



“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

# DOWNTOWN LANGLEY BUSINESS ASSOCIATION



downtown awaits you

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  
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info@downtownlangley.com



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,

A handwritten signature in cursive script that reads "Angie Quaale".

Angie Quaale, President

*The Voice of Business since 1931.*

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<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	langleychamber.com	info@ langleychamber.com



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

**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



**GATEWAY**

CASINOS & ENTERTAINMENT LIMITED

Suite 300 - 4621 Canada Way | Burnaby, BC, V5G 4X8 | [www.gatewaycasinos.com](http://www.gatewaycasinos.com)

**BC Economic Development Awards Committee**

c/o EDABC

#402 – 44550 South Sumas Road

Chilliwack, BC, V2R 5M3

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

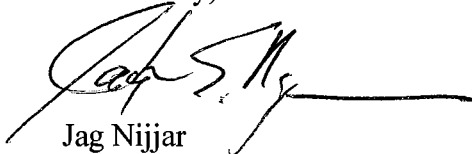
We are pleased to provide this letter of support for the City of Langley in connection with its Brownfield Redevelopment Strategy. The strategy is the first of its kind among local governments in British Columbia, and continues the excellent planning the City has put forth in its Official Community Plan, 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 [jniijjar@gatewaycasinos.com](mailto:jnijjar@gatewaycasinos.com).

Yours truly,

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

Jag Nijjar  
Director of Operations



Suite 250 – 1380 Burrard Street  
Vancouver, BC V6Z 2H3  
T: 604.669.0424  
F: 604.669.0430  
hemmera.com

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

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)



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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OF CANADIAN  
MUNICIPALITIES

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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:dIm

