6. We believe that education is a shared responsibility among school, home and community.
7. We value the dedication of our educators and support staff, and the accomplishments of our learners.

Budget Principles

1. The allocation of human and material resources should be directed to support the Strategic Plan and the Framework for Enhancing Student Learning, including the School Plans which are focused on improving student learning.
 2. The allocation of resources should respond to the diversity of student needs and the vulnerability of our learners
 3. Resources should be provided to all learners at equitable and sustainable levels.
 4. Program choices and adjustments should be made in the best interests of students and should be guided by credible research, successful professional past practice and thoughtful implementation of new and emerging practices.
 5. Student learning is best served when adequate staffing exists at all levels of the organization and the necessary infrastructure supports are in place.
-

APPENDIX C

BUDGET CONSIDERATIONS

1. Ensure all budget decisions align with the District Strategic Plan.
 2. The budget shall be developed in accordance with all legal and legislative requirements, including direction received from the negotiations stemming from the Supreme Court of Canada ruling in favor of the BCTF.
 3. The impact of COVID-19.
 4. How to provide support for School Plans and the Framework for Enhancing Student Learning, including consideration of the structure of the Instructional Services Department.
 5. Assess the efficiency and equitability of the District's current practice and approach to the allocation of learning resources and assets.
 6. Assess the model in Learning Support Services for supporting students with unique needs.
 7. Continue to provide support for vulnerable students in addition to the Community LINK funding received from the Ministry.
 8. Continue to provide support for Aboriginal students in addition to the supplemental funding received from the Ministry.
 9. How to support continued growth in learning alternatives in the form of off-site alternate and distance education programs to ensure access to quality education for every student in the District.
 10. How to ensure maintaining and growing enrolment in the International Student Program so that it supports the needs of the District and of schools.
 11. How to maintain a level of District and school-level management and leadership support required for an organization of this size and complexity.
 12. How to provide a professional growth environment that supports succession planning for leadership at all levels of the organization.
 13. How to maintain adequate service levels for non-instructional areas such as building maintenance, bussing, custodial services and technology support.
 14. Examine all programs and/or services for the purpose of finding budget savings while continuing to provide adequate support for positive student learning.
-

15. How to provide support for initiatives for working with community agencies to address the needs of learners in the early years and to promote safe, caring, orderly and healthy schools.
16. How to allocate resources in the Facilities Department to support aging infrastructure.
17. Whether to maintain the practice of using restricted surpluses to support innovative initiatives in schools and equipment and furniture replacement.
18. Recognize that, given the funding constraints facing the District, the future of certain facilities needs to be considered as a strategy for fiscal management.

APPENDIX D

PROPOSED BUDGET TIMELINE

2022/2023 Amended

Budget

2023/2024 Preliminary Budget

October-December	Meet with Central Departments for Central Budgets	
November	Meet with Principals for School Budgets	
November-January	District Leadership Team develops Amended Budget	
January 17th	Financial Update at Finance and Facilities Committee	
January-April		Meetings with Stakeholders
February-April		Public Budget Survey
February 13th	Financial Update at Finance and Facilities Committee	
February 21st	Present Amended Budget	
February 28th	File Amended 22/23 Budget	
March 15th		Ministry Funding Announcement
February-April		Meet with Central Departments for Central Budgets
April		Meet with Principals for School Budgets
February-May		District Leadership Team develops Budget
February-May		Board Budget updates at Finance and Facilities Committee Meetings
May 16th		First and Second Readings of the Budget Bylaw
June 6th		Budget Open House for Community
June 20th		Third Reading of the Budget Bylaw

STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Brian Iseli, Secretary-Treasurer
SUBJECT: Funding and Enrolment Update

RECOMMENDED MOTION:

That the Board of Education receives the Funding and Enrolment Update for information, as presented.

BACKGROUND:

The chart below compares the Full Time Equivalents (FTEs) Enrolment Projections provided to the Ministry in February and the FTEs used in the budget with the actual final enrolments as at September 30, 2022, as identified in the recently completed 1701 data collection process. It should be noted that the District is awaiting final confirmation from the Ministry and, as indicated, duplicate resolution still needs to be completed. Duplicate resolution involves determining which district gets to claim a student when that student might initially be included in two districts' 1701 report. Historically, the District will lose students to other districts and independent schools in the duplicate resolution process. At the time of the writing of this report, the number of students and FTEs lost is unknown. Consequently, the enrolment and related Ministry funding presented in this report will be slightly higher than that included in the amended budget.

As indicated in the table below, the actual Ministry funding that the District expects to receive is \$220.604 million which is \$8.574 million higher than the projected \$212.029 million in the budget for the September count. There are several components and implications of this \$8.574 million positive variance from budget that the Board should understand:

- The District is up 746.8653 FTEs from budget in the Regular Student category, representing **a net funding increase from budget of \$5,889,033;**
 - The District is up 32 FTEs from budget in Alternate category, representing **a net funding increase from budget of \$252,320;**
-

- This is offset by a decreased enrolment of 44.625 FTE's in the Continuing Education, Distributed Learning categories, Home Schooling and Course Challenges, representing **a net lower funding of \$83,487;**
- The District has exceeded the projected enrolment for Special Needs Students at Level 1 by 4, Level 2 by 66 and lower than projected enrolment for Level 3 by 48 students, representing **a net funding increase from budget of \$2,099,880;**
- In the Unique Student Needs category of English Language Learners, there were 154 more students than projected, representing **a net funding increase from budget of \$244,090;**
- In the Unique Student Needs categories for Aboriginal Students and Adults, there was **a net lower funding from budget of \$1,817;**
- Summer Session 2022 increased, resulting in **a net funding increase from budget of \$174,618.**

	Submission to MoE (Estimated Operating Grants) MoE Projections			1701			Variance	Variance
	Enrolment	Level	Funding	Enrolment	Level	Funding		
September 2022								
Standard	22,016.0097	7,885	173,596,236	22,762.8750	7,885	179,485,269	746.8653	5,889,033
Continuing Ed	6.0000	7,885	47,310	5.1250	7,885	40,411	(0.8750)	(6,899)
Alternate	223.0000	7,885	1,758,355	255.0000	7,885	2,010,675	32.0000	252,320
DL	140.0000	6,360	890,400	129.2500	6,360	822,030	(10.7500)	(68,370)
HS	69	250	17,250	45	250	11,250	(24.0000)	(6,000)
Course challenges	107	246	26,365	98	246	24,148	(9.0000)	(2,218)
			<u>176,335,917</u>			<u>182,393,783</u>		<u>6,057,866</u>
Level 1 Special Needs	23	44,850	1,031,550	27	44,850	1,210,950	4.0000	179,400
Level 2 Special Needs	1,179	21,280	25,089,120	1,245	21,280	26,493,600	66.0000	1,404,480
Level 3 Special Needs	254	10,750	2,730,500	302	10,750	3,246,500	48.0000	516,000
ELL	1,762	1,585	2,792,770	1,916	1,585	3,036,860	154.0000	244,090
Aboriginal	1,922	1,565	3,007,930	1,912	1,565	2,992,280	(10.0000)	(15,650)
Adult Ed	21.0000	5,030	105,630	23.7500	5,030	119,463	2.7500	13,833
			<u>34,757,500</u>			<u>37,099,653</u>		<u>2,342,153</u>
July 2021								
Summer Learning 1-7	1,856	224	415,744	2,297	224	514,528	441.0000	98,784
Summer Learning 8-9	409	224	91,616	187	224	41,888	(222.0000)	(49,728)
Summer Learning 10-12	491	448	219,968	711	448	318,528	220.0000	98,560
Supplemental Summer			208,922			235,924		27,002
			<u>936,250</u>			<u>1,110,868</u>		<u>174,618</u>
Total 1701 Funding Changes			212,029,667			220,604,303		8,574,636

Enrolment Report

The 1701 data collection process at the end of September provides significant information about the student enrolment in the District, both in terms of headcount and full-time equivalents (“FTE’s”). The following chart illustrates the change this year from September 2021 in various categories of our enrolment:

	September 2022		September 2021		Increase (Decrease)	
	Headcount	FTE	Headcount	FTE	Headcount	FTE
School Aged Students	23,016.0000	23,140.6875	21,900.0000	22,025.8750	1,116.0000	1,114.8125
School Aged Online & DL	72.0000	11.5625	196.0000	24.6250	(124.0000)	(13.0625)
Graduated Adults	307.0000	52.1250	267.0000	39.0000	40.0000	13.1250
Non-Graduated Adults	160.0000	23.7500	152.0000	23.5000	8.0000	0.2500
Total Ministry Funded Students	23,555.0000	23,228.1250	22,515.0000	22,113.0000	1,040.0000	1,115.1250
International Students	981.0000		879.0000		102.0000	
Other Non-funded Students	326.0000		599.0000		(273.0000)	
Total Students	24,862.0000		23,993.0000		869.0000	

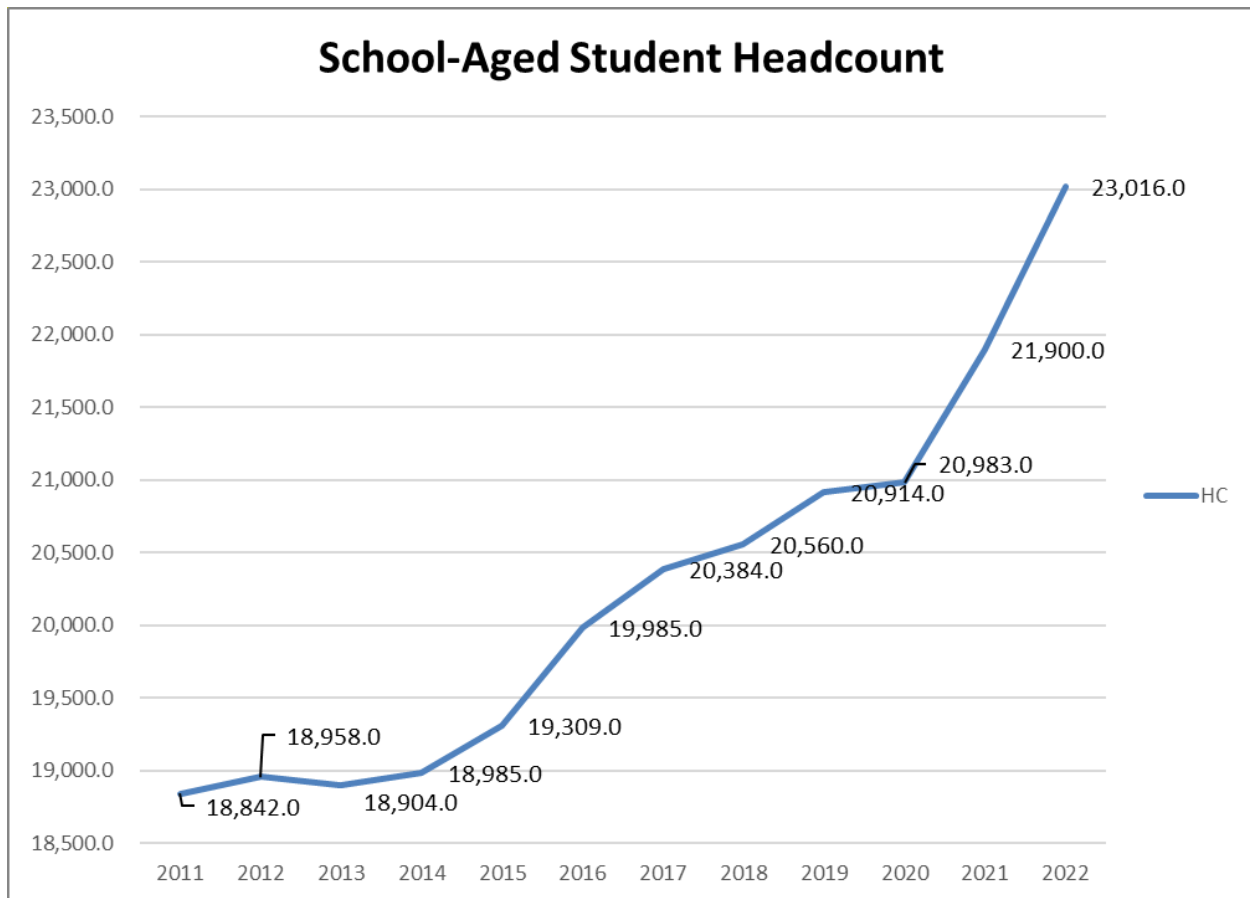
Ministry Funded School-Aged Students

With respect to Ministry funded students, the District is up 1,116 school-aged students from 2021. The chart below illustrates growth in all age groups.

	September 2022	September 2021	Increase (Decrease)
	Headcount	Headcount	
Kindergarten	1,769	1,707	62
Grades 1-3	5,356	4,935	421
Grades 4-7	6,926	6,721	205
Grades 8-10	5,462	5,175	287
Grades 11-12	3,503	3,362	141
Total School-Aged	23,016	21,900	1,116

This growth is indicative of the demographic shifts that have been taking place in Langley since 2014 of young families having children and the in-migration of families to the District to take advantage of new housing in the Willoughby area.

Prior to 2014, the Ministry funded school-aged student headcount had been fairly constant but has consistently grown since then (other than 2020 due to COVID-19), as illustrated below:



Other District Specific Programs

The following chart compares this year’s enrolment with 2021 for specific District programs (the enrolment numbers in this chart are included in the charts above):

	September 2022		September 2021		Increase (Decrease)	
	Headcount	FTE	Headcount	FTE	Headcount	FTE
Core French	8,653.0000	719.6800	8,298.0000	688.4800	355.0000	31.2000
Early French Immersion	1,184.0000	792.0000	1,239.0000	817.7500	(55.0000)	(25.7500)
Late French Immersion	162.0000	146.8000	159.0000	142.8000	3.0000	4.0000
English Language Learners	1,916.0000		1,653.0000		263.0000	
Aboriginal Education	1,918.0000		1,901.0000		17.0000	
Career Programs	102.0000		90.0000		12.0000	
Special Education	3,375.0000		3,089.0000		286.0000	

As indicated, the District has experienced growth this year in all areas except for Early French Immersion. Core French is a required course for Grades 5-7 but is optional in Grades 8-12.

Headcount By Catchment

The table below shows the headcount this year compared to 2021 for Ministry Funded Students and International Students by catchment (information on individual schools within the catchment are in Appendix A).

	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
Langley Secondary Catchment	3,255	3,046	209	149	130	19	3,404	3,176	228
Aldergrove Community Secondary	1,939	1,850	89	102	87	15	2,041	1,937	104
R E Mountain Catchment	6,779	6,039	740	139	127	12	6,918	6,166	752
Walnut Grove Catchment	4,415	4,311	104	250	200	50	4,665	4,511	154
Brookwood Catchment	2,288	2,264	24	136	101	35	2,424	2,365	59
D W Poppy Catchment	1,798	1,814	(16)	50	58	(8)	1,848	1,872	(24)
Choice Schools & Programs	2,542	2,576	(34)	154	148	6	2,696	2,724	(28)
Total	23,016	21,900	1,116	980	851	129	23,996	22,751	1,245

As indicated, the most significant growth in Ministry Funded Students has been in the RE Mountain catchment with growth in all area’s except for the DW Poppy and Choice Schools & Programs.

The following chart illustrates the growth by categories of schools; we have growth in all areas (with the exception of Choice) which is indicative of the number of young families having children and the in-migration the District is experiencing.

Total by Category of School	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
Secondary Schools	6,900	6,496	404	745	640	105	7,645	7,136	509
Middle Schools	2,687	2,523	164	6	7	(1)	2,693	2,530	163
Elementary Schools	10,887	10,305	582	75	56	19	10,962	10,361	601
Choice Schools & Programs	2,542	2,576	(34)	154	148	6	2,696	2,724	(28)
Total	23,016	21,900	1,116	980	851	129	23,996	22,751	1,245

APPENDIX A

Langley Secondary Catchment	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
	Langley Secondary School (incl Focus)	845	809	36	147	128	19	992	937
H D Stafford Middle School	696	628	68	1	1	-	697	629	68
Elementary Feeder Schools									
Blacklock	257	240	17	-	-	-	257	240	17
Douglas Park	303	293	10	-	-	-	303	293	10
James Hill	341	309	32	-	-	-	341	309	32
Nicomekl	409	372	37	-	-	-	409	372	37
Simonds	145	148	(3)	-	-	-	145	148	(3)
Uplands	259	247	12	1	1	-	260	248	12
Total Elementary Feeder Schools	1,714	1,609	105	1	1	-	1,715	1,610	105
Catchment Total	3,255	3,046	209	149	130	19	3,404	3,176	228

Aldergrove Community Secondary	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
	Aldergrove Secondary (incl Advance)	580	537	43	102	87	15	682	624
Betty Gilbert Middle School	466	451	15	-	-	-	466	451	15
Elementary Feeder Schools									
Parkside	484	478	6	-	-	-	484	478	6
Shortreed	409	384	25	-	-	-	409	384	25
Total Elementary Feeder Schools	893	862	31	-	-	-	893	862	31
Catchment Total	1,939	1,850	89	102	87	15	2,041	1,937	104

R E Mountain Catchment	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
	R E Mountain Secondary	1,969	1,698	271	134	121	13	2,103	1,819
Peter Ewart Middle School	796	770	26	1	3	(2)	797	773	24
Yorkson Creek Middle School	729	674	55	4	3	1	733	677	56
Total Middle Feeder Schools	1,525	1,444	81	5	6	(1)	1,530	1,450	80
Elementary Feeder Schools									
Donna Gabriel Robins	501	443	58	-	-	-	501	443	58
Langley Meadows	454	405	49	-	-	-	454	405	49
Lynn Fripps	606	492	114	-	-	-	606	492	114
R C Garnett	569	571	(2)	-	-	-	569	571	(2)
Richard Bulpitt	611	551	60	-	-	-	611	551	60
Willoughby	544	435	109	-	-	-	544	435	109
Total Elementary Feeder Schools	3,285	2,897	388	-	-	-	3,285	2,897	388
Catchment Total	6,779	6,039	740	139	127	12	6,918	6,166	752

Walnut Grove Catchment	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
Walnut Grove Secondary	1,905	1,875	30	178	151	27	2,083	2,026	57
Elementary Feeder Schools									
Alex Hope	554	512	42	36	16	20	590	528	62
Dorothy Peacock	477	466	11	9	5	4	486	471	15
Gordon Greenwood	345	357	(12)	11	14	(3)	356	371	(15)
James Kennedy	616	630	(14)	3	2	1	619	632	(13)
Topham	306	261	45	12	7	5	318	268	50
West Langley	212	210	2	1	5	(4)	213	215	(2)
Total Elementary Feeder Schools	2,510	2,436	74	72	49	23	2,582	2,485	97
Catchment Total	4,415	4,311	104	250	200	50	4,665	4,511	154

Brookwood Catchment	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
Brookwood Secondary (incl Equestrian)	905	898	7	135	99	36	1,040	997	43
Elementary Feeder Schools									
Alice Brown	303	287	16	-	-	-	303	287	16
Belmont	541	552	(11)	1	1	-	542	553	(11)
Glenwood	198	186	12	-	-	-	198	186	12
Noel Booth	341	341	-	-	1	(1)	341	342	(1)
Total Elementary Feeder Schools	1,383	1,366	17	1	2	(1)	1,384	1,368	16
Catchment Total	2,288	2,264	24	136	101	35	2,424	2,365	59

D W Poppy Catchment	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
D W Poppy Secondary (incl Connections)	696	679	17	49	54	(5)	745	733	12
Elementary Feeder Schools									
Fort Langley	296	328	(32)	1	2	(1)	297	330	(33)
North Otter	379	368	11		2	(2)	379	370	9
Peterson Road	246	242	4		-	-	246	242	4
Wix Brown	181	197	(16)		-	-	181	197	(16)
Total Elementary Feeder Schools	1,102	1,135	(33)	1	4	(3)	1,103	1,139	(36)
Catchment Total	1,798	1,814	(16)	50	58	(8)	1,848	1,872	(24)



The Board of Education of School District No. 35 (Langley)

Choice Schools & Programs	Ministry Funded			International Students			Grand Total		
	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)	2022	2021	Increase (Decrease)
Langley Education Centre	30	40	(10)	1	-	1	31	40	(9)
Choices Program	84	61	23	-	-	-	84	61	23
Coglan Fundamental Elementary	218	226	(8)	-	-	-	218	226	(8)
Langley Fine Arts	824	848	(24)	58	57	1	882	905	(23)
Langley Fundamental Elementary	491	502	(11)	-	-	-	491	502	(11)
Langley Fundamental Middle Secondary	633	616	17	95	91	4	728	707	21
U-Connect	162	179	(17)	-	-	-	162	179	(17)
Vanguard	100	104	(4)	-	-	-	100	104	(4)
Total	2,542	2,576	(34)	154	148	6	2,696	2,724	(28)



STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Brian Iseli, Secretary-Treasurer
SUBJECT: Policy 13: Appeals Bylaw

RECOMMENDED MOTION:

That the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to adopt the revisions to Policy No. 13: Appeals Bylaw.

BACKGROUND:

As part of the Policy Committee Workplan, it was agreed to review Policy 13 at the October 11, 2022 Policy Committee Meeting. At this meeting, trustees agreed to make the changes, as presented, to Policy 13 and approved the following motion:

That the Policy Committee recommends that the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to adopt the revisions to Policy No. 13: Appeals Bylaw.

APPEALS BYLAW

The Board of Education recognizes the right of a student and/or parent of a student under Section 11 of the [School Act](#) to appeal a decision of an employee of the Board where such decision significantly affects the education, health, or safety of the student.

The following decisions shall be deemed to significantly affect the education, health, or safety of a student:

- Disciplinary suspension from school for a period in excess of ten (10) days.
- Refusal to offer an educational program to a student who is sixteen (16) years of age or older.
- Requirement to complete all or part of an educational program by distributed learning as a disciplinary measure, where space and facilities are available in a school.
- Exclusion from school for a health condition.
- Failure to provide an IEP to a student with special needs.
- Failure to offer to consult with a parent regarding the placement or IEP of a student with special needs.
- Denial of an educational program by failure to take action in respect of a complaint of bullying, intimidation, harassment, or threat or use of weapons or violence by one or more students against another student.
- The allocation of resources to a student's education program, to the extent of the application of the Board's financial hardship policy; and
- Any other decision that, in the opinion of the Board, significantly affects the education, health, or safety of a student.

A "decision" for the purposes of this bylaw includes the failure of an employee to make a decision. "Parent" is as defined in Section 1 of the [School Act](#).

The Board may refuse to hear an appeal where:

- The appeal has not been initiated within a reasonable time of the decision being appealed.

- The student or parent appealing the decision has not first discussed the decision being appealed with any persons identified by the Board as set out in the Student/Parent Appeals Regulations; or
- The Board determines that the decision does not significantly affect the student's education, health, or safety.
- The Board has previously determined to not hear an appeal and the individual requests an appeal for the same item.

An appeal must be submitted to the Board in accordance with this Bylaw.

1. Appeal Procedure

1.1. Before Filing an Appeal

Before an appeal is filed, the student and/or parent shall discuss the issue in dispute in a constructive manner with those responsible at the school or district level. In this regard, at a minimum, the following steps will be taken before an appeal is filed:

- 1.1.1. Step 1: The student and/or parent shall discuss the issue with the principal where the decision was made at the school level, or the responsible administrator, where the decision was made at the district level; and
- 1.1.2. Step 2: The student and/or parent shall discuss the issue with the administrator(s) appointed by the Superintendent, or the Superintendent.

1.2. Time Limit for Filing Appeal

- 1.2.1. An appeal must be commenced within thirty (30) days of the date the student or parent was informed of the decision being appealed, unless the student or parent initiating the appeal (the "Appellant") can demonstrate that there are reasonable grounds to extend this time limit.

1.3. Filing an Appeal

- 1.3.1. An appeal shall be initiated by filing notice of appeal with the Secretary-Treasurer to the Board.
- 1.3.2. The notice of appeal shall include the following information:
 - 1.3.2.1. The name, address, email address (if applicable), and telephone number of the appellant, including the student's name, school, grade level.
 - 1.3.2.2. A description of the decision (as described on the preamble on page 1) that is being appealed and its effect on the education, health, or safety of the student.
 - 1.3.2.3. The name of the employee who made the decision.
 - 1.3.2.4. The date the appellant was informed of the decision being appealed.
 - 1.3.2.5. The grounds of the appeal and the action requested; and

- 1.3.2.6. The steps that the appellant has taken to discuss the matter directly with the person who made the decision or with other school or District employees.
 - 1.3.3. Where the appellant is a student under the age of nineteen (19) years, the Board shall provide a copy of the notice of appeal to the parent(s) of the student.
 - 1.3.4. Upon receiving the notice of appeal, the Secretary-Treasurer shall notify the Board, the Superintendent and the employee whose decision is being appealed, of the appeal.
 - 1.3.5. The Superintendent may appoint a person to be responsible for carrying out the responsibilities of the Superintendent under this Bylaw.
 - 1.4. Preparation for Appeal
 - 1.4.1. The Secretary-Treasurer or his/her designate is responsible for reviewing the notice of appeal and for communicating with the appellant and others on matters related to the appeal.
 - 1.4.2. Where, in the opinion of the Secretary-Treasurer, the appeal does not comply with the requirements for an appeal established under this Bylaw or Section 11 of the [School Act](#) (e.g. it is not a decision of an employee which significantly affects the student's education, health, or safety; the appeal was not filed in a timely manner), the Secretary-Treasurer shall refer the preliminary matter to the Board for a determination.
 - 1.4.3. The Board may ask for written submissions from the appellant and/or the Superintendent on the preliminary matter.
 - 1.4.4. The Board shall notify the appellant and the Superintendent of any preliminary decision it may make, including a refusal to hear the appeal.
 - 1.4.5. Where, in the opinion of the Secretary-Treasurer, there is no preliminary matter to be determined, arrangements will be made for the hearing of the appeal by the Board.
 - 1.4.6. Prior to the date established for the hearing of the appeal, the Superintendent will provide a report to the Board regarding the matter under appeal. The appellants and the employee whose decision is being appealed shall be entitled to a copy of this report.
 - 1.4.7. The Board may provide directions for the hearing of the appeal.
 - 1.4.8. The Board may, prior to the Board hearing the appeal or at any other time, require the appellant discuss the decision being appealed with persons directed by the Board.
 - 1.4.9. The Board may establish a committee of one or more persons who have not been involved in the decision under appeal, for the purpose of investigating an appeal and the committee shall report to the Board as directed.

1.5. Appeal Process

- 1.5.1. The Board may hold an opportunity for oral submission in respect of the appeal and/or may decide the appeal based upon written submissions. Oral submissions will be heard in a closed session.
- 1.5.2. The Board may make any interim decision it considers necessary pending the disposition of the appeal.
- 1.5.3. The Board shall advise the appellant, the Superintendent and the employee whose decision is being appealed, whether the appeal will be determined based upon written submissions and/or an oral hearing and on any directions established for the hearing of the appeal, including the time frame for oral and/or written submissions.
- 1.5.4. Where the Board decides to hold an oral hearing, the appellant, the Superintendent and the employee whose decision is being appealed, shall be provided with written notice of the date, time, and location of the hearing.
- 1.5.5. The Board may ask questions of any person appearing at the appeal hearing.
- 1.5.6. The Board may adjourn the hearing at any time to obtain additional information where it considers such information would assist the Board in determining the appeal.
- 1.5.7. During the appeal process, the appellant may be accompanied by an advocate, support person and/or interpreter/translator.

1.6. Decision

- 1.6.1. The Board shall make any decision that it considers appropriate in respect of the matter that is being appealed and any preliminary matters.
- 1.6.2. The Board shall decide the appeal based on the oral and/or written submissions presented to it and any other information obtained by the Board in accordance with this Bylaw.
- 1.6.3. The Board must make a decision within 45 days from the date the notice of appeal was received in an acceptable form.
- 1.6.4. The Board shall promptly notify the appellant, the Superintendent and the employee whose decision was appealed of the decision of the Board and shall provide written reasons for the decisions as soon as practicable.[‡]
- 1.6.5. [*An Appellant may have a right to appeal a decision of the Board made under this Bylaw. For more information contact the [Student Appeals Branch of the Ministry of Education.](#)]

Legal Reference: Sections 6, 11, 11.1-11.8, 22, 26, 68, 85, 91, School Act
School Act Regulation 24/08- Appeals Regulation
Administrative Tribunals Act
Collective Agreement

Adopted: December 15, 2020



STAFF REPORT

DATE: December 13, 2022
TO: Board of Education
FROM: Brian Iseli, Secretary-Treasurer
SUBJECT: Policy 18: Student Transportation

RECOMMENDED MOTION:

That the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to adopt the revisions to Policy No. 18: Student Transportation.

BACKGROUND:

As part of the Policy Committee Workplan, it was agreed to review Policy 18 at the October 11, 2022 Policy Committee Meeting. At this meeting, trustees agreed to make the changes, as presented, to Policy 18 and approved the following motion:

That the Policy Committee recommends that the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to adopt the revisions to Policy No. 18: Student Transportation.

STUDENT TRANSPORTATION

The Board of Education will provide Student Transportation to and from their catchment school on a cost-efficient, district-operated transportation system.

The District transportation system may also be used for the Student Transportation to and from school sponsored curricular and co-curricular activities within or outside the boundaries of the School District.

1. Ridership Privileges for Registered Students

Transportation will be available for Kindergarten to Grade 12 Langley resident students to and from school, enrolled in an educational program with the Langley School District, based on the following considerations:

1.1. First priority will be granted to the following students:

1.1.1. Grade K-7 students and middle school students (grades 6 – 8) who live 3.2 km or more away, by travelled road or walkway, from the nearest school in the student's catchment area.

1.1.2. Grade 8-12 students who live 4.8 km or more away, by traveled road or walkway, from the nearest school in the student's catchment area.

~~1.1.3. Physically disabled students who, due to distance and/or severity of their disability, are unable to walk or take public transit.~~

~~1.1.4. Students with special needs who are placed in a District program other than the student's home school.~~

1.1.3. Students who have been approved for Complex Resource Support or with physical disabilities who are unable to navigate conventional public or school transportation.

1.2. Second priority will be granted to siblings of students as set out in 1.1.3 and 1.1.4, provided that the pick-up and final destination are the same.

1.3. Third priority will be to other riders. Pick-up for other riders will be along bus routes already established to pick-up first priority riders and only where there is capacity available on the bus. Priority of other riders will be as follows:

1.3.1. First priority will be for those students who live the furthest away from their catchment school.

- 1.3.2. Second priority will be to those whose siblings have been granted ridership privileges, provided that the pick-up and final destination are the same.
 - 1.3.3. Third priority will be granted to the youngest student if all other factors are equal.
 - 1.4. If the School District provided transportation to a student in one school year, transportation is not guaranteed to that student in the following school year. At the start of each school year, new students who are considered first priority may take precedence over those in second and third priorities if the bus is at capacity.
 - 1.5. Mid-year applications will only be accepted if the bus has the capacity to provide the service.
 - 1.6. School District transportation services will not be provided for students attending Choice programs or cross-boundary schools.
2. Routes
 - 2.1. Where there will be fewer than seven (7) priority one students on a given route, school bus transportation may not be provided. Those students may be accommodated through a transportation allowance.
3. Transportation Allowance
 - 3.1. A transportation allowance will only be considered for first priority students who have registered to use school bus services and who cannot avail of those services due to the lack of a School District bus route in their area.
 - 3.2. The transportation allowance will be determined by the Superintendent.

Legal Reference: Sections 85 School Act.

Adopted: December 15, 2020, ~~xxx, xx, 2022~~