Fort Langley Community Association

P.O. Box 642 Fort Langley B.C. V1M 2S1
info@fortlangleycommunity.com

Minutes of FLCA Public Directors' Meeting
June 10, 2025

Call to order: 7:31 pm
Presentation (prior to regular agenda):
Dennis Donovan explained the *Fort Property Developments* project at 9232 McBride Street.
Background: Definition of the term "Missing Middle": the opportunity for cities to densify areas where there are already single-family homes. It is meant to fill the gap between single-family homes and high-rise apartments – ground-level living. There are several allowable options

- 2 units (accessory unit on lot, e.g. back yard)
- 3 units (includes secondary suite & coach house)
- 4 units: (two secondary suites)

If a property doesn't have an existing connection to water or sewer, even if it's an acre or more, you can't do this type of densification. Most of Fort Langley is on septic, so not eligible.
Intent: liveable homes, walkable communities, affordable solutions & addressing the housing crisis.
About this project:

- *Founders Walk* on McBride Street:
  - 4 homes – 2 in front, 2 behind on a single lot. Each home +/- 2200 sq ft
  - Ownership – strata. Lot is 8580 sq ft. or 66 x 137 ft. The homes will be different widths.
  - No parking in front. Only one parking stall per unit; no garages.
  - No suites.
  - Intent: as above, plus preserving Fort Langley's historic character. There has been input from the Heritage Committee.
  - Floor plans were shown.
- Q & A:
  - Parking: Significant concerns were raised re lack of parking. Township did

not allow 8 parking stalls on the development, only 4. (There is room for 8 stalls and that's what *Fort Property Developments* wanted to do – 2 cars in front of each home). *Fort Property Developments* was not required to do a traffic study. There are already pressures for street parking. McBride Station, for example, has 2 stalls per unit but visitors must park on the street. If residents are concerned about the impact of the planned extension of McBride St through the trailer park, they can contact the Township. Lily Terrace has extra parking by the Living Waters church off Glover.

- There's a lot coverage limitation.
- Sidewalk: will be installed on the east side of McBride.
- Next steps: Final revision of second application to Township is in process. Fastest start would be in September 2025 and will take about a year.
- Stairs/accessibility: no master on the main in this development. It would be easy to install a lift inside.
- Lifts for cars? Legality uncertain.
- There are no significant trees on this lot. The landscape plan is being re-done & will include green spaces.
- Exterior stairs to the basement will be at the rear: heritage requirement - no exterior access to the basement from the front
- **This development will include a public input process.**
- Related note: Those with land may be able to solve lack of a *master on the main* problem themselves. Lots of developers are now partnering with homeowners and multiple generations of families living together, eg selling off one home and living in 2 others.

FLCA Public Directors' Meeting
as per Agenda

Present: *Sue MacKenzie, Amy Read, Andy Schildhorn, Alison Hewitt, Megan Smith, Taylor Lodge, Janine Twist, Cathy Massey.*
Regrets: *Sarah Lane, Malcolm Weatherston*
In attendance: *38 members of the public.*

Agenda Approval: *Cathy/Amy*

Approval of Minutes of April 8, 2025 - formal approval *Taylor/Janine*

1. **Treasurer's Report:** Financials - Janine
   a. $12,646.53 - includes Township of Langley grants – e.g. banner and community association grants.

b. Expenses have mostly been related to banners – coming up are post office expenses and directors' insurance.
c. See Treasurer's report for further details.

2. **Committee Reports**
   a. **Banners** - Andy. Thunderbird Banners coming down next week: Jazz Festival Banners going up and will be up until beginning of August. After that, the PowWow banners and then the Remembrance Day Banners will be installed.
   b. **Open House: Fort Langley Connections** - May 8, 2025 – Sue
      i. Response has been favourable.
      ii. 27 groups attended, representing a good cross-section of local organizations. Response has been favourable according to our survey. We will take suggestions into consideration should we have another similar event in future.
   c. Here & Home Program
      i. Sarah Lane has spearheaded gathering donations from local businesses and putting together welcome bags for new Fort Langley residents. Each bag is worth about $120 and contains gift cards, flowers and other quality items.
   d. **Mosquito Committee** - Alison
      i. Alison connected with Morrow Bioscience on June 4th. They began BTi treatments in the area north of 96th Ave, near the Fraser River at the end of May. At that date, it was noted that water levels had risen significantly due to snowmelt and rain. Since then the spell of warm weather may also have had impact on the speed of snowmelt and therefore the height of the river during freshet. Wet riverbanks have mosquito eggs waiting to hatch once levels drop. While we cannot say exactly how significant nuisance mosquitoes will be this year, it was noted that the snowpack was less than normal this spring, though more than last year. Water levels were low last year and nuisance mosquitoes were a non-issue.
      ii. To report mosquito-related concerns, call the **Mosquito Hotline: 604-432-6228.**
      iii. There is now an online Mosquito Reporter: https://www.mbl-gis.com/reporter/
      iv. Keep up to date on mosquito-related information at this Township of Langley site: https://www.tol.ca/en/services/mosquito-control.aspx
   e. **Cenotaph Restoration** - Sue & Andy
      i. The cenotaph was damaged several years ago, so there are cracks. It is also starting to tilt and could topple at some point, so it is potentially dangerous. Township staff was there to revitalize it, but realized more extensive work needed to be done to maintain the Celtic cross on the top.
      ii. There has been considerable consultation with the Remembrance Day Committee, the Heritage Committee, FLCA and Township staff/engineers.
      iii. The focus for Fort Langley is the heritage significance of the cenotaph.

iv. If all goes well with the rehabilitation of the old stone cross, it could take 3-5 months and approx. $17k. If more work is needed, it could go up to $35k - this would take us past Nov 11, which is a significant concern.
v. Further suggestions from the Township engineers include 3 new options/designs. The heritage one is the simplest, cheapest & most desirable. A grant from Veterans' Affairs may be possible.
vi. We appreciate that Township staff has been very responsive and willing to receive input on this issue.

f. **Fort Langley Community Park plan** - Sue & Alison
   i. Alison & Sue attended the May 26th council meeting. See recent post on this issue: https://fortlangleycommunity.com/proposed-fort-langley-community-park-changes/
   ii. The plan includes the removal, but not replacement, of the deteriorating bandstand. It includes activity areas for youth: a pump track and a Parkour course in the treed area. Concerns were raised about the location of these activities.
   iii. Lack of public consultation: Township did consult with a Youth advisory, the Kwantlen Nation and the Langley School District, but there was no formal opportunity for public input. At the Township Council meeting on May 26, council/staff said there had been ample consultation with the public so Councillor Martens' motion asking for an opportunity for public input was defeated. The FLCA has not seen or heard of any consultation related to the park. Sue has since written a letter to council asking for information about any past consultation, but so far there has not been a response. Some people will like the plan and some will not, but there should be an opportunity for input.
   iv. Related: Last year, the FLCA contacted the Township to request benches for parent/grandparents to sit as they supervise children at the spray park. Despite initial interest, there was no action on that request. At the May 26th council meeting, Councillor Martens continued to advocate for this request and the issues was referred to Township staff for further consideration due to cost factors and whether funding could be taken from contingency funds. The request for benches was approved on Monday, June 9th (with a maximum allotment of $15k).

g. **Township Transportation** and Mobility Strategy meeting - Sarah & Sue
   i. This is the 2nd meeting on transportation - the first was last year.
   ii. Amid broader discussions, there was an opportunity to discuss the truck route through Fort Langley.

h. Haldi House
   i. They have received the heritage alteration permit and the fencing is now up for work to begin.

3. **Other business**
   a. **Fort Anniversary** - Andy
      i. In 1827 the first fort was built – we are coming up to the 200th anniversary.
      ii. We are considering applying for a federal grant, though it can't be done

more than one year ahead of time. We want to include all the groups that have been part of Fort Langley. There will be a special banner from the FLCA. We also want to spearhead a legacy project. In 1927, the celebration was on May Day. We would like to hear some ideas from members if you have suggestions.

b. **Guest presentations**: We will continue to have guest presentations at meetings. Suggestions are welcome.
c. **Fort Langley Updates** - development applications.
    i. Increase in density on the Glover-Mary-Church.
    ii. In view of all the potential development, what is the capacity if our village for power, water or sewer?
    iii. Variance was passed for the property on 88th & Glover.
d. **Trailer park development**: no information available currently.
e. **Cool Blues Show, Jazz Festival 2025** – an invitation for a table for FLCA. Decision to decline with thanks.
f. **Township Volunteer Appreciation dinner** - April 10, 2025
    i. Sarah & Sue attended on behalf of FLCA . It was very much appreciated.
g. **Wright Street speeding**:
    i. Sue sent a letter to the Township following a discussion with a resident who expressed concern about speeding on Wright St.
    ii. There was a phone call back from Township staff to hear our concerns: e.g. signage not working, only in one direction on blind curve, busy at the farm, people go too fast. Staff procured us a **service requisition number #141707**, which is already posted on our website. Anyone wishing to contact the Township about this issue can quote that number.
    iii. Sue has contacted RCMP Speedwatch. This volunteer program needs to get permission to park in front of a residence from 9 am – 1 pm. They usually do a Monday or Wednesday. It was suggested that a weekend or a Wednesday might be best. (Wednesday is garbage pickup day). RCMP Speedwatch is now working on it. Councillor Martens explained how the volunteer program works. Information can go to the RCMP for follow up.
    iv. Further concern about speed was expressed, along with a question about sidewalks. Councillor Martens stated that it appears that if people can speed, they will, and that signage alone does not change driver behaviour.

4. **Motion to Adjourn:** Taylor/Amy.

There will be no July meeting. Next public meeting is August 12, 2025

The purpose of the society is to create and promote a flow of information that affects Fort Langley and to foster an enhanced community spirit.