



## REGULAR COUNCIL MEETING AGENDA

Monday, May 27, 2019  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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	Pages
<b>1. <u>ADOPTION OF AGENDA</u></b>	
a. Adoption of the May 27, 2019 Regular Agenda	
<b>2. <u>COMMITTEE OF THE WHOLE</u></b>	
a. Bylaw 3104 - 2018-2022 Financial Plan Amendment Darrin Leite, Director of Corporate Services	1
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a. Upcoming Meetings Regular Council Meeting – June 10, 2019 Regular Council Meeting – June 24, 2019	

- b. Recreation Update  
Kim Hilton, Director of Recreation, Culture and Community Services
- c. Discover Langley City - Councillor Albrecht

## 7. **BYLAWS**

- a. Bylaw 3103 - Zoning Amendment Bylaw and Development Permit No. 02-19 27  
First and second reading of a bylaw to rezone properties located at 5443, 5453, 5461, 5469 Brydon Crescent from RS1 Single Family Residential Zone to RM3 High Density Residential Zone to accommodate a five (5) storey, 115 unit condominium apartment development
- b. Bylaw 3101 - Zoning Amendment Bylaw and Development Permit No. 01-19 83  
Third reading of a bylaw to rezone properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street from RS1 Single Family Residential Zone to RM2 Medium Density Residential Zone to accommodate a four (4) storey, 34 unit condominium apartment development.

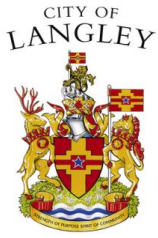
## 8. **ADMINISTRATIVE REPORTS**

- a. Strategic Community Investment Fund - Traffic Fine Revenue Sharing 117  
Darrin Leite, Director of Corporate Services

## 9. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
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  - 1. City of Burnaby 122  
Request for Support - Change to the Community Charter -  
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- c. New Business
  - 1. Mayor's Council on Regional Transportation's Cure Congestion 132  
Campaign  
Mayor van den Broek

## 10. **ADJOURNMENT**



## EXPLANATORY NOTE

### BYLAW No. 3104

The purpose of Bylaw No. 3104 is to amend the 2018 – 2022 Financial Plan to authorize the expenditures reflected in the 2018 Consolidated Financial Statements.

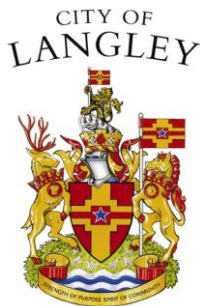
In addition, Bylaw No. 3104 is to amend the 2018 – 2027 Capital Improvement Plan for the two following projects:

**1. Traffic Signal Upgrade – Glover Rd & Eastleigh Cr**

Additional funding of \$15,500 for safety improvements has been added to the intersection improvements at Glover Road and Eastleigh Crescent. This additional increase has been funded by a grant from ICBC.

**2. Volunteer Support Training Video**

Additional funding of \$2,600 has been contributed by the Township of Langley to fund the development of volunteer training videos and workshops.



**FINANCIAL PLAN 2018 – 2022, BYLAW 2018, No. 3051  
AMENDMENT No. 3**

**BYLAW No. 3104**

A Bylaw to amend the Financial Plan for 2018 - 2022.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the “Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051, Amendment No. 3 Bylaw, 3104”.

**2. Amendment**

- (1) Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.
- (2) Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw

READ A FIRST, SECOND AND THIRD TIME this twenty-ninth day of April, 2019.

ADVERTISEMENTS WERE PLACED in the Langley Advance Times on the third day of May, 2019 and the eighth day of May, 2019.

AN OPPORTUNITY FOR PUBLIC COMMENT this -- day of --, 2019.

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2019.

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**MAYOR**

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**CORPORATE OFFICER**





## FINANCIAL PLAN 2018 – 2022 AMENDMENT NO. 3

### BYLAW NO. 3104 Schedule 'A'

	2018 Amended Financial Plan Amendment #3	2018 Financial Plan Bylaw 3051	2018 Financial Plan Change Plus/(minus)	%
<b>Revenues</b>				
Property tax revenue	\$ 27,504,153	\$ 27,661,540	\$ (157,387)	-0.57%
User fees and other revenue	14,663,938	11,476,070	3,187,868	27.78%
Gaming proceeds	7,752,596	6,800,000	952,596	14.01%
Government transfers	1,836,172	1,754,190	81,982	4.67%
Investment earnings	1,032,250	607,350	424,900	69.96%
	<u>52,789,109</u>	<u>48,299,150</u>	<u>4,489,959</u>	<u>9.30%</u>
<b>Expenses</b>				
General government services	4,245,635	4,514,405	(268,770)	-5.95%
Police service	11,901,630	12,261,750	(360,120)	-2.94%
Fire service	4,127,330	4,536,665	(409,335)	-9.02%
Other protective services	798,060	826,425	(28,365)	-3.43%
Engineering operations	3,034,420	3,033,665	755	0.02%
Water utility	3,460,509	3,539,235	(78,726)	-2.22%
Sewer and drainage utility	2,838,430	2,874,315	(35,885)	-1.25%
Development services	1,103,779	1,281,595	(177,816)	-13.87%
Solid waste	655,515	657,410	(1,895)	-0.29%
Recreation services	3,914,359	3,972,750	(58,391)	-1.47%
Parks	1,953,973	1,941,825	12,148	0.63%
Amortization	5,657,083	5,278,040	379,043	7.18%
	<u>43,690,723</u>	<u>44,718,080</u>	<u>(1,027,357)</u>	<u>-2.30%</u>
<b>Transfers</b>				
Transfer from Surplus	-	(155,000)	155,000	-100.00%
Transfer from Reserve Accounts	(774,703)	(1,236,605)	461,902	-37.35%
Transfer to Reserve Accounts	10,761,986	8,680,745	2,081,241	23.98%
Transfer to Reserve Funds	4,681,118	1,569,970	3,111,148	198.17%
	<u>14,668,401</u>	<u>8,859,110</u>	<u>5,809,291</u>	<u>65.57%</u>
<b>Surplus reduction for amortization</b>	<u>(5,657,083)</u>	<u>(5,278,040)</u>	<u>(379,043)</u>	<u>7.18%</u>
<b>Operating surplus</b>	<u>87,068</u>	<u>-</u>	<u>87,068</u>	



# FINANCIAL PLAN 2018 – 2022 AMENDMENT NO. 3

## BYLAW NO. 3104 Schedule 'B'

### CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
General Government	3,896,940	107,500	567,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	654,530	962,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000	82,000
Engineering Operations	6,633,548	3,790,700	5,160,200	4,043,975	5,272,395	2,677,115	5,333,990	3,552,700	2,691,690	21,442,140
Development Services	499,000	50,000	40,000	-	-	30,000	-	-	-	-
Parks & Recreation	2,894,765	1,191,500	1,593,000	1,940,000	1,245,000	1,175,000	830,000	740,000	795,000	11,180,000
Sewer Utility	3,361,055	1,225,635	1,193,500	1,289,025	1,231,250	883,750	1,883,870	2,017,615	1,105,355	8,853,745
Water Utility	590,000	535,000	1,100,325	1,251,090	1,114,910	892,405	2,794,910	1,558,805	926,925	2,771,280
Total Projects	18,529,838	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665
<u>Available funding</u>										
Capital Works Reserve	4,435,740	571,590	1,127,736	925,416	442,592	1,105,123	1,097,233	790,953	940,342	850,809
Casino Revenues	6,561,170	4,073,435	4,773,435	2,308,435	5,553,435	1,823,435	8,753,435	3,123,435	1,923,435	22,620,450
Community Works (Gas Tax)	127,675	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,646,370	861,795	1,504,430	2,027,300	2,485,368	1,749,828	1,513,833	2,346,533	1,403,595	17,006,606
Fire Department Equipment	47,500	-	-	-	220,000	-	-	-	-	-
Future Police Cost Reserve	399,030	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	2,016,230	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	425,000	534,000	170,000	415,000	180,000	175,000	155,000	190,000	180,000	180,000
Municipal Road Network Reser	-	-	-	1,690,000	-	-	-	-	-	1,600,000
Office Equipment	47,500	47,500	47,500	37,500	37,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	203,665	-	177,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Prosperity Fund	1,000,000	-	-	-	-	-	-	-	-	-
Sewer Future Capital	945,750	470,215	460,000	384,140	535,860	33,585	703,970	623,900	267,298	685,000
Special Bond Reserve	84,208	-	-	-	-	-	-	-	-	-
Water Future Capital	590,000	535,000	625,125	640,000	640,000	640,000	955,000	640,000	640,000	640,000
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	18,529,838	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665



## **MINUTES OF A REGULAR COUNCIL MEETING**

**Monday, May 13, 2019**

**7:00 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

**Present:** Mayor van den Broek  
Councillor Albrecht  
Councillor James  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor Wallace

**Staff Present:** F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services and  
Economic Development  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community  
Services  
D. Leite, Director of Corporate Services  
K. Kenney, Corporate Officer

### **1. ADOPTION OF AGENDA**

- a. Adoption of the May 13, 2019 Regular Agenda

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Martin

THAT the May 13, 2019 agenda be adopted as circulated

CARRIED

### **2. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from April 29, 2019

MOVED BY Councillor James  
SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on April 29, 2019 be  
adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from April 29, 2019

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on April 29, 2019 be adopted as circulated.

CARRIED

### 3. **DELEGATIONS**

- a. 2019 Local Government Awareness Day

***Thanks to Our Sponsors:***

Leanne Cassap, Road Safety Coordinator, ICBC  
Rob Renaud, McDonalds Franchise Owner

Mayor van den Broek explained that each year the City holds Local Government Awareness Day at City Hall to educate the youth in our community about some of the services provided by local government. This year there were 230 grades 4 and 5 students from City elementary schools.

The Mayor thanked sponsors of the event ICBC and McDonalds for their support and generous contributions, noting that Rob Renaud, McDonalds Franchise Owner, couldn't attend tonight's presentation.

The Mayor and Councillor Storteboom presented Local Government Awareness Day Recognition Certificates to sponsor representatives Leanne Cassap, ICBC and Sophie Lussier, McDonalds.

- b. Kiaro

Andrew Gordon, Senior Vice President, Strategic Partnerships and Community, Kiaro, provided information on Kiaro and its mandate as follows:

- is private cannabis retailer headquartered in British Columbia and currently operating across Western Canada;
- provides community minded, full service model, creating economic benefits for the communities it serves;
- plans to open fully compliant cannabis retail stores across Canada that will not only meet but exceed the regulations set by the federal government, provinces and municipalities including:
  - keeping cannabis out of hands of children and youth by verifying ID of every patron to ensure no minors enter the premises;

- only offering legally sourced, federally approved, and analytically tested products acquired from regulated distributors;
  - removing odor concerns by only using smell proof and childproof containers which are sealed by the manufacturer and may not be opened in the retail store;
  - enhancing public awareness about responsible use & safe storage;
  - providing educational resources through open houses and community events;
  - ensuring no smoking and no consumption occurs on site with signs posted inside and outside the store.
- legal cannabis use is growing and is expected to continue to grow;
  - media reports on impaired cannabis drivers indicate it has not increased since legalization of cannabis and also evidenced by Kiaro's operation of two licensed cannabis retail stores in Saskatchewan;
  - cannabis users use cannabis more responsibly in areas where regulations are present than in areas where they are not regulated and illegal dispensaries are in operation;
  - of the 487 applications for legal dispensaries submitted to the province of BC, only 24 have been approved to date;
  - have acquired lease in an area of the City of Langley, have full support of landlord and neighbouring businesses and is proactively engaging with the Chamber of Commerce to discuss regulated cannabis retail in the city;
  - looking to work with the City to create bylaws to allow for and regulate local cannabis retailers in the city; given its experience in retail cannabis across Canada, Kiaro can assist in advising City of best practices in drafting and customizing municipal cannabis bylaws to avoid unintended challenges from certain restrictions;
  - having legal cannabis retailers in the city will create jobs, enhance tourism, and introduce new revenue streams for the City;
  - suggest a pilot project with the City wherein the City would provide Kiaro with a temporary use permit for a retail cannabis store in the City to showcase what they offer.

#### **4. COMMUNITY SPOTLIGHTS**

##### **a. CLA Housing Society**

Peter Fassbender, President, Board of Director, CLA Housing Society provided information on an affordable rental housing project initiated by the Christian Life Assembly as follows:

- background on Christian Life Assembly;

- background on process for proposed affordable rental housing development on church property located in the Township of Langley but bordering the City of Langley;
- 97 unit affordable rental housing for families and seniors:
  - 15 x Studios
  - 15 x 1-Bedrooms
  - 48 x 2-Bedrooms
  - 19 x 3-Bedrooms
- Is not a social housing project;
- the Society is a not-for-profit Society;
- there is a shortfall of at least 550 units of affordable rental housing in Langley, and is growing daily;
- Vacancy rate is .4 percent and growing;
- Average rate increase of 33.5% (+/- 4%) since 2015;
- 39% of renters are spending greater than 30% of their income on rent and utilities;
- 20% of renters spending greater than 50% of their income on rent and utilities;
- Types of housing:
  - 50% of units to be rented to households with incomes under the appropriate Housing Income Limits at 'rent-geared-to-income levels' (30% of gross income);
  - 30% of units to be rented at CMHC affordable market rents;
  - 20% of units for those on income assistance (including seniors on fixed incomes).
- Environmental impacts taken into consideration;
- Construction will meet BC Housing sustainable design and construction standards;
- governance, operations and human resources to be overseen by the new Society;
- residents selection process:
  - those who apply for housing must fall in to one of the three categories for which this project has been funded;
  - The society will develop intake policies / procedures based on the best practices of similar projects and other organizations. These procedures will also respect BC Housing criteria and will be administered through the society staff.
- Stakeholder engagement opportunities:
  - open houses;
  - moderated community forum;
  - online.

In response to questions from Council, Mr. Fassbender advised that:

- the shepherd of the valley affordable housing project will be breaking ground very soon;
- estimated completion time for the CLA Housing Society project is at the outside 2 ½ to 3 years and at best 2 years with construction taking 18 months.

## 5. **MAYOR'S REPORT**

### a. Upcoming Meetings

Regular Council Meeting –May 27, 2019

Regular Council Meeting – June 10, 2019

### b. Library Happenings - Councillor Martin

Councillor Martin introduced a FVRL produced video called Cubetto's Grand Tour.

Scratch Coding

Wednesday, May 15, 4 pm – 6 pm

Join Kids Code Jeunesse (KCJ) for a scratch coding workshop for this year's Science Odyssey to celebrate STEAM learning and raise awareness about the environment. Accessible for beginners, the introductory project will invite kids to code an animation around the theme of water. For ages 8-12, registration is required.

Shaping the Journey: Living with Dementia

Fridays, May 24 – June 21, 2 pm – 4 pm

This educational program is designed specifically for people experiencing the early symptoms of Alzheimer's disease or another dementia as well as a care-partner, family member, or friend. Explore the journey ahead in a positive and supportive environment. Five sessions will cover:

- The Brain and Dementia
- Hearing the Diagnosis
- Maintaining your General Health
- Life after Diagnosis
- Planning Ahead
- Maintaining your Spirit

Registration is required: call 604-449-5000 or email

[info.southfraser@alzheimerbc.org](mailto:info.southfraser@alzheimerbc.org)

Butterflies of Langley

Wednesday, May 29, 7 pm – 8 pm

Peek into the colourful world of local butterflies with Al Grass. This presentation will offer information on identifying local butterflies, gardening hints, and butterfly conservation. Learn about the behaviour of these

beautiful creatures and how they can be enticed to your backyards and balconies.

**CRA Tax Clinic for Seniors**

Wednesday, June 5, 1 pm – 2:30 pm

This session will cover common types of income as well as tax credits and deductions for seniors (e.g. GST credit, Disability Tax Credit, Canada Caregiver Credit). It will also touch on the Community Volunteer Income Tax Program, and how to avoid scams.

**Tea & Tech for Seniors**

Wednesday, June 5, 3 pm – 5 pm

Bring your tech devices and ask library staff your questions about how to set them up to work with the library's resources. Tea and cookies provided. Registration is required.

**Virtual Reality for Seniors**

Thursday, June 6, 2 pm – 4 pm

Interested in virtual reality and want to give it a try? Wearing the HTC VIVE goggles, headphones and holding motion controllers, participants will be able to try out a mix of virtual games as well as educational experiences. Registration is required.

**Author Reading: Anakana Schofield**

Thursday, June 6, 7 pm

Join us for a special author event with Anakana Schofield, an acclaimed Irish-Canadian writer. *Bina* has been called an unforgettable tour de force in the voice of an ordinary-extraordinary woman who has simply had enough. A work of great power, skill, and transformative empathy from a unique and astonishing writer.

Admission is free, but please registers on Eventbrite to reserve a spot.

c. **Engineering Update**

Rick Bomhof, Director of Engineering, Parks and Environment provided an update on departmental activities as follows:

- New Lawn Sprinkling Regulations took affect May 1<sup>st</sup>;
- City Park Renewal Project Drainage Works;
- Fraser Highway One-Way Pressure Washing;
- Cross Street Banner Installed on Fraser Highway;
- Local Government Day – April 24;
- Annual Hydrant Maintenance;
- Wire Theft and Repairs;
- Sanitary Pump Station Maintenance;



- Brydon Lagoon New & Improved Fountain and Aerators;
- Earth Day Green Team Initiative.

In response to questions from Council staff advised that:

- PDFs of projects being worked on by the City will be posted to the City's website;
- staff will investigate and determine the reason for removal of some of the children's equipment at Brydon Park;
- the City spent approximately \$90,000 in 2018 on repairs due to wire theft; accordingly, staff have included reminders in the City's monthly newsletter for residents to contact the RCMP if they see any suspicious activity;
- a new pump is required for the six aerators at Brydon Lagoon.

d. The Canadian Festival of Chili & BBQ - Mayor van den Broek

The Mayor advised that the Langley City Firefighters had another successful Canadian Festival of Chilli, this year at the KPU campus. Participants camped out overnight tending to their bbqs; families had picnics on the grass and The Mayor got to judge the best steak and indicated we look forward to this again next year.

e. Memorial Stair Climb Fundraiser - Langley City Firefighter, Colby Dodd - Mayor van den Broek

The Mayor congratulated Colby Dodd, Langley City Firefighter who recently participated in the New York Memorial Stair Climb honouring all those who lost their lives on 9/11. He raised an enormous amount for a Soldiers Journey Home & climbed 80 stories at the World Trade Center in full fire gear. She indicated how proud we all are of Colby.

f. Mayors' Council on Regional Transportation - Metro Vancouver Transit Day in Ottawa - Mayor van den Broek

I recently attended the Metro Vancouver Transit Day in Ottawa with five other Mayors from the TransLink Mayors Council & TransLink staff as part of the cure congestion campaign designed to raise awareness of our platform & ask all federal parties in advance of finalizing their respective platforms to make transit a top priority & to commit to regular predictable funding.

We met with 26 MPs including:

- 2 party leaders;
- 4 ministers and 2 Parliamentary Secretaries;

- Opposition critics to Ministers of Infrastructure and Minister of Transportation;
- 20 BC MPs out of 42.

g. 2019 Langley Walk - Mayor van den Broek

The Mayor advised that almost 500 walkers participated in this year's Langley Walk, an event the City shares with the Township of Langley; she noted that the oldest person participating was 94 years old, the most walkers from a school was Coghlan Elementary and most walkers from an organization was the Division of Family Practice. She further advised that next year the City will be hosting the Langley Walk.

In response to a question from a Council member, Councillor James, who was part of the organizing committee for the Canadian Festival of Chili & BBQ provided information obtained from a debrief on the event, advising that:

- spoke to every competitor, all but one of which liked the new location for the event;
- next year will have entertainment and a beer garden;
- KPU would like to partner with other local U-Brews and cideries to have visitor parking more accessible;
- \$5 wrist band sales averaged \$1600 to \$1900 per day; Saturday they made \$2,500 and Sunday closer to \$5,000
- revenue is way up from previous year's location;
- Cascades Casino contributed \$3,000 towards the Burn fund;
- after all expenses calculated \$10,000 should be able to be contributed to the Burn Fund with funding put aside for holding the event in the future which will be at the same location.

A council member noted that the City provided a community grant to the organizers of this event.

## 6. **COMMITTEE REPORTS**

a. Economic Development Task Group - Recommendation

Councillor Teri James, Chair provided information on the Economic Development Task Group's mandate and provided information on outcomes of the Task Group's first meeting held April 18, 2019 including identification of short term initiatives as follows:

Place Making - marketing and investment attraction

- Develop an Executive Summary of the Economic Development Strategy along with a branding and marketing campaign;

- Enhance the economic development website as a business attraction tool;
- Explore and develop web-based GIS capabilities to support economic development data with interactive map;
- Retain a contract retail recruiter to actively recruit destination stores to further expand and diversify the retail cluster in the City. This could be a partnership with Chamber of Commerce and DLBA;
- Retain a retail recruitment specialist to undertake a targeted investment attraction campaign to draw a desired anchor tenant to the downtown. This could be a partnership with the DLBA.

Place Building – land use, municipal services and public infrastructure

- Host UDI breakfast and luncheon, Chamber of Commerce dinner and other functions to build relationships in the local and regional area.

Creative Economy – emerging opportunities in arts, culture, education and technology

- Meet with KPU, TWU and the School District to explore the possibility of hosting an education summit on emerging opportunities in the field of arts, culture, education and technology;
- Meet with KPU to explore potential concept on an Innovation Hub. Determine what's involved in creating such a hub and engage other interested partners in bringing together a firm development concept.

MOVED BY Councillor James  
SECONDED BY Councillor Albrecht

THAT \$50,000.00, out of the \$80,000.00 budget to implement the short-term initiatives, be allocated from the Enterprise Fund, with the remaining budget being allocated from the Economic Development operating budget.

CARRIED

Councillor Wallace opposed

**7. ADMINISTRATIVE REPORTS**

- a. 2018 Council Remuneration & Statement of Financial Information

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

CARRIED

- b. Request to Add Parking on 56 Avenue West of 199 Street

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

1. THAT the report from the Director of Engineering, Parks & Environment regarding a request for additional parking on 56 Avenue west of 199 Street be received for information; and
2. THAT staff informs Ms. Georgia Damianos that no parking will be added for the reasons noted in the report of the Director of Engineering, Parks & Environment dated May 1, 2019.

CARRIED

- c. Mail Ballot Voting and Special Voting Opportunities for Local Government Election

MOVED BY Councillor James

SECONDED BY Councillor Albrecht

THAT, prior to the 2022 City of Langley local government and school trustee elections, staff be directed to amend the Election and Assent Voting Procedures Bylaw to change the Special Voting Opportunity at the Langley Seniors Resources Society to an Additional Advance Voting Opportunity and determine the number of hours and day on which to hold the Additional Advance Voting Opportunity;

AND THAT following the 2022 City of Langley local government and school trustee elections, staff evaluate the success of this change and provide a report to Council with the results of the evaluation and recommendation on whether to continue with having an Advance Voting

Opportunity at the Langley Seniors Resources Society rather than a Special Voting Opportunity.

BEFORE THE QUESTION WAS CALLED, in response to questions from Council, staff advised that:

- staff believe that because the Evergreen Hall at Langley Lion housing Society is a private facility it may prevent the Special Voting Opportunity currently held there from being changed to an Advance Voting Opportunity that is open to all electors not just those who are residents of building;
- it has been recognized by way of a UBCM supported resolution that the narrow window of time to fulfill the statutory requirements for mail ballot voting make it challenging for municipalities to provide mail ballot voting, and that the decision of whether or not to offer mail ballot voting is a decision made by each municipality taking into account such factors as staff time and competing priorities;
- If the timelines for providing mail ballot voting was changed by the province it would make it more feasible for the City to offer mail ballot voting in the future.

THE QUESTION WAS CALLED and the motion was

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
  1. Child Find British Columbia  
National Missing Children's Month and Missing Children's Day
- c. New Business
  1. Public Release of Resolutions from April 29, 2019 Closed Meeting
    1. E-Comm Board of Directors Designates and Municipality Rotation Schedule
    2. Environmental Task Group - Member at Large Appointment

**9. ADJOURNMENT**

MOVED BY Councillor Martin  
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 8:45 pm.

CARRIED

**Signed:**

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MAYOR

**Certified Correct:**

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CORPORATE OFFICER



## **MINUTES OF A PUBLIC HEARING MEETING**

**Monday, May 13, 2019**

**7:00 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

**Present:** Mayor van den Broek  
Councillor Albrecht  
Councillor James  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor Wallace

**Staff Present:** F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services and  
Economic Development  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community  
Services  
D. Leite, Director of Corporate Services  
K. Kenney, Corporate Officer

### **1. CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order.

Mayor van den Broek read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notice was placed on the City Hall notice board on April 30, 2019. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the May 8, 2019 and May 10, 2019 editions of the Langley Advance Times.

## **2. BUSINESS**

- a. Bylaw 3101 - Zoning Bylaw Amendment and Development Permit No. 01-19

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street from RS1 Single Family Residential Zone to RM2 Medium Density Residential Zone to accommodate a 34 unit, four (4) storey condominium apartment development.

The Mayor invited David Danyluk, Architect to present the proposed bylaw and development permit application.

Mr. Danyluk provided information on the proposed development as follows:

- Context Plan;
- Site Plan;
- Basement/Parkade Plan;
- Ground (Main) Floor Plan;
- 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor Plans;
- Roof Plan;
- South view rendering from Douglas Crescent;
- Building section – looking West;
- Street elevations – South and East;
- West and Lane (North) Elevations;
- CPTED and Sustainability provisions;
- Landscaping;
- Road dedication at lane;
- Public information meeting which 9 people attended and provided comments.

General Contractor, Marvin Job of MDM Construction, provided information on:

- Construction logistics;
- Preliminary Traffic Plan.

The Mayor asked if there was anyone on the speakers list

The Corporate Officer advised that there was one speaker on the speakers list and that two pieces of correspondence had been received and circulated to Council.

Randy Terrace, 20786 Fraser Hwy., representing Henderson's Langley Funeral Home, which is located adjacent to the subject property,



expressed concern with construction activities potentially negatively impacting his business, in particular:

- having the alley blocked which is used by his clients and residents of the two adjacent properties;
- the potential for disruption of power to his business if damage occurs to powerlines that are in close proximity to the construction area;
- parking spaces in his parking lot being used by residents if construction workers take up all the on-street parking spots nearby.

In response to questions from Council, staff advised that:

- Engineering staff will be discussing with BC Hydro the possibility of placing powerlines underground; noting it would be an expense for the developer to have this done; however, it was further noted that there is a provision in the City's engineering requirements that the developer provide cash in lieu for future undergrounding of overhead powerlines on the proposed frontage of the development and staff will be investigating whether undergrounding is feasible in the lane and/or on Douglas Crescent; however, ultimately it will be up to BC Hydro to decide whether to underground its powerlines and if so, where that will occur.
- final paving in front of the development will be held off until the rest of the paving work on Douglas crescent is completed.

Mr. Danyluk advised that once the main structure of the building is up, the applicant may be able to expedite completion of the paving work referred to by staff.

### 3. **MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor James

SECONDED BY Councillor Wallace

THAT the Public Hearing close at 7:30 pm.

**CARRIED**

**Signed:**

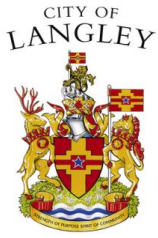
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MAYOR

**Certified Correct:**

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CORPORATE OFFICER



## EXPLANATORY NOTE

### BYLAW No. 3104

The purpose of Bylaw No. 3104 is to amend the 2018 – 2022 Financial Plan to authorize the expenditures reflected in the 2018 Consolidated Financial Statements.

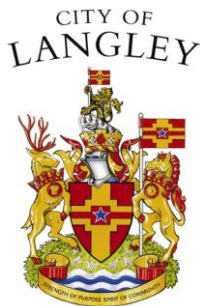
In addition, Bylaw No. 3104 is to amend the 2018 – 2027 Capital Improvement Plan for the two following projects:

**1. Traffic Signal Upgrade – Glover Rd & Eastleigh Cr**

Additional funding of \$15,500 for safety improvements has been added to the intersection improvements at Glover Road and Eastleigh Crescent. This additional increase has been funded by a grant from ICBC.

**2. Volunteer Support Training Video**

Additional funding of \$2,600 has been contributed by the Township of Langley to fund the development of volunteer training videos and workshops.



**FINANCIAL PLAN 2018 – 2022, BYLAW 2018, No. 3051  
AMENDMENT No. 3**

**BYLAW No. 3104**

A Bylaw to amend the Financial Plan for 2018 - 2022.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the “Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051, Amendment No. 3 Bylaw, 3104”.

**2. Amendment**

- (1) Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.
- (2) Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw

READ A FIRST, SECOND AND THIRD TIME this twenty-ninth day of April, 2019.

ADVERTISEMENTS WERE PLACED in the Langley Advance Times on the third day of May, 2019 and the eighth day of May, 2019.

AN OPPORTUNITY FOR PUBLIC COMMENT this -- day of --, 2019.

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2019.

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**MAYOR**

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**CORPORATE OFFICER**



## FINANCIAL PLAN 2018 – 2022 AMENDMENT NO. 3

### BYLAW NO. 3104 Schedule 'A'

	2018 Amended Financial Plan Amendment #3	2018 Financial Plan Bylaw 3051	2018 Financial Plan Change Plus/(minus)	%
<b>Revenues</b>				
Property tax revenue	\$ 27,504,153	\$ 27,661,540	\$ (157,387)	-0.57%
User fees and other revenue	14,663,938	11,476,070	3,187,868	27.78%
Gaming proceeds	7,752,596	6,800,000	952,596	14.01%
Government transfers	1,836,172	1,754,190	81,982	4.67%
Investment earnings	1,032,250	607,350	424,900	69.96%
	<u>52,789,109</u>	<u>48,299,150</u>	<u>4,489,959</u>	<u>9.30%</u>
<b>Expenses</b>				
General government services	4,245,635	4,514,405	(268,770)	-5.95%
Police service	11,901,630	12,261,750	(360,120)	-2.94%
Fire service	4,127,330	4,536,665	(409,335)	-9.02%
Other protective services	798,060	826,425	(28,365)	-3.43%
Engineering operations	3,034,420	3,033,665	755	0.02%
Water utility	3,460,509	3,539,235	(78,726)	-2.22%
Sewer and drainage utility	2,838,430	2,874,315	(35,885)	-1.25%
Development services	1,103,779	1,281,595	(177,816)	-13.87%
Solid waste	655,515	657,410	(1,895)	-0.29%
Recreation services	3,914,359	3,972,750	(58,391)	-1.47%
Parks	1,953,973	1,941,825	12,148	0.63%
Amortization	5,657,083	5,278,040	379,043	7.18%
	<u>43,690,723</u>	<u>44,718,080</u>	<u>(1,027,357)</u>	<u>-2.30%</u>
<b>Transfers</b>				
Transfer from Surplus	-	(155,000)	155,000	-100.00%
Transfer from Reserve Accounts	(774,703)	(1,236,605)	461,902	-37.35%
Transfer to Reserve Accounts	10,761,986	8,680,745	2,081,241	23.98%
Transfer to Reserve Funds	4,681,118	1,569,970	3,111,148	198.17%
	<u>14,668,401</u>	<u>8,859,110</u>	<u>5,809,291</u>	<u>65.57%</u>
<b>Surplus reduction for amortization</b>	(5,657,083)	(5,278,040)	(379,043)	7.18%
<b>Operating surplus</b>	<u>87,068</u>	<u>-</u>	<u>87,068</u>	



# FINANCIAL PLAN 2018 – 2022 AMENDMENT NO. 3

## BYLAW NO. 3104 Schedule 'B'

### CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
General Government	3,896,940	107,500	567,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	654,530	962,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000	82,000
Engineering Operations	6,633,548	3,790,700	5,160,200	4,043,975	5,272,395	2,677,115	5,333,990	3,552,700	2,691,690	21,442,140
Development Services	499,000	50,000	40,000	-	-	30,000	-	-	-	-
Parks & Recreation	2,894,765	1,191,500	1,593,000	1,940,000	1,245,000	1,175,000	830,000	740,000	795,000	11,180,000
Sewer Utility	3,361,055	1,225,635	1,193,500	1,289,025	1,231,250	883,750	1,883,870	2,017,615	1,105,355	8,853,745
Water Utility	590,000	535,000	1,100,325	1,251,090	1,114,910	892,405	2,794,910	1,558,805	926,925	2,771,280
Total Projects	18,529,838	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665
<u>Available funding</u>										
Capital Works Reserve	4,435,740	571,590	1,127,736	925,416	442,592	1,105,123	1,097,233	790,953	940,342	850,809
Casino Revenues	6,561,170	4,073,435	4,773,435	2,308,435	5,553,435	1,823,435	8,753,435	3,123,435	1,923,435	22,620,450
Community Works (Gas Tax)	127,675	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,646,370	861,795	1,504,430	2,027,300	2,485,368	1,749,828	1,513,833	2,346,533	1,403,595	17,006,606
Fire Department Equipment	47,500	-	-	-	220,000	-	-	-	-	-
Future Police Cost Reserve	399,030	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	2,016,230	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	425,000	534,000	170,000	415,000	180,000	175,000	155,000	190,000	180,000	180,000
Municipal Road Network Reser	-	-	-	1,690,000	-	-	-	-	-	1,600,000
Office Equipment	47,500	47,500	47,500	37,500	37,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	203,665	-	177,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Prosperity Fund	1,000,000	-	-	-	-	-	-	-	-	-
Sewer Future Capital	945,750	470,215	460,000	384,140	535,860	33,585	703,970	623,900	267,298	685,000
Special Bond Reserve	84,208	-	-	-	-	-	-	-	-	-
Water Future Capital	590,000	535,000	625,125	640,000	640,000	640,000	955,000	640,000	640,000	640,000
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	18,529,838	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665



## CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION /  
COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to [pkusack@langleycity.ca](mailto:pkusack@langleycity.ca), in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group or organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit.

Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: 9 Apr 2019 REQUESTED MEETING DATE: 27 May 2019

NAME: Lilianne Fuller

ORGANIZATION NAME: Langley Field Naturalists  
(if applicable)

ADDRESS: C/o  
Personal Information Severed to Protect Privacy

CONTACT NUMBER: Personal Information Severed to Protect Privacy

EMAIL ADDRESS: Personal Information Severed to Protect Privacy

TOPIC: We wish to thank Langley City Council

for the grant which enabled us to print our  
Brochures

AUDIO/VISUAL NEEDS (if yes, specify) N/A

ACTION YOU WISH COUNCIL TO TAKE: We will hand out

brochures to Mayor & Council. We will be 5 min  
max.



## CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION /  
COMMUNITY SPOTLIGHT

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Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: April 29, 2019 REQUESTED MEETING DATE: May 27, 2019

NAME: Dana Garcia - Annand

ORGANIZATION NAME: Army Cadet League of BC  
(if applicable)

ADDRESS: Personal Information Severed to Protect Privacy BC

CONTACT NUMBER: Personal Information Severed to Protect Privacy

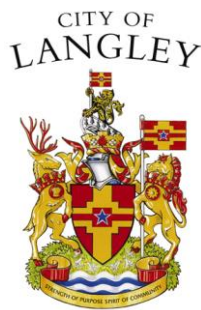
EMAIL ADDRESS: Personal Information Severed to Protect Privacy

TOPIC: presentation in regards to Vimy  
Parade in Fraser Valley

AUDIO/VISUAL NEEDS (if yes, specify) NO

ACTION YOU WISH COUNCIL TO TAKE: NO





# ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 163, 2019, BYLAW NO. 3103 DEVELOPMENT PERMIT APPLICATION DP 02-19

To consider a Rezoning Application and Development Permit Application from Prossimo Development Consulting Ltd. to accommodate a 5-storey, 115-unit condominium apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated “High Density Residential” are subject to a Development Permit to address building form and character.

## **Background Information:**

<b>Applicant:</b>	Prossimo Development Consulting Ltd.
<b>Owner:</b>	Brydon Crescent Properties Nominee Inc.
<b>Civic Addresses:</b>	5443, 5453, 5461, 5469 Brydon Crescent
<b>Legal Description:</b>	Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572
<b>Site Area:</b>	5,809 m <sup>2</sup> (1.44 acres)
<b>Number of Units:</b>	115 apartments
<b>Density:</b>	198.0 units/ha (79.9 units/acre)
<b>Gross Floor Area:</b>	9,061 m <sup>2</sup> (97,537 sq ft)
<b>Floor Space Ratio:</b>	1.560
<b>Lot Coverage:</b>	31.0%
<b>Total Parking Required:</b>	175 spaces (including 8 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	152 spaces
<b><u>Visitor</u></b>	<u>23 spaces</u>
<b>Total</b>	175 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Front Setback – 6.0 m (7.5 m required) Int. Setback (S.) – 6.0 m (7.5 m required)
<b>Development Cost Charges:</b>	\$1,465,155.75 (City - \$1,024,499.00, GVS&DD - \$384,238.00, SD35 - \$56,418.75)
<b>Community Amenity Charges:</b>	\$230,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 163  
BYLAW No. 3103**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5443, 5453, 5461, 5469 Brydon Crescent to the RM3 (Multiple Residential High Density) Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 163, 2019, No. 3103”.

**2. Amendment**

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 004-521-501  
Lot 25, Section 3, Township 8, New Westminster District, Plan 15401
- (b) PID: 010-060-138  
Lot 26, Section 3, Township 8, New Westminster District, Plan 15401
- (c) PID: 010-400-176  
Lot 27, Section 3, Township 8, New Westminster District, Plan 16572
- (d) PID: 010-219-285  
Lot 28, Section 3, Township 8, New Westminster District, Plan 16572

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this XXXX day of XXXX, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this XXXX day of XXXX, 2019.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 02-19 DEVELOPMENT PERMIT APPLICATION DP 02-19

**Civic Address:** 5443, 5453, 5461, 5469 Brydon Crescent  
**Legal Description:** Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572  
**Applicant:** Prossimo Development Consulting Ltd.  
**Owner:** Brydon Crescent Properties Nominee Inc.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 02-19**  
**Development Permit Application DP 02-19**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Bylaw #: 3103

Doc #:

Date: April 25, 2019

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-19 and Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent be approved, inclusive of building height and setback variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

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## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Prossimo Development Consulting Ltd. for a 5-storey, 115-unit condominium apartment.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit to address building form and character.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	Prossimo Development Consulting Ltd.
<b>Owner:</b>	Brydon Crescent Properties Nominee Inc.
<b>Civic Addresses:</b>	5443, 5453, 5461, 5469 Brydon Crescent
<b>Legal Description:</b>	Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572
<b>Site Area:</b>	5,809 m <sup>2</sup> (1.44 acres)
<b>Number of Units:</b>	115 apartment
<b>Density:</b>	198.0 units/ha (79.9 units/acre)
<b>Gross Floor Area:</b>	9,061 m <sup>2</sup> (97,537 sq ft)
<b>Floor Space Ratio:</b>	1.560
<b>Lot Coverage:</b>	31.0%
<b>Total Parking Required:</b>	175 spaces (including 8 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	152 spaces
<b><u>Visitor</u></b>	<u>23 spaces</u>
<b>Total</b>	175 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Front Setback – 6.0 m (7.5 m required) Int. Setback (S.) – 6.0 m (7.5 m required)
<b>Development Cost Charges:</b>	\$1,465,155.75 (City - \$1,024,499.00, GVS&DD - \$384,238.00, SD35 - \$56,418.75)
<b>Community Amenity Charges:</b>	\$230,000.00

### 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 Specifications & MMCD Standards.

These requirements have been issued to reflect the application for rezoning and development permit for a proposed 115 unit apartment development located at

5443; 5453; 5461; 5469 Brydon Crescent. These requirements may be subject to change upon receipt of revised development plans.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

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

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain 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".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format that includes 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. The capacity of the existing water and sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. The Developer shall arrange the scope of the modeling with the City. Any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main at the Developer's expense upon application for Demolition Permit.
5. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.



6. The street lighting fronting the site shall be analyzed by a qualified professional and if necessary shall be upgraded to current City of Langley Standards.
7. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
8. The condition of the existing pavement surrounding the site 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 developer's cost.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
11. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
12. The City plans to construct a pedestrian bridge across Baldi Creek and related trail works for approximately 200m southwest of the proposed development. This will provide a connection to a proposed new walkway between Brydon Crescent and the Baldi Creek trail located south of the proposed development. The City requires the developer to contribute \$230,000 toward the cost of the bridge design, construction and City trail improvements.

**B) The developer is required to deposit the following bonding and connection fees:**

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.



2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. 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.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.

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

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of hydro, telephone and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
6. A complete set of "as-built" drawings, service record cards, as well as an As-Constructed Tangible Capital Asset (TCA) Form (available through the City's Engineering Services Department) sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. Garbage and recycling enclosures shall be accommodated 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"

## **Discussion:**

### 1. Context

The applicant is proposing to develop a 5-storey, 115-unit condominium apartment building on the west side of Brydon Crescent adjacent to Brydon Creek. The site consists of the four remaining single family residential lots located between two recently approved apartment developments: a 5-storey, 78-unit apartment to the north (5485 Brydon Crescent) and a 4-storey, 127-unit apartment to the south (5415 Brydon Crescent). Across Brydon Crescent are several other multifamily development sites in various stages of approval or construction. At the rear of the site is Brydon Creek beyond which are a number of 4-storey apartment buildings developed along 198 Street in the mid-2000's.

### 2. Environmentally Sensitive Area

Brydon Creek, a Class "A" fisheries watercourse, flows in a southeasterly direction along the rear property lines towards the Nicomekl River. The associated riparian area is identified in the Official Community Plan Environmentally Sensitive Areas Map (Schedule "E") as having a "Moderately High" sensitivity value. In accordance with the City's environmental protection policies, the applicant has sited the proposed development outside the ESA boundary and the Stream Protection and Enhancement Area (SPEA) boundary determined by a Qualified Environmental Professional. The applicant will be required to protect the sensitive areas through the registration of a restrictive covenant.

### 3. Design

The proposed development features a 5-storey building set on top of a 2-level underground parking structure. The building "hinges" in plan to follow the Brydon Crescent road right-of-way. The main pedestrian entrance is offset slightly from the centre point of the Brydon Crescent elevation while the vehicular access to the parkade is at the south end of the building. Ground floor units along Brydon Crescent include private entrances with pedestrian access to the sidewalk via paths and stairs. The parkade structure projects above the existing grade of Brydon Crescent but the transition is achieved via terraced retaining walls and planters for improved integration with the streetscape. Private patios for ground floor units and shared outdoor amenity areas are provided on top of the parkade podium.

The 5-storey building features a shallow, pitched roof that tapers at each end of the building. Flat roof overhangs with heavy timber elements accentuate

the articulated massing of all four elevations and present a Westcoast Modern appearance. Alternating exterior finishes of brick, painted cementitious siding and wood tone siding are applied in an asymmetrical elevation treatment that breaks up the substantial mass and length of the building.

#### 4. 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.

#### 5. Variances

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Maximum building height increase from 4 to 5 storeys
- Front Setback reduction from 7.5 metres to 6.0 metres
- Interior Setback (south side) reduction from 7.5 metres to 6.0 metres

The proposed variances generally compensate for a site that is heavily constrained by environmental setbacks that render a large portion of the site undevelopable. The 5-storey building height is consistent with the height approved on the adjacent site to the north. Staff support the requested variances.

#### 6. Summary

The proposed development is consistent with the City's Official Community Plan policies and Development Permit Area guidelines for this area. The development of this site will contribute to an emerging new multifamily residential character along Brydon Crescent where a total of nearly 500 new units have been approved or proposed since 2017.

#### **Fire Department Comments:**

An 8.0 metre wide fire lane has been added to one side of the building to improve fire apparatus access. The parkade under the fire access lane has been engineered to take the weight of the ladder truck. Fire department connections and hydrant locations will be designed by the developer's engineering consultant to current City of Langley standards subject to LCFRS approval.

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the May 8, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 27, 2019 Regular Council meeting.

**BUDGET IMPLICATIONS:**

The proposed development would contribute \$1,024,499.00 to City Development Cost Charge accounts, \$230,000.00 towards a pedestrian bridge and trail improvements around and over Baldi Creek and \$230,000.00 in Community Amenity Charges.

**ALTERNATIVES:**

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



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

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, MAY 8, 2019  
7:01 PM**

**Present:** Councillor Nathan Pachal (Vice-Chair)  
John Beimers  
Jen Cook  
Mike Haney  
Constable Berthier Kyobela  
Dan Millsip  
Trish Wong

**Absent:** Councillor Rudy Storteboom (Chair)  
Adrian Brugge  
Ellen Hall  
School Trustee Tony Ward

**Staff:** Roy Beddow, Deputy Director of Development Services & Economic  
Development  
Kelly Kenney, Corporate Officer

- 1) **APPROVAL OF AGENDA**  
MOVED BY Commission Member Haney  
SECONDED BY Commission Member Millsip

THAT the agenda for the May 8, 2019 Advisory Planning  
Commission meeting be approved.

**CARRIED**

- 2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT the minutes for the April 10, 2019 Advisory Planning  
Commission meeting be received.

**CARRIED**

**2) REZONING APPLICATION RZ 02-19**  
**DEVELOPMENT PERMIT APPLICATION DP 02-19**  
**5443, 5453, 5461, 5469 Brydon Crescent**

The following introductions were made to the Commission:

Randy Dick, Prossimo Development Consulting Ltd.  
Peter Huggins, BHA Architecture  
Duff Marrs, BHA Architecture  
Clark Kavolinas, Kavolinas & Associates

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

Peter Huggins presented the application, providing an overview of the building with details on the following:

- Area plan;
- Site plan;
- Parking plan;
- Floor plans;
- Roof plan;
- Building sections.

Duff Marrs provided details on form and character with respect to the following:

- 3D massing studies (street elevations);
- Shadow studies;
- Exterior materials and colours.

In response to a question from a Commission member, Mr. Marrs advised that there is no access to the ravine that is behind the proposed building.

Clark Kavolinas, the project landscape architect, provided details on the landscape plan.

Mr. Marrs provided an overview of CPTED, security and sustainability features.

In response to questions from Commission members, the project architect and landscape architect advised that:

- The walk and bike scores are established through an algorithm that takes into account such factors as grade changes and number of pedestrian controlled intersections;

the score is out of 100 points and the highest score he has seen is 75 for a project in Vancouver;

- If the strata wished, one or more of the community spaces inside the building could be converted to a child friendly space; there isn't currently any outdoor child-friendly spaces in the project design as this was not a requirement of the City; further, many municipalities are gearing away from these amenities as stratas don't like the liability that comes with having such amenities and much of the time these spaces are not used.

The chair noted that the City will be spending several million dollars to upgrade the park in the area and that a pedestrian bridge will be built to connect to the park. In response to questions from Commission members, staff indicated on a map where the pedestrian bridge would be located and advised that the beginning and ending of the bridge haven't been determined as there is no actual design yet.

In response to further questions from Commission members, the project architect advised that:

- the developer is timing application for demolition permits to coincide with owners of the neighbouring houses vacating the premises so that the homes will not remain vacant for very long;
- the grassy areas in the front units are not actually sloped, they only appear that way on the renderings;
- as the area in front of the units at the front of the building is tiered, only the top tier would be usable by the owner, so that is the only area that would make sense to be grassed; other tier will have thorny plants to prevent loitering and access to patios;
- due to the large grade differential of the site, the developer decided to tier the front instead of having one big wall;
- the developer will look into installing a convex mirror outside the parkade exit ramp on the south east side to improve visibility for drivers exiting the parkade;
- the fire access lane cannot extend all the way to the back of the building as it cannot extend past the riparian line; however, there is still access to the back of the building for firefighters on foot;
- due to the thickness of the vegetation in the ravine behind the building, which includes blackberry bushes, the developer doesn't think that area will be accessible to individuals;
- the height of the wall at the back of the development varies from 1.5 m to 4m;

- there is nothing to stop building residents from using the 8m wide area where the fire truck lane entrance is;
- the developer will be getting input from the CPTED consultant on the height of the gate to the fire access lane to ensure it is of an adequate height;
- the purpose of the concrete slabs at the entrance is to bookend the entrance of the building so that it is more easily identifiable from the street; the handrails for the stairs also attach to the slabs;
- the patios do project beyond the units in accordance with CPTED principles.

In response to a question from a Commission member, staff advised that:

- as the infrastructure for electric vehicle (EV) charging stations is being added to most, if not all new developments, the City is working with BC Hydro so that BC Hydro can determine improvements required to the electrical grid to ensure there is enough capacity to accommodate this new infrastructure.

The developer further advised that shared load strategies are typically employed between charging stations to reduce total system load.

In response to further questions from Commission members, staff advised that:

- there are currently no plans by the City to improve the walkway on the Hydro right of way path; however, the City is undertaking greenway plans for Michaud Crescent so this area would be a logical next step in that process;
- the reason there are only two EV charging stations included in the proposal is because that is all the City asked the developer to provide;
- the City does not require EV charging stations under its current Zoning Bylaw; however, the City is in the process of drafting a new Zoning Bylaw that does include a requirement for EV charging stations, so the City has begun to request voluntary compliance from developers to provide a minimum of two EV charging stations in their developments even though they are not a requirement under the current Zoning Bylaw;
- if the Commission believes there should be a higher number of EV charging stations required under the new Zoning Bylaw there will be opportunities to provide input into its drafting;
- the number of EV charging stations currently required by the City is not based on the number of parking spots in the development (i.e. not scalable);



- the water run-off from the roof will be detained before being released into the storm sewer which then drains into Brydon Creek, accordingly, the creek water level will not be adversely affected by this development being built near it.

The chair advised the applicant that typically Council will be asking the applicant to:

- find a place for the construction workers to park as parking on the street is unacceptable;
- make sure dust and debris in the neighbourhood is mitigated; and
- develop a traffic management plan.

Mr. Dick stated in response that the applicant would be preparing a construction and traffic management plan for the development.

Randy Dick, Peter Huggin, Duff Marrs and Clark Kavolinas left the meeting.

Commission members discussed the following:

- lack of child friendly amenities;
- concern with density of this project given the lack of amenities within walking distance of the development resulting in the need for more business in the area or better pedestrian connectivity to downtown; it was noted by staff that this area is designated for high density residential development and the City is planning to improve Michaud Crescent as a greenway connection to Downtown Langley;
- small size of some of the units allows for the creation of more units in the development resulting in more people being housed in a relatively small building footprint and using the limited amenities of the building and surrounding area.

MOVED BY Commission Member Millsip  
 SECONDED BY Commission Member Wong

THAT Rezoning Application RZ 02-19 and Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent be approved, inclusive of building height and setback variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report;

AND THAT the developer be encouraged to increase the number of electric vehicle charging stations.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding:

- the cost of level 2 EV charging stations;
- having developers consider provision of child amenities in the future;
- having a percentage of required EV charging stations based on number of units in the new Zoning Bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

There was unanimous consent to add an item to the Agenda – “Commission Members Attendance at Developer Information Meetings” at the request of a Commission member.

3) **COMMISSION MEMBERS ATTENDANCE AT DEVELOPER INFORMATION MEETINGS**

A Commission member asked whether it was permissible for commission members to attend development information meetings hosted by the developer.

Discussion ensued regarding the appropriateness of commission members attending non-City developer hosted information meetings with the consensus being it would not be appropriate for commission members to attend such meetings.

There was unanimous consent to direct staff to provide the Commission with some of the more recent reports of these meeting from developers that are provided to the City.

5) **Next Meeting:**

Wednesday, June 12, 2019

6) **ADJOURNMENT**

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 8:33 P.M.

CARRIED



MAY 13, 2019

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**ADVISORY PLANNING COMMISSION CHAIRMAN**



May 10, 2019

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**DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC  
DEVELOPMENT**

*Certified Correct*

# Altos Brydon Crescent Condos

5443-5469 Brydon Crescent, Langley City, BC



## Drawing List

A1.01.1	Project Statistics
A1.01.2	Project Statistics
A1.01	Area Plan
A1.04	Site Plan
A2.01	Level P1 Plan
A2.02	Level P1 Plan
A3.01	Level 1 Plan
A3.02	Level 2 Plan
A3.03	Level 3 Plan
A3.04	Level 4 Plan
A3.05	Level 5 Plan
A3.06	Roof Plan
A4.01	Sections
A4.02	Sections
A5.01	Elevations
A5.02	Elevations
A6.01	Unit Plans
A6.02	Unit Plans
A6.03	Unit Plans
A6.04	Unit Plans
A6.05	Unit Plans
A6.06	Unit Plans
A6.07	Unit Plans
A8.01	3D Studies / Street Elevations
A8.02	3D Studies
A8.03	3D Studies
A8.04	3D Studies
A8.05	3D Studies
A8.06	3D Studies
A8.07	3D Studies
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A8.100	3D Studies

## Project Data Sheet

Project: Altos Brydon Crescent Condos	Contact: Langley City
Registered Owner: Brydon Crescent Properties Ltd.	Colin Lee
Author and Agent: Persimmon Development Consulting Ltd.	Barry Dick
Legal Description: Lot 25 Section 3 Township 8 N1W Westmead District Plan 15401, PID 004-521-501	778-918-2010
Lot 26 Section 3 Township 8 N1W Westmead District Plan 15401, PID 010-040-138	
Lot 27 Section 3 Township 8 N1W Westmead District Plan 15401, PID 010-040-176	
Lot 28 Section 3 Township 8 N1W Westmead District Plan 15401, PID 010-040-176	
General Address: 5443-5469 Brydon Crescent, Langley BC, V3A 4A3	
Architect: BHA Architecture Inc.	Patricia Huggins
Lot Area: 82533 sqm	404-730-8100
Lot Coverage: 30.98%	
Gross Floor Area: 97537 sqm	
FAR: 1.56	
Total Dwelling Units: 115	
Units per Ha: 1.39	
Building Height: 19.35m	
Storeys: 5	
East Setback: 4.00m	
South Setback: 4.00m	
West Setback: Varies (Minimum Setback Observed)	
North Setback: 8.00m	
Open Air Space: 1726.4 sqm	

See sheets A1.01.1 and A1.01.2 for additional and more detailed information.

Reissued for Rezoning/DP - April 26th, 2019



## Project Statistics

[illegible]

## Parking Statistics

Required Parking (based on RM-3 2-beds)				
Use	Classification	Unit Count	Rate	Required Spaces
Condominium	Suite or 1 Bedroom	25	1.20	30
Condominium	2 Bedrooms	64	1.30	109.2
Condominium	3 Bedrooms	6	2.00	12
			<b>Sub Total</b>	<b>151.2</b>
Condominium	Visitor	115	0.20	23.0
			<b>Sub Total</b>	<b>23</b>
<b>Total Parking Required:</b>				<b>174.2</b>
<b>Proposed Parking</b>				
Use	Stall Type	Total		
Residential	Regular	97		
	Small	48		
	HVC	7		
	<b>Sub-Total</b>	<b>152</b>		
Visitor	Regular	20		
	Small	1		
	HVC	2		
	<b>Sub-Total</b>	<b>23</b>		
	<b>Total</b>	<b>175</b>		
<b>Small Stall and HVC Stall Percentages</b>				
Use	Stall Type	Total	Percentage	Max. Permitted
AB	HVC	8	5%	5%
AB	Small	50	29%	40%
AB	Stall Type	Total	Percentage	Max. Permitted
Use	Small	50	29%	40%

## Bicycle Parking/Storage Statistics

Strat Type	Required	Face Mounted	Wall Mounted	Total
Class 1 (Residential)	58 spaces	38 spaces	24 spaces	62 spaces
Class 2 (Short Term)	6 spaces	6 spaces		6 spaces

Storage Category	Required (m <sup>3</sup> )	Provided (Residential)	Provided (m <sup>3</sup> )
Use (Location)	652 m <sup>3</sup>	115	670 m <sup>3</sup>

Note: Typical storage cube dimensions: 1.2m x 1.8m (2' x 6')

### Average Grade Calculation

North Elevation Average Grade	10 010 m
East Elevation Average Grade	9 845 m
South Elevation Average Grade	7 900 m
West Elevation Average Grade	8 489 m
Overall Site Average Grade	8 061 m

### Code Summary

Major Occupancies	Chester F. Donovan 3 Storage Garage (Level P2 to P1) Class C Residential Levels 1 to S1
Construction Requirements	3-2 x 15 (Storages Below Ground) 3-2 x 50 (Kitchens - can be 50 Storages, Specialized)
Construction Type	Noncombustible Levels P1 to P1 Combustible Levels 1 to S
Floor Ratings	2½ (Levels P2 and P1) 1½ (Level 1 and Above)
Roof Ratings	S Storages
Bulldozing Height	5 Storages
Building Area	Max 1800-sq-ft based on Article 3-27.50 (larger area requires front)
Facing	Facing 1 Street (>10 % of the building's perimeter includes corner) (5m of the street)
Storage System	Required NFPA 13-2013
Fire Alarm System	Required
Standpipe System	Required NFPA 16-2013
Emergency Power	No fire alarm signaling and fire alarm system
High Building	7½ (Whole level of the uppermost story is less than 18m (59 feet) above grade)

## Design Rationale

## OVERVIEW

The project is located on the west side of Bryn Crescent and consists of a five storey residential condominium development. A variety of indoor and outdoor amenity spaces are provided including a fitness room, leisure room, workshop and garden seating areas with barbecues and a firepit. The parking is accommodated in a two storey underground structure with ramp access from the southeast corner of the site. The west side of the site contains a riparian area which slopes down to a stream. As such, the development is oriented to the east (street) side of the site and respects a 10m setback from the high water mark / natural boundary.

### ARCHITECTURAL MASSING, CHARACTER & MATERIALS

The building takes on a west coast contemporary design that creates visual interest through the use of textures, materials, colour and bump outs. The four storey massing is broken up through articulation of the facades, particularly with the use of brick portals and recesses. On the street elevation, the brick portals terminate at the fourth and fifth floor levels to create a penthouse feel which further reduces the effect of the five storey massing. This is further reinforced with the use of lighter materials and colours (ie. white siding, windows and casings) on the top level. To the west, similar material and massing strategies are applied except that the brick balcony portals taper down to two storeys in height. This opens up the back side of the building to the tree line and quieter setting.

The building has a longitudinal pitched roof, which is interrupted by raised flat roof elements. The roof, in combination with the brick portals, step down at the building ends to transition to the surrounding context. The primary materials are brick, cementitious siding, cementitious panel, wood toned metal, and occasional use of heavy timber for brackets, corner posts and the parkade ramp pergola. Furthermore, the use of stepped landscape walls at the street soften the transition of the building transition to the public realm.

## ZONING

The current zoning of the site is RS-1 and the project is proposing to rezone to CD (Comprehensive Development). The adjacent sites to the north and south have recently been rezoned and as such this project will link the future development of this block with consistent building forms.

## LANDSCAPE

Refer to Landscape drawings and notes.

[illegible]

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**BHA**  
Architecture

**BHA Architecture Inc.**  
Suite 405, 165 York Street, Toronto, Ontario M5T 1C1  
Tel: (416) 593-1111 Fax: (416) 593-1112  
www.bha-architect.com

**project:**

**Proposed Condominium Housing Development**

5447 54th Division Crescent, Langley City, BC

  
**ALTOS**

**consultant:**

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drawn	PDH	date	
checked			
scale	NTS	project no.	P-456
sheet title: Project Statistics			



Residential Unit Summary			
<b>Overall Summary</b>			
Unit Config	Count	% By Project	
Studio	0	0.0 %	
1 Bedroom	25	71.4 %	
2 Bedroom	64	25.0 %	
3 Bedroom	6	5.7 %	
<b>Total (Overall)</b>	<b>115</b>	<b>100.0 %</b>	
<b>Access</b>			
Access	Count	% By Project	
Standard	106	92.2 %	
Adjoining	9	7.8 %	
Accessable	0	0.0 %	

Unit Count	Fluent	% by Fluor	% by Fluor 1
Students	0	0.0%	0.0%
1 Bandcount	5	23.6%	4.3%
2 Bandcount	16	76.7%	51.9%
3 Bandcount	0	0.0%	0.0%
Total/Total over 1	21	73.6%	56.5%

Answer	Fluent	% by Fluor	% by Fluor 1
Standard	20	92.2%	57.4%
Policyholder	1	4.8%	0.9%
All students	0	0.0%	0.0%

Unit Config	Count	% By Floor	% By Project
Standard	8	80.0%	80.0%
2 Bedroom	6	25.0%	5.2%
2 Bedroom	17	70.8%	14.8%
2 Bedroom	1	4.2%	0.9%
<b>Total all units</b>	<b>26</b>	<b>100.0%</b>	<b>100.0%</b>

Asset	Count	% By Floor	% By Project
Standard	27	91.7%	88.7%
2 Bedroom	2	6.3%	1.7%
All assets	0	0.0%	0.0%

Level 3 Summary				
Unit Config	Count	% by Floor	% by Project	
3 Bedrooms	0	0.0%	0.0%	
2 Bedrooms	4	74.1%	14.3%	
2 Bedrooms	17	62.4%	18.8%	
3 Bedrooms	1	4.7%	0.9%	
<b>Total (Level 3)</b>	<b>24</b>	<b>120.2%</b>	<b>30.0%</b>	

Room	Count	% by Floor	% by Project
Garage-1	22	41.7%	19.1%
Garage-2	2	8.3%	1.8%
Ac. outside	0	0.0%	0.0%

Level 4 Summary			
Unit	Count	% by Floor	% by Project
1 Bedroom	0	0.0%	0.0%
2 Bedroom	11	71.9%	15.6%
3 Bedroom	12	71.9%	16.8%
4 Bedroom	2	8.7%	1.7%
<b>Total (all units)</b>	<b>23</b>	<b>100.0%</b>	<b>100.0%</b>
Access	Count	% by Floor	% by Project
Car door 1	21	91.3%	18.3%
Access door	2	8.7%	1.7%
No. outside	0	0.0%	0.0%

Level 5 Summary				
Unit	Count	% by Area	% by Project	
Machine	0	0.0%	0.0%	
1 Machine	4	10.0%	10.0%	
2 Machine	17	71.7%	10.0%	
3 Machine	7	17.3%	1.1%	
<b>Total (Level 5)</b>	21	100.0%	20.0%	

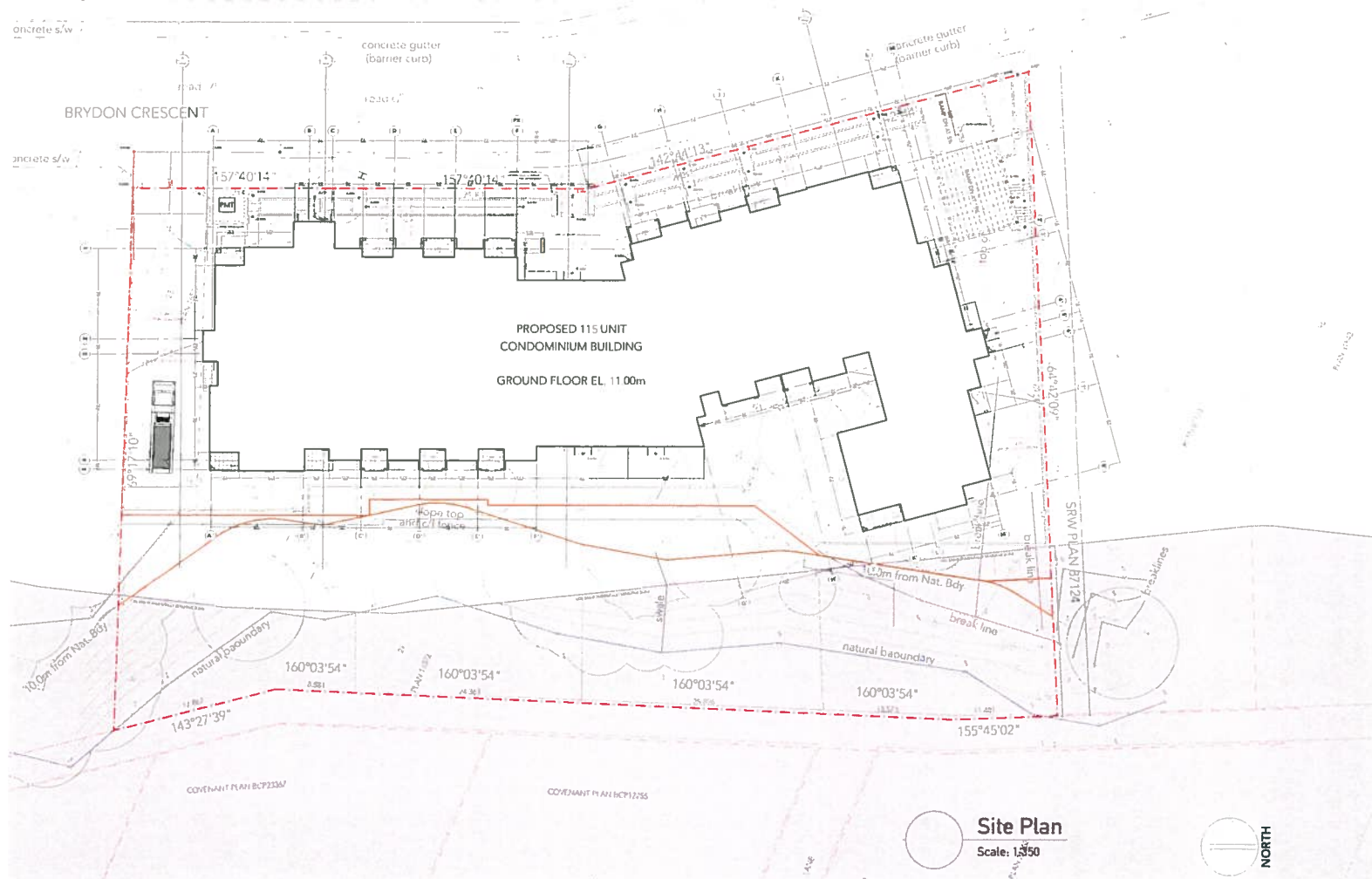
Area	Count	% by Area	% by Project	
Number 0	21	91.3%	10.0%	
Additional	2	8.7%	1.1%	
Area	0	0.0%	0.0%	

[illegible]

**www**







revisions:		
no.	date	description

issues:		
no.	date	description
2019-03-27		Re-submitted for Planning/CDP
2019-04-11		Re-submitted for Planning/CDP
2019-04-26		Re-submitted for Planning/CDP

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**BHA Architecture Inc.**  
Suite 100, 100 Street West, Vancouver, BC  
Tel: 604.681.8888 Fax: 604.681.8889

**project:**  
Proposed Condominium Housing  
Development  
1411 54th Street, Langley, BC



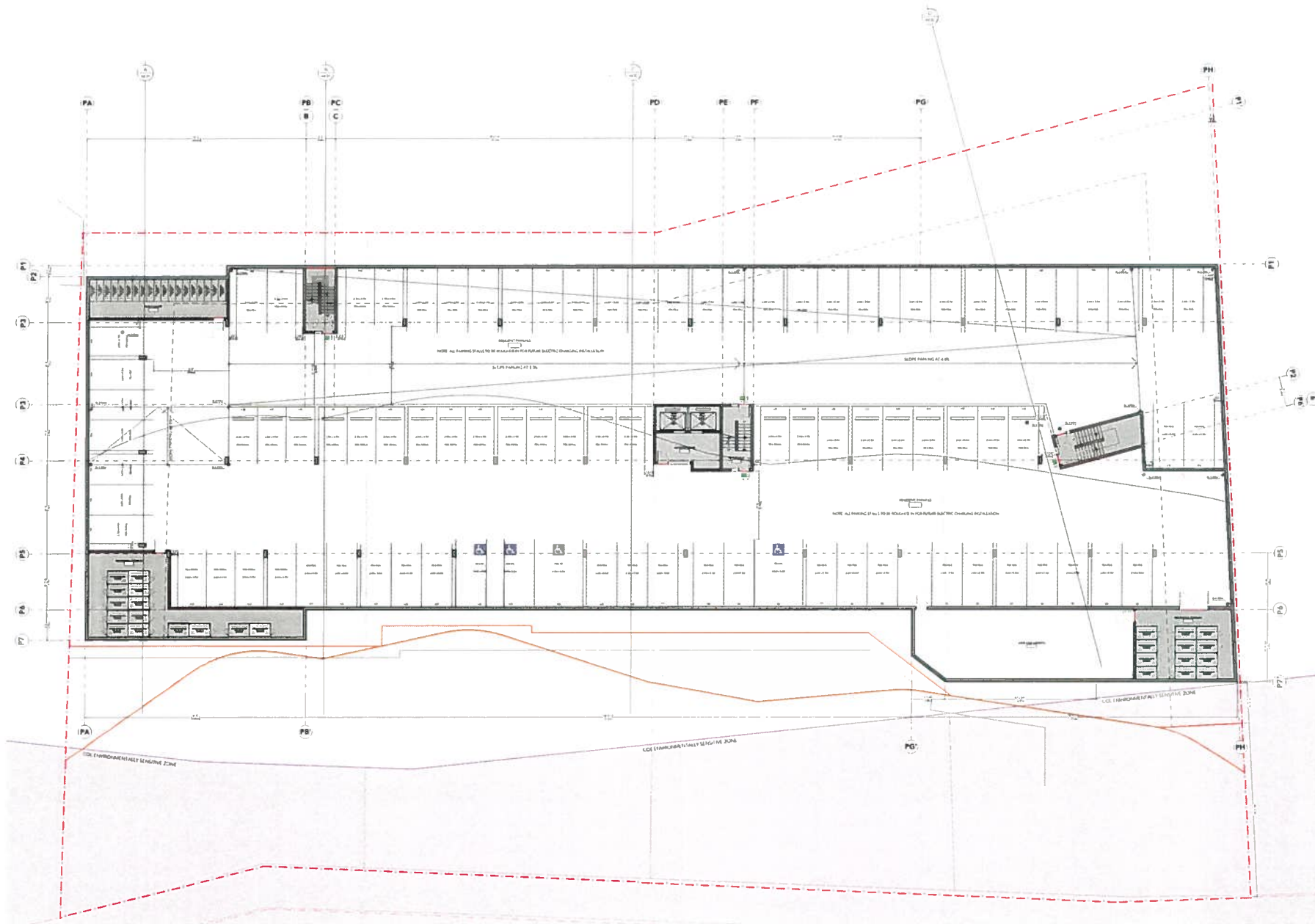
**consultant:**

drawn	date
PHWH	
checked	
scale	project no.
as noted	P-456
sheet title:	
See Plan	

sheet no.  
**A1.04**

photocopy  
1/16/19 10:27 AM





Level P2 Floor Plan  
Scale: 3/32" = 1'-0"

revisions:		
no.	date	description
1	2019-03-29	Revised for Building/CP
2	2019-04-11	Revised for Building/CP

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**BHA**  
Architecture Inc.

1000 West 1st Avenue, Suite 200, Vancouver, BC V6C 1A5  
Tel: 604.681.1111 Fax: 604.681.1112 Email: info@bha.ca

**project:**  
Proposed Condominium Housing Development  
1417 Smithe Street, Vancouver, BC V6C 1A5

**ALTOS**

**consultant:**

drawn	PH	date	
checked			
scale	3/32" = 1'-0"	project no.	P-406

sheet title:  
Level P2 Floor Plan

sheet no.: **A2.01**

project: 1417 Smithe Street, Vancouver, BC V6C 1A5

Issues:	
2019-03-21	Is art for the young?
2019-04-11	Re-survey for the young?
2019-05-11	Re-survey for the young?



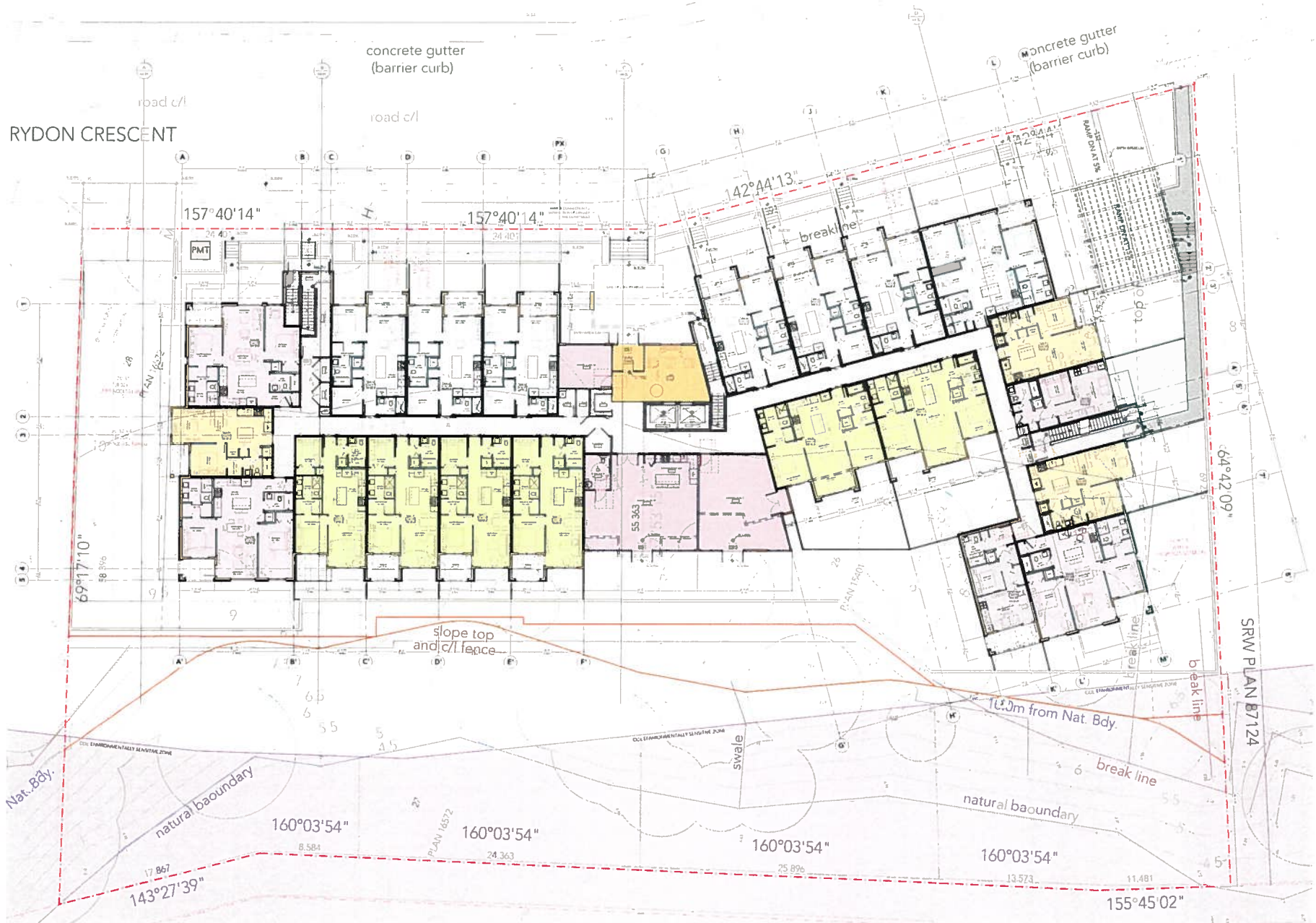
**project:**  
**Proposed Condominium Housing Development**  
5611 5496 Brydon Crescent Langley City, BC

consultant:

drawn	date
PH	
checked	
scale	project no.
3/32" = 1'-0"	P-456
sheet title:	
Level PI Floor Plan	

Scale:  $3/32" = 1'-0"$





**Level 1 Floor Plan**  
Scale: 3/32" = 1'-0"

NORTH

revisions:		
no.	date	description
1	2019 03 29	Revised for BSA/DP
2	2019 04 11	Revised for BSA/DP
3	2019 04 26	Revised for BSA/DP

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**BHA Architecture Inc.**  
1441 Shaw Street, Suite 100, London, ON N6A 3K1  
Tel: 519-833-1111 Fax: 519-833-1112

**project:**  
**Proposed Condominium Housing Development**  
1441 Shaw Street, Suite 100, London, ON N6A 3K1



**consultant:**  
**ALTOS**

drawn	PH	date	
checked			
scale	3/32" = 1'-0"	project no.	P-458
sheet title:	Level 1 Floor Plan		

sheet no: **A3.01**





**Level 2 Floor Plan**  
Scale: 3/32" = 1'-0"

NORTH

revisions:		
no.	date	description

**ISSUES:**  
2019 03 29: Issued for Review/CDP  
2019 04 11: Re-submitted for Review/CDP  
2019 04 26: Re-submitted for Review/CDP

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**BHA Architecture Inc.**  
Suite 300, 1415 West 1st Avenue, Vancouver, BC  
Tel: (604) 681-1111 | Fax: (604) 681-1112 | www.bha.ca

**project:**  
**Proposed Condominium Housing Development**  
1415 West 1st Avenue, Vancouver, BC



**consultant:**

drawn by:	PH	date:	
checked by:			
scale:	3/32" = 1'-0"	project no.:	P-455

sheet title:  
Level 2 Floor Plan

sheet no.: **A3.02**

date: 2019 03 29

drawn by: PH

checked by:  

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

project no.: P-455

sheet title: Level 2 Floor Plan

printed: 2019 03 29 10:00 AM



**Level 3 Floor Plan**  
Scale: 3/32" = 1'-0"

revisions:		
no.	date	description
1	2019.01.27	Issued for Review/CP
2	2019.04.11	Revised for Building/CP

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# Level 4 Floor Plan

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

NORTH

revisions:		
no.	date	description

issues:  
2019-03-27  
2019-04-11

Issues for Reporting/CP  
Re-submitted for Redesign/CP

Each sheet is a separate drawing. This drawing is the most current drawing of the project as of the date of issue. It is not to be used for construction without the approval of the architect. No liability shall be assumed for errors or omissions. The architect shall not be responsible for the accuracy of the information provided by others.



**BHA Architecture Inc.**  
1000 10th Ave. SW, Suite 1000, Calgary, Alberta T2P 1A1  
Tel: (403) 243-8888 Fax: (403) 243-8889

**project:**  
Proposed Condominium Housing  
Development  
1401 14th Ave. SW, Calgary, Alberta T2P 1A1



**consultant:**

drawn	PH	date	
checked			
scale	3/32" = 1'-0"	project no.	P-456

sheet title:  
Level 4 Floor Plan

sheet no.  
**A3.04**



printed 1:4 for 10.00.00





**Level 5 Floor Plan**  
Scale: 3/32" = 1'-0"

revisions:		
no	date	description
issues:		
2014-04-21		Issued for Review by JGP
2014-04-11		Revised for Review by JGP

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**BHA Architecture Inc.**  
Suite 200, 1000 Street 10 West, Vancouver, BC  
Telephone: 604.271.1000 | Fax: 604.271.1001

**project:**  
**Proposed Condominium Housing Development**  
1411 14th Street, Vancouver, BC



**consultant:**

drawn	PH	date	
checked			
scale	3/32" = 1'-0"	project no.	P-456
sheet title	Level 5 Floor Plan		

sheet no. **A3.05**

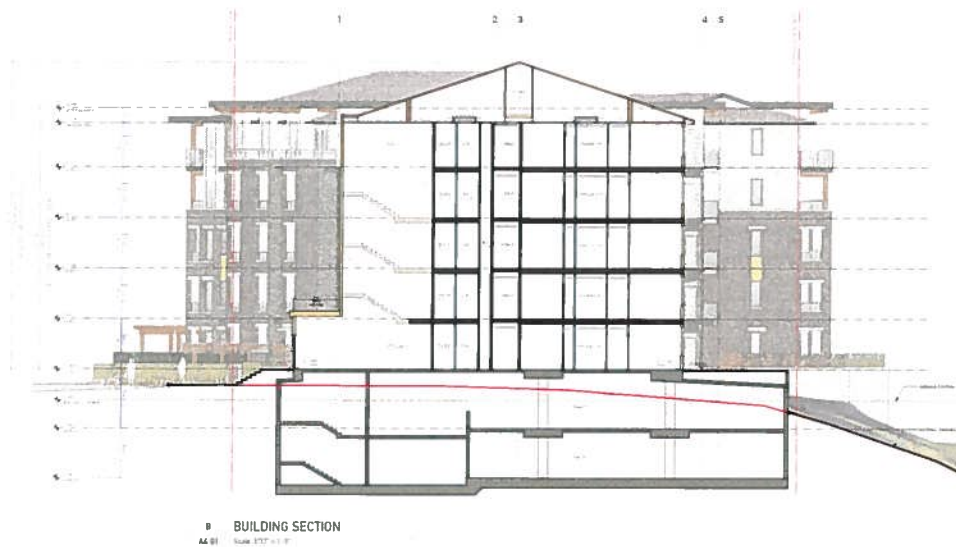
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### Roof Plan





revisions		
no.	date	description
<b>ISSUED:</b> 07/11/17 by: [signature] for: [signature] 07/11/17 by: [signature] for: [signature]		

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**BHA Architecture Inc.**  
 Suite 302, 1425 West 1st Avenue, Vancouver, BC  
 Telephone: (604) 681-2722 | Email: info@bha.ca

**project:**  
**Proposed Condominium Housing Development**  
 1441 West Broadway, Vancouver, BC



**consultant:**

sheet:

drawn by:	PH	date:	August 2017
checked:			
scale:	1:100	project no.:	P-425

sheet title:  
 Buildings Sections

sheet no.:

**A4.01**

date:

07/11/17

drawn by:

[signature]

checked:

[signature]

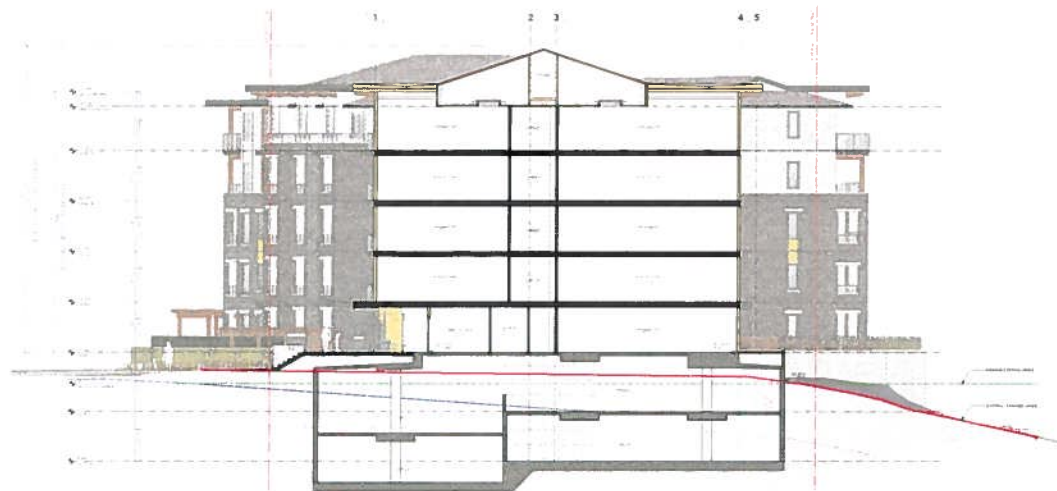
project no.:

P-425

sheet title:

Buildings Sections

QR code



E BUILDING SECTION  
Scale: 3/8" = 1'-0"



D BUILDING SECTION  
Scale: 3/8" = 1'-0"

revisions:		
no.	date	description

notes:  
1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) as applicable.

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) as applicable.



**BHA Architecture Inc.**  
Suite 205, 1400 Street 14 Avenue, Vancouver, BC  
Tel: 604.681.1111 | Fax: 604.681.1112 | www.bha.ca

**Project:**  
Proposed Condominium Housing  
Development  
1401 14th Street, Vancouver, BC



**consultant:**

drawn by:	PH	date:	August 2017
checked by:			
scale:	1:100	project no.:	P-435

**sheet title:**  
Buildings Sections

**sheet no.:**  
**A4.02**

**sheet title:**  
Buildings Sections

**sheet no.:**  
A4.02

**sheet title:**  
Buildings Sections

# Brydon Crescent - Elevations



1 East Elevation  
Scale: 3/32" = 1'-0"

## Exterior Material & Colour Schedule

Item #	Element	Finish	Colour
E01.1	CEMENTITIOUS LAP SIDING	PRE-FINISH (2)	HARLE - ARCTIC WHITE
E01.2	CEMENTITIOUS LAP SIDING	PRE-FINISH (2)	HARLE - LIGHT BIST
E01.3	CEMENTITIOUS LAP SIDING	PRE-FINISH (2)	HARLE - GRAY SLATE
E01.4	CEMENTITIOUS LAP SIDING	PANEL (1)	TO MATCH BM 2124-12 WINDMILL BROWN
E02.1	CEMENTITIOUS PANEL	PRE-FINISH (2)	HARLE - ARCTIC WHITE
E02.2	CEMENTITIOUS PANEL	PANEL (1)	TO MATCH BM 2022-20 SUN KISS GOLD
E03.1	ALUMINUM SIDING / SIDING	PRE-FINISH (2)	WOOD TONE - LIGHT CHERRY
E04.1	WHITE SIDING	PRE-FINISH (2)	WHITE
E05.1	BROWN VINYL	PRE-FINISH (2)	WHITE
E05.2	BROWN VINYL	PRE-FINISH (2)	WHITE
E06.1	EXPOSED CONCRETE	PANEL (1)	MISSION BROWN
E07.1	ALUMINUM WINDOW WALL & DOOR SYSTEM	PRE-FINISH (2)	CELANO PEARL / BUSH
E08.1	REAR ENTRY STRUCTURE	STAIN (2)	NATURAL BUSH
E09.1	WHITE WINDOWS	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.1	WHITE WINDOWS	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.2	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.3	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.4	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.5	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.6	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.7	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.8	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.9	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.10	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.11	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.12	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.13	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.14	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.15	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.16	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.17	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.18	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.19	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.20	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.21	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.22	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.23	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.24	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.25	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.26	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.27	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.28	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.29	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.30	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.31	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.32	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.33	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.34	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.35	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.36	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.37	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.38	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.39	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.40	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.41	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.42	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.43	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.44	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.45	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.46	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.47	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.48	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.49	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.50	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.51	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.52	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.53	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.54	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.55	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.56	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.57	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.58	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.59	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.60	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.61	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.62	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.63	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.64	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.65	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.66	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.67	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.68	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.69	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.70	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.71	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.72	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.73	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.74	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.75	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.76	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.77	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.78	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.79	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.80	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.81	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.82	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.83	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.84	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.85	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.86	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.87	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.88	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.89	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.90	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.91	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.92	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.93	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.94	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.95	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.96	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.97	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.98	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E10.99	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS
E11.00	WHITE GLAZED DOOR	PRE-FINISH (2)	WHITE / CLEAR GLASS

GENERAL MATERIAL NOTES:



2 South Elevation  
Scale: 3/32" = 1'-0"

revisions:		
no.	date	description
1	2019.03.29	Issued for Review/CDP
2	2019.04.11	Revised for Review/CDP
3	2019.04.15	Revised for Review/CDP

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**BHA Architecture Inc.**  
Suite 201, 400 West 1st Avenue, Vancouver, BC  
Telephone: (604) 734-8844 | Email: info@bha.ca

**project:**  
Proposed Condominium Housing Development  
5441 Saint Brydon Crescent, Langley City, BC



**consultant:**

mail

drawn	DM	date	
checked			
scale	3/32" = 1'-0"	project no.	P-458
sheet title:	Elevations		

sheet no. **A5.01**  
plotter 36x48 1/8" 312713-008



## Brydon Crescent - Elevations



### West Elevation

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

### Exterior Material & Colour Schedule

[illegible]

#### GENERAL MATERIAL NOTES



### North Elevation

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

no.	date	description
-----	------	-------------

Issues:

2.19.03.24	Keyword for licensing.DP
2.19.04.11	Keyword for licensing.DP

[illegible]

**BHA Architecture Inc.**  
Suite 260 5425 Varsity Ave. Richmond, B.C. V6X 3A9  
Tel: 604-273-2822 Fax: 604-273-2823 [www.bha.ca](http://www.bha.ca)

**project:**  
**Proposed Condominium Housing Development**  
5441 54th (Hydrex Crescent), Langley City BC



consultant:

date name date

DM March 2019

checked \_\_\_\_\_

১০০০

chart title:

**Elevations**

What is the...

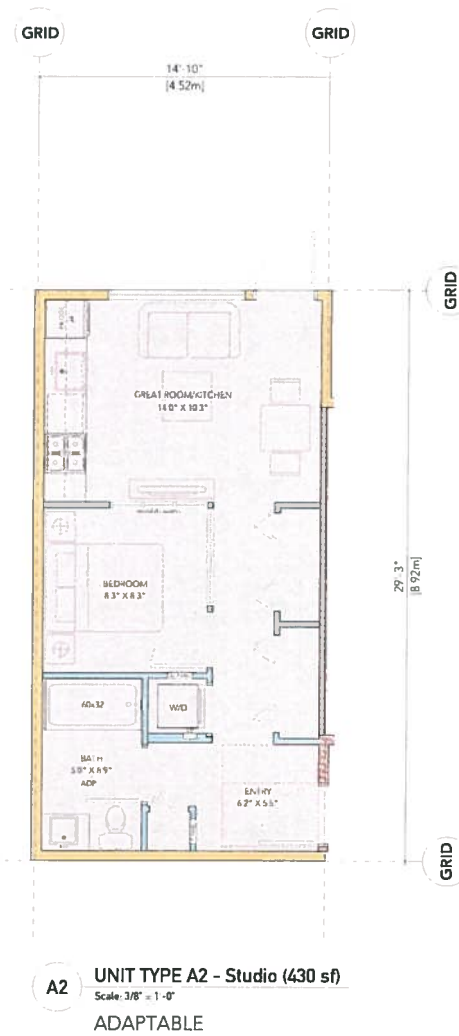
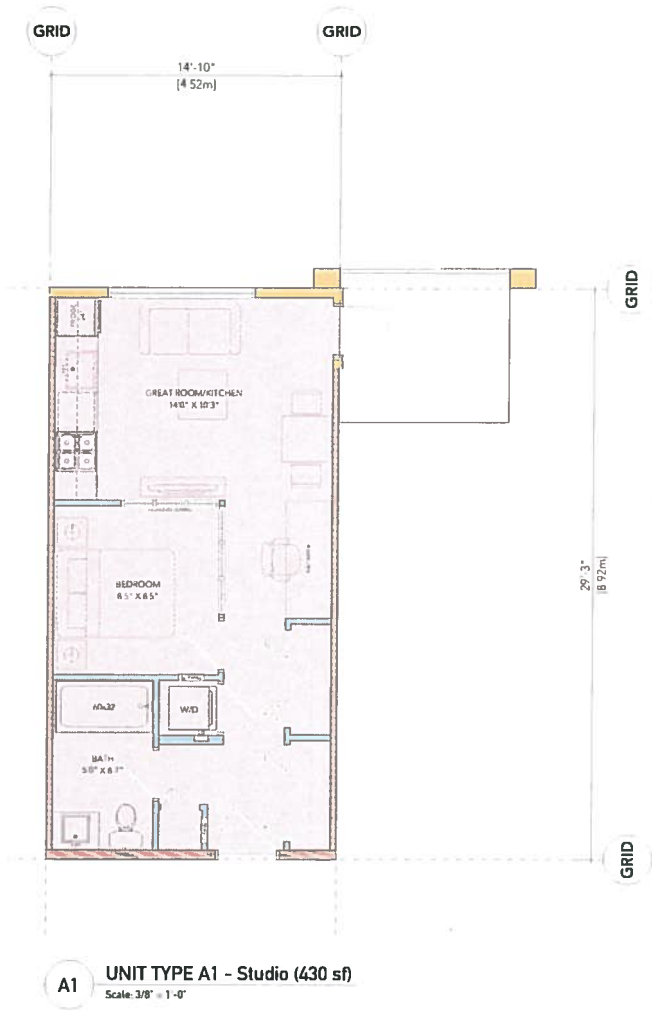
Sheet No: 0140

A5.02



— 4000 —

**Journal of** *Journal of Management Education*



revisions:		
no.	date	description
issues:		
2019-01-29		Issued for Reviewing CIP
2019-04-11		Revised for Reviewing CIP

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**BHA Architecture Inc.**  
Suite 100, 1015 West 10th Avenue, Vancouver, BC  
V6H 1A5, Canada | Tel: (604) 681-1111 | Fax: (604) 681-1112

**project:**  
**Proposed Condominium Housing Development**  
5441 Kingsway, San Francisco, California 94116

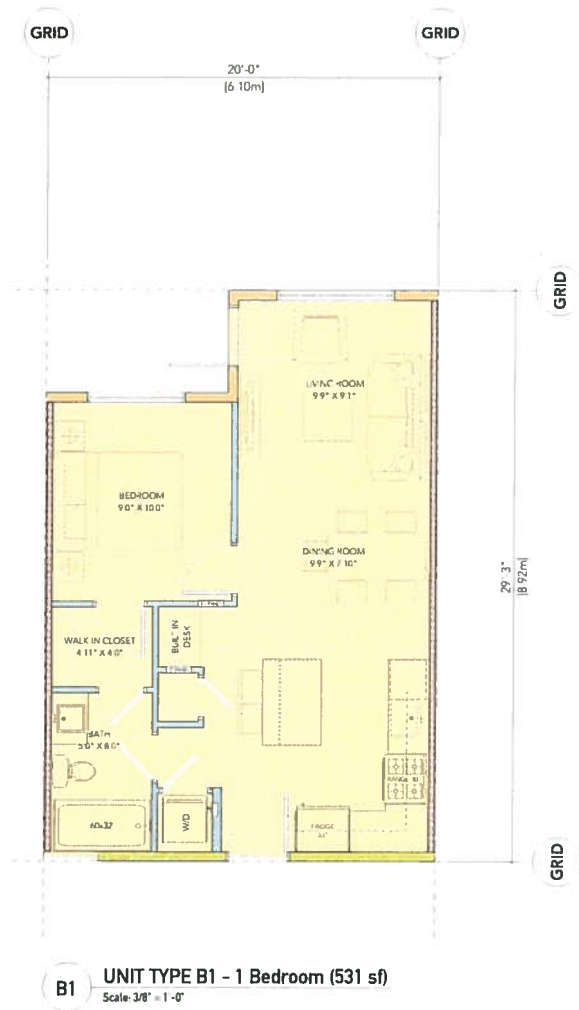


**consultant:**

drawn	MCWDC	date	
checked			
scale	3/8" = 1'-0"	project no.	P-456
sheet title:	Unit Plans		

sheet no. **A6.01**

printed on 11/17/2019



revisions:		
no.	date	description

**issues:**  
2219 03/21 Submit for Permitting/CP  
2219 04/11 Re-submit for Permitting/CP

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**BHA Architecture Inc.**  
Suite 100, 1600 West 10th Avenue, Fort Collins, CO 80521  
Telephone: 970.225.5555 | Fax: 970.225.5556 | Email: info@bha.com

**project:**  
**Proposed Condominium Housing Development**  
5417 54th Avenue, Fort Collins, CO 80521



**consultant:**

drawn by:	date:
checked by:	
scale:	project no:
sheet title:	
Unit Plans	

sheet no: **A6.02**

date: 10/18/2022

project: 5417 54th Avenue

sheet title: Unit Plans

drawn by: [Signature]

checked by: [Signature]

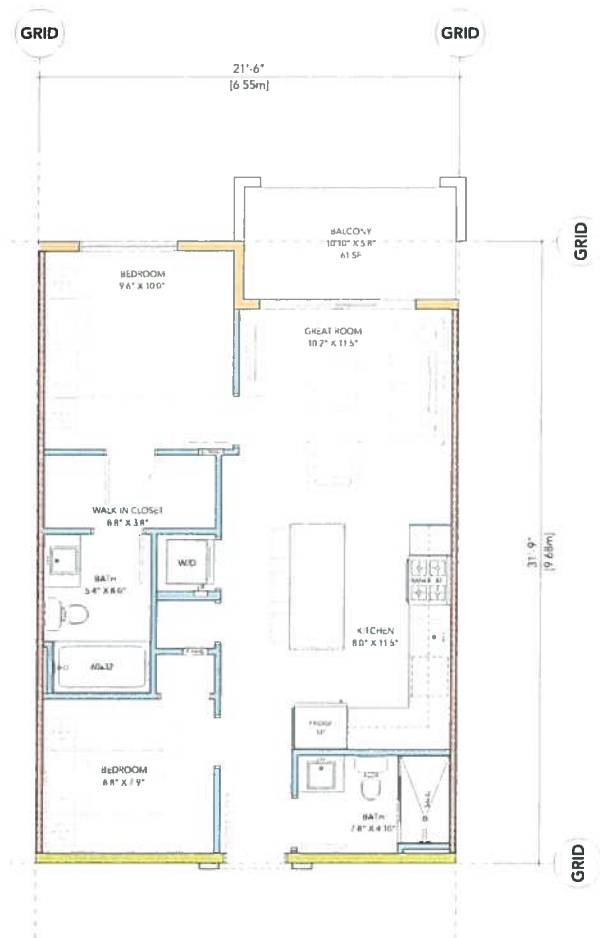
scale: 3/8" = 1'-0"

project no: P-456

sheet title: Unit Plans

Unit Plans

10/18/2022



**C2** UNIT TYPE C2 - 2 Bedroom, 2 Bath (644 sf)  
Scale: 3/8" = 1'-0"



**D1** UNIT TYPE D1 - 2 Bedroom (829 sf)  
Scale: 3/8" = 1'-0"

revisions:		
no.	date	description
ISSUES:		
2014.03.24		Issue of New Programming/CP
2014.04.11		Re-submitted for Reviewing/CP

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**BHA Architecture Inc.**  
Suite 100, 100 West 1st Avenue, Vancouver, BC  
V6C 1A5  
Tel: 604.681.1111 Fax: 604.681.1112

**project:**  
**Proposed Condominium Housing Development**  
1411 14th Ave. E. Langley, Langley, BC



**consultant:**

drawn	date
MCHVDC	
checked	
scale	project no.
3/8" = 1'-0"	P-458
sheet title:	
Unit Plans	

sheet no.

**A6.03**

REV

plotted

DATE: 01-10-2014 10:50

revisions:		
no.	date	description

ISSUES:  
 2024-01-11 Account for Reopening (CP)  
 2024-04-11 Reopening for Reopening (CP)

This project is a conceptual drawing. It is not intended to be used for construction or for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



BHA Architecture Inc.

1000 West 10th Street, Suite 100, Vancouver, BC V6H 2G6

Telephone: 604.681.1111 Fax: 604.681.1112

Project: Proposed Condominium Housing Development

5417 54th Street, Vancouver, BC V6M 2C1



consultant:

drawn	MCVOC	date	
checked			
scale	3/8" = 1'-0"	project no.	P-456
sheet title:	Unit Plans		

sheet no. **A6.04**

file name: 17400-Plan-04.dwg

date: 2024-04-11

user: 17400-Plan-04.dwg





Issues:	
2019 C3 24	Issues for Reasoning/DP
2019 C4 11	Issues for Reasoning/DP



Under the 16.9 third big American version of  
frequency graph 326221 - the number is

### Proposed Condominium Housing

Student Name: \_\_\_\_\_



7

sheet title:  
Unit Plans





revisions:		
no.	date	description
issues:		
2019-03-29		Submitted for the planning/DP
2019-04-11		Re-submitted for the planning/DP

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**BHA**  
Architecture

**BHA Architecture Inc.**  
Suite 200, 1000 West 1st Avenue, Vancouver, BC  
Telephone: 604.681.1111 Fax: 604.681.1112

**project:**  
Proposed Condominium Housing Development  
1441 West Broadway, Vancouver, BC

**ALTOS**

**consultant:**

drawn	date
MCHDC	
checked	
scale	project no.
3/8" = 1'-0"	P-458
sheet title:	
Unit Plans	
sheet no.	sheet title
<b>A6.06</b>	



**F1** UNIT TYPE F1- 3 bedroom (954 sf)  
Scale: 3/8" = 1'-0"

revisions:		
no.	date	description
issues:		
2019.03.27		Issued for Programming/CP
2019.04.11		Revised for Programming/CP

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Suite 100, 100 King Street West, Toronto, ON  
M5X 1C4

**project:**  
Proposed Condominium Housing  
Development  
1417 Silver Birch Drive, Langley, BC



**consultant:**

drawn	date
MCH/DC	
checked	
scale	project no.
3/8" = 1'-0"	P-408
sheet title:	
Unit Plans	

sheet no. **A6.07**

phased

1/16/2019

FUTURE CONDOMINIUM BUILDING  
(5 STOREYS)

70



# Brydon Crescent - 3D Studies



AERIAL LOOKING SOUTHWEST



NORTHEAST CORNER PERSPECTIVE



SOUTHEAST CORNER PERSPECTIVE



AERIAL LOOKING NORTHEAST

revisions:		
no	date	description

ISSUES:  
 2/17/21 21 Revisited for Redesign/SP  
 2/17/21 21 Revisited for Redesign/SP  
 2/17/21 21 Revisited for Redesign/SP

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**BHA Architecture Inc.**  
 Suite 100, 1000 West 10 Avenue, Vancouver, BC  
 Tel: 604.681.1111 Fax: 604.681.1112 Email: info@bha.ca

**project:**  
**Proposed Condominium Housing Development**  
 1441 West Brydon Crescent, Langley City BC



**consultant:**

drawn: DM date:    
 checked:    
 scale: NTS project no: P-456  
 sheet title:  
 3D Housing Studies

sheet no:  
**A8.02**  
 rev:    
 plotted: 2/17/21 10:42 AM 2021



## Brydon Crescent - 3D Studies



STREET PERSPECTIVE FROM NORTH END



STREET PERSPECTIVE FROM SOUTH END

<b>revisions:</b>		
<b>no.</b>	<b>date</b>	<b>Description</b>
ZITV U1 A		bewusst für heftungsgESP
ZITV U1 B		bewusst für heftungsgESP
ZITV U4 A		bewusst für heftungsgESP

උදාහරණයක් ලෙස, ආයතනිකව පාලනය කළ යුතුය යන ප්‍රකාශනයක් සඳහා වෙනම ප්‍රකාශනයක් සැලකිය යුතුය. එය ප්‍රකාශනයක් ලෙස පමණක් සැලකිය යුතුය.



**BHA Architecture Inc.**  
 Suite 206 3630 Steeles E. at Danforth, Scarborough, ON  
 M1S 4T6, Canada Tel: 416-291-1111 Fax: 416-291-1112

**project:**  
**Proposed Condominium Housing Development**  
5441 Maybrydne Crescent Langley City BC



consultant:

— **total** 100

<b>dynam</b>	<b>date</b>
<b>DM</b>	
<b>churchland</b>	
<b>teale</b>	<b>perspect au :</b>
<b>NTS</b>	<b>P-456</b>

sheet title:  
3D Massing Studies

Sheet 003

A8 03



detrended -0.475 0.204 0.004



## Brydon Crescent - 3D Studies



WEST PERSPECTIVE



SOUTHWEST CORNER PERSPECTIVE

revisions:		
no	date	description

issues:  
 2/17/19 JY Request for Repricing/RF  
 2/17/19 JY Request for Repricing/RF

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**BHA Architecture Inc.**  
 Suite 101, 1001 10th Avenue, Vancouver, BC  
 Telephone: (604) 681-1111 Fax: (604) 681-1112 Email: info@bha.ca

**Project:**  
**Proposed Condominium Housing Development**  
 5441 Main Street, Langley City BC



**consultant:**

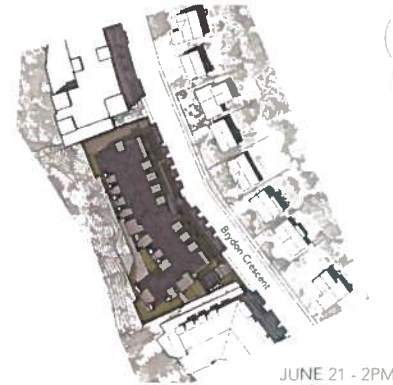
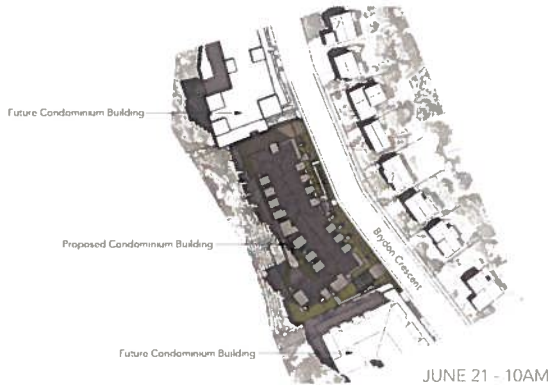
drawn	DM	date	March 2019
checked			
scale	NTS	project no	P-458
sheet title: 3D Massing Studies			

sheet no: **A8.04**

plot no:  

plotted: 2019.03.13 10:30 AM

## Brydon Crescent - Shadow Studies

[illegible][illegible]

**BHA Architecture Inc.**  
Suite 706 7020 Street 22 Avenue, Burnaby BC V5C 2C1  
Tel: 604-291-1111 Fax: 604-291-1112

**project:**

**Proposed Condominium Housing Development**

5441 54th Bryndon Crescent Langley City B



consultant:

drawn	DM / PH	date	March 2019
checked			
scale	NTS	project no.:	P-456
sheet title: Shadow Studies			

sheet no. **A8.05**

rev. **01**

plotted **11/14/2011**



Brydon Crescent - Exterior Materials & Colours



revisions:		
no.	date	description
issues:		
2/19/24		Issued for Bidding/SP
2/19/24		Reviewed for Bidding/SP
2/19/24		Reviewed for Bidding/SP

Exterior Material & Colour Schedule

Item #	Element	Finish	Colour
E01.1	Cementitious Lap Siding	PREL FINISHED	HANDL - ARCTIC WHITE
E01.2	Cementitious Lap Siding	PREL FINISHED	HANDL - LIGHT MIST
E01.3	Cementitious Lap Siding	PREL FINISHED	HANDL - G-RAY SLATE
E01.4	Cementitious Lap Siding	PAINTED	(O MATCH) BM 2124-10 WROUGHT IRON
E02.1	Cementitious Panel	PREL FINISHED	HANDL - ARCTIC WHITE
E02.2	Cementitious Panel	PAINTED	(O MATCH) BM 2022-20 SUN KISSED YELLOW
E03	ALUMINUM SOFFIT / SIDING	PREL FINISHED	WOOD TONE - LIGHT CHERRY
E04	VINYL SOFFIT	PREL FINISHED	WHITE
E05.1	BRICK VENEER	PREL FINISHED	VELOUR - DARK IRON SPOT
E05.2	BRICK VENEER	PREL FINISHED	MISSION - RAVEN
E06	EXPOSED CONCRETE	PAINTED	CLASSIC MUSIC PAINT
E07	ALUMINUM WINDOW WALL & DOOR SYSTEM	PREL FINISHED	CLEAR ANODIZED FINISH
E08	HEAVY TIMBER STRUCTURE	STAINED	NATURAL FINISH
E09.1	VINYL WINDOWS	PREL FINISHED	WHITE / CLEAR GLASS
E09.2	VINYL WINDOWS	PREL FINISHED	BLACK CHARCOAL / CLEAR GLASS
E10.1	VINYL GLAZED DOOR	PREL FINISHED	WHITE / CLEAR GLASS
E10.2	VINYL GLAZED DOOR	PREL FINISHED	BLACK CHARCOAL / CLEAR GLASS
E11.1	VINYL SLIDING DOOR	PREL FINISHED	WHITE / CLEAR GLASS
E11.2	VINYL SLIDING DOOR	PREL FINISHED	BLACK CHARCOAL / CLEAR GLASS
E12	METAL FLASHING	PREL FINISHED	CHARCOAL
E13	IRON DOOR	PAINTED	TO MATCH ADJACENT MATERIAL
E14	CLAD PRIVACY SCREEN / FENCING	STAINED	NATURAL FINISH
E15	ALUMINUM SECURITY GRILL	PREL FINISHED	GRAY
E16	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREL FINISHED	CHARCOAL WITH CLEAR GLASS
E17	ALUMINUM GUARD RAILS WITH PICKETS	PREL FINISHED	CHARCOAL
E18	METAL LOUNGERS / GRILLS	PREL FINISHED	TO MATCH ADJACENT SUBSTRATE
E19	ASPHALT ROOF SHINGLES	PREL FINISHED	MISSION BLEND
E20	PAINTED CEMENTITIOUS IRM	PAINTED	TO MATCH BM 2126-20 RACCOON FUR
E21	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 RACCOON FUR, CLEAR GLASS
E22	ALUMINUM GATE WITH CLEAR WOOD SLATS	PREL FINISHED	CHARCOAL / NATURAL FINISH

GENERAL MATERIAL NOTES:



**E01.1 E02.1**  
Cementitious Lap Siding / Panel  
Arctic White



**E01.2**  
Cementitious Lap Siding  
Light Mist



**E01.3**  
Cementitious Lap Siding  
Gray Slate



**E01.4**  
Cementitious Lap Siding  
To Match BM 2124-10 Wrought Iron



**E02.2**  
Cementitious Panel  
To Match BM 2022-20 Sun Kissed Yellow



**E03**  
Aluminum Soffit / Siding  
Wood Tone - Light Cherry



**E05.1**  
Brick Veneer  
Velour - Dark Iron Spot



**E05.2**  
Brick Veneer  
Mission - Raven



**E06**  
Exposed Concrete  
Elastomeric Paint



**E07**  
Aluminum Window Wall & Door System  
Clear Anodized Finish



**E08 E14 E22**  
Heavy Timber / Privacy Screens / Fencing / Gates  
Stained - Natural Finish



**E09.1 E10.1 E11.1 E04**  
Vinyl Windows / Doors / Soffit  
White



**E09.2 E10.2 E11.2 E12**  
Vinyl Windows / Doors / Metal Flashing  
Black Charcoal



**E16 E17**  
Aluminum Guard Rails With Tempered Glass / Pickets  
Charcoal



**E19**  
Asphalt Roof Shingles  
Mission Blend



**E20 E21**  
Cementitious Trim / Steel Canopy With Tempered Glass  
To Match BM 2126-20 Raccoon Fur

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**BHA Architecture Inc.**  
Suite 205, 4425 Main St. (at Ardara) - Vancouver, BC  
Tel: 604.278.1234 | Fax: 604.278.1235 | Email: info@bha.ca

project:

Proposed Condominium Housing Development  
1441 West Brydon Crescent, Langley City, BC



consultant:

drawn	DM	date
checked		
scale		project no.
nts		P-456

sheet title:  
Exterior Materials & Colours

sheet no:

**A8.06**



plotted: 12/1/25 10:12 am



**Level 1 Area Overlay**  
Scale: 1/8" = 1'-0"



revisions:		
no.	date	description

ISSUE:  
2014-03-24  
2014-04-01

Issued for Reviewing/CP  
Revised for Reviewing/CP

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**BHA**  
Architecture Inc.  
Suite 100, 10000 Highway 10, Richmond, BC V6V 1K1  
Telephone: (604) 271-8330 Fax: (604) 271-8331

project:  
Proposed Condominium Housing  
Development  
1441 N.W. 10th Ave., Vancouver, BC

**ALTOS**

consultant:

drawn by:	MH	date:	
checked by:		project no.:	P-458
scale:	1/8" = 1'-0"	sheet title:	Level 1 Area Overlay

sheet no. **A9.01**

plotted: 24.4.14 15:07:30.000



**Level 2 Area Overlay**  
Scale: 1/8" = 1'-0"



revisions:		
no.	date	description

**FRAME:**  
2019-03-29 Request for Bidding/CDP  
2019-04-15 Request for Bidding/CDP

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**BHA Architecture Inc.**  
1000 10th Avenue, Suite 1000, Calgary, Alberta T2P 1A1  
Tel: (403) 243-1111 Fax: (403) 243-1112

**Project:**  
**Proposed Condominium Housing Development**  
1401 14th Avenue, Calgary, Alberta T2P 1A1



**consultant:**

drawn	date
MH	
checked	date
scale	project no.
1/8" = 1'-0"	P-455
sheet title:	
Level 2 Area Overlay	

sheet no.  
**A9.02**



plotted: 2019-03-29 10:00 AM







# Level 4 Area Overlay

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

NORTH

revisions:		
no.	date	description

ISSUES:  
2014 03 29 Request for Revisions/CDP  
2014 04 11 Re-submitted for Revisions/CDP

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**BHA Architecture Inc.**  
Suite 201, 100 West 1st Avenue, Vancouver, BC  
V6C 1A5  
Telephone: (604) 681-1111 Fax: (604) 681-1112

**project:**  
**Proposed Condominium Housing Development**  
1441 5th Avenue, Vancouver, BC



**consultant:**

drawn	MB	date	
checked			
scale	1/8" = 1'-0"	project no.	P-456
sheet title: Level 4 Area Overlay			

sheet no.  
**A9.04**

plotted: 11/11/14 11:11 AM



**Level 5 Area Overlay**  
Scale: 1/8" = 1'-0"



NORTH

revisions:		
no.	date	description

ISSUED:  
2014-03-24 Request for Bidding/CP  
2014-04-11 Request for Planning/CP

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**BHA Architecture Inc.**  
Suite 505, 1616 West 1st Avenue, Vancouver, B.C.  
Telephone: 604-681-1111 Fax: 604-681-1112

**project:**  
**Proposed Condominium Housing Development**  
1411 North Broughton Street, Langley, B.C. V2Y 6T1



**consultant:**

drawn	MH	date	
checked			
scale	1/8" = 1'-0"	project no.	P-458
sheet title	Level 5 Area Overlay		


sheet no. **A9.05**

plotted 2014-03-24 11:11 AM



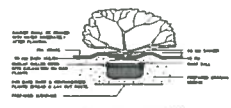




KEY	BOTANICAL NAME	PLANT LIST		QTY	SIZE	SPACING	REMARKS
		COMMON NAME					
	ACER GRISEUM	PAPERBARK MAPLE		10	6 CM CAL	AS SHOWN	B. & B.
+	AZALEA JAPONICA 'HINO' (EMISON)	CRIMSON AZALEA	29	3 POT	85 CM O.C.		
②	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	24	3 POT	90 CM O.C.		
③	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	53	3 POT	90 CM O.C.		
④	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	34	3 POT	90 CM O.C.		
⑤	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	52	3 POT	45 CM O.C.		
⑥	HYDRANGEA MACROPHYLLA 'HYDRANGEA BLUE'	HYDRANGEA	13	3 POT	90 CM O.C.		
⑦	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	97	3 POT	90 CM O.C.		
⑧	HOSTA (VARIOUS)	HOSTA	48	3 POT	90 CM O.C.		
⑨	SYRINGA VULGARIS 'MICHEL BUCHNER'	LIAC	3	3 POT	90 CM O.C.		
+	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	97	3 POT	70 CM O.C.		
⑩	BOERHAVIA THUNDERBOLT ATROPURPUREA	PURPLE LEAF BARBERRY	89	3 POT	70 CM O.C.		

#### NOTES:

- PLANT SPECIES IN THIS LIST ARE PRESENTED IN THE LANDSCAPE DESIGN. PLANT SPECIES NOT LISTED ARE NOT TO BE USED. PLANT SPECIES NOT LISTED ARE NOT TO BE USED. PLANT SPECIES NOT LISTED ARE NOT TO BE USED.
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PLANTING DETAIL - SHRUBS & GROUND COVER PLANTS

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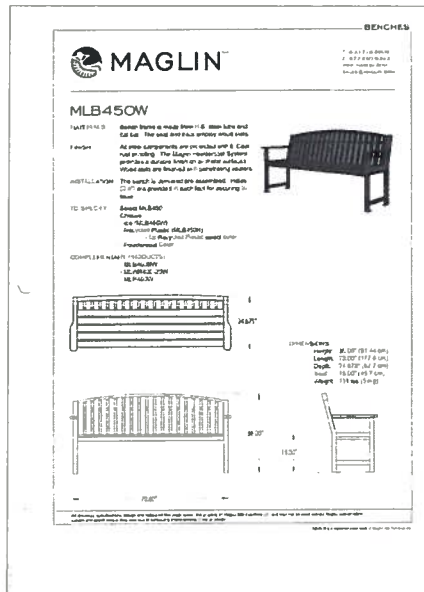
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DATE	REVISIONS	NO
	REVISIONS	

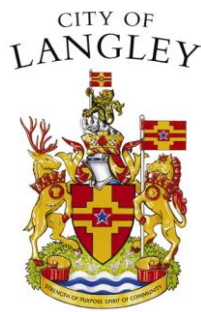
C. KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2442 JENNIFER COURT  
ABBOTSFORD, B.C.  
V3C 3E8  
PHONE (604) 857-1378

LANDSCAPE  
PROPERTY: BIRCHMOUNT  
PROPERTIES: BIRCHMOUNT INC.

PLAN VIEW  
LANDSCAPE PLAN  
PROPOSED  
CONDO DEVELOPMENT  
5443 5449 BIRCHMOUNT CRESCENT  
CITY OF VANCOUVER

DATE	11/15	DATE	11/15
BY	11/15	BY	11/15
CHKD	11/15	CHKD	11/15
APPD	11/15	APPD	11/15

PROVIDED  
L-1A



## EXPLANATORY MEMO

### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 162, 2019, No. 3101

#### **PURPOSE:**

To consider a rezoning application from RS1 Single Family Residential Zone to RM2 Multiple Residential Medium Zone to accommodate a 34 unit, 4-Storey condominium development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street.

#### **Background Information:**

<b>Applicant:</b>	David Danyluck, Architect
<b>Owner:</b>	Aung Yadana Property Ltd.
<b>Civic Addresses:</b>	20755, 20765 Douglas Crescent; 5453 – 208 Street
<b>Legal Description:</b>	Lots 16, 17, 18 District Lot 36, Group 2, New Westminster District, Plan 8183
<b>Site Area:</b>	1,980 m <sup>2</sup> (21,313 sq ft)
<b>Number of Units:</b>	34 apartment
<b>Density:</b>	171.7 units/ha (69.5 units/acre)
<b>Gross Floor Area:</b>	3,001 m <sup>2</sup> (32,302 sq ft)
<b>Floor Space Ratio:</b>	1.516
<b>Lot Coverage:</b>	58.4%
<b>Parking Required:</b>	54 spaces (including 3 h/c stalls)
<b>Parking Provided:</b>	
<b>Resident</b>	47 spaces
<b>Visitor</b>	7 spaces
<b>Total</b>	54 spaces (including 3 h/c stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM2 Medium Density Residential
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	Front Setback - 3.2 m (7.5 m required) Rear Setback - 4.4 m (7.5 m required) Lot Coverage - 58.4% (40% maximum)
<b>Development Cost</b>	\$388,515.00 (City - \$269,439.00, GVS&DD
<b>Charges:</b>	- \$103,736.00, SD35 – \$15,340.00)
<b>Community Amenity</b>	\$68,000.00
<b>Charges:</b>	



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 162**

**BYLAW No. 3101**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street to RM2 (Multiple Residential Medium Density) Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 162, 2019, No. 3101”.

**2. Amendment**

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

Lot 16, District Lot 36, Group 2, New Westminster District, Plan 8183

Lot 17, District Lot 36, Group 2, New Westminster District, Plan 8183

Lot 18, District Lot 36, Group 2, New Westminster District, Plan 8183

from RS1 Single Family Residential Zone to RM2 Multiple Residential Medium Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-ninth day of April, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this XXXX day of XXXX, 2019.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

---

**MAYOR**

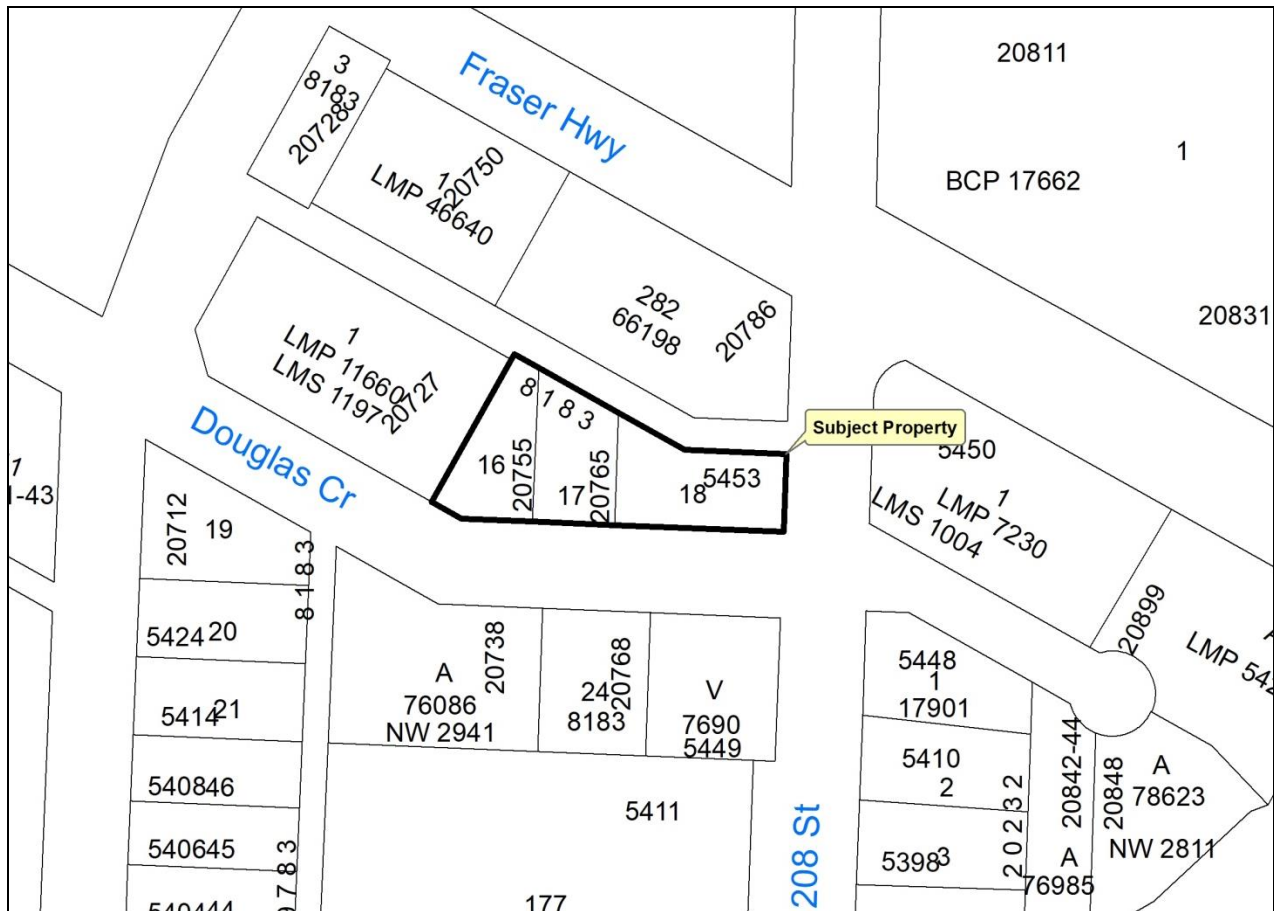
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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 01-19 DEVELOPMENT PERMIT APPLICATION DP 01-19

**Civic Address:** 20755 & 20765 Douglas Crescent; 5453 – 208 Street  
**Legal Description:** Lots 16, 17, 18, District Lot 36, Group 2, Westminster District, Plan 8183  
**Applicant:** David Danyluck Architect  
**Owner:** Aung Yadana Property Ltd.







# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-19 &  
Development Permit Application DP 01-19**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Bylaw #: 3101

Doc #:

Date: March 28, 2019

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 01-19 and Development Permit Application DP01-19 to accommodate a 4-storey, 34-unit condominium apartment development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street be approved, inclusive of setback and lot coverage variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

---

## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by David Danyluck, Architect, for a 4-storey, 34-unit condominium apartment development.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit to address building form and character.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	David Danyluck, Architect
<b>Owner:</b>	Aung Yadana Property Ltd.
<b>Civic Addresses:</b>	20755, 20765 Douglas Crescent; 5453 – 208 Street
<b>Legal Description:</b>	Lots 16, 17, 18 District Lot 36, Group 2, New Westminster District, Plan 8183
<b>Site Area:</b>	1,980 m <sup>2</sup> (21,313 sq ft)
<b>Number of Units:</b>	34 apartment
<b>Density:</b>	171.7 units/ha (69.5 units/acre)
<b>Gross Floor Area:</b>	3,001 m <sup>2</sup> (32,302 sq ft)
<b>Floor Space Ratio:</b>	1.516
<b>Lot Coverage:</b>	58.4%
<b>Parking Required:</b>	54 spaces (including 3 h/c stalls)
<b>Parking Provided:</b>	
<b>Resident</b>	47 spaces
<b><u>Visitor</u></b>	<u>7 spaces</u>
<b>Total</b>	54 spaces (including 3 h/c stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM2 Medium Density Residential
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	Front Setback - 3.2 m (7.5 m required) Rear Setback - 4.4 m (7.5 m required) Lot Coverage - 58.4% (40% maximum)
<b>Development Cost Charges:</b>	\$388,515.00 (City - \$269,439.00, GVS&DD - \$103,736.00, SD35 – \$15,340.00)
<b>Community Amenity Charges:</b>	\$68,000.00

### 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 Specifications & MMCD Standards.

These requirements have been issued to reflect the application for rezoning and development for a proposed 34-Unit condominium apartment development

located at 20755; 20765 Douglas Cres.; 5453 208 St. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain 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".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
  10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.
  11. The condition of the existing pavement surrounding the site 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 developer's cost
  12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project frontage.
  13. 4.0 m corner truncations will be required at the corner of Douglas Crescent and 208 St., as well as at the corner of 208 St. and the laneway for road dedication.
  14. A road dedication in the laneway fronting the project will be required to provide a paved width of 8m.

**B) The developer is required to deposit the following bonding and connection fees:**

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. 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.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.

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 connections costs, and the Developer will declare in writing that the estimate is acceptable

**C) The developer is required to adhere to the following conditions:**

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated 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".

**Discussion:**

1. Context

The applicant is proposing to develop a 4-storey, 34-unit condominium apartment building at the northwest corner of Douglas Crescent and 208 Street. The site is comprised of three single family lots between Douglas Crescent and the lane that truncates the block bounded by Fraser Highway



on the north side. The small and irregularly shaped site sits behind the Henderson Funeral Home on Fraser Highway and adjacent to the 3-storey St. Joseph's Court apartment building on the west. On the south side of Douglas Crescent are 2-storey townhouses and across on the east side of 208 Street is the 3-storey Montgomery Gate apartment building. This is a transitional multifamily neighbourhood near the edge of the downtown area with small pockets of remaining single family homes.

## 2. Design

The architect's plans feature a flat-roofed, 4-storey building that is triangular in plan to make the most of the small site. The parking garage, accessed from the lane, ramps one half level downwards to maximize use of the small footprint. Visitor parking is provided on the surface along the lane at the eastern end of the site. The main building entrance from Douglas Crescent is located off-centre near the west end of the building. The modular rhythm of "box" windows is interrupted by balconies in the building elevations which feature fibre-cement panels and metal cladding treatments. A recessed parapet provides an elegant finish to the roofline and adds richness to the design.

The unit plans include one and two bedroom suites ranging in area from 610 square feet to 1,512 square feet. Two units designed in accordance with Adaptable Housing standards in the B.C. Building Code are also included.

## 3. 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.

## 4. Variances

To meet the challenge of fitting a viable development on a small and awkward site further compromised by required road dedications, the applicant is requesting the following variances from RM2 zoning provisions:

- Front Setback reduction from 7.5 metres to 3.2 metres
- Rear Setback reduction from 7.5 metres to 4.4 metres
- Lot Coverage increase from 40% to 58.4%

Staff recommend that all three variances be approved to accommodate the proposed development.

## 5. Summary

The proposed development is a creative solution for a difficult remnant site at the eastern edge of the downtown area. If approved, this project will contribute positively to the built form and character of the neighbourhood in accordance with the Official Community Plan's Medium Density Residential land use designation and the associated Development Permit Area guidelines.

### **Fire Department Comments:**

An additional fire hydrant will be added on Douglas Crescent. The fire department will have access to three sides of the building including an 8.0 m laneway at the rear of the development. The developer's civil engineer, in consultation with BC Hydro, will explore moving the laneway powerlines to an underground service to facilitate operation of the fire department tower truck at the rear of the development.

### **Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the April 10, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 29, 2019 Regular Council meeting.

### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$269,439.00 to City Development Cost Charge accounts and \$68,000.00 in Community Amenity Charges.

### **ALTERNATIVES:**

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



---

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

Concurrence:



---

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

Concurrence:



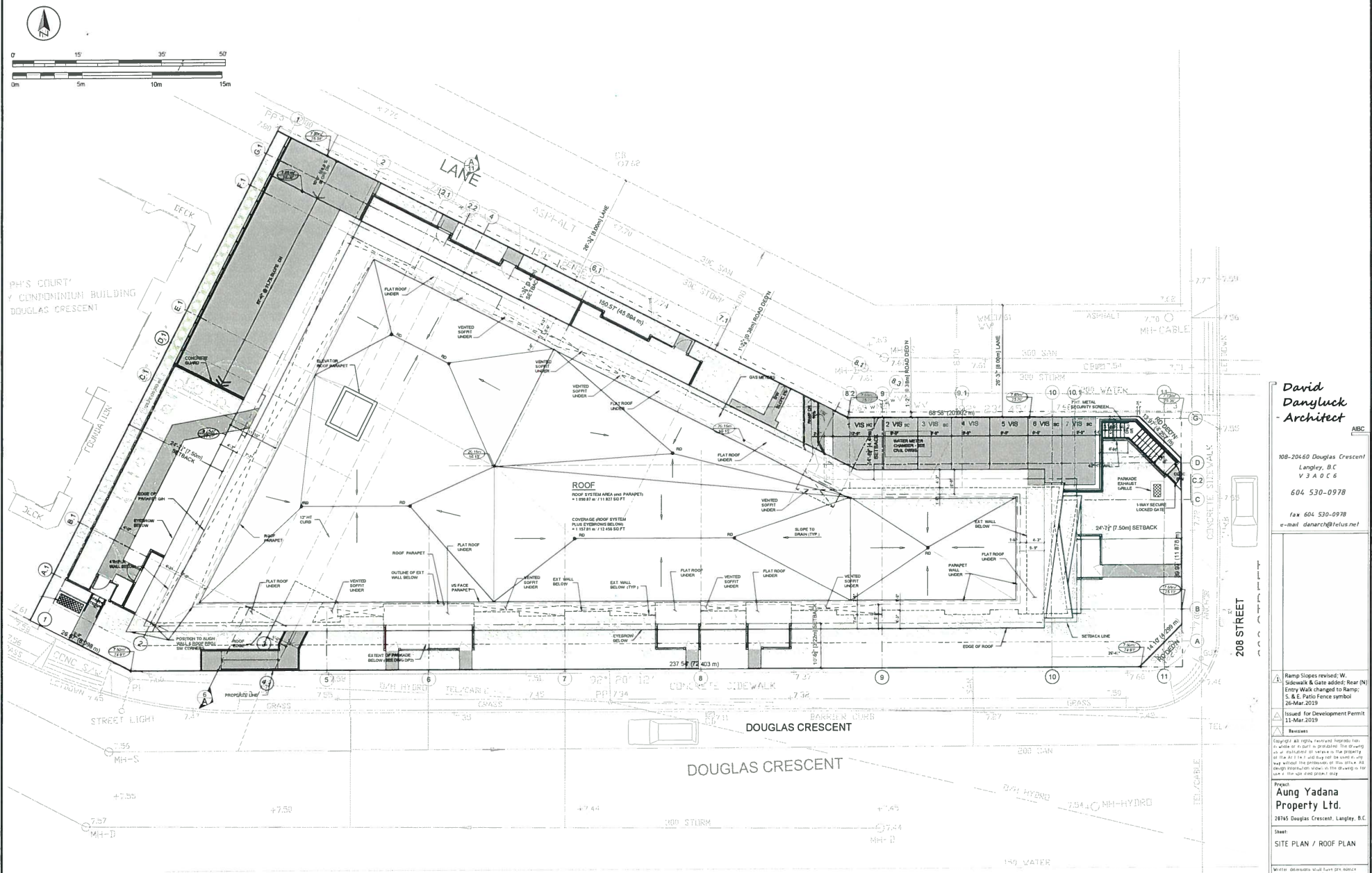
---

Rory Thompson, Fire Chief

*attachments*







**SITE PLAN / ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**David Danyluck Architect**  
ABC

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6  
604 530-0978  
fax 604 530-0978  
e-mail danarch@telus.net

---

**Revisions**

1. Ramp Slopes revised; W. Sidewalk & Gate added; Rear (N) Entry Walk changed to Ramp; S. & E. Paro Fence symbol  
11-Mar-2019

**Issued for Development Permit**  
11-Mar-2019

**Revisions**

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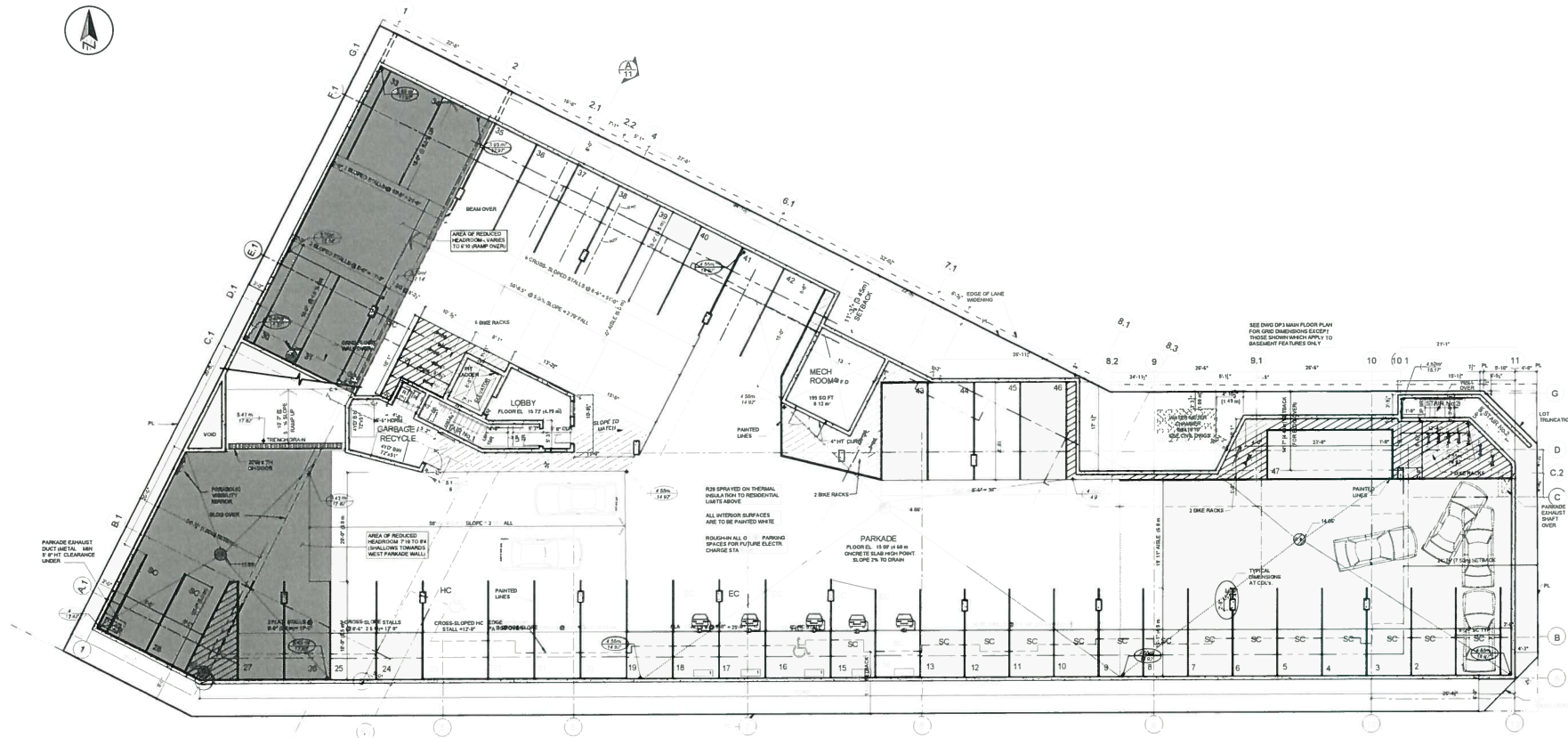
**Project**  
**Aung Yadana Property Ltd.**  
28765 Douglas Crescent, Langley, B.C.

**Sheet**  
**SITE PLAN / ROOF PLAN**

Written: 10/20/2018  
Drawn: 10/20/2018  
Date: 10/20/2018  
Scale: 1/8" = 1'-0"

Drawn: KB  
Checked: DD  
Date: 10/20/2018  
Scale: 1/8" = 1'-0"

Sheet No: **DP1**



**BASEMENT PLAN**  
SCALE 1/8" = 1'-0"

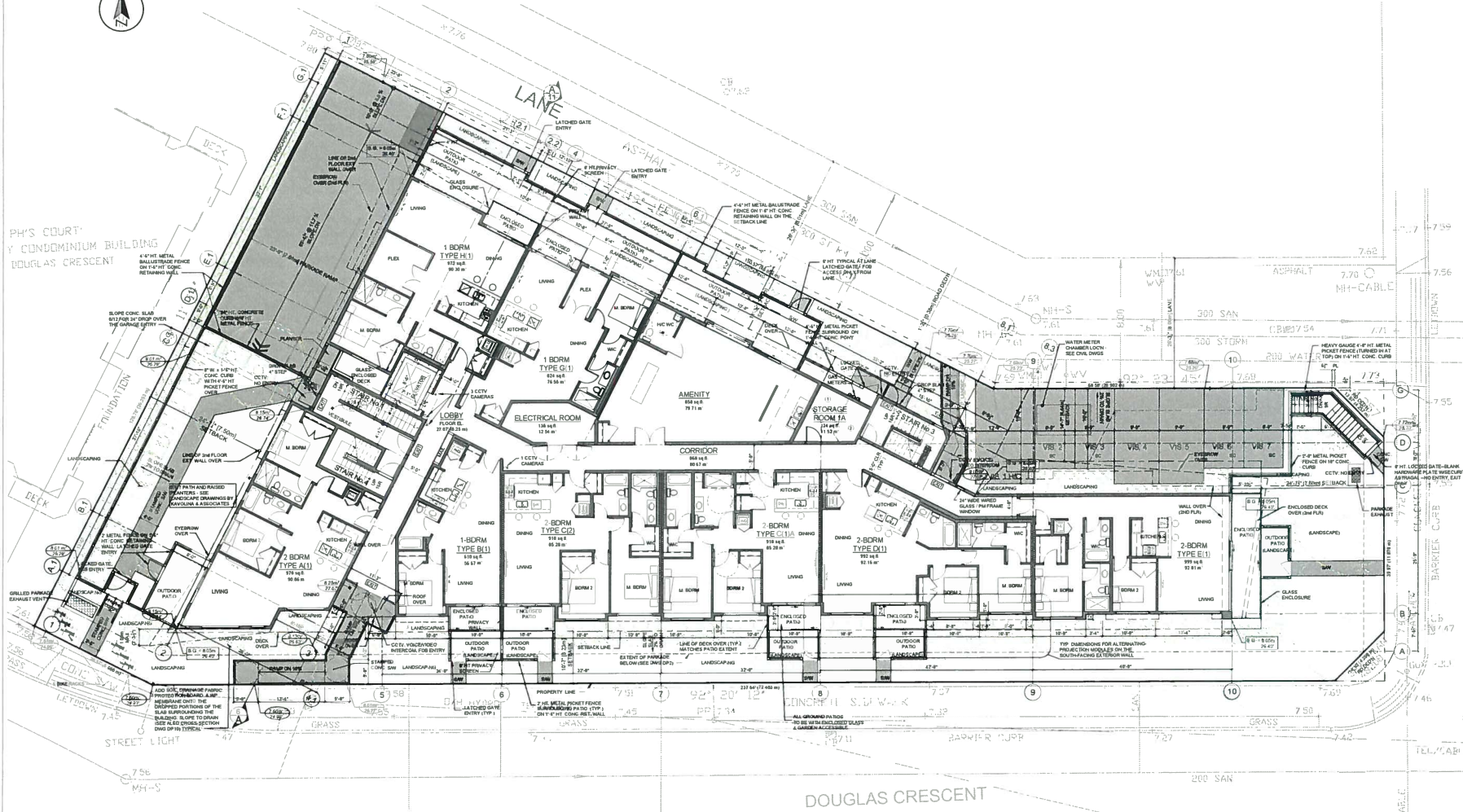
**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6  
604 530-0978

fax: 604 530-0978  
e-mail: danyluck@telus.net

Revised	26-Mar-2019
Issued for Development Permit	11-Mar-2019
Revisions	
Project	
Aung Yadana Property Ltd.	
20165 Douglas Crescent, Langley, BC	
Sheet	
BASEMENT / PARKADE PLAN	
Notes: Dimensions shall have the metric or imperial units specified. Construction shall comply with the requirements of the applicable building code and shall be in accordance with the requirements of the applicable building code. All dimensions shall be in feet and inches unless otherwise specified. All dimensions shall be rounded to the nearest 1/8 inch. All dimensions shall be in feet and inches unless otherwise specified. All dimensions shall be rounded to the nearest 1/8 inch.	
Brows	Checked
Date	Scale
19 JUNE 2019	1/8" = 1'-0"
Sheet No.	DP2





GROUND (MAIN) FLOOR PLAN 9 939 SQ FT / 923 33 m<sup>2</sup> 3+1-BRM  
SCALE 1/8"=1'-0"

David  
Danyluck  
Architect

108-20460 Douglas Crescent  
Langley, BC  
V3A 0C6  
604 530-0978  
fax: 604 530-0978  
e-mail: danarch@telus.net

Ramp Slopes revised; W.  
Sidewalk & Gate added; Rear (N)  
Entry Walk changed to Ramp;  
S. & E. Patio Fence symbol;  
Water Meter moved  
26-Mar-2019

Issued for Development Permit  
11-Mar-2019

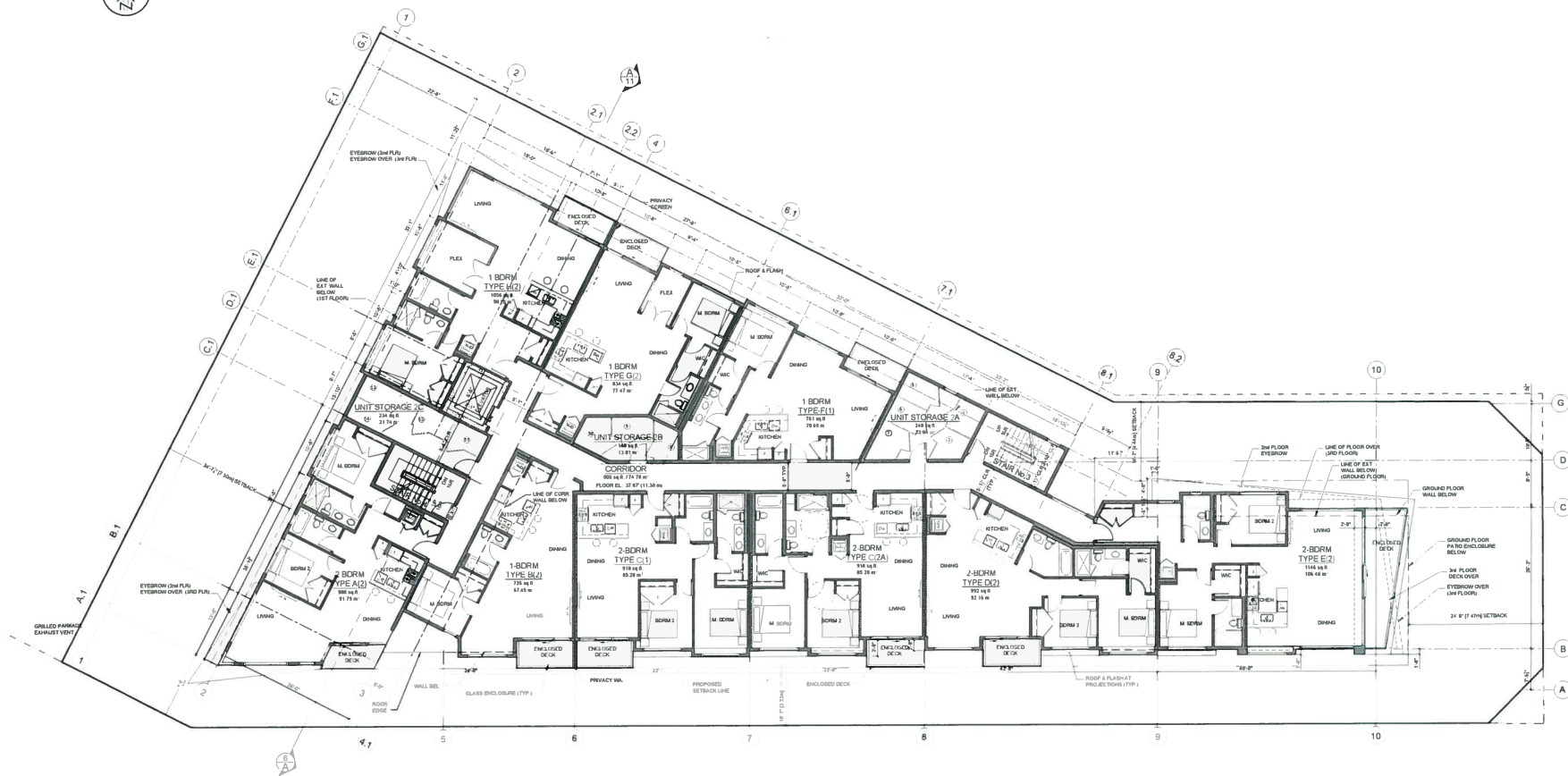
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Property Ltd.  
2045 Douglas Crescent, Langley, B.C.

Sheet:  
GROUND (MAIN) FLOOR  
PLAN

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Sheet No: DP3 1



**2ND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

10,200 SQ FT / 947.58 m<sup>2</sup>  
4 x 1 BORM  
5 x 2 BORM

**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6  
604 530-0978  
e-mail: danarch@telus.net

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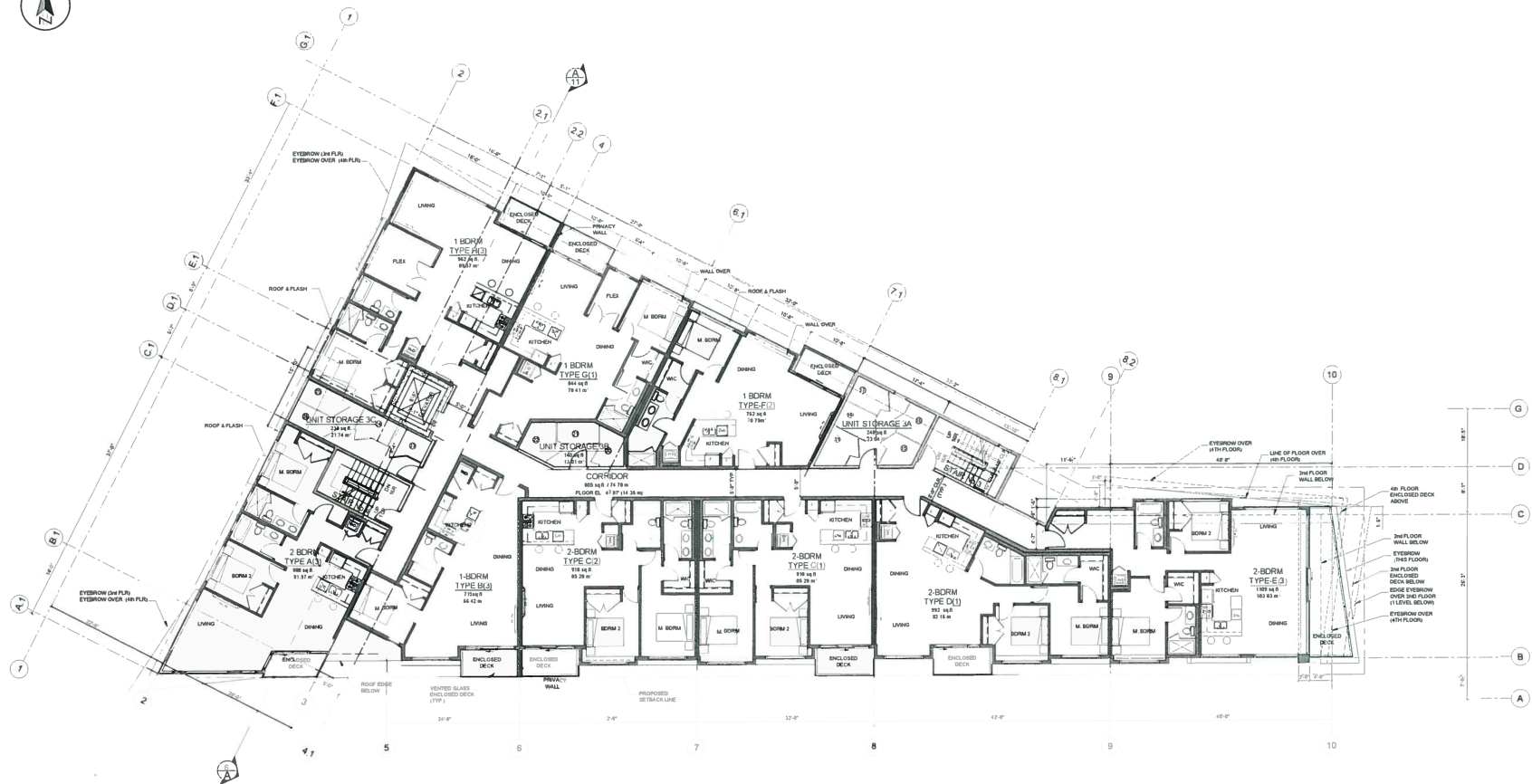
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Aung Yadana  
Property Ltd.  
28765 Douglas Crescent, Langley, B.C.

**Sheet**  
2nd FLOOR PLAN

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Drawn	Checked
KB	DD
Date: 2 JULY 2019	Scale: 1/8" = 1'-0"
Sheet No:	DP4



**3RD FLOOR PLAN** 10,129 SQ. FT. / 940.96 m<sup>2</sup>  
SCALE: 1/8"=1'-0"

4 x 1-BORM  
2 x 2-BORM

**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6  
604 530-0978  
fax: 604 530-0978  
e-mail: danarch@telus.net

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11-Mar-2019

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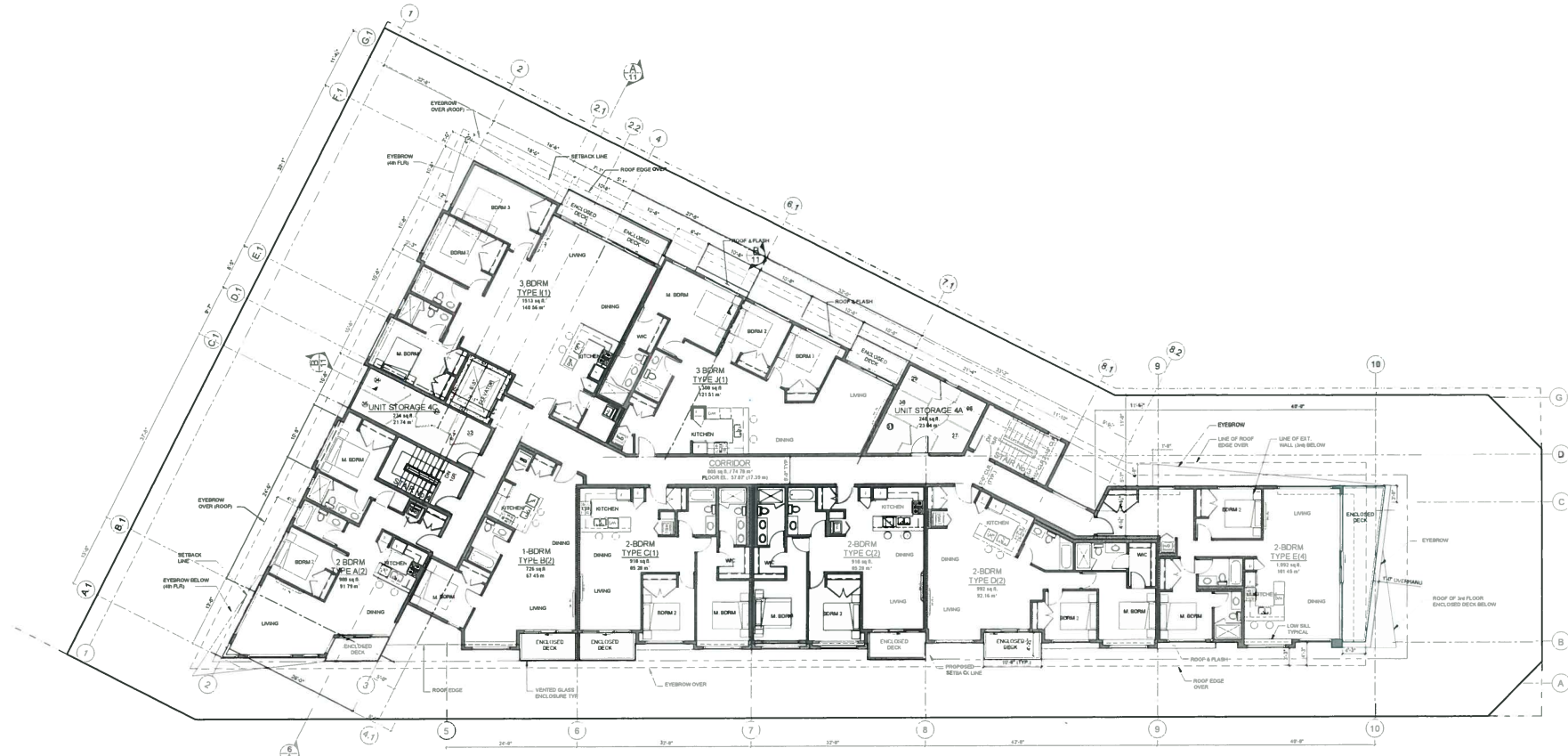
**Aung Yadana  
Property Ltd.**  
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Sheet  
**3rd FLOOR PLAN**

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KB	DB
Date	Scale
8 JULY 2018	1/8" = 1'-0"
Sheet No.	<b>DPS</b>





**4TH FLOOR PLAN** 10,140 SQ. FT. / 979.17 m<sup>2</sup>  
SCALE: 1/8"=1'-0"

1 x 1-BDRM  
2 x 2-BDRM  
2 x 3-BDRM

**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6  
604.530-0978  
fax: 604.530-0978  
e-mail: danarch@telus.net

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11-Mar-2019

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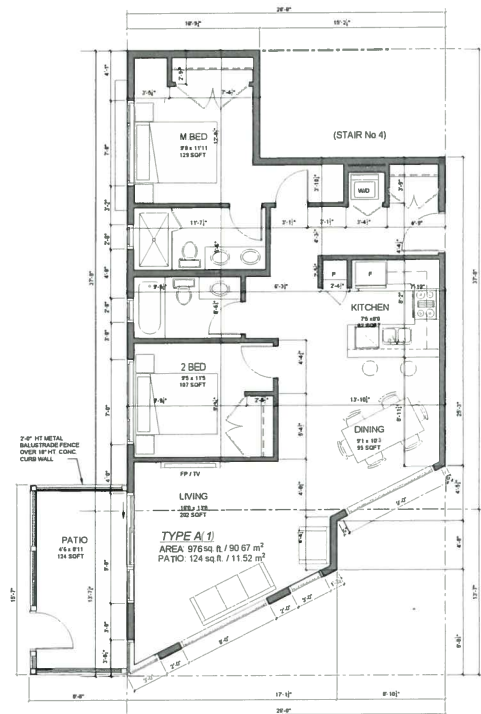
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Property Ltd.  
28745 Douglas Crescent, Langley, B.C.

**Sheet**  
4th FLOOR PLAN

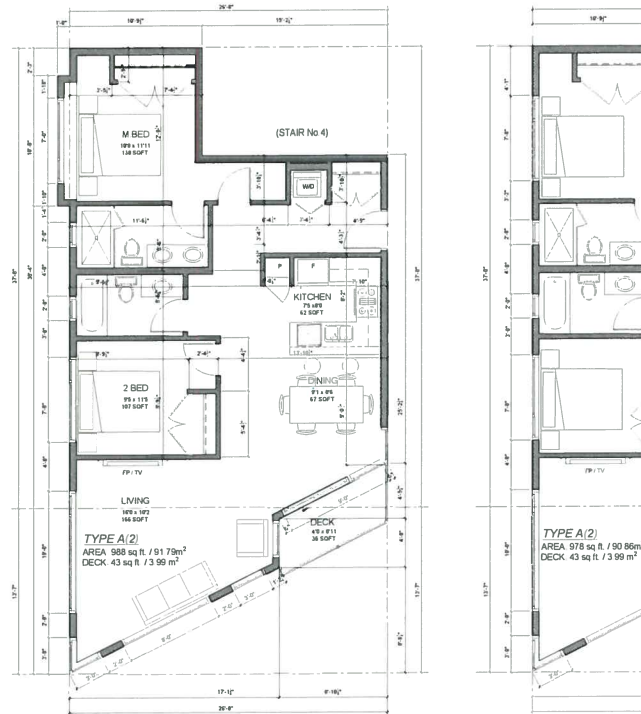
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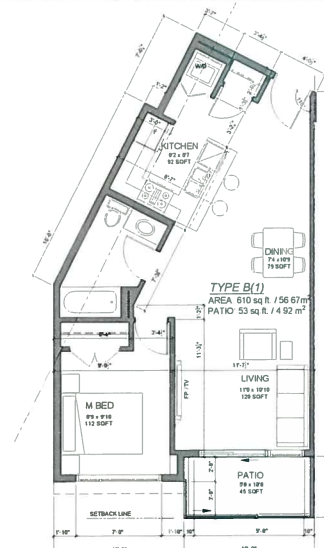


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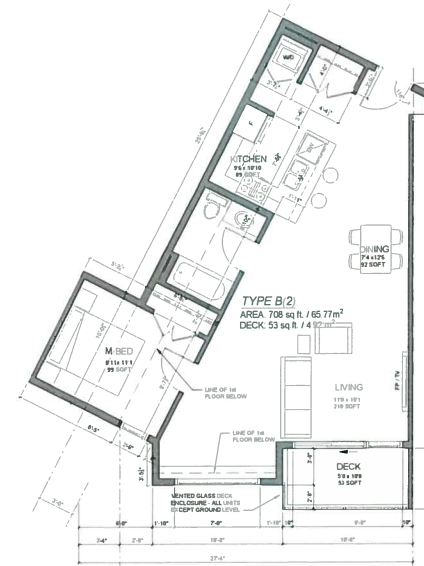


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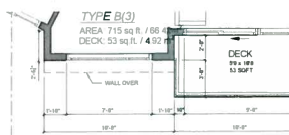
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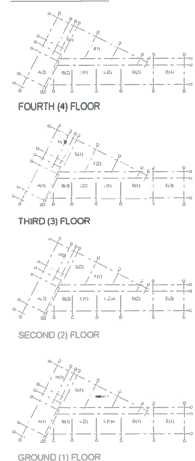


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PARTIAL PLAN - TYPE B(3)  
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#### UNIT PLAN KEY



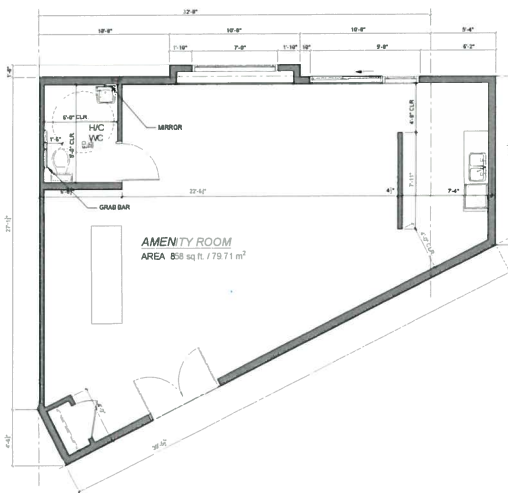
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E(4)	1	4	1092	101.45	101.45
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G(2)	1	2	834	77.48	77.48
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H(2)	1	2	1059	98.38	98.38
H(3)	1	3	1037	96.34	96.34
I(1)	1	4	1,512	140.56	140.56
J(1)	1	4	1,322	122.81	122.81

#### TOTAL UNITS 34

TOTAL UNIT AREA: 32,313 sq ft / 3,001.88 m<sup>2</sup>

TOTAL BY FLOOR:	1	2	3	4
sq ft	7,229	8,342	8,273	8,469
m <sup>2</sup>	671.57	774.97	768.56	786.77



AMENITY ROOM  
SCALE 1/4"=1'-0"

David  
Danyluck  
Architect

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6

604 530-0978

for: 604 530-0978  
e-mail: danarch@telus.net

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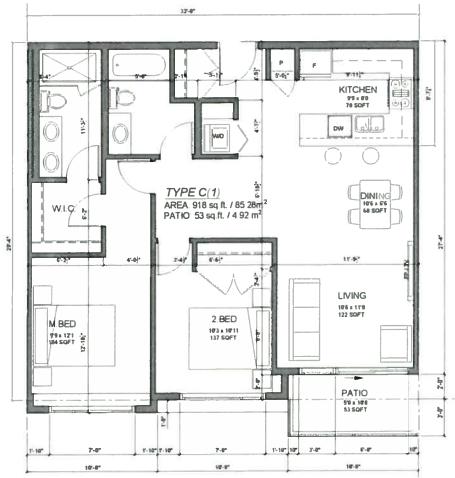
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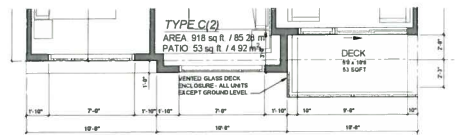
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TYPES A1/A2, B1/B2/B3,  
AMENITY ROOM

Architect's stamp and seal.

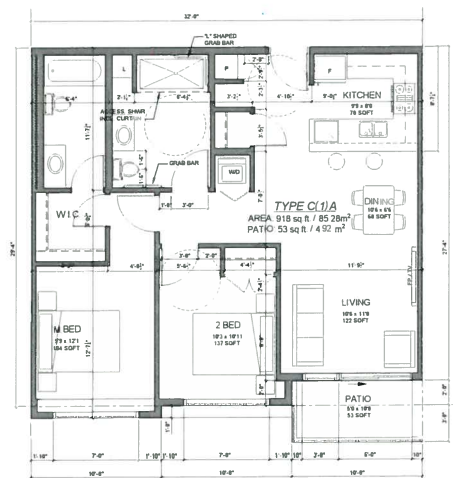
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Checked: DD  
Date: 14 Aug 2018  
Scale: 1/4" = 1'-0"  
Sheet No: DP7



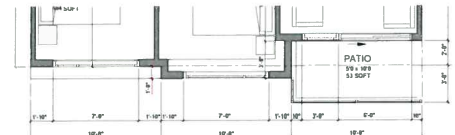
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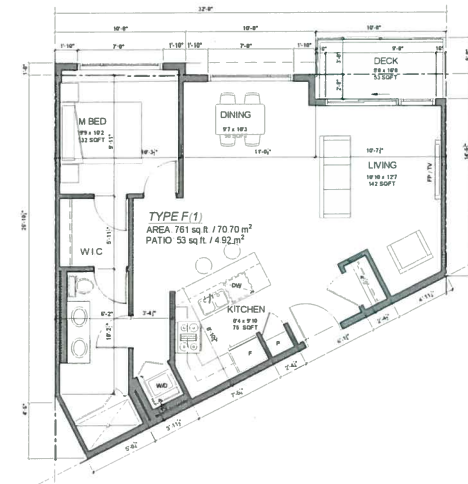
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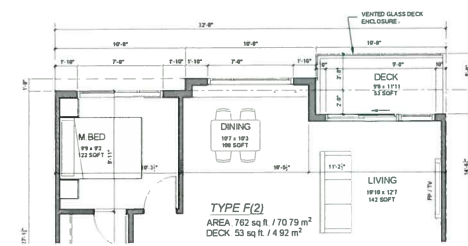
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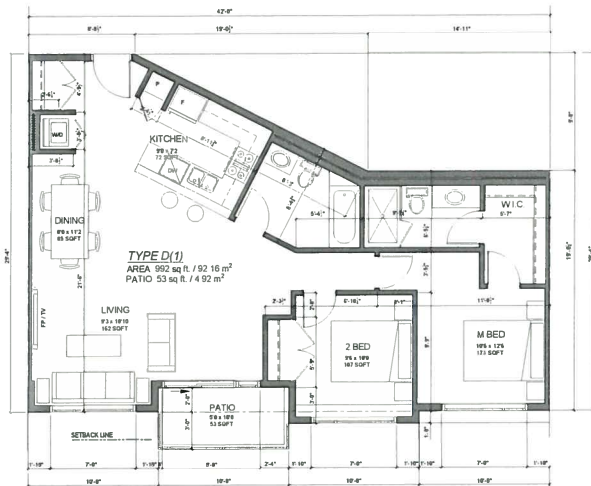
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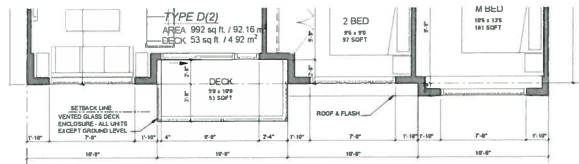
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PARTIAL PLAN - TYPE F(2)  
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UNIT PLAN - TYPE D(1)  
SCALE: 1/4"=1'-0"



PARTIAL PLAN - TYPE D(2)  
SCALE: 1/4"=1'-0" BALANCE AS TYPE D(1) AT LEFT



SEE DRAWING DP7 FOR UNIT INFORMATION SUMMARY

**Darid  
Danyluck  
Architect**

308-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6  
604 530-0978  
Fax 604 530-0978  
e-mail danarch@telus.net

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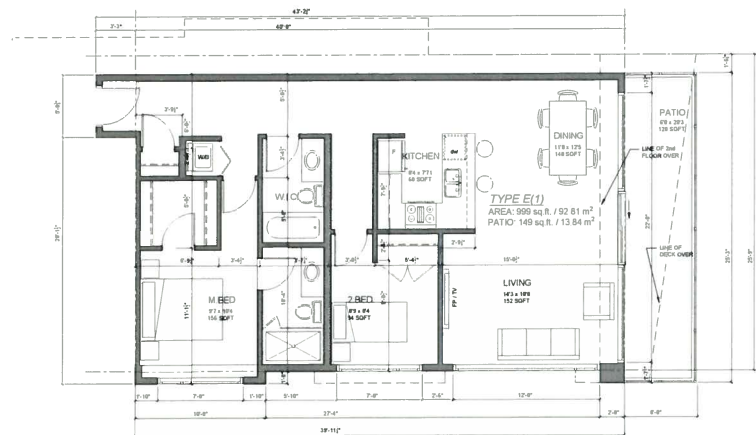
Unit Plans 2  
TYPES C(1)/A, C(2)/A,  
D(1)/2, F(1)/2

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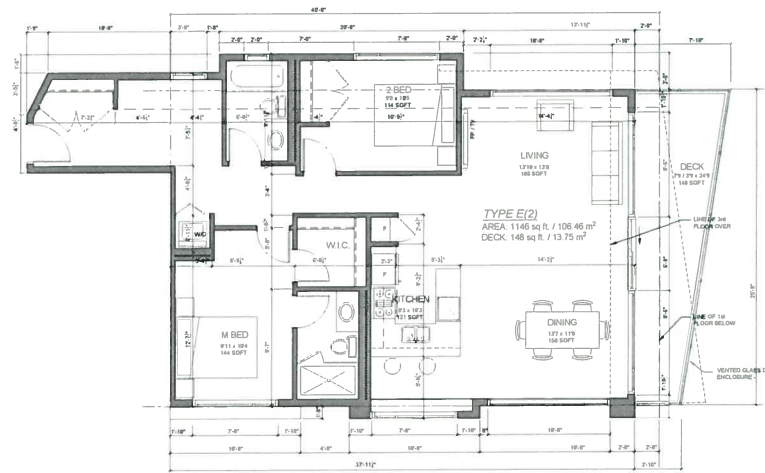
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Checked: DD  
Date: 14 Aug 2018  
Scale: 1/4" = 1'-0"

Sheet No: **DP8**

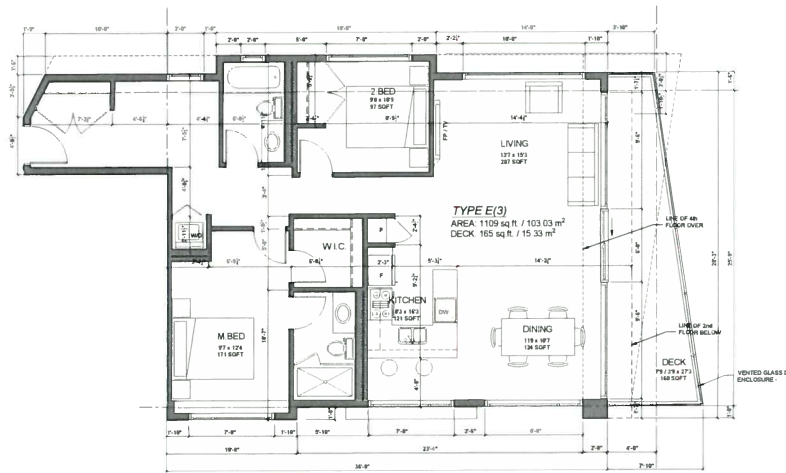




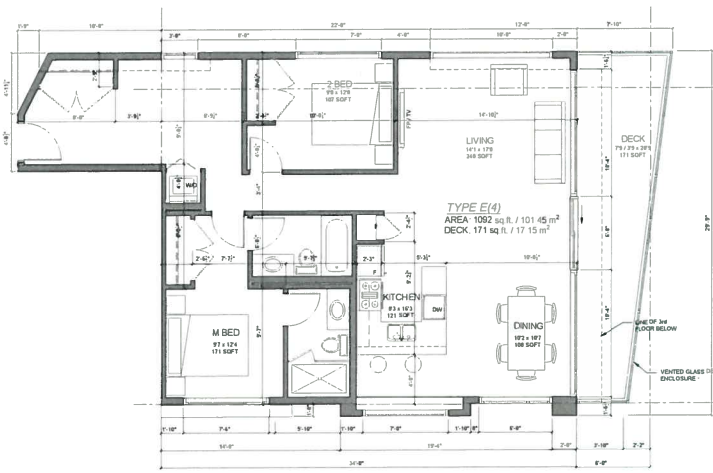
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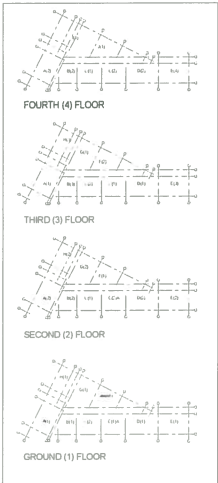
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UNIT PLAN - TYPE E(3)  
SCALE: 1/4"=1'-0"



UNIT PLAN - TYPE E(4)  
SCALE: 1/4"=1'-0"



SEE DRAWING DP7 FOR UNIT INFORMATION SUMMARY

**David Danlyuck Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6  
604 530-0978  
Fax: 604 530-0978  
e-mail: danarch@telus.net

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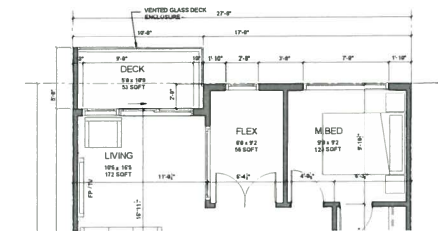
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26765 Douglas Crescent, Langley, B.C.

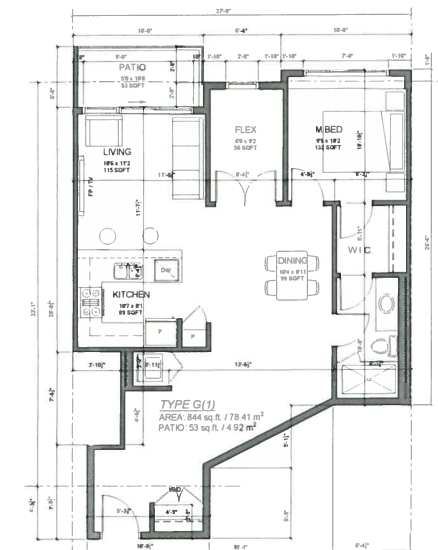
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UNIT PLANS 3:  
TYPES E1 / E2 / E3 / E4

Notes: Dimensions shall have precedence over stated dimensions. Errors, if any, shall prevail and be responsible for all dimensions and stations shown in this drawing and shall follow the Architect's or the Engineer's, whichever may be, corrected Shop drawings shall be submitted for review.

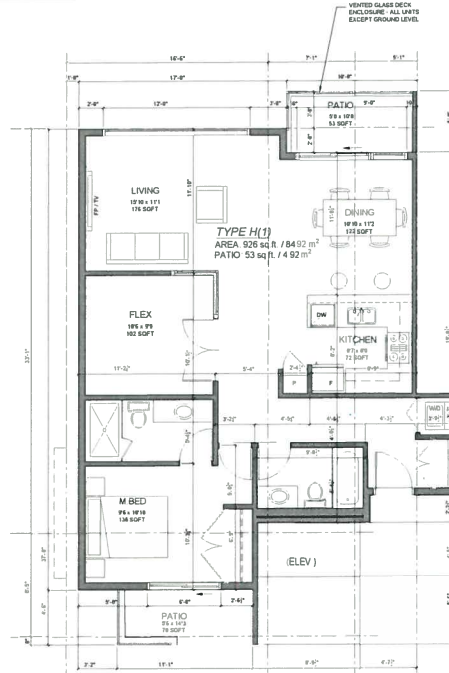
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Date:	16 Aug 2018	Scale:	1/4" = 1'-0"
Sheet No:	DP9		



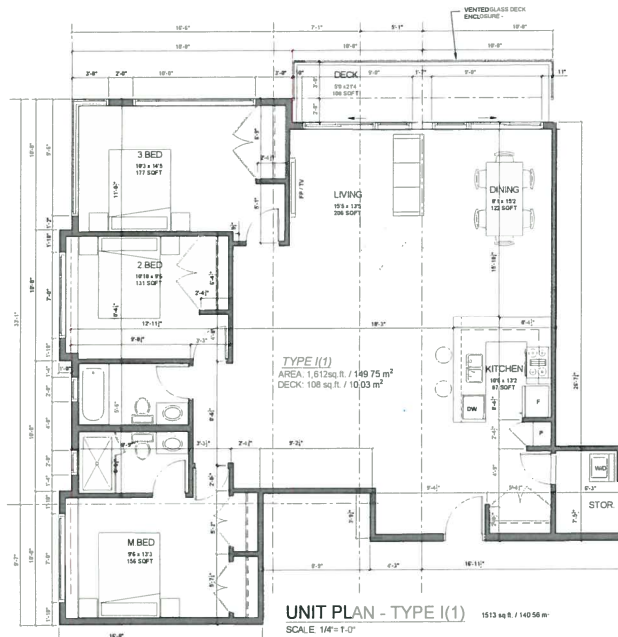
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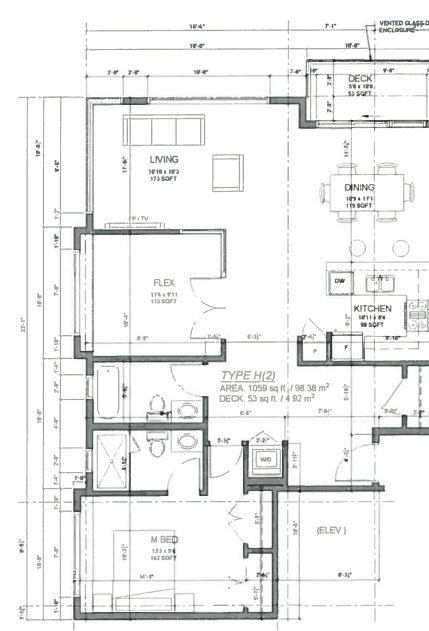
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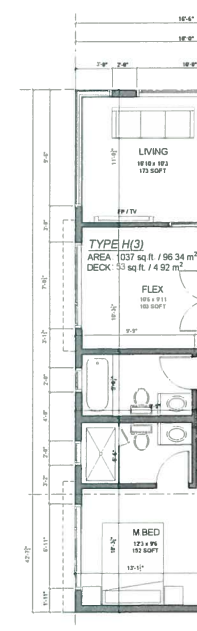
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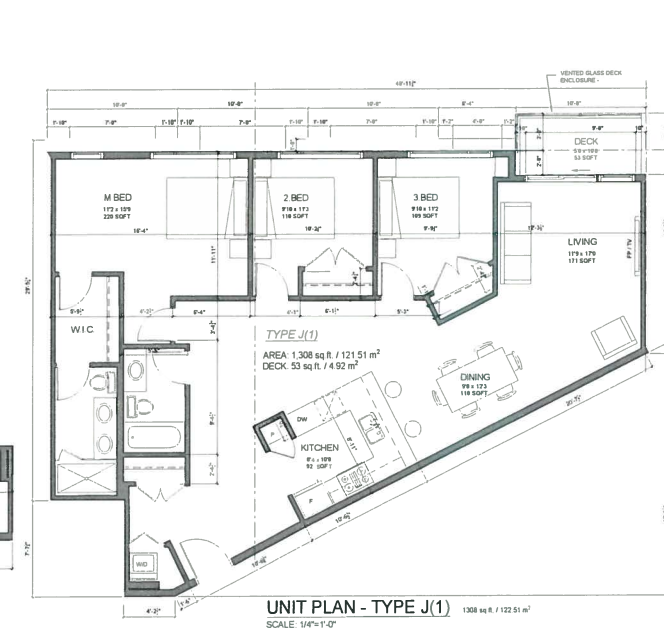
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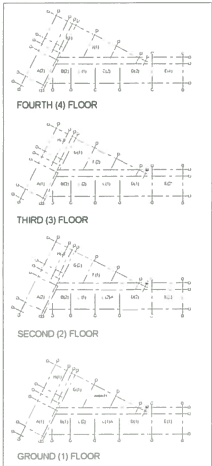
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PARTIAL PLAN - TYPE H(3)  
SCALE 1/4"=1'-0"



UNIT PLAN - TYPE J(1)  
SCALE 1/8"=1'-0"



SEE DRAWING DP7 FOR UNIT INFORMATION SUMMARY

David  
Danyluk  
Architect

108-20460 Douglas Crescent  
Langley, BC  
V3A 0C6  
604.530-0978  
fax: 604.530-0978  
e-mail: danarch@telus.net

Issued for Development Permit  
11-Mar-2019

Revisions  
Copyright: All rights reserved. Reproduction, in whole or in part, is prohibited. The drawing is a preliminary design and is not to be used for construction without the approval of the architect. All dimensions are in feet and inches unless otherwise noted. The architect is not responsible for any errors or omissions in this drawing.

Project:  
Aung Yadana  
Property Ltd.  
20765 Douglas Crescent, Langley, B.C.

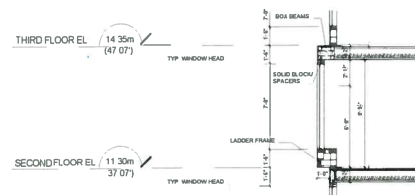
Sheet:  
UNIT PLANS 4:  
TYPES G1/G2, H1/H2/H3,  
I1 & J1

Revisions:  
Revised drawings shall have the name of the architect and the date of revision. All revisions shall be noted on the drawing and shall be subject to the approval of the architect. All dimensions are in feet and inches unless otherwise noted. The architect is not responsible for any errors or omissions in this drawing.

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Scale: 1/4" = 1'-0"

Sheet No: DP10





**SECTION D** BOILED-OUT BASE  
SCALE 1/4"=1'-0"



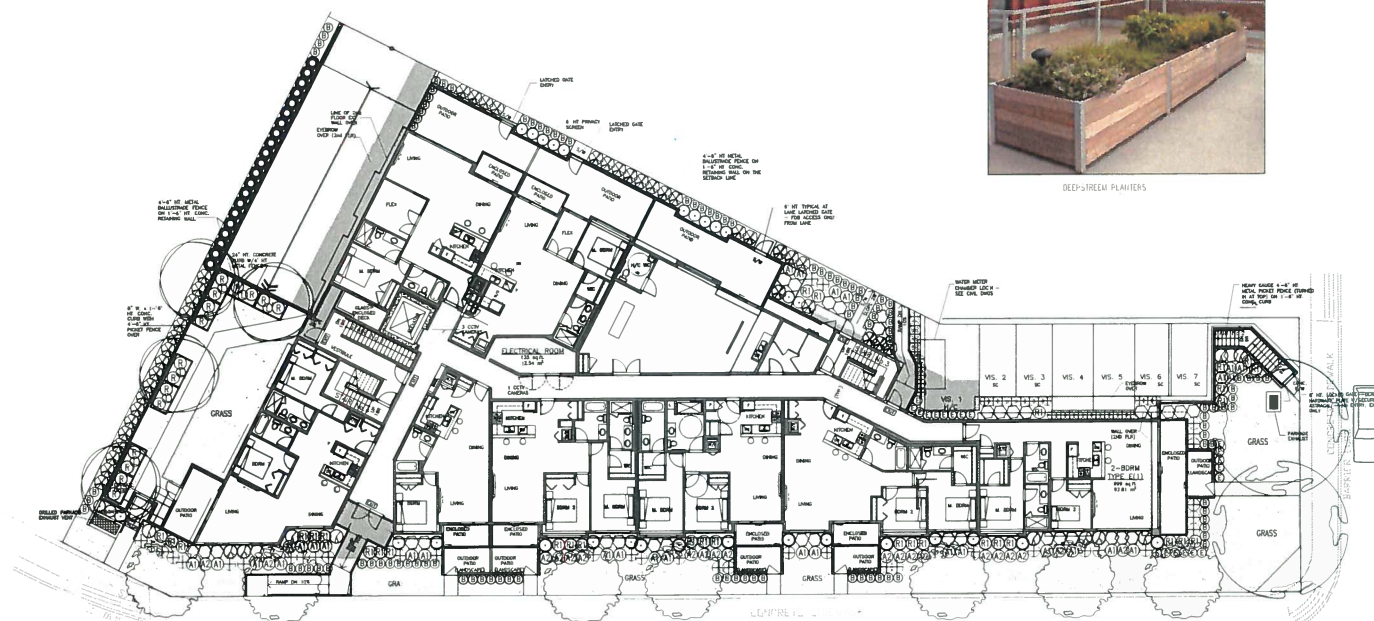
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## DEEPLY GREEN PLANTERS



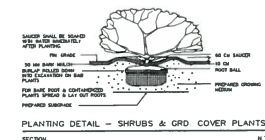
MAR/19	REVISED SITE PLAN	2
FEB/19	REVISED SITE PLAN	1
DATE	REMARKS	NO.
REVISIONS		

C. KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONGHUL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

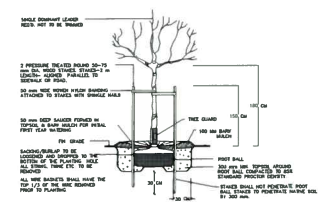
		PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS	
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2	5 CM. CAL.	AS SHOWN	B & B	
	CORNUS NUTTALLII	PACIFIC DOGWOOD	7	5 CM. CAL.	AS SHOWN	B & B	
	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	4	5 CM. CAL.	AS SHOWN	B & B	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	35	#3 POT	85 CM. O.C.		
	AZALEA 'NORTHERN LIGHTS' 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	23	#3 POT	90 CM. O.C.		
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	14	#3 POT	90 CM. O.C.		
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	16	#3 POT	90 CM. O.C.		
○	HYDRANGEA MACROPHYLLA 'NIRKO BLUE'	HYDRANGEA	14	#3 POT	90 CM. O.C.		
⊕	SPIRAEA JAPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	4	#3 POT	90 CM. O.C.		
⊕	BERBERIS JULIANAE	WINTERGREEN BARBERRY	37	#3 POT	90 CM. O.C.		
⊕	PIRACANTHA 'MOHAVE'	RETROTHORN	15	#3 POT	90 CM. O.C.		
⊕	ROSA 'MEIDLAND' 'PINK'	PINK MEIDLAND ROSE	38	#3 POT	90 CM. O.C.		
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	15	#3 POT	90 CM. O.C.		
⊕	SPRINGUA VULGARIS 'MICHEL BUCHNER'	LILAC	7	#3 POT	90 CM. O.C.		
⊕	SYRINJA LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	30	#3 POT	70 CM. O.C.		
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	21	1.50 METERS	70 CM. O.C.		
⊕	BERBERIS THUNBERGII 'ATROPURPUREA'	BARBERRY	98	#3 POT	70 CM. O.C.		
⊕	ESCALLONIA 'NEWPORT DWARF'	ESCALLONIA	19	#3 POT	70 CM. O.C.		
⊕	LAVALDUNA ANGUSTIFOLIA 'MUNSTEAD'	LAVERDNER	8	#3 POT	45 CM. O.C.		

NOTES / GENERAL

- [illegible]



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS



**TREE PLANTING DETAIL**

MR DENNIS KO  
ALONG YADANA PROPERTY LTD.  
SUITE #210  
17667 - 65A AVENUE  
SURREY, B.C.  
V3S 1Z8

PLAN VIEW

LANDSCAPE PLAN  
MULTI-FAMILY  
DEVELOPMENT  
20765 DOUGLAS CRESCENT  
CITY OF LANGLEY

SCALE	1:150	DATE	JAN/19
DRAWN		CHK'D	
ENL.		CHK'D	
APP'D		AS BUILT	

PRINTED	JOB No.
	Drawing No. <span style="float: right;">2</span> L-1







**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, APRIL 10, 2019  
7:01 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Co-Chair)  
John Beimers  
Adrian Brugge  
Jen Cook  
Ellen Hall  
Mike Haney  
Constable Berthier Kyobela  
Dan Millsip  
School Trustee Tony Ward  
Trish Wong
- Guest:** Councillor Albrecht (Past Co-Chair)
- Staff:** Roy Beddow, Deputy Director of Development Services & Economic Development  
Kelly Kenney, Corporate Officer  
Rory Thompson, Fire Chief

- 1) **ADDITION TO AGENDA**  
MOVED BY Commission Member Wong  
SECONDED BY Commission Member Cook

THAT the report from Constable Kyobela regarding statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys be added to the agenda.

**CARRIED**

**2) RECEIPT OF MINUTES**

MOVED BY Commission Member Brugge  
SECONDED BY Commission Member Cook

THAT the minutes for the March 13, 2019 Advisory Planning Commission meeting be received.

CARRIED

**3) CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

The following documents were provided on-table to Commission members:

- City of Langley Safe Urban Design – An Introduction to CPTED Principles and Strategies
- City of Langley CPTED Development Checklist

Roy Beddow, Deputy Director of Development Services & Economic Development, introduced Greg Perkins, Liahona Security Consortium Inc., the author of the two documents provided to Commission members.

Mr. Perkins provided a presentation to Commission members on the principles of Crime Prevention Through Environmental Design (CPTED), highlighting:

- City of Langley's CPTED Framework and Process
- CPTED Practitioner / Consultant Qualifiers
- CPTED Assessment Requirements
- CPTED Review Process for New Development
- CPTED Review Report
- City of Langley CPTED Development Checklist

In response to questions from Commission members, Mr. Perkins advised that:

- in terms of a governing body for CPTED practitioners, there used to be a CPTED board in the province; but there is no longer one, however, there is an International CPTED Association;
- security consulting has some level of liability;
- to be a CPTED Consultant requires completion of CPTED Level 1 and 2 courses; anyone calling themselves a CPTED Consultant must be licensed & regulated through the Ministry of Justice;
- ramps tend to be separate from stair systems outside buildings to avoid confusion; to ensure security for individuals using the ramp, landscaping or other amenities are not recommended to be any

higher than 2ft. and long ramps should have pullouts so individuals can turn around and go back down the ramp if necessary.

In response to questions from Commission members, staff advised that:

- it is less costly to build parkades that project above grade than those fully underground; however, other factors may require above ground parkade projections (podiums) such as geotechnical, water table, drainage issues.

Commission members discussed the issue of ground level access to first floor units and the pros and cons from both aesthetic and safety perspectives.

#### 4) **STATISTICS ON ASSAULTS IN UNDERGROUND PARKING GARAGES**

The Chair noted that the request for this report arose from the suggestion by a member of the public at the last APC meeting that underground parking garages would be safer if holes were cut in the parkade walls to allow for sitelines into the parking garage and to allow sound to escape in the event somebody is being attacked as they could be heard by someone on the street.

Constable Kyobela presented a report to the Commission in response to direction received at the March 13, 2019 Commission meeting to report back to the APC with statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys.

Constable Kyobela described the methodology used to compile his findings and advised that six files out of 227 were identified that met the parameters of "assaults in underground parking garages having taken place in the past five years in the Langleys", two of which involved strangers, the remainder being domestic disputes between parties known to each other.

In response to a question from a Commission member, Constable Kyobela advised that the six incidents identified all took place in residential enclosed parking garages.

In response to questions from Commission members, Greg Perkins, Liahona Security Consortium Inc. advised that:

- there is more benefit to having cut outs inside the controlled access areas of the parkade like stairwells and long corridors rather than in the parkade walls themselves;
- having cameras in parkades is a standard of care and a historical gathering tool;

Commission members discussed the findings of the report.

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Millsip

THAT the report from Constable Berthier Kyobela dated April 10, 2019 regarding statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys be received for information.

CARRIED

5) **LANGLEY CITY FIRE RESCUE SERVICE DEVELOPMENT  
APPLICATION REVIEW**

Rory Thompson, Fire Chief provided a presentation on Langley City Fire Rescue Service development application review, highlighting:

- Development plan considerations:
  - Hazard, Risk & Vulnerability Assessment (HRVA)
  - Impact on the surroundings
  - Access routes
    - Direction of travel
    - Electrical utilities
    - Turning radius of vehicles
    - Travel distances to parkades
  - Water supply
    - Locations of hydrants
    - Required building fire flow
    - Available fire flow
    - Location of fire department connection
  - Tower Truck Access
    - Turning radius
    - 8m of width required for outriggers
    - Weight capacity of road surface
    - Ability to raise and rotate ladder
    - Ability to reach horizontally
    - Scrub pattern available
  - Miscellaneous
    - Fire Department lock box (provides access to building)

In response to questions from Commission members, the Fire Chief advised that:

- some buildings, due to their configuration, have limited or no access by aerial ladder truck to various parts of the building; in those circumstances ground ladders are used; however, it is more work to effect rescues from units using ground ladders;

- rope ladders installed by homeowners may provide some benefit in terms of assisting getting off a balcony to the ground but can be awkward to use;
- with respect to those with mobility issues and where they should muster in the event of a fire to avoid impeding others, there are requirements for some buildings under the BC Building Code for refuge areas for those in wheelchairs; the Fire Department dispatch system can also tag a suite number and civic address to alert firefighters that someone with mobility issues lives in a certain suite.

**6) REZONING APPLICATION RZ 01-19  
DEVELOPMENT PERMIT APPLICATION DP 01-19  
20755, 20765 DOUGLAS CRESCENT  
5453 – 208 STREET**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications and introduced David Danyluck, Principal, David Danyluck Architect, the project architect, who in turn introduced his client Dennis Ko.

Mr. Danyluck distributed copies of a South view rendering of proposed building on-table as well as circulating samples of exterior building materials to be used for the project.

Mr. Danyluck, presented the applications, providing details on the following:

- Context Plan;
- Site Plan;
- Basement / Parkade Plan;
- Floor Plans;
- Roof Plan;
- South View Rendering;
- Building Section looking West;
- Street Elevations South and East;
- West and Lane (North) Elevations;
- CPTED and Sustainability Provisions;
- City of Langley CPTED Development Checklist;
- Landscaping;
- Road Dedication at Lane.

Mr. Danyluck advised that they are seeking relaxation of the setbacks on the Douglas Crescent side from 7.5 m to 3.2 m and from 7.5 m to 4.4 m on the lane side.



In response to a question from a Commission member, staff advised that, with respect to the position of the curb line, although they haven't received the off-site engineering design, they don't expect it to change.

In response to questions from Commission members, Mr. Danyluck advised that:

- there is more storage provided for the units than is required under the Building Code;
- various storage bins and units are available on each floor of the building and therefore each owner will require a fob that can access all floors not just their floor.
- access to the building by those using the handicapped stall at the back of the building is facilitated through a call box located at the back entrance to the building;
- there will be street parking on Douglas Crescent with the exception of curb bulges at intersections;

Commission members discussed the pros and cons of glassed in patios and potentially making better use of the rooftop area.

With permission of the Chair, Councillor Albrecht addressed the Commission and suggested the developer use a light colour for the rooftop in order to better reflect heat.

Mr. Danyluck and his client left the meeting.

In response to a question from a Commission member, staff advised that there will be opportunities for Commission members to provide input into what should be included as standard requirements for developments in the Zoning Bylaw (e.g. glazing of rooftop, electric vehicle charging stations, rough-ins for each parking stall) as part of the Zoning Bylaw/OCP review taking place this year.

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Cook

THAT Rezoning Application RZ 01-19 and Development Permit Application DP01-19 to accommodate a 4-storey, 34-unit condominium apartment development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street be approved, inclusive of setback and lot coverage variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

CARRIED

7) **Next Meeting:**

Wednesday, May 8, 2019

It was noted that Councillor Pachal will chair this meeting as Councillor Storteboom will not be able to attend this meeting.

8) **ADJOURNMENT**

MOVED BY Commission Member Haney  
SECONDED BY Commission Member Wong

THAT the meeting adjourn at 9:14 P.M.

CARRIED



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**ADVISORY PLANNING COMMISSION CHAIRMAN**



---

**DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC  
DEVELOPMENT**

*Certified Correct*



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Strategic Community Investment Fund - Traffic  
Fine Revenue Sharing**

File #: 1610.00

Doc #: 165170

From: Darrin Leite, CPA, CA  
Director of Corporate Services

Date: May 9, 2019

---

## RECOMMENDATION:

THAT the City of Langley acknowledge the receipt of \$452,388 from the Provincial Government to help fund the salary of three RCMP officers from the traffic fine revenue received in 2018.

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## PURPOSE:

The Strategic Community Investment Fund Agreement the City has with the Provincial Government requires the City to annually report on the traffic fine revenues received in the prior year.

## POLICY:

None.

## COMMENTS/ANALYSIS:

The Provincial Government requires the City to publicly report on the amount of traffic fine revenues received. In 2018, \$452,388 in traffic fine revenues was received from the Province.

In 2004, the Province began returning 100% of the traffic fine revenues to municipalities and the City hired three RCMP officers that year funded by the increase in the traffic fine revenues. The annual grant continues to provide funding for these three RCMP officers.

In 2018, the Province advised the UBCM of its intention to consult with local governments about potential changes to the agreement. The Province is introducing intersection safety cameras and proposed to recover the ongoing operating cost and capital upgrade costs from the traffic fine revenues. We have been told that the traffic fine revenues will increase with the new program and that the overall revenue municipalities currently receive will not change. The Province is currently finalizing their report and it is anticipated to be released soon confirming the structure of the program.

### **BUDGET IMPLICATIONS:**

The City's adopted 2018 Financial Plan anticipated \$475,000 in traffic fine revenue. The actual funding received of \$452,388 was \$22,612 lower than the budget based on the actual traffic fine revenues generated in the Province during the period. This revenue was generated between April 2016 to March 2017 as there is a time lag between when the revenue is generated and when it is disbursed to the municipalities.

### **ALTERNATIVES:**

None.

Respectfully Submitted,



Darrin Leite, CPA, CA  
Director of Corporate Services

Attachment:

1. Provincial Amendments Proposed for Traffic Fine Agreement

### **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



Francis Cheung, P. Eng.  
Chief Administrative Officer

# Amendments Proposed for Traffic Fine Agreement

Sept. 26, 2018

The Province has consulted with UBCM regarding its intention to amend the Traffic Fine Revenue Sharing Agreement (TFRSA). As part of consultation, UBCM has provided responses to a set of proposals outlined by the office of the Attorney General.

On April 5, 2018, the provincial government advised UBCM of its intention to consult with local governments about the potential of amending the TFRSA. UBCM responded with a letter that outlined the importance of the TFRSA as a revenue source for local government.

Introduced in 1999 as an unconditional grant, the TFRSA was amended in 2004 to provide 100% of net provincial traffic fine revenue (violation fines minus provincial recovery costs) to local governments. While local governments over 5,000 in population receive a percentage of traffic fine revenue from the Province, local governments under 5,000 in population receive traffic fine revenue through a reduction in the Police Tax. Traffic fine revenue is not allocated based on the jurisdiction where a ticket is issued, but rather the ratio of a local government's policing costs to aggregate local government policing costs in BC. In 2017/18, local governments received \$53.4 million in traffic fine revenue.

Local governments commonly spend up to 30% of their budgets on protective services. According to provincial data, in 2014, 75 B.C. local governments spent \$1.08 billion on policing services. By 2016, that number rose to \$1.19 billion, an increase of over \$100 million per year in policing costs borne by local governments.

The consultation with the Province was held just prior to the UBCM convention. UBCM appointed a select committee to meet with provincial representatives. As part of this process, the Province required that the select committee sign a confidentiality agreement.

The Province stated during the consultation that the proposed changes would not reduce the grants currently provided to local government. The following summary encapsulates proposals by the Province provided during the TFRSA consultation along with UBCM's responses.

## ***Intersection Safety Cameras – Red Light (ISC-RL)***

**Proposal:** As a measure to reduce intersection crashes, the provincial government has placed 140 red light cameras at intersections where there is a history of serious crashes. Vehicles entering an intersection after the traffic light turns red have their rear licence plates photographed and sent to the intersection safety camera office for review. The Province has funded initial capital and operating costs to increase active enforcement levels from 25% to 100%; red light enforcement is now operational 24 hours/day.

The provincial government would like to recover ongoing operating costs, as well funds necessary for capital upgrades, should any occur in the future. These ongoing costs would include funding for staff to process tickets and special provincial constables (appointed under the *Police Act*) to review, charge and prosecute disputed tickets. Local governments would still receive all net revenue (gross revenue minus ongoing and capital costs), distributed using the same formula as is currently used.

**Response:** UBCM accepts that the Province should be able to recover clearly defined costs associated with operating the ISC-RL cameras. Capital expenditures required to enhance/expand this program or support ongoing operations and maintenance, where reasonable and are determined to result in net positive revenue, must be discussed with, and approved in advance by UBCM.

## ***Intersection Safety Cameras – Speed Activation (ISC-SA)***

**Proposal:** The provincial government is planning to upgrade approximately one-quarter of existing intersection safety cameras to provide for speed activation. These sites will be locations where speeding and crashes are over-represented. The Province is currently undertaking analysis of crash and speed data to determine best locations, and will further consult with municipal



engineering and local police to ensure the sites are not planned for major construction and are most appropriate to support traffic enforcement. The Province intends to pay for initial capital and operating expenses.

The provincial government would like to recover ongoing operating costs, as well as future capital and expansion costs, should those occur in the future. Local governments would still receive all net revenue (gross revenue minus ongoing and capital costs), distributed using the same formula as is currently used.

**Response:** As with the ISC-RL proposal, UBCM accepts that the Province should be able to recover clearly defined costs associated with operating the ISC-SA cameras. Capital expenditures required to enhance/expand this program or support ongoing operations and maintenance, where reasonable and determined to result in net positive revenue, must be discussed with and approved in advance by UBCM.

#### ***Road Safety Initiative (eTicketing)***

**Proposal:** The electronic ticketing process involves officers being issued new software for their mobile terminals that pre-populates the violation ticket information, including automatically calculating fines based on parameters entered (e.g. rate of speed). Police officers may then physically issue tickets by printing them with mobile thermal printers that will be installed in their vehicles. Individuals will now be able to pay their electronic tickets online, in addition to the current methods of payment. The provincial government is funding all start-up and capital costs. A pilot project is currently running in five communities.

The provincial government would like to recover annual operating costs, including system upgrades/operation (e.g. online payment system, data distribution), maintenance, and new staffing requirements. Local governments will still receive all net revenue (gross revenue minus ongoing and capital costs), distributed using the same formula as is currently used. Hardware replacement will be a local government responsibility.

**Response:** UBCM accepts that the Province should be able to recover operating costs equivalent to provincial projections, for the purpose of operating the eTicketing and online payment systems. Cost recovery should factor in provincial funds previously committed to upgrade ICBC's system, PRIME-BC, and the court system. Anything beyond these costs will require additional local government consultation.

#### ***Administrative Justice Tribunal***

**Proposal:** The Province may introduce an administrative justice tribunal for traffic violation disputes as a less expensive and faster alternative to the current traffic court model. While consideration of this is only in the conceptual stage, the Province believes this new alternative would result in significant cost savings (e.g. through a reduction in overtime that often results from police officers attending traffic court) and time savings for drivers disputing their violations. Direction to implement this initiative has not been received.

The provincial government would like to recover operating costs associated with the administrative justice tribunal, similar to how costs are being recovered for operation of the traffic court model.

**Response:** UBCM supports allocating an amount of traffic fine revenue equivalent to the five-year average of traffic court costs towards addressing traffic offences (through the traffic court and the administrative justice tribunal). Any remaining funds would be put back into the pool of traffic fine revenue to be allocated to local governments. This position is based on the provincial government's claim that the administrative justice tribunal is expected to result in overall costs savings (when factoring in the cost of continuing to operate the traffic court system). The desire is for the total cost of the traffic court and administrative justice tribunal to remain below the current five-year average cost of operating the traffic court.

#### ***Collision Reduction Program***

**Proposal:** A Collision Reduction Program that would focus on reducing collisions in high-crash intersections. Such a program could provide a harmonized approach to funding road safety and would be developed in partnership with local governments. Examples of initiatives that may be pursued under this proposed program include high friction surface treatments and advanced stop lines. As a pilot project, the Province has announced 14 high-collision intersections that will receive high friction surface treatments, with hopes of reducing rear end collisions.

The provincial government would like to fund all or a portion of the Collision Reduction Program out of traffic fine revenue. The amount of traffic fine revenue that would go towards this proposed program has not been discussed.

**Response:** UBCM does not support the proposal to develop a collision reduction program for the following reasons:

- The Collision Reduction Program, as understood by UBCM, does not align with the existing unconditional nature of the TFRSA and/or other proposed changes to the TFRSA;
- The conditionality of the Collision Reduction Program would limit a fair and equitable distribution of funding to all BC local governments;
- With ever-increasing cost pressures on delivering public safety services, UBCM cannot support re-directing funding that would otherwise be used to support policing;
- There are alternative approaches to incentivize the implementation of emerging and/or best practices that support road safety and reduce collisions. These include existing or new funding programs outside the TFRSA; and,
- This proposal, from what has been discussed with UBCM, seeks to develop initiatives that UBCM members have repeatedly requested that the Province undertake and fund directly, including highway upgrades/treatments and improved line markings.

#### ***Traffic Fine Revenue Sharing Grants to Local Governments***

Currently TFRSA grants to local governments are unconditional, although the intention is that money be spent on community safety initiatives. The provincial government did not make a formal proposal with regards to grant conditions, although a discussion did take place regarding whether TFRSA grants to local governments should remain unconditional. UBCM supports the idea of keeping TFRSA grants unconditional. Not only are local governments highly transparent, but any reporting requirements could become an administrative burden, especially for smaller communities.

#### ***UBCM General Position***

Changes to the Traffic Fine Revenue Sharing Agreement need to be made carefully, and with consideration of the cost of delivering protective services as a whole. While the provincial government may face cost pressures due to the implementation of automated enforcement, local governments continue to face significant cost increases related to issues including, but not limited to, arbitrated settlements, opioid response, and changes to RCMP policing (e.g. impending unionization, new Auxiliary Program, etc.).

UBCM is supportive of modernizing the traffic fine system. Typically, UBCM does not support proposals whereby operational costs are to be recovered from local government revenue. In this case, as long as costs are clearly defined, UBCM recognizes that there is a cost to updating the traffic fine system, and these changes have the potential to provide a financial net benefit to local governments.

Provincial government proposals clearly defined and thoroughly discussed with UBCM have been supported. Proposals lacking pertinent information and containing a high level of uncertainty have not been supported.

UBCM also remains committed to the general principle that local governments require 100% of all net traffic fine revenue, especially at a time when community safety costs continue to increase year over year. With limited revenue generating tools available to local government, providing predictable revenue is one of the ways in which the TFRSA can best support local jurisdictions.



CITY OF BURNABY  
OFFICE OF THE MAYOR  
MIKE HURLEY  
MAYOR

**RECEIVED**

MAY 07 2019

ADMINISTRATION DEPT  
CITY OF LANGLEY

2019 May 02

Dear Mayor and Council:

**Subject: Expanding Investment Opportunities**  
(Item No. 6(J), Reports, Council 2019 April 29)

Burnaby City Council, at the Open Council meeting held on 2019 April 29, received the above noted report and adopted the following recommendations, **AS AMENDED**:

1. THAT Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules.
2. THAT Council request support from other municipalities and regional districts for the requested changes to the Community Charter.
3. THAT Council submit a resolution, as outlined in Section 4.1 of this report, to the Union of British Columbia Municipalities, as outlined in this report.

In accordance with Recommendation No. 2, a copy of the report, containing text of the resolution, is *enclosed* for your information.

Burnaby City Council appreciates your support on this matter.

Yours truly,

Mike Hurley  
MAYOR

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**FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: EXPANDING INVESTMENT OPPORTUNITIES****RECOMMENDATIONS:**

1. THAT Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules.
2. THAT Council request support from other municipalities for the requested changes to the Community Charter.
3. THAT Council submit a resolution, as outlined in Section 4.1 of this report, to the Union of British Columbia Municipalities, as outlined in this report.

**REPORT**

The Financial Management Committee, at its meeting held on 2019 April 24, received and adopted the attached report requesting Council to support changes to the Community Charter to allow for prudent investor rules, thus expanding investment parameters and opportunities.

Respectfully submitted,

Mayor M. Hurley  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to:	City Manager Director Finance
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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2019 April 17

**FROM:** DIRECTOR FINANCE

**FILE:** 7500-01

**SUBJECT:** EXPANDING INVESTMENT OPPORTUNITIES

**PURPOSE:** To request Council to support changes to the Community Charter to allow for prudent investor rules, thus expanding investment parameters and opportunities.

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#### **RECOMMENDATIONS:**

1. **THAT** the Committee recommend Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules.
2. **THAT** the Committee recommend Council request support from other municipalities for the requested changes to the Community Charter.
3. **THAT** the Committee recommend Council submit a resolution, as outlined in Section 4.1 of this report, to the Union of British Columbia Municipalities as outlined in this report.

### **REPORT**

#### **1.0 INTRODUCTION**

Financial investments form a critical part of the activities of a municipality, providing a source of revenues for capital expenditures and to offset cash flow fluctuations. The allowable investment parameters as laid out in the Community Charter is considered a “prescribed” or a “closed” set of legislated guidelines designed to protect municipalities from taking unnecessary or undue risks. The concept being that the current regulations provide for a list of instruments that can be placed in the portfolio, instruments that are considered the most creditworthy and least risky, such as provincial debt obligations and investments in financial institutions in Canada. What occurs in a market such as Canada, which represents less than 3% of the global economy, is an over concentration of holdings and limited investment diversification due to the regulation limitations.

The parameters set and limitations for investment powers and opportunities has not changed for decades in British Columbia. The purpose of the proposed changes to Section 183 of the Community Charter is to provide municipalities with the ability to obtain improved returns

through asset class diversification, which in return can reduce tax implications and funding costs associated with capital funding; while also reducing investment risks. Analysis and discussion for structured governance will be critical to determine the scope of change and authority granted through legislated changes. However, the purpose of this report is to start the conversation with the Province.

## 2.0 POLICY SECTION

### Goal

- A Connected Community
  - Partnership –  
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- A Dynamic Community
  - Economic opportunity –  
Foster an environment that attracts new and supports existing jobs, businesses and industries
  - Community development –  
Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- A Thriving Organization
  - Financial viability –  
Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

## 3.0 MUNICIPAL INVESTMENTS

### 3.1 Investment Funds

Part 6, Division 3, Section 183 of the Community Charter provides investment guidelines to British Columbia municipalities. These legislated guidelines state that municipalities may invest or reinvest money that is not immediately required for expenditures as follows:

**183** Money held by a municipality that is not immediately required may only be invested or reinvested in one or more of the following:

- (a) securities of the Municipal Finance Authority;
- (b) pooled investment funds under section 16 of the *Municipal Finance Authority Act*;
- (c) securities of Canada or of a province;

- (d) securities guaranteed for principal and interest by Canada or by a province;
- (e) securities of a municipality, regional district or greater board;
- (f) investments guaranteed by a chartered bank;
- (g) deposits in a savings institution, or non-equity or membership shares of a credit union;
- (h) other investments specifically authorized under this or another Act.

The British Columbia provincial government is responsible for the laws and framework that provide governance across the province. The *Municipal Act* has provided this guidance since the 1880's. In 1991, UBCM proposed the idea for the creation of a Bill of Rights for municipalities for the purpose of providing broader powers and greater freedoms for BC municipalities. The *Local Government Act* was then created and received Parliamentary approval in 1996. Finally, with Royal Assent in August 2001 of the *Community Charter Council Act*, a Community Charter Council was created for the purpose of developing the *Community Charter*.

BC municipalities have managed investment portfolios under these guidelines as a matter of fiduciary responsibility and with due diligence. Internal investment guidelines support each municipality's investment activities within the constraints of the *Community Charter*. While protectionist in nature, the regulations actually place inadvertent restrictions on the ability to generate higher rates of return and increased revenues, as well as limiting asset class diversification which is paramount to financial sustainability and risk diversification. Currently, BC municipalities can invest in two of the four main asset classes - money market (including cash equivalents) and fixed income (bonds). The other two asset classes include equities and real estate (or other tangible assets). This limitation in turn affects the portfolio real rate of return once inflation is considered and it affects annual taxation rates and other capital costs for a municipality.

### **3.2 Prudent Investor Rules**

The prudent investor rule (aka prudent investor standard) requires the investment manager of an organization to conduct investment activities with care, skill and due-diligence for that which a prudent person would do when managing their own investments, such as property, cash or securities. Such a person would therefore deploy investments through a diversification strategy that can potentially reduce risks while enhancing returns.

A prudent investor would therefore have flexibility and seek opportunities based on market and economic cycles, as well as utilize diversification opportunities both in and outside of Canada. For a municipality, benefits from increased returns can reduce taxation requirements and fees. Without a change to provincial legislation, BC municipalities will continue to invest in

prescribed investment products which under varying market conditions, like the historical low interest rates experienced over the last 10 years that has in turn translated into the lowest yields and lower income.

### **3.3 Prudent Investor Rules – Other Jurisdictions**

Various municipalities and pensions maintain prudent investor rules such as the cities of Ottawa, Edmonton, Calgary, Medicine Hat and more recently the City of Toronto. In 2000, the Canada Pension Plan began investing in equities and other investment products (real estate, commodities and futures) with the main goal of seeking higher returns and to stabilize the Canada Pension Plan (CPP) program for future generations. This change meant a more diversified and global deployment of funds for capital appreciation, taking advantage of a much larger global market than just Canadian content.

When the Province of Ontario decided to make changes to the municipal legislation, it was for the purpose of providing municipalities more flexibility. Thus, allowing local governments more freedom to invest available funds in a larger pool of diversified investment products. Providing the added flexibility and freedom could potentially deliver higher returns while lowering or removing systemic risks, reinvestment risks and interest rate risks. The Ontario government put in place specific requirements that a local government must meet to permanently opt into the prudent investor program. The logic was to ensure appropriate governance and structure was in place with separate guidance from an independent board for the expanded portfolio.

The City of Toronto is currently preparing to place their initial investments into equities now that the legislated requirements for prudent standards have been met. The City of Ottawa however has been investing endowment funds of over \$200 million since 2007. Ottawa conducted an RFP and hired two fund managers to manage the investments of the endowment. Applying prudent investment standards to the endowment funds has allowed the City of Ottawa to generate much higher yields over the last decade when compared to the funds invested based on the prescribed legislation. Also, the City of Ottawa is watching Toronto's activities closely and will contemplate the opt-in decision for the remaining portfolio funds as they have first-hand knowledge of the large differential in returns between their funds.

The City of Edmonton began investing in equities in 1995 with the creation of an endowment fund. A May 2014 staff white paper identified that through the use of asset class diversification, the endowment fund has contributed well over \$700 million to the City of Edmonton's operating budget and the fund has grown from \$445 million to \$710 million. Staff reports indicate that the change to investment structure has allowed the city to achieve cost efficiencies and to better align the portfolios with specific risk profile needs and objectivity. This in turn allows for the creation of new asset class investing, such as global infrastructure and emerging market equities, while achieving the goals of increasing overall returns and long term financial sustainability.

Another report highlighted that Edmonton home owners have saved over 7% for the period 2005 – 2014 on property taxes paid. Not only have the funds increased returns resulted in a reduction of the tax burden on citizens, but has and will continue to the support the city's financial position

and sustainability. The investment diversification through prudent investor rules has meant an expanded revenue base for operating and capital budgets.

### **3.4 Prudent Investor Rules – Capacity and Knowledge**

While providing expanded investment options to municipalities through legislation can achieve many benefits, consideration must be made regarding municipal capacity and expertise. Any change in legislation will require municipal input in determining the governance structure that will work best for the province and each municipality. With examples from Ontario and Alberta now in place, this presents a tremendous opportunity to learn from the legislative process and experiences and to understand the need for improvements and the request to change.

Because of the vast range of assignments and work conducted in municipal treasury, the current staff compliments most likely will not have the expertise to branch out into a larger array of investment asset class products. Indeed, smaller municipalities have very few staff that manage varying professional disciplines such as budgets, banking, trades payable, accounting and investments. There are however significant differences amongst the municipalities in the lower mainland and across the province when it comes to portfolio management expertise and knowledge. So governance must consider inclusion for all without creating additional costs and risks.

Such risks can be mitigated through pooling investments or contracts with qualified funds managers through the set-up of simplified but effective reporting standards and clear guidelines. Under prudent investment standards the need for monitoring the decisions made, portfolio performance, policy and governance principles becomes even greater. Setting the criteria by thoughtful consideration will ensure a more comprehensive and general acceptance and adaptation by municipalities. The goal is not to make prudent investing an impossible challenge, but to ensure there is significant and meaningful impact when prudent investment standards are followed.

## **4.0 REQUIRED CHANGE IN LEGISLATION**

The City of Burnaby has maintained a concentrated and focused effort on the investment portfolio for over three decades. This attention has provided for consistently improved yields and income generation. While the City of Burnaby has outperformed market benchmarks and municipal peers, there are still missed opportunities due to investment restrictions based on the current legislation.

While protectionist in nature, a “prescribed” or “closed” set of guidelines can introduce unintended risks by being extremely limited, thus introducing systemic and interest rate risks to a municipal portfolio. This can increase in magnitude for a large portfolio that seeks additional product and yield within the limited reach and size of the Canadian fixed income market. The *Community Charter* provides clarity but does not empower a municipality to obtain greater investment variation and seek to reduce risk further through asset diversification and allocation.



It is therefore proposed that by providing prudent investor standards within the *Community Charter* or other provincial legislation, risk versus reward through asset class diversification can culminate into various funding and cash flow opportunities as returns increase. If the City of Burnaby moved 30% of current holdings to other asset classes for example (Edmonton has 60% of the endowment fund in equities), with only a 2.5% increase in yield on that portion of the portfolio, the annual additional revenue would be \$12.75 million per year.

The evidence is very clear from municipal examples to pension plans and historical analysis that asset mix is a critical determinant of long term investment fund stability, yield and income. Maintaining a set of guidelines that limits municipal investing to a restricted list of products within limited asset classes will result in what is occurring in many municipal portfolios today – yields that range from 1.50% - 3.00% with significantly reduced income. The current standards limit municipal investments to the Canadian market only and to the fixed income asset class which is based on Canadian interest rates only.

The size and utilization of the City's investment reserves, without debt payment obligations other than internally through annual depreciation, means we are well positioned for the longer term investment time horizon that is needed under other asset classes such as equities and real estate. Providing proficient and transparent oversight to the investment portfolio ensures the City of Burnaby is acting in the best interest of citizens. This also means identifying that as investment markets and economies have changed over the years, opportunities have been missed. The best starting point is to begin the conversation about making changes to the current investment legislation in British Columbia.

And while those opposed to change may suggest that introducing the prudent investor rules will bring with it needless risks, one must consider that risk is defined in many ways, including the long term financial sustainability of municipalities and the tax burden placed on residents. Risk diversification also means fund managers and fund management, not just guarantors and asset class diversification. Risk management means a governance structure that takes into consideration the varying investment strategies that can be deployed and empowering municipalities to diversify and grow for future generations of citizens. For these reasons, updating legislation to include prudent investment rules is practical and warranted.

#### ***4.1 Resolution: Expanded Asset Class Investments Under Prudent Investor Rules***

Given the discussion above, and recognizing that the ability to properly manage and grow assets is an important role of local government, the following resolution has been prepared for the Committee and Council's consideration.

**WHEREAS** financial investments form a critical part of the activities of a municipality, providing a source of revenues for capital expenditures and to offset cash flow fluctuations;

**AND WHEREAS** allowable investment parameters as laid out in the *Community Charter* is considered a “prescribed” set of legislated guidelines.

**AND WHEREAS** the Provinces of Alberta and Ontario have implemented a wider scope for local government investment, which responds to the needs of local governments of all sizes:

**THEREFORE BE IT RESOLVED** that the Union of BC Municipalities request the Ministry of Finance to amend the *Community Charter* to provide municipalities with the ability to obtain improved returns through asset class diversification, which in return can reduce tax implications and funding costs associated with capital funding, while also reducing investment risk.

## 5.0 RECOMMENDATIONS

It is recommended that the Committee recommend Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules. It is also recommended that the Committee recommend Council request support from other municipalities for the requested changes to the Community Charter and that a resolution, as outlined in Section 4.1 of this report, be submitted to the Union of British Columbia Municipalities on this matter.



Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:DS /ml

Copied to: City Manager

## **Resolution on Mayor's Council on Regional Transportation's Cure Congestion Campaign**

**WHEREAS** ridership on transit in Metro Vancouver is exploding, and another one million commuters are coming to our region over the next 20 years;

**WHEREAS** the 10-Year Vision for Metro Vancouver Transit and Transportation is making historic investments to improved regional bus, SkyTrain, SeaBus, West Coast Express and HandyDART services which will help keep the region moving, reduce the impact of population growth on regional GHG emissions, and improve access to affordable housing options;

**WHEREAS** Metro Vancouver's North American-leading ridership growth is out-pacing the expansion planned in the 10-Year Vision, leading to continued overcrowding pressures on transit, and congestion on our roads;

**WHEREAS** to support these new riders and planned population growth, the remaining projects in the 10-Year Vision and the next wave of regional transit and transportation priorities to be identified in the Transport 2050 planning process must be funded and approved quickly to avoid losing momentum on addressing overcrowding and congestion;

**WHEREAS** local governments via the Mayors' Council establish plans for new transit/roads/active transportation projects and infrastructure for the region, with reliable federal and provincial funding being critical to making projects a reality;

**WHEREAS** our region needs the next federal government to continue its successful partnership with the Mayors' Council on Regional Transportation, TransLink and the Province of B.C., so our region doesn't go backwards with worsening road congestion and overcrowding on transit;

**WHEREAS** in April, 2019, the Mayors' Council released its federal election platform, "Cure Congestion," that calls on national parties to commit to work in partnership to cure congestion in Metro Vancouver;

**WHEREAS** the Cure Congestion platform asks all federal parties to commit to establishing a Congestion Relief Fund that would deliver \$3.4 billion annually across Canada based on ridership, delivering approximately \$375 million annually to TransLink;

**WHEREAS** the Congestion Relief Fund will provide a permanent, predictable source of federal funding that can be invested alongside TransLink and provincial government commitments to accelerate completion of the 10-Year Vision for Metro Vancouver Transit and Transportation and start the next phase of projects to be identified in the Transport 2050 planning process to improve the transit and transportation network in every corner of our region;

### **THEREFORE BE IT RESOLVED:**

**THAT** City of Langley Council supports the Mayor's Council on Regional Transportation's Cure Congestion campaign;

**AND THAT** candidates running in the 2019 federal election for the riding of Cloverdale-Langley City be urged to support the call for a Congestion Relief Fund.