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March 15, 2013

Gerald Minchuk, MCIP  
Director of Development Services and Economic Development  
City of Langley  
20399 Douglas Crescent  
Langley, British Columbia V3A 4B3

**Re: Langley's Brownfield Redevelopment Strategy**

Dear Gerald,

The implementation of brownfield redevelopment strategies is a municipal best practice that the Green Municipal Fund aims to encourage and support through its funding offer and capacity building activities. Such strategies enable municipalities to identify and understand the barriers to brownfield redevelopment and also guide their efforts to address these barriers through various incentives, programs and resources. When equipped with a brownfield redevelopment strategy, municipalities are often in a better position to help catalyze brownfield redevelopment in their communities.

The City of Langley has demonstrated great leadership by being the first local government in British Columbia to develop a brownfield redevelopment strategy. By building upon the municipality's Downtown Master Plan and Economic Development Strategy, the strategy exemplifies the important linkages between brownfield redevelopment and local economic development. Furthermore, it showcases the important role that a municipality can play in reducing urban sprawl by directing development towards underutilized properties.

I'm confident that this strategy will help the municipality address the local barriers to brownfield redevelopment and give new life to derelict sites within the community. I applaud the City of Langley for taking the initiative to develop this key piece of municipal policy and wish the City every success in its implementation.

Kind regards,

Stephanie Bohdanow, BSc, MPlan  
Program Officer, Knowledge Services

SB:dlm





April 8, 2013

File: 26250-20/01 Bfield

Via email only to [gminchuk@langleycity.ca](mailto:gminchuk@langleycity.ca)

City of Langley  
City Hall  
20399 Douglas Crescent  
Langley, BC V3A 4B3

**Attention: Mr. Gerald Minchuk, MCIP  
Director of Development Services & Economic Development**

Dear Sir:

**Re: Municipal Brownfield Redevelopment Strategy**

I am writing to express my support of the efforts made by the City of Langley to prepare a brownfield redevelopment strategy for implementation at the municipal level.

As you may be aware, the Province of British Columbia has made significant efforts over the past five years to promote the triple bottom line benefits of brownfield redevelopment. The BC Brownfield Renewal Strategy has included a funding program for early environmental investigations, education and outreach, as well as streamlining of the remediation regulatory framework and supporting processes.

The recent efforts made by the City of Langley are very consistent with the goal of empowering a wide range of brownfield stakeholders so that underutilized and underperforming brownfield sites can be repositioned for a brighter future.

I wish the City all the best as it proceeds to implementation.

Yours truly,

Alan W. McCammon, M.Sc., P.Geo.  
Manager, Remediation Assurance & Brownfields

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December 12, 2012

City of Langley, City Hall  
20399 Douglas Crescent  
Langley, British Columbia V3A 4B3

**Attn: Gerald Minchuk, MCIP, Director of Development Services & Economic Development**

Dear Gerald,

**Re: Brownfield Redevelopment Strategy**

Thank you for the opportunity to meet with Colliers, to review and have some input into the Brownfield Redevelopment Strategy for the City of Langley. It seemed such an excellent fit and remarkable timing immediately following the Brownfield Breakfast event hosted by the BC Environmental Industry Association (BCEIA) in Langley on the 30<sup>th</sup> of October.

As you may be aware, Hemmera is very active in the area of Brownfield Redevelopment. I am also the Chair of the BCEIA Brownfield Committee and on the Board of the Canadian Brownfield Network (CBN). Through each of these groups, we've worked closely with the Province on several Brownfield projects and initiatives. We won an award for a series of Charettes on Brownfields on former service station sites and also a Toolkit for their Redevelopment ([www.BrownfieldsBC.com](http://www.BrownfieldsBC.com)).

Via these different forums and formats, we frequently reference the importance of 1. Having a vision for the redevelopment of the area or community in which the Brownfields reside; 2. Having champions at the local government level to communicate and foster partnerships; and 3. Programs and incentives to help overcome the barriers associated with the redevelopment of Brownfield sites.

It is encouraging to see many of these elements captured in the plan developed by the City of Langley.

Congratulations to you and the City for being so proactive to consider such a plan and strategy.

On behalf of CBN and BCEIA, we'd be pleased to assist with any way that might be useful in your efforts, some of the groups within these organizations are well positioned to support plans and strategies, and may be able to assist with the Redevelopment Workshop. There is also a BC Ministry of Environment conference in March 2013 and I am pleased to be involved as a lead coordinator for a planned Brownfield

Hemmera Brownfield Redevelopment Strategy - 2 -December, 2012

stream. They are estimating a good-sized attendance for the conference and we are pulling together an expert speaker line-up for it.

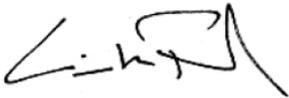
The CBN is active in Ontario and has assisted with the property tax strategies with the Real Estate Association there, as well as having a network of municipalities that have had success with Brownfield programs. We'd be pleased to connect you with these contacts as we are also trying to connect some resources in BC with eastern provinces to further expand the networks and knowledge pool.

For more information on either of these organizations, I've provided the following links:

<http://www.canadianbrownfieldsnetwork.ca/> <http://www.bceia.com/>

Regards,

**HEMMERA**

A handwritten signature in black ink, appearing to read 'Eric K. Pringle', with a stylized flourish at the end.

Eric K. Pringle, P.Eng. Vice President, Development 604.329.5554  
[epringle@hemmera.com](mailto:epringle@hemmera.com) [www.hemmera.com](http://www.hemmera.com)



“Colliers commends the City of Langley for taking the initiative to undertake a Brownfield Redevelopment Strategy. This report – the first of its kind at the local government level in BC – builds on the DMP as well as the Economic Development Strategy to explore the economic realities of brownfield redevelopment in the City of Langley, and positions the city as a partner in the continued redevelopment of the community.”

EXCERPT FROM  
CITY OF LANGLEY  
BROWNFIELD REDEVELOPMENT STRATEGY



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April 01, 2013

**BC Economic Development Awards Committee**

c/o EDABC

#402 – 44550 South Sumas Road

Chilliwack, BC, V2R 5M3

**Re: City of Langley Brownfield Redevelopment Strategy**

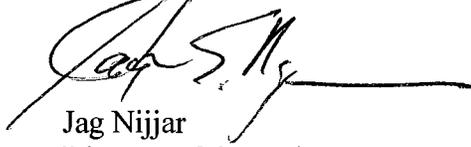
We are pleased to provide this letter of support for the City of Langley in connection with its Brownfield Redevelopment Strategy. The strategy is the first of its kind among local governments in British Columbia, and continues the excellent planning the City has put forth in its Official Community Plan, Downtown Master Plan and Economic Development Strategy. It represents the kind of forward-thinking at City Hall that we at Gateway Casinos & Entertainment Limited (“**Gateway**”) have come to respect and admire.

More importantly, in our partnership with the City, we have seen that the City not only “talks the talk”, but also “walks the walk”. Long before the Brownfield Redevelopment Strategy was comprehensively set down in a written document, the City partnered with Gateway to develop the most significant brownfield site in the City of Langley. Our Cascades Casino Resort, located in downtown Langley, was developed very much in partnership with the City. The site of the current casino resort had previously been occupied by a variety of industrial businesses, including a fertilizer supplier and a bulk-fuel business. The City saw an opportunity to develop the site together with a need for a convention centre, and Gateway responded with a proposal for a casino, hotel and convention centre. The City navigated through the provincial remediation regulatory regime, and acted as a partner in the redevelopment of this site, stream-lining the development process. The City’s foresight and assistance allowed Gateway to redevelop the contaminated site into a major entertainment destination and community asset. Our Cascades Casino Resort employs in excess of 500 staff and hosts many conferences and travelers. Cascades Casino Resort has become the focal point of the entertainment district in the City, and gaming and tax revenues from the property support many of the City’s worthwhile projects.

Other examples of the City Brownfield Redevelopment Strategy include the Langley Power Centre, the Fraser Crossing, Paddington Station and the Langley Cactus Club. The City has shown its flexibility and ability to work with businesses to redevelop brownfield sites into a variety of commercial, retail and residential projects. We have had a very positive experience with the City, and continue to carry on active dialogue with the City with respect to additional development work within the City. We believe the comprehensive Brownfield Redevelopment Strategy will assist the business community greatly with evaluating brownfield sites, navigating the environmental and regulatory red tape, managing remediation costs, and proposing developments consistent with the City’s visions and plans.

We fully support the City of Langley's nomination for the Community Project Award and would be pleased to answer any questions you may have. You can reach the undersigned at (604) 296-5007 or by email at [jniijar@gatewaycasinos.com](mailto:jnijjar@gatewaycasinos.com).

Yours truly,

A handwritten signature in black ink, appearing to read 'Jag Nijjar', with a horizontal line extending to the right from the end of the signature.

Jag Nijjar  
Director of Operations

April 5, 2013

**BC Economic Development Awards Committee**  
c/o EDABC  
#402 – 44550 South Sumas Road  
Chilliwack, BC V2R 5M3

To whom it may concern:

**Re: City of Langley Brownfield Redevelopment Strategy**

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We are pleased to provide this letter of support for the City of Langley as a candidate for the Community Project Award in connection with its Brownfield Redevelopment Strategy. The City has been very proactive in the redevelopment of its underutilized commercial and industrial lands and Anthem has been fortunate to partner with the City on two of these redevelopments. Through innovative planning and design, the City has supported and facilitated many exciting projects with tangible results including the creation of new jobs, and an increased tax base for the Langley community.

In Anthem's partnership with the City, we have seen two former brownfield sites redeveloped into two of Langley's busiest shopping destinations: Fraser Crossing Shopping Centre and the Langley Power Center located at 200th and the Langley Bypass. The City worked closely with Anthem to navigate through the provincial remediation regulatory process; the development process with the City was timely and flexible. The City of Langley has repeatedly shown its ability to work with businesses to develop a variety of thriving commercial, retail and residential projects.

Anthem has had a very positive working relationship with the City of Langley, and looks forward to doing future business with Gerald Minchuk and his team. We believe the comprehensive Brownfield Redevelopment Strategy will continue to benefit the residents of the City of Langley as well as provide innovative ideas and inspiration to other, forward thinking communities who are looking to invest in underutilized lands, making their communities a desirable place to work and live.

Sincerely,

**Anthem Properties Group Ltd.**



Eric Carlson  
President



March 20, 2013

Gerald Minchuk,  
Director of Development Services & Economic Development  
Langley City Hall,  
20399 Douglas Crescent, Langley, BC V3A 4B3

Re: Langley City Brownfield Strategy  
Paddington Station

Dear Sir,

I wish to commend the City of Langley for their promotion and execution of our Brownfield redevelopment project in the City of Langley.

At the suggestion of your Development Services we purchased a 2.3 acre site which had formerly been used for automotive service purposes and which had significant challenges.

With the assistance of Gerald Minchuk and his team at the City of Langley we built a very successful \$50M project which included 220 condominium and townhome suites called Paddington Station. This project has transformed that neighbourhood into an upscale community with residents now living within easy walking distance of goods and services which in itself has lent support to retail commercial enterprises in the surrounding areas.

The team at Langley City helped us design common use components which lent style to the streetscape, including benches, greenspace and a free standing public clock.

Without the support of Mayor Fassbender and Gerald Minchuk we would not have undertaken this successful project and wish to thank them, and to lend support to their nomination for well deserved recognition.

Yours very truly,

A handwritten signature in black ink, appearing to read "Peter Warkentin", written over a light blue horizontal line.

Peter Warkentin

C.E.O. Quadra Homes

# DOWNTOWN LANGLEY BUSINESS ASSOCIATION



downtown awaits you

March 18, 2013

Mr. Gerald Minchuk, MCIP  
Director of Development Services & Economic Development  
Langley City Hall  
20399 Douglas Crescent  
Langley, BC V3A 4B3

RE: City of Langley Brownfield Redevelopment Strategy

Dear Mr. Minchuk:

I am writing this letter with tremendous enthusiasm and in full support of the City of Langley's Brownfield Redevelopment Strategy. In addition to being the first of its kind at the local government level in BC, it strengthens and continues the momentum in building on the City of Langley's Downtown Master Plan and Economic Development Strategy.

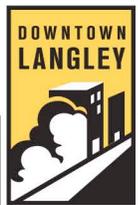
The Downtown Langley Business Association in partnership with the City of Langley, has developed an exciting vision for the future redevelopment of our unique downtown core, and observed the transformation of several previously contaminated properties redeveloped into thriving business and residential centres. Three prominent strategic properties that come to mind and that have had a substantial economic impact and benefit to our business hub are: the *Cascades Casino*, *Coast Hotel and Convention Centre*, valued at \$60M, Paddington Station, valued at \$46M, and Fraser Crossing Shopping Centre, valued at \$22.6M. All three locations have had a significant and measurable economic impact to our community, including employing hundreds of people and have provided a substantial and sustainable increase to our tax base.

This innovative strategy is an important facet of the City of Langley's continued growth. It encourages investment in the redevelopment of underutilized commercial and industrial lands and positions the City as a partner in the continued redevelopment of the community. The Brownfield Redevelopment Strategy enables us to move from "brown to green", continuing to make our community a desirable place to work, live and raise a family.

This is a creative and innovative strategy that produces properties that are tremendous assets in our community. This is truly a transferable and relevant strategy that can be modeled in other communities and I commend the initiative of you and your team.

Sincerely,

Teri James, Executive Director  
Downtown Langley Business Association



201 - 20559 Fraser Hwy  
Langley, BC V3A 4G3

604 539 0133  
downtownlangley.com

info@downtownlangley.com



GREATER LANGLEY  
CHAMBER OF COMMERCE

March 27, 2013

Mr. Gerald Minchuk, MCIP  
Director of Development Services & Economic Development  
City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3

Re: City of Langley Brownfield Redevelopment Strategy

Dear Mr. Minchuk,

On behalf of the Greater Langley Chamber of Commerce I am pleased to provide our support for the City of Langley's Brownfield Redevelopment Strategy on commercial properties that have become derelict or underutilized. In consultation with community citizens and stakeholders, City Council has developed a vision and plan to revitalize the downtown core and other commercial/industrial areas to ensure the City remains vibrant as a business and residential centre in the Fraser Valley.

We applaud the Council and Staff for their forward thinking and strategy for the future to increase commercial and residential investment that reinforces the City of Langley as a preferred "Place To Be".

Yours truly,

Angie Quaale, President

*The Voice of Business since 1931.*

---

<b>Mailing address</b>	<b>Phone</b>	<b>Fax</b>	<b>Web address</b>	<b>e-mail</b>
#1 – 5761 Glover Rd. Langley, BC V3A 8M8	604.530 6656	604.530 7066	<a href="http://langleychamber.com">langleychamber.com</a>	<a href="mailto:info@langleychamber.com">info@langleychamber.com</a>

# BUSINESS

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## Abbotsford "Diverse"ifies

**Eric Reynolds**

With all the Highstreet Hype in Abbotsford, two new developments have flown under the radar... until now, that is. Both of them belong to the Fraser Valley real estate developer **Diverse Properties** and both look to contribute to the city in massive ways.

Diverse buys real estate to generate favorable returns for their investors and also for the purpose of improving communities, like Abbotsford. The projects they've got underway are no exception.

The first is the Mark, a proposed commercial development right in the heart of Abbotsford on South Fraser Way at Allwood Street. Two buildings – both around 30,000 square feet – will frame a plaza and plenty of parking spaces. The property was an underdeveloped site that Diverse bought three years ago, and they're planning to do something a little different with it.

"We're looking to sell the office space and lease out the retail space," said **P.L. Meindersma**, principal at Diverse Properties. "There's not a lot of office space for sale in Abbotsford. We're going after that market."

Diverse is addressing a need and hopes to profit from it. Business owners are looking for developments to hold for cashflow, and while many



**Ken Friesen and P.L. Meindersma** Principals of Diverse Properties, have big plans for Abbotsford. (Ron Funk, principal, is missing from the photo)

are purchasing commercial space as income producing properties, not many developers are offering business owners this kind of office space: something they can purchase and own.

The other property that excited Diverse is their innovative, New York-esque Central Park Village,

located on Gladwin between Maclure Road and George Ferguson Way.

"There are several items that make up the whole," said Meindersma regarding the name of the up-and-coming development. "First, the location is central to Abbotsford. As for the Park aspect, we are allocating

a significant amount of green space inside the development, not to mention it is bordered by a long walking trail that runs along Horne Creek. In regards to the Village component, we are integrating commercial, office and residential spaces to create a village atmosphere."

*Continued on page 3*



### Surrey

Business leaders from Surrey and White Rock join forces in support of new entertainment complex

See page 4

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### Quad-Lock

High-quality solutions for both commercial and residential construction

See page 7

## Langley intros revolutionary brownfield strategy

**Eric Reynolds**

It's never been done in BC. Just before the turn of the New Year, the **City of Langley** unveiled its brownfield redevelopment strategy in partnership with **Colliers International**. The report is the first of its kind at the local government level in BC.

The initiative will seek to solidify

the City of Langley as "the place to be" for business as underutilized real estate finds new life. "This Strategy supports the City of Langley's efforts to encourage the redevelopment of underused commercial and industrial lands," stated Mayor **Peter Fassbender**. By identifying the barriers involved in the redevelopment of derelict sites,

and by producing a range of strategies and resources, businesses will be better informed and more prone to develop in Langley.

"We've let the world know where we want to go and that we're open for business," said Fassbender.

City of Langley approached Colliers International, the development advisors and consultants,

to help them understand the development potential of brownfield sites around the city, especially on Logan Avenue. Brownfields are a financial risk even without the assessment costs, which the city rightly understands. Hopefully, with Colliers' expertise, information and strategies will be readily

*Continued on page 3*



## Are you thinking about your future?

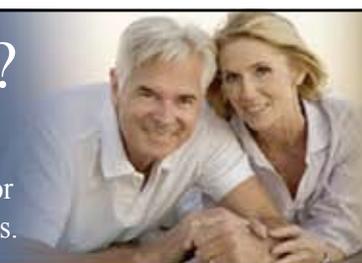
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# Valley First Aid open late for business

The Greater Langley Chamber of Commerce invites you to the chamber's free networking event, Open Late for Business, at Valley First Aid on January 31.

Hosted on a monthly basis by interesting chamber member businesses, these events are the perfect opportunity to connect with Langley's business community in a casual and fun environment. Join others for refreshments, draws and the host's behind-the-scenes tours.

Valley First Aid Ltd. has been providing outstanding first aid training to the Fraser Valley since 1984. Whether you work in industry, construction, health care, education, entertainment or the public sector, it is here to help. It is Valley First Aid's policy to provide services that conform to all established requirements and expectations.

Valley First Aid Open Late for Business networking event will



take place Thursday, January 31, at 101 - 20540 Duncan Way in Langley from 4:30 to 6:30 p.m. This event is but an RSVP is appreciated for catering purposes. Call the chamber at 604-530-6656 or online.

Open Late for Business is one of several networking and education events offered by the chamber throughout the year. For an up-to-date list of seminars, events and programs visit [www.langley-chamber.com](http://www.langley-chamber.com).

The Greater Langley Chamber of Commerce has made a

commitment to ensure that all business centres within Langley are represented. In order to achieve this, community director positions were created for North Langley, South Langley, City of Langley and Aldergrove. The mandate of the community directors is to connect with businesses within the specific area and act as liaison officer with the Greater Langley Chamber of Commerce board of directors. Their key responsibilities are

- to communicate business development and issues to the board for information or chamber action;
- to report pertinent chamber

activity to area businesses and associations; and  
 ■ to participate with business groups and associations.

Michelle Chandra of Sutton Group West Coast Realty is the chamber's community director for Aldergrove. She has been living and working in Langley as a realtor for 11 years.

Scott Johnston of Campbell, Burton & McMullan LLP is the community director for the City of Langley. He is a business lawyer serving the Langley community with more than 12 years' experience as a solicitor advising clients in corporate and commercial real estate, leasing, residential purchase and sale, and mortgage matters.

Viviane Barber of Facet Advisors Inc. is the community director for North Langley. She is a chartered accountant specializing in Canadian and U.S. corporate and

individual income tax services.

Danielle Nielsen of Aldergrove Credit Union is the community director for South Langley. She has been in the financial services industry for the past 18 years. She joined the Aldergrove Credit Union's Murrayville branch as Branch Manager in 2011

Last February, the chamber of commerce appeared before city and township councils to advocate for mobile business licenses. We are pleased to announce that effective January 2013, a pilot project has been approved to implement an inter municipal business license that will be valid in all municipalities in the Fraser Valley from Surrey to Hope. ♦

Angie Quaaale is president of the Greater Langley Chamber of Commerce. [www.langleychamber.com](http://www.langleychamber.com)



Artist's rendering of The Mark, Diverse Properties upcoming 30,000-square-foot commercial development on South Fraser Way at Allwood Street | WCI MEDIA STUDIOS

## Diverse properties

Continued from page 1

Meindertma insists Abbotsford has never seen the likes of what is to come in Central Park Village. "We're putting a product out there with loft-style units: something that you would only see in larger city centres."

Is this something people in Abbotsford have been waiting for? "Some developers are reluctant to step outside of the box in tough economic times like these; we're going to give it a go."

The development's Village component should not be missed: the potential for two high rises would provide over 800 residential units, not to mention retail and amenities. Targeted tenants include a market,

a bakery/deli, a coffee shop, a boutique liquor store, restaurants, a pharmacy, a veterinarian, a medical office, and personal services.

P.L. is emphatic: "What Morgan Crossing is to Surrey, is what Central Park Village will be to Abbotsford."

Diverse sees the City of Abbotsford as an attractive market, being well-acquainted with the pros and cons of the Fraser Valley. "There is a stigma associated with [the Valley], but Abbotsford has everything Langley has for less cost." P.L. references the airport as only one of many reasons why Abbotsford is a diamond in the rough.

"The Mark and Central Park Village will make people turn their heads and say, 'Wow, I didn't know Abbotsford had that.'" ♦

## Langley brownfield

Continued from page 1

available to potential developers.

What are the risks? They're certainly not to be underestimated. Site evaluation, remediation costs, potential contamination, marginal increase in land value, relocation challenges, and access to capital are some of the barriers developers face, and each one can be a dealbreaker.

But Colliers insists these risks and others can be mitigated with all the information about a property.

Naturally, as contamination surrounds many brownfield sites, environmental concerns arise, which is why Colliers approached a third party for environmental assessment: Hemmera.

Eric Pringle, general manager of Hemmera, is also a British Columbia Environmental Industry Association (BCEIA) board member and the chair of the brownfield committee, which pulls together nearly a dozen individuals interested in brownfields across the province.

Pringle was impressed by the City of Langley's initiative. "It's never easy to be one of the first, and Langley's plans are well thought out. The leadership being shown here is critical." Pringle also



Peter Fassbender, mayor of the City of Langley, on leading the province in the redevelopment of brownfield sites

believes that Langley has understood the recipe for success, which is to get a number of stakeholders involved both at the provincial and local levels. To the city, he said, "Persevere! I'm sure there will be bumps along the road."

Colliers, who brought Hemmera on board, had much of the same to say about City of Langley.

"We're very happy to be involved in the process," said James Smerdon, vice president of consulting at Colliers. "What Langley has done and asked us to do is proactive and encouraging for the future."

Colliers has worked with City of Langley nearly a dozen times before this brownfield redevelopment strategy. Notably, they were

involved in the downtown master plan as land economics advisors. The current strategy will build on the previous plan and create a continuity that will almost certainly bode well for City of Langley.

What's so attractive about the City of Langley? "In terms of development, it is a central location, surrounded by the Township of Langley and Surrey," said Smerdon. "But moreso, City of Langley itself - both the staff and residents - are extremely pragmatic. They encourage growth and are willing to look at opportunities." Smerdon states that the development process in City of Langley is much easier than most if not all other municipalities in the area. ♦

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