REGULAR COUNCIL MEETING
AGENDA

Monday, June 24, 2019
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the June 24, 2019 Regular Agenda

2. COMMITTEE OF THE WHOLE

a. 2018 Annual Report 1
Francis Cheung, Chief Administrative Officer

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from June 10, 2019 58

b. Special (Pre-Closed) Meeting Minutes from June 10, 2019 72

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. 2018 Annual Report 74

5. COMMUNITY SPOTLIGHTS

a. Tri-It Triathlon Committee 133
Amanda Smith, Race Director
Payton Henderson - 1st Place Winner - 10-11 Year Old Female
Team Peregrym - Relay Team Winner

b. Langley Collaborative Homelessness Action Table "L-CHAT" 134
Leith White, Vineyard Church

6. MAYOR'S REPORT

a. Upcoming Meetings
Regular Council Meeting – July 8, 2019
Regular Council Meeting – July 22, 2019

b. Recreation Update
Kim Hilton, Director of Recreation, Culture and Community Services

c. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment

d. Discover Langley City - Councillor Albrecht

e. Making Cities Livable Conference - Portland, Oregon
Mayor van den Broek
Councillor Martin

f. Mayors' Council on Regional Transportation's Cure Congestion Campaign - Mayor van den Broek 135

7. BYLAWS

a. Bylaw 3062 - Zoning Amendment Bylaw 140
Final reading of a bylaw to rezone the properties located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent from RS1 Single Family Residential Zone to CD58 Comprehensive Development Zone to accommodate a 30 unit, 3 storey townhouse development

1. Development Permit No. 05-18 185
5454, 5464, 5474, 5484, 5490 Brydon Crescent

b. Bylaw 3103 - Zoning Amendment and Development Permit 193
Third 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

c. Bylaw 3105 - Parks and Public Facilities Regulation Bylaw Amendment 249
Final reading of a bylaw to amend the Parks and Public Facilities Regulation Bylaw (Rotary Centennial Park)

d. Bylaw 3106 - Zoning Amendment and Development Permit 253
First and second reading of a bylaw to rezone the properties located at 20209, 20219, 20225, 20237 53A Avenue from RS1 Single Family Residential Zone to RM 3 High Density Residential Zone to accommodate a five (5) storey, 69 unit condominium apartment development

8. ADMINISTRATIVE REPORTS

a. 2020 RCMP Approval in Principal 294

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

c. New Business

10. ADJOURNMENT

Langley City

2018 Annual Report

THE PLACE TO BE
BEGIN ONE WAY
Local
MAXIMUM

Table of Contents

4 Message from the Mayor

5 Message from the CAO

6 City Council & Senior Staff

8 Your City By the Numbers

10 Strategic Initiatives

12 Departmental Reviews

28 Community Grants

30 Permissive Tax Exemptions

31 Financial Statements

56 Declaration of Disqualification

Office of the Mayor

First and foremost, I would like to thank the citizens of Langley City for electing me as Mayor of this great community. As a previous Council member, I look forward to this new position while I continue to further the initiatives of the previous Council.

On behalf of the current City Council, it is my pleasure to present the 2018 Annual Report to Langley City citizens, taxpayers, and stakeholders. We made significant achievements this year and are proud to show how Langley City has enhanced aspects of the City while maintaining our 'debt-free' status.

One of the most exciting initiatives of 2018 was the creation of our place-making vision, Langley City: Nexus of Community. This bold new vision recognized the City's unique opportunity to capitalize on the fixed rapid transit line that will arrive in the next eight to ten years. The vision focuses on four cornerstones, Community, Connected, Experiences and Integration and within each cornerstone are supporting plans, policies and actions. To find out more information about Nexus of Community, visit langleycity.ca

Alongside the creation of the Nexus of Community vision, the City continued to work hard to implement Infrastructure Renewal programs that will benefit the community in the long term. We are proud to report that we installed washroom facilities at Penzer Action Park, replaced playgrounds at Douglas Park and City Park, built a community garden at Michaud Park, and implemented traffic calming on Grade Crescent as well as installed 17 new picnic tables and 19 benches in Penzer, Nicholas, Douglas, Conder, Linwood, Brydon, City Park and Sendall Gardens.

Quality of Life continues to be high on our list of priorities for 2018. Langley City Council approved $157,431 in community grants to non-profits organizations, registered societies or neighbourhood celebration committees that contribute to the City as a whole or broadly to one of the six City neighbourhood. Many of these organizations provided resources to City residents, supported initiatives that had economic development, environmental stewardship or a social benefit, or held community events that enhanced the quality of life for all residents. A list of the community organizations who received community grants this year is located on page 29.

The 2018 Annual Report provides a glimpse of what the City has accomplished. I invite you to enjoy the information within this Annual Report, learning more about the City's initiatives, services and programs. I will take this opportunity to thank my fellow Council members, our staff, volunteers and members of the public who work together to make our community 'The Place to Be,' now and into the future!

Sincerely,

Mayor Val van den Broek

Office of the Chief Administrative Officer

On behalf of Langley City employees, I am proud to present the 2018 Annual Report, which details the City's financial position and expands on many significant initiatives and accomplishments over the past year.

The City's Strategic Plan forms the foundation of our annual business plans and work plans and aligns with our mission of being a vibrant, healthy and safe community. Our new City Council has placed a sharper focus on offering a welcoming and diverse living environment to raise a family. They will achieve this by revitalizing not just the downtown area but the community as a whole. Their goal is to ensure that Langley City continues to be a desirable location for families, businesses, and industry, and that our policies and strategies create a vibrant economy that positions the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment; and to be more active in achieving the Zero Waste goals.

City Council approved the Langley City: Nexus of Community document in anticipation of and to capitalize on the new light rapid transit line that is coming to Langley City in the next eight to ten years. This visioning document tells the story of that opportunity. But the story isn't just about transit. It is about the city and the people that will grow around it—before it even arrives—so that when the train comes, its stations are places of arrival, not departure. It is a story that builds on our existing community strengths of compact design, natural beauty and job-creating industries, and evolves in a bold and sustainable way.

The implementation of the Nexus is well underway with five initiatives included in the 2018-2022 Capital Improvement Plan: update the Official Community Plan to reflect future rapid transit, with consultation on new zoning and design elements to support housing, commercial development and pedestrian-friendly community hubs; update the Zoning Bylaw to be aligned with the objectives and policies of the new Official Community Plan; create a Nicomekl River District Neighbourhood Plan to guide redevelopment along the river; plan for a new Transit Hub Design that will transform the existing Logan Avenue exchange into a transportation hub for B-Line and rapid bus service that connects the rest of the region to Langley City; complete a Performing Arts Centre Feasibility Study with a detailed market analysis that will refine the project scope; establish a $1M Prosperity Fund for future land acquisitions that will ensure the City can act when strategic land parcels become available; and other strategic initiatives to support the vision. A window of opportunity has presented itself, requiring "all hands on deck" to seize the moment.

This is an exciting and transformational time for Langley City. We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making Langley City "the Place to Be!"

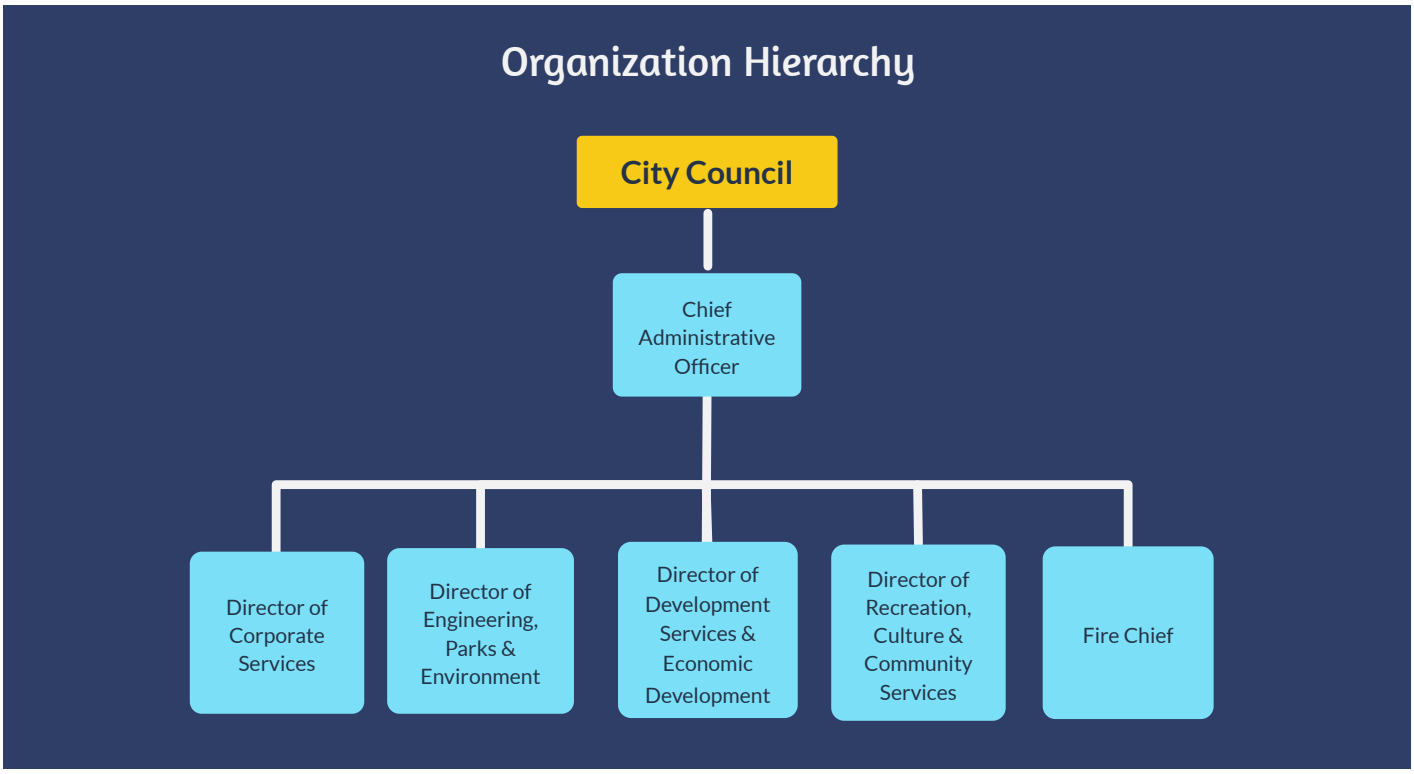
Sincerely,

Francis Cheung, P. Eng.
Chief Administrative Officer

Mayor & Council

Top Left to Bottom Right:

Councillor Paul Albrecht
Councillor Rudy Storteboom
Councillor Nathan Pachal
Councillor Gayle Martin
Mayor Val van den Broek
Councillor Teri James
Councillor Rosemary Wallace



SENIOR MANAGEMENT TEAM

TOP LEFT TO BOTTOM RIGHT: Rory Thompson, Kim Hilton, Rick Bomhof, Francis Cheung, Darrin Leite

Your City By the Numbers

Where Does City Revenue Come From?

Property tax is the largest single revenue source in the City of Langley and will account for 49% of total revenues in 2018.

The City has a number of sources of revenue to fund the essential services the City provides. Water and Sewer charges contribute 16%, Business licenses, building permit and inspection fees 5%, interest income 2%. Transfer from other governments contributed 4%.

Casino proceeds primarily fund capital projects like road rehabilitation and replacement of aging water and sewer pipes contributed 14%.

Did You Know?

Did you know that the City collects taxes on behalf of other levels of government? Only 60% of your taxes goes to the City with the remaining 40% going to Provincial School taxes, Translink, Metro Vancouver, BC Assessment Authority, DLBA and MFA.

Casino Proceeds Lower Your Taxes

Since 2005, the City has invested $87 million of Casino Proceeds into the Community.

In 2018, the City used $7.2 million to invest in capital projects including replacing play-grounds at City Park and Douglas Park, installing a new parking lot at Penzer Park, and road improvements all over the City and more!

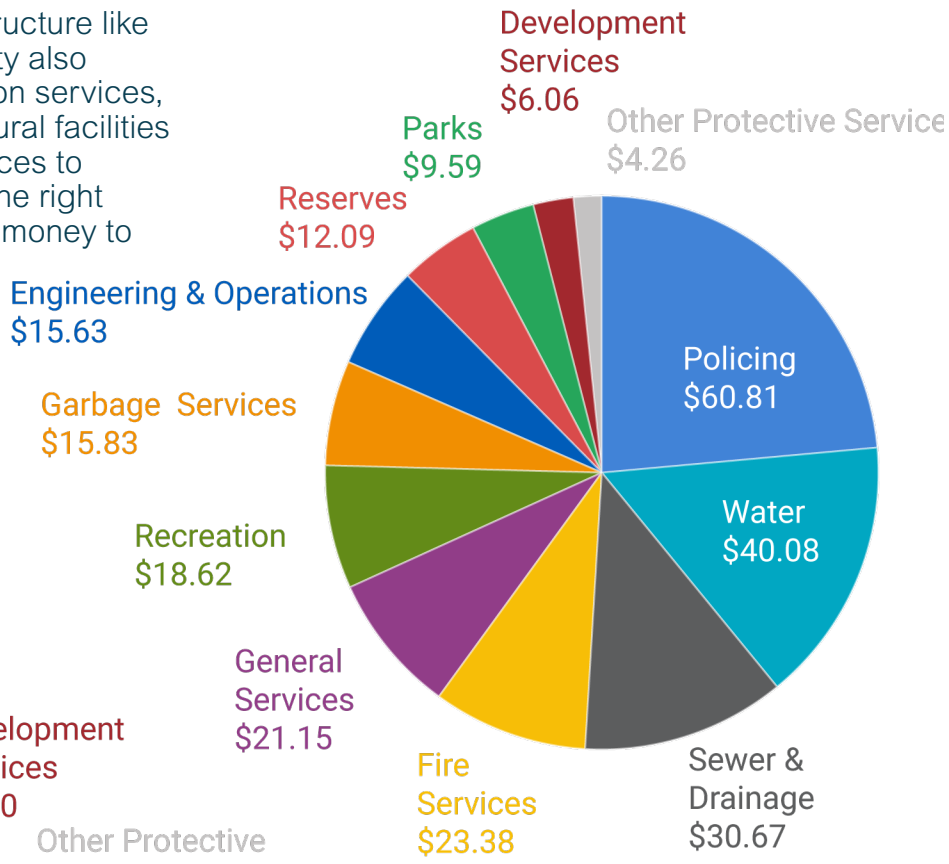
Using Casino Proceeds to fund capital projects prevents borrowing and paying principal and interest charges, which has kept the City's tax rate 17% lower while maintaining a debt-free status.

What do your tax dollars fund every month?

The City provides a range of services to its citizens, including critical infrastructure like streets, water, and sewer. The City also provides police and fire protection services, operates the recreation and cultural facilities and provides development services to assist businesses. The chart to the right shows where the city spends its money to provide these services.

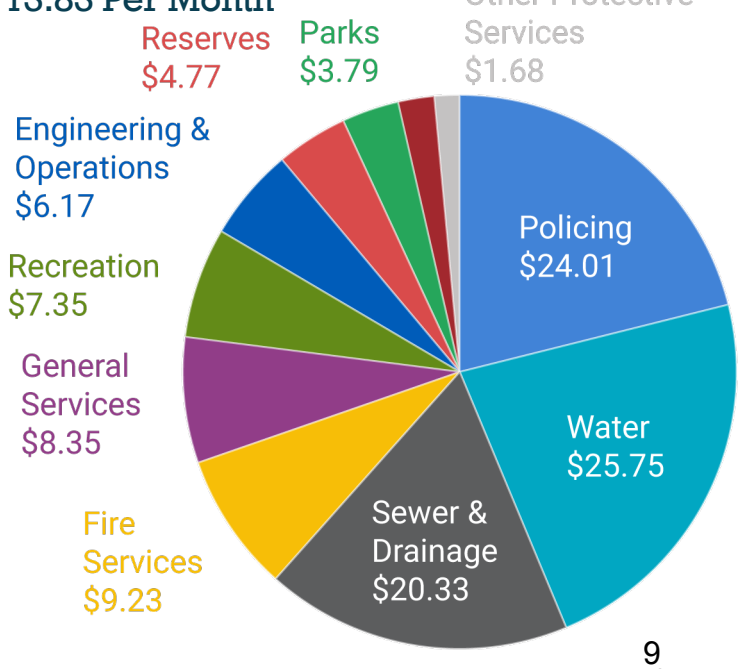
Single Family Homes

$258.17 Per Month



Multi-Family Homes

$113.83 Per Month



Strategic Initiatives

2017 - 2021 Strategic Plan

2018 Accomplishments

Infrastructure Renewal

Initiative: Develop an asset management policy to establish the organization's commitment to asset management with stable, long-term funding for the operation, maintenance, renewal, replacement or decommissioning of municipal assets.

Accomplishment: A new Asset Management Software package was purchased and is being implemented to help staff oversee, coordinate and optimize the maintenance and replacement of the city's aging infrastructure. A benefit of this new program is that the asset information will be linked to the city's mapping system to provide quick and up-to-date information across multiple departments and will assist in better decision making.

Looking Ahead: An automated notification system will be implemented as part of this project to ensure systematic and timely work orders are issued for all assets.

Quality of Life

Initiative: Partner with community groups to host more organized events and activities in the downtown.

Accomplishment: The City partnered with 8 downtown businesses and 22+ artists to host a two day Art Crawl event in the downtown core.

Looking Ahead: Langley City will host a multi-day event in early 2019, Roger's Hometown Hockey.

Communication

Initiative: Hold regular neighbourhood meetings and other forums, for City Council to communicate and interact directly with residents.

Accomplishment: Langley City Council and staff held three successful Neighbourhood Meetings in 2018. Langley City also held many public open houses, events, meetings where residents could provide their feedback. Council also attended many of these events to interact directly with residents and listen to their feedback.

Looking Ahead: Langley City Council and staff will continue to hold Neighbourhood Meetings, open houses and other meetings to provide residents with the opportunity to provide their feedback to staff and Council.

Revitalization

Initiative: Update City Bylaws, such as zoning, land use contract, business license, sign, building & plumbing, subdivision & development servicing, to maintain economic competitiveness.

Accomplishment: Langley City adopted a new vision strategy, Langley City: Nexus of Community and the Langley City Vision: Recommendations and Implementation Report to guide growth and development over the next 25+ years.

Looking Ahead: Langley City will be implementing the Nexus of Community Vision and a part of that vision is to update the Official Community Plan (OCP), Zoning Bylaws and the Nicomekl River District Neighbourhood Plan.

Environment

Initiative: Use an adaptive management approach to implementation of the Upper Nicomekl River Integrated Storm Water Management Plan (NRISMP).

Accomplishment: Ground water recharge and reducing peak flows from storm water runoffs were reviewed within the Subdivision & Development Bylaw.

Looking Ahead: The Subdivision & Development Bylaw is scheduled to be completed at the end of 2019. The NRISMP will likely take a number of years to complete since there are a number of storm water projects identified in the plan that need to be added to Development Cost Charge update which is currently scheduled for 2020.

Protective Services

Initiative: Implement the strategies from the Crime Prevention Plan

Accomplishment: Langley City extended the Crime Prevention Task Group Terms of Reference to December 2018. The Crime Prevention Task Group planned the "Know Your Neighbour" Door-to-Door Campaign to promote and educate the public about crime prevention initiatives and encourage residents to make a concerted effort to get to know their neighbours to increase a sense of ownership and security to an area. The Crime Prevention Task Group attended the City's Neighbourhood Meetings to recruit volunteers to go door to door and provide information about crime prevention to interested residents.

Looking forward: The Crime Prevention Task Group Terms of Reference was extended to December 2019 to allow the group to fulfill it's mandate.

Organizational Excellence

Initiative: Maintain our results-oriented work force that possesses a "can do" attitude.

Accomplishment: All staff regularly communicate that they place a high value on customer service. The City has developed a process where candidates for all positions are assessed for customer service skills, and reports of customer service concerns are dealt with effectively.

Looking Ahead: All staff are actively involved in delivering service to our customers and will ensure our standards continue to be met.

For more information on our 2017-2021 Strategic Plan , click here.

Departmental Overviews

Contents

14 Administration

16 Corporate Services

18 Engineering, Parks & Environment

20 Development Services & Economic Development

22 Recreation, Culture & Community Services

24 Fire Rescue Services

26 Langley RCMP

Administration

The Administration Department informs, advises and provides services to City Council, direction and assistance to City departments and services to the public, and leads the overall conduct of the City in pursuing the City's vision and mission while maintaining City values.

The department executes policies and decisions of Council, oversees and enforces all policies and City bylaws, facilitates and coordinates the flow of information internally and externally, supports council and committee meetings, and processes requests for information under the Freedom of Information and Protection of Privacy Act. The Administration department also coordinates the recruitment process and labour relations activities, oversees corporate training, health and safety, human resources programs, and professional development initiatives, and manages all communication platforms including the City's website, media relations, message development for City spokespeople, and provides communications support to members of Council, City committees and all City departments.

Accomplishments

Office of the CAO

- Completed the visioning document, Langley City: Nexus of Community and the Recommendations and Implementation Report.
- Completed the City Hall Outdoor Space
- Completed the 2018-2020 Marketing Communications Plan and the City's first event campaign
- Published 70+ announcements and 20 video spotlights

Langley City: Nexus of Community Plan

Corporate Officer Division

- Conducted Local Government and School Trustee Elections
- Processed 56 Freedom of Information requests
- Processed 51 new or amending bylaws
- 57 Council Meetings and 20 Council led events

Community Safety Division

- Responded to 8,718 Calls for Service
- Issued 3,589 parking violations

Human Resources Division

- Hired 58 new employees.
- 24 Occupational Health and Safety Committee Meetings
- 26 Occupational Health and Safety workplace inspections

Looking forward

From the direction of Council, the Administration Department will establish an Environmental Task Group, an Economic Development Task Group, an Arts and Culture Task Group and a Performing Arts and Cultural Centre Task Group to carry out Phase 2 of the feasibility study.

Corporate Services

The Corporate Services Department oversees the financial operation of the City and is responsible for the accounting, budgeting and reporting functions, revenue collection, cash management and investments, insurance and risk management while providing advice to staff and Council to ensure strong fiscal management.

The department is responsible for the City's strategic direction for information technology and technological infrastructure, and also acts as the City's principal contact for contract partners like the RCMP (Royal Canadian Mounted Police), LYFS (Langley Youth and Family Services) and the FVRL (Fraser Valley Regional Library).

16

Accomplishments

Finance Division

- Compiled the 2018 Financial Plan and Capital Improvement Plan.
- Added a number of users to the online My City module allowing residents online access to property tax, utility, dog and business licence accounts

Information Technology Division

- Completed Wi-Fi Expansion in all City facilities and launched Langley City Public Wi-Fi
- Upgraded the VoIP phone system with a new server, switches and software

LYFS (Langley Youth and Family Services

- 460 new client referrals
- 2,110 Counselling sessions recorded

RCMP (Royal Canadian Mounted Police)

- Sponsored 100 kids at the annual RCMP cadet camp

Langley City
THE PLACE TO BE

YOUR TAX DOLLARS AT WORK

2018 Capital Projects

Message from Mayor Ted Schaffer

City Council is challenged every year to balance the increasing needs of the community against additional tax burdens to our citizens. The 2018 Financial Plan had a gap of $1,268,790 between total revenues and planned expenditures which equated to a 4.94% increase in property taxes to balance the budget.

The assessment value of multi-family homes increased on average 17% more than single-family homes, reversing the trend seen in the last 5 years and driving the tax rate higher for this class of properties.

City Council has heard from taxpayers, and the 2018 Financial Plan was developed to address the priority areas identified at the Neighbourhood Meetings and the Financial Open House which include the upkeep of parks, boulevards and trails, infrastructure renewal, recreational opportunities, and public safety and homelessness.

The 2018 Financial Plan was adopted in February, and includes playground upgrades and park improvements at City Park and Douglas Park, Logan Creek culvert replacement, Duncan Way pedestrian improvements, new Brydon Park and Linwood Park upgrades, a community garden at Michaud Park, Penzer Park bathroom and parking lot expansion, and Douglas Crescent road improvements between 206 Street and 208 Street. The budget also includes a provision for additional bylaw enforcement and a policing increase to lower the vacancy rate at the detachment, resulting in more RCMP members being deployed in the City.

On behalf of my Council colleagues, I am proud to report to our citizens, taxpayers, and stakeholders that Langley City has maintained its 'debt-free' status while continuing to achieve some significant milestones in our community.

I want to assure you that City Council is conscientious and purposeful during the budget deliberation process to ensure that we achieve this balance as we are committed to improving the livability of our community while being fiscally responsible, making Langley City "the Place to Be!"

Sincerely,

Mayor Ted Schaffer

Douglas Park Playground

Two Nicomekl Pedestrian Bridge Replacements

*for illustrative purposes only

Brydon Park Zip Line

City Park Playground

Logan Creek Culvert Replacement

*for illustrative purposes only

Michaud Community Garden

Linwood Park Playground

2018 Tax Insert

Looking forward

In 2019, the Corporate Services department will appraise City facilities for insurance renewal purposes, provide more online payment options and consider electronic fund transfer payments to suppliers, and Information Technology division will be working with the Administration department to update and improve the public facing website (langleycity.ca).

Engineering, Parks & Environment

Engineering, Parks & Environment Department ensures the safe and efficient movement of people, goods and services within Langley City. Functions include providing technical expertise and supervision for municipal infrastructure projects, road maintenance, environmental programs, transportation, sanitary, storm drainage, water, solid waste systems, traffic operations and signage. Engineering Services liaisons with various government partners, provide technical support, mapping services. Engineering Operations performs maintenance and repair services for the City's road network, responds to spills and contamination of watercourses, manages the water supply network, sanitary sewer and drainage infrastructure, and is responsible for fleet and equipment maintenance and Operations Centre support such as Dispatch and the Maintenance Management Systems. Park Operations supervises and administers all park functions and activities such as parks master planning, parks facilities, trail networks, irrigation and drainage systems and field maintenance.

18

Accomplishments

Engineering Services

- Processed 203 permits
- Installed 2 pedestrian bridges
- Completed concept designs for Fraser Hwy one way and started detailed design
- Completed 3 traffic signals and 2 Special Xwalk signals

1948

Requests For Service completed

Engineering Operations

- Disconnected old services and installed new services at 56 development sites
- Serviced 145 city fire hydrants
- Performed traffic signal maintenance on 47 of our signalized intersections

Parks Operations

- Replaced playgrounds at Douglas Park and City Park and added Zip Line feature at Brydon Park
- Installed new overflow parking lot and washroom facilities at Penzer Park
- Installed 17 new picnic tables and 19 benches in various City parks
- Installed new community garden in Michaud Park

Looking forward

In 2019, Engineering, Parks & Environment department will complete the Douglas Crescent (between 206 Street and 208 Street) road and underground infrastructure rehabilitation project, implement traffic calming at three elementary schools, install more garbage cans at Nicomekl Floodplain trail entrances and complete the City Park renewal project including new paved trails, an off-leash dog park and passive park space.

Development Services & Economic Development

The Development Services & Economic Development Department is responsible for planning and development of the community in accordance with the direction provided by City Council. The department prepares policies, plans and bylaws for the management of growth and development including the Official Community Plan and Zoning Bylaw. The department also includes building inspection and business licensing functions to ensure public health and safety in accordance with the B.C. Building Code and consistency with municipal bylaws. The department advances economic development objectives in line with the City's Economic Development Strategy.

Accomplishments

- Processed 54 new development applications for 1,098 multifamily residential units, 19 single family lots, 28 intermediate care seniors units and 400 square metres of commercial floor space
- Processed 316 new Building Permit applications with a construction value of $116 million (new City record)
- Processed 290 new Business License applications
- Implemented Economic Development Strategy and the Business Retention & Recruitment Strategy
- Completed the Community Profile

1886

Business Licences Issued

Community Profile

Looking forward

The Development Services & Economic Development Department will participate in UDI events, update the Neighbourhood Profiles and educational book, conduct the 2019 Community Survey and support the development of a New Official Community Plan (OCP), Nicomekl River District Neighbourhood Plan and zoning bylaw. The department will also be updating information on the website in relation to these initiatives.

Recreation, Culture & Community Services

The Recreation, Culture and Community Services Department creates recreational opportunities that nurture healthy individuals and families, strong and unique neighbourhoods, a vibrant city, and a thriving economy. The Recreation team manages programming and recreation facilities, organizes and coordinates community events, works with community partners groups and committees, and enriches Langley City's quality of life by providing and facilitating diverse recreational, cultural and community experiences. Recreation, Culture and Community Services Department plays a vital role in the social, economic, environmental, physical, and mental wellbeing of our city.

22

Accomplishments

The Recreation, Culture and Community Services Department can be summarized in five distinct categories: Programming & Marketing, Facilities, Community Events, Partnerships and Committees, and Customer Service. Since 2016, the department has made significant strides in the following areas:

61%%
increase in all events

42%
increase in seasonal programming

47%
increase in Facility and Field rentals

18%
increase in fitness drop-in participants

49%
in registered programs offered

65%
increase in using a pass for Timms Community Centre Drop-in programs

2018 Movie in the Park event

Looking forward

In 2019, the Recreation, Culture & Community Services department will hold more evening and winter events and programs and more events for kids at Halloween; live minimally workshop, events focused on arts, wellness and environment, finalize the special event strategy and begin implementation, and carry out Phase 2 of the Performing Arts and Cultural Centre study.

Fire Rescue Service

Fire-Rescue Services protects life, property and the environment through effective emergency management, fire protection and prevention including fire code inspections, education and training, and fire operations, and by responding to emergencies. In addition to fire suppression, rescue service and emergency medical services, other roles include working with our community emergency service partners, emergency planning, and providing community outreach.

Accomplishments

- Ongoing training of city staff in Emergency Operations Centre (EOC) roles
- Ongoing development and revision of department Operational Guidelines
- Establishment of joint training with TOL Fire Department
- Ongoing fire inspector training for career firefighters
- Established High School student work experience program
- Fire Prevention Week Open House

2587

Calls For Service

Looking forward

In 2019, the Fire Service Rescue Department will complete a joint Emergency Scene Management Training with the Township of Langley, implement a department online training platform, complete Live Fire Training, and Heavy Vehicle Training with the Township of Langley.

Firefighters with the new Fire Service Truck

Langley RCMP

The Langley Royal Canadian Mounted Police (RCMP) provides policing services to both the City and Township of Langley. These services include; frontline policing, general investigations, serious crimes, drugs, street enforcement, community policing, gang enforcement, forensic identification, police dog services, air support. Combined efforts amongst police and civilian staff strive toward public safety and crime prevention in the City of Langley.

Accomplishments

The arrest, charge and conviction of two individuals that were assaulting, threatening and robbing Langley's most vulnerable has dramatically decreased the number of incidents in the City core. Once the two individuals were identified, Langley police officers were able to conduct a successful investigation resulting in the incarceration of known criminals.

Langley Detachment was able to obtain a Mercedes Benz C63 vehicle that was seized through asset/civil forfeiture to promote the "End Gang Life" program. It has been strategically utilized in various events in connecting with youth to discuss gang life and the risks associated with that lifestyle.

For the past two summer seasons, Langley RCMP officers have been assisting the Province in combating wildfires in various regions of BC. Police officers have played unique roles in ensuring public safety during these incidents of extreme weather volatility.

13,806
CALLS FOR SERVICE

57%
reduction in drug offenses.

Looking forward

Langley Detachment has created an outreach team comprised of 4 police officers to address homelessness within Langley City. To date there have been numerous referrals to various agencies and within a few short months, the number of homeless persons have decreased due to partnerships and common goals. These efforts will continue to ensure the appropriate agencies are engaged ultimately reducing the number of homeless individuals and enhancing public safety.

27

Community Grants

2018 Community Grants

1	Alano Club of Langley	$	1,000.00
2	Bard in the Valley	$	11,174.56
3	Big Brothers Big Sisters of Langley	$	4,808.00
4	Boys and Girls Clubs of South Coast BC	$	6,450.00
5	Brookswood Baptist Church - Homeless Feeding Program	$	203.67
6	Canadian Animal Rescue & Extended Shelter Society (CARES)	$	500.00
7	Cerebral Palsy Association of BC	$	500.00
8	Children of the Street Society	$	1,000.00
9	Children's Wish Foundation	$	1,000.00
10	Civix	$	1,000.00
11	DLBA - Arts Alive	$	11,000.00
12	DLBA - Start It Up	$	5,000.00
13	Douglas Park Community School Society	$	2,550.00
14	Encompass Support Services Society - (Best Babies)	$	3,660.00
15	Fibromyalgia Well Spring Foundation	$	1,000.00
16	Fraser Region Community Justice Initiatives (CJI)	$	2,000.00
17	Fraser Valley Cultural Diversity Awards	$	500.00
18	HD Stafford Middle School	$	1,500.00
19	Ishtar Transitional Housing Society	$	1,350.00
20	Kiwanis Fraser Valley Music Festival Society	$	5,000.00
21	Langley 4H District Council*	$	150.00
22	Langley Amateur Radio Association	$	262.60
23	Langley Arts Council	$	1,600.00
24	Langley Baseball Association	$	8,000.00
25	Langley Cares Foundation - Langley Lodge	$	10,000.00
26	Langley Childrens Committee	$	600.00
27	Langley Community Farmer's Market	$	5,300.00
28	Langley Field Naturalists	$	1,000.00
29	Langley Flippers Swim Club	$	1,232.00
30	Langley Fundamental Middle / Secondary School Dry Grad	$	500.00
31	Langley Lawn Bowling Club	$	6,000.00
32	Langley Literacy Association	$	2,500.00
33	Langley Meals on Wheels	$	1,009.40
34	Langley Pos-Abilities Society	$	985.31
35	Langley Royal Canadian Legion (Remembrance Day)*	$	2,400.00
36	Langley Scholarship Committee*	$	4,500.00
37	Langley Secondary School Dry Grad Committee	$	500.00
38	Langley Senior Resources Society	$	15,000.00
39	Langley Ukulele Association	$	1,650.00
40	Lower Fraser Valley Aboriginal Society	$	2,500.00
41	Mountain Secondary School Dry Grad	$	500.00
42	Nicomekl Elementary School	$	5,000.00
43	Parkinson Society BC Langley Chapter	$	236.25
44	Pitch in Canada*	$	425.00
45	Pucks Powerplay Foundation	$	2,660.00
46	Seniors of Langley	$	270.00
47	Southgate Christian Fellowship	$	4,500.00
48	Terry Fox Run	$	800.00
49	Valley Therapeutic Equestrian Association	$	500.00
50	Weekend Fuelbag	$	2,600.00
51	Youth Parliament*	$	1,000.00
52	City Sponsorship Advertising	$	2,000.00
	January Submission Total	**$**	**125,976.79**
	June Submission Total	**$**	**21,400.00**
	Community Grants Total	**$**	**147,376.79**

City Council Awarded $ 147,376.79 in 2018

29

Permissive Tax Exemptions

Name	Exemption
Anglican Parish of St. Andrew	$ 22,890
Bridge Community Church	10,430
Church of the Nazarene	20,586
City of Langley	105,715
Global School Society	10,247
Langley Association for Community Living	16,912
Langley Care Society	63,743
Langley Community Music School	48,676
Langley Community Services	13,275
Langley Evangelical Free Church	26,331
Langley Hospice Society	5,911
Langley Lawn Bowling Club	33,344
Langley Seniors Resource Society	53,845
Langley Stepping Stones	6,498
New Apostolic Church Canada	6,671
Salvation Army - Gateway of Hope	2,963
Southgate Christian Fellowship	42,970
St. Joseph Roman Catholic Church	59,106
United Church of Langley	15,109
Vineyard Christian Fellowship	24,223
	$ 589,445

Financial Statements

Director of Corporate Services Letter of Transmittal

June 1, 2019

Mayor van den Broek and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2018.

FINANCIAL STATEMENTS

The following statements are a requirement under Section 167 of the Community Charter and have been prepared by city staff in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board (PSAB) for the Canadian Institute of Chartered Accountants. It is the responsibility of the management of the City of Langley to prepare the Consolidated Financial Statements and to ensure the accounting procedures and systems of internal control are in place to safeguard the City's assets. The report is intended to provide reliable and accurate financial information of the City to residents, taxpayers and other readers.

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2018 and its consolidated results of operations, consolidated changes in net debt, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2018. The City has a healthy net financial assets balance of $39 million.

The City's accumulated surplus includes $258 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) which increased $13.5 million in 2018 less the $5.9 million in amortization expenses and the disposal of assets like vehicles being replaced.

With the exception of the Water, Sewer, Parks and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2018 met the budgeted projections. The City collected $27.5 million in taxation revenues and a further $9.1 million in water and sewer user rates. The three largest operating cost centers are policing, engineering services and general government services which includes an allocation for community grants.

The City will build upon our key strategic priorities to enhance the well-being of our residents and continue to provide the high level of community services that make the City of Langley the Place to Be.

Respectfully submitted,

Darrin Leite, CPA, CA
Director of Corporate Services

Management's Responsibility

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.

Darrin Leite, CPA, CA
Director of Corporate Services

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BDO Canada LLP
600 Cathedral Place
925 West Georgia Street
Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Consolidated Entity") which comprise the Consolidated Statement of Financial Position as at December 31, 2018 and the Consolidated Statements Operations, Consolidated Changes in Net Debt, and Consolidated Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2018 and its consolidated results of operations, consolidated changes in net debt, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any for of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the consolidated financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
April 29, 2019

Consolidated Statement of Financial Position
at December 31, 2018 with comparative figures for 2017

	2018	2017
Financial Assets		
Cash & cash equivalents (Note 2)	$ 22,159,086	$ 26,018,285
Accounts receivable		
Taxes and utilities receivable	4,552,418	4,154,907
Receivables from other governments	2,168,321	5,463,690
Other receivables	2,090,225	1,499,807
Portfolio investments (Note 2)	42,098,460	27,098,165
	73,068,510	64,234,854
Liabilities		
Prepaid property taxes	4,323,597	4,251,021
Accounts payable and accrued liabilities	10,862,338	9,656,461
Employee future benefits (Note 3)	347,452	329,100
Deferred revenue	1,336,900	1,157,831
Deferred development cost charges (Note 4)	17,579,002	13,835,199
	34,449,289	29,229,612
Net Financial Assets	38,619,221	35,005,242
Non-Financial Assets		
Prepaid expenses	107,632	93,142
Supplies inventory	122,873	120,353
Tangible capital assets (Schedule 4)	257,942,522	250,317,972
	258,173,027	250,531,467
Accumulated Surplus (Note 5)	$ 296,792,248	$ 285,536,709

See accompanying notes to consolidated financial statements.

Darrin Leite, CPA, CA
Director of Corporate Services

Val van den Broek
Mayor

Consolidated Statement of Operations
Year ended December 31, 2018 with comparative figures for 2017

	2018 Financial Plan	2018	2017
	(Note 13)		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	$ 27,661,540	$ 27,504,153	$ 26,152,151
User fees and other revenue	11,756,070	15,772,694	12,601,039
Gaming proceeds	6,800,000	7,752,596	7,577,431
Government transfers (Note 7)	1,754,190	1,953,717	7,573,037
Investment earnings	607,350	1,186,465	783,277
Use of development cost charges (Note 4)	1,098,900	797,718	782,621
Gain (loss) on disposal of tangible capital assets	-	420,894	(84,421)
Contributed tangible capital assets	-	1,117,743	253,717
	49,678,050	56,505,980	55,638,852
Expenses (Schedules 2 & 3)			
General government services	5,215,095	5,126,883	4,684,312
Police service	12,343,840	12,004,352	11,112,031
Fire service	4,822,775	4,436,465	4,448,691
Other protective services	826,425	798,060	765,810
Engineering operations	6,293,735	5,820,568	5,852,316
Water utility	3,961,085	3,988,915	3,865,341
Sewer and drainage utility	3,535,945	3,710,405	3,348,534
Development services	1,461,295	1,159,947	1,161,110
Solid waste	657,410	655,515	631,752
Recreation services	4,877,935	4,784,063	4,765,358
Parks	2,540,965	2,765,268	2,288,464
	46,536,505	45,250,441	42,923,719
Annual Surplus	3,141,545	11,255,539	12,715,133
Accumulated Surplus - beginning of year	285,536,709	285,536,709	272,821,576
Accumulated Surplus - end of year (Note 5)	$ 288,678,254	$ 296,792,248	$ 285,536,709

See accompanying notes to consolidated financial statements.

Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2018 with comparative figures for 2017

	2018 Financial Plan	2018	2017
	(Note 13)		
Annual Surplus	$ 3,141,545	$ 11,255,539	$ 12,715,133
Change in Capital Assets			
Acquisition of tangible capital assets	(9,970,270)	(12,373,678)	(15,757,321)
Contributed tangible capital assets	-	(1,117,743)	(253,717)
Amortization	5,278,040	5,657,083	5,320,689
Proceeds from sale of tangible capital assets	-	630,682	51,800
(Gain) loss on disposal of tangible capital assets	-	(420,894)	84,421
	(4,692,230)	(7,624,550)	(10,554,128)
Change in Other Non Financial assets			
(Increase) decrease in prepaid expenses	-	(14,490)	24,233
(Increase) decrease in supplies inventory	-	(2,520)	(13,021)
	-	(17,010)	11,212
Increase (Decrease) in Financial Assets	(1,550,685)	3,613,979	2,172,217
Net Financial Assets - beginning of year	35,005,242	35,005,242	32,833,025
Net Financial Assets - end of year	$ 33,454,557	$ 38,619,221	$ 35,005,242

See accompanying notes to consolidated financial statements.

Consolidated Statement of Cash Flows
Year ended December 31, 2018 with comparative figures for 2017

	2018	2017
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	$ 11,255,539	$ 12,715,133
Items not involving cash:		
Development cost charge revenue recognized	(797,718)	(782,621)
Amortization	5,657,083	5,320,689
Amortization of investment premiums and discounts	(1,648)	(1,835)
Contributed tangible capital assets	(1,117,743)	(253,717)
(Gain) loss on disposal of tangible capital assets	(420,894)	84,421
Changes in non-cash working capital:		
Accounts receivable	2,307,440	(2,348,697)
Prepaid property taxes	72,576	14,430
Accounts payable and accrued liabilities	1,224,229	334,376
Prepaid expenses	(14,490)	24,233
Supplies inventory	(2,520)	(13,021)
Deferred revenue	179,069	118,945
	18,340,923	15,212,336
Capital Transactions		
Cash used to acquire tangible capital assets	(12,373,678)	(15,757,321)
Proceeds from sale of tangible capital assets	630,682	51,800
	(11,742,996)	(15,705,521)
Financing Transactions		
Receipt of deferred development cost charges and interest earned	4,541,521	3,295,849
Investing Transactions		
Purchase of investments	(52,100,000)	(25,101,353)
Redemption of investments	37,101,353	23,141,397
	(14,998,647)	(1,959,956)
(Decrease) Increase in Cash and Cash Equivalents	(3,859,199)	842,708
Balance - beginning of year	26,018,285	25,175,577
Balance - end of year	$ 22,159,086	$ 26,018,285

See accompanying notes to consolidated financial statements.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

Gaming proceeds
Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers
Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings
Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges
Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and acccrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development cost charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets
Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:
The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):
Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:
Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2018 or December 31, 2017.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

2. Cash, cash equivalents and portfolio investments:

	2018	2017
Deferred development cost charges	$ 16,614,332	$ 13,040,627
Statutory reserves	8,964,086	6,910,642
Non-statutory reserves	25,959,140	24,468,663
Operating funds	12,719,988	8,696,518
	$ 64,257,546	$ 53,116,450
Cash and cash equivalents	$ 22,159,086	$ 26,018,285
Portfolio investments	42,098,460	27,098,165
	$ 64,257,546	$ 53,116,450

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2017 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.80% and 3.20% (2017 - 1.40% and 3.08%) with varying maturity dates up to 72 months. The market value of the investments as at December 31, 2018 was $42,108,376 (2017 - $27,129,910). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015 and is projected to December 31, 2018. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2018 was $347,452 (2017 - $329,100), comprised as follows:

	2018	2017
Benefit liability - beginning of year	$ 329,100	$ 317,848
Current service cost	35,400	34,500
Interest cost	13,000	12,900
Benefits paid	(42,400)	(48,500)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	$ 347,452	$ 329,100
Accrued benefit obligation - end of year	$ 426,500	$ 420,500
Unamortized actuarial loss	(79,048)	(91,400)
Benefit liability - end of year	$ 347,452	$ 329,100

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2018	2017
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

4. Deferred development cost charges:

	Balance at Dec. 31, 2017	Contributions Received	Interest Earned	Use of Development Cost Charges	Balance at Dec. 31, 2018
Drainage	$ 2,950,163	$ 514,059	$ 69,117	$ (123,750)	$ 3,409,589
Public Open Spaces	4,616,002	188,125	98,486	(472,986)	4,429,627
Roads	2,770,621	1,692,391	77,874	(180,661)	4,360,225
Sewer	2,336,343	1,397,586	66,133	(20,321)	3,779,741
Water	1,162,070	408,142	29,608	-	1,599,820
	$13,835,199	$ 4,200,303	$ 341,218	$ (797,718)	$ 17,579,002

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2018	2017
Operating surplus		
General	$ 1,375,798	$ 1,293,587
Sewer & Drainage	1,147,115	1,142,801
Water	1,403,587	1,403,044
	3,926,500	3,839,432
Equity in tangible capital assets		
General	204,063,676	199,182,592
Sewer & Drainage	30,846,489	28,438,803
Water	23,032,357	22,696,577
	257,942,522	250,317,972
Reserves (Schedule 1)		
Statutory reserves	8,964,086	6,910,642
Non-statutory reserves	25,959,140	24,468,663
	34,923,226	31,379,305
	$ 296,792,248	$ 285,536,709

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2018 Financial Plan	2018	2017
City tax levies	$ 27,113,085	$ 26,952,217	$ 25,611,686
Grants in lieu of taxes	548,455	551,936	540,465
	27,661,540	27,504,153	26,152,151
Levies for other organizations			
School taxes		14,308,048	13,709,858
TransLink		2,872,013	2,699,413
British Columbia Assessment Authority		440,504	409,960
Metro Vancouver		473,148	371,313
Downtown Langley Merchants Assoc.		443,237	422,130
Municipal Finance Authority		1,991	1,684
Total collections for others		18,538,941	17,614,358
		$ 46,043,094	$ 43,766,509

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

7. Government transfers:

	2018 Financial Plan	2018	2017
Federal Government			
Community works fund	$ 127,680	$ 133,883	$ 128,660
	127,680	133,883	128,660
Provincial Government			
Hotel tax revenue	165,000	171,404	163,646
Carbon tax revenue sharing	20,500	20,498	20,512
Traffic fine revenue sharing	475,000	452,388	472,123
Infrastructure funding	-	108,649	5,375,983
	660,500	752,939	6,032,264
Municipalities and Regional Authorities			
Police capital adjustment	33,880	40,227	33,881
Langley Youth & Family Services	358,635	356,090	329,677
Emergency preparedness	36,495	20,682	26,176
Major road network	537,000	641,000	537,000
Infrastructure funding	-	8,896	485,379
	966,010	1,066,895	1,412,113
	$ 1,754,190	$ 1,953,717	$ 7,573,037

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2018	2017
Langley Christmas Bureau	$ 280,265	$ 261,471
Refundable deposits	14,278,015	8,937,161
Road bond reserve	41,350	41,350
GVS & DD development cost charges	100,265	64,920
	$ 14,699,895	$ 9,304,902

These funds were received from the public for specific purposes or are deposited by developers and held by the City u aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2018			201
	Operations	Capital	Total	Tot
Salaries & benefits	$ 13,294,321	$ 272,527	$ 13,566,848	$ 13,58
Goods and services	26,299,037	12,101,151	38,400,188	39,77
Contributed tangible capital assets	-	1,117,743	1,117,743	25
Total expenditures	39,593,358	13,491,421	53,084,779	53,61
Amortization	5,657,083	-	5,657,083	5,32
Total expenditures & expenses	$ 45,250,441	$ 13,491,421	$ 58,741,862	$ 58,93

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

11. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The bc trustees, representing plan members and employers, is responsible for administering the plan, including investme assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension be are based on a formula. As at December 31, 2017, the plan has about 197,000 active members and approximatel 95,000 retired members. Active members include approximately 39,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of funding. The actuary determines an appropriate combined employer and member contribution rate to fund the pla actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-tern of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This ra may be adjusted for the amorization of any actuarial funding surplus and will be adjusted for the amorization of an unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a $2,224 million fur surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuat surplus and pursuant to the joint trustee agreement, $1,927 million was transferred to the rate stabilization accour $297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Langley paid $1,038,327 (2017 - $1,037,870) for employer contributions while employees contributed $846,894 (2017 - $817,705) to the plan in fiscal 2018.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made d the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities a accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, and cost to individual employers participating in the plan.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome o these claims cannot reasonably be determined at this time.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

13. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capita Improvement Plan bylaw adopted by City Council on February 19, 2018 and does not reflect any amendments app after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financial Plan
Surplus as per Financial Plan Bylaw No. 3051	$ -
Capital asset additions	9,970,270
Transfer to non-statutory reserves	8,680,745
Transfer to statutory reserves	1,569,970
Amortization expense	(5,278,040)
Transfer from non-statutory reserves	(9,254,735)
Transfer from statutory reserves	(2,391,665)
Transfer from surplus	(155,000)
Financial Plan Surplus as per Consolidated Statement of Operations	$ 3,141,545

14. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to con various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these contributions vary depending on development activity and fair value of the assets received at time of contribution, cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that of the net gaming income from the Cascades Casino will be paid the City of Langley, as financial assistance, for a purpose that would be of public benefit to the city. In 2018, the City recognized $7,752,596 in revenues from the Province. Future revenues are anticipated to be approximately $7.2 million per year but are dependant on the am of gaming that occurs at the casino in any given year.

Schedule 1
Consolidated Schedule of Statutory and Non-statutory Reserves
Year ended December 31, 2018

Statutory Reserves	Balance at Dec. 31, 2017	Developer Contributions	Internal Transfe Additions
Capital Works	$ 3,937,766	$ -	$ 4,545,13
Equipment Replacement-Fire Dept.	885,580	-	64,98
Lane Development	259,199	-	-
Machinery Replacement	1,334,303	-	467,24
Off-Street Parking	255,814	-	10,43
Office Equipment Replacement	14,714	-	46,50
Parks and Recreation	185,654	-	177,50
P&R Future Projects	37,612	-	-
Total	$ 6,910,642	$ -	$ 5,311,80

Non-statutory Reserves	Balance at Dec. 31, 2017	Developer Contributions	Internal Transfe Additions
Community Works	$ 5,742	$ -	$ 133,88
Future Policing Costs	3,287,365	-	-
Gaming Proceeds	12,407,324	-	7,752,59
Major Road Network Rehab	1,077,100	-	399,81
Prosperity Fund	-	-	1,350,00
Sewer Future Capital	1,504,821	-	685,00
Sewer Insurance Claims	31,876	-	-
Special Bonds	4,546,921	436,800	-
Tax Stabilization	339,818	-	-
Water Future Capital	1,267,696	-	880,00
Total	$ 24,468,663	$ 436,800	$ 11,201,29

r	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2018
9	$ 88,146	$ (1,000,000)	$ (517,530)	$ (1,011,366)	$ 6,042,155
2	18,061	-	-	(272,626)	695,997
	5,551	-	-	-	264,750
3	30,119	-	-	(453,522)	1,378,143
6	5,562	-	-	-	271,812
0	654	-	(17,044)	(25,181)	19,643
0	5,316	-	(83,936)	(31,366)	253,168
	806	-	-	-	38,418
0	$ 154,215	$ (1,000,000)	$ (618,510)	$ (1,794,061)	$ 8,964,086

rs	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2018
3	$ 35	$ -	$ -	$ (127,675)	$ 11,985
	70,387	(99,663)	-	(143,815)	3,114,274
6	294,690	(675,040)	(452,686)	(7,066,580)	12,260,304
8	23,090	-	-	-	1,500,008
0	-	-	-	-	1,350,000
0	34,316	-	(166,449)	(1,149,114)	908,574
	683	-	-	-	32,559
	98,309	-	-	(259,472)	4,822,558
	7,277	-	-	-	347,095
0	31,902	-	(92,586)	(475,229)	1,611,783
7	$ 560,689	$ (774,703)	$ (711,721)	$ (9,221,885)	$ 25,959,140

Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2018

	2018 Financial Plan	General government	Police service	Fire service	Other protective services
	Note 13				
Revenue					
Property tax revenue	$ 27,661,540	$ 27,504,153	$ -	$ -	$ -
User fees and other revenue	11,756,070	2,895,844	1,625	1,263	38,094
Gaming proceeds	6,800,000	7,314,631	-	-	-
Government transfers	1,754,190	123,883	492,615	2,600	376,772
Investment earnings	607,350	1,186,465	-	-	-
Use of development cost charges	1,098,900	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	(31,418)	-
Contributed infrastructure	-	-	-	-	-
Total Revenue	49,678,050	39,024,976	494,240	(27,555)	414,866
Expenses					
Operating					
Salaries & benefits	14,338,370	2,865,098	6,650	3,567,145	108,548
Goods and services	26,920,095	1,654,606	11,914,980	575,173	689,512
	41,258,465	4,519,704	11,921,630	4,142,318	798,060
Amortization	5,278,040	607,179	82,722	294,147	-
Total Expenses	46,536,505	5,126,883	12,004,352	4,436,465	798,060
Excess (Deficiency) of Revenue Over Expenses	$ 3,141,545	$ 33,898,093	$ (11,510,112)	$ (4,464,020)	$ (383,194)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2018
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,504,153
512,915	5,023,167	4,085,835	2,021,028	663,101	98,331	431,491	15,772,694
-	-	-	-	-	357,965	80,000	7,752,596
745,945	20,000	-	191,902	-	-	-	1,953,717
-	-	-	-	-	-	-	1,186,465
180,661	-	144,071	-	-	-	472,986	797,718
475,071	(12,954)	-	-	-	-	(9,805)	420,894
699,719	126,299	291,725	-	-	-	-	1,117,743
2,614,311	5,156,512	4,521,631	2,212,930	663,101	456,296	974,672	56,505,980
1,605,381	526,454	380,121	804,824	15,712	2,244,948	1,169,440	13,294,321
2,015,757	3,026,641	2,724,758	326,534	639,803	1,736,979	994,294	26,299,037
3,621,138	3,553,095	3,104,879	1,131,358	655,515	3,981,927	2,163,734	39,593,358
2,199,430	435,820	605,526	28,589	-	802,136	601,534	5,657,083
5,820,568	3,988,915	3,710,405	1,159,947	655,515	4,784,063	2,765,268	45,250,441
$ (3,206,257)	$ 1,167,597	$ 811,226	$ 1,052,983	$ 7,586	$ (4,327,767)	$ (1,790,596)	$ 11,255,539

Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2017

	2017 Financial Plan	General government	Police service	Fire service	Other protective services
Revenue					
Property tax revenue	$26,240,955	$26,152,151	$ -	$ -	$ -
User fees and other revenue	11,116,135	1,139,049	3,875	2,440	71,159
Gaming proceeds	6,400,000	7,227,938	-	-	-
Government transfers	7,226,355	148,660	506,004	-	335,853
Investment earnings	338,500	783,277	-	-	-
Use of development cost charges	1,440,565	-	-	-	-
Gain (loss) on disposal of capital assets	-	(950)	-	-	-
Contributed infrastructure	-	-	-	-	-
Total Revenue	52,762,510	35,450,125	509,879	2,440	407,012
Expenses					
Operating					
Salaries & benefits	13,103,265	2,778,156	4,556	3,666,523	118,812
Goods and services	28,572,380	1,315,728	11,024,721	518,944	646,998
	41,675,645	4,093,884	11,029,277	4,185,467	765,810
Amortization	4,750,000	590,428	82,754	263,224	-
Total Expenses	46,425,645	4,684,312	11,112,031	4,448,691	765,810
Excess (Deficiency) of Revenue Over Expenses	$ 6,336,865	$30,765,813	$(10,602,152)	$ (4,446,251)	$ (358,798)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2017
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,152,151
336,079	4,684,300	3,804,983	1,674,151	627,210	115,007	142,786	12,601,039
-	-	-	-	-	299,493	50,000	7,577,431
5,043,132	656,000	699,230	184,158	-	-	-	7,573,037
-	-	-	-	-	-	-	783,277
33,134	-	31,109	-	-	-	718,378	782,621
(45,177)	(2,525)	(35,769)	-	-	-	-	(84,421)
161,756	52,174	39,787	-	-	-	-	253,717
5,528,924	5,389,949	4,539,340	1,858,309	627,210	414,500	911,164	55,638,852
1,696,546	503,036	372,083	811,326	17,929	2,202,620	1,078,249	13,249,836
1,998,411	2,962,250	2,410,282	323,876	613,823	1,778,797	759,364	24,353,194
3,694,957	3,465,286	2,782,365	1,135,202	631,752	3,981,417	1,837,613	37,603,030
2,157,359	400,055	566,169	25,908	-	783,941	450,851	5,320,689
5,852,316	3,865,341	3,348,534	1,161,110	631,752	4,765,358	2,288,464	42,923,719
$ (323,392)	$ 1,524,608	$ 1,190,806	$ 697,199	$ (4,542)	$ (4,350,858)	$ (1,377,300)	$ 12,715,133

Schedule 4
Schedule of Tangible Capital Assets
Year ended December 31, 2018 with comparative figures for 2017

2018	Land	Land Improvements	Buildings	
Historical cost[1]				
Opening cost	$ 66,541,381	$ 10,755,320	$ 40,705,836	$
Additions	217,879	2,150,191	767,204	
Disposals	(4,511)			
	66,754,749	12,905,511	41,473,040	
Accumulated amortization				
Opening balance	-	4,019,405	15,214,968	
Amortization expense		436,228	1,507,355	
Disposals				
	-	4,455,633	16,722,323	
Net book value	$ 66,754,749	$ 8,449,878	$ 24,750,717	$

2017	Land	Land Improvements	Buildings	
Historical cost[1]				
Opening cost	$ 66,462,265	$ 8,433,155	$ 40,259,086	$
Additions	79,116	2,322,165	446,750	
Disposals	-	-	-	
	66,541,381	10,755,320	40,705,836	
Accumulated amortization				
Opening balance	-	3,702,569	13,724,532	
Amortization expense	-	316,836	1,490,436	
Disposals	-	-	-	
	-	4,019,405	15,214,968	
Net book value	$ 66,541,381	$ 6,735,915	$ 25,490,868	$

[1]Included in historical cost are assets under construction with a total cost of $44,739,249 (2017 - $42,42
year-end.

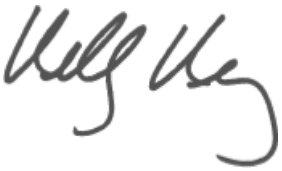
Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
7,803,792	$ 7,901,085	$ 134,896,478	$ 45,668,335	$ 32,596,925	$ 346,869,152
813,802	142,422	5,613,980	3,009,258	776,685	13,491,421
(589,132)		(371,093)	(48,896)	(51,773)	(1,065,405)
8,028,462	8,043,507	140,139,365	48,628,697	33,321,837	359,295,168
4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
396,252	364,194	1,923,531	601,572	427,951	5,657,083
(511,612)		(256,290)	(48,896)	(38,819)	(855,617)
4,206,410	5,581,196	42,315,396	17,782,208	10,289,480	101,352,646
3,822,052	$ 2,462,311	$ 97,823,969	$ 30,846,489	$ 23,032,357	$ 257,942,522

Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
6,829,316	$ 7,644,294	$ 126,614,889	$ 44,121,639	$ 30,980,622	$ 331,345,266
1,378,568	256,791	8,281,589	1,624,704	1,621,355	16,011,038
(404,092)	-	-	(78,008)	(5,052)	(487,152)
7,803,792	7,901,085	134,896,478	45,668,335	32,596,925	346,869,152
4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
322,835	322,816	1,913,366	562,267	392,133	5,320,689
(306,166)	-	-	(42,238)	(2,527)	(350,931)
4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
3,482,022	$ 2,684,083	$ 94,248,323	$ 28,438,803	$ 22,696,577	$ 250,317,972

4,090). No amortization has been recorded on these assets as they are in progress and not complete at

2018 Declaration of Disqualification

The following information is provided in accordance with Section 98(2)(e) of the Community Charter, S.B.C. 2003, c. 26, as amended. I hereby declare that there have been no applications for the declaration of disqualification of a Council member made pursuant to Section 111 of the Community Charter in 2018 pertaining to the City of Langley.



Kelly Kenney
Corporate Officer

Langley City
THE PLACE TO BE

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CITY OF LANGLEY

MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 10, 2019
7:19 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
R. Thompson, Fire Chief
K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

a. Adoption of the June 10, 2019 Regular Agenda

MOVED BY Councillor Wallace
SECONDED BY Councillor Martin

THAT the June 10, 2019 agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from May 27, 2019

MOVED BY Councillor Wallace
SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on May 27, 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. COMMUNITY SPOTLIGHTS

a. Bard in the Valley

Diane Gendron, Producer, Bard in the Valley thanked Council and staff for their support of the annual production in the city, advising that:

- last year they had 2800 people attend and overall 22,000 people have attended over the past nine years;
- this year's production is A Midsummer Night's Dream which is the same production put on in the first year;
- there will be 17 performances, 12 of which will be free of charge, including all 8 performances at Spirit Square;
- they are also the opening Act for the Township of Langley's Summer Festival Series with 4 performances;
- they will have 5 performances at Township 7 Winery;
- because the City doesn't charge the production for rehearsal or performance space the production can provide the performances at spirit Square free of charge;
- this is a family-oriented affordable cultural experience;
- the Township 7 Winery performances costs $20 per ticket and a percentage of Township 7's profits is shared with the production to offset its costs;

- the show director receives a small honorarium but all the other team members are volunteers, including cast and crew;
- expenses related to putting on the production include:
    - sound equipment rental
    - security
    - building materials for the set
    - fabric for costumes
    - insurance
    - truck rental
- financial support is received from City of Langley, Township of Langley, Downtown Langley Business Association, Rotary Club of Langley, Langley Advance Times, Aldergrove Rotary Club, a few generous patrons
- they also organize an annual youth theatre workshop
- for the past three years they have been bringing 1940s radio plays to life on stage.

4. DELEGATIONS

a. Request to Reconsider Secondary Suite Restriction

Andrea Baird advised that:

- she has lived at 4894 205A Street since 2012 and had no idea that she was living in an illegal suite situation;
- because of the City's owner occupancy requirement for secondary suites she is being evicted;
- she started a petition to obtain community support to request the City remove the restriction that the registered owner must reside on the property for the secondary suite;
- she has discovered that not many people are aware of this restriction and that many homeowners are renting out both top and bottom floors of their houses and residing elsewhere because it is financially lucrative; and renters that move in are unaware that they are moving their family into an illegal suite situation;
- there is a severe lack of rental availability in the city with only a .4 vacancy rate in the city and 1 in 5 people are spending half their income on housing and utilities;
- in reading the City's secondary suite report she found that only 13 surveys were returned in response to a community survey asking what conditions the community wanted with respect to secondary suites and of those 13 only 8 asked for owner occupancy;
- due to the shortage of rental housing, homeowners can request a lot from potential renters for example 2 months deposit, criminal record checks but renters don't have the security of knowing they won't be evicted due to the suite being deemed illegal;
- it is the renters who fall victim to this situation not the landlords.

Ms. Baird requested that:

- the owner occupancy condition be removed to give renters some security and so she can continue to live with her family within the same community;
- the survey be issued again given the length of time that has elapsed since the original survey was issued (13 years), the limited number of responses received from the community and the crisis around housing that has evolved since the survey was first issued;
- look for other ways to maintain neighbourhood character other than requiring owner occupied secondary suites;
- the owner occupier requirement of the bylaw not be enforced while the rental housing crisis exists or until such time as the requirement is reviewed.

In response to questions from Council, staff advised that:

- the suite Ms. Baird lives in is a legalized secondary suite but what makes it illegal is that it's not owner occupied;
- because the City received a complaint about the suite, the City had a fiduciary duty to investigate and act on the complaint;
- the City has extended the deadline for compliance by the owner from 60 days to 90 days to give Ms. Baird more time to find alternate housing;
- the City will be undertaking OCP and Zoning Bylaw reviews in the next 6 to 9 months and this requirement will be reviewed as part of those reviews to see if changes are warranted;
- The City's reasons for implementing the owner occupier requirement include:
    - having the owner occupy the house provides more eyes and ears to what's going on in the house;
    - an owner who lives in the house is likely to take more pride in maintaining the appearance of the house than an absentee landlord who may not and thus negatively impact the neighbourhood;
    - was intended to improve housing affordability for owners who could have renters as a mortgage helper.

b. Stop The Ocean Plastic (STOP)

Chloe Arneson, Josh Park, Alexandra Munday and Prabhasha Wickramaarachchi, a student research team from Walnut Grove Secondary that is working to raise awareness about micro plastic pollution, single use plastic pollution and marine debris advised that:

- while they support efforts to clean up existing plastic pollution, their goal is to stop the pollution at its source by dealing with the root causes:
  - throw-away culture
  - mass production
  - overconsumption
- the STOP team seeks to address the root problems through the implementation of education programs into schools
- this idea was initiated 7 months ago as a result of the Idea-X an branch off the Idea Summit. The focus of Idea-X this year was to find a solution to combat the single use plastic crisis;
- As an ocean research team, STOP's solution revolved around ocean plastic and what can be done to solve the issue;
- The team finished as finalists and received a joint scholarship and they hope to continue and expand as environmental activists;
- STOP's solution to the crisis is through education and accordingly, have presented to elementary school classes in Langley for the past 3 months, performing workshops and distributing lesson plans for teachers;
- At the end of each workshop they present a pledge to kids to create change for a greener world;
- They noticed while undertaking these workshops that many kids were already doing things to help the environment and the team learned that these kids care deeply about the environment.
- "With knowing comes caring and with caring comes action";
- By sharing the information with children at these workshops the team hopes to foster this caring attitude towards the environment in them and inspire them to take action;
- These youth are part of the first generation to grow up seeing the negative effects of climate change and will have to grow up worrying about whether global warming will destroy our eco-system before they reach their 30s;
- This generation of youth are also part of the hopeful generation inspired to create change;
- They believe this issue must be faced immediately and together;
- The team challenged the City to help create awareness of this issue with the public and how important it is to solve this problem and to keep the crisis in mind as the City undertakes its work.

In response to a question from a Council member, members of the STOP team advised that they could provide their lesson plans to the City for information.

c. Sustainabiliteens Vancouver

Jolina, Jaden and Avora, representing Sustainabiliteens, provided a youth perspective on the climate crisis.

Jolina advised that:

- when she was about 10 prior to becoming aware of the issue of global warming, she only had to worry about grades and friends, but after finding out about climate change it terrified her and made her think about her future and the climate crisis: the inevitability of the planet we live on being too hot for human life;
- The more she learned about climate change the more she began to realize the devastating impacts this could have on her life and every organism on earth but what really scared her was the fact that no one really seemed to care, so she wanted to scream "Nothing else matters if we don't have clean air to breathe or water to drink! How can you live your lives like nothing is happening? This is a crisis!" I don't understand why we are all not terrified for our lives and I still don't six years later.
- The frequency of impacts on her life due to climate change have only increased; however, she has not seen the reality of this crisis acknowledged in her school or her community;
- As of 2019 global emissions are still rising and it is hard for her to go through her day every day when every day of inaction puts her future at risk;
- She is not alone, so many of her generation feel confused and terrified and they are channelling these emotions into action.

Avora advised that:

- Sustainabiliteens are part of Climate Strike Canada, a national movement of young people from across Canada that have come together to demand that governments treat one of the biggest crises humanity has ever faced, which is climate change, as the emergency it is;
- Sustainabiliteens represent young people from across Metro Vancouver who, on January 16, 2019, organized an action and gave speeches to Vancouver City Council in support of the motion to declare a climate emergency which was passed unanimously;
- On March 15, 2019, as part of an international movement of 1.4 million young people across the world, they brought 2,000 students to the streets of Vancouver to demand climate justice;

- On March 3, 2019 they did the same, filling the streets with almost 3,000 students striking school to demand urgent climate action.

Jaden advised that:

- Sustainabiliteens appreciates all the environmental programs City of Langley has implemented to date which could form part of a well-developed mitigation plan that they understand so far doesn't exist.

The team members further advised that:

- Canada has historically produced emissions far above its fair share and we must be bolder than the global average;
- City of Langley should be taking drastic action which would include an accessible mitigation plan and bolder, more immediate emission reduction targets to better align with the IPCC report on the consequences of 1.5 degrees Celsius of warming which told us we need to reach global emission reductions by 2050 in order to stay below 1.5 degrees Celsius of warming and avoid a climate catastrophe.

The team requested the City of Langley adopt an emission reduction strategy of 25% by 2030 and 0% by 2040 and declare a Climate Change Emergency to demonstrate that the City of Langley recognizes the crisis we are in and wants to prioritize actions on it and asked everyone to think about the young people in their lives and whether they could say to them in 20 years that they did everything they could to secure them a safe, stable and secure future?

The team urged the City of Langley to set an example for other municipalities and become instrumental in the action needed to combat this climate crisis similar to what Swedish student Greta Thunberg did in starting the international movement of youth striking for climate change.

The Chair and Vice-Chair of the City's Environmental Protection Task Group advised they would be bringing the team's requests to the Task Group for consideration.

5. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – June 24, 2019
Regular Council Meeting – July 8, 2019

b. Library Happenings - Councillor Martin

2019 Summer Reading Club

Dream and discover endless possibilities all summer when you join FVRL's 2019 Summer Reading Club. There is a club for everyone! Sign up starts June 12 at the City of Langley Library, and continues throughout the summer.

Father's Day Storytime and Craft
Thursday, June 13, 10:30 am – 11:30 am

Celebrate Father's Day and make a special gift for Dad in this special extended Storytime.

Friends of the Library
Tuesday, June 18, 1 pm – 2 pm

Join the Friends of the Library! This volunteer organization supports the library through advocacy, fundraising and assistance with various projects and programs.

Titles & Tea Book Club
Tuesday, June 18, 2 pm – 3 pm

Join us to discuss this month's chosen work of fiction in a casual and welcoming setting.

IELTS vs. CELPIP
Tuesday, June 25, 6 pm – 8 pm

Learn key study tips; find study material, and how to practice for these tests, which are the only approved English tests for immigration purposes. Register with SUCCESS bcsis@success.bc.ca or 236-333-3102.

Wednesday Wonders
Wednesday, June 26, 11 am – 12 pm

Adults and teens with developmental challenges and their caregivers can drop in to join library staff for songs, stories, crafts, and other entertaining activities that make Wednesdays wonderful.

Book Swap
Friday, June 28, 11 am – 2 pm

Read it? Swap it! Get your summer's supply of free books. For each gently used adult or children's book you bring, you can pick one book to swap and take home. Enjoy the fun of swapping books with others and you will be surprised with your new collection.

Imagine the Possibilities with Playdough!
Monday, July 8, 3 pm – 4:30 pm

Have fun getting your hands dirty with playdough! Learn cool techniques on how to sculpt animals and other things. Then let your imagination loose with playdough to create something different. Space is limited and registration begins June 17.

c. Engineering Update - Deferred

d. Community Day - June 15, 2019 - Councillor Wallace

Councillor Wallace, Chair of the Community Day Committee advised that, in celebration of the 25th anniversary of the City's Community Day, the all ages event to be held on June 15 from 11 am to 7 pm at Douglas Park has been expanded to include:

- roaming entertainment and a free concert from Nearly Neal and the Solidarity Band;
- 24 food trucks;
- over 40 organizations providing community information and youth and children's activities;
- beer garden hosted by the Langley Elks;
- concession fundraiser and parking fundraiser in support of Douglas Park Community School.

e. Federation of Canadian Municipalities Conference Recap

Mayor van den Broek, Councillor Martin & Councillor Storteboom

Mayor van den Broek:

A couple of us recently attended FCM the Federation of Canadian Municipalities Conference in Quebec City where we all went to different sessions & study tours to educate ourselves, gather valuable information and to vote on resolutions that affect our communities.

I personally attended a few such as breaking down barriers; building parity on council, the trade show, community solutions network workshop, the BC regional meeting, and did 2 study tours in relation to where public art is part of everyday life & Restoring public river access for an active and healthy city.

I'm also very honoured to have been voted onto the FCM BC Board Caucus by my fellow provincial wide colleagues and I look forward to working with them and representing for south of the Fraser.

Councillor Martin:

It was a fairly good conference. The resolution session went very well. Listening to the four federal leaders during an election year was quite

interesting. They were all fairly good, some better than others. Attended a workshop regarding partnering for festivals and quite enjoyed that. The trade show was very good, you meet a lot of people that the City has dealt with or could deal with in the future.

Councillor Storteboom:

Over four days in picturesque Quebec City, more than 2,000 municipal leaders from across Canada, came together to exchange ideas and network, to learn from experts, to hear from the leaders of the four major federal parties and to send a clear message together that: it's time to truly empower this nation's municipalities to build better lives for Canadians.

Like every FCM conference, this one provided opportunities for delegates to bring their diverse realities to discussions about some of our most pressing national issues. At this year's conference we passed seven resolutions calling for federal action on key issues, from housing affordability to a national broadband strategy. Also, showcasing FCM's trademark of mutual respect, local leaders explored ways to advance energy infrastructure in order to build better lives by strengthening local economies while protecting our environment.

Study tours included:
- Videotron Centre: Innovation in equipment acquisition;
- Preserving Heritage: Through reconversion;
- Creating community hubs at city libraries;
- Putting smart mobility to use for citizens:
    - Connecting 311 and the traffic manager;
- Energy recovery and the environment:
    - A tour of Quebec City biomethanation plant project;
- Quebec City Public Art: As part of everyday life;
- Restoring public access to the riverbank;
- Assisting people in vulnerable or crisis situations:
    - Cooperation between police and frontline workers.

The trade show component introduced attendees to hundreds of product opportunities and unique service providers to enhance local government's ability to deliver solutions and innovations in our communities.

The overarching objective for our 2019 Annual Conference was to engage all members in the coming fall federal election campaign, and the mission to modernize the municipal-federal relationship. FCM delivers value to members, funders and stakeholders as partner influencers, capacity builders and nation builders.

Political keynotes and the closing plenary can be viewed on online.

6. BYLAWS

a. Bylaw 3105 - Parks and Public Facilities Regulation Bylaw Amendment

First, second and third reading of a bylaw to amend the Parks and Public Facilities Regulation Bylaw (Rotary Centennial Park)

MOVED BY Councillor Martin
SECONDED BY Councillor James

THAT the bylaw cited as the "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 1, 2019, Bylaw No. 3105" be read a first time.

THAT the bylaw cited as the "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 1, 2019, Bylaw No. 3105" be read a second time.

THAT the bylaw cited as the "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 1, 2019, Bylaw No. 3105" be read a third time.

CARRIED

7. ADMINISTRATIVE REPORTS

a. Fire Hall Emergency Generator Replacement

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT City Council approve up to $50,000 to be allocated from the Enterprise Fund to replace the Fire Hall emergency generator.

CARRIED

b. Award of Tender T2019-011, 203 Street Sanitary Sewer Replacement

MOVED BY Councillor James
SECONDED BY Councillor Albrecht

1. THAT Council award Tender T2019-011 203 Street Sanitary Sewer Replacement to PW Trenchless Construction Inc. based on their bid of $484,695.00 (excluding GST)
2. THAT Council authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for the Tender 2019-011 203 Street Sanitary Sewer Replacement to PW Trenchless Construction Inc.

CARRIED

c. Award of Tender T2018-022, Logan Creek Culvert Replacement

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

1. THAT Tender T2018-022 Logan Creek Culvert Replacement is awarded to Western Watershed Designs Inc. in the amount of $1,452,717.60 (excluding GST)

2. THAT the Director of Engineering, Parks and Environment and the Corporate Officer is authorized to execute the contract document for the T2018-022 Logan Creek Culvert Replacement to Western Watershed Designs Inc.

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. City of Victoria

Advocate for Provincial Support for Libraries

Councillor Martin, as Council's Fraser Valley Regional Library representative, provided background on the impetus for the proposed resolution put forward by City of Victoria.

This issue recently came to her attention as it was made public, having previously been kept confidential. There are 71 public library systems serving 99% of the BC population. The responsibility for the Libraries Act is held by the Ministry of Education and is executed through the Library Branch.

The current annual amount of provincial funding for public libraries is $14 million, from that $14 million, $2,240,550 is allocated to various partner organizations or library federations which provide services and support for public libraries, that leaves $11,759,450 of provincial funding to be allocated directly to libraries in BC.

This funding is allocated to public libraries on a per capita basis;

Background on the funding

In the fiscal year 2009/2010 the provincial public library funding was reduced from a total of $17.9 million to a total of $13.7 million which is a 25% reduction from 2008/2009. In 2012/2013 the public library budget sub vote was eliminated from the provincial budget. Status quo funding was amalgamated with the Minister of Education main sub vote. The government made a small increase in the annual

allocation to $14 million which was annually allocated in the years 2012 to 2019. Documents distributed at the lock-up 2016 indicated status quo which is $14 million annual funding and it would be allocated to the library sector in 2016/ 2017 and 2018/2019. Through 2019 and 2020 the public library sector has received status quo funding of $14 million annually for eight consecutive budgets.

During the 10 year period between 2009 and 2019 inflation in BC totalled 15.58 percent. If the provincial library funding high of $17.9 million per year had been maintained and the annual inflation increases had been added to that funding envelope, annual provincial funding for public libraries would now equal $20,688,820 million.

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT Council request the Mayor write to the Minister of Education, the Premier, and all local MLAs strongly advocating for the restoration of library funding to a level that reflects both inflationary cost increases since 2009 and the value of this system to the Province.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding the need to support libraries and the services they provide.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. New Business

9. ADJOURNMENT

MOVED BY Councillor James
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 8:22 pm.

CARRIED

Signed:

_____

MAYOR

Certified Correct:

_____

CORPORATE OFFICER

CITY OF LANGLEY

MINUTES OF A SPECIAL (PRE-CLOSED)

COUNCIL MEETING

Monday, June 10, 2019
5:45 p.m.
CKF Boardroom, 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. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Albrecht
SECONDED BY Councillor James

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

(1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(g) litigation or potential litigation affecting the municipality;

(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the Special (pre-closed) Council meeting adjourn at 5.46 pm.

CARRIED

Signed:

_____

MAYOR

Certified Correct:

_____

CORPORATE OFFICER

REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2018 Annual Report

File #: 0110.00
Doc #:

From: Samantha Paulson
Communications Officer

Date: June 19, 2019

RECOMMENDATION:

THAT the 2018 Annual Report be approved.

PURPOSE:

The 2018 Annual Report must be published prior to June 30, 2019 and must be available to the public for inspection 14 days prior to an annual meeting wherein Council must consider the report and related submissions and comments from the public.

POLICY:

Division 5 [*Reporting*] of Part 4 [*Public Participation and Council Accountability*] Section 98 of the Community Charter sets out the requirements for the City in terms of annual reporting to the public on the state of the municipality.

COMMENTS/ANALYSIS:

The 2018 Annual Report provides a progress report of the performance of the City with respect to established objectives and measures from 2018. Council's consideration of the Annual Report is a requirement in accordance with Section 98 and 99 of the Community Charter.

The annual report must include the following:

(a) the audited financial statements referred to in section 167(4) for the previous year;

(b) for each tax exemption provided by a council under Division 7 [*Permissive Tax Exemptions*] of Part 7 [*Municipal Revenue*], the amount of property taxes that would have been imposed on the property in the previous year if it were not exempt for that year;
(c) a report respecting municipal services and operations for the previous year;
(d) a progress report respecting the previous year in relation to the objectives and measures established for that year under paragraph (f);
(e) any declarations of disqualification made under section 111 [*application to court for declaration of disqualification*] in the previous year, including identification of the council member or former council member involved and the nature of the disqualification;
(f) a statement of municipal objectives and the measures that will be used to determine progress respecting those objectives for the current and next year; and
(g) any other information the council considers advisable.

In order to comply with the notification and report availability requirements legislated in the Community Charter, the report was available for inspection at City Hall on June 7, 2018 and advertisements for the Committee of the Whole meeting where the public are invited to comment on the report, were placed in the June 12 and June 19, 2019 editions of the Langley Advance Times.

Respectfully Submitted,

_____
Samantha Paulson
Communications Officer

Attachment: 2018 Annual Report

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

_____
Francis Cheung, P. Eng.
Chief Administrative Officer

Langley City

2018 Annual Report

THE PLACE TO BE
BEGIN ONE WAY
MAXIMUM

Table of Contents

4 Message from the Mayor

5 Message from the CAO

6 City Council & Senior Staff

8 Your City By the Numbers

10 Strategic Initiatives

12 Departmental Reviews

28 Community Grants

30 Permissive Tax Exemptions

31 Financial Statements

56 Declaration of Disqualification

Office of the Mayor

First and foremost, I would like to thank the citizens of Langley City for electing me as Mayor of this great community. As a previous Council member, I look forward to this new position while I continue to further the initiatives of the previous Council.

On behalf of the current City Council, it is my pleasure to present the 2018 Annual Report to Langley City citizens, taxpayers, and stakeholders. We made significant achievements this year and are proud to show how Langley City has enhanced aspects of the City while maintaining our 'debt-free' status.

One of the most exciting initiatives of 2018 was the creation of our place-making vision, Langley City: Nexus of Community. This bold new vision recognized the City's unique opportunity to capitalize on the fixed rapid transit line that will arrive in the next eight to ten years. The vision focuses on four cornerstones, Community, Connected, Experiences and Integration and within each cornerstone are supporting plans, policies and actions. To find out more information about Nexus of Community, visit langleycity.ca

Alongside the creation of the Nexus of Community vision, the City continued to work hard to implement Infrastructure Renewal programs that will benefit the community in the long term. We are proud to report that we installed washroom facilities at Penzer Action Park, replaced playgrounds at Douglas Park and City Park, built a community garden at Michaud Park, and implemented traffic calming on Grade Crescent as well as installed 17 new picnic tables and 19 benches in Penzer, Nicholas, Douglas, Conder, Linwood, Brydon, City Park and Sendall Gardens.

Quality of Life continues to be high on our list of priorities for 2018. Langley City Council approved $157,431 in community grants to non-profits organizations, registered societies or neighbourhood celebration committees that contribute to the City as a whole or broadly to one of the six City neighbourhood. Many of these organizations provided resources to City residents, supported initiatives that had economic development, environmental stewardship or a social benefit, or held community events that enhanced the quality of life for all residents. A list of the community organizations who received community grants this year is located on page 29.

The 2018 Annual Report provides a glimpse of what the City has accomplished. I invite you to enjoy the information within this Annual Report, learning more about the City's initiatives, services and programs. I will take this opportunity to thank my fellow Council members, our staff, volunteers and members of the public who work together to make our community 'The Place to Be,' now and into the future!

Sincerely,

Mayor Val van den Broek

Office of the Chief Administrative Officer

On behalf of Langley City employees, I am proud to present the 2018 Annual Report, which details the City's financial position and expands on many significant initiatives and accomplishments over the past year.

The City's Strategic Plan forms the foundation of our annual business plans and work plans and aligns with our mission of being a vibrant, healthy and safe community. Our new City Council has placed a sharper focus on offering a welcoming and diverse living environment to raise a family. They will achieve this by revitalizing not just the downtown area but the community as a whole. Their goal is to ensure that Langley City continues to be a desirable location for families, businesses, and industry, and that our policies and strategies create a vibrant economy that positions the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment; and to be more active in achieving the Zero Waste goals.

City Council approved the Langley City: Nexus of Community document in anticipation of and to capitalize on the new light rapid transit line that is coming to Langley City in the next eight to ten years. This visioning document tells the story of that opportunity. But the story isn't just about transit. It is about the city and the people that will grow around it—before it even arrives—so that when the train comes, its stations are places of arrival, not departure. It is a story that builds on our existing community strengths of compact design, natural beauty and job-creating industries, and evolves in a bold and sustainable way.

The implementation of the Nexus is well underway with five initiatives included in the 2018-2022 Capital Improvement Plan: update the Official Community Plan to reflect future rapid transit, with consultation on new zoning and design elements to support housing, commercial development and pedestrian-friendly community hubs; update the Zoning Bylaw to be aligned with the objectives and policies of the new Official Community Plan; create a Nicomekl River District Neighbourhood Plan to guide redevelopment along the river; plan for a new Transit Hub Design that will transform the existing Logan Avenue exchange into a transportation hub for B-Line and rapid bus service that connects the rest of the region to Langley City; complete a Performing Arts Centre Feasibility Study with a detailed market analysis that will refine the project scope; establish a $1M Prosperity Fund for future land acquisitions that will ensure the City can act when strategic land parcels become available; and other strategic initiatives to support the vision. A window of opportunity has presented itself, requiring "all hands on deck" to seize the moment.

This is an exciting and transformational time for Langley City. We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making Langley City "the Place to Be!"

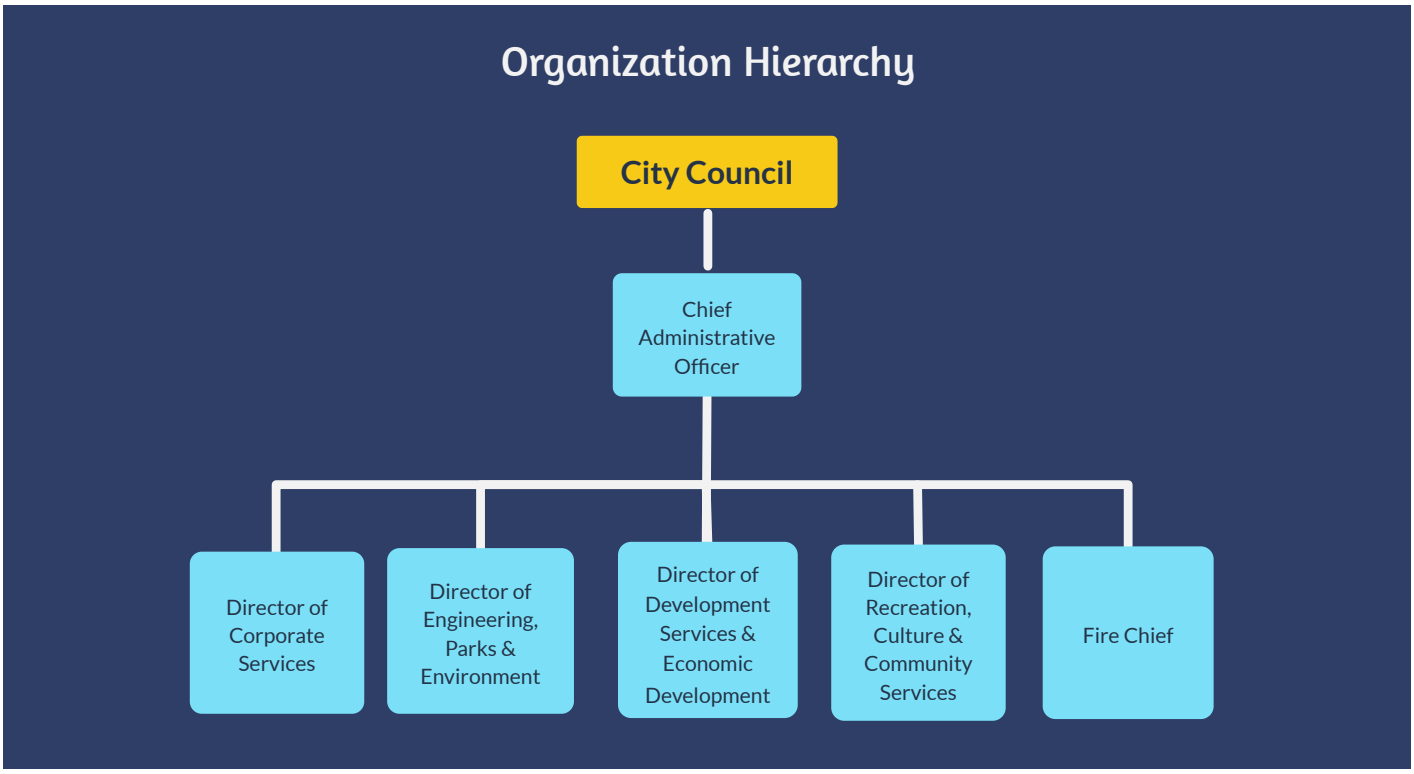
Sincerely,

Francis Cheung, P. Eng.
Chief Administrative Officer

Mayor & Council

Top Left to Bottom Right:

Councillor Paul Albrecht
Councillor Rudy Storteboom
Councillor Nathan Pachal
Councillor Gayle Martin
Mayor Val van den Broek
Councillor Teri James
Councillor Rosemary Wallace



SENIOR MANAGEMENT TEAM

TOP LEFT TO BOTTOM RIGHT: Rory Thompson, Kim Hilton, Rick Bomhof, Francis Cheung, Darrin Leite

Your City By the Numbers

Where Does City Revenue Come From?

Property tax is the largest single revenue source in the City of Langley and will account for 49% of total revenues in 2018.

The City has a number of sources of revenue to fund the essential services the City provides. Water and Sewer charges contribute 16%, Business licenses, building permit and inspection fees 5%, interest income 2%. Transfer from other governments contributed 4%.

Casino proceeds primarily fund capital projects like road rehabilitation and replacement of aging water and sewer pipes contributed 14%.

Did You Know?

Did you know that the City collects taxes on behalf of other levels of government? Only 60% of your taxes goes to the City with the remaining 40% going to Provincial School taxes, Translink, Metro Vancouver, BC Assessment Authority, DLBA and MFA.

Casino Proceeds Lower Your Taxes

Since 2005, the City has invested $87 million of Casino Proceeds into the Community.

In 2018, the City used $7.2 million to invest in capital projects including replacing play-grounds at City Park and Douglas Park, installing a new parking lot at Penzer Park, and road improvements all over the City and more!

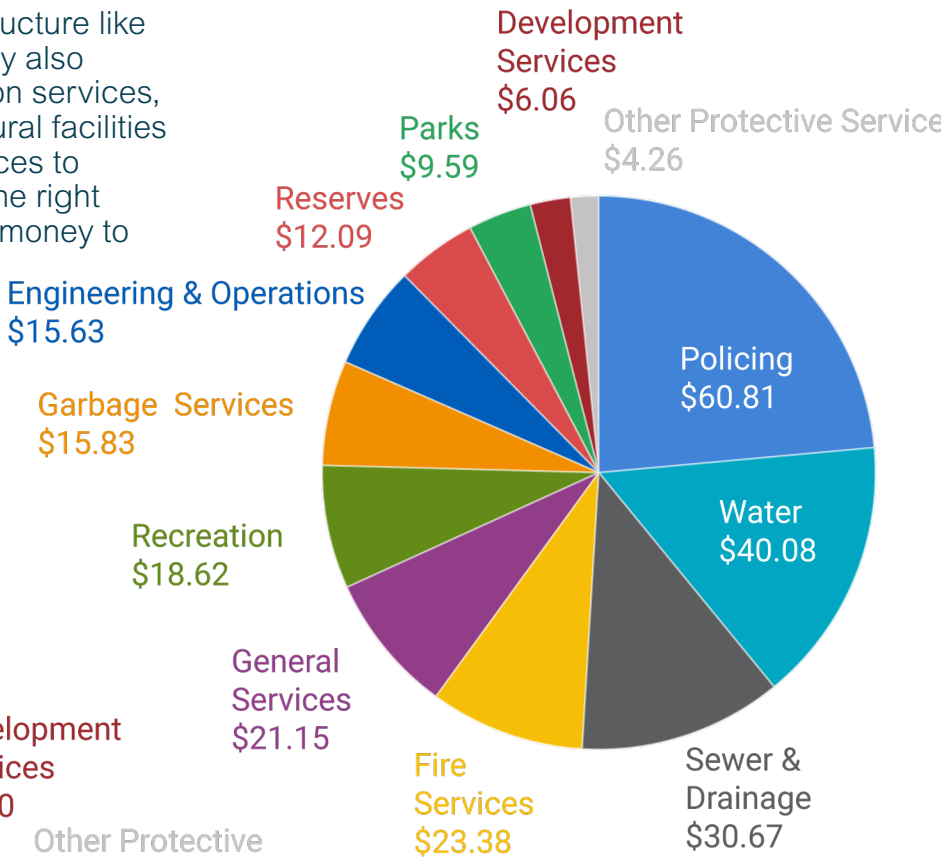
Using Casino Proceeds to fund capital projects prevents borrowing and paying principal and interest charges, which has kept the City's tax rate 17% lower while maintaining a debt-free status.

What do your tax dollars fund every month?

The City provides a range of services to its citizens, including critical infrastructure like streets, water, and sewer. The City also provides police and fire protection services, operates the recreation and cultural facilities and provides development services to assist businesses. The chart to the right shows where the city spends its money to provide these services.

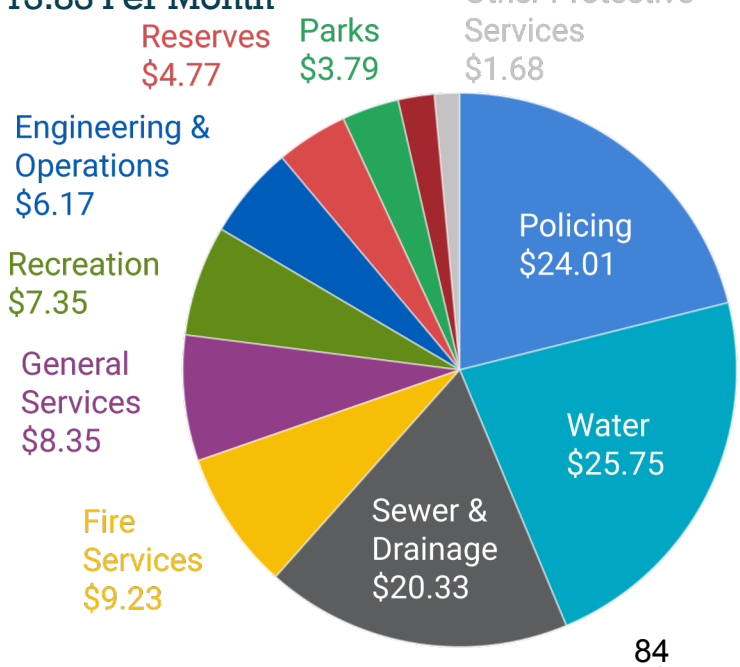
Single Family Homes

$258.17 Per Month



Multi-Family Homes

$113.83 Per Month



Strategic Initiatives

2017 - 2021 Strategic Plan

2018 Accomplishments

Infrastructure Renewal

Initiative: Develop an asset management policy to establish the organization's commitment to asset management with stable, long-term funding for the operation, maintenance, renewal, replacement or decommissioning of municipal assets.

Accomplishment: A new Asset Management Software package was purchased and is being implemented to help staff oversee, coordinate and optimize the maintenance and replacement of the city's aging infrastructure. A benefit of this new program is that the asset information will be linked to the city's mapping system to provide quick and up-to-date information across multiple departments and will assist in better decision making.

Looking Ahead: An automated notification system will be implemented as part of this project to ensure systematic and timely work orders are issued for all assets.

Quality of Life

Initiative: Partner with community groups to host more organized events and activities in the downtown.

Accomplishment: The City partnered with 8 downtown businesses and 22+ artists to host a two day Art Crawl event in the downtown core.

Looking Ahead: Langley City will host a multi-day event in early 2019, Roger's Hometown Hockey.

Communication

Initiative: Hold regular neighbourhood meetings and other forums, for City Council to communicate and interact directly with residents.

Accomplishment: Langley City Council and staff held three successful Neighbourhood Meetings in 2018. Langley City also held many public open houses, events, meetings where residents could provide their feedback. Council also attended many of these events to interact directly with residents and listen to their feedback.

Looking Ahead: Langley City Council and staff will continue to hold Neighbourhood Meetings, open houses and other meetings to provide residents with the opportunity to provide their feedback to staff and Council.

Revitalization

Initiative: Update City Bylaws, such as zoning, land use contract, business license, sign, building & plumbing, subdivision & development servicing, to maintain economic competitiveness.

Accomplishment: Langley City adopted a new vision strategy, Langley City: Nexus of Community and the Langley City Vision: Recommendations and Implementation Report to guide growth and development over the next 25+ years.

Looking Ahead: Langley City will be implementing the Nexus of Community Vision and a part of that vision is to update the Official Community Plan (OCP), Zoning Bylaws and the Nicomekl River District Neighbourhood Plan.

Environment

Initiative: Use an adaptive management approach to implementation of the Upper Nicomekl River Integrated Storm Water Management Plan (NRISMP).

Accomplishment: Ground water recharge and reducing peak flows from storm water runoffs were reviewed within the Subdivision & Development Bylaw.

Looking Ahead: The Subdivision & Development Bylaw is scheduled to be completed at the end of 2019. The NRISMP will likely take a number of years to complete since there are a number of storm water projects identified in the plan that need to be added to Development Cost Charge update which is currently scheduled for 2020.

Protective Services

Initiative: Implement the strategies from the Crime Prevention Plan

Accomplishment: Langley City extended the Crime Prevention Task Group Terms of Reference to December 2018. The Crime Prevention Task Group planned the "Know Your Neighbour" Door-to-Door Campaign to promote and educate the public about crime prevention initiatives and encourage residents to make a concerted effort to get to know their neighbours to increase a sense of ownership and security to an area. The Crime Prevention Task Group attended the City's Neighbourhood Meetings to recruit volunteers to go door to door and provide information about crime prevention to interested residents.

Looking forward: The Crime Prevention Task Group Terms of Reference was extended to December 2019 to allow the group to fulfill it's mandate.

Organizational Excellence

Initiative: Maintain our results-oriented work force that possesses a "can do" attitude.

Accomplishment: All staff regularly communicate that they place a high value on customer service. The City has developed a process where candidates for all positions are assessed for customer service skills, and reports of customer service concerns are dealt with effectively.

Looking Ahead: All staff are actively involved in delivering service to our customers and will ensure our standards continue to be met.

For more information on our 2017-2021 Strategic Plan , click here.

Departmental Overviews

Contents

14 Administration

16 Corporate Services

18 Engineering, Parks & Environment

20 Development Services & Economic Development

22 Recreation, Culture & Community Services

24 Fire Rescue Services

26 Langley RCMP

Administration

The Administration Department informs, advises and provides services to City Council, direction and assistance to City departments and services to the public, and leads the overall conduct of the City in pursuing the City's vision and mission while maintaining City values.

The department executes policies and decisions of Council, oversees and enforces all policies and City bylaws, facilitates and coordinates the flow of information internally and externally, supports council and committee meetings, and processes requests for information under the Freedom of Information and Protection of Privacy Act. The Administration department also coordinates the recruitment process and labour relations activities, oversees corporate training, health and safety, human resources programs, and professional development initiatives, and manages all communication platforms including the City's website, media relations, message development for City spokespeople, and provides communications support to members of Council, City committees and all City departments.

Accomplishments

Office of the CAO

- Completed the visioning document, Langley City: Nexus of Community and the Recommendations and Implementation Report.
- Completed the City Hall Outdoor Space
- Completed the 2018-2020 Marketing Communications Plan and the City's first event campaign
- Published 70+ announcements and 20 video spotlights

Langley City: Nexus of Community Plan

Corporate Officer Division

- Conducted Local Government and School Trustee Elections
- Processed 56 Freedom of Information requests
- Processed 51 new or amending bylaws
- 57 Council Meetings and 20 Council led events

Community Safety Division

- Responded to 8,718 Calls for Service
- Issued 3,589 parking violations

Human Resources Division

- Hired 58 new employees.
- 24 Occupational Health and Safety Committee Meetings
- 26 Occupational Health and Safety workplace inspections

Looking forward

From the direction of Council, the Administration Department will establish an Environmental Task Group, an Economic Development Task Group, an Arts and Culture Task Group and a Performing Arts and Cultural Centre Task Group to carry out Phase 2 of the feasibility study.

Corporate Services

The Corporate Services Department oversees the financial operation of the City and is responsible for the accounting, budgeting and reporting functions, revenue collection, cash management and investments, insurance and risk management while providing advice to staff and Council to ensure strong fiscal management.

The department is responsible for the City's strategic direction for information technology and technological infrastructure, and also acts as the City's principal contact for contract partners like the RCMP (Royal Canadian Mounted Police), LYFS (Langley Youth and Family Services) and the FVRL (Fraser Valley Regional Library).

Accomplishments

Finance Division

- Compiled the 2018 Financial Plan and Capital Improvement Plan.
- Added a number of users to the online My City module allowing residents online access to property tax, utility, dog and business licence accounts

Information Technology Division

- Completed Wi-Fi Expansion in all City facilities and launched Langley City Public Wi-Fi
- Upgraded the VoIP phone system with a new server, switches and software

LYFS (Langley Youth and Family Services

- 460 new client referrals
- 2,110 Counselling sessions recorded

RCMP (Royal Canadian Mounted Police)

- Sponsored 100 kids at the annual RCMP cadet camp

Langley City
THE PLACE TO BE

YOUR TAX DOLLARS AT WORK

2018 Capital Projects

Message from Mayor Ted Schaffer

City Council is challenged every year to balance the increasing needs of the community against additional tax burdens to our citizens. The 2018 Financial Plan had a gap of $1,268,790 between total revenues and planned expenditures which equated to a 4.94% increase in property taxes to balance the budget.

The assessment value of multi-family homes increased on average 17% more than single-family homes, reversing the trend seen in the last 5 years and driving the tax rate higher for this class of properties.

City Council has heard from taxpayers, and the 2018 Financial Plan was developed to address the priority areas identified at the Neighbourhood Meetings and the Financial Open House which include the upkeep of parks, boulevards and trails, infrastructure renewal, recreational opportunities, and public safety and homelessness.

The 2018 Financial Plan was adopted in February, and includes playground upgrades and park improvements at City Park and Douglas Park, Logan Creek culvert replacement, Duncan Way pedestrian improvements, new Brydon Park and Linwood Park upgrades, a community garden at Michaud Park, Penzer Park bathroom and parking lot expansion, and Douglas Crescent road improvements between 206 Street and 208 Street. The budget also includes a provision for additional bylaw enforcement and a policing increase to lower the vacancy rate at the detachment, resulting in more RCMP members being deployed in the City.

Douglas Park Playground

Two Nicomekl Pedestrian Bridge Replacements

*for illustrative purposes only

Brydon Park Zip Line

City Park Playground

LANGLEY CITY FIRE

Logan Creek Culvert Replacement

*for illustrative purposes only

Michaud Community Garden

Linwood Park Playground

On behalf of my Council colleagues, I am proud to report to our citizens, taxpayers, and stakeholders that Langley City has maintained its 'debt-free' status while continuing to achieve some significant milestones in our community.

I want to assure you that City Council is conscientious and purposeful during the budget deliberation process to ensure that we achieve this balance as we are committed to improving the livability of our community while being fiscally responsible, making Langley City "the Place to Be!"

Sincerely,

Mayor Ted Schaffer

2018 Tax Insert

Looking forward

In 2019, the Corporate Services department will appraise City facilities for insurance renewal purposes, provide more online payment options and consider electronic fund transfer payments to suppliers, and Information Technology division will be working with the Administration department to update and improve the public facing website (langleycity.ca).

Engineering, Parks & Environment

Engineering, Parks & Environment Department ensures the safe and efficient movement of people, goods and services within Langley City. Functions include providing technical expertise and supervision for municipal infrastructure projects, road maintenance, environmental programs, transportation, sanitary, storm drainage, water, solid waste systems, traffic operations and signage. Engineering Services liaisons with various government partners, provide technical support, mapping services. Engineering Operations performs maintenance and repair services for the City's road network, responds to spills and contamination of watercourses, manages the water supply network, sanitary sewer and drainage infrastructure, and is responsible for fleet and equipment maintenance and Operations Centre support such as Dispatch and the Maintenance Management Systems. Park Operations supervises and administers all park functions and activities such as parks master planning, parks facilities, trail networks, irrigation and drainage systems and field maintenance.

Accomplishments

Engineering Services

- Processed 203 permits
- Installed 2 pedestrian bridges
- Completed concept designs for Fraser Hwy one way and started detailed design
- Completed 3 traffic signals and 2 Special Xwalk signals

1948

Requests For Service completed

Engineering Operations

- Disconnected old services and installed new services at 56 development sites
- Serviced 145 city fire hydrants
- Performed traffic signal maintenance on 47 of our signalized intersections

Parks Operations

- Replaced playgrounds at Douglas Park and City Park and added Zip Line feature at Brydon Park
- Installed new overflow parking lot and washroom facilities at Penzer Park
- Installed 17 new picnic tables and 19 benches in various City parks
- Installed new community garden in Michaud Park

Looking forward

In 2019, Engineering, Parks & Environment department will complete the Douglas Crescent (between 206 Street and 208 Street) road and underground infrastructure rehabilitation project, implement traffic calming at three elementary schools, install more garbage cans at Nicomekl Floodplain trail entrances and complete the City Park renewal project including new paved trails, an off-leash dog park and passive park space.

Development Services & Economic Development

The Development Services & Economic Development Department is responsible for planning and development of the community in accordance with the direction provided by City Council. The department prepares policies, plans and bylaws for the management of growth and development including the Official Community Plan and Zoning Bylaw. The department also includes building inspection and business licensing functions to ensure public health and safety in accordance with the B.C. Building Code and consistency with municipal bylaws. The department advances economic development objectives in line with the City's Economic Development Strategy.

Accomplishments

- Processed 54 new development applications for 1,098 multifamily residential units, 19 single family lots, 28 intermediate care seniors units and 400 square metres of commercial floor space
- Processed 316 new Building Permit applications with a construction value of $116 million (new City record)
- Processed 290 new Business License applications
- Implemented Economic Development Strategy and the Business Retention & Recruitment Strategy
- Completed the Community Profile

1886

Business Licences Issued

Community Profile

Looking forward

The Development Services & Economic Development Department will participate in UDI events, update the Neighbourhood Profiles and educational book, conduct the 2019 Community Survey and support the development of a New Official Community Plan (OCP), Nicomekl River District Neighbourhood Plan and zoning bylaw. The department will also be updating information on the website in relation to these initiatives.

Recreation, Culture & Community Services

The Recreation, Culture and Community Services Department creates recreational opportunities that nurture healthy individuals and families, strong and unique neighbourhoods, a vibrant city, and a thriving economy. The Recreation team manages programming and recreation facilities, organizes and coordinates community events, works with community partners groups and committees, and enriches Langley City's quality of life by providing and facilitating diverse recreational, cultural and community experiences. Recreation, Culture and Community Services Department plays a vital role in the social, economic, environmental, physical, and mental wellbeing of our city.

Accomplishments

The Recreation, Culture and Community Services Department can be summarized in five distinct categories: Programming & Marketing, Facilities, Community Events, Partnerships and Committees, and Customer Service. Since 2016, the department has made significant strides in the following areas:

61%%
increase in all events

42%
increase in seasonal programming

47%
increase in Facility and Field rentals

18%
increase in fitness drop-in participants

49%
in registered programs offered

65%
increase in using a pass for Timms Community Centre Drop-in programs

2018 Movie in the Park event

Looking forward

In 2019, the Recreation, Culture & Community Services department will hold more evening and winter events and programs and more events for kids at Halloween; live minimally workshop, events focused on arts, wellness and environment, finalize the special event strategy and begin implementation, and carry out Phase 2 of the Performing Arts and Cultural Centre study.

Fire Rescue Service

Fire-Rescue Services protects life, property and the environment through effective emergency management, fire protection and prevention including fire code inspections, education and training, and fire operations, and by responding to emergencies. In addition to fire suppression, rescue service and emergency medical services, other roles include working with our community emergency service partners, emergency planning, and providing community outreach.

Accomplishments

- Ongoing training of city staff in Emergency Operations Centre (EOC) roles
- Ongoing development and revision of department Operational Guidelines
- Establishment of joint training with TOL Fire Department
- Ongoing fire inspector training for career firefighters
- Established High School student work experience program
- Fire Prevention Week Open House

2587

Calls For Service

Firefighters with the new Fire Service Truck

Looking forward

In 2019, the Fire Service Rescue Department will complete a joint Emergency Scene Management Training with the Township of Langley, implement a department online training platform, complete Live Fire Training, and Heavy Vehicle Training with the Township of Langley.

Langley RCMP

The Langley Royal Canadian Mounted Police (RCMP) provides policing services to both the City and Township of Langley. These services include; frontline policing, general investigations, serious crimes, drugs, street enforcement, community policing, gang enforcement, forensic identification, police dog services, air support. Combined efforts amongst police and civilian staff strive toward public safety and crime prevention in the City of Langley.

Accomplishments

The arrest, charge and conviction of two individuals that were assaulting, threatening and robbing Langley's most vulnerable has dramatically decreased the number of incidents in the City core. Once the two individuals were identified, Langley police officers were able to conduct a successful investigation resulting in the incarceration of known criminals.

Langley Detachment was able to obtain a Mercedes Benz C63 vehicle that was seized through asset/civil forfeiture to promote the "End Gang Life" program. It has been strategically utilized in various events in connecting with youth to discuss gang life and the risks associated with that lifestyle.

For the past two summer seasons, Langley RCMP officers have been assisting the Province in combating wildfires in various regions of BC. Police officers have played unique roles in ensuring public safety during these incidents of extreme weather volatility.

13,806
CALLS FOR SERVICE

57%
reduction in drug offenses.

Looking forward

Langley Detachment has created an outreach team comprised of 4 police officers to address homelessness within Langley City. To date there have been numerous referrals to various agencies and within a few short months, the number of homeless persons have decreased due to partnerships and common goals. These efforts will continue to ensure the appropriate agencies are engaged ultimately reducing the number of homeless individuals and enhancing public safety.

Community Grants

2018 Community Grants

1	Alano Club of Langley	$	1,000.00
2	Bard in the Valley	$	11,174.56
3	Big Brothers Big Sisters of Langley	$	4,808.00
4	Boys and Girls Clubs of South Coast BC	$	6,450.00
5	Brookswood Baptist Church - Homeless Feeding Program	$	203.67
6	Canadian Animal Rescue & Extended Shelter Society (CARES)	$	500.00
7	Cerebral Palsy Association of BC	$	500.00
8	Children of the Street Society	$	1,000.00
9	Children's Wish Foundation	$	1,000.00
10	Civix	$	1,000.00
11	DLBA - Arts Alive	$	11,000.00
12	DLBA - Start It Up	$	5,000.00
13	Douglas Park Community School Society	$	2,550.00
14	Encompass Support Services Society - (Best Babies)	$	3,660.00
15	Fibromyalgia Well Spring Foundation	$	1,000.00
16	Fraser Region Community Justice Initiatives (CJI)	$	2,000.00
17	Fraser Valley Cultural Diversity Awards	$	500.00
18	HD Stafford Middle School	$	1,500.00
19	Ishtar Transitional Housing Society	$	1,350.00
20	Kiwanis Fraser Valley Music Festival Society	$	5,000.00
21	Langley 4H District Council*	$	150.00
22	Langley Amateur Radio Association	$	262.60
23	Langley Arts Council	$	1,600.00
24	Langley Baseball Association	$	8,000.00
25	Langley Cares Foundation - Langley Lodge	$	10,000.00
26	Langley Childrens Committee	$	600.00
27	Langley Community Farmer's Market	$	5,300.00
28	Langley Field Naturalists	$	1,000.00
29	Langley Flippers Swim Club	$	1,232.00
30	Langley Fundamental Middle / Secondary School Dry Grad	$	500.00
31	Langley Lawn Bowling Club	$	6,000.00
32	Langley Literacy Association	$	2,500.00
33	Langley Meals on Wheels	$	1,009.40
34	Langley Pos-Abilities Society	$	985.31
35	Langley Royal Canadian Legion (Remembrance Day)*	$	2,400.00
36	Langley Scholarship Committee*	$	4,500.00
37	Langley Secondary School Dry Grad Committee	$	500.00
38	Langley Senior Resources Society	$	15,000.00
39	Langley Ukulele Association	$	1,650.00
40	Lower Fraser Valley Aboriginal Society	$	2,500.00
41	Mountain Secondary School Dry Grad	$	500.00
42	Nicomekl Elementary School	$	5,000.00
43	Parkinson Society BC Langley Chapter	$	236.25
44	Pitch in Canada*	$	425.00
45	Pucks Powerplay Foundation	$	2,660.00
46	Seniors of Langley	$	270.00
47	Southgate Christian Fellowship	$	4,500.00
48	Terry Fox Run	$	800.00
49	Valley Therapeutic Equestrian Association	$	500.00
50	Weekend Fuelbag	$	2,600.00
51	Youth Parliament*	$	1,000.00
52	City Sponsorship Advertising	$	2,000.00
	January Submission Total	**$**	**125,976.79**
	June Submission Total	**$**	**21,400.00**
	Community Grants Total	**$**	**147,376.79**

City Council Awarded $ 147,376.79 in 2018

Permissive Tax Exemptions

Name	Exemption
Anglican Parish of St. Andrew	$ 22,890
Bridge Community Church	10,430
Church of the Nazarene	20,586
City of Langley	105,715
Global School Society	10,247
Langley Association for Community Living	16,912
Langley Care Society	63,743
Langley Community Music School	48,676
Langley Community Services	13,275
Langley Evangelical Free Church	26,331
Langley Hospice Society	5,911
Langley Lawn Bowling Club	33,344
Langley Seniors Resource Society	53,845
Langley Stepping Stones	6,498
New Apostolic Church Canada	6,671
Salvation Army - Gateway of Hope	2,963
Southgate Christian Fellowship	42,970
St. Joseph Roman Catholic Church	59,106
United Church of Langley	15,109
Vineyard Christian Fellowship	24,223
	$ 589,445

Financial Statements

Director of Corporate Services Letter of Transmittal

June 1, 2019

Mayor van den Broek and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2018.

FINANCIAL STATEMENTS

The following statements are a requirement under Section 167 of the Community Charter and have been prepared by city staff in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board (PSAB) for the Canadian Institute of Chartered Accountants. It is the responsibility of the management of the City of Langley to prepare the Consolidated Financial Statements and to ensure the accounting procedures and systems of internal control are in place to safeguard the City's assets. The report is intended to provide reliable and accurate financial information of the City to residents, taxpayers and other readers.

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2018 and its consolidated results of operations, consolidated changes in net debt, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2018. The City has a healthy net financial assets balance of $39 million.

The City's accumulated surplus includes $258 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) which increased $13.5 million in 2018 less the $5.9 million in amortization expenses and the disposal of assets like vehicles being replaced.

With the exception of the Water, Sewer, Parks and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2018 met the budgeted projections. The City collected $27.5 million in taxation revenues and a further $9.1 million in water and sewer user rates. The three largest operating cost centers are policing, engineering services and general government services which includes an allocation for community grants.

The City will build upon our key strategic priorities to enhance the well-being of our residents and continue to provide the high level of community services that make the City of Langley the Place to Be.

Respectfully submitted,

Darrin Leite, CPA, CA
Director of Corporate Services

Management's Responsibility

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.

Darrin Leite, CPA, CA
Director of Corporate Services

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BDO Canada LLP
600 Cathedral Place
925 West Georgia Street
Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Consolidated Entity") which comprise the Consolidated Statement of Financial Position as at December 31, 2018 and the Consolidated Statements Operations, Consolidated Changes in Net Debt, and Consolidated Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2018 and its consolidated results of operations, consolidated changes in net debt, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any for of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the consolidated financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
April 29, 2019

Consolidated Statement of Financial Position
at December 31, 2018 with comparative figures for 2017

	2018	2017
Financial Assets		
Cash & cash equivalents (Note 2)	$ 22,159,086	$ 26,018,285
Accounts receivable		
Taxes and utilities receivable	4,552,418	4,154,907
Receivables from other governments	2,168,321	5,463,690
Other receivables	2,090,225	1,499,807
Portfolio investments (Note 2)	42,098,460	27,098,165
	73,068,510	64,234,854
Liabilities		
Prepaid property taxes	4,323,597	4,251,021
Accounts payable and accrued liabilities	10,862,338	9,656,461
Employee future benefits (Note 3)	347,452	329,100
Deferred revenue	1,336,900	1,157,831
Deferred development cost charges (Note 4)	17,579,002	13,835,199
	34,449,289	29,229,612
Net Financial Assets	38,619,221	35,005,242
Non-Financial Assets		
Prepaid expenses	107,632	93,142
Supplies inventory	122,873	120,353
Tangible capital assets (Schedule 4)	257,942,522	250,317,972
	258,173,027	250,531,467
Accumulated Surplus (Note 5)	$ 296,792,248	$ 285,536,709

See accompanying notes to consolidated financial statements.

Darrin Leite, CPA, CA
Director of Corporate Services

Val van den Broek
Mayor

Consolidated Statement of Operations
Year ended December 31, 2018 with comparative figures for 2017

	2018 Financial Plan	2018	2017
	(Note 13)		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	$ 27,661,540	$ 27,504,153	$ 26,152,151
User fees and other revenue	11,756,070	15,772,694	12,601,039
Gaming proceeds	6,800,000	7,752,596	7,577,431
Government transfers (Note 7)	1,754,190	1,953,717	7,573,037
Investment earnings	607,350	1,186,465	783,277
Use of development cost charges (Note 4)	1,098,900	797,718	782,621
Gain (loss) on disposal of tangible capital assets	-	420,894	(84,421)
Contributed tangible capital assets	-	1,117,743	253,717
	49,678,050	56,505,980	55,638,852
Expenses (Schedules 2 & 3)			
General government services	5,215,095	5,126,883	4,684,312
Police service	12,343,840	12,004,352	11,112,031
Fire service	4,822,775	4,436,465	4,448,691
Other protective services	826,425	798,060	765,810
Engineering operations	6,293,735	5,820,568	5,852,316
Water utility	3,961,085	3,988,915	3,865,341
Sewer and drainage utility	3,535,945	3,710,405	3,348,534
Development services	1,461,295	1,159,947	1,161,110
Solid waste	657,410	655,515	631,752
Recreation services	4,877,935	4,784,063	4,765,358
Parks	2,540,965	2,765,268	2,288,464
	46,536,505	45,250,441	42,923,719
Annual Surplus	3,141,545	11,255,539	12,715,133
Accumulated Surplus - beginning of year	285,536,709	285,536,709	272,821,576
Accumulated Surplus - end of year (Note 5)	$ 288,678,254	$ 296,792,248	$ 285,536,709

See accompanying notes to consolidated financial statements.

Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2018 with comparative figures for 2017

	2018 Financial Plan	2018	2017
	(Note 13)		
Annual Surplus	$ 3,141,545	$ 11,255,539	$ 12,715,133
Change in Capital Assets			
Acquisition of tangible capital assets	(9,970,270)	(12,373,678)	(15,757,321)
Contributed tangible capital assets	-	(1,117,743)	(253,717)
Amortization	5,278,040	5,657,083	5,320,689
Proceeds from sale of tangible capital assets	-	630,682	51,800
(Gain) loss on disposal of tangible capital assets	-	(420,894)	84,421
	(4,692,230)	(7,624,550)	(10,554,128)
Change in Other Non Financial assets			
(Increase) decrease in prepaid expenses	-	(14,490)	24,233
(Increase) decrease in supplies inventory	-	(2,520)	(13,021)
	-	(17,010)	11,212
Increase (Decrease) in Financial Assets	(1,550,685)	3,613,979	2,172,217
Net Financial Assets - beginning of year	35,005,242	35,005,242	32,833,025
Net Financial Assets - end of year	$ 33,454,557	$ 38,619,221	$ 35,005,242

See accompanying notes to consolidated financial statements.

Consolidated Statement of Cash Flows
Year ended December 31, 2018 with comparative figures for 2017

	2018	2017
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	$ 11,255,539	$ 12,715,133
Items not involving cash:		
Development cost charge revenue recognized	(797,718)	(782,621)
Amortization	5,657,083	5,320,689
Amortization of investment premiums and discounts	(1,648)	(1,835)
Contributed tangible capital assets	(1,117,743)	(253,717)
(Gain) loss on disposal of tangible capital assets	(420,894)	84,421
Changes in non-cash working capital:		
Accounts receivable	2,307,440	(2,348,697)
Prepaid property taxes	72,576	14,430
Accounts payable and accrued liabilities	1,224,229	334,376
Prepaid expenses	(14,490)	24,233
Supplies inventory	(2,520)	(13,021)
Deferred revenue	179,069	118,945
	18,340,923	15,212,336
Capital Transactions		
Cash used to acquire tangible capital assets	(12,373,678)	(15,757,321)
Proceeds from sale of tangible capital assets	630,682	51,800
	(11,742,996)	(15,705,521)
Financing Transactions		
Receipt of deferred development cost charges and interest earned	4,541,521	3,295,849
Investing Transactions		
Purchase of investments	(52,100,000)	(25,101,353)
Redemption of investments	37,101,353	23,141,397
	(14,998,647)	(1,959,956)
(Decrease) Increase in Cash and Cash Equivalents	(3,859,199)	842,708
Balance - beginning of year	26,018,285	25,175,577
Balance - end of year	$ 22,159,086	$ 26,018,285

See accompanying notes to consolidated financial statements.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

Gaming proceeds
Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers
Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings
Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges
Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and acccrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development cost charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets
Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:
The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):
Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:
Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2018 or December 31, 2017.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

2. Cash, cash equivalents and portfolio investments:

	2018	2017
Deferred development cost charges	$ 16,614,332	$ 13,040,627
Statutory reserves	8,964,086	6,910,642
Non-statutory reserves	25,959,140	24,468,663
Operating funds	12,719,988	8,696,518
	$ 64,257,546	$ 53,116,450
Cash and cash equivalents	$ 22,159,086	$ 26,018,285
Portfolio investments	42,098,460	27,098,165
	$ 64,257,546	$ 53,116,450

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2017 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.80% and 3.20% (2017 - 1.40% and 3.08%) with varying maturity dates up to 72 months. The market value of the investments as at December 31, 2018 was $42,108,376 (2017 - $27,129,910). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015 and is projected to December 31, 2018. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2018 was $347,452 (2017 - $329,100), comprised as follows:

	2018	2017
Benefit liability - beginning of year	$ 329,100	$ 317,848
Current service cost	35,400	34,500
Interest cost	13,000	12,900
Benefits paid	(42,400)	(48,500)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	$ 347,452	$ 329,100
Accrued benefit obligation - end of year	$ 426,500	$ 420,500
Unamortized actuarial loss	(79,048)	(91,400)
Benefit liability - end of year	$ 347,452	$ 329,100

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2018	2017
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

4. Deferred development cost charges:

	Balance at Dec. 31, 2017	Contributions Received	Interest Earned	Use of Development Cost Charges	Balance at Dec. 31, 2018
Drainage	$ 2,950,163	$ 514,059	$ 69,117	$ (123,750)	$ 3,409,589
Public Open Spaces	4,616,002	188,125	98,486	(472,986)	4,429,627
Roads	2,770,621	1,692,391	77,874	(180,661)	4,360,225
Sewer	2,336,343	1,397,586	66,133	(20,321)	3,779,741
Water	1,162,070	408,142	29,608	-	1,599,820
	$13,835,199	$ 4,200,303	$ 341,218	$ (797,718)	$ 17,579,002

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2018	2017
Operating surplus		
General	$ 1,375,798	$ 1,293,587
Sewer & Drainage	1,147,115	1,142,801
Water	1,403,587	1,403,044
	3,926,500	3,839,432
Equity in tangible capital assets		
General	204,063,676	199,182,592
Sewer & Drainage	30,846,489	28,438,803
Water	23,032,357	22,696,577
	257,942,522	250,317,972
Reserves (Schedule 1)		
Statutory reserves	8,964,086	6,910,642
Non-statutory reserves	25,959,140	24,468,663
	34,923,226	31,379,305
	$ 296,792,248	$ 285,536,709

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2018 Financial Plan	2018	2017
City tax levies	$ 27,113,085	$ 26,952,217	$ 25,611,686
Grants in lieu of taxes	548,455	551,936	540,465
	27,661,540	27,504,153	26,152,151
Levies for other organizations			
School taxes		14,308,048	13,709,858
TransLink		2,872,013	2,699,413
British Columbia Assessment Authority		440,504	409,960
Metro Vancouver		473,148	371,313
Downtown Langley Merchants Assoc.		443,237	422,130
Municipal Finance Authority		1,991	1,684
Total collections for others		18,538,941	17,614,358
		$ 46,043,094	$ 43,766,509

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

7. Government transfers:

	2018 Financial Plan	2018	2017
Federal Government			
Community works fund	$ 127,680	$ 133,883	$ 128,660
	127,680	133,883	128,660
Provincial Government			
Hotel tax revenue	165,000	171,404	163,646
Carbon tax revenue sharing	20,500	20,498	20,512
Traffic fine revenue sharing	475,000	452,388	472,123
Infrastructure funding	-	108,649	5,375,983
	660,500	752,939	6,032,264
Municipalities and Regional Authorities			
Police capital adjustment	33,880	40,227	33,881
Langley Youth & Family Services	358,635	356,090	329,677
Emergency preparedness	36,495	20,682	26,176
Major road network	537,000	641,000	537,000
Infrastructure funding	-	8,896	485,379
	966,010	1,066,895	1,412,113
	$ 1,754,190	$ 1,953,717	$ 7,573,037

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2018	2017
Langley Christmas Bureau	$ 280,265	$ 261,471
Refundable deposits	14,278,015	8,937,161
Road bond reserve	41,350	41,350
GVS & DD development cost charges	100,265	64,920
	$ 14,699,895	$ 9,304,902

These funds were received from the public for specific purposes or are deposited by developers and held by the City u aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2018			201
	Operations	Capital	Total	Tot
Salaries & benefits	$ 13,294,321	$ 272,527	$ 13,566,848	$ 13,58
Goods and services	26,299,037	12,101,151	38,400,188	39,77
Contributed tangible capital assets	-	1,117,743	1,117,743	25
Total expenditures	39,593,358	13,491,421	53,084,779	53,61
Amortization	5,657,083	-	5,657,083	5,32
Total expenditures & expenses	$ 45,250,441	$ 13,491,421	$ 58,741,862	$ 58,93

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

11. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The bc trustees, representing plan members and employers, is responsible for administering the plan, including investme assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension be are based on a formula. As at December 31, 2017, the plan has about 197,000 active members and approximatel 95,000 retired members. Active members include approximately 39,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of funding. The actuary determines an appropriate combined employer and member contribution rate to fund the pla actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-tern of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This ra may be adjusted for the amorization of any actuarial funding surplus and will be adjusted for the amorization of an unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a $2,224 million fur surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuat surplus and pursuant to the joint trustee agreement, $1,927 million was transferred to the rate stabilization accour $297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Langley paid $1,038,327 (2017 - $1,037,870) for employer contributions while employees contributed $846,894 (2017 - $817,705) to the plan in fiscal 2018.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made d the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities a accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, and cost to individual employers participating in the plan.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome o these claims cannot reasonably be determined at this time.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

13. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capita Improvement Plan bylaw adopted by City Council on February 19, 2018 and does not reflect any amendments app after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financial Plan
Surplus as per Financial Plan Bylaw No. 3051	$ -
Capital asset additions	9,970,270
Transfer to non-statutory reserves	8,680,745
Transfer to statutory reserves	1,569,970
Amortization expense	(5,278,040)
Transfer from non-statutory reserves	(9,254,735)
Transfer from statutory reserves	(2,391,665)
Transfer from surplus	(155,000)
Financial Plan Surplus as per Consolidated Statement of Operations	$ 3,141,545

14. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to con various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these contributions vary depending on development activity and fair value of the assets received at time of contribution, cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that of the net gaming income from the Cascades Casino will be paid the City of Langley, as financial assistance, for a purpose that would be of public benefit to the city. In 2018, the City recognized $7,752,596 in revenues from the Province. Future revenues are anticipated to be approximately $7.2 million per year but are dependant on the am of gaming that occurs at the casino in any given year.

Schedule 1
Consolidated Schedule of Statutory and Non-statutory Reserves
Year ended December 31, 2018

Statutory Reserves	Balance at Dec. 31, 2017	Developer Contributions	Internal Transfe Additions
Capital Works	$ 3,937,766	$ -	$ 4,545,13
Equipment Replacement-Fire Dept.	885,580	-	64,98
Lane Development	259,199	-	-
Machinery Replacement	1,334,303	-	467,24
Off-Street Parking	255,814	-	10,43
Office Equipment Replacement	14,714	-	46,50
Parks and Recreation	185,654	-	177,50
P&R Future Projects	37,612	-	-
Total	$ 6,910,642	$ -	$ 5,311,80

Non-statutory Reserves	Balance at Dec. 31, 2017	Developer Contributions	Internal Transfe Additions
Community Works	$ 5,742	$ -	$ 133,88
Future Policing Costs	3,287,365	-	-
Gaming Proceeds	12,407,324	-	7,752,59
Major Road Network Rehab	1,077,100	-	399,81
Prosperity Fund	-	-	1,350,00
Sewer Future Capital	1,504,821	-	685,00
Sewer Insurance Claims	31,876	-	-
Special Bonds	4,546,921	436,800	-
Tax Stabilization	339,818	-	-
Water Future Capital	1,267,696	-	880,00
Total	$ 24,468,663	$ 436,800	$ 11,201,29

r	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2018
9	$ 88,146	$ (1,000,000)	$ (517,530)	$ (1,011,366)	$ 6,042,155
2	18,061	-	-	(272,626)	695,997
	5,551	-	-	-	264,750
3	30,119	-	-	(453,522)	1,378,143
6	5,562	-	-	-	271,812
0	654	-	(17,044)	(25,181)	19,643
0	5,316	-	(83,936)	(31,366)	253,168
	806	-	-	-	38,418
0	$ 154,215	$ (1,000,000)	$ (618,510)	$ (1,794,061)	$ 8,964,086

rs	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2018
3	$ 35	$ -	$ -	$ (127,675)	$ 11,985
	70,387	(99,663)	-	(143,815)	3,114,274
6	294,690	(675,040)	(452,686)	(7,066,580)	12,260,304
8	23,090	-	-	-	1,500,008
0	-	-	-	-	1,350,000
0	34,316	-	(166,449)	(1,149,114)	908,574
	683	-	-	-	32,559
	98,309	-	-	(259,472)	4,822,558
	7,277	-	-	-	347,095
0	31,902	-	(92,586)	(475,229)	1,611,783
7	$ 560,689	$ (774,703)	$ (711,721)	$ (9,221,885)	$ 25,959,140

Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2018

	2018 Financial Plan	General government	Police service	Fire service	Other protective services
	Note 13				
Revenue					
Property tax revenue	$ 27,661,540	$ 27,504,153	$ -	$ -	$ -
User fees and other revenue	11,756,070	2,895,844	1,625	1,263	38,094
Gaming proceeds	6,800,000	7,314,631	-	-	-
Government transfers	1,754,190	123,883	492,615	2,600	376,772
Investment earnings	607,350	1,186,465	-	-	-
Use of development cost charges	1,098,900	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	(31,418)	-
Contributed infrastructure	-	-	-	-	-
Total Revenue	49,678,050	39,024,976	494,240	(27,555)	414,866
Expenses					
Operating					
Salaries & benefits	14,338,370	2,865,098	6,650	3,567,145	108,548
Goods and services	26,920,095	1,654,606	11,914,980	575,173	689,512
	41,258,465	4,519,704	11,921,630	4,142,318	798,060
Amortization	5,278,040	607,179	82,722	294,147	-
Total Expenses	46,536,505	5,126,883	12,004,352	4,436,465	798,060
Excess (Deficiency) of Revenue Over Expenses	$ 3,141,545	$ 33,898,093	$ (11,510,112)	$ (4,464,020)	$ (383,194)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2018
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,504,153
512,915	5,023,167	4,085,835	2,021,028	663,101	98,331	431,491	15,772,694
-	-	-	-	-	357,965	80,000	7,752,596
745,945	20,000	-	191,902	-	-	-	1,953,717
-	-	-	-	-	-	-	1,186,465
180,661	-	144,071	-	-	-	472,986	797,718
475,071	(12,954)	-	-	-	-	(9,805)	420,894
699,719	126,299	291,725	-	-	-	-	1,117,743
2,614,311	5,156,512	4,521,631	2,212,930	663,101	456,296	974,672	56,505,980
1,605,381	526,454	380,121	804,824	15,712	2,244,948	1,169,440	13,294,321
2,015,757	3,026,641	2,724,758	326,534	639,803	1,736,979	994,294	26,299,037
3,621,138	3,553,095	3,104,879	1,131,358	655,515	3,981,927	2,163,734	39,593,358
2,199,430	435,820	605,526	28,589	-	802,136	601,534	5,657,083
5,820,568	3,988,915	3,710,405	1,159,947	655,515	4,784,063	2,765,268	45,250,441
$ (3,206,257)	$ 1,167,597	$ 811,226	$ 1,052,983	$ 7,586	$ (4,327,767)	$ (1,790,596)	$ 11,255,539

Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2017

	2017 Financial Plan	General government	Police service	Fire service	Other protective services
Revenue					
Property tax revenue	$26,240,955	$26,152,151	$ -	$ -	$ -
User fees and other revenue	11,116,135	1,139,049	3,875	2,440	71,159
Gaming proceeds	6,400,000	7,227,938	-	-	-
Government transfers	7,226,355	148,660	506,004	-	335,853
Investment earnings	338,500	783,277	-	-	-
Use of development cost charges	1,440,565	-	-	-	-
Gain (loss) on disposal of capital assets	-	(950)	-	-	-
Contributed infrastructure	-	-	-	-	-
Total Revenue	52,762,510	35,450,125	509,879	2,440	407,012
Expenses					
Operating					
Salaries & benefits	13,103,265	2,778,156	4,556	3,666,523	118,812
Goods and services	28,572,380	1,315,728	11,024,721	518,944	646,998
	41,675,645	4,093,884	11,029,277	4,185,467	765,810
Amortization	4,750,000	590,428	82,754	263,224	-
Total Expenses	46,425,645	4,684,312	11,112,031	4,448,691	765,810
Excess (Deficiency) of Revenue Over Expenses	$ 6,336,865	$30,765,813	$(10,602,152)	$ (4,446,251)	$ (358,798)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2017
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,152,151
336,079	4,684,300	3,804,983	1,674,151	627,210	115,007	142,786	12,601,039
-	-	-	-	-	299,493	50,000	7,577,431
5,043,132	656,000	699,230	184,158	-	-	-	7,573,037
-	-	-	-	-	-	-	783,277
33,134	-	31,109	-	-	-	718,378	782,621
(45,177)	(2,525)	(35,769)	-	-	-	-	(84,421)
161,756	52,174	39,787	-	-	-	-	253,717
5,528,924	5,389,949	4,539,340	1,858,309	627,210	414,500	911,164	55,638,852
1,696,546	503,036	372,083	811,326	17,929	2,202,620	1,078,249	13,249,836
1,998,411	2,962,250	2,410,282	323,876	613,823	1,778,797	759,364	24,353,194
3,694,957	3,465,286	2,782,365	1,135,202	631,752	3,981,417	1,837,613	37,603,030
2,157,359	400,055	566,169	25,908	-	783,941	450,851	5,320,689
5,852,316	3,865,341	3,348,534	1,161,110	631,752	4,765,358	2,288,464	42,923,719
$ (323,392)	$ 1,524,608	$ 1,190,806	$ 697,199	$ (4,542)	$ (4,350,858)	$ (1,377,300)	$ 12,715,133

Schedule 4
Schedule of Tangible Capital Assets
Year ended December 31, 2018 with comparative figures for 2017

2018	Land	Land Improvements	Buildings	
Historical cost[1]				
Opening cost	$ 66,541,381	$ 10,755,320	$ 40,705,836	$
Additions	217,879	2,150,191	767,204	
Disposals	(4,511)			
	66,754,749	12,905,511	41,473,040	
Accumulated amortization				
Opening balance	-	4,019,405	15,214,968	
Amortization expense		436,228	1,507,355	
Disposals				
	-	4,455,633	16,722,323	
Net book value	$ 66,754,749	$ 8,449,878	$ 24,750,717	$

2017	Land	Land Improvements	Buildings	
Historical cost[1]				
Opening cost	$ 66,462,265	$ 8,433,155	$ 40,259,086	$
Additions	79,116	2,322,165	446,750	
Disposals	-	-	-	
	66,541,381	10,755,320	40,705,836	
Accumulated amortization				
Opening balance	-	3,702,569	13,724,532	
Amortization expense	-	316,836	1,490,436	
Disposals	-	-	-	
	-	4,019,405	15,214,968	
Net book value	$ 66,541,381	$ 6,735,915	$ 25,490,868	$

[1]Included in historical cost are assets under construction with a total cost of $44,739,249 (2017 - $42,42
year-end.

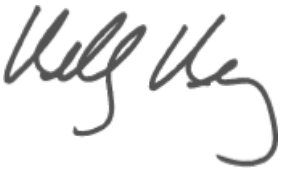
Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
7,803,792	$ 7,901,085	$ 134,896,478	$ 45,668,335	$ 32,596,925	$ 346,869,152
813,802	142,422	5,613,980	3,009,258	776,685	13,491,421
(589,132)		(371,093)	(48,896)	(51,773)	(1,065,405)
8,028,462	8,043,507	140,139,365	48,628,697	33,321,837	359,295,168
4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
396,252	364,194	1,923,531	601,572	427,951	5,657,083
(511,612)		(256,290)	(48,896)	(38,819)	(855,617)
4,206,410	5,581,196	42,315,396	17,782,208	10,289,480	101,352,646
3,822,052	$ 2,462,311	$ 97,823,969	$ 30,846,489	$ 23,032,357	$ 257,942,522

Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
6,829,316	$ 7,644,294	$ 126,614,889	$ 44,121,639	$ 30,980,622	$ 331,345,266
1,378,568	256,791	8,281,589	1,624,704	1,621,355	16,011,038
(404,092)	-	-	(78,008)	(5,052)	(487,152)
7,803,792	7,901,085	134,896,478	45,668,335	32,596,925	346,869,152
4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
322,835	322,816	1,913,366	562,267	392,133	5,320,689
(306,166)	-	-	(42,238)	(2,527)	(350,931)
4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
3,482,022	$ 2,684,083	$ 94,248,323	$ 28,438,803	$ 22,696,577	$ 250,317,972

4,090). No amortization has been recorded on these assets as they are in progress and not complete at

2018 Declaration of Disqualification

The following information is provided in accordance with Section 98(2)(e) of the Community Charter, S.B.C. 2003, c. 26, as amended. I hereby declare that there have been no applications for the declaration of disqualification of a Council member made pursuant to Section 111 of the Community Charter in 2018 pertaining to the City of Langley.



Kelly Kenney
Corporate Officer

Langley City
THE PLACE TO BE

20399 Douglas Crescent
Langley, BC, Canada V3A 4B3

Phone: 604.514.2800
Fax: 604.530.4371
langleycity.ca

CITY OF LANGLEY

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, 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 of 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: June 13, 2019.

REQUESTED MEETING DATE: Monday, June 24, 2019.

NAME: (Amanda Smith.

ORGANIZATION NAME: TRI-IT TRIATHLON COMMITTEE

ADDRESS:

CONTACT NUMBER:

EMAIL ADDRESS:

TOPIC: Trophy award 1st place 10-11 yr. Female - Payton Henderson
Relay Team Trophy Award - TEAM PEREGRYM.

AUDIO/VISUAL NEEDS:

ACTION YOU WISH COUNCIL TO TAKE:

acknowlegment of achievement

Race Director Amanda Smith will present trophies.

Langley City
THE PLACE TO BE

CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION

In order to appear before Council as a delegation at a Council Meeting, you need to submit a written request to the Corporate Officer by 12:00 p.m. noon on the Monday one week before the scheduled Council Meeting. The request can be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person, by mail 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 (20399 Douglas Crescent). Delegations are usually scheduled at the start of the meeting. You are limited to a maximum of five (5) minutes to present your material. You may speak on more than one (1) topic but you must keep your presentation within the five (5) minute time limit.

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

DATE: May 23, 2019 REQUESTED MEETING DATE: June 24, 2019

NAME: Leith White

ORGANIZATION NAME: Langley Collaborative Homelessness Action Table - L-CHAT
(if applicable)

ADDRESS: 5708 Glover Road

CONTACT NUMBER: 778.892.9785

EMAIL ADDRESS: Leithwhite@langleyvineyard.com

TOPIC: Introduction to L-CHAT Community Organization

AUDIO/VISUAL NEEDS (if yes, specify) Yes please - Computor /PowerPoint

ACTION YOU WISH COUNCIL TO TAKE: We'd like to simply introduce our Organization to the Langley City Council and share our vision, mission and priorities

Our membership is comprised of individuals, business owners, faith organizations, Social Service agencies and other community members.

PROPOSED RESOLUTION

Promotion of Cure Congestion Campaign

THAT the resolution previously passed by Council regarding its support of the Mayors' Council on Regional Transportation's Cure Congestion campaign be forwarded to the MP and MLA for City of Langley and they each be urged to support the call for a Congestion Relief Fund;

AND THAT City of Langley residents be informed of the Cure Congestion campaign through the City's social media platforms and urged to go on the Mayor's Council on Regional Transportation's website and fill out the on-line form to request their local MP and candidates in the upcoming federal election establish a permanent, national Congestion Relief Fund.

(https://www.curecongestion.ca/)

CALL FOR MORE TRANSIT FUNDING NOW

With one million new commuters moving to Metro Vancouver in the next 20 years, we all need to do our part to cure congestion. Use our easy tool to email your local federal candidates, MP and party leaders now.

First Name *

Last Name *

Email Address *

One million new commuters are moving to Metro Vancouver over the next 20 years, and we have to keep investing in our region's transit system. Provincial and local governments are already preparing for the future, but the federal government needs to get on board too.

Email Subject *

An important issue for me thi

Postal Code *

Your email will be sent to:

Please enter a postal code to continue.

Dear [recipient name will go here],

As a constituent of [submission:values:well_notify_your_representative:jurisdiction], I'm writing to express my concerns about overcrowded transit and growing traffic congestion in Metro Vancouver. I support the Mayors' Council on Regional Transportation

Yes! I'd like to receive occasional emails from the Mayors' Council on Regional Transportation.

Add Your Voice

This federal election, the Mayors' Council for Regional Transportation is calling on all federal MPs, candidates and parties to commit to a permanent national transit fund, delivering $375m of annual, reliable and dedicated transit funding for Metro Vancouver.

It's going to take more than just our region's mayors calling for this investment, though. **We need your voice too.** It's going to take thousands of us, working together, to get these commitments from the federal parties. By sending a message to the MP and candidates in your local riding, you'll be doing your part to support better transit in Metro Vancouver.

Will you email your local federal MP and candidates to call for more Metro Vancouver transit funding? You can send your email using our simple form here. Feel free to add your own transit stories and say why you think we need to cure congestion in Metro Vancouver.

—

NB: The form will give you an option of who you'd like to email, including any candidates selected in your local

riding, the incumbent MP and the major party leaders.

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TAKE ACTION (HTTPS://WWW.CURECONGESTION.CA/TAKE-ACTION/)
/ THE MEDIA ROOM (HTTPS://WWW.CURECONGESTION.CA/MEDIA-ROOM/)
/ CONTACT US (HTTPS://WWW.CURECONGESTION.CA/HOME/ABOUT/#CONTACT)

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RESOLUTION PASSED BY COUNCIL ON MAY 27, 2019

Support for 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 Vison 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 Mayors' 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.

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 149, 2018, BYLAW NO. 3062
DEVELOPMENT PERMIT APPLICATION DP 05-18

To consider a Rezoning Application and Development Permit Application by Red Cardinal Homes Inc. to accommodate a 3-storey, 30-unit townhouse 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:

Applicant:	Red Cardinal Homes Inc.
Owner:	G. Dhillon, B. Dhillon, K. Dhillon
Civic Addresses:	5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description:	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Site Area:	4,004 m^2 (43,099 ft^2)
Lot Coverage:	48.9%
Total Parking Required:	66 spaces (includes 6 designated visitor spaces)
Total Parking Provided:	66 spaces (includes 6 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD58 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$532,980 (City: $343,045, GVS&DD: $113,710, SD35: $16,225)
Community Amenity Charge:	$60,000

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 149

BYLAW NO. 3062

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD58) and to rezone the property located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent to the new 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. 149, 2018, No. 3062".

2. **Amendment**

(1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 58 (CD58) Zone: immediately after Comprehensive Development -57 (CD57) Zone:

"CCC. CD58 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 30-unit townhouse development.

2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

1.Accessory uses limited to the following:

(i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD58 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 004-894-243
Lot 51, Section 3, Township 8, New Westminster District, Plan 21709

(b) PID: 001-110-365
Lot 52, Section 3, Township 8, New Westminster District, Plan 21709

(c) PID: 010-501-100
Lot 53, Section 3, Township 8, New Westminster District, Plan 21709

(d) PID: 000-440-736
Lot 54, Northeast Quarter Section 3, Township 8, New Westminster District Plan 21709

(e) PID: 008-320-560
Lot 55, Section 3, Township 8, New Westminster District Plan 21709

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and dated April 4, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 05-18.

5. Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. **Other Regulations**

In addition, land use regulations including the following are applicable:

a. General provisions on use are set out in Section I.D. of this bylaw;

b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

READ A FIRST AND SECOND TIME this fourteenth day of May, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this eleventh day of June, 2018.

READ A THIRD TIME this eleventh day of June, 2018.

FINALLY ADOPTED this -- day of --, 2018.

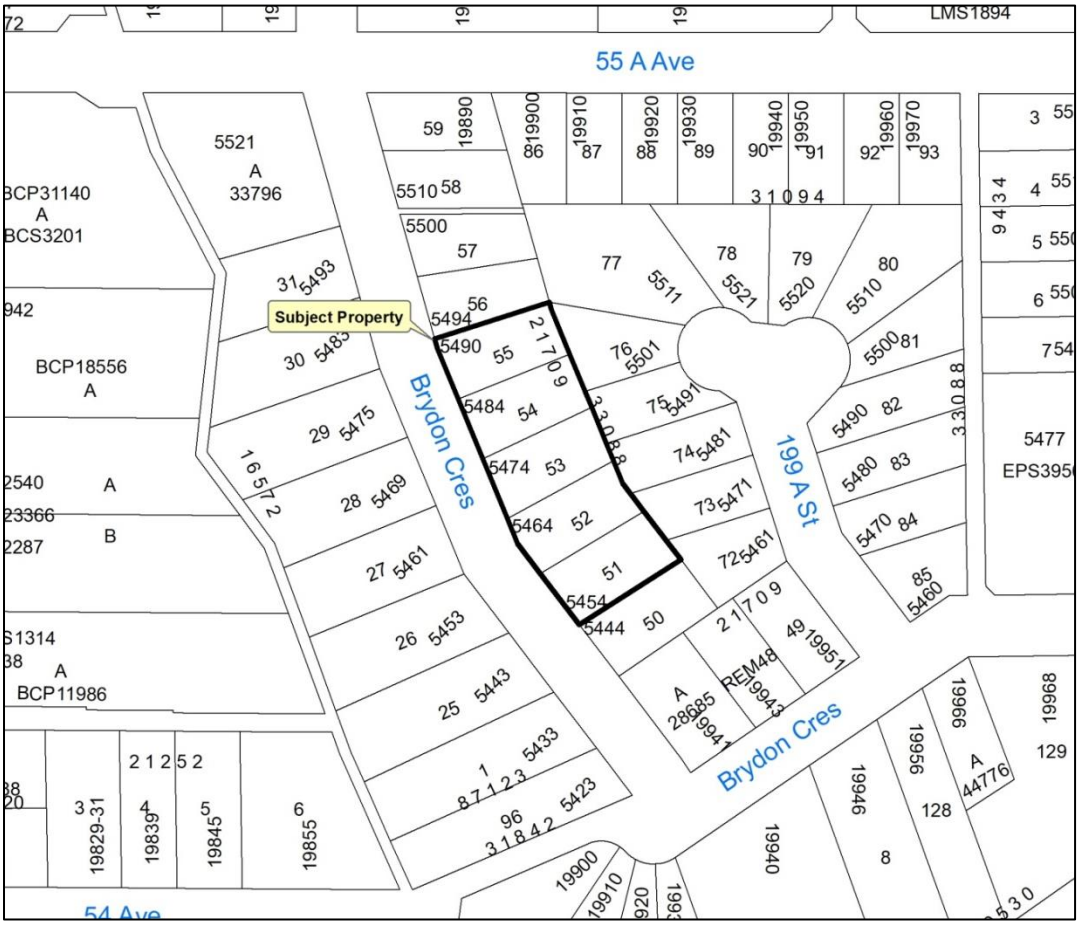
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 05-18
DEVELOPMENT PERMIT APPLICATION DP 05-18

Civic Address: 5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description: Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Applicant: Red Cardinal Homes Inc.
Owner: G. Dhillon, B. Dhillon, K. Dhillon



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-18**
Development Permit Application DP 05-18

File #: 6620.00
From: Development Services & Economic Development Department
Doc #: 156890

Date: April 30, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-18 and Development Permit Application DP 05-18 to accommodate a 30-unit, three-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Red Cardinal Homes Inc. for a 30-unit, three storey townhouse development.

POLICY:

The subject properties are designated “High Density Residential” in the Official Community Plan and are thus part of the Multifamily Residential Development Permit Area to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Red Cardinal Homes Inc.
Owner:	G. Dhillon, B. Dhillon, K. Dhillon
Civic Addresses:	5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description:	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Site Area:	4,004 m^2 (43,099 sq ft)
No. of Units:	30 units
Density:	74.9 units/ha (30.3 units/acre)
Lot Coverage:	48.9%
Building Height:	3 storeys
Total Parking Required:	66 spaces (incl. 6 visitor)
Total Parking Provided:	66 spaces (incl. 6 visitor)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD58 Comprehensive Development
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$532,980 (City: $343,045, GVS&DD: $113,710, SD35: $16,225)
Community Amenity Charge:	$60,000
Exterior Finishes :	Stone facing, vinyl siding, Hardie siding and panels, vinyl windows, asphalt shingle roof

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed **30-Unit Townhouse Development at 5454, 5464, 5474, 5484 5490 Brydon Crescent.**

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) <u>The developer is responsible for the following work which shall be designed by a Professional Engineer:</u>

1. Implement erosion and sediment control measures designed and approved by a qualified professional 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 and sanitary and storm sewer service connections are required. 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 should be assessed and any upgrades required servicing 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. A stormwater 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.
6. 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.
7. 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.

8. The existing pavement on Brydon Crescent frontage requires top lift. This requirement will be fulfilled by a cash-in-lieu payment to the City for future top lift paving.
9. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
10. Street lighting on Brydon Crescent to be upgraded to LED fixtures to meet City standards fronting.

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 requires 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 requires 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.
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. 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.

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 and Street Tree Program, November, 1999 manual.
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:

The applicant is proposing a 30-unit townhouse development comprising six 3-storey building blocks in a double row oriented to Brydon Crescent. Vehicular access to the site is provided by a single entrance driveway from Brydon Crescent since there is no municipal lane at the rear of the site. The architectural design features modern, flat-roofed buildings with generous roof overhangs accenting large bay window articulations. Decorative stone facings and cedar-look siding enrich the exterior appearance, providing a westcoast contemporary theme to the project. Rooftop patios contribute additional private amenity space beyond that provided in the conventional ground level patios. The proposed development engages the Brydon Crescent streetfront with attractive metal fencing and masonry columns softened by planted beds and street trees leading to the unit entrances.

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

The subject application is consistent with the City's Development Permit Area guidelines for townhouse developments.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

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 9, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 14, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $343,045 to the City's Development Cost Charge accounts and $60,000 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 and Environment

Concurrence:

_____
Rory Thompson, Fire Chief

Attachment(s):

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, MAY 9, 2018 7:00 PM

Present: Mayor Ted Schaffer (Acting Chairman)
John Beimers
Trish Buhler
Constable Lisa Cormier, Langley RCMP
Rob McFarlane, School District No. 35
Dan Millsip
Ron Madsen
Kim Mullin

Staff: Gerald Minchuk, Director of Development Services & Economic Development

Absent: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
Kimberley Lubinich
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Mullin

THAT the minutes for the March 14, 2018 Advisory Planning Commission meeting be received, as amended, to correct reference to 5491 -199A Street.

CARRIED

2) **REZONING APPLICATION RZ 05-18/DEVELOPMENT PERMIT APPLICATION DP 05-18- 5454, 5464, 5474, 5484, 5490 BRYDON CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. who presented the proposed applications. Following discussion on building form and character, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 05-18/Development Permit Application DP 05-18 to accommodate a 30 unit, 3-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report be approved.

CARRIED

3) **Next Meeting:**

Wednesday, June 13th, 2018

4) **ADJOURNMENT**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

30 UNIT TOWNHOUSE DEVELOPMENT

5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY

LIST OF DRAWINGS

A-1.0 PROJECT INDEX - CONTACTS LIST
A-1.1 CONTEXT PLAN - PROJECT STATISTICS
A-1.2 AERIAL MAP -CONTEXT PHOTOS
A-1.3 SITE PLAN
A-1.4 PERSPECTIVE VIEW FROM BRYDON CRESCENT
A-1.5 COLOURED ELEVATIONS
A-1.6 EXTERIOR FINISH

A-2.1 FLOOR PLANS - BLOCKS 1-2
A-2.2a FLOOR PLANS - BLOCK 3 (1ST & 2ND FLOORS)
A-2.2b FLOOR PLANS - BLOCK 3 (3RD & 4TH FLOORS)
A-2.3 FLOOR PLANS - BLOCKS 4-6
A-2.4 FLOOR PLANS - BLOCK 5

A-3.1 ELEVATIONS - BLOCKS 1-2
A-3.2 ELEVATIONS - BLOCK 3
A-3.3 ELEVATIONS - BLOCKS 4-6
A-3.4 ELEVATIONS - BLOCK 5

A-4.1 BLOCKS 1-2 SECTIONS
A-4.2 BLOCKS 3 SECTIONS
A-4.3 BLOCKS 4-6 SECTIONS
A-4.4 BLOCKS 5 SECTIONS

A-5.1 DESIGN RATIONALE - SITE CHARACTERISTICS AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
A-5.2 DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES
A-5.3 DESIGN RATIONALE - CPTED

L0 KEY PLAN
L1 TREE PLAN
L2 SHRUB PLAN - WEST
L3 SHRUB PLAN - EAST
L4 LIGHTING AND FENCE PLAN
L5 LANDSCAPE DETAILS
L6 LANDSCAPE SPECIFICATION

CONTACT LIST:

OWNER :

RED CARDINAL HOMES LTD.
378-8148, 128 STREET
SURREY , B.C. V3W 1R1
TEL : 778 229 7044

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

SURVEYOR:

CAMERON LAND SURVEYING LTD.
206-16055 68 FRASER HWY.
SURREY, B.C. V4N 0G2
TEL : 604 597 3777

CIVIL ENGINEER :

CENTRAS ENGINEERING LTD
216-2630 CROYDON DR.
SURREY, B.C. V3S 6T3
TEL : 604 782 6927

LANDSCAPE ARCHITECT:

M2 LANDSCAPING
220-26 LORNE MEWS,
NEW WESTMINSTER, B.C. V3M 3L7
TEL : 604 553 0044
FAX : 604 553 0045

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@fadab.com

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NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
PROJECT INDEX - CONTACTS LIST

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

PROJECT STATISTICS

CIVIC ADDRESS :
5454, BRYDON CRESCENT, LANGLEY, BC.
5464, BRYDON CRESCENT, LANGLEY, BC.
5474, BRYDON CRESCENT, LANGLEY, BC.
5484, BRYDON CRESCENT, LANGLEY, BC.
5490, BRYDON CRESCENT, LANGLEY, BC.

LEGAL DESCRIPTION :
LOTS 51 TO 55, ALL OF SECTION 3, TOWNSHIP 8, NWD PLAN 21709

LOT AREA :
43,100 SQ.FT.=4004 SQ.M.=0.99 ACRES

ZONING :
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : RM3

LOT COVERAGE :
PROVIDED : 21,084 SF = 49%

FLOOR AREA :
PROVIDED : BLOCK 1 : 6,400 SQ.FT. = 594.56 SQ.M.
BLOCK 2 : 6,400 SQ.FT. = 594.56 SQ.M.
BLOCK 3 : 8,000 SQ.FT. = 743.2 SQ.M.
BLOCK 4 : 8,526 SQ.FT. = 792.06 SQ.M.
BLOCK 5 : 7,176 SQ.FT. = 666.6 SQ.M.
BLOCK 6 : 8,526 SQ.FT. = 792.06 SQ.M.

TOTAL : 45028 SQ.FT. = 4183.10 SQ.M.

FAR :
PROPOSED : 45,028/43,100 = 1.04

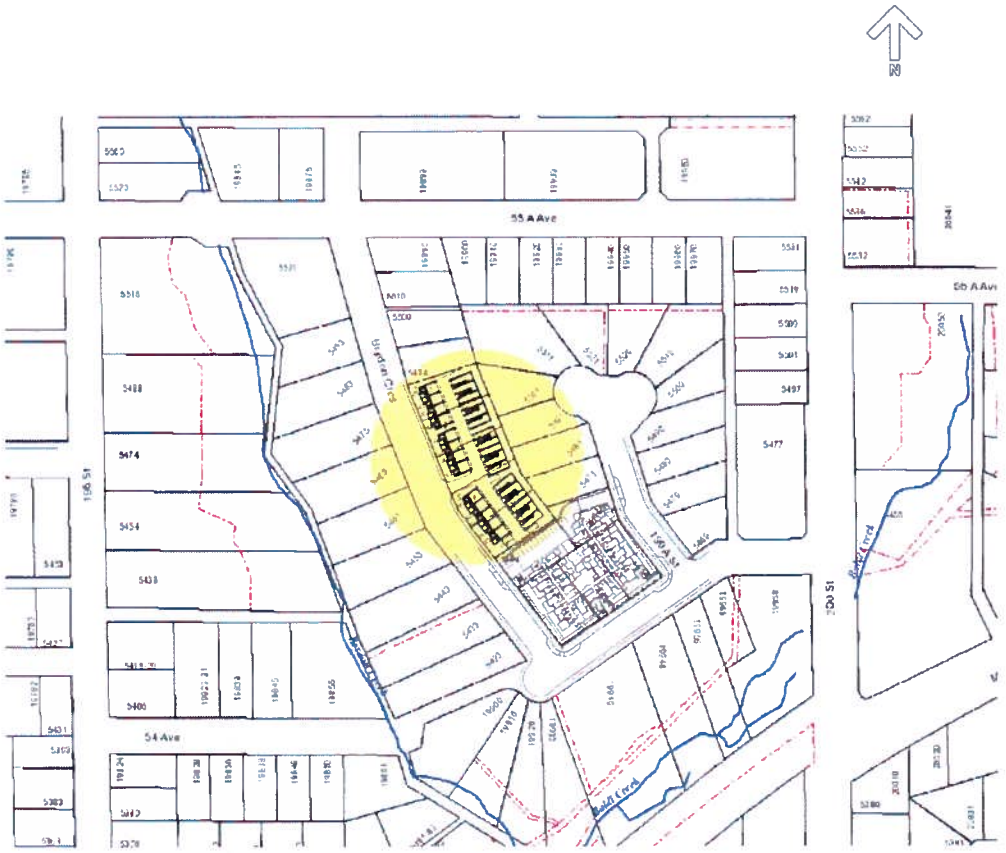
BUILDING HEIGHT :
ALLOWED : 3 STORYS
PROVIDED : 3 STORYS

SETBACKS :
PROVIDED :
NORTH PL. : 13'-5" TO 14'-0"
SOUTH PL. : 14'-5" TO 14'-9"
WEST PL. : MIN. : 9'-9"
MAX. : 10'-2"
EAST PL. : MIN. : 14'-4"
MAX. : 21'-5"

NO. OF UNITS : 30

DENSITY :
PROPOSED : 30.3 UNIT / ACRE

PARKING :
REQUIRED : 2 STALLS / TOWNHOUSE : 60 STALLS
VISITORS : 0.2 /UNIT = 6
PROVIDED : 2 STALLS / TOWNHOUSE : 60 STALLS
VISITORS : 6



UNIT MIX

UNIT TYPE	A	B	C	D	TOTAL
NO OF BED RM.	3	3	3	4	-
NO OF UNIT	5	6	6	13	30
AREA (SQ.FT.)	1350	1513	1400	1600	-
TOTAL AREA (SQ.FT.)	6750	9078	8400	20800	45028

F. ADAB ARCHITECTS INC.
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E-MAIL: info@fadabarch.com

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PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
STATISTICS
CONTEXT PLAN

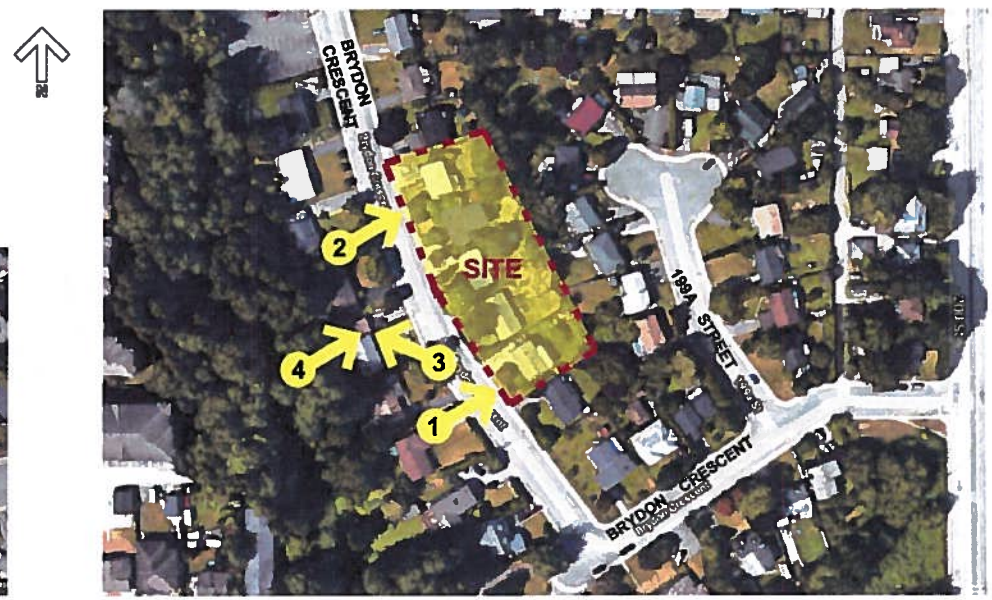
DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

1

2

3

4



F. ADAB ARCHITECTS INC.

#120-1000 ROOSEVELT CRESCENT
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TEL. (604) 987-3003 FAX. (604) 987-3003
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NO.	DATE	REVISION / ISSUED
1	04-04-16	ISSUED FOR REZONING & DP

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5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

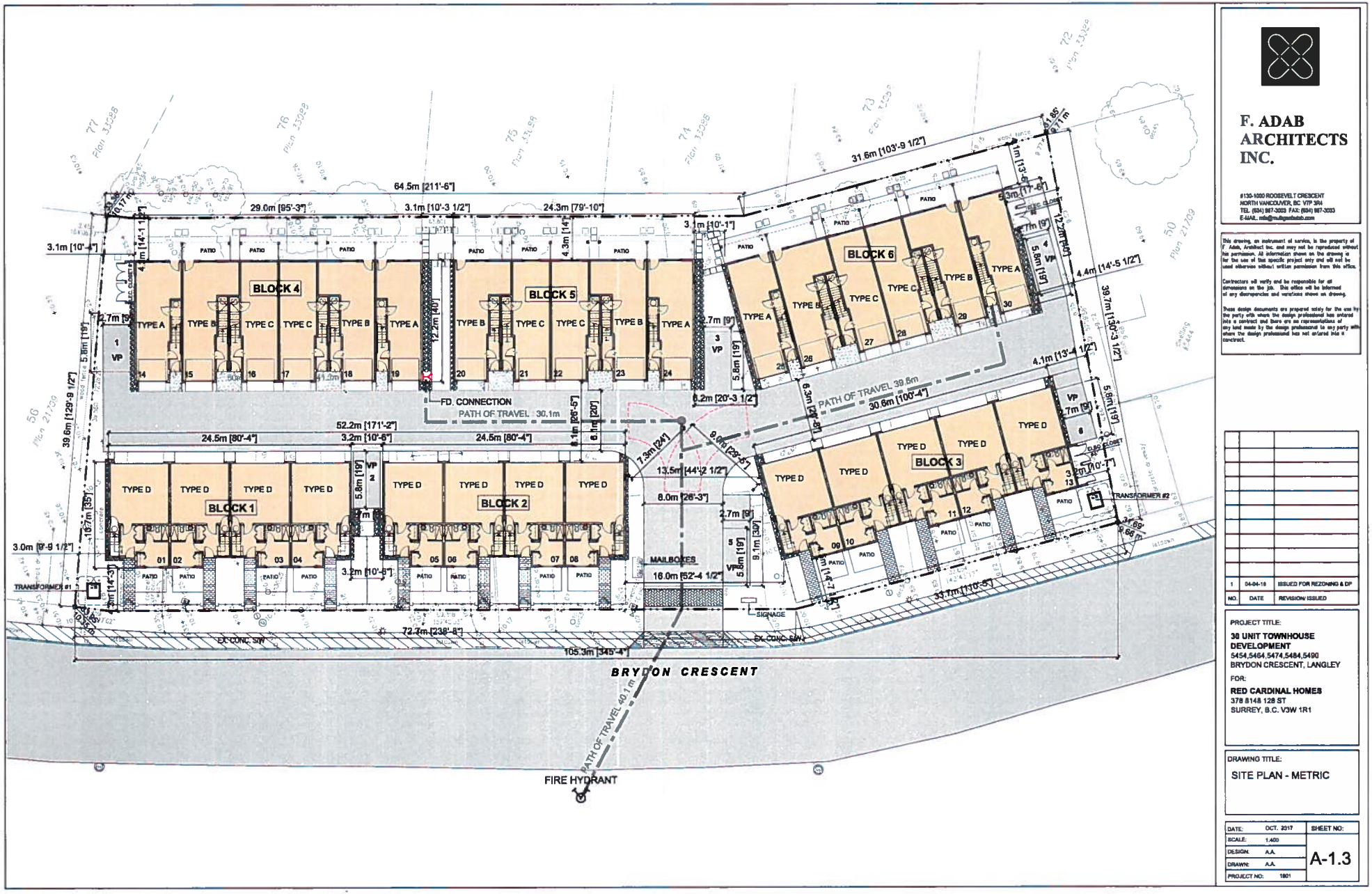
FOR:

RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:

AERIAL MAP-
CONTEXT PHOTOS

DATE	OCT 2017	SHEET NO:
SCALE	N/A	A-1.2
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO:	1801	



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BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
SITE PLAN - METRIC

DATE:	OCT. 2017
SCALE:	1:400
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	1801

SHEET NO: A-1.3

PERSPECTIVE VIEW FROM BRYDON CRESCENT

F. ADAB ARCHITECTS INC.

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5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
PERSPECTIVE VIEW FROM BRYDON CRES.

DATE:	OCT 2017	SHEET NO.
SCALE:	N/A	A-1.4
DESIGN	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

BLOCKS 4 AND 6
SIDE ELEVATION

BLOCKS 1 AND 2
SIDE ELEVATION

BLOCKS 4 AND 6 FRONT ELEVATION

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: mfa@multigonfadab.com

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5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
COLOURED ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

Exterior Finishes and Colour

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on rich urban elements with stone being the dominant exposing material. Prefabricated panels in grey and hardie siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark grey panels, off-white siding and the natural wood colour in selected areas.

Widows and railings are black resulting in further contrast between the exterior finishing materials.

PVC SIDING
CARAMEL CEDAR
REF #8 BY SAGIPER

HARDIE SIDING
SW 7102 WHITE FLOUR
BY SHERWIN WILLIAMS

HARDIE PANEL
SW 7665 WALL STREET -
BY SHERWIN WILLIAMS

SHALE COUNTRY LEDGESTONE -
BY BORAL

BLOCKS 1 AND 2 FRONT ELEVATION

F. ADAB ARCHITECTS INC.

#139-1000 ROOSEVELT CRESCENT
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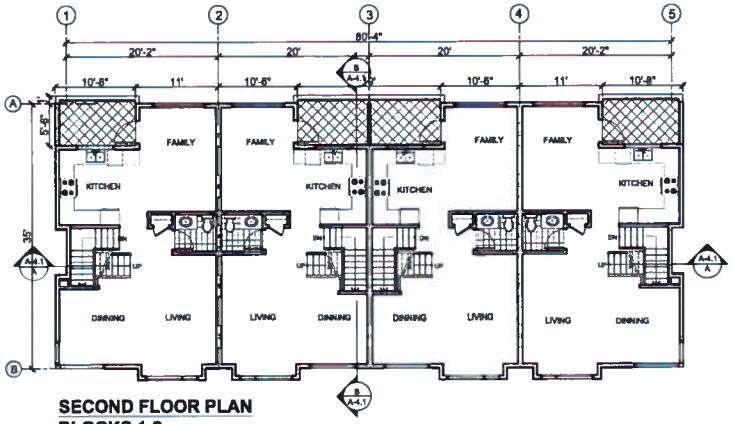
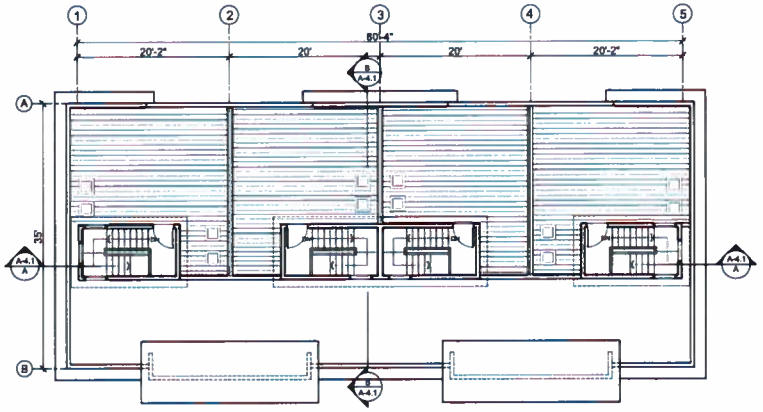
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
EXTERIOR FINISH

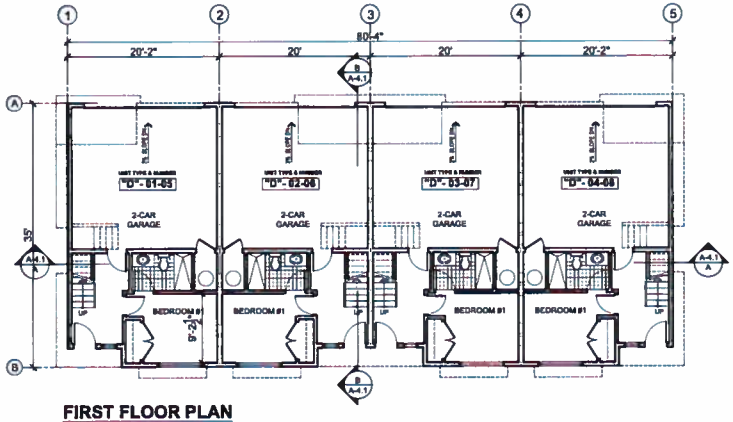
DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



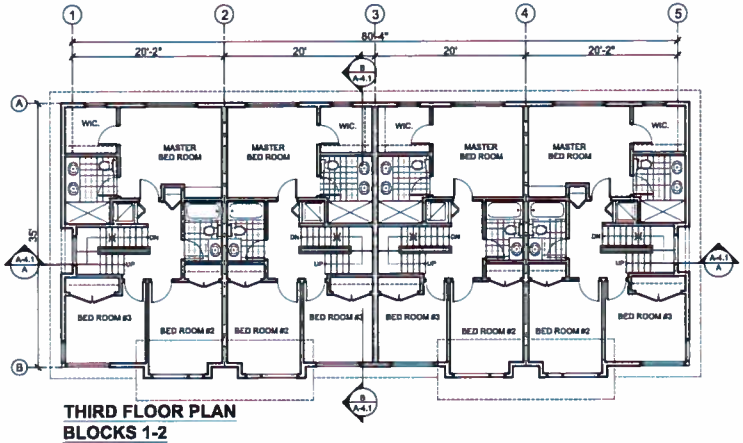
SECOND FLOOR PLAN
BLOCKS 1-2



ROOF PLAN
BLOCKS 1-2



FIRST FLOOR PLAN
BLOCKS 1-2



THIRD FLOOR PLAN
BLOCKS 1-2

F. ADAB ARCHITECTS INC.

#130-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3005 FAX: (604) 987-3033
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PROJECT TITLE:

30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

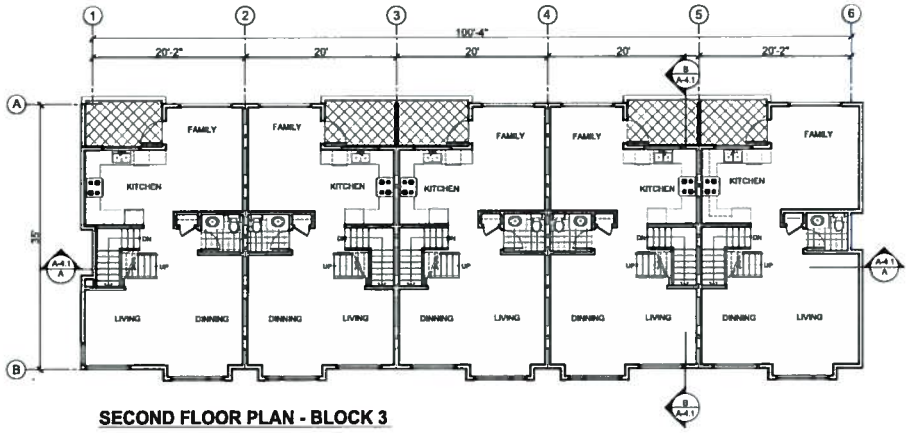
FOR:

RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

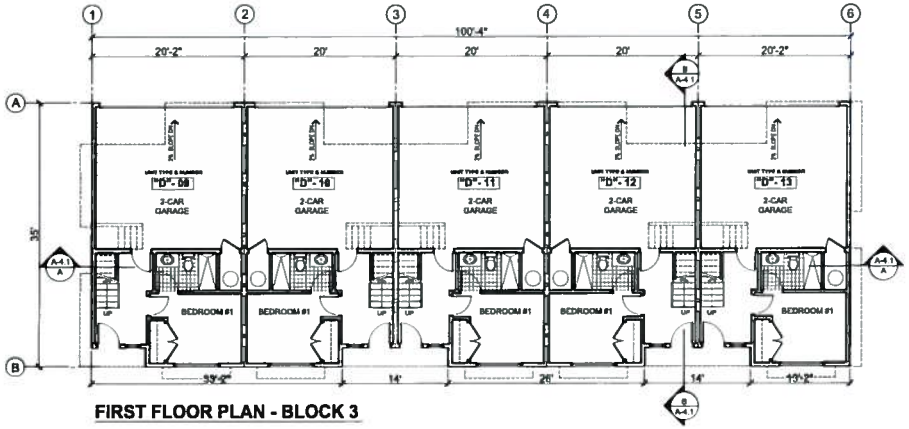
DRAWING TITLE:

BLOCKS 1 & 2
FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1
DESIGN	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1601	



SECOND FLOOR PLAN - BLOCK 3



FIRST FLOOR PLAN - BLOCK 3

F. ADAB ARCHITECTS INC.

#139-1620 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3S4
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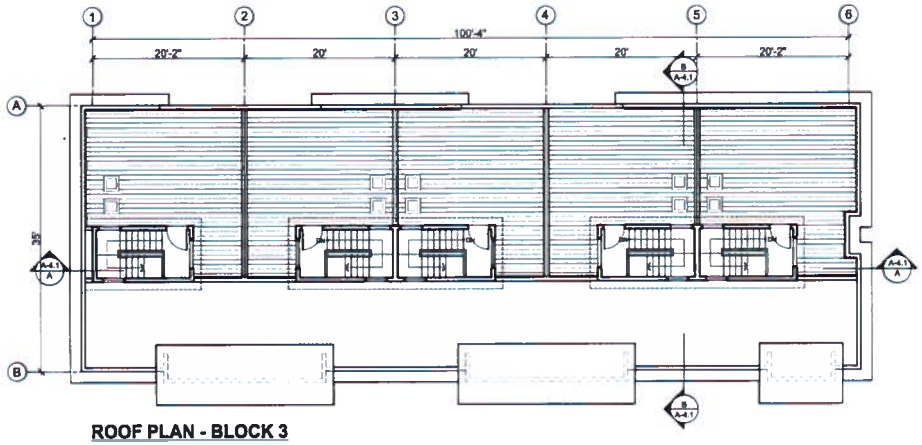
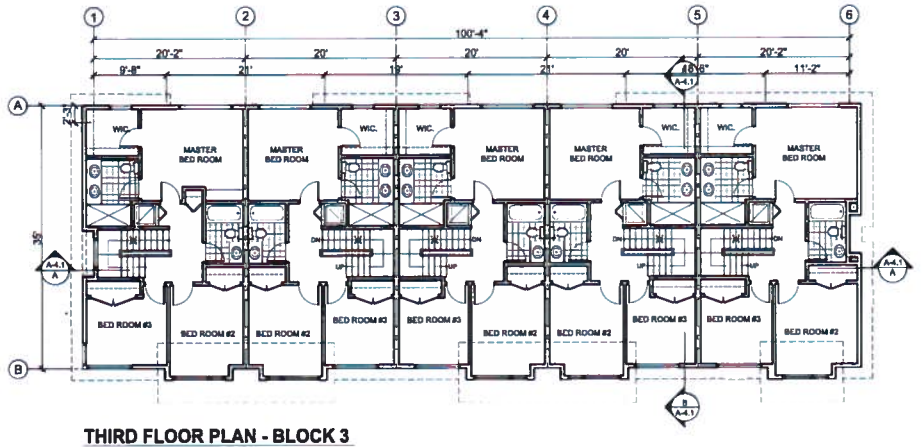
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



ROOF PLAN - BLOCK 3



THIRD FLOOR PLAN - BLOCK 3

F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
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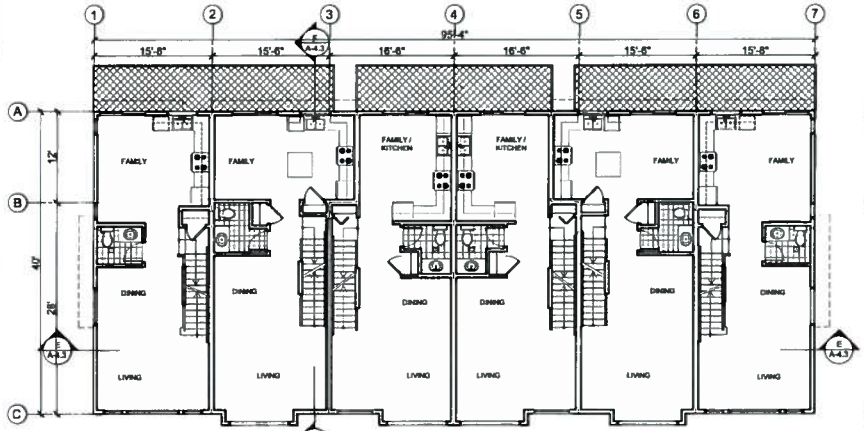
5454,5464,5474,5484,5490 BRYDON CRESCENT, LANGLEY

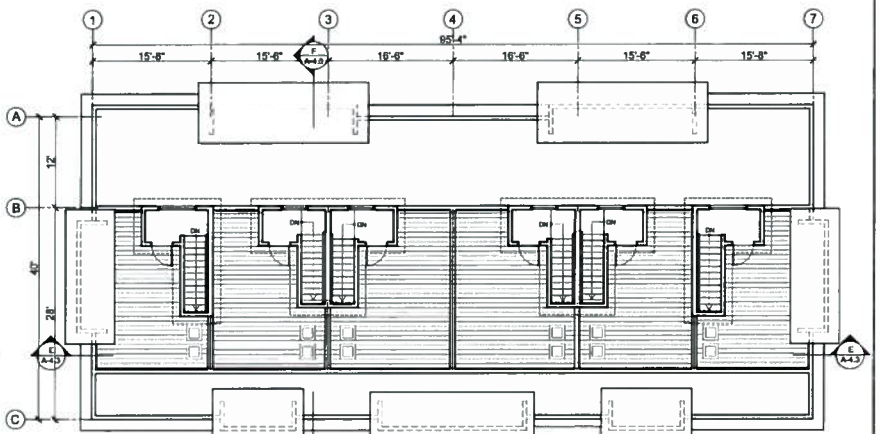
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

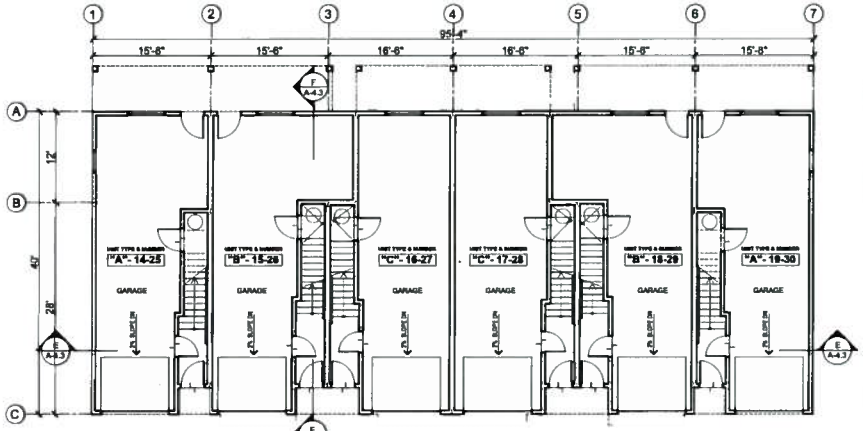
DATE:	OCT 2017	SHEET NO.
SCALE:	1/16"=1'-0"	A-2.2b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



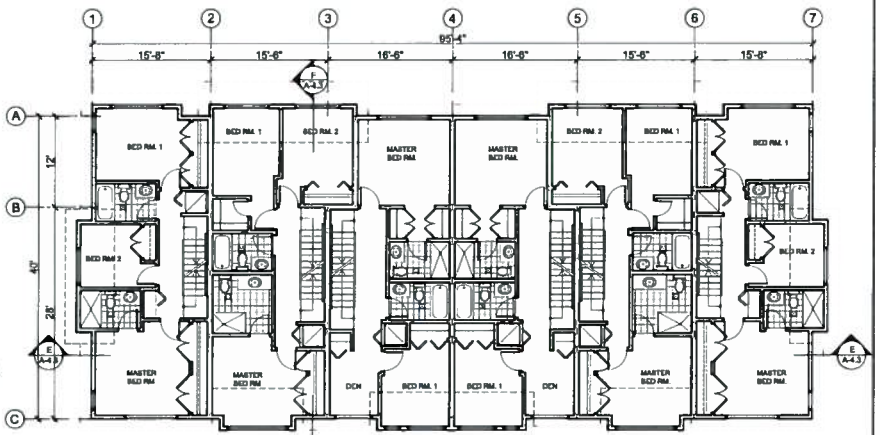
SECOND FLOOR PLAN
BLOCKS 4-6



ROOF PLAN
BLOCKS 4-6



FIRST FLOOR PLAN
BLOCKS 4-6



THIRD FLOOR PLAN
BLOCKS 4-6

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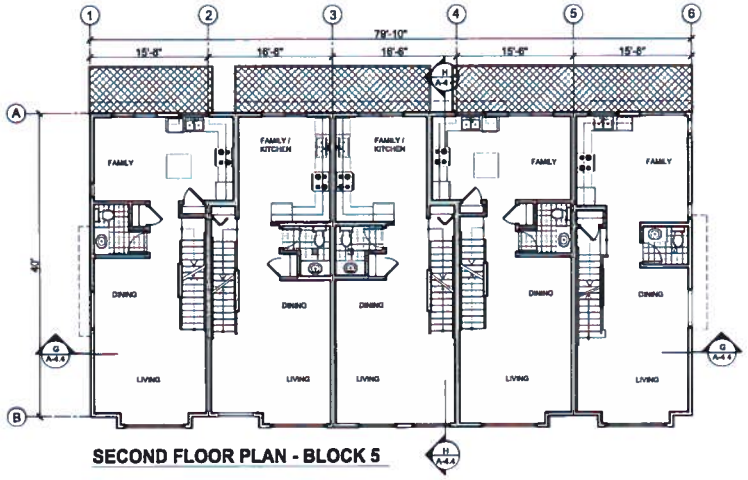
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

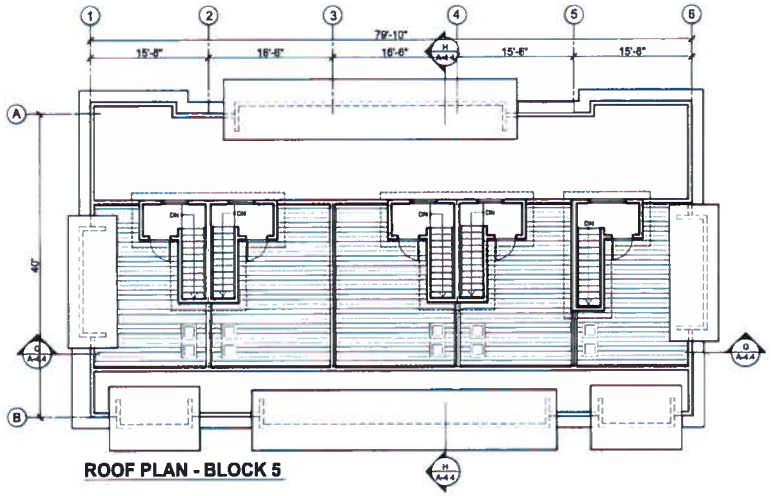
DRAWING TITLE:
BLOCKS 4-6
FLOOR PLANS

DATE:	OCT. 2017
SCALE:	1/16"=1'-0"
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	1801

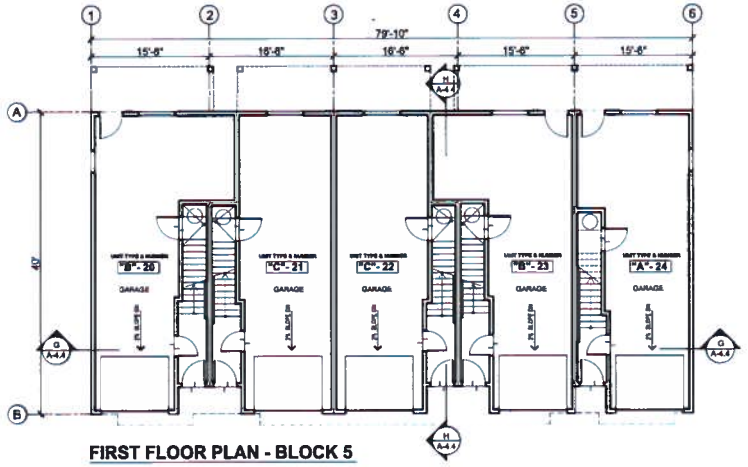
SHEET NO: A-2.3



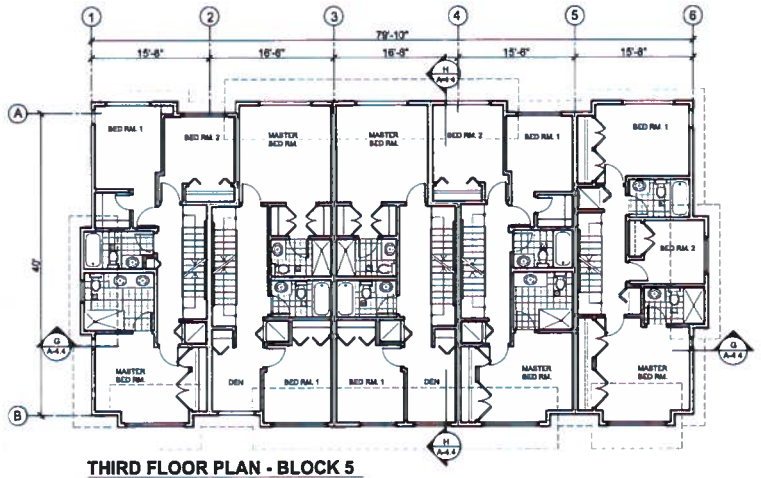
SECOND FLOOR PLAN - BLOCK 5



ROOF PLAN - BLOCK 5



FIRST FLOOR PLAN - BLOCK 5



THIRD FLOOR PLAN - BLOCK 5

F. ADAB ARCHITECTS INC.

#130-1080 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3033 FAX: (604) 987-3033
E-MAIL: info@multigenhomes.com

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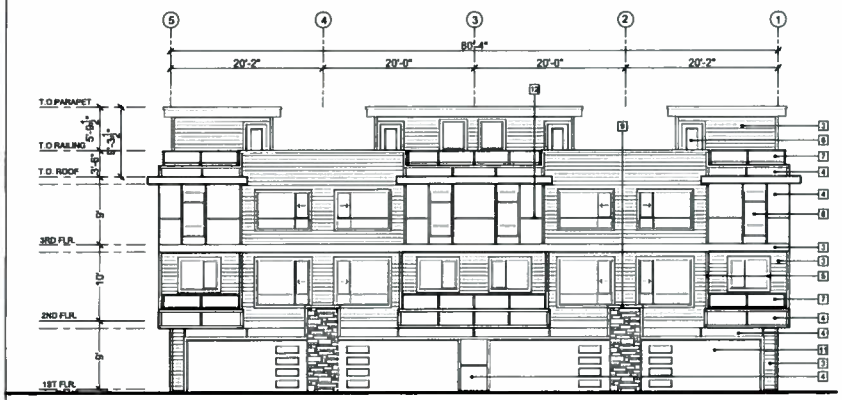
NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
38 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

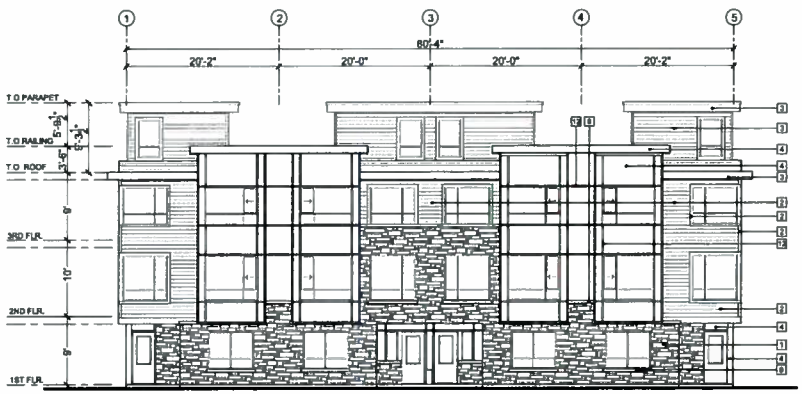
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 5
FLOOR PLANS

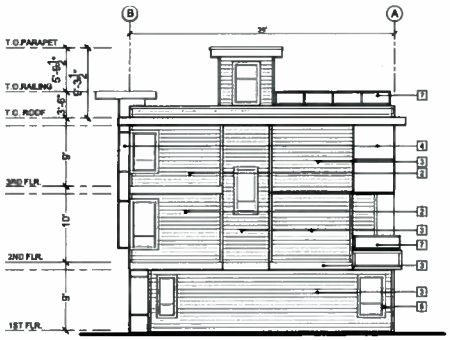
DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



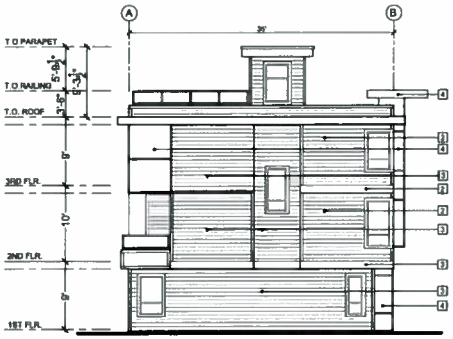
NORTH (REAR) ELEVATION - BLOCKS 1-2



SOUTH (FRONT) ELEVATION - BLOCKS 1-2



EAST ELEVATION - BLOCKS 1-2



WEST ELEVATION - BLOCKS 1-2

EXTERIOR FINISHES

1		**STONE** SHALE COUNTRY LEDGESTONE - BY BORAL
2		**6" HORIZONTAL SIDING -** PVC / CARAMEL CEDAR, REF #9 BY SAGIPER
3		**6" HORIZONTAL HARDIE SIDING / BAND BOARD / FASCIA** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
4		**HARDIE PANEL / FASCIA** SW 7665 WALL STREET - BY SHERWIN WILLIAMS
5		**TRIM** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
6		**WINDOW** VINYL -BLACK
7		**RAILING** - ALUMINUM - BLACK - GLASS (SAFETY) - CLEAR
8		**COLUMN** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
9		**WINDOW SILL - WALL CAP** PRE-CAST CONCRETE
10		**ENTRY DOOR** - BLOCKS 1, 2 & 3 : SW 6244 - BY SHERWIN WILLIAMS - CLEAR GLASS
11		**GARAGE DOOR** - SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS - CLEAR GLASS
12		**REVEAL** BLACK

F. ADAB ARCHITECTS INC.

#130-1600 ROOSEVELT CRESCENT
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E-MAIL: mfa@mfadab.com

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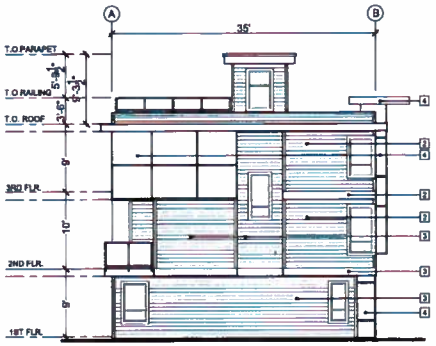
NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

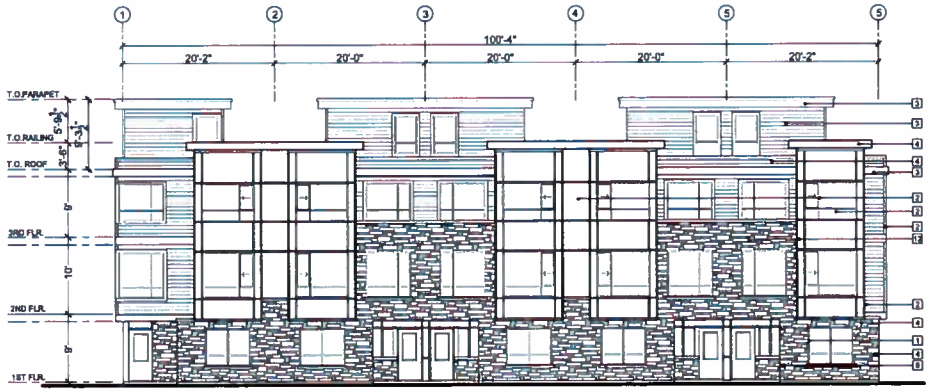
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCKS 1&2
ELEVATIONS

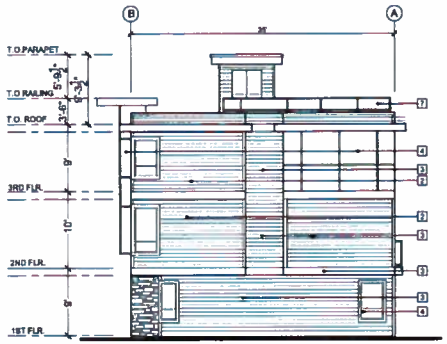
DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



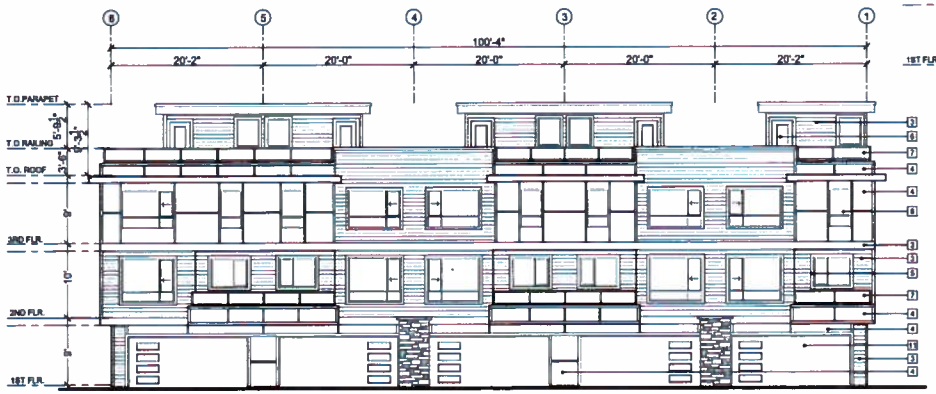
WEST ELEVATION - BLOCK 3



SOUTH (FRONT) ELEVATION - BLOCK 3



EAST ELEVATION - BLOCK 3



NORTH (REAR) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1	**STONE** SHALE COUNTRY LEDGESTONE - BY BORAL
2	**6" HORIZONTAL SIDING** - PVC / CARAMEL CEDAR, REF #6 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD / FASCIA** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / FASCIA** SW 7665 WALL STREET - BY SHERWIN WILLIAMS
5	**TRIM** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
6	**WINDOW** VINYL -BLACK
7	**RAILING** - ALUMINUM - BLACK - GLASS (SAFETY) - CLEAR
8	**COLUMN** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
9	**WINDOW SILL - WALL CAP** PRE-CAST CONCRETE
10	**ENTRY DOOR** - BLOCKS 1, 2 & 3 : SW 6244 - BY SHERWIN WILLIAMS - CLEAR GLASS
11	**GARAGE DOOR** - SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS - CLEAR GLASS
12	**REVEAL** BLACK

F. ADAB ARCHITECTS INC.

#136-1600 ROOSEVELT CRESCENT
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E-MAIL: info@fadabarch.com

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NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

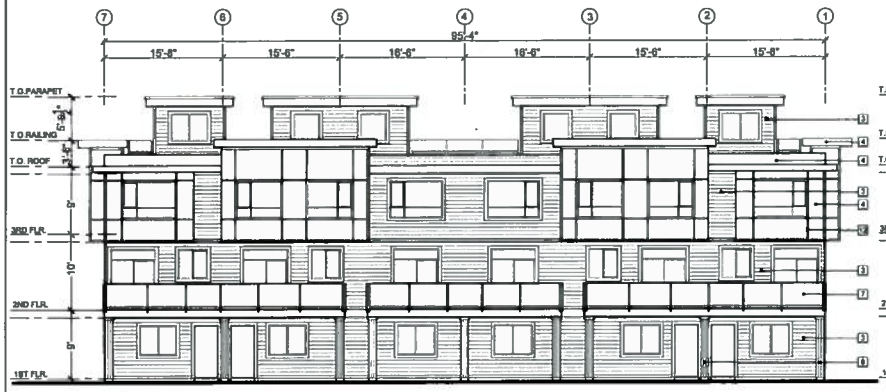
PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

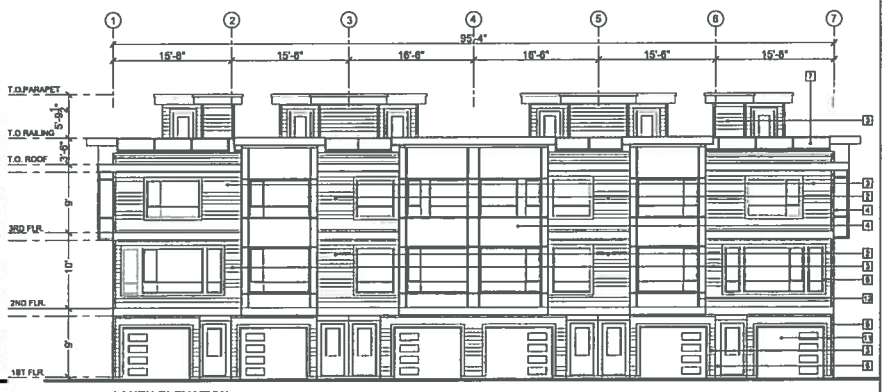
DRAWING TITLE:
BLOCK 3
ELEVATIONS

DATE:	OCT 2017
SCALE:	1/16"=1'-0"
DESIGN.	A.A.
DRAWN:	A.A.
PROJECT NO:	1801

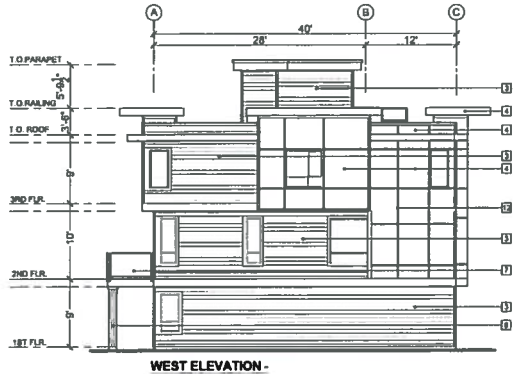
SHEET NO: A-3.2



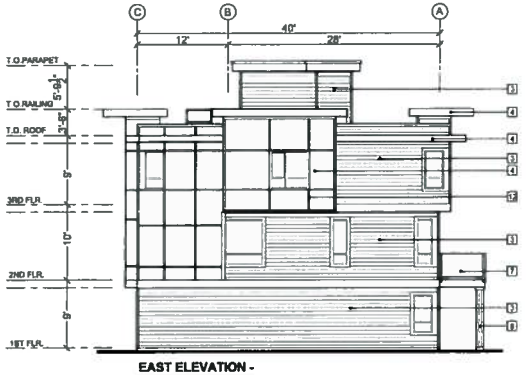
NORTH ELEVATION -
BLOCKS 4-6



SOUTH ELEVATION -
BLOCKS 4-6



WEST ELEVATION -
BLOCKS 4-6



EAST ELEVATION -
BLOCKS 4-6

EXTERIOR FINISHES

1	**STONE** SHALE COUNTRY LEDGESTONE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL CEDAR, REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING** **/ BAND BOARD / FASCIA** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / FASCIA** SW 7685 WALL STREET - BY SHERWIN WILLIAMS
5	**TRIM** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
6	**WINDOW** VINYL -BLACK
7	**RAILING** - ALUMINUM - BLACK - GLASS (SAFETY) - CLEAR
8	**COLUMN** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
9	**WINDOW SILL - WALL CAP** PRE-CAST CONCRETE
10	**ENTRY DOOR** - BLOCKS 1, 2 & 3 : SW 6244 - BY SHERWIN WILLIAMS - CLEAR GLASS
11	**GARAGE DOOR** - SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS - CLEAR GLASS
12	**REVEAL** BLACK

F. ADAB ARCHITECTS INC.

#130-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL. (604) 987-3033 FAX: (604) 987-3033
E-MAIL: info@multigendadab.com

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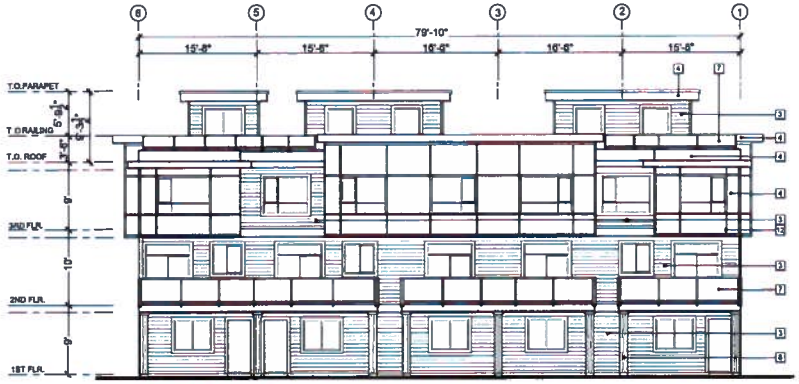
NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

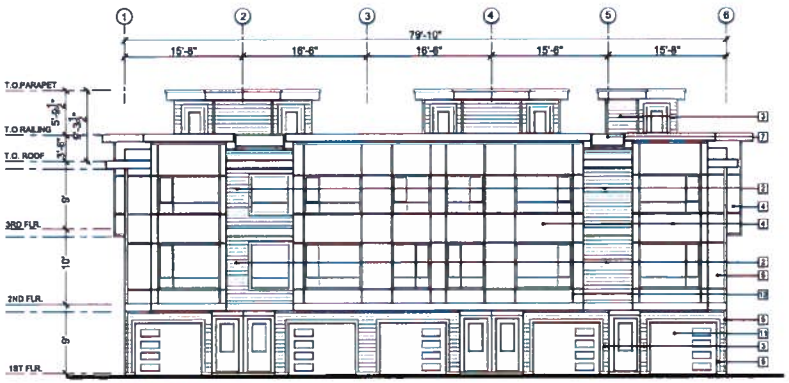
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCKS 4&6
ELEVATIONS

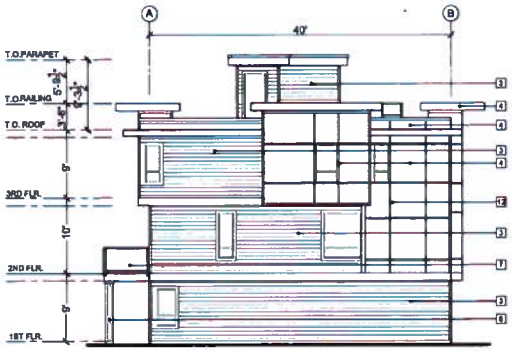
DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



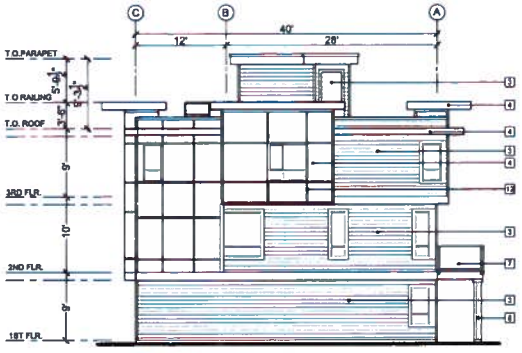
NORTH ELEVATION - BLOCK 5



SOUTH ELEVATION - BLOCK 5



WEST ELEVATION - BLOCK 5



EAST ELEVATION - BLOCK 5

EXTERIOR FINISHES

1		STONE SHALE COUNTRY LEDGESTONE - BY BORAL
2		6" HORIZONTAL SIDING - PVC / CARAMEL CEDAR, REF #8 BY SAGIPER
3		6" HORIZONTAL HARDIE SIDING / BAND BOARD / FASCIA SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
4		HARDIE PANEL / FASCIA SW 7665 WALL STREET - BY SHERWIN WILLIAMS
5		TRIM SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
6		WINDOW VINYL -BLACK
7		RAILING - ALUMINUM - BLACK - GLASS (SAFETY) - CLEAR
8		COLUMN SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
9		WINDOW SILL - WALL CAP PRE-CAST CONCRETE
10		ENTRY DOOR - BLOCKS 1, 2 & 3 : SW 6244 - BY SHERWIN WILLIAMS - CLEAR GLASS
11		GARAGE DOOR - SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS - CLEAR GLASS
12		REVEAL BLACK

F. ADAB ARCHITECTS INC.

#139-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigenlabs.com

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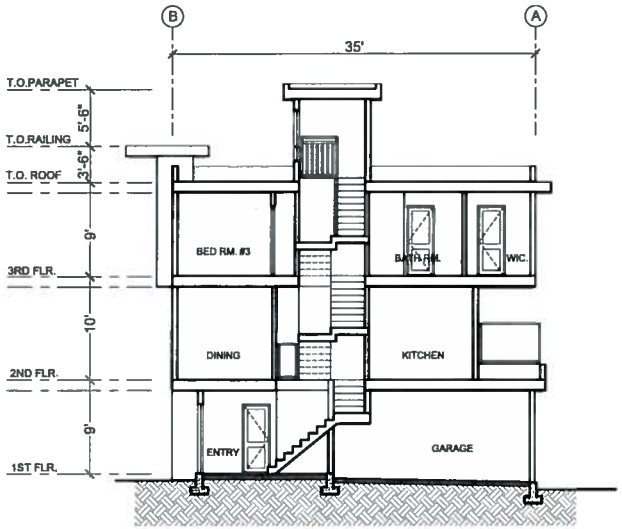
NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490 BRYDON CRESCENT, LANGLEY

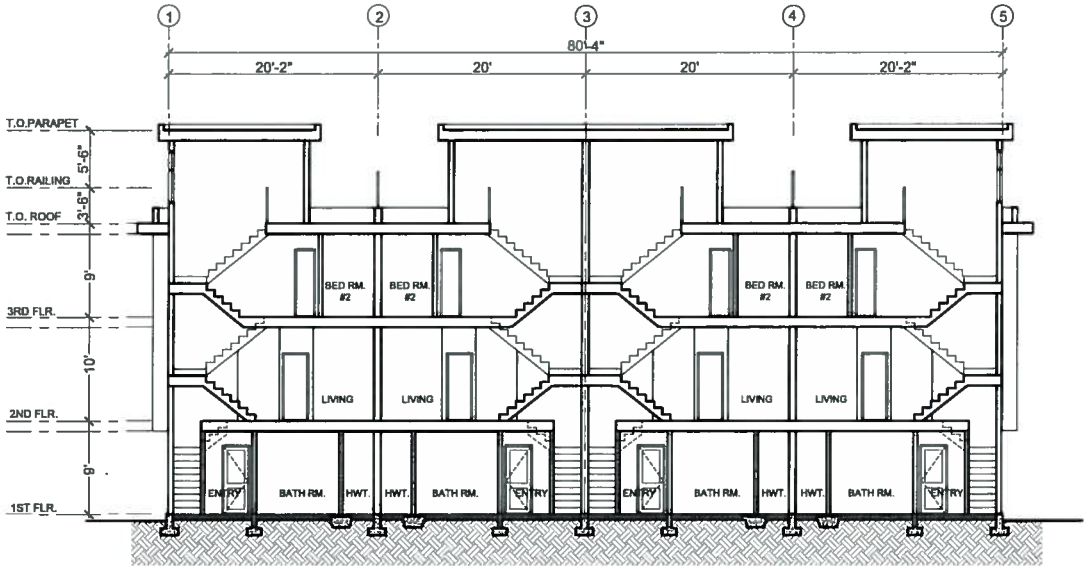
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 5 ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



SECTION B-B - BLOCKS 1-2



SECTION A-A - BLOCKS 1-2

F. ADAB ARCHITECTS INC.

#130-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@fadabarchitects.com

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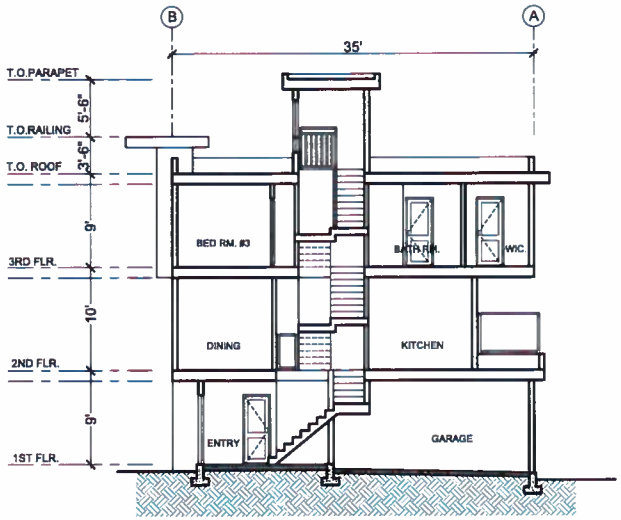
NO.	DATE	REVISION / ISSUED
1	04-04-15	ISSUED FOR REZONING & DP

PROJECT TITLE:
36 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

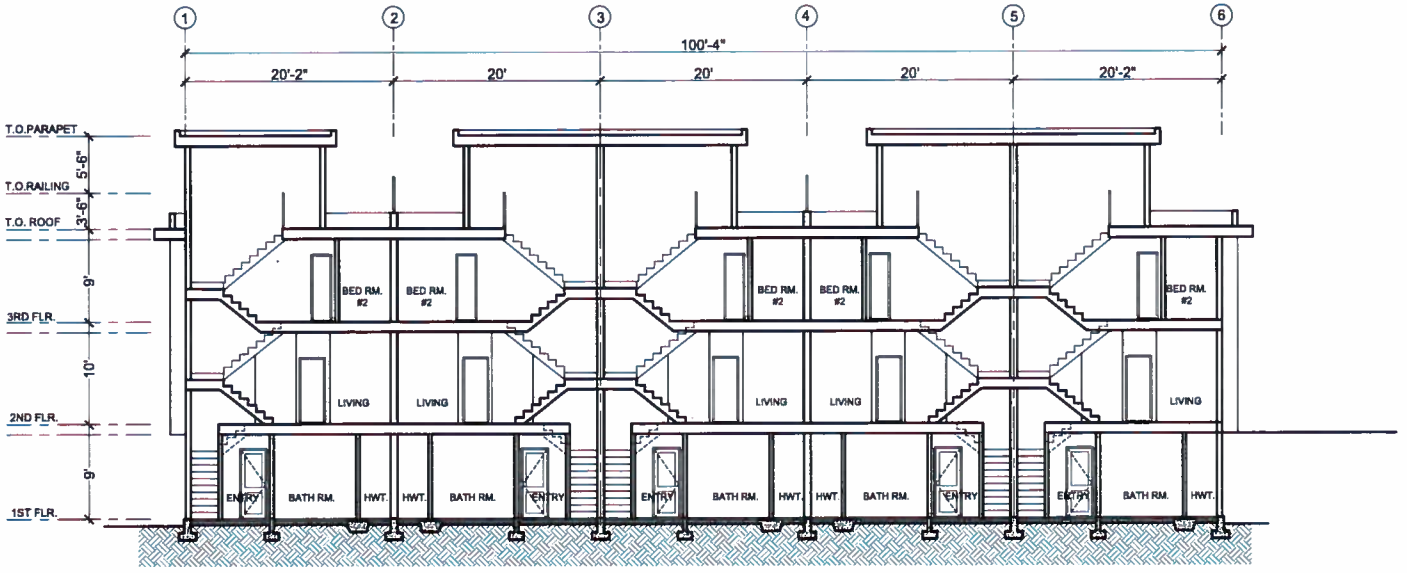
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCKS 1-2
SECTIONS A-A AND B-B

DATE:	OCT. 2017	SHEET NO:
SCALE:	NTS	A-4.1
DESIGN	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



SECTION D-D - BLOCK 3



SECTION C-C - BLOCK 3

F. ADAB ARCHITECTS INC.

#130-1660 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multicontadab.com

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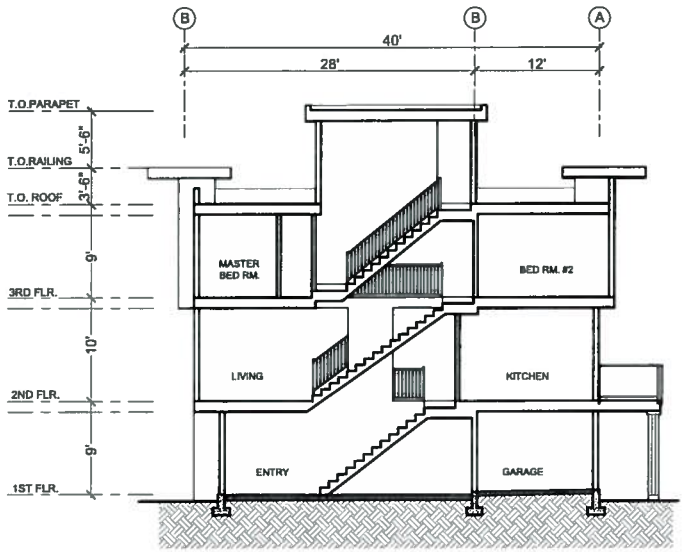
NO.	DATE	REVISION / ISSUED
1	04-04-16	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

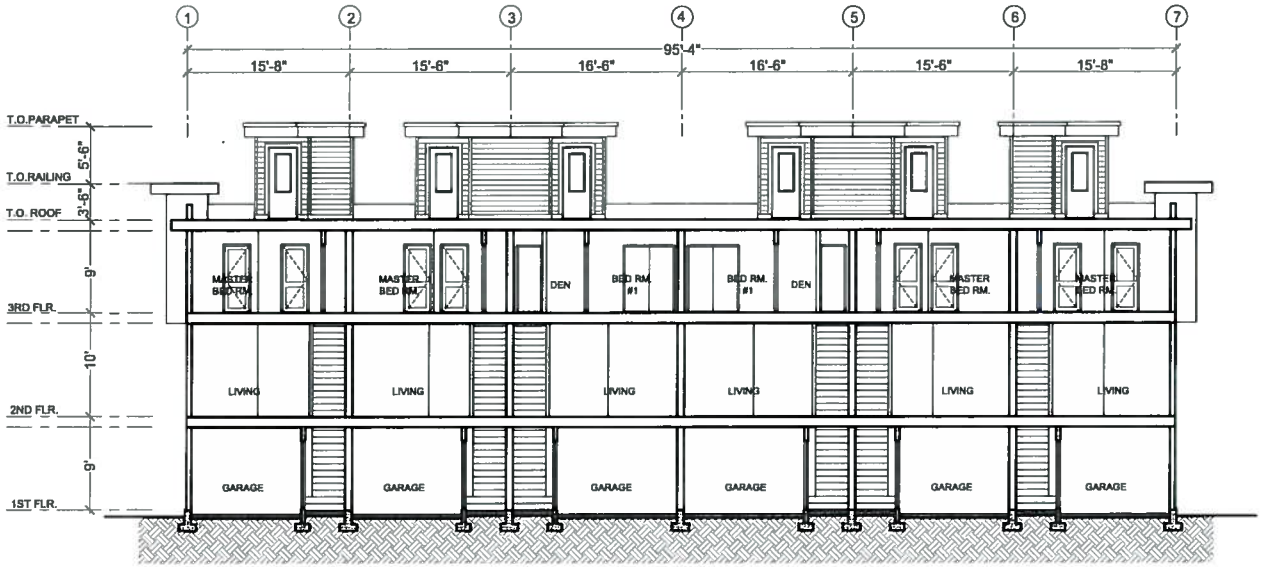
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 3
SECTIONS C-C AND D-D

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-4.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



SECTION F-F - BLOCKS 4-6



SECTION E-E - BLOCKS 4-6

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:

30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

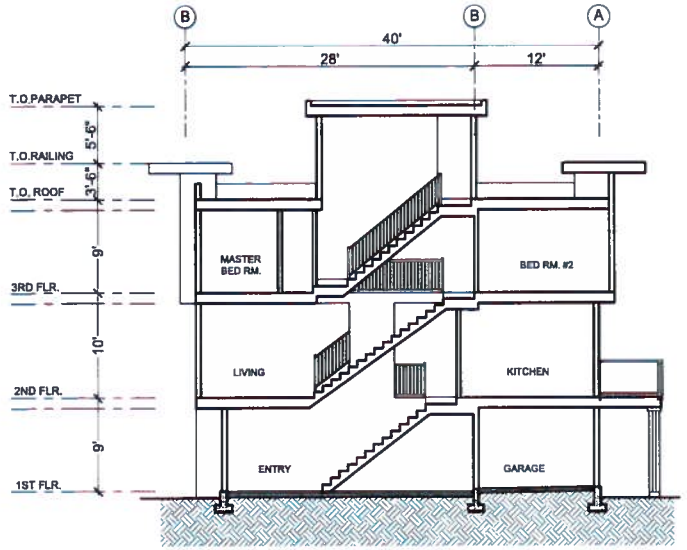
FOR:

RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

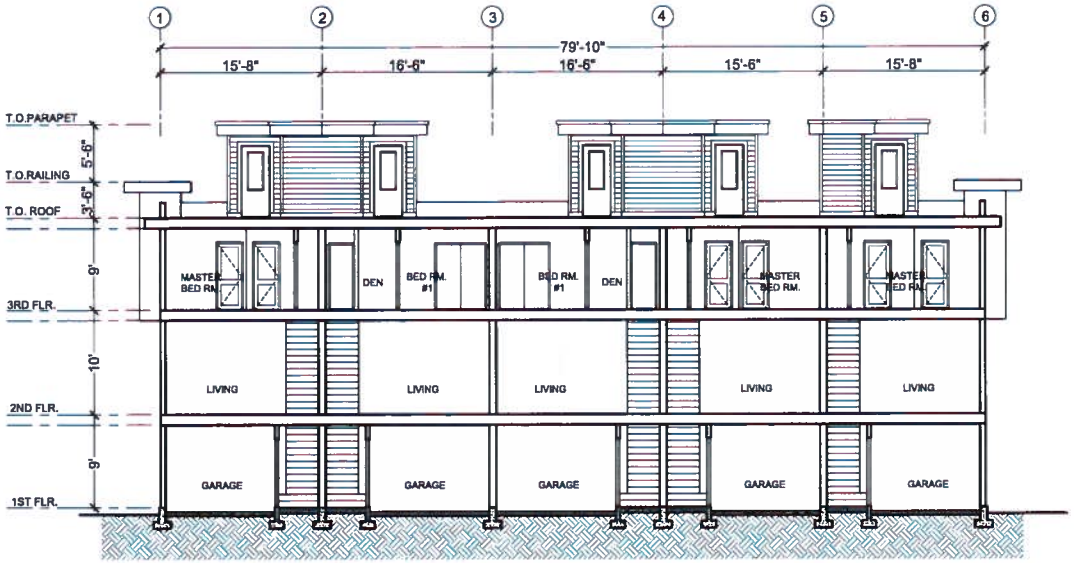
DRAWING TITLE:

BLOCKS 4-6
SECTIONS E-E AND F-F

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-4.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



SECTION H-H - BLOCK 5



SECTION G-G - BLOCK 5

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 5
SECTIONS G-G AND H-H

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-4.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

Design Rationale

Site Characteristics and Context

The proposal would occupy 5 lots along Brydon Crescent south of 55A Avenue and east of Brydon Creek. The total lot area of the site is 43,100 sqft (4004 sq m)

The site has a moderate slope of approximately 2 meters from south to north with south west corner having the lowest and north east corner having the highest elevation.

Our firm is involved in designing a 4 storey apartment building to the south which has been approved by the council to allow for 77 unit market condominium.

Site is also surrounded by single family houses to the east and north.

Zoning, Orientation, and Massing

The proposed development consists of 6 separate building blocks with a total of 30 townhouse units each with 2 car garages.

Townhouses along Brydon Crescent are larger and have double car garages and the townhouses at the back are smaller with tandem parking.

The site is designated for multi- family residential development "RM3 zoning". This density allows for a 4 storey development with a density up to a maximum of 70 units per acre. The proposed density is 30 unit per acre and floor space ratio is 1.04

Attempt has been made to create a vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality

The clustering of the blocks, their distances from each other and their orientation have resulted in creation of a courtyard with ample open space allowing for a rich landscaping environment.

Unit mixes introduce a variety of residential options in terms of number of bedrooms and sizes. Below is the summary of unit type and sizes:

a) Two bedroom and den, total of 6 units, with an area of 1,630 sqft per unit
b) Three bedroom, total of 11units, with an area of approx.1,450 sqft per unit.
c) Four bedroom, total of 13 units, with an area of 1,595 sqft per unit.

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30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE:
SITE CHARACTRISTICS

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-5.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

Urban Design, Form and Character

The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and along the courtyard.

The units along Brydon Crescent have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood.

Vehicular entry is located in the middle of the site as well as pedestrian entry to the rear units. Visitor parkings are located between the buildings creating small clusters and plenty of open spaces.

Buildings are modulated with repetitive vertical bay windows on upper floors creating a form and character that introduces articulated architectural expression with a contemporary vocabulary.

Stone is introduces on building blocks with emphasis given to the facades along the roads. The stone presents a solid base and horizontal expression in order to respond the verticality of the bay windows.

All units have private roof top decks acting as outdoor amenity as well as large balconies.

Livability, Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

1. Variety of unit types and sizes are introduced for both small and large families with children
2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.
3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
4. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
5. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
8. The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
9. Mechanical system is equipped with has heat recovery system 'HRV" for recycling the heat energy and domestic cold water line is used for sprinkler system.
10. All units have private roof top deck with ample landscaping to be used as amenity.

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NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490 BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE: URBAN DESIGN AND ENERGY SAVING

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-5.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

Crime Prevention Through Environmental Design.
"CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality
Provision of natural surveillance
Defining the hierarchy of space
Provision of access and perimeter control

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows and the balconies along the Courtyard ensure the outdoor presence of the people, which provide "eyes on the road".
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system
- The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Stone has been introduced at the base of the buildings representing a durable and high quality base free of graffiti.
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.

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PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE: CPTED

DATE:	OCT. 2017	SHEET NO:
SCALE:	N/A	A-5.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

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NO.	DATE	REVISION DESCRIPTION	DR.
2	MAR.26/26	ISSUED FOR DP	BH
1	MAR.2/26	PRELIMINARY PLAN	BH

SEAL:

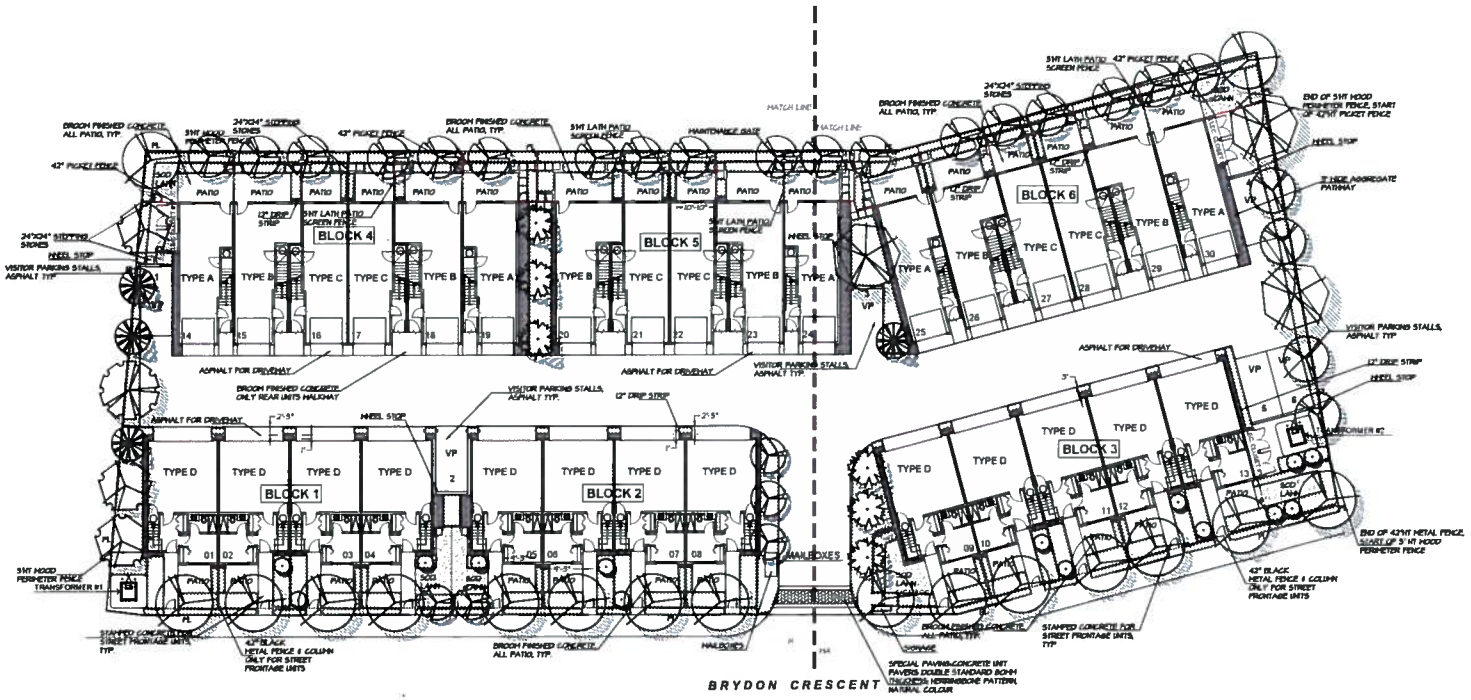
PROJECT:

5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:

KEY PLAN

DATE: 26MAR.26	DRAWING NUMBER:
SCALE: NTS	L0
DRAWN: BH	
DESIGN: BH	
CHK'D: MH	OF 0
M2LA PROJECT NUMBER:	JOB NO. 19 019



PLANT SCHEDULE

M2 JOB NUMBER: 18019

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES	1	ACER CAMPESTRE	HEDGE MAPLE	5M HT.
	3	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	5CM CAL; B&B; UPRIGHT FORM
	4	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	2.5M HT; B&B
	23	CORNUS EDDIES' WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL; L5M STD; B&B
	4	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	3M HT; B&B
	5	LIQUIDAMBAR STYRACIFLUA 'ARNOLD'	COLUMNAR SWEET GUM	10CM CAL; L8M STD; B&B
	14	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILLOUTTE'	SWEET GUM SLENDER SILLOUTTE	6CM CAL; B&B
	6	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	17	STYRAX JAPONICUS	JAPANESE SNOWBELL	3M; B&B
SHRUBS	22	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#3 POT; 25CM
	12	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
	8	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#5 POT
	65	EUONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER	#2 POT; 30CM
	55	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT
	38	PRUNUS LUSITANICA	PORTUGESE LAUREL	1 M B&B
	54	RHODODENDRON 'ELIZABETH'	RHODODENDRON, RED	#5 POT;
	45	SARCOCOCCA HOOKERIANA 'FIUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT
	84	SKIMMIA JAPONICA BOB HALE'	JAPANESE SKIMMIA	#5 POT
	60	SPIRAEA SHIRIBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#2 POT
	130	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	# 5 POT
	24	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
GRASS	18	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	#2 POT
PERENNIAL	14	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#1 POT
GROUND COVER	130	CALLUNA VULGARIS 'DARK BEAUTY'	HEATHER; PINK	#1 POT
	47	EPIMEDIUM X SUBRUM	BARRENWORT	#1 POT; 25CM
	4	ERICA CARNEA 'SPRINGWOOD PINK'	HEATH	#1 POT
	73	ISOTOMA FLUVIATILIS	BLUE STAR CREEPER	#1 POT
	9	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	DR.
2	APR.05.2019	ISSUED FOR DP	BN
1	MAR.01.2019	PRELIMINARY PLAN	BN

PROJECT
5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE.
TREE PLAN

DATE: 19/MAR/M	DRAWING NUMBER: L1
SCALE: 1/8"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 6
M2LA PROJECT NUMBER	JOB NO. 18 019

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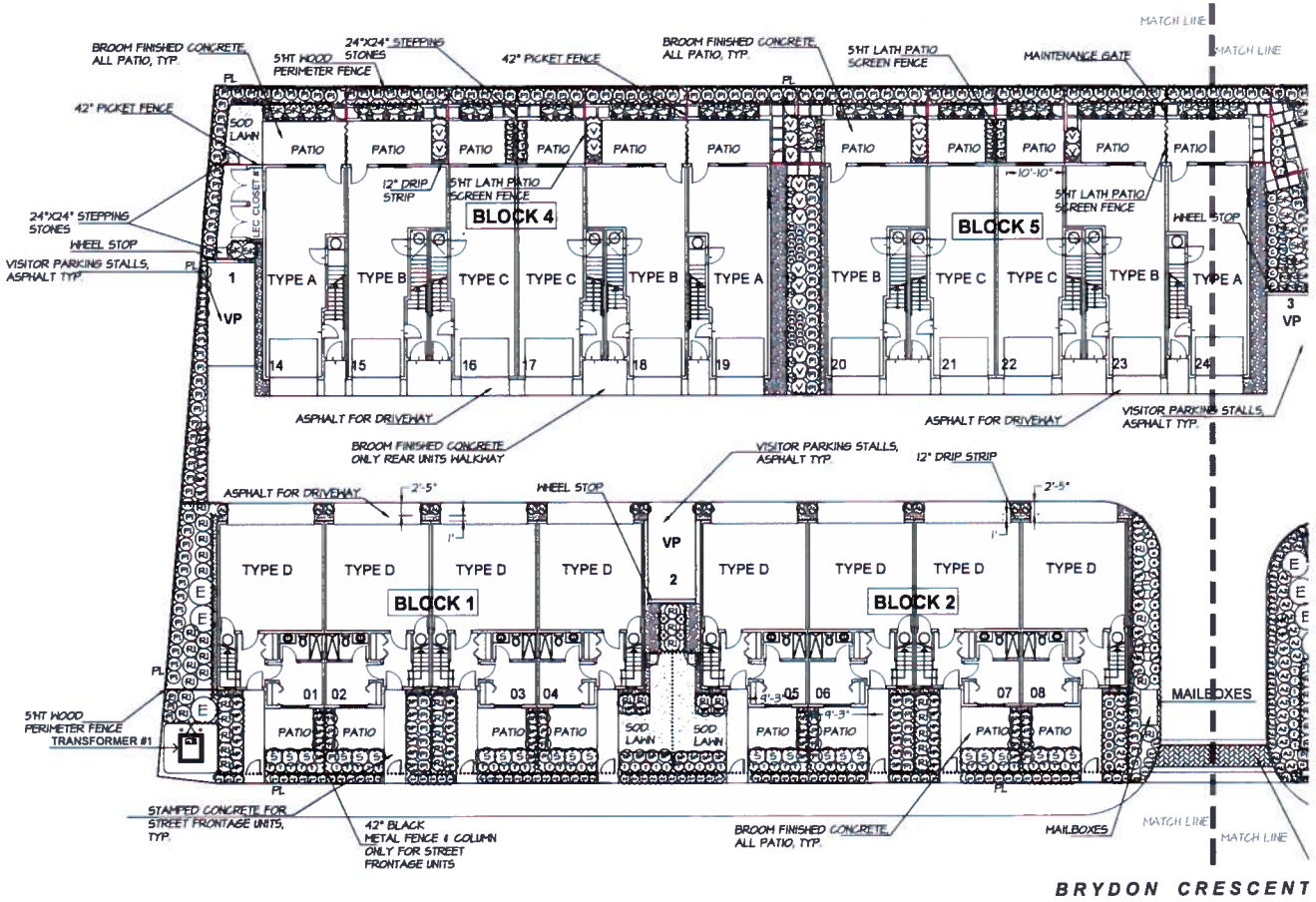

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NO.	DATE	REVISION DESCRIPTION	DR.
2	APR.08.2020	ISSUED FOR DP	BH
1	MAR.4.2020	PRELIMINARY PLAN	BH

SEAL:

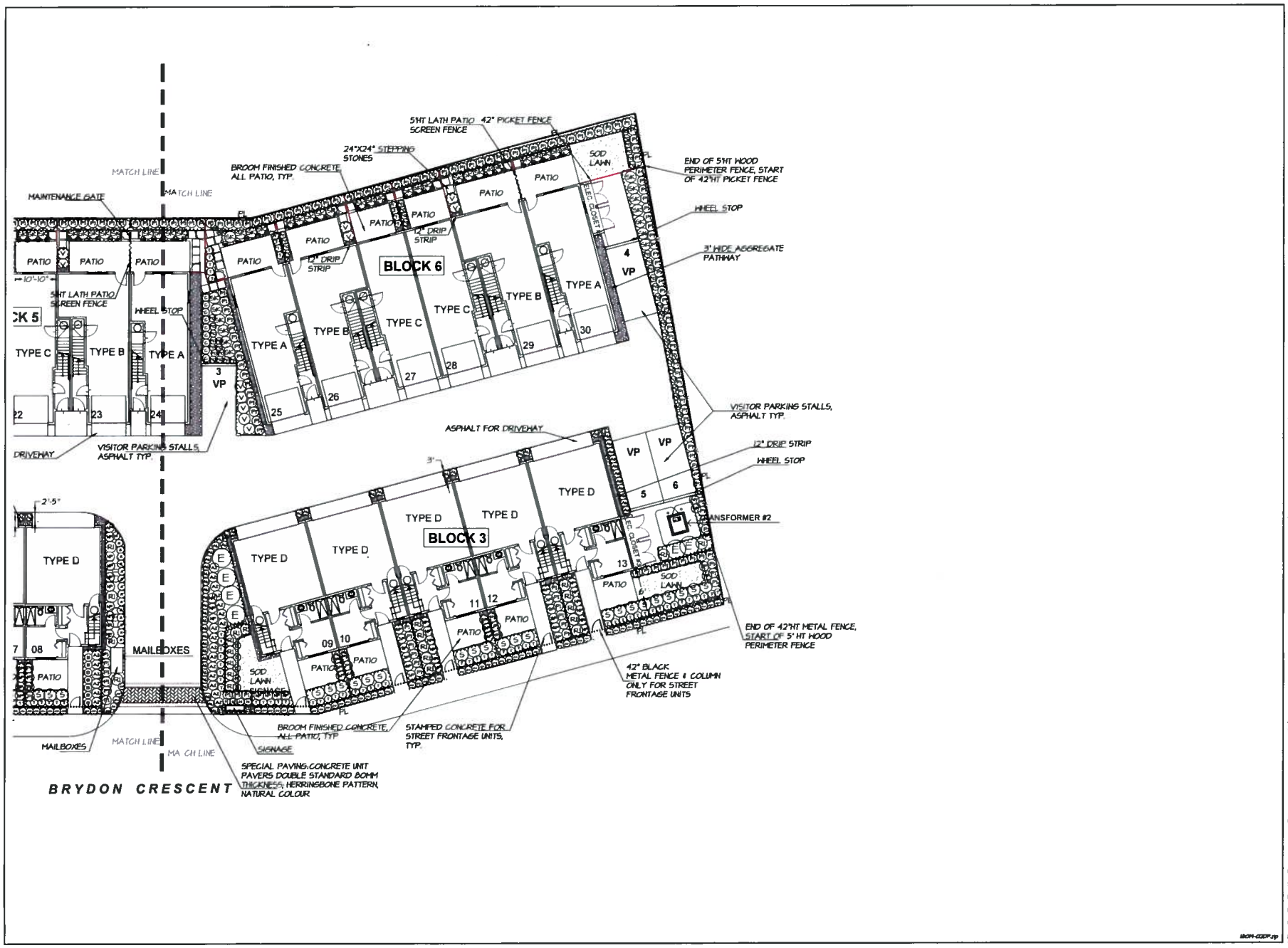
PROJECT:

5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN (WEST)

DATE: 19.MAR.04	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L2
DRAWN: BH	
DESIGN: BH	
CHK'D: MH	OF 6
M2LA PROJECT NUMBER:	JOB NO. 18 019



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NO	DATE	REVISION DESCRIPTION	DR.
2	[illegible]	ISSUED FOR DP	BH
1	[illegible]	PRELIMINARY PLAN	BH

SEAL

PROJECT

5454-5490 BRYDON CRESCENT, LANGLEY, BC

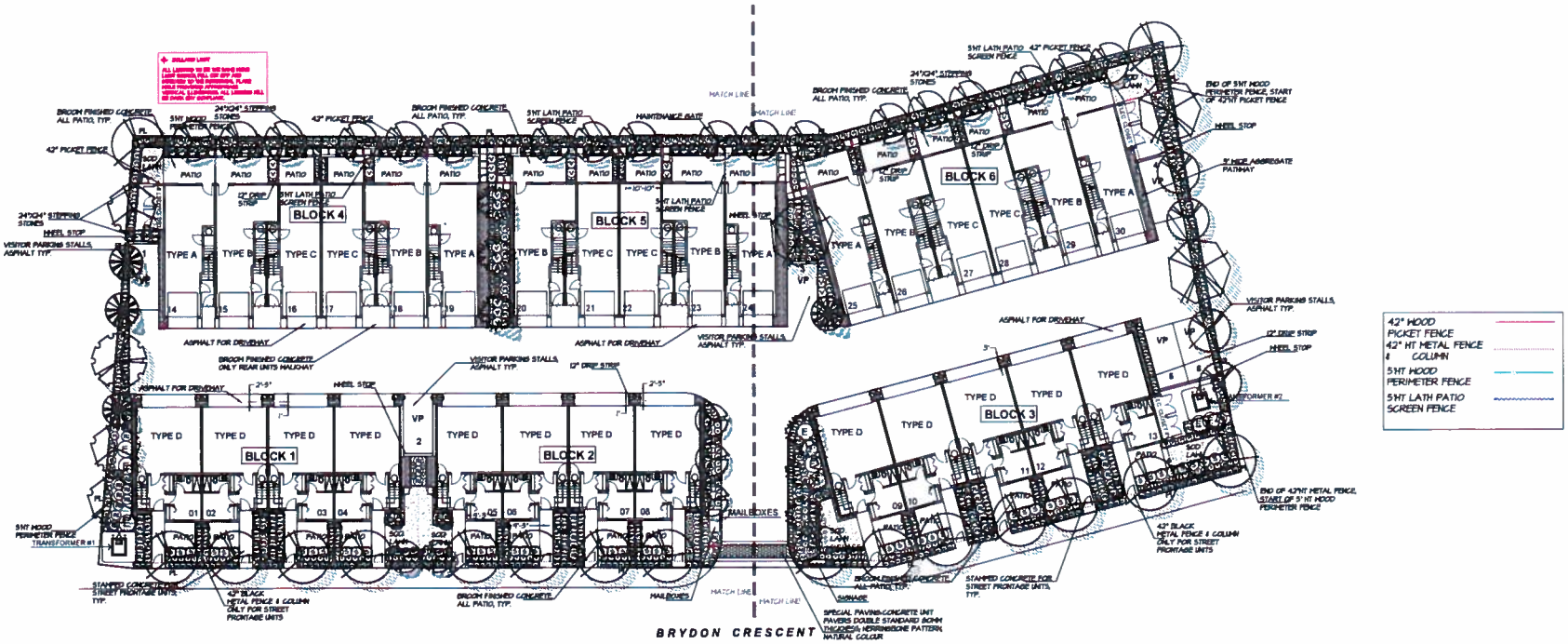
DRAWING TITLE.

SHRUB PLAN (EAST)

DATE. 18.MAR.14
SCALE. 5/32"=1'-0"
DRAWN BH
DESIGN: BH
CHK'D: MM

DRAWING NUMBER: L3 OF 6

M2LA PROJECT NUMBER JOB NO. 18 019



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NO.	DATE	REVISION DESCRIPTION	DR.
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1	MAR.14.2019	PRELIMINARY PLAN	BH

SEAL:

PROJECT:

5454-5490 BRYDON CRESCENT, LANGLEY, BC

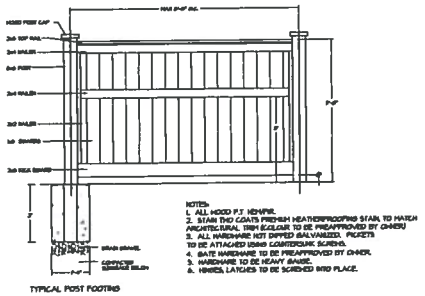
DRAWING TITLE:

LIGHTING & FENCE PLAN

DATE: 18/MAR/14
SCALE: 5/32"=1'-0"
DRAWN: BH
DESIGN: BH
CHK'D: MH

DRAWING NUMBER: L4 OF 6

M2LA PROJECT NUMBER: JOB NO. 18 019



1 / L5 5'HT PERIMETER FENCE
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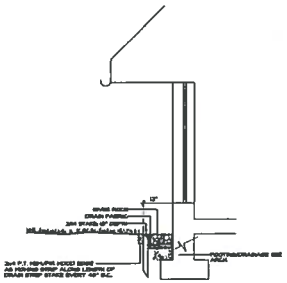

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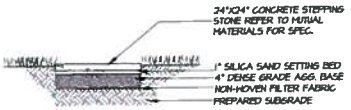

3 / L5 24"X24" STEPPING STONES
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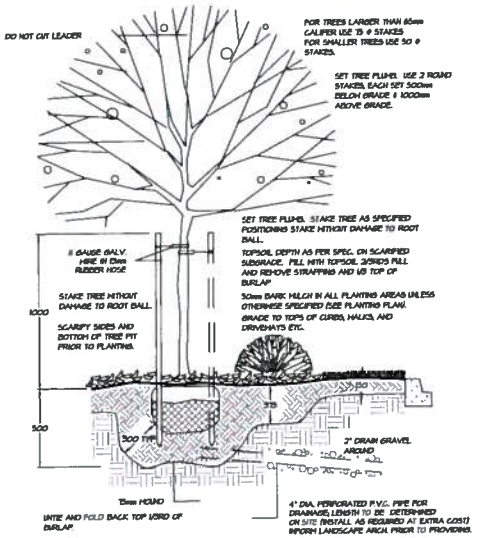
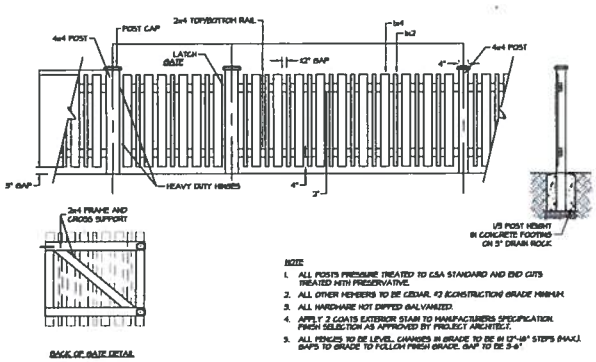
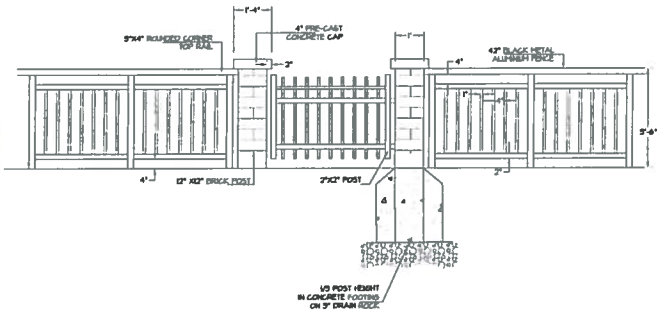


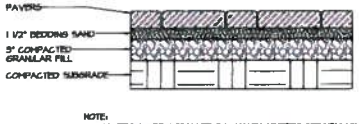
6 / L5 TREE PLANTING DETAIL
SCALE : NTS



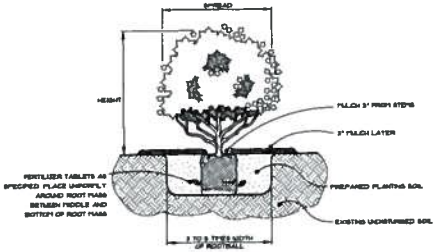
4 / L5 42" HT. WOOD PICKET FENCE & GATE
SCALE : 1/2" = 1'-0"



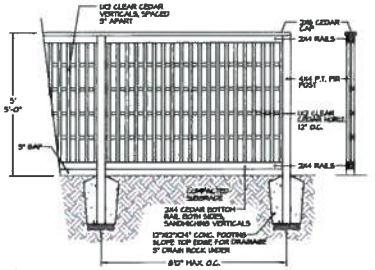
5 / L5 42" HT. BLACK METAL FENCE & GATE (STREET FRONTAGE UNITS)
SCALE : 1/2" = 1'-0"



7 / L5 CONCRETE UNIT PAVERS ON GRADE
SCALE : 1-1/2" = 1'-0"



8 / L5 SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE : NTS



9 / L5 5'HT LATH PATIO SCREEN
SCALE : 1/2" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
2	MAR.26/20	ISSUED FOR DP	BN
1	MAR.6/20	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: MARCH/20	DRAWING NUMBER:
SCALE:	L5
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 6
M2LA PROJECT NUMBER:	JOB NO. 18 019

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

2 B.C. Landscape Standard, 8th edition 2009, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2009 edition, prepared by the Consulting Engineers of British Columbia, Municipalities and Heavy Construction Association, and the Municipal Engineers Division

4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEMS, 2006. Prepared by the Irrigation Industry Association of British Columbia

5 MARKING UTILITIES AND ENGINEERING SPECIFICATIONS UNDERGROUND

1.2 TESTING

1 A natural fast more than one-quarter hectare for all grassing sections to be used on this site is required. Provide soil pay for testing by an independent testing facility pre-approved by the Landscape Architect. Submit grassing section test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

2 Owner reserves the right to load or re-load materials. Contractor responsible to pay for testing of materials at cost upon notification.

1.3 SUBMITTALS

1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect

2 Submit data for review of product supply or manufacturer's product description.

1.4 SITE REVIEW

1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary to have access to review conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:

1.1 Start Up Site Meeting, General Contract Prior to any site disturbance, a meeting with the general contractor to review tree preservation zones, general landscape issues and municipal requirements.

1.2 Start Up Site Meeting, Landscape Contract If requested: At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review requested work and to verify the acceptability of the sub-grade and general site conditions by the Landscape Contractor. Provide growing medium test results for this meeting.

1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with at any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Loams or Grass areas, Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practices and layout, tree support, Plants Irrigation Systems, Play Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as Pedestrian Paving, Fences, Non-structural walls and slabs, Bat Posts.

1.4 Substantive Performance Review of all work, excepting of all submittals, deficiencies, plant counts, preparations of deficiency list, and recommendations for completion.

1.5 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.

1.6 Deficiency Review Prior to the completion of the landbank period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.

1.7 Warranty Review Prior to the completion of the warranty period (1 or 2 years), review all warranty materials and report recommendations for warranty replacement.

1.5 WORKMANSHIP

1 Unless otherwise instructed in the Contract Documents, the preparation of the categories shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor

2 All work and responsibilities shall be performed by personnel skilled in landscape construction. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

3 A site visit is required to become familiar with site conditions before bidding and before start of work.

4 Confirm location of all services before proceeding with any work.

5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

7 Locate and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final completion.

8 Where new work connects with existing, cut where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

1 Guarantee on materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

1 Other conditions of Contract may apply. Confirm Scope of Work at Site of Tender

2 Work includes supply of all required items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1 Relocation of Existing Trees where shown on drawings.
2.2 Finish Grading and Landscape Drainage.
2.3 Supply and placement of growing medium.
2.4 Testing of imported growing medium and/or site topsoil.
2.5 Supply and incorporation of additional/in-need requirements of soil test and Table One.
2.6 Preparation of planting beds, supply of plant materials and planting.
2.7 Preparation of rough grass areas, supply of materials and seeding.
2.8 Preparation of bare areas, supply of materials and sodding.
2.9 Supply and placement of bark mulch.
2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
2.11 REPLACE PACE Establishment Maintenance, Section 3.15.
2.12 Other work items other than this list, not specified by Landscape Architect.

2.2 MATERIALS

1 Growing Medium Loadmix to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 ENHANCED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class "Loamy Sand" to "Sandy Loam"

Applications	Low Traffic Areas, Trees and Large Shrubs	High Traffic Low Level Areas	Planting Areas and Planters
Growing Medium Type	B	D	D
Texture	Percent (% Dry Weight of Fine Growing Medium		
Coarse Gravels larger than 20mm	0 - 05	0 - 05	0 - 05
All Gravels larger than 2mm	0 - 15	0 - 15	0 - 15
	Percent (% Dry Weight of Growing Medium Excluding Gravel		
Sand larger than 0.05mm smaller than 2.0mm	50 - 80%	30 - 90%	60 - 90%
Silt larger than 0.002mm smaller than 0.05mm	0 - 25%	0 - 60%	10 - 25%
Clay smaller than 0.002mm	0 - 25%	0 - 60%	0 - 10%
Clay and Silt Combined	maximum 30%	maximum 60%	maximum 30%
Organic Content (matter)	3 - 10%	3 - 5%	10 - 20%
Organic Content (fraction)	3 - 10%	3 - 5%	10 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	6.5 - 6.5
Structure	Permeable clod to soak that an absorbing water to enable 30 minutes after at least 30 minutes of saturation in heavy rain or irrigation.		

2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash Soluble N in proportions required by soil test.

3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

4 Organic Additive: Amendment compost product to the requirements of the B.C. Landscape Standard, 8th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

6 Composted Bark Mulch: Shall MUST attain Fir/Hemlock bark chips and fines, free of shavings and chips, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Wood ornage is natural bark will be rejected.

7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicators must hold current licenses issued by the appropriate authorities in the area.

8 Filter Fabric: A non-biodegradable flannel or other filtering membrane that will allow the passage of water but not fine soil particles. Such as MIRAFI 140 HL, GEOLON 044 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.

9 Drainage Piping: If required Schedule 40 PVC perforated drain.

10 Drain Rock: Clean, round, hard, durable, and have a minimum size of 20mm and containing no material smaller than 10mm.

11 Plant Materials: To the requirements of the B.C. Landscape Standard. Refer to B.C. Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

12 Sod: Refer to individual sections in this specification.

13 Supplier and manufacturers of engineered items units to provide engineered drawings for all water signed and sealed drawings for all walls, individually, in excess of 1.0m, or combinations of walls of 1.0m. Such submittals must be reviewed and signed off by Certified Professional Engineer, friends seal of engineering services in Vendor price.

14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.

1.1 In case enforces the Landscape Architect will tag trees or areas to-be-made. Review tree retention areas at a start-up meeting with the Landscape Architect

2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

3 No machine travel through or within vegetation retention areas or outer drawn of trees to be retained is allowed.

4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

5 Do not park, fuel or service vehicles within vegetation retention areas.

6 No waste fires, cleaning fires or trash burning shall be permitted within vegetation retention areas.

7 No construction, waste or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect

9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 2000.

9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the persons(s) responsible for the disturbance.

10 In consultation with specific tree retention/replacement Arborist ensure compliance to bylaws.

11 In situations where required construction may disturb existing vegetation intended for preservation, and not Landscape Architect for review prior to commencing construction.

3.2 GRADES

1 Ensure subgrade is prepared to contours to depths specified in Section 3.3, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare and excavate planting pockets for material indicated on the planting plan. Shape subgrade to eliminate from standing water and conform to the site grading and drainage plan.

2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

3 Scarify the entire subgrade immediately prior to placing growing medium. De-compact where excessive subgrade traffic results in compaction during the construction procedures. Ensure that all planting areas are accepting moisture after light compaction to finished grades.

4 Eliminate standing water from all finished grades. Provide a smooth, free and even surface and conform to grades shown on the Landscape Drawings. Do not remove moisture and maintain gradients defined by the B.C. Landscape Standard.

5 Locate and review trees to be cut and grub, smooth out lines of ways or high points. Remove stone 50, maximum size shapes 50%. Assure positive drainage to retention ponds.

6 Slope not to exceed the following maximum Rough Grade 3H, Lawn 4:1, Landscape plantings 2:1

7 Protect established elevation of building to comply with municipal requirements.

8 Inform Landscape Architect of completion of finish grade prior to placement of sand, soil, plants or mulch.

3.3 LANDSCAPE DRAINAGE

1 Subsurface Drains: Ensure surface and Ponds Grading, Drain areas, Trees, Drains and areas subsurface Maintenance, Planters, Crib Walls.

2 Work includes: Site finish grading and surface drainage, installation of any drainage systems detailed on landscape plans. Refer Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.

2.1 Coordinate all subsurface drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.

2.2 Determine exact location of all existing utilities and structures, and underground utilities prior to excavating work, which may not be located on drawings and contact work on site to prevent interruptions of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.

2.3 Plumber trees on site. Refer to Section 3.10, Installing Landscape on Structures.

3 Execution

3.1 Be knowledge and installing in accordance with engineering details and specifications.

3.2 Lay pipe on prepared soil, true to line and grade with invert's smooth and free of bags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.

3.3 Commence laying pipe at outlet and proceed in upstream direction.

3.4 Lay perforated pipes with perforations at 3 and 9 o'clock positions.

3.5 Make joints tight in accordance with manufacturer's directions.

3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.

3.7 Make watertight connections to existing drains, size of supplying manholes or catchbasins where indicated or as directed by Landscape Architect

3.8 Plug upstream ends of pipe with watertight stone and caps.

3.9 Surround and cover pipe with drain rock to extents. Refer layers to various depths as shown in details, minimum 150mm.

3.10 Cover drain rock with non-woven filter cloth lap all edges and secure minimum 150mm.

3.11 Assure positive drainage.

3.12 Clean ALL accumulation of trench as indicated.

3.13 Protect subsurface from flood-ations during construction.

3.4 GROWING MEDIUM TESTING

1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:

1.1 Physical properties, % content of gravel, sand, silt, clay and organics.

1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.

1.3 Relevant levels of phosphate and trace elements and recommendations for required soil amendment's.

1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

1 Supply all growing medium required for the performance of the Contract. Do not haul, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

2 Supply all growing medium adventurous as required by the soil test. Amended growing medium must meet the specification for growing medium as outlined in Table One for the various areas.

2.1 Thoroughly mix required amendments into the full depth of the growing medium.

2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unthrown subgrade free of standing water.

4 Minimum depths of growing medium placed and compacted to MIN.

4.1 On grade:
4.1.1 Seeded and mulched lawn.....6" (150mm)
4.1.2 Hydroseeded lawn & groundcovers.....6" (150mm)
4.1.3 Groundcover and shrub beds, if outlined on plan.....6" (150mm)
4.1.5 Trees & large shrub pits.....depth to conform to depth of rootball - width shall be at least twice the width of the root ball with corner shaped sides.

4.2 On Slab:
4.2.1 Irrigated lawn.....6" (150mm)
4.2.2 Groundcover areas.....12" (300mm)
4.2.3 Lawn without automatic irrigation.....12" (300mm)
4.2.4 Shrub & groundcover areas.....12" (300mm)
4.2.5 Trees and specimen shrubs.....24" (600mm) over minimum 600mm under edge of slab (evenly around location on-site for tree location.)
4.2.6 Depth noted minimum 1" to 2" (25-50mm) over over filter fabric
4.2.7 Minimum 18" depth growing medium except where amended soil from over existing pools.

5 Promptly spread growing medium/planting soil around existing trees, shrubs and vegetation.

6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

7 Protect grades and contours in the elevations shown on landscape and site plans.

3.6 BROWN GRASS AREA - SEEDING

1 Generic Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas Rough grass Section 3.1.1.3

2.1 Clear existing soil by mechanical means of debris over 50mm in any dimension.

2.2 Rough grade surfaces to allow for maintenance specified and for positive drainage.

3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 30th) of each year. Further adjustment may be directed at commencement of the Landscape Architect

4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in container's bearing the following information

4.1 Analysis of the seed delivery
4.2 Percentage of each seed type

5 Seed Mixture: All varieties shall be tested as strong performers in the Pacific Northwest and are subject to seed approval.

10%	Creeping Red Fescue
20%	Annual Rye
5%	Salton Perennial Rye
5%	Kentucky Bluegrass
10%	For Wildlife Areas use a mixture of Wildflowers with hard Fescues 30 per cent Creeping Red Fescue and other Fescue or pre-approved alternate.

6 Fertilizer: Mechanical seeding Apply a complete synthetic slow-release fertilizer with standard 25% water soluble nitrogen and a formulation ratio of 15-5-10 - 50% sulphur coat coated. 42 kg/hectare and using a mechanical spreader

7 Seeding: Apply seed at a rate of 100kg/100sq.ft/ha evenly with a mechanical spreader. Incorporate seed into the top 1/4" (5mm) of soil and lightly compact.

8 Acceptance Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

1 May be used as an alternate to mechanical seeding in rough grass areas.

2 Hay not be used as a mulch for areas hydroseeded by the Landscape Architect prior to seeding.

3 Preparation and Growing Medium
3.1 In areas of Rough Grass Comply with Section 3.6 Rough Grass.
3.2 Where slopes are relatively even free, Remove stone from 1, 6.6, Landscape Standard, Chapter 13.

4 Protection Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray near or catch on objects not exposed to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, surface's and structures from damage. Where soil conditions exist, restore seeding slurry to satisfaction of and by means approved by the Landscape Architect

5 Wash shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use GREEN Dye supplied Contact the B.C. Landscape Standard for main requirements.

6 Water: Used in lieu of any ingredient that may have an injurious effect on the success of seeding or may be harmful to the environment

7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by the manufacturers plate or similar affixed to plate now on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to distribute the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

8 Acquisition Rate
8.1 Seed Mixture: 120 kg/ha (90 lbs/acre)
8.2 Fertilizer: 150 kg/ha (100 lbs/acre)
8.3 Local Wildflower Mix: Where specified, apply 2lb lbs/acre) 5% lb. 10% of grass seed
8.4 Notes:
8.4.1 At the time of Lawn provide a complete report of all components of mix are proposed including seeds, fertilizer, water etc. Report when require Landscape
8.4.2 Fertilizer
8.4.2.1 Rough Grass: If a sod analysis is available, comply with results.
8.4.2.2 Lawn Where hydroseeding is approved, comply with soil analysis recommendations.

9 Reasonably measure the quantities of seed of the materials to be charged into the tank either by count or by a reasonably accepted system of same-calibrated volume measurements. The materials shall be added to the tank while of is being filled with water, in the following sequence, seed, fertilizer. Thoroughly mix into a homogenous slurry after charging, and no water or other material to the tanker. Do not leave slurry in the tank for more than four (4) hours.

10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Direct application into pressure applications and avoiding grass areas to have uniform surfaces.

11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed or fill in areas with inferior stand germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Rare spots). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SEEDING

1 Generic Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

2 Growing Medium: Comply with Section 3.2.1 Growing Medium. Prior to seeding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect

3 Time of Seeding: Sod from April 1st to October 1st. Further adjustment may be directed at commencement of the Landscape Architect

4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

5 Specified Turfgrass by area: Refer to Table 2 below.

Table 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn to refer development when extending boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	not hydroseeding	
SPECIAL			

6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Calibrate into growing medium 48 hours prior to seeding. Apply separately from lime.

8 Seeding: Prepare a smooth, firm, even surface for hoping and. Lay and staggered with uniform closely knitted, utilized overlapping or gaps, smooth and even with adjoining areas and well hoping. Refer to other seamless penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

9 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect seeded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water in sufficient quantities to maintain sufficient growth. Keep grass out of height of between 5-1/2" hand and 3" (5cm). Provide adequate protection of seeded areas against damage until the turf has been taken over by the Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, it keeps through the sod base makes it necessary.

10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 3 (Improved areas). Use herbicides if necessary for weed removal, areas other conditions of acceptance noted above will be taken over by the Owner. Areas seeded in fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.9 PLANTS AND PLANTING

1 Conform to planting layout as shown on Landscape Plans.

2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

3 Make edge of beds with smooth clean defined lines.

4 Time of Planting
4.1 Plant trees, shrubs and groundcovers only during periods they are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful establishment of plants in their new location.

5 Substitutions
5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2006, unless amended by Growing Plant Schedule or this specification.
5.1.1 Refer to B.C. Landscape Standard, Section 9 Plants and Planting and to Section 12, NCMA Standard for Container Grown Plants for nursery standards.
5.1.2 Refer Plant Material Schedules for specific plant and container sizes and comply with requirements.
5.2 Plant materials delivered from areas with more severe climatic conditions shall be given to acclimatized the site climate.

6 Review
6.1 Review at the source of supply and/or collection plant sizes and general appearance and proportion of any or all planting stock at the site.

7 Availability
7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedules for any substitutes of size.
7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract

8 Substitutions
8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected
8.2 Make a minimum of 5 days prior to delivery for request to substitute.
8.3 Substitutions are not part to BC Landscape Standard - definition of Conditions of Availability)

9 Plant Spaces & Location
9.1 Plants shall be kept to rows and of the nearest, subject and size of root ball as shown on the landscape plans plus added tolerance. Larger of trees is to be taken 6" lined above grade.
9.2 Plant all specified spaces in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
9.3 Demotion of grass planting location will only be allowed after review of the proposed demotion by the Landscape Architect

10 Excavation
10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Ensure that finished grade is at the original grade the tree was grown at

11 Arrange of Planting Holes
11.1 Provide drainage of planting pits where required to, on sloped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, excavate to ropes the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

12 Planting and Fertilizing Procedures
12.1 Place all trees and shrubs with the roots passed so they extend growing positions. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove and discard without injuring the rootballs. Water rootball in place, and tamp. For wire baskets, slip and remove top three rows of wire.
12.2 Fill the planting holes by gently firming the growing medium around the root system to 6" (50mm) layers. Refer the soil with water. Add soil as required to meet finish grade. Leave no air pools. When 3/4's of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
12.3 Where planting in saturated exposed to existing trees, use special care to avoid disturbance of the root system or cutting of grades of such trees.
12.4 Where trees are in lawn areas, provide a clean cut subsoil 150mm (6 in.) diameter circle centered on the tree.

13 Staking of Trees
13.1 Use two 2"x2"x8' stakes, unless experienced by municipal requirements. Set stakes minimum 2 ft in soil. On and other sides through rootball.
13.2 Loose the tree carefully vertical.
13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 25mm (3/4"). Approved products Arbor Tie - available from Rosebud.
13.4 Loosely tie trees over 6 ft height. Buy with three 2-ply reel wires 12-gauge). Brace three stakes equidistant around the tree completely loose guide.
13.5 Trees 6 ft + as trees or Lawrence Banks. Buy as above using three diameter 3m. 2"x2"x4.5 braced to the maximum possible depth around of stakes.
13.6 Mark all guy wires with visible flagging material.

14 Pruning
14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not trim like hedge. Use only clean, sharp tools. Paint all with stain and fill to the branch bear leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

15 Mulching
15.1 Mulch all planting areas with an even layer of mulch to 2"-3" (50 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 50mm (2") diameter circle around trees to keep clean, leave a clean ring.

16 Maintenance
16.1 The establishment of all plant material is the responsibility of the Landscape Contractor

17 Plant Material Replacement
17.1 Maintain all plant material for 60 days after Landscape work has received a Certificate of Completion.
17.2 Refer to B.C. Landscape Standard, Section 13 Maintenance Level 3 (Improved) watering and generally as follows:
17.2.1 Water to replacement material planted such that the soil structure material is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. Use hose to supplement to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
17.3 Use appropriate measures to control pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
17.4 Plant material which fails to survive shall be replaced to the next appropriate season as determined by the Landscape Architect.
17.5 Repair tree guards, stakes, and guy wires, when necessary.
17.6 Maintain areas relatively weed free. Remove weeds from 1, 6.6, Landscape Standard, Chapter 13.
17.7 Maintain roads in excellent repair.

18 Plant Warranty
18.1 Replace all unsatisfactory plant material except those designated "Seasonal" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Seasonal" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and conform to replace items until the specified material is complete and satisfactory to the Landscape Architect. Last-replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
18.2 Trees Trees, classified as being within one zone of the Canada Department of Agriculture hard zone for the area, specified by the Landscape Architect and defined by the Landscape Contractor which are killed through losses normal hazard shown Below the average of the extreme minimum temperatures differently recorded in the area concerned, in the last 10 years, will not be replaced without cost of replacement borne by the Owner
18.3 A review may be requested during the latter part of the warranty growing seasons. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

18.4 For all plant ordered, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, bad development and growth is not sufficient to assure future satisfactory growth.
18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be ordered and The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.15, Establishment Maintenance.
18.6 The Landscape Contractor is responsible to replace any plant ordered or repair any construction installed in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
18.7 Exceptions from the specifications may require advances of the Warranty Period as determined by the Landscape Architect

3.10 INSTALLING LANDSCAPE ON STRUCTURES

1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

2 Coordinate work with construction of planters and planter drainage.

3 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

4 Provide drain rock at all through-rock drain locations. Use 20mm min. dia. PVC Pipe filled with drain rock unless specific drainage detail shown.

5 Install drain rock evenly to a minimum depth of 6" (150mm)or alternate shown drain if specified. Install about drain as per manufacturer's recommendations.

6 Cover drain rock for alternate shown drain if specified on drawing detailed with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

7 Place an even layer of 75 - 100mm clean washed pump sand over filter fabric.

8 Place growing medium to depths specified in Section 3.3 above for various surface treatments. Refer to Growing details for any light weight filler required to other grade. Use 50-100mm thick over drain rock shaped to provide smooth surface transition of edges. Soft sand-pump lightly together and cover with filter fabric to prevent soil from impairing drainage.

3.11 ESTABLISHMENT MAINTENANCE Provide a separate price for this section

1 Intent: The intent of "establishment" maintenance is to promote sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long-term success of the planting. The objective is the stabilization of plants to a new site in order to attain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including reinstated turfgrass areas and new trees and shrubs.

2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

3 Related Standards and Legislation: B.C. Landscape Standard, latest edition, Fertilizer Code, B.C. Pesticide Control Act.

4 Site Review: In addition to the inspections at substantial completion, at final progress date applications, and at the end of the guarantee period, there should be three other progress surveys. See the activities allocated by the Landscape and a designated representatives of the Owner. Maintain a logbook and requiring procedures and submit to the designated representatives.

5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representatives at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however work at other times of the year may be required.

6 Maintenance Level: Comply with B.C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

7 Materials: Comply with Part 2 of this specification.
7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

8 Plant Material Establishment
8.1 Watering: During the first growing season, water new plants at least every two (14) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 30th. Minimum 25 gallons per tree per application. Water by hose or other means as necessary to maintain adequate moisture for optimum growth. During the second growing season, water new plants at least every twenty days between April 1 and May 31 and once between August 1st and September 30st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 50% of field capacity. Prevent soil erosion and puddling with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be ceased only once rainfall has provided the soil for replacement.
8.2 Weeds: Maintain shrubbery in the original areas and in the original depths.
8.3 Weed Control: Remove all weeds from all areas of lawn once per month during the growing season by hoeing or cultivation to a maximum depth of 50mm, hand-pulling, or, if necessary, by the use of herbicides.
8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and immediately for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
8.5 Tree Support: Maintain stakes, guy wires and ties and tighten as necessary to prevent girdling of trees. Check ties at least every two months to ensure that they are not causing a constriction to the bark. Loosen, repair or replace ties as necessary. Remove all stakes and guy wires and ties after the first growing season except where guy wires require continuing support in the opinion of the Landscape Architect. Remove all staking and guying devices at the beginning of the second growing season.
8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season, prior to mowing at least, each or diseased wood. Remove the natural shape of the plant. Carry out shaping or shaping only if required to maintain the maintenance contract for specific varieties or conditions.
8.7 Fertilizing: Feed during the Fourth month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

9 Grass Areas Establishment
9.1 Watering: New lawns and specimen, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grassed) such that the grass is cared and to a healthy appearance. Supply and irrigate with water to the level of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water by grassed pooling or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 50% of field capacity.
9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleaved weeds in grassed areas by a spray or application of a weedicide herbicide if the weed population exceeds 10 broadleaf weeds or 10 annual weeds or weedy grasses per 10 square meters. This application shall retain the weed population to zero.
9.3 Fertilizing: According to soil analysis.
9.4 Lawn Leadership to soil analysis
9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Lawns grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge

CITY OF LANGLEY

MOTION

Development Permit Application No. 05-18:

THAT Development Permit Application DP 05-18 to accommodate a 30-unit 3-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-18**
Development Permit Application DP 05-18

File #: 6620.00

From: Development Services & Economic Development Department

Doc #: 156890

Date: April 30, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-18 and Development Permit Application DP 05-18 to accommodate a 30-unit, three-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Red Cardinal Homes Inc. for a 30-unit, three storey townhouse development.

POLICY:

The subject properties are designated “High Density Residential” in the Official Community Plan and are thus part of the Multifamily Residential Development Permit Area to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Red Cardinal Homes Inc.
Owner:	G. Dhillon, B. Dhillon, K. Dhillon
Civic Addresses:	5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description:	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Site Area:	4,004 m^2 (43,099 sq ft)
No. of Units:	30 units
Density:	74.9 units/ha (30.3 units/acre)
Lot Coverage:	48.9%
Building Height:	3 storeys
Total Parking Required:	66 spaces (incl. 6 visitor)
Total Parking Provided:	66 spaces (incl. 6 visitor)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD58 Comprehensive Development
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$532,980 (City: $343,045, GVS&DD: $113,710, SD35: $16,225)
Community Amenity Charge:	$60,000
Exterior Finishes :	Stone facing, vinyl siding, Hardie siding and panels, vinyl windows, asphalt shingle roof

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed **30-Unit Townhouse Development at 5454, 5464, 5474, 5484 5490 Brydon Crescent.**

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) <u>The developer is responsible for the following work which shall be designed by a Professional Engineer:</u>

1. Implement erosion and sediment control measures designed and approved by a qualified professional 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 and sanitary and storm sewer service connections are required. 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 should be assessed and any upgrades required servicing 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. A stormwater 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.
6. 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.
7. 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.

8. The existing pavement on Brydon Crescent frontage requires top lift. This requirement will be fulfilled by a cash-in-lieu payment to the City for future top lift paving.
9. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
10. Street lighting on Brydon Crescent to be upgraded to LED fixtures to meet City standards fronting.

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 requires 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 requires 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.
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. 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.

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 and Street Tree Program, November, 1999 manual.
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:

The applicant is proposing a 30-unit townhouse development comprising six 3-storey building blocks in a double row oriented to Brydon Crescent. Vehicular access to the site is provided by a single entrance driveway from Brydon Crescent since there is no municipal lane at the rear of the site. The architectural design features modern, flat-roofed buildings with generous roof overhangs accenting large bay window articulations. Decorative stone facings and cedar-look siding enrich the exterior appearance, providing a westcoast contemporary theme to the project. Rooftop patios contribute additional private amenity space beyond that provided in the conventional ground level patios. The proposed development engages the Brydon Crescent streetfront with attractive metal fencing and masonry columns softened by planted beds and street trees leading to the unit entrances.

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

The subject application is consistent with the City's Development Permit Area guidelines for townhouse developments.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

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 9, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 14, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $343,045 to the City's Development Cost Charge accounts and $60,000 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 and Environment

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

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:

Applicant:	Prossimo Development Consulting Ltd.
Owner:	Brydon Crescent Properties Nominee Inc.
Civic Addresses:	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
Site Area:	5,809 m^2 (1.44 acres)
Number of Units:	115 apartments
Density:	198.0 units/ha (79.9 units/acre)
Gross Floor Area:	9,061 m^2 (97,537 sq ft)
Floor Space Ratio:	1.560
Lot Coverage:	31.0%
Total Parking Required:	175 spaces (including 8 h/c spaces)
Parking Provided:	
Resident	152 spaces
Visitor	23 spaces
Total	175 spaces (including 8 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	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)
Development Cost Charges:	$1,465,155.75 (City - $1,024,499.00, GVS&DD - $384,238.00, SD35 - $56,418.75)
Community Amenity Charges:	$230,000.00

CITY OF LANGLEY

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 twenty-seventh day of May, 2019.

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

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

FINALLY ADOPTED this XXX day of XXX, 2019.

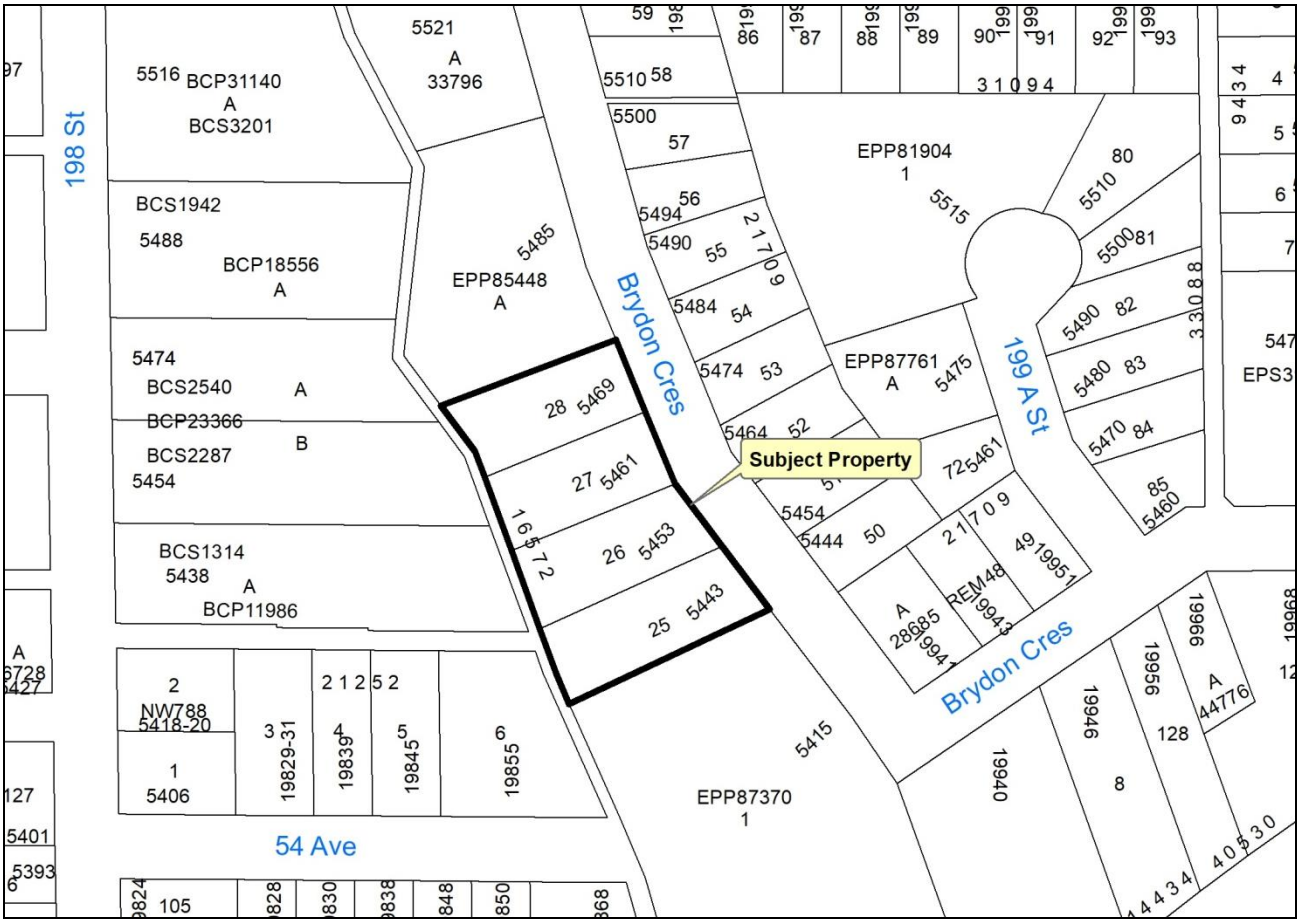
_____
MAYOR

_____
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

File #: 6620.00

From: Development Services & Economic Development Department

Bylaw #: 3103

Doc #:

Date: April 25, 2019

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.

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:

Applicant:	Prossimo Development Consulting Ltd.
Owner:	Brydon Crescent Properties Nominee Inc.
Civic Addresses:	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
Site Area:	5,809 m^2 (1.44 acres)
Number of Units:	115 apartment
Density:	198.0 units/ha (79.9 units/acre)
Gross Floor Area:	9,061 m^2 (97,537 sq ft)
Floor Space Ratio:	1.560
Lot Coverage:	31.0%
Total Parking Required:	175 spaces (including 8 h/c spaces)
Parking Provided:	
Resident	152 spaces
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Total	175 spaces (including 8 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	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)
Development Cost Charges:	$1,465,155.75 (City - $1,024,499.00, GVS&DD - $384,238.00, SD35 - $56,418.75)
Community Amenity Charges:	$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) <u>The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:</u>

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) <u>The developer is required to deposit the following bonding and connection fees:</u>

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) <u>The developer is required to adhere to the following conditions:</u>

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:

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

CITY OF LANGLEY

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 way 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 neighbhouring 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

ADVISORY PLANNING COMMISSION CHAIRMAN

May 10, 2019

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 03	Area Plan
A1 04	Site Plan
A2 01	Level P2 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	Shadow Studies
A8 06	Exterior Materials and Colours
A9 01	Area Overlays
A9 02	Area Overlays
A9 03	Area Overlays
A9 04	Area Overlays
A9 05	Area Overlays

Project Data Sheet

		Contact	Telephone
Project:	Altos Brydon Crescent Condos		
Registered Owner:	Brydon Crescent Properties Nominee Inc.	Colin Lai	
Authorized Agent:	Prossimo Development Consulting Ltd	Randy Dick	778 918 2010
Legal Descriptions:	Lot 25 Section 3 Township 8 New Westminster District Plan 15401 PID 004 521 501		
	Lot 26 Section 3 Township 8 New Westminster District Plan 15401 PID 010-060-138		
	Lot 27 Section 3 Township 8 New Westminster District Plan 16572, PID 010-400-176		
	Lot 28 Section 3 Township 8 New Westminster District Plan 16572, PID 010 219-285		
Civic Address:	5443 - 5469 Brydon Crescent Langley BC V3A 4A3		
Architect:	BHA Architecture Inc.	Peter Huggins	604-730-8100
Lot Area:	62533 sm		
Lot Coverage:	30.98%		
Gross Floor Area:	97537 sm		
FAR:	1.56		
Total Dwelling Units:	115		
Units per Hectare:	198		
Building Height:	19.35m		
Storeys:	5		
East Setback:	6.00m		
South Setback:	6.00m		
West Setback:	Varies (Riparian Setback Observed)		
North Setback:	8.20m		
Open Air Space:	1726.6 sm		

See sheets A1 01 1 and A1 01 2 for additional and more detailed information

Reissued for Rezoning/DP - April 26th, 2019

ALTOS
Brydon Crescent Properties Nominee Inc

BHA Architecture

Project Statistics

Project Name	Brydon Crescent				sf	sm	Acres	Hectares	Units Per Acre	Units Per Ha			
Project Number	P 456			Gross Site Area	62533 sf	5809 sm	1 44 acres	0 581 ha	80	197 95		Date	1 Apr 19
Client	Altos Homes			Net Site Area	62533 sf	5809 sm	1 44 acres	0 581 ha				Revised	11 Apr 19
FAR Summary											**Site Coverage Summary**		
		FSR	sf	sm			sf	sm				sf	sm
	Allowable FAR	n/a	n/a	n/a		Required Amenity	2847 sf	265 sm			Site Area	62533 sf	5809 sm
	Proposed FAR	1 56	97537 sf	9061 sm		Proposed Amenity	2885 sf	268 sm			Building Footprint	19370 sf	1800 sm
											Coverage	30 98 %	
Parking Areas													
Level	Parking Area	Amenity	Total (sf)	Total (sm)									
P1	36219 sf	0 sf	36219 sf	3365 sm									
P2	32782 sf	1139 sf	32782 sf	3046 sm									
Total	69001 sf	1139 sf	69001 sf	6410 sm									
Residential Areas													
Level	Res Lobby	Corridors	Residential	Amenity	GFA	Efficiency	Unit Count	FSR	GFA Check				
1	427 sf	3074 sf	14530 sf	1745 sf	19777 sf	75 63 %	21	19777 sf	19777 sf				
2		2536 sf	16973 sf		19509 sf	87 00 %	24	19509 sf	19509 sf				
3		2529 sf	16975 sf		19484 sf	87 12 %	24	19484 sf	19483 sf				
4		2528 sf	16876 sf		19384 sf	87 06 %	23	19384 sf	19383 sf				
5		2528 sf	16876 sf		19384 sf	87 06 %	23	19384 sf	19383 sf				
Totals	427 sf	13335 sf	82229 sf	1745 sf	97537 sf	84 76 %	115 units	97537 sf	97535 sf				
	40 sm	1239 sm	7639 sm	162 sm	9061 sm			9061 sm	9061 sm				

Code Summary

Major Occupancies	Group F Division 3 Storage Garage (Level P2 to P1)
	Group C Residential (Levels 1 to 5)
Construction Requirements	3 2 2 15 (Storeys Below Ground)
	3 2 2 5D (Group C up to Six Storeys, Sprinklered)
Construction Type	Noncombustible Levels P2 to P1
	Combustible Levels 1 to 5
Fire Ratings	2h (Levels P2 and P1)
	1h (Level 1 and Above)
Roof Ratings	1h
Building Height	5 Storeys
Building Area	Max 1800m^2, based on Article 3 2 2 5D (large area requires firewall)
Facing	Facing 1 Street (>10 % of the building perimeter located within 15m of the street)
Sprinkler System	Required (NFPA 13-2013)
Fire Alarm System	Required
Standpipe System	Required (NFPA 14-2013)
Emergency Power	1h for emergency lighting and fire alarm system
High Building	No (floor level of the uppermost storey is less than 18m (59 feet) above grade)

Parking Statistics

Required Parking (based on RM-3 Zoning)

Use	Classification	Unit Count	Rate	Required Stalls	Rounded Value
Condominium	Studio or 1-Bedroom	25	1.20	30	30
Condominium	2 Bedroom	84	1 30	109 2	110
Condominium	3 Bedroom	6	2 00	12 0	12
			Sub Total:	151	152
Condominium	Visitor	115	0 20	23 0	23
			Sub Total:	23	23
			Total Parking Required:		175

Proposed Parking

Use	Stall Type	Total
Residential	Regular	97
	Small	48
	H/C	7
	Sub Total:	152
Visitor	Regular	20
	Small	2
	H/C	1
	Sub Total:	23
	Total:	175

Small Stall and HC Stall Percentages

Use	Stall Type	Total	Percentage	Max Permitted
All	HC	8	5 %	5%

Use	Stall Type	Total	Percentage	Max Permitted
All	Small	50	29 %	40%

Bicycle Parking/Storage Statistics

Off-Street Bicycle Parking

Stall Type	Required	Provided		
		Floor 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 Cubicles

	Required (m3)	Provided (Lockers)	Provided (m3)
Use (Location)			
Residential (Parkade)	652 m3	115	670 m3

Note: Typical storage cubicle dimensions: 1.2m X 1.8m (2.7m tall)

Average Grade Calculation

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

Design Rationale

OVERVIEW

The project is located on the west side of Brydon 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 accomodated 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 five 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 treeline 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.

revisions:

no	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 04 11	Re-issued for Rezoning/DP

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BHA Architecture Inc.
Suite 201 - 1628 West 1st Avenue, Vancouver BC
Telephone (604) 687-1141 | Website www.bha.ca

project:

Proposed Condominium Housing Development

5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

drawn: PDH	date:
checked:	
scale: NTS	project no.: P-456

sheet title:
Project Statistics

sheet no.
A1.01.1

Project Statistics

Residential Unit Summary

Overall Summary

Unit Config	Count	% by Project
Studios	0	0.0 %
1 Bedroom	25	21.7 %
2 Bedroom	84	73.0 %
3 Bedroom	6	5.2 %
Total (Overall):	115	100.0 %

Access	Count	% by Project
Standard	106	92.2 %
Adaptable	9	7.8 %
Accessible	0	0.0 %

Tenure	Count	% by Project
Strata Unit	115	100.0 %
Market Rental	0	0.0 %
Below-Market	0	0.0 %

Level 1

Floor	Unit #	Type	Configuration	Tenure	Access	Unit Area Area (sf)	Unit Area Area (sm)	Storage Area Area (sf)	Storage Area Area (sm)	Net Area Area (sf)	Net Area Area (sm)	Balcony Area Area (sf)	Balcony Area Area (sm)
Level C1	101	C2	2 Bedroom	Strata Unit	Standard	647 sf	60 sm	0 sf	0 sm	647 sf	60 sm	0 sf	0 sm
Level C1	102	C2	2 Bedroom	Strata Unit	Standard	645 sf	60 sm	0 sf	0 sm	645 sf	60 sm	0 sf	0 sm
Level C1	103	C2	2 Bedroom	Strata Unit	Standard	644 sf	60 sm	0 sf	0 sm	644 sf	60 sm	0 sf	0 sm
Level C1	104	D1	2 Bedroom	Strata Unit	Standard	926 sf	86 sm	0 sf	0 sm	926 sf	86 sm	0 sf	0 sm
Level C1	105	B1	1 Bedroom	Strata Unit	Standard	532 sf	49 sm	0 sf	0 sm	532 sf	49 sm	0 sf	0 sm
Level C1	106	A1	1 Bedroom	Strata Unit	Standard	420 sf	39 sm	0 sf	0 sm	420 sf	39 sm	0 sf	0 sm
Level C1	107	B1	1 Bedroom	Strata Unit	Standard	533 sf	49 sm	0 sf	0 sm	533 sf	49 sm	0 sf	0 sm
Level C1	108	D2	2 Bedroom	Strata Unit	Standard	897 sf	83 sm	0 sf	0 sm	897 sf	83 sm	0 sf	0 sm
Level C1	109	A2	1 Bedroom	Strata Unit	Adaptable	457 sf	42 sm	0 sf	0 sm	457 sf	42 sm	0 sf	0 sm
Level C1	110	D1	2 Bedroom	Strata Unit	Standard	832 sf	77 sm	0 sf	0 sm	832 sf	77 sm	0 sf	0 sm
Level C1	111	D1	2 Bedroom	Strata Unit	Standard	836 sf	78 sm	0 sf	0 sm	836 sf	78 sm	0 sf	0 sm
Level C1	112	C1	2 Bedroom	Strata Unit	Standard	730 sf	68 sm	0 sf	0 sm	730 sf	68 sm	0 sf	0 sm
Level C1	113	C1	2 Bedroom	Strata Unit	Standard	733 sf	68 sm	0 sf	0 sm	733 sf	68 sm	0 sf	0 sm
Level C1	114	C1	2 Bedroom	Strata Unit	Standard	733 sf	68 sm	0 sf	0 sm	733 sf	68 sm	0 sf	0 sm
Level C1	115	C1	2 Bedroom	Strata Unit	Standard	732 sf	68 sm	0 sf	0 sm	732 sf	68 sm	0 sf	0 sm
Level C1	116	D2	2 Bedroom	Strata Unit	Standard	901 sf	84 sm	0 sf	0 sm	901 sf	84 sm	0 sf	0 sm
Level C1	117	B1	1 Bedroom	Strata Unit	Standard	532 sf	49 sm	0 sf	0 sm	532 sf	49 sm	0 sf	0 sm
Level C1	118	D2	2 Bedroom	Strata Unit	Standard	864 sf	80 sm	0 sf	0 sm	864 sf	80 sm	0 sf	0 sm
Level C1	119	C2	2 Bedroom	Strata Unit	Standard	642 sf	60 sm	0 sf	0 sm	642 sf	60 sm	0 sf	0 sm
Level C1	120	C2	2 Bedroom	Strata Unit	Standard	645 sf	60 sm	0 sf	0 sm	645 sf	60 sm	0 sf	0 sm
Level C1	121	C2	2 Bedroom	Strata Unit	Standard	648 sf	60 sm	0 sf	0 sm	648 sf	60 sm	0 sf	0 sm
					Level 1 Totals:	[illegible] sf	1349.88 sm	0.00 sm	0.00 sm	14510.04 sm	1349.88 sm	0.00 sm	0.00 sm

Level 1 Summary

Unit Config	Count	% by Floor	% by Project
Studios	0	0.0 %	0.0 %
1 Bedroom	5	23.8 %	4.3 %
2 Bedroom	16	76.2 %	13.9 %
3 Bedroom	0	0.0 %	0.0 %
Total (Level 1):	21	100.0 %	18.3 %

Access	Count	% by Floor	% by Project
Standard	20	95.2 %	17.4 %
Adaptable	1	4.8 %	0.9 %
Accessible	0	0.0 %	0.0 %

Tenure	Count	% by Floor	% by Project
Strata Unit	21	100.0 %	18.3 %
Market Rental	0	0.0 %	0.0 %
Below-Market	0	0.0 %	0.0 %

Level 2

Floor	Unit #	Type	Configuration	Tenure	Access	Unit Area Area (sf)	Unit Area Area (sm)	Storage Area Area (sf)	Storage Area Area (sm)	Net Area Area (sf)	Net Area Area (sm)	Balcony Area Area (sf)	Balcony Area Area (sm)
Level C2	201	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.95 sm	0 sf	0.00 sm	645 sf	59.95 sm	0 sf	0.00 sm
Level C2	202	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C2	203	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.85 sm	0 sf	0.00 sm	644 sf	59.85 sm	0 sf	0.00 sm
Level C2	204	D1	2 Bedroom	Strata Unit	Standard	926 sf	86.26 sm	0 sf	0.00 sm	926 sf	86.26 sm	0 sf	0.00 sm
Level C2	205	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.43 sm	0 sf	0.00 sm	532 sf	49.43 sm	0 sf	0.00 sm
Level C2	206	A1	1 Bedroom	Strata Unit	Standard	421 sf	39.11 sm	0 sf	0.00 sm	421 sf	39.11 sm	0 sf	0.00 sm
Level C2	207	B1	1 Bedroom	Strata Unit	Standard	530 sf	49.22 sm	0 sf	0.00 sm	530 sf	49.22 sm	0 sf	0.00 sm
Level C2	208	D2	2 Bedroom	Strata Unit	Standard	897 sf	83.34 sm	0 sf	0.00 sm	897 sf	83.34 sm	0 sf	0.00 sm
Level C2	209	A2	1 Bedroom	Strata Unit	Adaptable	457 sf	42.44 sm	0 sf	0.00 sm	457 sf	42.44 sm	0 sf	0.00 sm
Level C2	210	D1	2 Bedroom	Strata Unit	Standard	832 sf	77.25 sm	0 sf	0.00 sm	832 sf	77.25 sm	0 sf	0.00 sm
Level C2	211	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.43 sm	0 sf	0.00 sm	532 sf	49.43 sm	0 sf	0.00 sm
Level C2	212	D4	2 Bedroom	Strata Unit	Adaptable	801 sf	74.44 sm	0 sf	0.00 sm	801 sf	74.44 sm	0 sf	0.00 sm
Level C2	213	D1	2 Bedroom	Strata Unit	Standard	835 sf	77.54 sm	0 sf	0.00 sm	835 sf	77.54 sm	0 sf	0.00 sm
Level C2	214	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.09 sm	0 sf	0.00 sm	733 sf	68.09 sm	0 sf	0.00 sm
Level C2	215	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C2	216	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C2	217	C1	2 Bedroom	Strata Unit	Standard	732 sf	67.98 sm	0 sf	0.00 sm	732 sf	67.98 sm	0 sf	0.00 sm
Level C2	218	D2	2 Bedroom	Strata Unit	Standard	903 sf	83.87 sm	0 sf	0.00 sm	903 sf	83.87 sm	0 sf	0.00 sm
Level C2	219	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.42 sm	0 sf	0.00 sm	532 sf	49.42 sm	0 sf	0.00 sm
Level C2	220	D2	2 Bedroom	Strata Unit	Standard	895 sf	83.17 sm	0 sf	0.00 sm	895 sf	83.17 sm	0 sf	0.00 sm
Level C2	221	C2	2 Bedroom	Strata Unit	Standard	642 sf	59.63 sm	0 sf	0.00 sm	642 sf	59.63 sm	0 sf	0.00 sm
Level C2	222	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C2	223	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.87 sm	0 sf	0.00 sm	644 sf	59.87 sm	0 sf	0.00 sm
Level C2	224	F1	3 Bedroom	Strata Unit	Standard	1083 sf	100.62 sm	0 sf	0.00 sm	1083 sf	100.62 sm	0 sf	0.00 sm
					Level 2 Totals:	16971 sf	1576.84 sm	0.00 sm	0.00 sm	16972.95 sm	1576.84 sm	0.00 sm	0.00 sm

Level 2 Summary

Unit Config	Count	% by Floor	% by Project
Studios	0	0.0 %	0.0 %
1 Bedroom	6	25.0 %	5.2 %
2 Bedroom	17	70.8 %	14.8 %
3 Bedroom	1	4.2 %	0.9 %
Total (Level 2):	24	100.0 %	20.9 %

Access	Count	% by Floor	% by Project
Standard	22	91.7 %	19.1 %
Adaptable	2	8.3 %	1.7 %
Accessible	0	0.0 %	0.0 %

Tenure	Count	% by Floor	% by Project
Strata Unit	24	100.0 %	20.9 %
Market Rental	0	0.0 %	0.0 %
Below-Market	0	0.0 %	0.0 %

Level 3

Floor	Unit #	Type	Configuration	Tenure	Access	Unit Area Area (sf)	Unit Area Area (sm)	Storage Area Area (sf)	Storage Area Area (sm)	Net Area Area (sf)	Net Area Area (sm)	Balcony Area Area (sf)	Balcony Area Area (sm)
Level C3	301	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.95 sm	0 sf	0.00 sm	645 sf	59.95 sm	0 sf	0.00 sm
Level C3	302	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C3	303	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.85 sm	0 sf	0.00 sm	644 sf	59.85 sm	0 sf	0.00 sm
Level C3	304	D3	2 Bedroom	Strata Unit	Standard	929 sf	86.26 sm	0 sf	0.00 sm	929 sf	86.26 sm	0 sf	0.00 sm
Level C3	305	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.43 sm	0 sf	0.00 sm	532 sf	49.43 sm	0 sf	0.00 sm
Level C3	306	A1	1 Bedroom	Strata Unit	Standard	422 sf	39.16 sm	0 sf	0.00 sm	422 sf	39.18 sm	0 sf	0.00 sm
Level C3	307	B1	1 Bedroom	Strata Unit	Standard	531 sf	49.29 sm	0 sf	0.00 sm	531 sf	49.29 sm	0 sf	0.00 sm
Level C3	308	D2	2 Bedroom	Strata Unit	Standard	897 sf	83.34 sm	0 sf	0.00 sm	897 sf	83.34 sm	0 sf	0.00 sm
Level C3	309	A2	1 Bedroom	Strata Unit	Adaptable	457 sf	42.44 sm	0 sf	0.00 sm	457 sf	42.44 sm	0 sf	0.00 sm
Level C3	310	D1	2 Bedroom	Strata Unit	Standard	832 sf	77.25 sm	0 sf	0.00 sm	832 sf	77.25 sm	0 sf	0.00 sm
Level C3	311	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.43 sm	0 sf	0.00 sm	532 sf	49.43 sm	0 sf	0.00 sm
Level C3	312	D4	2 Bedroom	Strata Unit	Adaptable	801 sf	74.44 sm	0 sf	0.00 sm	801 sf	74.44 sm	0 sf	0.00 sm
Level C3	313	D1	2 Bedroom	Strata Unit	Standard	835 sf	77.54 sm	0 sf	0.00 sm	835 sf	77.54 sm	0 sf	0.00 sm
Level C3	314	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.09 sm	0 sf	0.00 sm	733 sf	68.09 sm	0 sf	0.00 sm
Level C3	315	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C3	316	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C3	317	C1	2 Bedroom	Strata Unit	Standard	732 sf	67.99 sm	0 sf	0.00 sm	732 sf	67.99 sm	0 sf	0.00 sm
Level C3	318	D2	2 Bedroom	Strata Unit	Standard	901 sf	83.68 sm	0 sf	0.00 sm	901 sf	83.68 sm	0 sf	0.00 sm
Level C3	319	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.41 sm	0 sf	0.00 sm	532 sf	49.41 sm	0 sf	0.00 sm
Level C3	320	D2	2 Bedroom	Strata Unit	Standard	895 sf	83.17 sm	0 sf	0.00 sm	895 sf	83.17 sm	0 sf	0.00 sm
Level C3	321	C2	2 Bedroom	Strata Unit	Standard	642 sf	59.63 sm	0 sf	0.00 sm	642 sf	59.63 sm	0 sf	0.00 sm
Level C3	322	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C3	323	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.87 sm	0 sf	0.00 sm	644 sf	59.87 sm	0 sf	0.00 sm
Level C3	324	F1	3 Bedroom	Strata Unit	Standard	1083 sf	100.62 sm	0 sf	0.00 sm	1083 sf	100.62 sm	0 sf	0.00 sm
					Level 3 Totals:	16975 sf	1576.99 sm	0.00 sm	0.00 sm	16974.62 sm	1576.99 sm	0.00 sm	0.00 sm

Level 3 Summary

Unit Config	Count	% by Floor	% by Project
Studios	0	0.0 %	0.0 %
1 Bedroom	6	25.0 %	5.2 %
2 Bedroom	17	70.8 %	14.8 %
3 Bedroom	1	4.2 %	0.9 %
Total (Level 3):	24	100.0 %	20.9 %

Access	Count	% by Floor	% by Project
Standard	22	91.7 %	19.1 %
Adaptable	2	8.3 %	1.7 %
Accessible	0	0.0 %	0.0 %

Tenure	Count	% by Floor	% by Project
Strata Unit	24	100.0 %	20.9 %
Market Rental	0	0.0 %	0.0 %
Below-Market	0	0.0 %	0.0 %

Level 4

Floor	Unit #	Type	Configuration	Tenure	Access	Unit Area Area (sf)	Unit Area Area (sm)	Storage Area Area (sf)	Storage Area Area (sm)	Net Area Area (sf)	Net Area Area (sm)	Balcony Area Area (sf)	Balcony Area Area (sm)
Level C4	401	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.95 sm	0 sf	0.00 sm	645 sf	59.95 sm	0 sf	0.00 sm
Level C4	402	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C4	403	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.85 sm	0 sf	0.00 sm	644 sf	59.85 sm	0 sf	0.00 sm
Level C4	404	D3	2 Bedroom	Strata Unit	Standard	910 sf	84.50 sm	0 sf	0.00 sm	910 sf	84.50 sm	0 sf	0.00 sm
Level C4	405	F1	3 Bedroom	Strata Unit	Standard	954 sf	88.61 sm	0 sf	0.00 sm	954 sf	88.61 sm	0 sf	0.00 sm
Level C4	406	B1	1 Bedroom	Strata Unit	Standard	531 sf	49.29 sm	0 sf	0.00 sm	531 sf	49.29 sm	0 sf	0.00 sm
Level C4	407	D2	2 Bedroom	Strata Unit	Standard	879 sf	81.63 sm	0 sf	0.00 sm	879 sf	81.63 sm	0 sf	0.00 sm
Level C4	408	A2	1 Bedroom	Strata Unit	Adaptable	438 sf	40.71 sm	0 sf	0.00 sm	438 sf	40.71 sm	0 sf	0.00 sm
Level C4	409	D1	2 Bedroom	Strata Unit	Standard	832 sf	77.25 sm	0 sf	0.00 sm	832 sf	77.25 sm	0 sf	0.00 sm
Level C4	410	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.43 sm	0 sf	0.00 sm	532 sf	49.43 sm	0 sf	0.00 sm
Level C4	411	D4	2 Bedroom	Strata Unit	Adaptable	801 sf	74.44 sm	0 sf	0.00 sm	801 sf	74.44 sm	0 sf	0.00 sm
Level C4	412	D1	2 Bedroom	Strata Unit	Standard	835 sf	77.54 sm	0 sf	0.00 sm	835 sf	77.54 sm	0 sf	0.00 sm
Level C4	413	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.09 sm	0 sf	0.00 sm	733 sf	68.09 sm	0 sf	0.00 sm
Level C4	414	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C4	415	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C4	416	C1	2 Bedroom	Strata Unit	Standard	732 sf	67.99 sm	0 sf	0.00 sm	732 sf	67.99 sm	0 sf	0.00 sm
Level C4	417	D2	2 Bedroom	Strata Unit	Standard	879 sf	81.71 sm	0 sf	0.00 sm	879 sf	81.71 sm	0 sf	0.00 sm
Level C4	418	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.42 sm	0 sf	0.00 sm	532 sf	49.42 sm	0 sf	0.00 sm
Level C4	419	D2	2 Bedroom	Strata Unit	Standard	876 sf	81.35 sm	0 sf	0.00 sm	876 sf	81.35 sm	0 sf	0.00 sm
Level C4	420	C2	2 Bedroom	Strata Unit	Standard	642 sf	59.63 sm	0 sf	0.00 sm	642 sf	59.63 sm	0 sf	0.00 sm
Level C4	421	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C4	422	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.87 sm	0 sf	0.00 sm	644 sf	59.87 sm	0 sf	0.00 sm
Level C4	423	F1	3 Bedroom	Strata Unit	Standard	1083 sf	100.62 sm	0 sf	0.00 sm	1083 sf	100.62 sm	0 sf	0.00 sm
					Level 4 Totals:	16876 sf	1567.81 sm	0.00 sm	0.00 sm	16875.79 sm	1567.81 sm	0.00 sm	0.00 sm

Level 4 Summary

Unit Config	Count	% by Floor	% by Project
Studios	0	0.0 %	0.0 %
1 Bedroom	4	17.4 %	3.5 %
2 Bedroom	17	73.9 %	14.8 %
3 Bedroom	2	8.7 %	1.7 %
Total (Level 4):	23	100.0 %	20.0 %

Access	Count	% by Floor	% by Project
Standard	21	91.3 %	18.3 %
Adaptable	2	8.7 %	1.7 %
Accessible	0	0.0 %	0.0 %

Tenure	Count	% by Floor	% by Project
Strata Unit	23	100.0 %	20.0 %
Market Rental	0	0.0 %	0.0 %
Below-Market	0	0.0 %	0.0 %

Level 5

Floor	Unit #	Type	Configuration	Tenure	Access	Unit Area Area (sf)	Unit Area Area (sm)	Storage Area Area (sf)	Storage Area Area (sm)	Net Area Area (sf)	Net Area Area (sm)	Balcony Area Area (sf)	Balcony Area Area (sm)
Level C5	501	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.95 sm	0 sf	0.00 sm	645 sf	59.95 sm	0 sf	0.00 sm
Level C5	502	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C5	503	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.85 sm	0 sf	0.00 sm	644 sf	59.85 sm	0 sf	0.00 sm
Level C5	504	D3	2 Bedroom	Strata Unit	Standard	910 sf	84.50 sm	0 sf	0.00 sm	910 sf	84.50 sm	0 sf	0.00 sm
Level C5	505	F1	3 Bedroom	Strata Unit	Standard	954 sf	88.61 sm	0 sf	0.00 sm	954 sf	88.61 sm	0 sf	0.00 sm
Level C5	506	B1	1 Bedroom	Strata Unit	Standard	531 sf	49.29 sm	0 sf	0.00 sm	531 sf	49.29 sm	0 sf	0.00 sm
Level C5	507	D2	2 Bedroom	Strata Unit	Standard	879 sf	81.63 sm	0 sf	0.00 sm	879 sf	81.63 sm	0 sf	0.00 sm
Level C5	508	A2	1 Bedroom	Strata Unit	Adaptable	438 sf	40.71 sm	0 sf	0.00 sm	438 sf	40.71 sm	0 sf	0.00 sm
Level C5	509	D1	2 Bedroom	Strata Unit	Standard	832 sf	77.25 sm	0 sf	0.00 sm	832 sf	77.25 sm	0 sf	0.00 sm
Level C5	510	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.43 sm	0 sf	0.00 sm	532 sf	49.43 sm	0 sf	0.00 sm
Level C5	511	D4	2 Bedroom	Strata Unit	Adaptable	801 sf	74.44 sm	0 sf	0.00 sm	801 sf	74.44 sm	0 sf	0.00 sm
Level C5	512	D1	2 Bedroom	Strata Unit	Standard	835 sf	77.54 sm	0 sf	0.00 sm	835 sf	77.54 sm	0 sf	0.00 sm
Level C5	513	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.09 sm	0 sf	0.00 sm	733 sf	68.09 sm	0 sf	0.00 sm
Level C5	514	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C5	515	C1	2 Bedroom	Strata Unit	Standard	733 sf	68.06 sm	0 sf	0.00 sm	733 sf	68.06 sm	0 sf	0.00 sm
Level C5	516	C1	2 Bedroom	Strata Unit	Standard	732 sf	67.97 sm	0 sf	0.00 sm	732 sf	67.97 sm	0 sf	0.00 sm
Level C5	517	D2	2 Bedroom	Strata Unit	Standard	879 sf	81.71 sm	0 sf	0.00 sm	879 sf	81.71 sm	0 sf	0.00 sm
Level C5	518	B1	1 Bedroom	Strata Unit	Standard	532 sf	49.42 sm	0 sf	0.00 sm	532 sf	49.42 sm	0 sf	0.00 sm
Level C5	519	D2	2 Bedroom	Strata Unit	Standard	876 sf	81.35 sm	0 sf	0.00 sm	876 sf	81.35 sm	0 sf	0.00 sm
Level C5	520	C2	2 Bedroom	Strata Unit	Standard	642 sf	59.63 sm	0 sf	0.00 sm	642 sf	59.63 sm	0 sf	0.00 sm
Level C5	521	C2	2 Bedroom	Strata Unit	Standard	645 sf	59.90 sm	0 sf	0.00 sm	645 sf	59.90 sm	0 sf	0.00 sm
Level C5	522	C2	2 Bedroom	Strata Unit	Standard	644 sf	59.87 sm	0 sf	0.00 sm	644 sf	59.87 sm	0 sf	0.00 sm
Level C5	523	F1	3 Bedroom	Strata Unit	Standard	1083 sf	100.62 sm	0 sf	0.00 sm	1083 sf	100.62 sm	0 sf	0.00 sm
					Level 5 Totals:	16876 sf	1567.79 sm	0.00 sm	0.00 sm	16875.55 sm	1567.79 sm	0.00 sm	0.00 sm

Level 5 Summary

Unit Config	Count	% by Floor	% by Project
Studios	0	0.0 %	0.0 %
1 Bedroom	4	17.4 %	3.5 %
2 Bedroom	17	73.9 %	14.8 %
3 Bedroom	2	8.7 %	1.7 %
Total (Level 5):	23	100.0 %	20.0 %

Access	Count	% by Floor	% by Project
Standard	21	91.3 %	18.3 %
Adaptable	2	8.7 %	1.7 %
Accessible	0	0.0 %	0.0 %

Tenure	Count	% by Floor	% by Project
Strata Unit	23	100.0 %	20.0 %
Market Rental	0	0.0 %	0.0 %
Below-Market	0	0.0 %	0.0 %

revisions:

no.	date	description

issues:
2017.03.[illegible] Issued for Rezoning/DP
2019.04.11 Re-issued for Rezoning/DP

BHA Architecture Inc.

project:
Proposed Condominium Housing Development
5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

drawn: PDH
date:
checked:
scale: NTS
project no.: P-458

sheet title:
Project Statistics

sheet no.
A1.01.2

Area Plan

Scale: 1:1200

NORTH

revisions:

no.	date	description

issues:

2019.03.29	Issued for Rezoning/DP
2019.04.11	Reissued for Rezoning/DP

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BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5443 5498 Brydon Crescent, Langley City, BC

ALTOS

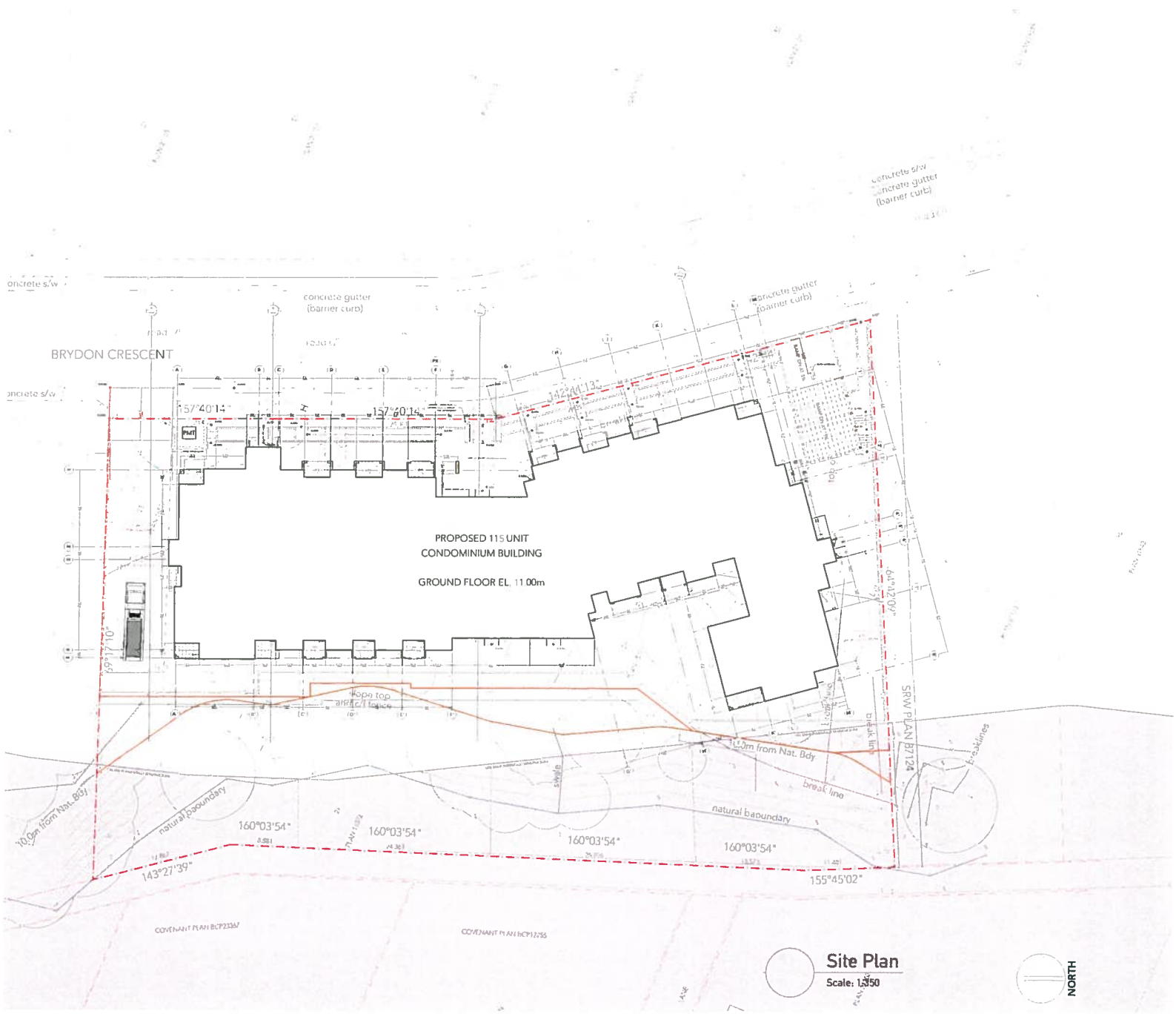
consultant:

drawn: PH/DM	date
checked	
scale: as noted	project no.: P-456

sheet title:

Area Plan

sheet no.: A1.03



revisions:

no.	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 04 11	Re-issued for Rezoning/DP
2019 04 26	Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5443 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

drawn PH/DM	date
checked	
scale as noted	project no. P-456

sheet title:

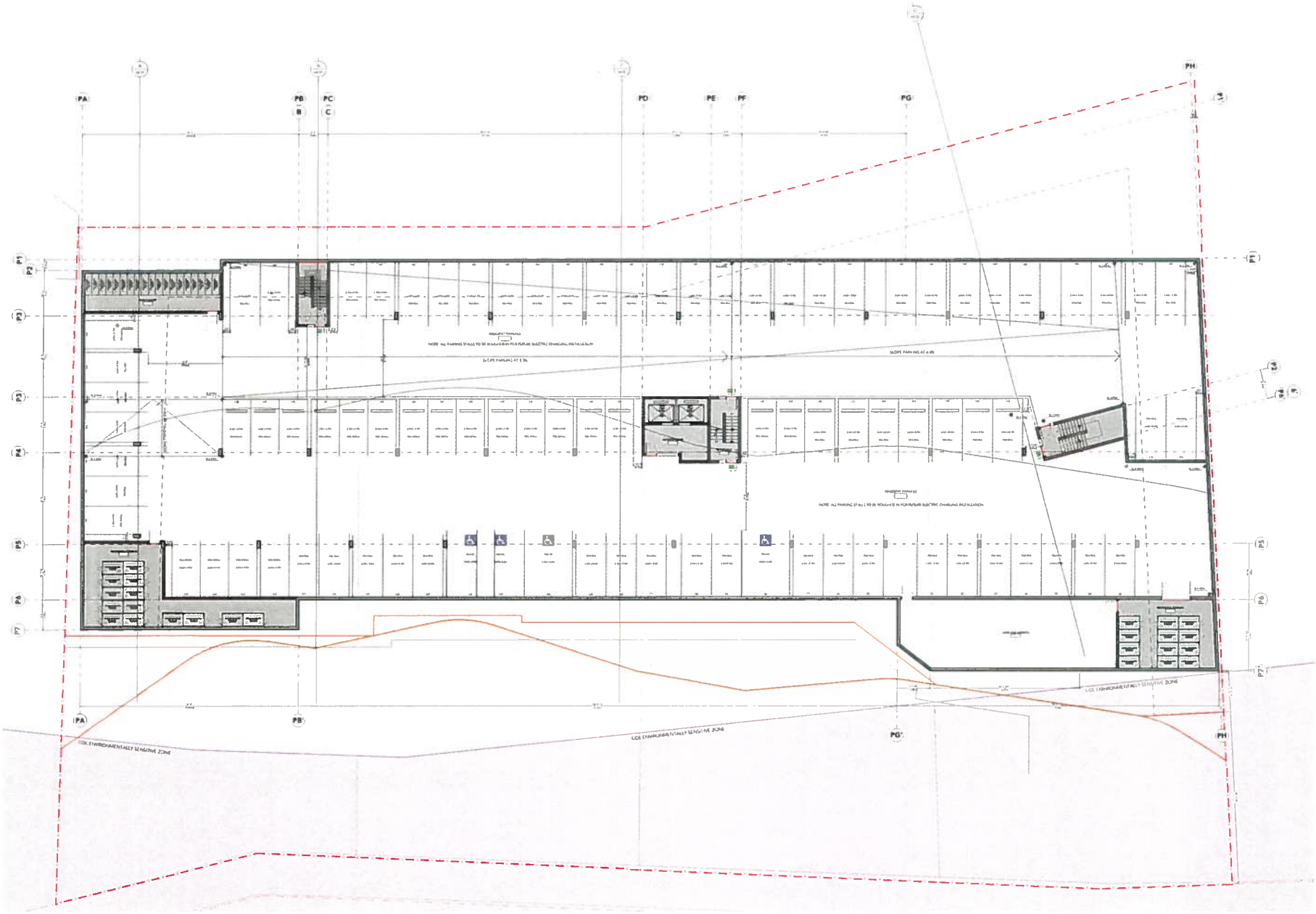
Site Plan

sheet no.

A1.04

rev

plotted



Level P2 Floor Plan

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

NORTH

revisions:

no.	date	description

issues:

2019.03.27	Issued for Rezoning/DP
2019.04.11	Reissued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

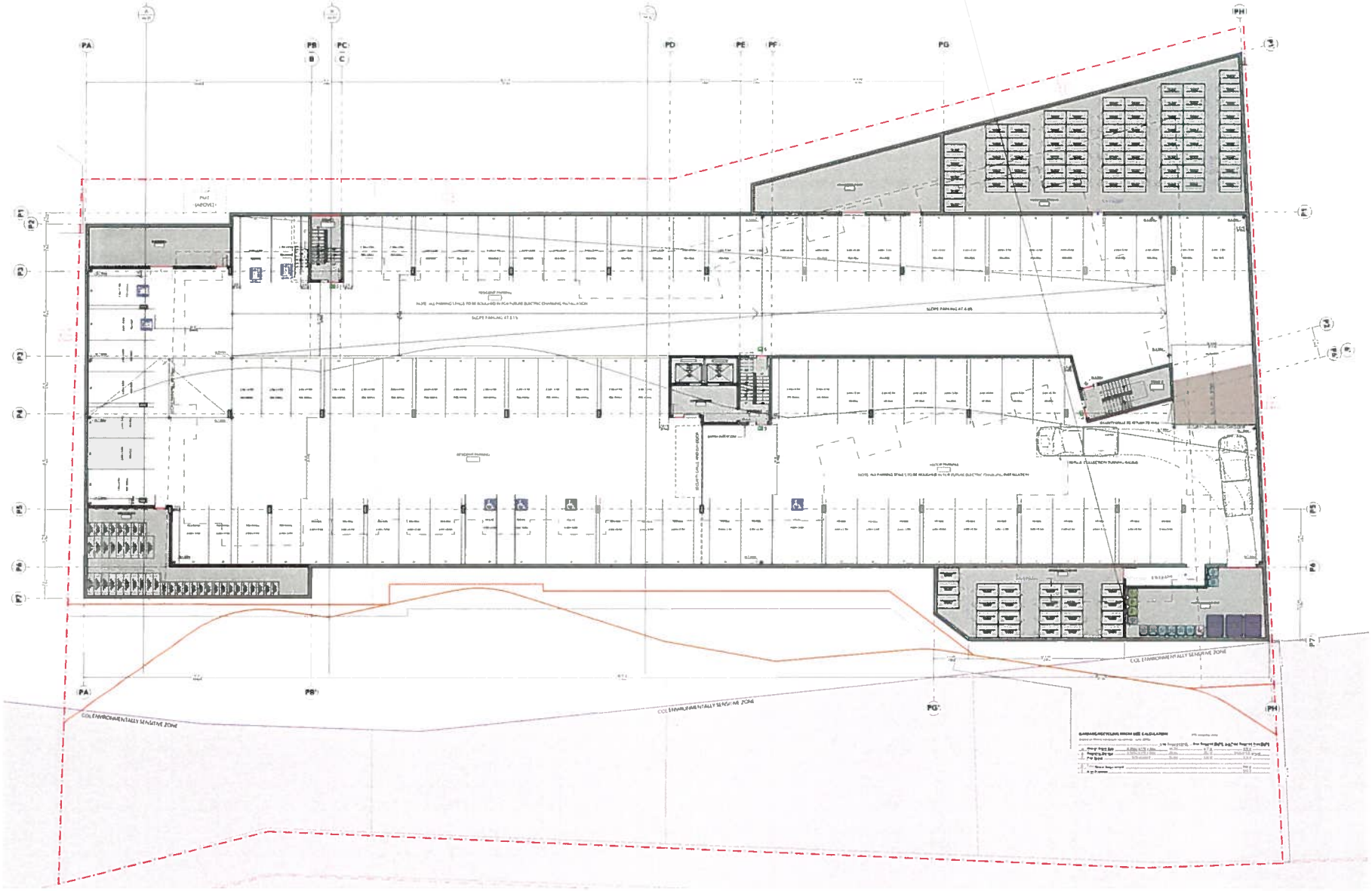
consultant:

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

sheet title:

Level P2 Floor Plan

sheet no.: A2.01



Level P1 Floor Plan

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

NORTH

revisions:

no	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 04 11	Reissued for Rezoning/DP
2019 05 13	Reissued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

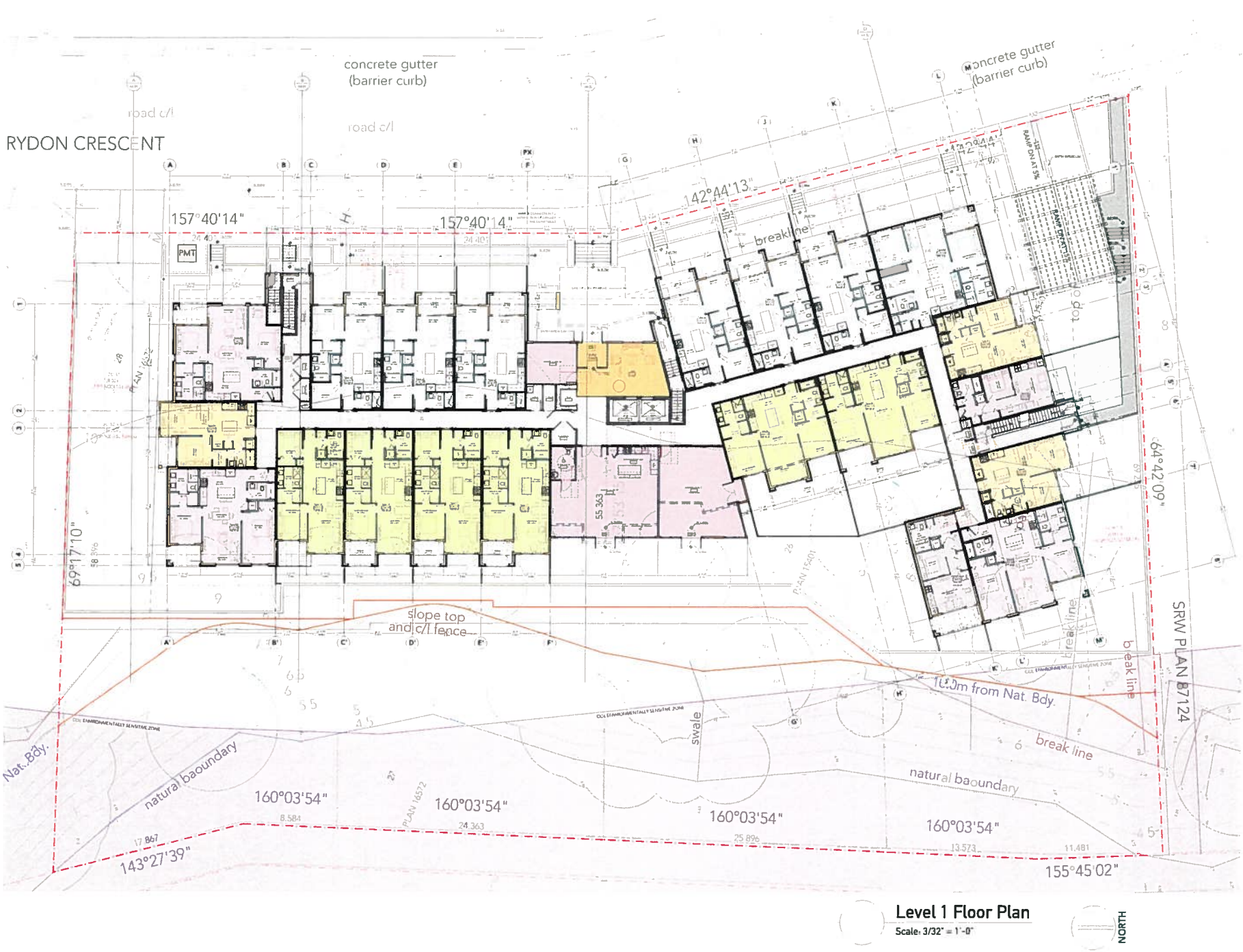
drawn: PH	date
checked	
scale: 3/32" = 1'-0"	project no.: P-456

sheet title:

Level P1 Floor Plan

sheet no.

A2.02



Level 1 Floor Plan

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

NORTH

revisions:

no	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 04 11	Reissued for Rezoning/DP
2019 04 26	Reissued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5441 5486 Brydon Crescent, Langley City, BC

ALTOS

consultant:

drawn: PH

date:

checked:

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

project no.: P-456

sheet title:

Level 1 Floor Plan

sheet no.: A3.01

rev.:

plotted:

Level 2 Floor Plan

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

NORTH

revisions:

no.	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 04 11	Re-issued for Rezoning/DP
2019 04 26	Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

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

sheet title:
Level 2 Floor Plan

sheet no.:
A3.02

Level 3 Floor Plan

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

NORTH

revisions:

no	date	description

issues:

2019 03 29 Issued for Rezoning/DP
2019 04 [illegible] Reissued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

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

sheet title:

Level 3 Floor Plan

sheet no.

A3.03

plotted

Level 4 Floor Plan

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

NORTH

revisions:

no	date	description

issues:

2019-03-29 Issued for Rezoning/DP
2019-04-11 Re-issued for Rezoning/DP

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BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5411 5416 Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

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

sheet title:

Level 4 Floor Plan

sheet no

A3.04

rev

plotted

Level 5 Floor Plan

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

NORTH

revisions:

no	date	description

issues:

2019-03-29 Issued for Rezoning/DP
2019-04-11 Re-issued for Rezoning/DP

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BHA Architecture Inc.

project:

Proposed Condominium Housing Development
5441 5496 Boydon Crescent, Langley City, BC

ALTOS

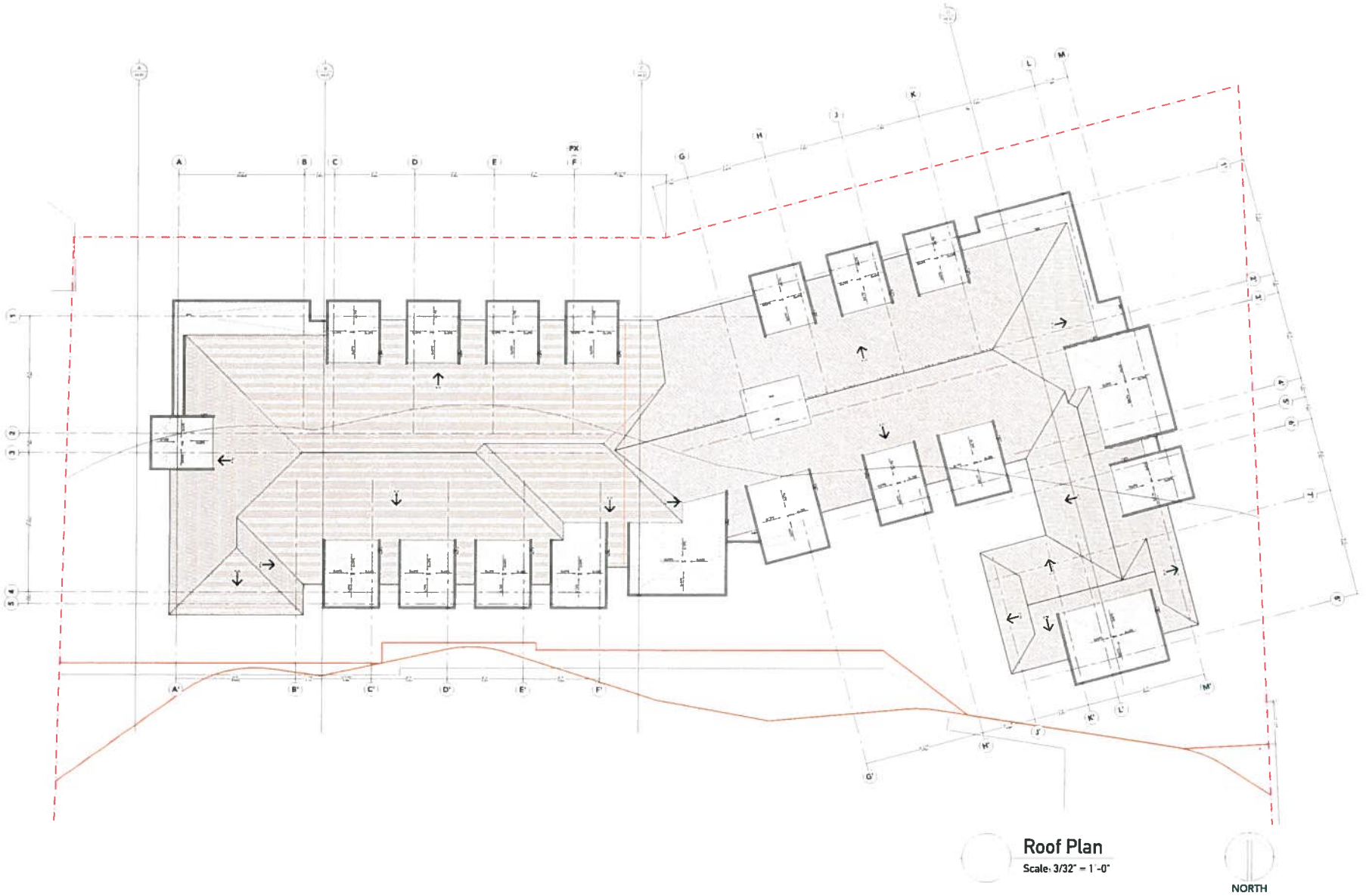
consultant:

seal

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

sheet title:
Level 5 Floor Plan

sheet no: A3.05



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

NORTH

revisions:

no.	date	description

issues:

BHA Architecture Inc.

project:
Proposed Condominium Housing Development

ALTOS

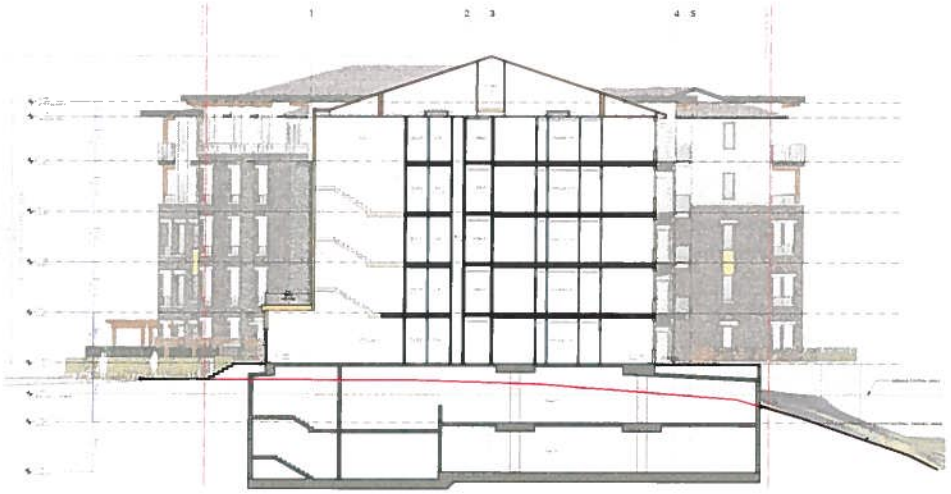
consultant:

drawn: MH	date:
checked:	
scale: 1/8" = 1'-0"	project no: P-456

sheet title:
Roof Plan

sheet no:
A3.06

A BUILDING SECTION
A4.01



B BUILDING SECTION
A4.01

revisions:

no.	date	description

issues:

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

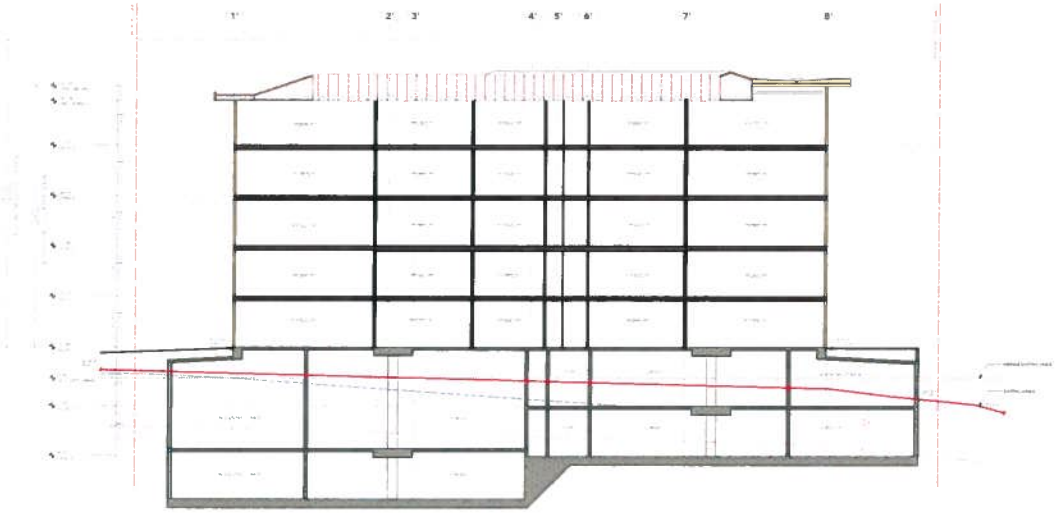
seal:

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

sheet title:
Buildings Sections

sheet no.:
A4.01

C BUILDING SECTION
A4.02



D BUILDING SECTION
A4.02

revisions:

no	date	description

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

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

sheet title:
Buildings Sections

sheet no.:
A4.02

Brydon Crescent - Elevations

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

Exterior Material & Colour Schedule

Mat #	Element	Finish	Colour
EC1 1	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - ARCTIC WHITE
EC1 2	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - LIGHT MIST
EC1 3	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - GRAY SLATE
EC1 4	CEMENTITIOUS LAP SIDING	PAINTED	TO MATCH BM 2124-10 WROUGHT IRON
EC2 1	CEMENTITIOUS PANEL	PRE-FINISHED	HARDIE - ARCTIC WHITE
EC2 2	CEMENTITIOUS PANEL	PAINTED	TO MATCH BM 2022-20 SUN-KISSED YELLOW
EC3	ALUMINUM SOFFIT SIDING	PRE-FINISHED	WOOD TONE - LIGHT CHERRY
EC4	VINYL SOFFIT	PRE-FINISHED	WHITE
EC5 1	BRICK VENEER	PRE-FINISHED	VELOUR - LIMA IRON SPOT
EC5 2	BRICK VENEER	PRE-FINISHED	MISSION - RAVEN
EC6	EXPOSED CONCRETE	PAINTED	ELASTOMERIC PAINT
EC7	ALUMINUM WINDOW WALL & DOOR SYSTEM	PRE-FINISHED	CLEAR ANODIZED FINISH
EC8	HEAVY TIMBER STRUCTURE	STAINED	NATURAL FINISH
EC9 1	VINYL WINDOWS	PRE-FINISHED	WHITE / CLEAR GLASS
EC9 2	VINYL WINDOWS	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
EC10 1	VINYL GLAZED DOOR	PRE-FINISHED	WHITE / CLEAR GLASS
EC10 2	VINYL GLAZED DOOR	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
EC11 1	VINYL SLIDING DOOR	PRE-FINISHED	WHITE / CLEAR GLASS
EC11 2	VINYL SLIDING DOOR	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
EC12	METAL FLASHING	PRE-FINISHED	CHARCOAL
EC13	HM DOOR	PAINTED	TO MATCH ADJACENT MATERIAL
EC14	CEDAR PRIVACY SCREEN / FENCING	STAINED	NATURAL FINISH
EC15	ALUMINUM SLOAT / GRILLE	PRE-FINISHED	GRAY
EC16	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PRE-FINISHED	CHARCOAL WITH CLEAR GLASS
EC17	ALUMINUM GUARD RAILS WITH PICKETS	PRE-FINISHED	CHARCOAL
EC18	MECHANICAL LOUVERS / GRILLES	PRE-FINISHED	TO MATCH ADJACENT SUBSTRATE
EC19	ASPHALT ROOF SHINGLES	PRE-FINISHED	MISSION RIB NO.1
EC20	PAINTED CEMENTITIOUS TRIM	PAINTED	TO MATCH BM 2126-20 MACONNAIS DUSK
EC21	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 MACONNAIS DUSK, CLEAR GLASS
EC22	ALUMINUM GATE WITH CEDAR WOOD SLATS	PRE-FINISHED	CHARCOAL / NATURAL FINISH

GENERAL MATERIAL NOTES.

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

revisions:

no	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 08 13	Reissued for Rezoning/DP
2019 09 26	Reissued for Rezoning/DP

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BHA Architecture Inc.
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project:
Proposed Condominium Housing Development
5441 5447 Brydon Crescent, Langley City, BC

ALTOS

consultant:

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

sheet title:
Elevations

sheet no.: A5.01
rev:

plotted:

Brydon Crescent - Elevations

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

Exterior Material & Colour Schedule

Mat #	Element	Finish	Colour
EC1.1	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - ARCTIC WHITE
EC1.2	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - LIGHT MIST
EC1.3	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - GRAY SLATE
EC1.4	CEMENTITIOUS LAP SIDING	PAINTED	TO MATCH BM 2124-10 WROUGHT IRON
EC2.1	CEMENTITIOUS PANEL	PRE-FINISHED	HARDIE - ARCTIC WHITE
EC2.2	CEMENTITIOUS PANEL	PAINTED	TO MATCH BM 2022-20 SUNFLOWER YELLOW
EC3	ALUMINUM SOFFIT SIDING	PRE-FINISHED	WOOD TONE - LIGHT CHERRY
EC4	VINYL SOFFIT	PRE-FINISHED	WHITE
EC5.1	WHITE VENEER	PRE-FINISHED	VELOUR - DARK IRON SPOT
EC5.2	WHITE VENEER	PRE-FINISHED	MISSION - RAVEN
EC6	EXPOSED CONCRETE	PAINTED	ELASTOMERIC PAINT
EC7	ALUMINUM WINDOW WALL & DOOR SYSTEM	PRE-FINISHED	CLEAR ANODIZED FINISH
EC8	HEAVY TIMBER STRUCTURE	STAINED	NATURAL FINISH
EC9.1	VINYL WINDOWS	PRE-FINISHED	WHITE / CLEAR GLASS
EC9.2	VINYL WINDOWS	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
EC10.1	VINYL GLAZED DOOR	PRE-FINISHED	WHITE / CLEAR GLASS
EC10.2	VINYL GLAZED DOOR	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
EC11.1	VINYL SLIDING DOOR	PRE-FINISHED	WHITE / CLEAR GLASS
EC11.2	VINYL SLIDING DOOR	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
EC12	METAL FLASHING	PRE-FINISHED	CHARCOAL
EC13	HARDIE	PAINTED	TO MATCH ADJACENT MATERIAL
EC14	CEDAR PRIVACY SCREEN / FENCING	STAINED	NATURAL FINISH
EC15	ALUMINUM SECURITY GRILLE	PRE-FINISHED	GRAY
EC16	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PRE-FINISHED	CHARCOAL WITH CLEAR GLASS
EC17	ALUMINUM GUARD RAILS WITH PICKETS	PRE-FINISHED	CHARCOAL
EC18	MECHANICAL LOUVERS / GRILLES	PRE-FINISHED	TO MATCH ADJACENT SUBSTRATE
EC19	ASPHALT ROOF SHINGLES	PRE-FINISHED	MISSION BROWN
EC20	PAINTED CEMENTITIOUS TRIM	PAINTED	TO MATCH BM 2126-20 MACADAMIA NUT
EC21	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 MACADAMIA NUT, CLEAR GLASS
EC22	ALUMINUM GATE WITH CEDAR WOOD SLATS	PRE-FINISHED / STAINED	CHARCOAL / NATURAL FINISH

GENERAL MATERIAL NOTES:

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

revisions:

no.	date	description

issues:

2019-03-29	Issued for Rezoning/DP
2019-04-11	Re-issued for Rezoning/DP

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BHA Architecture Inc.
Suite 206 - 1628 West 1st Avenue, Vancouver, BC, V6J 1G1
Telephone: 604.732.8401 | Web: www.bha.ca

project:
Proposed Condominium Housing Development
5441 / 5491 Brydon Crescent, Langley City, BC

ALTOS

consultant:

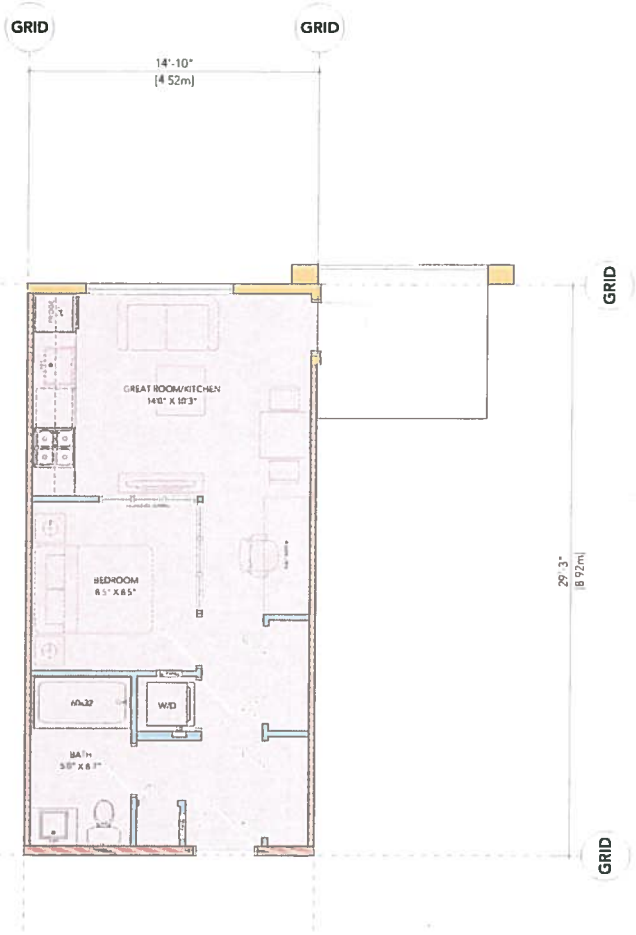
seal:

drawn: DH	date: March 2019
checked:	
scale: 1/8" = 1'-0"	project no: P-456

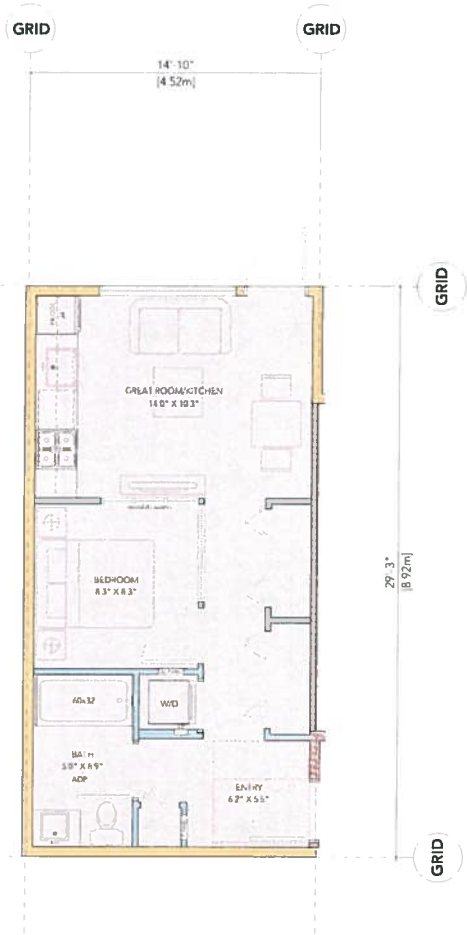
sheet title:
Elevations

sheet no: A5.02

plotted:



A1 UNIT TYPE A1 - Studio (430 sf)
Scale: 3/8" = 1'-0"



A2 UNIT TYPE A2 - Studio (430 sf)
Scale: 3/8" = 1'-0"
ADAPTABLE

revisions:

no	date	description

issues:

2019 01 29	Issued for Rezoning/DP
2019 04	Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

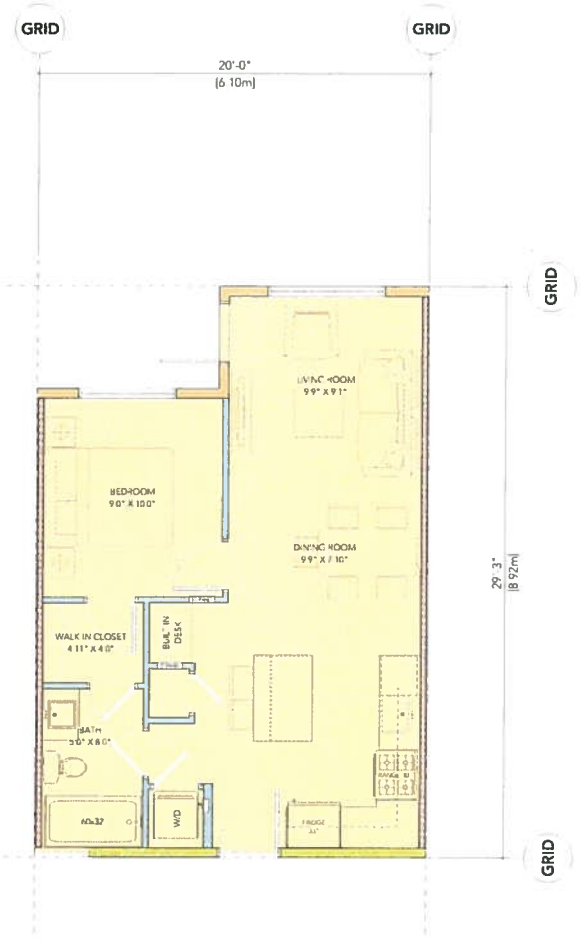
ALTOS

consultant:

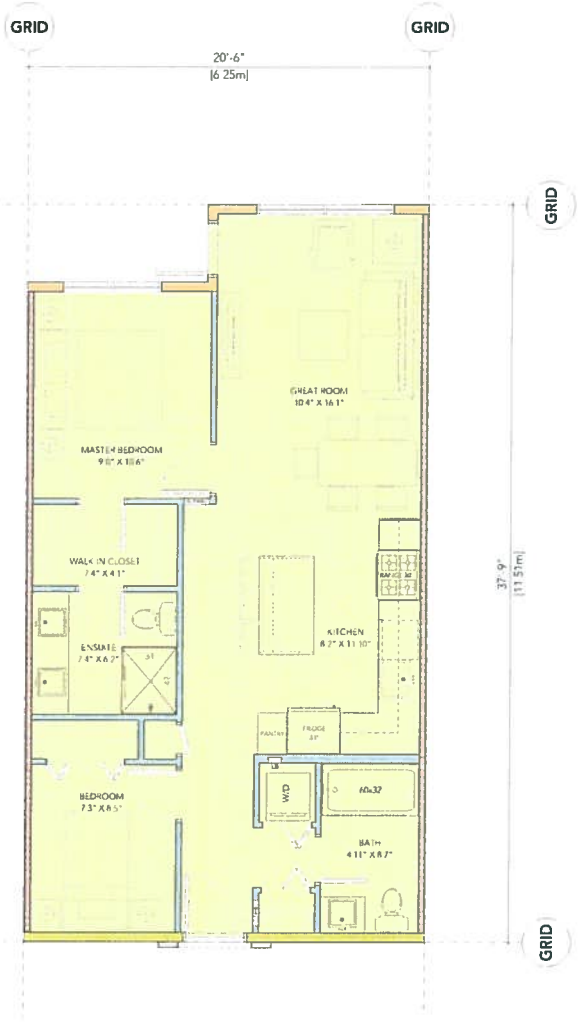
drawn: MCH/DC	date:
checked:	
scale: 3/8" = 1'-0"	project no.: P-456

sheet title:
Unit Plans

sheet no.: A6.01



B1 **UNIT TYPE B1 - 1 Bedroom (531 sf)**
Scale: 3/8" = 1'-0"



C1 **UNIT TYPE C1 - 2 Bedroom, 2 Bath (732 sf)**
Scale: 3/8" = 1'-0"

revisions:

no.	date	description

issues:

23.09.27	Issued for Rezoning/DP
23.10.11	Re-issued for Rezoning/DP

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BHA Architecture Inc.
Suite 201 - 1676 West 1st Avenue, Vancouver, B.C.
Telephone: (604) 736-8826 | Email: mail@bha.ca

project:
Proposed Condominium Housing Development
5483 54th Big Ben Crescent, Langley City, BC

ALTOS

consultant:

seal:

drawn: MCH/DC	date:
checked:	
scale: 3/8" = 1'-0"	project no.: P-456

sheet title:
Unit Plans

sheet no.:
A6.02

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:

2019 03 29 Issued for Rezoning/DP
2019 04 11 Re-issued for Rezoning/DP

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project:

Proposed Condominium Housing Development
5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

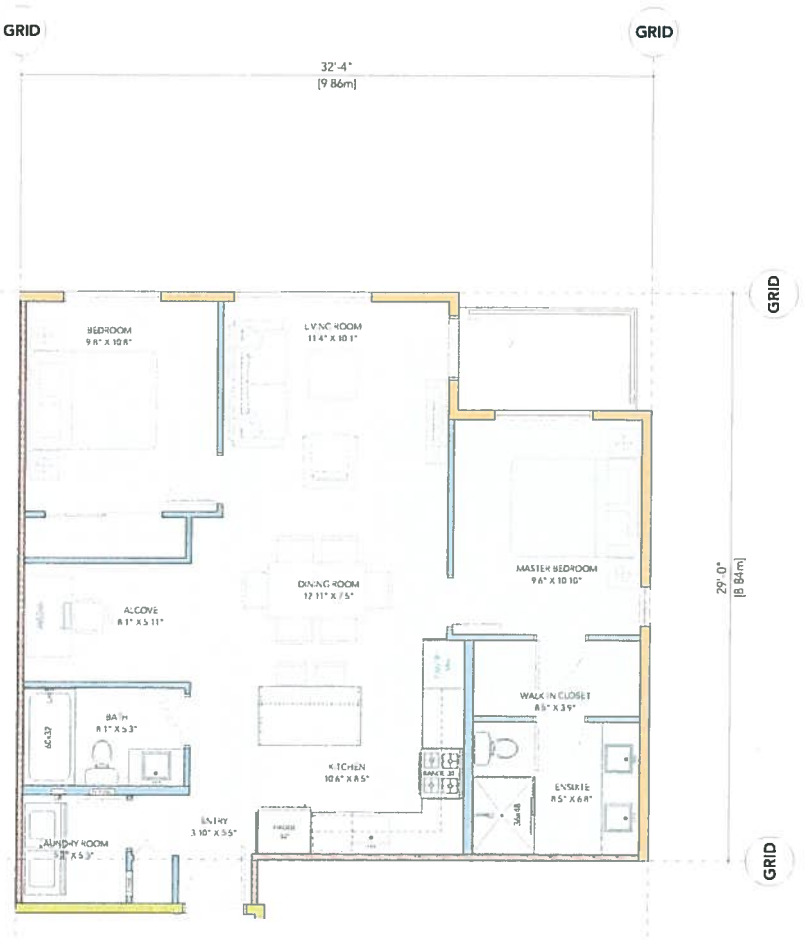
drawn MCH/DC	date
checked	
scale 3/8" = 1'-0"	project no. P-456

sheet title:
Unit Plans

sheet no.
A6.03

plotted

D2 **UNIT TYPE D2 - 2 Bedroom (878 sf)**
Scale: 3/8" = 1'-0"



D3 **UNIT TYPE D3 - 2 Bedroom + Den (917 sf)**
Scale: 3/8" = 1'-0"

revisions:

no	date	description

issues:

2019 05 27	Issued for Rezoning/DP
2019 04 11	Re-issued for Rezoning/DP

BHA Architecture Inc.

project:
Proposed Condominium Housing Development

ALTOS

consultant:

drawn	date
MCH/DC	
checked	
scale	project no.
3/8" = 1'-0"	P-456

sheet title:
Unit Plans

sheet no.
A6.04

D4 **UNIT TYPE D4 - 2 Bedroom (799 sf)**

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

ADAPTABLE

revisions:

no	date	description

issues:

2019-03-29 Issued for Rezoning/DP

2019-04-11 Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

drawn: MCH/DC	date
checked	
scale: 3/8" = 1'-0"	project no: P-456

sheet title:

Unit Plans

sheet no.: A6.05

E1 **UNIT TYPE E1 - 3 bedroom (1083 sf)**
Scale: 3/8" = 1'-0"

revisions:

no	date	description

issues:

2019.03.29	Issued for Rezoning/DP
2019.04.11	Re-issued for Rezoning/DP

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BHA Architecture Inc.

project:

Proposed Condominium Housing Development
5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

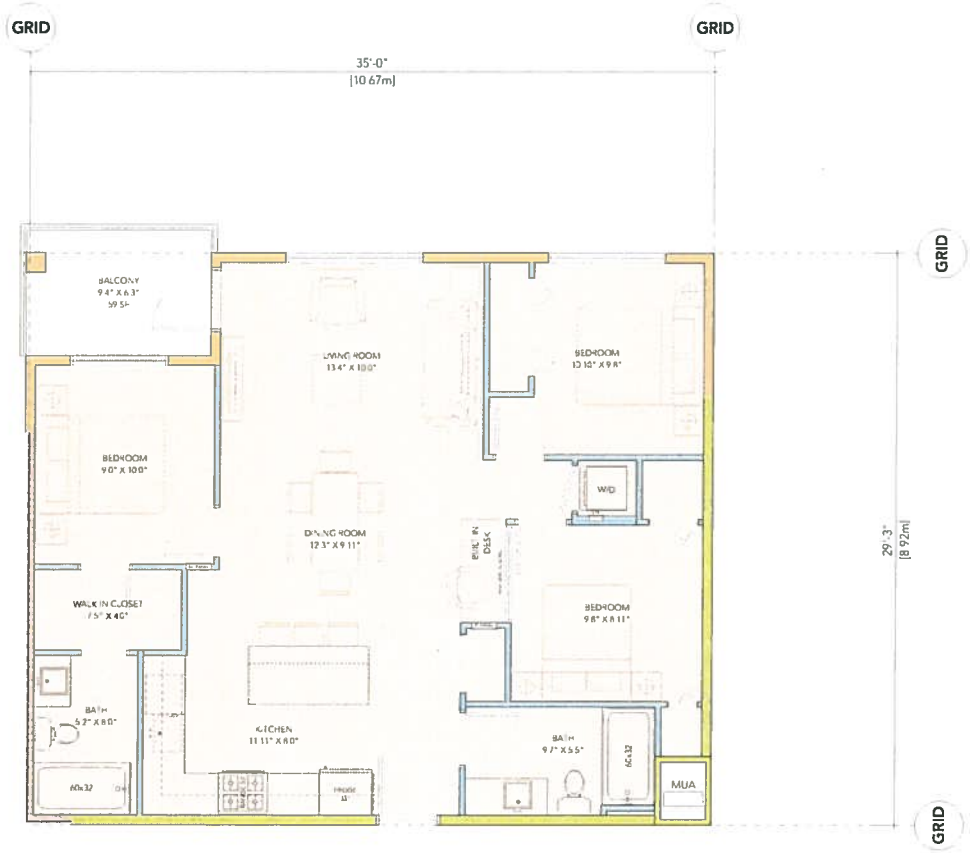
seal

drawn: MCH/DC	date
checked	
scale: 3/8" = 1'-0"	project no.: P-456

sheet title:
Unit Plans

sheet no.: A6.06

plotted:



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

revisions:

no.	date	description

issues:

2019.03.29	Issued for Rezoning/DP
2019.04.11	Reissued for Rezoning/DP

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BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

drawn: MCH/DC	date:
checked:	
scale: 3/8" = 1'-0"	project no.: P-458

sheet title:
Unit Plans

Plot Plans.rev

sheet no.
A6.07
rev.

plotted

Brydon Crescent - 3D Massing Studies

3D STREET ELEVATION (EAST)

FUTURE CONDOMINIUM BUILDING
(4 STOREYS)

PROPOSED CONDOMINIUM BUILDING
(5 STOREYS)

FUTURE CONDOMINIUM BUILDING
(5 STOREYS)

STREET ELEVATION (EAST) - BRYDON CRESCENT

revisions:

no.	date	description

issues:

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

consultant:

ALTOS

drawn: DM	date:
checked:	
scale: NTS	project no.: P-456

sheet title:
3D Massing Studies

sheet no.: A8.01

Brydon Crescent - 3D Studies

AERIAL LOOKING SOUTHWEST

NORTHEAST CORNER PERSPECTIVE

SOUTHEAST CORNER PERSPECTIVE

AERIAL LOOKING NORTHEAST

revisions:

no	date	description

issues:

2019 03 29	Issued for Rezoning/DP
2019 04 11	Re-issued for Rezoning/DP
2019 04 26	Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5441 5469 Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

drawn: DM

date

checked

scale: NTS

project no: P-458

sheet title:

3D Massing Studies

sheet no: A8.02

rev

plotted

Brydon Crescent - 3D Studies

STREET PERSPECTIVE FROM NORTH END

STREET PERSPECTIVE FROM SOUTH END

revisions:

no.	date	description

issues:

2019.03.29	Issued for Rezoning/DP
2019.08.13	Reissued for Rezoning/DP
2019.08.29	Reissued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5661 56AV Brydon Crescent Langley City BC

ALTOS

consultant:

drawn: DM	date:
checked:	
scale: NTS	project no: P-456

sheet title:
3D Massing Studies

sheet no.: A8.03

rev.

plotted:

Brydon Crescent - 3D Studies

WEST PERSPECTIVE

SOUTHWEST CORNER PERSPECTIVE

revisions:

no	date	description

issues:

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5661 56th Brydon Crescent, Langley City BC

ALTOS

consultant:

seal

drawn: DM	date: March 2019
checked:	
scale: NTS	project no: P-458

sheet title:

3D Massing Studies

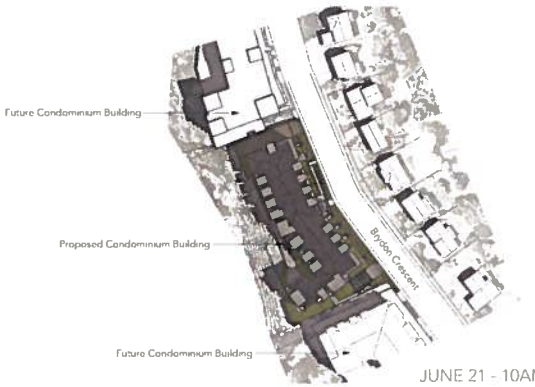
sheet no: A8.04

rev:

plotted:

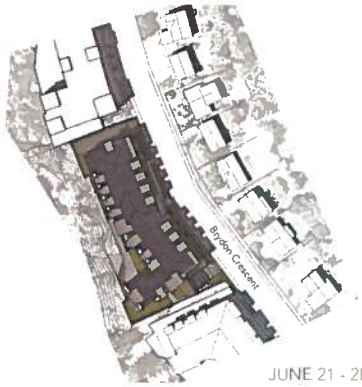
Brydon Crescent - Shadow Studies

Summer/Winter Solstice & Autumn Equinox



JUNE 21 - 10AM

JUNE 21 - 12PM



JUNE 21 - 2PM

NORTH

MARCH / SEPT 21 - 10AM

MARCH / SEPT 21 - 12PM

MARCH / SEPT 21 - 2PM

DECEMBER 21 - 10AM

DECEMBER 21 - 12PM

DECEMBER 21 - 2PM

revisions:

no.	date	description

issues:

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

drawn: DM / PH	date: March 2019
checked:	
scale: NTS	project no: P-456

sheet title: Shadow Studies

sheet no. A8.05

Brydon Crescent - Exterior Materials & Colours

Exterior Material & Colour Schedule

Mat #	Element	Finish	Colour
E01.1	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - ARCTIC WHITE
E01.2	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - LIGHT MIST
E01.3	CEMENTITIOUS LAP SIDING	PRE-FINISHED	HARDIE - GRAY SLATE
E01.4	CEMENTITIOUS LAP SIDING	PAINTED	TO MATCH BM 2124-10 WROUGHT IRON
E02.1	CEMENTITIOUS PANEL	PRE-FINISHED	HARDIE - ARCTIC WHITE
E02.2	CEMENTITIOUS PANEL	PAINTED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E03	ALUMINUM SOFFIT / SIDING	PRE-FINISHED	WOOD TONE - LIGHT CHERRY
E04	VINYL SOFFIT	PRE-FINISHED	WHITE
E05.1	BRICK VENEER	PRE-FINISHED	VELOUR - DARK IRON SPOT
E05.2	BRICK VENEER	PRE-FINISHED	MISSION - RAVEN
E06	EXPOSED CONCRETE	PAINTED	ELASTOMERIC PAINT
E07	ALUMINUM WINDOW WALL & DOOR SYSTEM	PRE-FINISHED	CLEAR ANODIZED FINISH
E08	HEAVY TIMBER STRUCTURE	STAINED	NATURAL FINISH
E09.1	VINYL WINDOWS	PRE-FINISHED	WHITE / CLEAR GLASS
E09.2	VINYL WINDOWS	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
E10.1	VINYL GLAZED DOOR	PRE-FINISHED	WHITE / CLEAR GLASS
E10.2	VINYL GLAZED DOOR	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
E11.1	VINYL SLIDING DOOR	PRE-FINISHED	WHITE / CLEAR GLASS
E11.2	VINYL SLIDING DOOR	PRE-FINISHED	BLACK CHARCOAL / CLEAR GLASS
E12	METAL FLASHING	PRE-FINISHED	CHARCOAL
E13	HM DOOR	PAINTED	TO MATCH ADJACENT MATERIAL
E14	CEDAR PRIVACY SCREEN / FENCING	STAINED	NATURAL FINISH
E15	ALUMINUM SECURITY GRILLE	PRE-FINISHED	GRAY
E16	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PRE-FINISHED	CHARCOAL WITH CLEAR GLASS
E17	ALUMINUM GUARD RAILS WITH PICKETS	PRE-FINISHED	CHARCOAL
E18	MECHANICAL LOUVERS / GRILLES	PRE-FINISHED	TO MATCH ADJACENT SUBSTRATE
E19	ASPHALT ROOF SHINGLES	PRE-FINISHED	MISSION BLEND
E20	PAINTED CEMENTITIOUS TRIM	PAINTED	TO MATCH BM 2126-20 RACOON FUR
E21	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 RACOON FUR, CLEAR GLASS
E22	ALUMINUM GATE WITH CEDAR WOOD SLATS	PRE-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 Racoon Fur

revisions:

no	date	description

issues:

BHA Architecture Inc.

project:
Proposed Condominium Housing Development
[illegible] Brydon Crescent, Langley City BC

ALTOS

consultant:

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

sheet title:
Exterior Materials & Colours

sheet no: A8.06

Level 1 Area Overlay

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

NORTH

revisions:

no	date	description

issues:

2014 03 24	Issued for Rezoning/DP
2014 04	Reissued for Rezoning/DP

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BHA Architecture Inc.

Suite A8 1629 West 7th Avenue Vancouver B.C.
Telephone (604) 733-9333 Web: www.bha.ca

project:

Proposed Condominium Housing Development

5441 5496 Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

drawn MH	date
checked	
scale 1/8" = 1'-0"	project no. P-456

sheet title:

Level 1 Area Overlay

sheet no.

A9.01

plotted

Level 2 Area Overlay

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

NORTH

revisions:

no.	date	description

issues:

2019 03 29 Issued for Rezoning/DP
2019 08 13 Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development
5443 54th Bryclan Crescent, Langley City, BC

ALTOS

consultant:

seal

drawn	date
MH	
checked	
scale	project no.
1/8" = 1'-0"	P-456

sheet title:
Level 2 Area Overlay

sheet no.:
A9.02

plotted

Level 3 Area Overlay

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

NORTH

revisions:

no.	date	description

issues:

2019.03.29 Issued for Rezoning/DP

2019.04.[illegible] Re-issued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

5447 54th Brydon Crescent, Langley City, BC

ALTOS

consultant:

drawn MH	date
checked	
scale 1/8" = 1'-0"	project no. P-456

sheet title:

Level 3 Area Overlay

sheet no. A9.03

plotted

Level 4 Area Overlay

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

NORTH

revisions:

no.	date	description

issues:

2019.03.29 Issued for Rezoning/DP
2019.04.11 Re-issued for Rezoning/DP

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BHA Architecture

BHA Architecture Inc.

Suite 205 - 5th Street 1st Avenue - Vancouver, B.C.
Telephone: (604) 736-1 - Fax: (604) 736-1

project:

Proposed Condominium Housing Development

5441 5th Brydon Crescent, Langley City, BC

ALTOS

consultant:

seal

drawn	date
MH	
checked	
scale	project no.
1/8" = 1'-0"	P-456

sheet title:

Level 4 Area Overlay

PAVE Plans Lab

sheet no.

A9.04

rev.

plotted

Level 5 Area Overlay

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

NORTH

revisions:

no.	date	description

issues:

2019 03 29 Issued for Rezoning/DP
2019 04 11 Reissued for Rezoning/DP

BHA Architecture Inc.

project:

Proposed Condominium Housing Development

ALTOS

consultant:

seal

drawn: MH	date:
checked:	
scale: 1/8" = 1'-0"	project no.: P-458

sheet title:
Level 5 Area Overlay

sheet no.: A9.05

plotted

concrete s/w
concrete gutter
(barrier curb)
BRYDON CRESCENT
GRASSCRETE
FIRE LANE
GRASS
SAW-CUT CONCRETE
OUTDOOR TABLES
BBQ'S
SAW-CUT CONCRETE
MAGLIN BENCHES
GAS FIREPIT
EXISTING VEGETATION
TO REMAIN
EXISTING VEGETATION
TO REMAIN
APR/19
PARKADE
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376
BRYDON CRESCENT
PROPERTIES NOMINEE INC
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
CONDO DEVELOPMENT
5443 5469 BRYDON CRESCENT
CITY OF LANGLEY
1:200
MAR/19
L-1

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
	ACER GRISEUM	PAPERBARK MAPLE	10	6 CM CAL	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	29	#3 POT	85 CM O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	74	#3 POT	90 CM O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	53	#3 POT	90 CM O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	34	#3 POT	90 CM O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	52	#3 POT	45 CM O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	13	#3 POT	90 CM O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	97	#3 POT	90 CM O.C.	
	HOSTA (VARIOUS)	HOSTA	48	#3 POT	90 CM O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	3	#3 POT	90 CM O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	97	#3 POT	70 CM O.C.	
	BERBERIS THUNBERGII ATROPURPUREA	PURPLE LEAF BARBERRY	89	#3 POT	70 CM O.C.	

NOTES / GENERAL

1) PLANT SIZES & SPECIFICATIONS TO BE LANDSCAPE STANDARDS LATEST EDITION. PLANTS SHALL BE HEALTHY & FREE FROM DISEASE AND INSECTS.

2) SOIL DEPTHS WITHIN PLANTING AREAS SHALL BE:
   - LAWN AREAS: 300 mm
   - GROUND COVER AREAS: 450 mm
   - SHRUB AREAS: 450 mm
   - TREE PITS: 300 mm AROUND ROOT BALL

3) GROWING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 1 AND LEVEL 2 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROTECTION AND REMOVAL OF GROWING MEDIUM CONTAMINANTS. TOPSOIL OF ANY KIND - WHETHER A NATURALLY OCCURRING MATERIAL PROVIDED GROWING MEDIUM SHALL BE USED IN A RECOMMENDED LANDSCAPE. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED AND USING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SITE THAT WILL BE USED AT THE SITE.

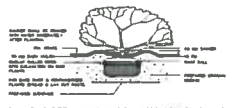
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE NATURALLY FREE FROM WEEDS, WEED SEED, GROWTH PLANT PARTS, AND ALL REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND PEBBLES OVER 25 MM.

5) ALL PLANTING BEDS SHALL RECEIVE 50 MM BARK MULCH.

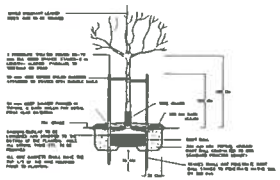
6) PLANT SPECIES AND VARIETIES ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED ALL PLANT MATERIAL AND WORKMANSHIP, OR OF PROPERTY DAMAGED BY GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL DEBRIS AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE TIDILY IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION N.T.S.

BENCHES

MAGLIN

MLB450W

APR/19	PARKADE
DATE	REMARKS
	REVISIONS

C. KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JOHNSON COURT
ABBOTSFORD, B.C.
V2S 3E8

PHONE (604) 857-2376

CLIENT

BRYDON CRESCENT
PROPERTIES HOLDINGS INC

TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED
CONDO DEVELOPMENT
5443 5469 BRYDON CRESCENT
CITY OF LANGLEY

SCALE N.T.S.	DATE MAR/19
DRAWN	CHK'D
DES.	CHK'D
APPR'D	JOB NO.

PROJECT

JOB No.

DRAWING No.

L-1A

CITY OF LANGLEY

EXPLANATORY MEMO

PARKS AND PUBLIC FACILITIES REGULATION BYLAW, 2018, NO. 3048,
AMENDMENT NO. 1, 2019
BYLAW NO. 3105

The purpose of Bylaw 3105 is to add Rotary Centennial Park to the list of parks where temporary shelters may not occur.

Social issues such as homelessness and lack of supportive housing, have created new challenges for the City in terms of balancing the needs of parks and public facilities users with the needs of those persons without shelter in the City.

The Supreme Court of British Columbia has considered the issue of some municipalities, through bylaws, prohibiting individuals from utilizing parks for overnight sheltering, including homeless persons. The Supreme Court has subsequently ruled that a complete prohibition of overnight sheltering in parks is a violation of the Canadian Charter of Rights and Freedoms in most circumstances. Accordingly, many municipalities, such as Abbotsford and Victoria, have adopted bylaws that allow overnight sheltering in parks, but regulate, among other things, the length of time individuals may utilize parks for such overnight sheltering, as well as prohibit overnight sheltering in specific parks that are determined to be inappropriate for overnight sheltering.

The City's bylaw addresses the right of individuals to shelter overnight in parks at those times when there is no accessible shelter accommodation available to them nearby.

At the same time, in seeking to balance the needs of all park users, Douglas Park was designated in the bylaw as a park where overnight sheltering would be prohibited. This Bylaw amendment seeks to designate Rotary Centennial Park as a park in the City where overnight sheltering is also prohibited.

Considerations for prohibiting overnight sheltering in Rotary Centennial Park include:

- The park's proximity to high density housing including low income families with children who play in the park.
- A large number of Syrian Government-Assisted Refugees live in the neighbourhood and are vulnerable with limited English language skills.
- Residents are concerned about exposing their children to the ongoing intravenous drug use by individuals who are sheltering overnight.
- Some individuals who are sheltering overnight have refused to abide by the Supreme Court ruling and have resisted requests to take down tents during the day so other park users can enjoy the playing field and rest of the park.

CITY OF LANGLEY

PARKS AND PUBLIC FACILITIES REGULATION BYLAW, 2018, NO. 3048, AMENDMENT NO. 1, 2019 BYLAW NO. 3105

A Bylaw to amend the Parks and Public Facilities Regulation Bylaw, 2018, No. 3048.

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

(1) Title

(1) This bylaw shall be cited as the "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 1, 2019, Bylaw No. 3105".

(2) Amendments

(1) Parks and Public Facilities Regulation Bylaw, 2018, No. 3048 is hereby amended:

(a) by replacing Schedule "A" with revised Schedule "A" attached to and forming part of this bylaw.

(b) by adding Map 2 attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD time this tenth day of June, 2019.

ADOPTED this day of , 2019.

_____
MAYOR

_____
CORPORATE OFFICER

SCHEDULE “A”

LIST OF PARKS WHERE TEMPORARY SHELTERS MAY NOT OCCUR

- Douglas Park, with location and extent of Park as shown within heavy line on Map 1

- Rotary Centennial Park, with location and extent of Park as shown within heavy line on Map 2

MAP 2

ROTARY CENTENNIAL PARK

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 164, 2019, BYLAW NO. 3106
DEVELOPMENT PERMIT APPLICATION DP 03-19

To consider a Rezoning Application and Development Permit Application from Redekop Kroeker Development Inc. to accommodate a 5-storey, 69-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:

Applicant:	Redekop Kroeker Development Inc.
Owner:	RKDI (Langley 2) Homes Ltd.
Civic Addresses:	20209, 20219, 20225, 20237 – 53A Avenue
Legal Description:	Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157; Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003
Site Area:	3,540 m^2 (0.875 acres)
Number of Units:	69 apartments
Density:	194.9 units/ha (78.9 units/acre)
Gross Floor Area:	6,081 m^2 (65,455 sq ft)
Floor Space Ratio:	1.718
Lot Coverage:	34.4%
Total Parking Required:	101 spaces (including 5 h/c spaces)
Parking Provided:	
Resident	87 spaces
Visitor	14 spaces
Total	101 spaces (including 5 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Building Height – 5 storeys (4 storey max.) Int. Setbacks – 7.0 m (7.5 m required)
Development Cost Charges:	$839,774.25 (City - $585,245.00, GVS&DD - $221,858.00, SD35 - $32,671.25)
Community Amenity Charges:	$138,000.00

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 164

BYLAW NO. 3106

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20209, 20219, 20225, 20237 – 53A Avenue 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. 164, 2019, No. 3106".

2. **Amendment**

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

   (a) PID: 006-906-435
   Lot 70, District Lot 305, Group 2, New Westminster District, Plan 33503

   (b) PID: 006-906-478
   Lot 71, District Lot 305, Group 2, New Westminster District, Plan 33503

   (c) PID: 006-788-921
   Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157

   (d) PID: 010-138-463
   Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003

   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.

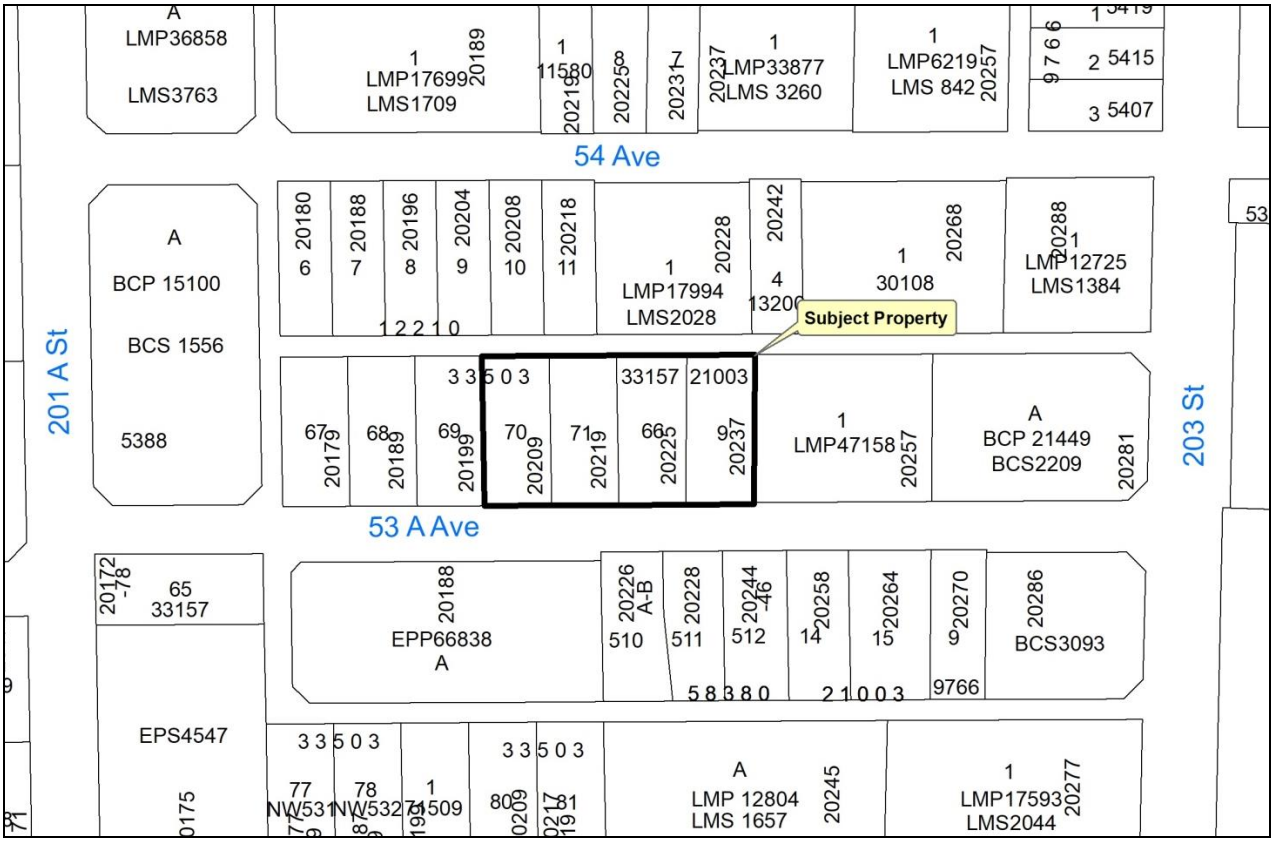
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 03-19
DEVELOPMENT PERMIT APPLICATION DP 03-19

Civic Address:	**20209, 20219, 20225, 20237 – 53A Avenue**
Legal Description:	**Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157; Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003**
Applicant:	**Redekop Kroeker Development Inc.**
Owner:	**RKDI (Langley 2) Homes Ltd.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 03-19**
Development Permit Application DP 03-19

File #: 6620.00

From: Development Services & Economic Development Department

Bylaw #: 3106

Doc #:

Date: May 30, 2019

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 03-19 and Development Permit Application DP 03-19 to accommodate a 5-storey, 69-unit condominium apartment development located at 20209, 20219, 20225, 20237 – 53A Avenue 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.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Redekop Kroeker Development Inc. for a 5-storey, 69-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:

Applicant:	Redekop Kroeker Development Inc.
Owner:	RKDI (Langley 2) Homes Ltd.
Civic Addresses:	20209, 20219, 20225, 20237 – 53A Avenue
Legal Description:	Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, Group 2, New Westminster District, Plan 33157; Lot 9, Group 2, New Westminster District, Plan 21003
Site Area:	3,540 m^2 (0.875 acres)
Number of Units:	69 apartment
Density:	194.9 units/ha (78.9 units/acre)
Gross Floor Area:	6,081 m^2 (65,455 sq ft)
Floor Space Ratio:	1.718
Lot Coverage:	34.4%
Total Parking Required:	101 spaces (including 5 h/c spaces)
Parking Provided:	
Resident	87 spaces
Visitor	14 spaces
Total	101 spaces (including 5 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Building Height – 5 storeys (4 storey max.) Interior Setbacks – 7.0 m (7.5 m min.)
Development Cost Charges:	$839,774.25 (City - $585,245.00, GVS&DD - $221,858.00, SD35 - $32,671.25)
Community Amenity Charges:	$138,000.00

Engineering Requirements:

These requirements have been issued for a rezoning and development permit application for a proposed 69-unit condominium apartment development. 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) <u>The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:</u>

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. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the 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.
3. 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 sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. 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 by the City, at the Developer's expense, upon application for Demolition permit.
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". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. A minimum road dedication of 0.6m will be required along the entire 53A Ave. frontage of the proposed development.
7. To accommodate the City's fire department, the Developer is responsible for providing an 8m minimum paved laneway along the north frontage of the proposed project with an appropriate road dedication.

8. Design and construct a half-width road on 53A Ave. along the project frontage to a City of Langley modified local road standard (curb to curb width 11.0m) including pavement, barrier curb and gutter; 1.5m wide sidewalk; curb bulges; boulevard strip; existing driveway removal; street lighting; street trees and storm drainage. Additionally, any widening of the pavement structure required to meet the design road width will need to be designed by a geotechnical engineer.
9. 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.
10. Existing street lighting along 53A Avenue 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 along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer's cost.

B) <u>The developer is required to deposit the following bonding and connection fees:</u>

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 $40,000 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, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg formats shall also be submitted.
7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall 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 subject properties are located within 300 metres (a five minute walk) of the Downtown Commercial area in a neighbourhood of mostly multifamily residential developments. The site consists of four lots within a remaining pocket of single family homes. Across the lane to the north are the three and four storey Emerald Court, Brighton Place and Cavalier Court apartment buildings. To the east are the four storey Innis Park (a BC Housing rental property) and Chilton Layne apartments. Across 53A Avenue to the south is the recently completed LC Residence, a four storey 80-unit apartment building. To the west are three single family lots between the proposed development site and a lane that runs between 53A Avenue and 54 Avenue.

2. Design

The applicant is proposing a five storey, flat roofed building on top of a parkade structure that partially projects above the existing grade of this mostly level site. A terraced, brick-faced retaining wall with integrated planters provides an attractive transition from 53A Avenue to the residential floors. The building presents a prominent main entrance accentuated by a facade projection finished in brick to the fronting street. Exterior finishes (materials and paint treatments) lighten in progressive bands moving up from ground level to the fifth floor, de-emphasizing the height and mass of the building.

Vehicular access to the building is derived from the lane at the rear of the properties with the parkade ramp positioned in the northwest corner of the site. Visitor parking spaces are provided on the surface behind the building, perpendicular to the lane. Two electric vehicle charging stations are provided within the secured underground parking with rough-in wiring for the remaining spaces.

Unit floor plans range from one-bedroom, 566 square foot apartments to two-bedroom plus flex space apartments with 1,021 square feet of floorspace. Five units meeting the B.C. Building Code standard for Adaptable Housing are provided in the building. Indoor and outdoor amenity spaces in excess of bylaw requirements are provided including a proposed community garden and a barbecue area behind the building.

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

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
- Interior Setback (east and west sides) reduction from 7.5 metres to 7.0 metres

The applicant's architect has provided a design rationale for the 5-storey building height noting:

- How projecting roof elements on 4-storey buildings in the immediate vicinity can be compared visually to a flat roofed, 5-storey building
- Presence of other 5 and 6-storey buildings within the general neighbourhood

Staff would also note that the applicant's reduced setbacks and increased building height proposals are in step with previous recommendations made for a new zoning bylaw in 2017. The variances help to offset significant road dedications required along both the front (0.6 metres) and rear (2.0 metres) property lines. Staff support the proposed variances.

5. Summary

The proposed development is generally consistent with the City's Official Community Plan policies and Development Permit Area guidelines for this area. The development of this site will fill in a gap between multifamily residential buildings in this central city neighbourhood.

Fire Department Comments:

Fire hydrants for the site and location of the fire department connection will be reviewed when building plans are received. A lockbox for firefighter access will be supplied during construction. A dedicated 8.0 m wide fire access lane will be included in the project.

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 June 12, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 24, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $585,245.00 to City Development Cost Charge accounts and $138,000.00 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

MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM

WEDNESDAY, JUNE 12, 2019
7:01 PM

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Adrian Brugge
Jen Cook
Ellen Hall
Mike Haney
Constable Berthier Kyobela
Dan Millsip
School Trustee Tony Ward
Trish Wong

Absent: John Beimers

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

1) APPROVAL OF AGENDA

MOVED BY Commission Member Wong
SECONDED BY Commission Member Haney

THAT the agenda for the June 12, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) RECEIPT OF MINUTES

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Wong

THAT the minutes for the May 8, 2019 Advisory Planning Commission meeting be received.

CARRIED

2) REZONING APPLICATION RZ 03-19 DEVELOPMENT PERMIT APPLICATION DP 03-19 20209, 20219, 20225, 20237 – 53A Avenue

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

Mr. Beddow introduced Lukas Wykpis, Project Manager, Keystone Architecture.

Tim Kroeker, President, Redekop Kroeker Development Inc. and Eric Poxleitner, Architect, Keystone Architecture were also in attendance.

Mr. Wykpis presented the application, providing an overview of the building with details on the following:

- Context Plan;
- Building height rationale;
- 53A Avenue streetscape;
- Site plan;
- P1 level plan;
- L1 floor plan;
- Upper floor plans;
- Building elevations;
- 3D massing perspectives;
- Building materials;
- Landscape plan;
- CPTED principles;
- Sustainability principles;
- OCP requirements;
- Traffic management plan;
- a public information meeting was held June 6 which 3 people attended; notices were distributed to approximately four hundred residences.

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

- in response to a request from the Fire Department the applicant is widening the laneway at the back to 8m;
- road dedication of 0.6m will be required along frontage of the development for future road widening;
- a small number of steps are required to access green spaces and amenities at the back of the building;
- green spaces were deliberately not designated for a specific use with the intent that it be left up to the owners to decide how they'd like to use those spaces;

- due to soil conditions in the area the parkade can't be fully sunk underground so the parkade has to be raised, requiring a perimeter wall to be built at ground level at a height of 5 feet; upper level units should be able to see over the perimeter wall in order to have eyes on the street; however, first floor units may not be able to see over the wall; the wall has to be that height to maintain appropriate head room in the parkade;
- landscaping at the back of the building is minimal to open up the area a bit more;
- bicycle storage in the parkade consists of bike racks not individual lockers;
- ramps meet all handicapped accessibility codes;
- the BBQ amenity area is 20' x 20' and the grassy area is approximately 25' x 40' and are not connected to the amenity room on the first floor;
- lighting at the back near the parkade will consist of in-wall lighting and some lighting along the walkway;
- the demolition of houses on the site was completed two months ago and no vermin issues were identified at that time;
- there will be no loss of street parking as a result of this development;
- there are two EV charging stations and rough-ins for all other parking spaces so should an owner with a disability require an EV charging station in a handicapped stall it can be installed;
- the conduit for the EV charging station rough-ins is common and it would be up to the strata as to how charging stations would be added and managed;
- the machine room identified in the parking site plan may end up not being required and so that area would become part of the lobby, further opening up site lines in the parkade;
- access to the complex will be by fob; CCTV will also be installed throughout, including entrances and exits and visitor parking area; each floor cannot have its own fob as there are rules about not locking stairwells to the lobby;
- there are storage lockers on the first floor as well as in the parkade; in addition, some units have their own storage rooms within.

Commission members provided comments to the applicant as follows:

- individual lockers for bikes would be more secure than bike racks;
- it is desirable to have ground floor units have walkout connections to public sidewalks in accordance with CPTED principles;

- stairs are needed from greenspace to the amenity room;
- consider installing CCTV for area of complex where blind spot will be due to perimeter wall and installing extra lights and landscaping as further deterrents.

Mr. Wykpis, Mr. Kroeker and Mr. Poxleitner left the meeting.

In response to a question from a Commission member, staff and the Vice-Chair advised that, although density is increasing in the city, it is not currently meeting projected growth targets as family sizes are not as big as what was projected and, because properties within the city are all developed, only redevelopment of existing properties can occur. Overall, because development comes in fits and starts, by the time of the next census the city may have caught up to its growth targets.

Staff responded to further questions from Commission members, advising that:

- the City has factored in the greater requirements for utilities due to increased density and staff are working with BC Hydro to determine electricity requirements due to more and more EV charging stations being installed in the city; further, staff will be considering utility infrastructure requirements as part of the OCP review;
- engineering staff have confirmed there is enough capacity to handle the increase in traffic that will occur on 203 Street as a result of this new building;
- additional eyes on the back of the building will be provided by residents living in the building across the lane, thereby providing an additional measure of security.

Commission members discussed whether the city will have enough amenities as the population increases with a subsequent suggestion from the Vice-Chair that the City look to the City of North Vancouver, a municipality roughly the size of the City of Langley but with a larger population, to help guide what the city will need in terms of amenities as its population grows as well as reviewing the City's current recreation and culture master plan.

MOVED BY Commission Member Wong
SECONDED BY Commission Member Haney

THAT Rezoning Application RZ 03-19 and Development Permit Application DP 03-19 to accommodate a 5-storey, 69-unit condominium apartment development located at 20209, 20219, 20225, 20237 – 53A Avenue 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.

CARRIED

There was unanimous consent to add an item to the Agenda – Nikomekl River District Neighbhourhood Plan.

4) NIKOMEKL RIVER DISTRICT NEIGHBOURHOOD PLAN:

Mr. Beddow advised of an upcoming workshop and an open house on the Nikomekl River District Neighbourhood Plan to seek community input into the development of neighbourhood plan concepts for the area:

- Workshop: June 25, 9am-12pm, Mackie Room, Coast Hotel & Convention Centre, Langley City, 20393 Fraser Hwy. (Advance registration required)
- Open House: June 26, 6pm-8pm, Main Floor, Langley City Hall, 20399 Douglas Crescent

Mr. Beddow advised that this project is one of the recommendations out of the City's Nexus of Community visioning plan to better utilize the City's waterfront as a valued amenity and plan a neighbourhood around it. Advisory Planning Commission members are invited to attend both the workshop and open house with pre-registration being required for the workshop. Registration can be completed online on the City's website.

5) NEXT MEETING:

September 11, 2019 (Tentative)

6) ADJOURNMENT

MOVED BY Commission Member Hall
SECONDED BY Commission Member Wong

THAT the meeting adjourn at 7:59 P.M.

CARRIED

_____

ADVISORY PLANNING COMMISSION CHAIRMAN

_____

DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

REDEKOP KROEKER DEVELOPMENT INC

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sheet schedule

SD 0.01 COVER PAGE
SD 1.01 PROJECT DATA
SD 1.02 CONTEXT PLAN
SD 1.02B BLDG HEIGHT RATIONALE
SD 1.03 STREETSCAPE
SD 1.04 DESIGN RATIONALE
SD 1.20 SITE PLAN
SD 1.21 SITE SECTIONS
SD 1.24 ENLARGED ELEVATIONS
SD 1.33 3D MASSING PERSPECTIVES
SD 1.40 MATERIAL BOARD
SD 2.01 UNIT PLANS
SD 2.02 UNIT PLANS
SD 3.01 P1 LEVEL PLAN
SD 3.02 L1 FLOOR PLAN
SD 3.03 L2 FLOOR PLAN
SD 3.04 L3 L5 FLOOR PLAN
SD 3.05 ROOF PLAN
SD 4.01 BUILDING ELEVATIONS
SD 4.02 BUILDING ELEVATIONS

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53A AVENUE CONDOS - EAST

COVER PAGE
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #
PROJECT NUMBER: 18-177

REDEKOP KROEKER DEVELOPMENT INC

SD 0.01

0.1.0 project data

PROJECT	53A APARTMENT - EAST
CURRENT ZONING	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	RM-5
CIVIC ADDRESS	20299, 20319, 20329, 20377 53A AVENUE, LANGLEY BC
LEGAL DESCRIPTION #1	019 % PLAN 23001 EXCEPT PLAN BCP 50476 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #2	LOT 66, PLAN 11157 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #3	LOT 70, PLAN 12210 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #4	LOT 71, PLAN 12210 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
VARIANCES APPLIED FOR	INDOOR AMENITY SPACE RELAXATION SIDE SETBACK RELAXATION - 7.0m
BYLAW EXEMPTIONS	N/A
BUILDING AREA DEFINITION	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER LINE OF FIRE WALLS
USE DEFINITION	MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
GROSS FLOOR AREA DEFINITION	MEANS ARE THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
FINISHED GRADE DEFINITION	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
BUILDING HEIGHT DEFINITION	THE VERTICAL DISTANCE MEASURED IN METERS FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM BUILDING HEIGHT	17.65m
MINIMUM BUILDING HEIGHT	
SETBACKS	FRONT/REAR - 7.5m, SIDES - 7.5m, STREET DEDICATION - 0.61m, LANE DEDICATION - 0.6M
AVERAGE FINISHED GRADE	
BUILDING HEIGHT	5 STOREY - 17.65m
GROSS SITE AREA	38,380.75 SF +/- [3,565.5 M] [0.8540 ha]
NET SITE AREA	35,841.25 SF +/- [3330.5 M] [0.8240 ha]
DENSITY ALLOWABLE	190 u/ha 1540 ha = 76 units
BUILDING AREA	10,691.5 SF +/- [1,216.5 M]
LOT COVERAGE	10,691.5 SF / 38,380.75 SF = 34.4 %
FSR	66,455 SF / 38,380.75 SF = 1.7

0.2.0 floor area

RESIDENTIAL		TOTAL
1ST FLOOR	9,809 SF	911.29 SM
2ND FLOOR	10,931 SF	1,015.52 SM
3RD FLOOR	11,147 SF	1,035.59 SM
4TH FLOOR	11,147 SF	1,035.59 SM
5TH FLOOR	11,147 SF	1,035.59 SM
TOTAL	54,181 SF	5,033.58 SM

CIRCULATION / SERVICE		TOTAL
1ST FLOOR	2,378 SF	235.15 SM
2ND FLOOR	1,780 SF	165.37 SM
3RD FLOOR	1,564 SF	145.30 SM
4TH FLOOR	1,564 SF	145.30 SM
5TH FLOOR	1,564 SF	145.30 SM
TOTAL	8,790 SF	816.62 SM

AMENITY		TOTAL
INTERIOR REQUIRED [2.1 SM/DU]	1,708 SF	158.70 SM
INTERIOR PROVIDED	1,985 SF	184.41 SM
EXTERIOR AMENITY SPACE	1298.24 SF	306.42 SM
TOTAL	3,283.24 SF	490.83 SM

PARKADE		TOTAL
P1	27,459.59 SF	2,551.08 SM
TOTAL	27,459.59 SF	2,551.08 SM

FLOOR AREA SUMMARY		
EFFICIENCY	54,181 SF / 66,455 SF	81.78%
GROSS FLOOR AREA	66,455 SF	6,174.97 SM
GROSS SALEABLE AREA	54,181 SF	5,033.58 SM
GROSS NON SALEABLE AREA	12,274 SF	1140.1 SM

0.3.0 storage requirements

REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 BED (+ FLEX)	26	1 STORAGE AREA / UNIT	26
2 BED (+ FLEX)	41	1 STORAGE AREA / UNIT	41
TOTAL STORAGE AREAS REQUIRED			68

PROVIDED	TOTAL
STORAGE ROOMS IN UNITS	68
STORAGE LOCKERS	21
TOTAL STORAGE AREAS	68

0.4.0 unit count summary

UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 BED	561 SF - 641 SF	26	31%
1 BED + FLEX	675 SF - 699 SF	10 (5 ADAPTABLE)	14%
2 BED	860 SF	21	31%
2 BED + FLEX	912 SF - 1,023 SF	20	30%
TOTAL UNITS		68	100 %

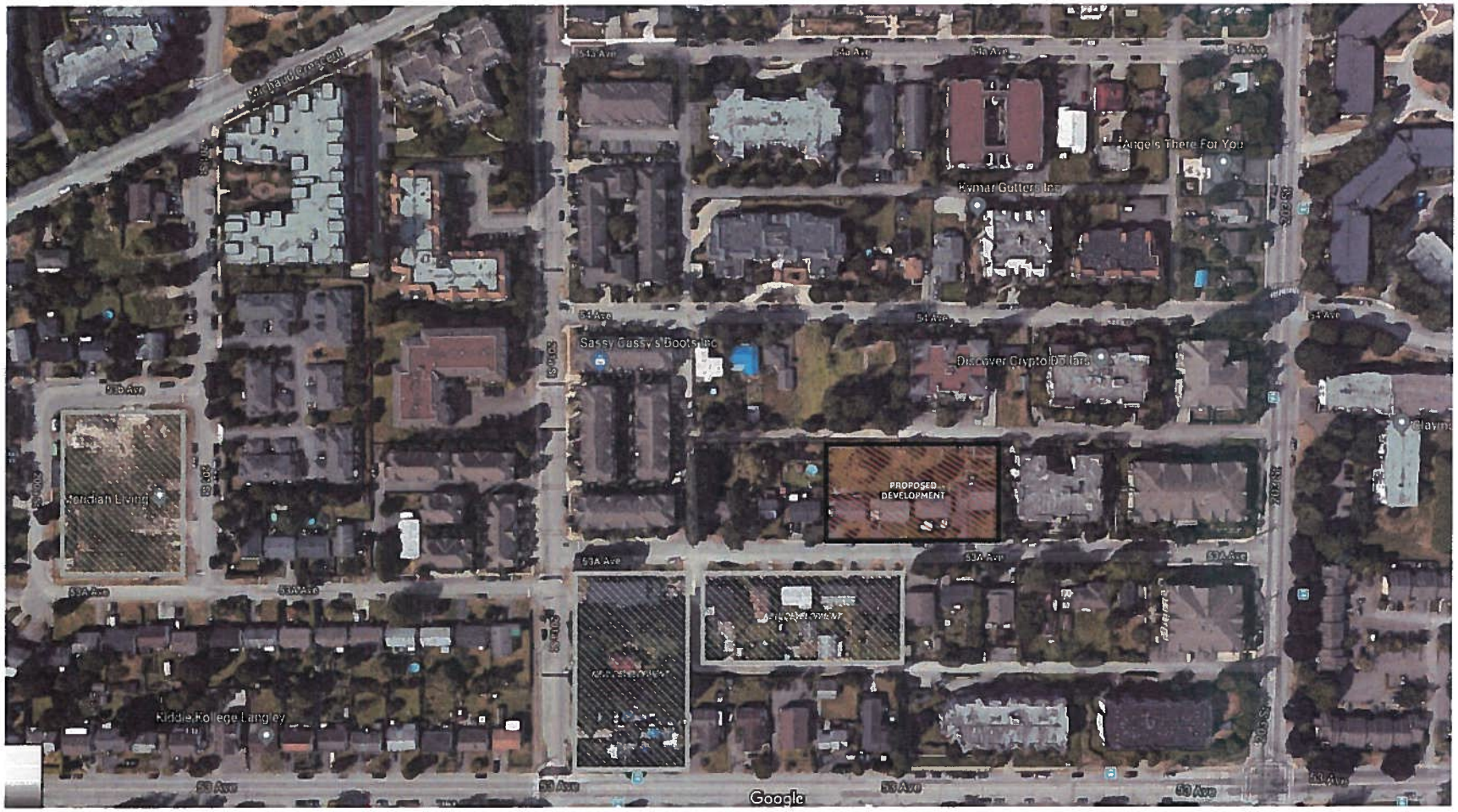
0.5.0 parking requirements

REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 BED (+ FLEX)	26	*1.2 STALLS/UNIT	31
2 BED (+ FLEX)	41	*1.3 STALLS/UNIT	54
VISITOR	68	*0.2	14
TOTAL PARKING STALLS REQUIRED			101

PROVIDED	SMALL CAR	NO. H/C OF TOTAL	TOTAL
H/C	11 [16%]	4	87
SURFACE	0 [0]	1	14
TOTAL STALLS	11 [11%]	5	101
EV PARKING WITH CHARGING STATIONS	1		2
ALL REMAINING STALLS TO HAVE EV ROUGH-IN			

BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
BICYCLE STALLS	68	*0.5	35

BICYCLE PARKING PROVIDED	VERTICAL	HORIZONTAL	TOTAL
BICYCLE STALLS	7	28	35



location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 53a AVENUE BETWEEN 201a STREET AND 203 STREET. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.

5638 & 5650 201A STREET, LANGLEY BC

4 STOREY PITCHED ROOF BUILDING ADJACENT TO A
5 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION

PROPOSED DEVELOPMENT

building height rationale

THIS PROPOSED NEW 5-STOREY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STOREY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVIER BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELLISED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STOREY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STOREY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03.

1st IMAGE "LEGACY" 20416 PARK AVENUE, LANGLEY BC

6 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION
ADJACENT TO

2nd IMAGE "THE PLACE ON PARK AVENUE", LANGLEY BC

5 STOREY FLAT ROOF BUILDING WITH ROOF POP UPS

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53A AVENUE CONDOS - EAST

BLDG HEIGHT RATIONALE
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #

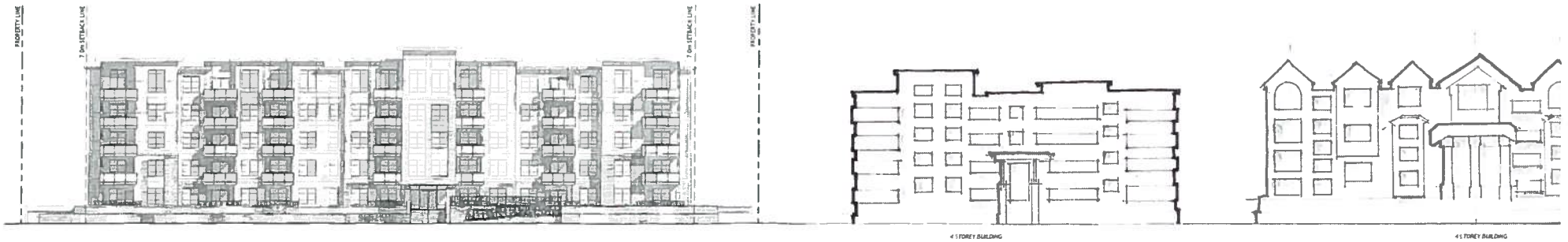
PROJECT NUMBER 18-177

REDEKOP KROEKER DEVELOPMENT INC

SD 1.02B

Aerial view at north east

south-west corner



53a avenue streetscape

1/16" = 1'-0"

keystonearch.ca	**53A AVENUE CONDOS - EAST**	**STREETSCAPE** SCALE 1/16" = 1'-0"	**RE-ISSUED FOR DEVELOPMENT PERMIT** 19-05-24 REVISION # PROJECT NUMBER 18-177	REDEKOP KROEKER DEVELOPMENT INC	**SD 1.03**

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ARE SURFACE TREATED AND LINED WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENTS USE OF GRAY, DARK BLUE AND RED BRICK TONES TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

THIS PROPOSED NEW 5-STOREY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STOREY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVIER BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELISED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STOREY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STOREY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03.

environmental sustainability

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

crime prevention

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

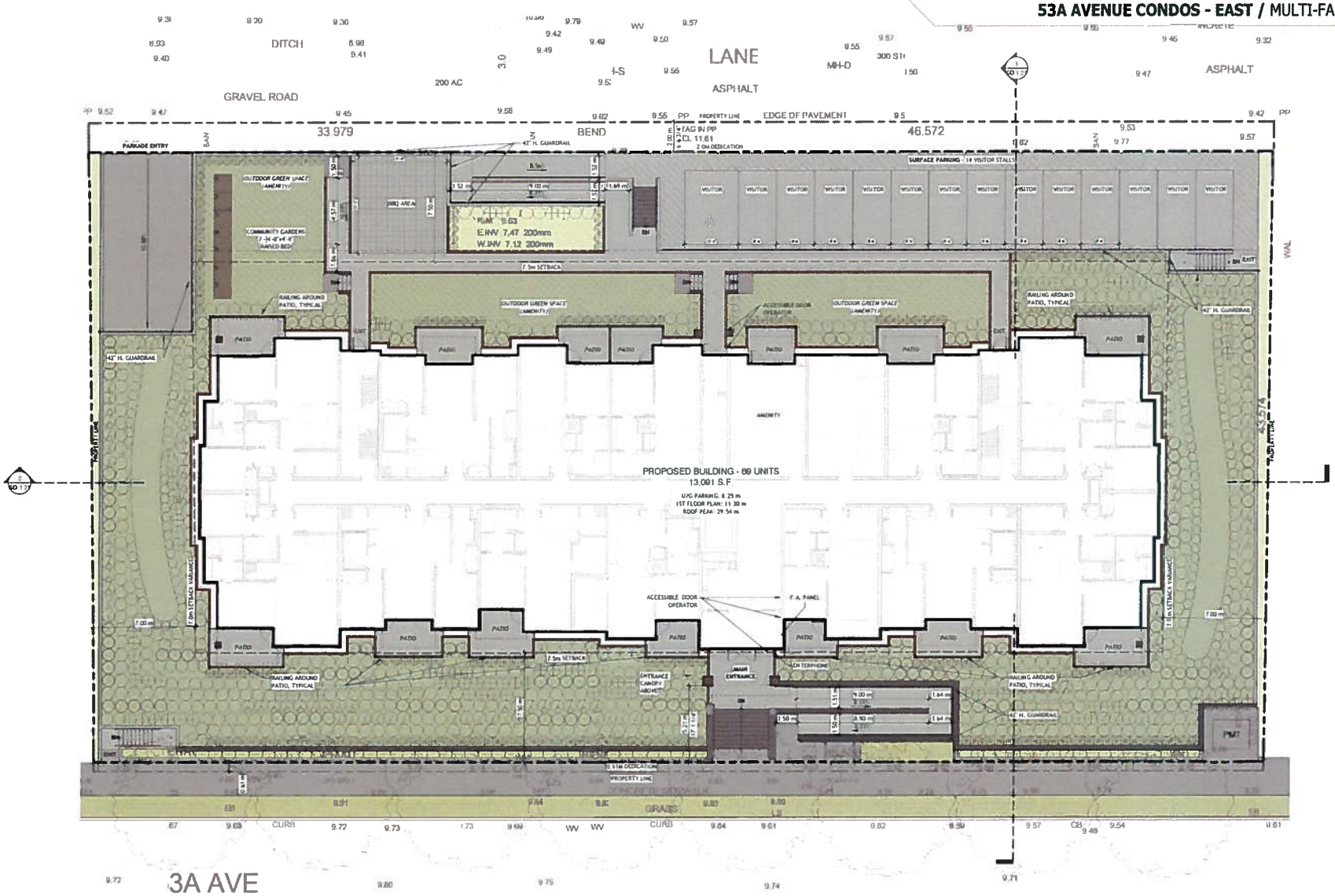
visitor parking at north elevation

massing, form & character

FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE BUILDING FAÇADE. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

ALL UNITS WILL BE FIT WITH ROUGH IN AIR CONDITIONING CONNECTIONS AND FEATURE 9 FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA. OUR CLIENT IS DEDICATED TO A QUALITY DEVELOPMENT AND APPRECIATES YOUR SUPPORT IN THIS PROJECT SO WE CAN MOVE QUICKLY THROUGH THE PROCESS.

front entrance



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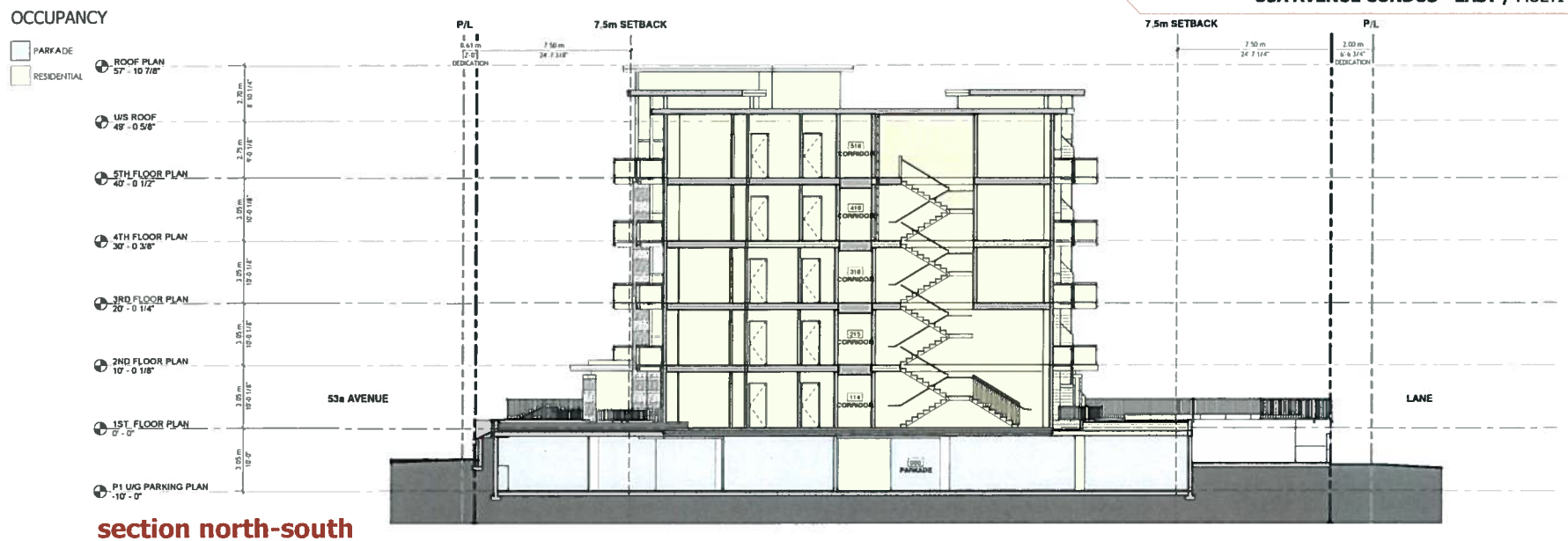
53A AVENUE CONDOS - EAST

SITE PLAN
SCALE 1" = 10'-0"

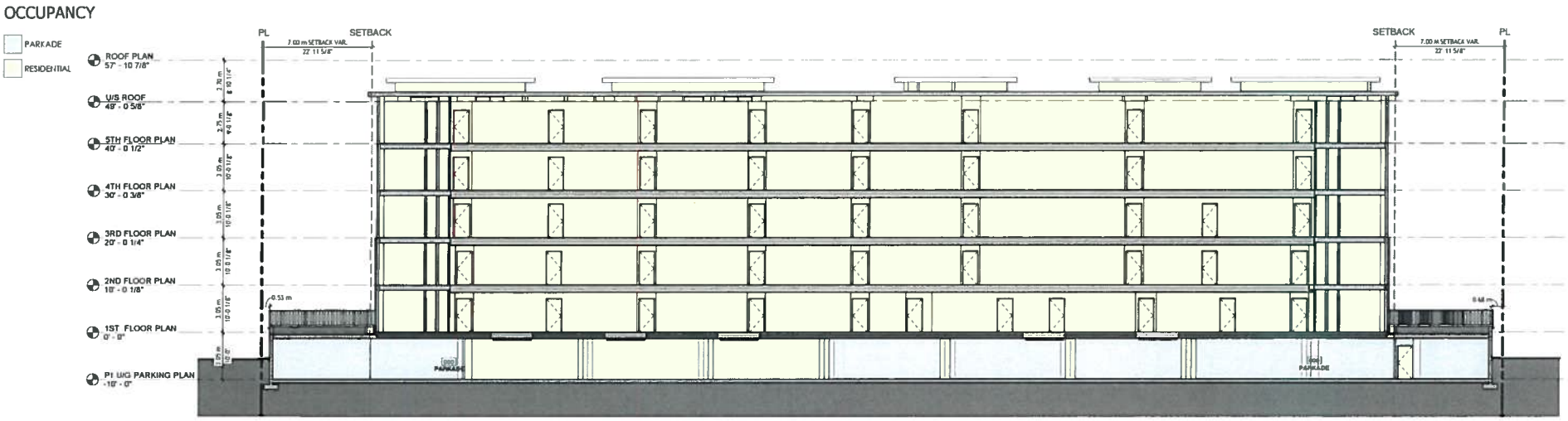
RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #
PROJECT NUMBER 18-177

REDEKOP KROEKER DEVELOPMENT INC.

SD 1.20



section north-south



section east-west

keytonearch.ca	53A AVENUE CONDOS - EAST	SITE SECTIONS SCALE: As indicated	RE-ISSUED FOR DEVELOPMENT PERMIT 19-05-24 REVISION # PROJECT NUMBER 18-177	REDEKOP KROEKER DEVELOPMENT INC.	SD 1.21

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE' COLOUR: 'GRAY SLATE'
1B. CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE' COLOUR: LIGHT MIST'
2. CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE', COLOUR: 'MIGHT GRAY'
3. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): JAMES HARDIE', COLOUR: 'EVENING BLUE'
4. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): JAMES HARDIE', COLOUR: 'MIGHT GRAY'
5. CEMENT BOARD STAGGERED EDGE PANEL JAMES HARDIE' COLOUR: 'EVENING BLUE'
6. MANUFACTURED BRICK VENEER: MUTUAL MATERIALS', COLOUR: 'RUBY RED' TEXTURE: SMOOTH
7. ASPHALT ROOF SHINGLES 'CAMBRIDGE' 'IKO', COLOUR: 'HARVARD SLATE'
8. WINDOW VINYL. COLOUR: BLACK
9. SLIDING PATIO DOOR VINYL. COLOUR: BLACK
10. ALUMINUM BALCONY RAILING: COLOUR: BLACK
11. HEAVY TIMBER (PAINTED): 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
12. HARDIE TRIM (RUSTIC GRAIN): JAMES HARDIE', COLOUR: 'MIGHT GRAY'
13. WOOD FASCIA BOARD (PAINTED): 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
14. METAL FLASHING: 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
15. EXTERIOR METAL GUARD COLOUR: BLACK
16. EXTERIOR ALUMINUM RAILING: COLOUR: BLACK
17. CONCRETE WALL COLOUR: 'CLEAR SEALER'
18. PLANTERS (LANDSCAPE TIES) COLOUR: 'NATURAL WOOD'
19. ALUMINUM STOREFRONT SECTIONS: COLOUR: 'CHARCOAL
20. EXTERIOR METAL DOOR: COLOUR: 'CHARCOAL
21. PERFORATED VINYL SOFFITS: KAYCAN, 'COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'

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53A AVENUE CONDOS - EAST

3D MASSING PERSPECTIVES
SCALE N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #
PROJECT NUMBER 18-177

REDEKOP KROEKER DEVELOPMENT INC.

SD 1.33

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING: 'JAMES HARDIE' COLOUR: 'GRAY SLATE'
1B. CEMENT BOARD SMOOTH PANEL SIDING: 'JAMES HARDIE' COLOUR: 'LIGHT MIST'
2. CEMENT BOARD SMOOTH PANEL SIDING: 'JAMES HARDIE'; COLOUR: 'NIGHT GRAY'
3. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE): 'JAMES HARDIE', COLOUR: 'EVENING BLUE'
4. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'
5. CEMENT BOARD STAGGERED EDGE PANEL 'JAMES HARDIE' COLOUR: 'EVENING BLUE'
6. MANUFACTURED BRICK VENEER: 'MUTUAL MATERIALS', COLOUR: 'RUBY RED' TEXTURE: 'SMOOTH'
7. ASPHALT ROOF SHINGLES 'CAMBRIDGE' 'IKO', COLOUR: 'HARVARD SLATE'
8. WINDOW VINYL COLOUR: 'BLACK'
9. SLIDING PATIO DOOR VINYL: COLOUR: 'BLACK'
10. ALUMINUM BALCONY RAILING: COLOUR: 'BLACK'
11. HEAVY TIMBER (PAINTED): 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
12. HARDIE TRIM (RUSTIC GRAIN): 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'
13. WOOD FASCIA BOARD (PAINTED): 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
14. METAL FLASHING: 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
15. EXTERIOR METAL GUARD COLOUR: 'BLACK'
16. EXTERIOR ALUMINUM RAILING: COLOUR: 'BLACK'
17. CONCRETE WALL: COLOUR: 'CLEAR SEALER'
18. PLANTERS (LANDSCAPE TIES) COLOUR: 'NATURAL WOOD'
19. ALUMINUM STOREFRONT SECTIONS: COLOUR: 'CHARCOAL'
20. EXTERIOR METAL DOOR COLOUR: 'CHARCOAL'
21. PERFORATED VINYL SOFFITS: 'RAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'

south elevation

1B. cement board smooth

3. cement board horizontal lap siding

1. manufactured brick veneer smooth

5. cement board staggered edge

5. cement board horizontal lap siding

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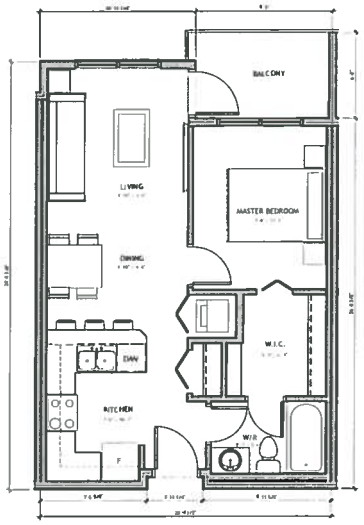
53A AVENUE CONDOS - EAST

MATERIAL BOARD
SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #
PROJECT NUMBER: 18-177

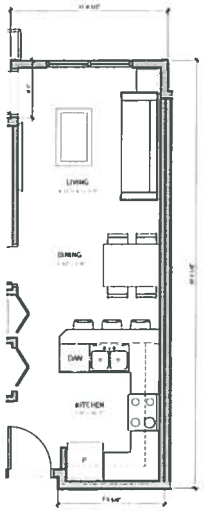
REDEKOP KROEKER DEVELOPMENT INC

SD 1.40



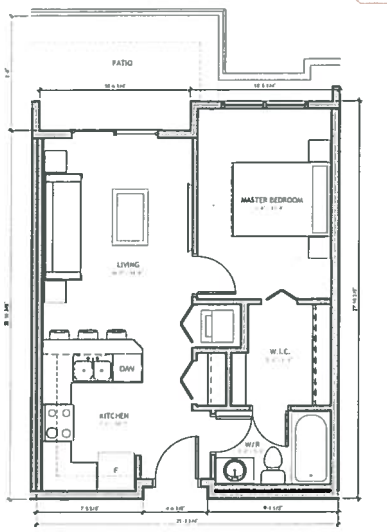
unit A

UNIT TYPE: 1 BED
UNIT AREA: 574 SF
UNIT COUNT: 5



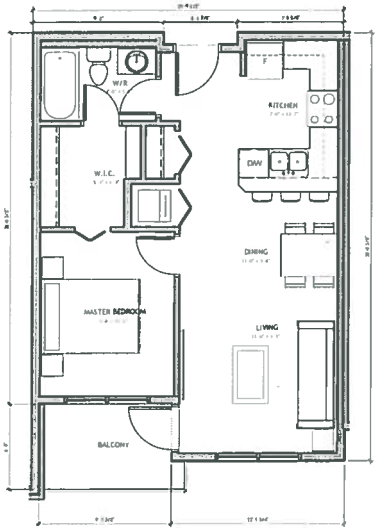
unit Ab

UNIT TYPE: 1 BED
(SAME AS UNIT A EXCEPT
FOR THE AREA SHOWN)
UNIT AREA: 577 SF
UNIT COUNT: 5



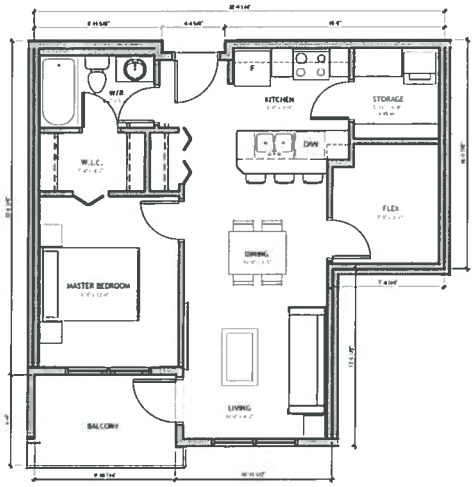
unit A2

UNIT TYPE: 1 BED
UNIT AREA: 566 SF
UNIT COUNT: 1



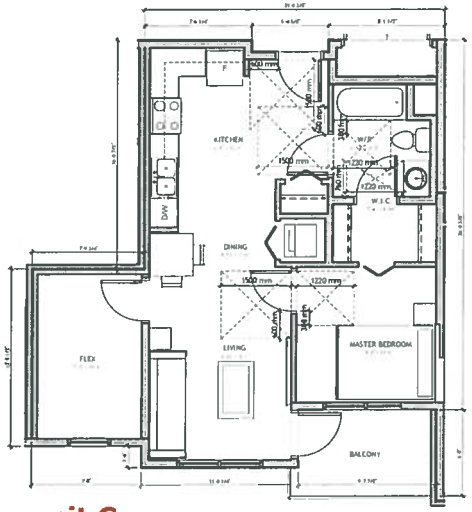
unit A3

UNIT TYPE: 1 BED
UNIT AREA: 615 SF
UNIT COUNT: 5



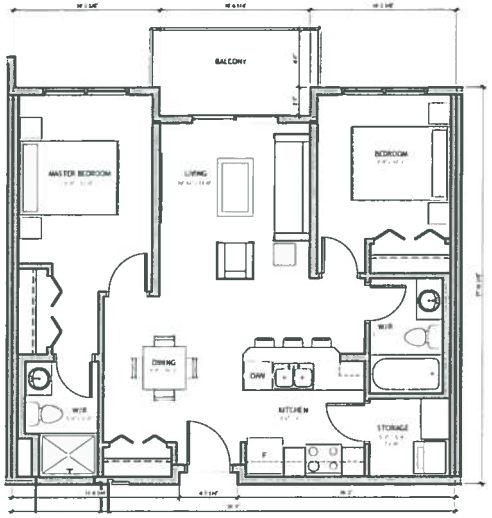
unit B

UNIT TYPE: 1 BED + FLEX
UNIT AREA: 675 SF
UNIT COUNT: 5



unit C

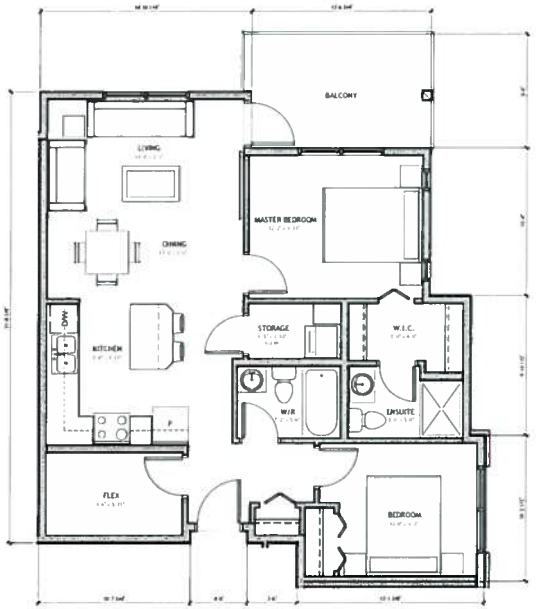
UNIT TYPE: 1 BED + FLEX (ADAPTABLE)
UNIT AREA: 864 SF
UNIT COUNT: 5



unit D

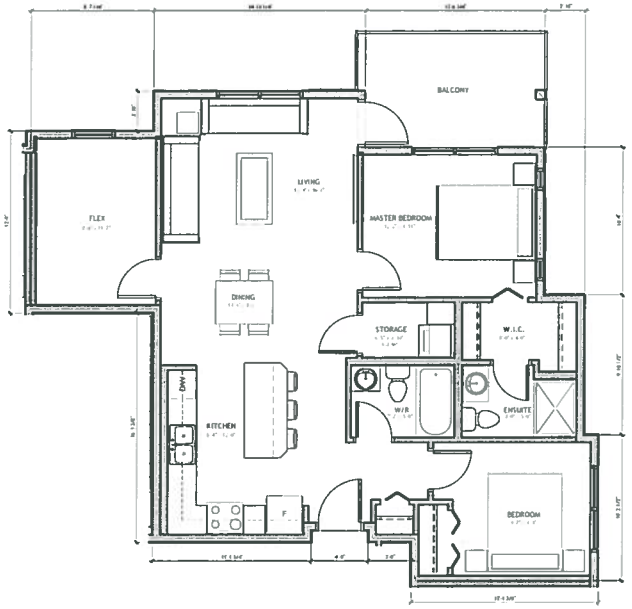
UNIT TYPE: 2 BED
UNIT AREA: 860 SF
UNIT COUNT: 23

keystonearch.ca	53A AVENUE CONDOS - EAST	UNIT PLANS SCALE 1/4" = 1'-0"	RE-ISSUED FOR DEVELOPMENT PERMIT 19-05-24 REVISION # PROJECT NUMBER 18-177	REDEKOP KROEKER DEVELOPMENT INC	SD 2.01



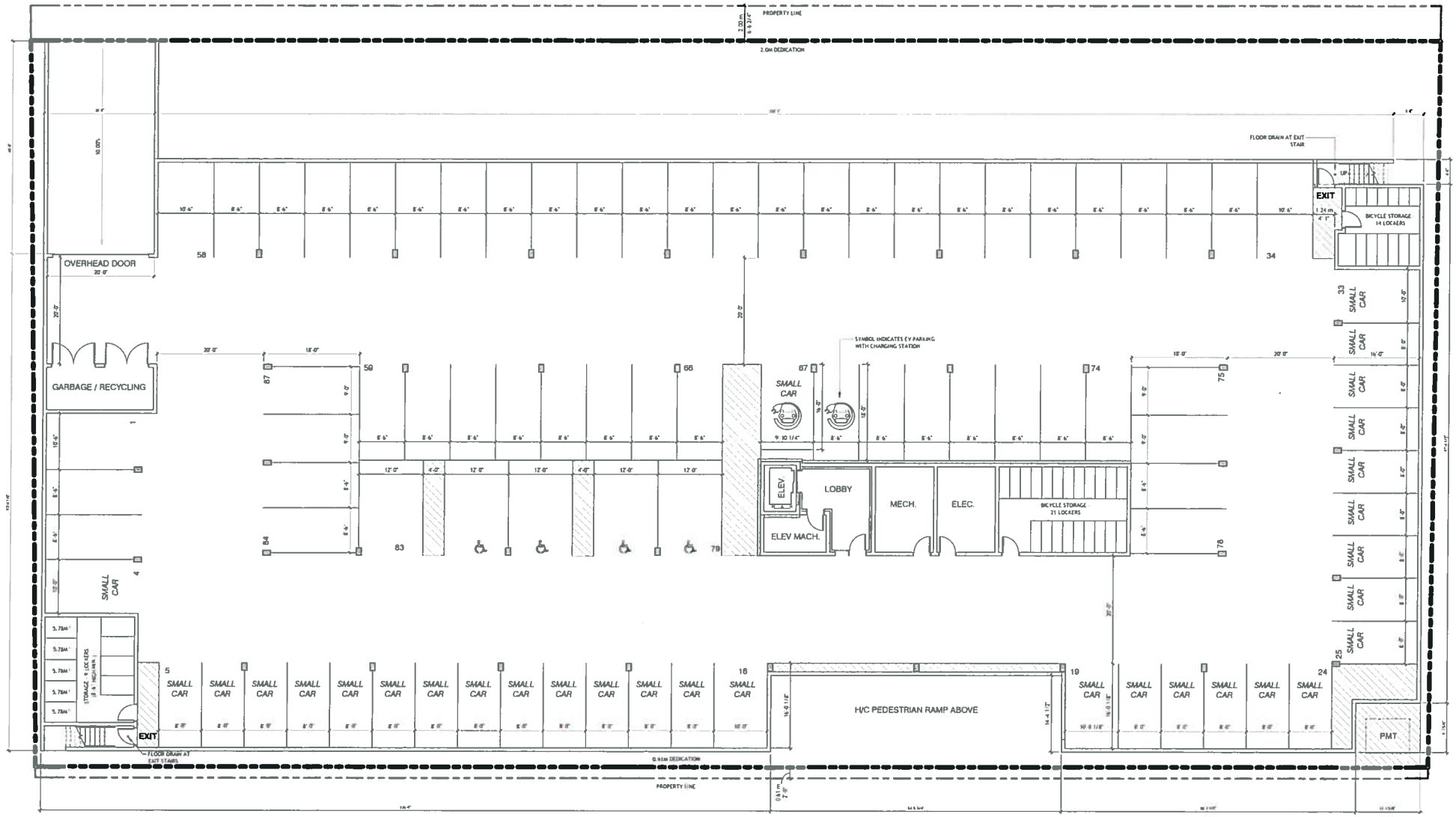
unit E

UNIT TYPE: 2 BED + FLEX
UNIT AREA: 912 SF
UNIT COUNT: 14



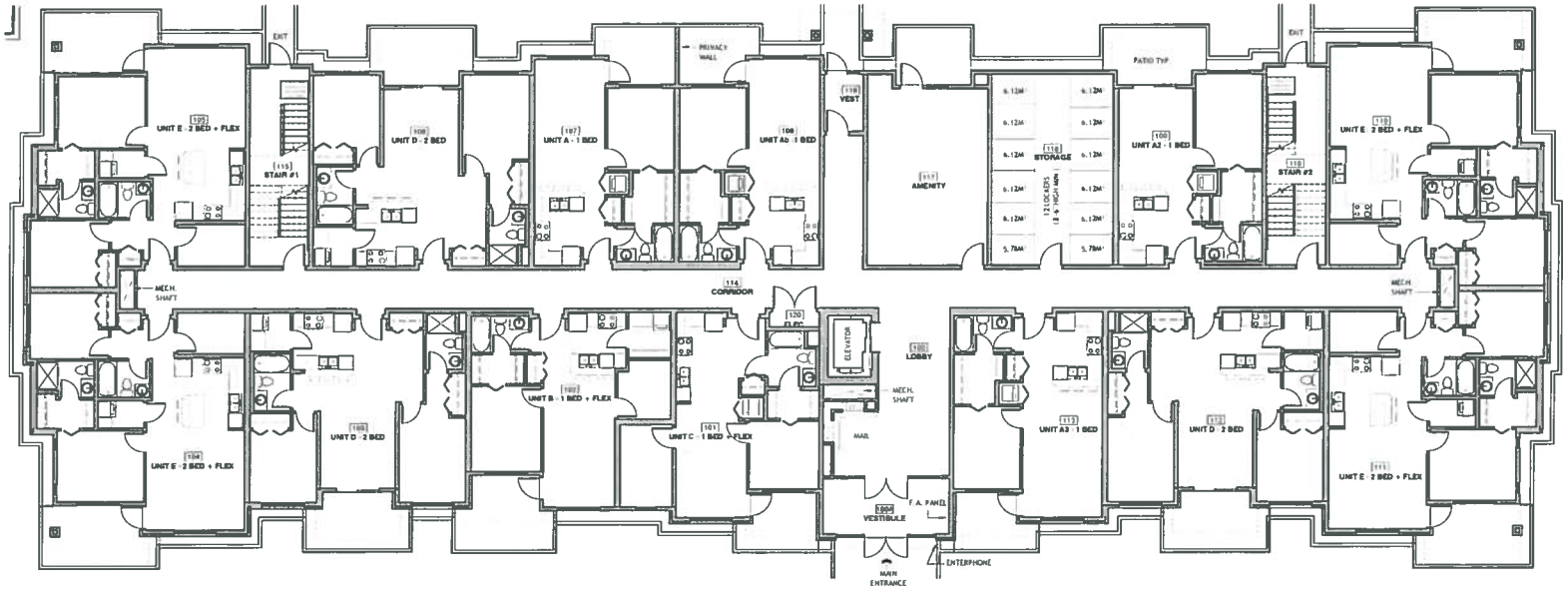
unit E2

UNIT TYPE: 2 BED + FLEX
UNIT AREA: 1021 SF
UNIT COUNT: 6



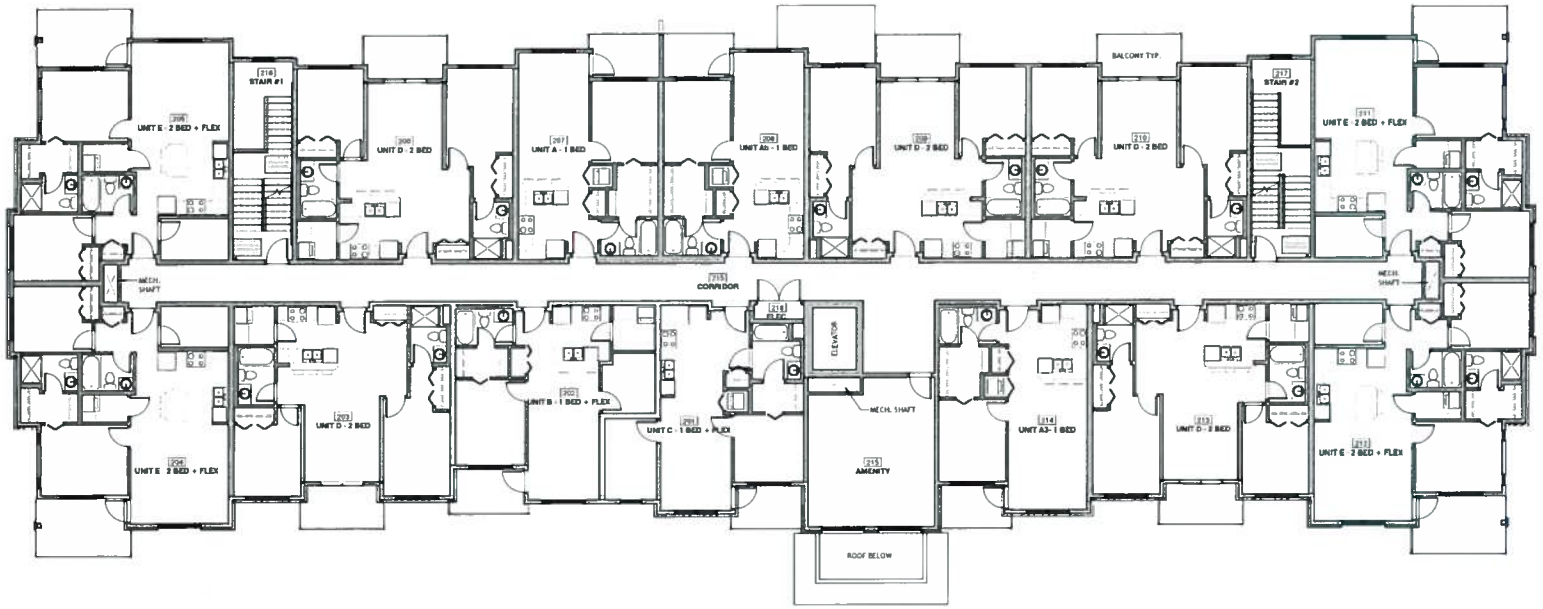
P1 level plan

1/8" = 1'-0"



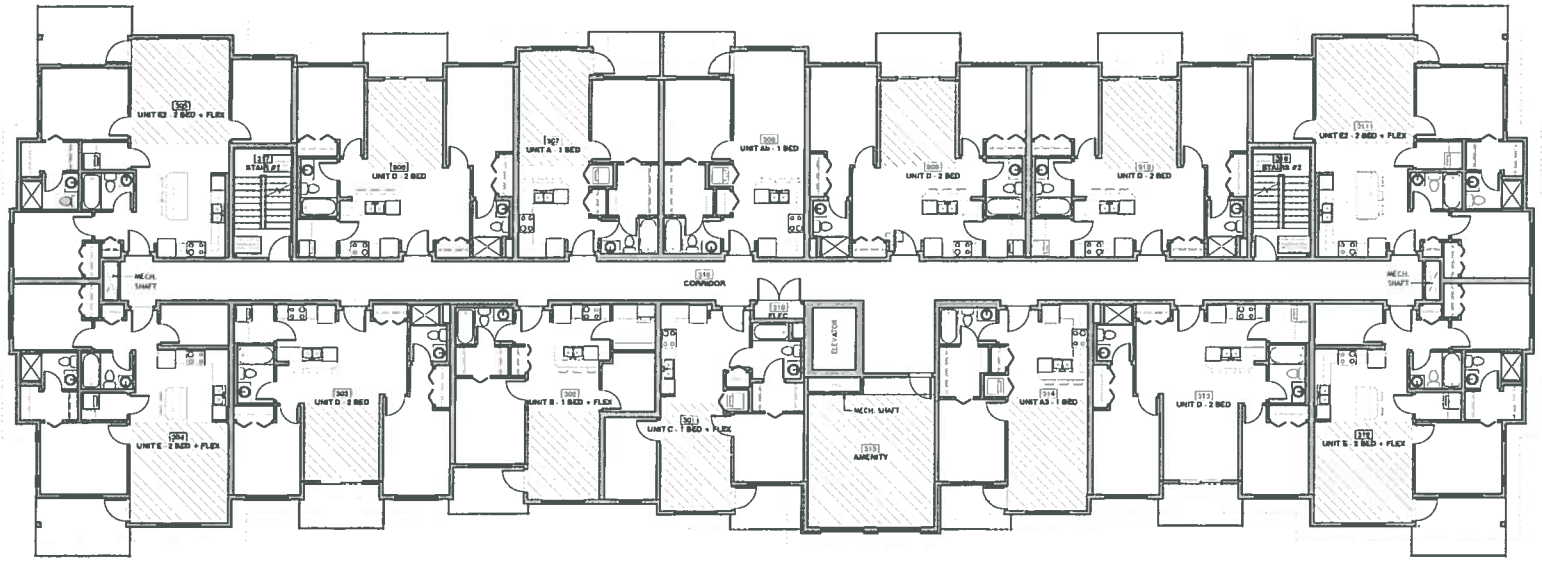
1st level plan

1/8" = 1'-0"



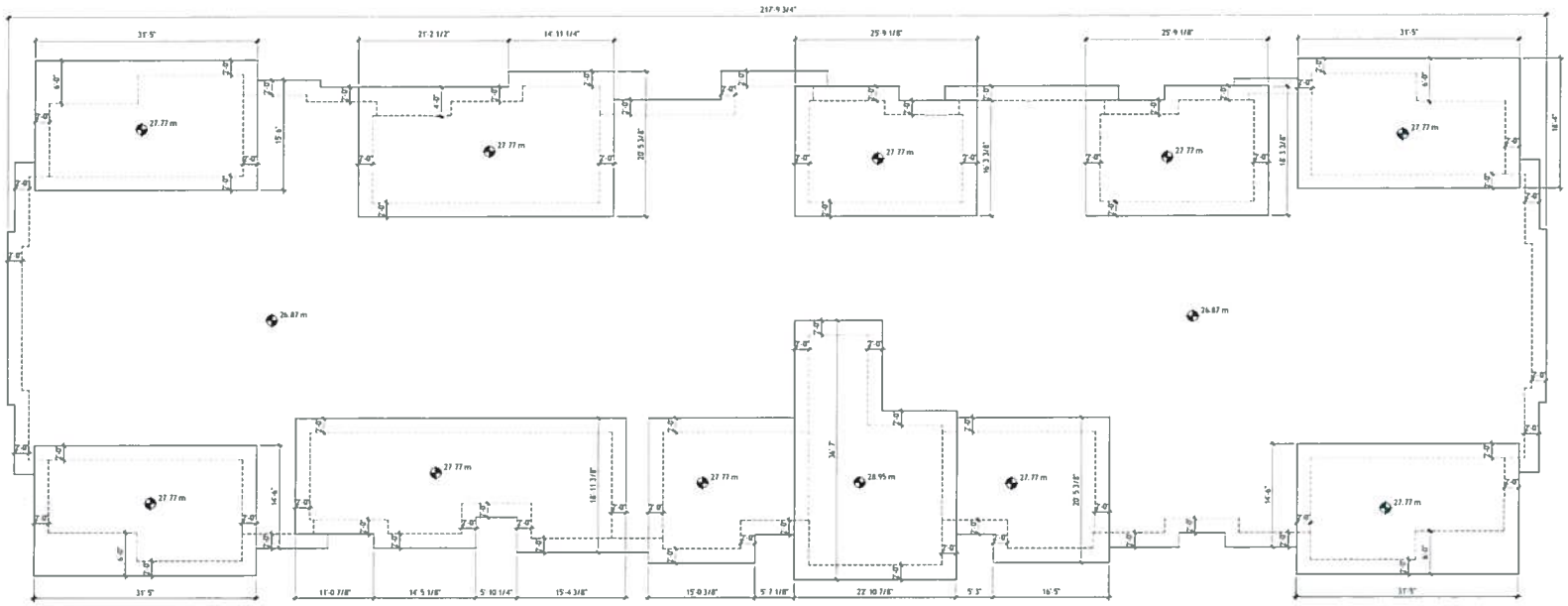
2nd level plan

1/8" = 1'-0"



3rd - 5th level plan

1/8" = 1'-0"



roof level plan

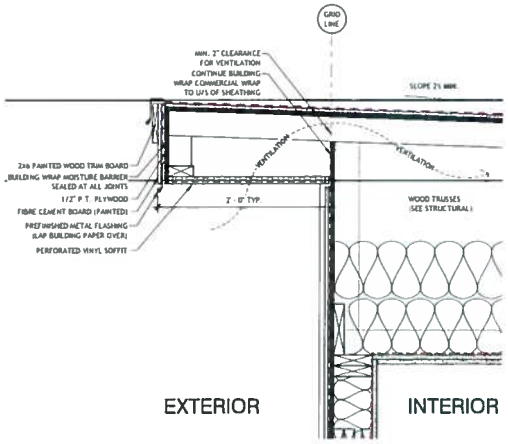
1/8" = 1'-0"

south elevation

1/8" = 1'-0"

west elevation

1/8" = 1'-0"



roof detail

1 1/2" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING; JAMES HARDIE' | COLOUR: 'GRAY SLATE'
18. CEMENT BOARD SMOOTH PANEL SIDING; JAMES HARDIE' | COLOUR: 'LIGHT MIST'
2. CEMENT BOARD SMOOTH PANEL SIDING; JAMES HARDIE' | COLOUR: 'NIGHT GRAY'
3. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE); JAMES HARDIE' | COLOUR: 'EVENING BLUE'
4. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE); JAMES HARDIE' | COLOUR: 'NIGHT GRAY'
5. CEMENT BOARD STAGGERED EDGE PANEL; JAMES HARDIE' | COLOUR: 'EVENING BLUE'
6. MANUFACTURED BRICK VENEER; MUTUAL MATERIAL | COLOUR: 'RUBY RED' TEXTURE: SMOOTH
7. ASPHALT ROOF SHINGLES 'CAMBRIDGE' | COLOUR: 'HARVARD SLATE'
8. WINDOW VINYL; COLOUR: 'BLACK'
9. SLIDING PATIO DOOR VINYL; COLOUR: 'BLACK'
10. ALUMINUM BALCONY RAILING; COLOUR: 'BLACK'
11. HEAVY TIMBER (PAINTED); 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
12. HARDIE TRIM (RUSTIC GRAIN); JAMES HARDIE', COLOUR: 'NIGHT GRAY'
13. WOOD FASCIA BOARD (PAINTED); BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
14. METAL FLASHING; 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
15. EXTERIOR METAL GUARD; COLOUR: 'BLACK'
16. EXTERIOR ALUMINUM RAILING; COLOUR: 'BLACK'
17. CONCRETE WALL; COLOUR: 'CLEAR SEALER'
18. PLANTERS (LANDSCAPE TIES); COLOUR: 'NATURAL WOOD'
19. ALUMINUM STOREFRONT SECTIONS; COLOUR: 'CHARCOAL'
20. EXTERIOR METAL DOOR; COLOUR: 'CHARCOAL'
21. PERFORATED VINYL SOFFITS; 'RAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'

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53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS
SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #
PROJECT NUMBER 18-177

REDEKOP KROEKER DEVELOPMENT INC.

SD 4.01

north elevation

1/8" = 1'-0"

east elevation

1/8" = 1'-0"

material legend

1	CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE' COLOUR: 'GRAY SLATE'
1B	CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE' COLOUR: 'LIGHT MIST'
2	CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE', COLOUR: 'NIGHT GRAY'
3	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): JAMES HARDIE', COLOUR: 'EVENING BLUE'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): JAMES HARDIE', COLOUR: 'NIGHT GRAY'
5	CEMENT BOARD STAGGERED EDGE PANEL: JAMES HARDIE' COLOUR: 'EVENING BLUE'
6	MANUFACTURED BRICK VENEER: MUTUAL MATERIALS, COLOUR: 'RUBY RED' TEXTURE: 'SMOOTH'
7	ASPHALT ROOF SHINGLES 'CAMBRIDGE' 'IKO', COLOUR: 'HARVARD SLATE'
8	WINDOW VINYL: COLOUR: 'BLACK'
9	SLIDING PATIO DOOR VINYL: COLOUR: 'BLACK'
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11	HEAVY TIMBER (PAINTED): 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
12	HARDIE TRIM (RUSTIC GRAIN): JAMES HARDIE', COLOUR: 'NIGHT GRAY'
13	WOOD FASCIA BOARD (PAINTED): 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
14	METAL FLASHING: 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
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21	PERFORATED VINYL SOFFITS: 'RAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'

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53A AVENUE CONDOS - EAST

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

RE-ISSUED FOR DEVELOPMENT PERMIT
19-05-24 REVISION #
PROJECT NUMBER 19-177

REDEKOP KROEKER DEVELOPMENT INC.

SD 4.02

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:
- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents of the building.
- Site lighting will evenly illuminated all public areas

Natural Access Control:
- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

Territoriality
- Each 1st floor unit has access to grassed yard area, which increases the sense of ownership

Maintenance & Management
- Owner will initial programs, such as:
  - Landscape maintenance program, to avoid overgrowth
  - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:
- 35 tenant bike stalls provided in the parkade

Electric Car Parking:
- We have made allowance for 2 electric car parking stalls in the parkade

New Energy Code Requirements:
- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:
- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

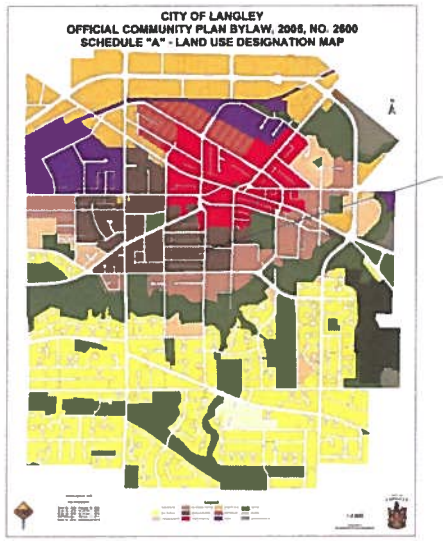
Heat Island Effect:
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

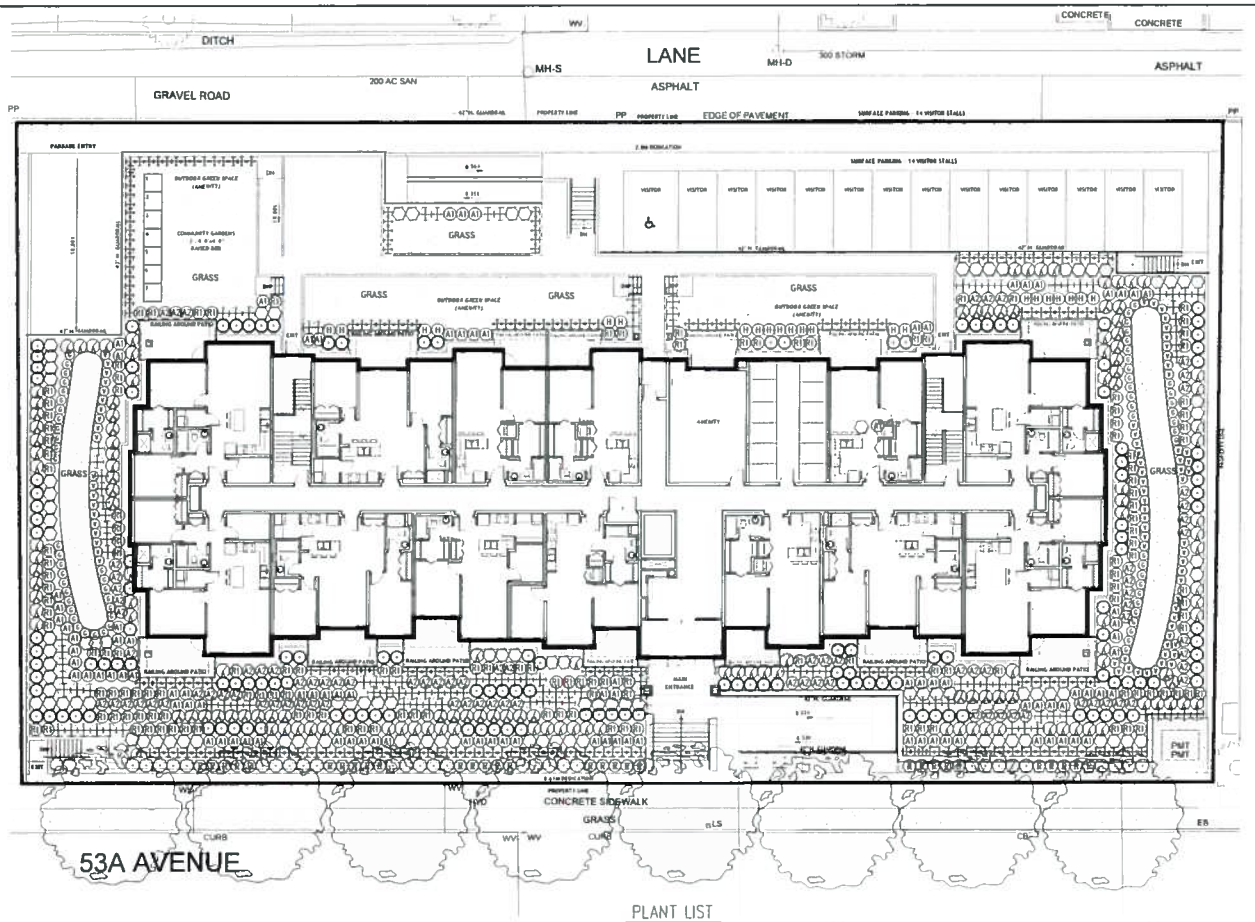
- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.
  198 x 0.3540 Ha = 70 units max.

  69 units proposed

- Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	8	3.00 METERS	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	122	#3 POT	85 CM. O.C	
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	104	#3 POT	90 CM. O.C	
A2	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	83	#3 POT	90 CM. O.C	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	105	#3 POT	90 CM. O.C	
	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	49	#3 POT	90 CM. O.C	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	140	#3 POT	90 CM. O.C	
	SPIRAEA x BUMALDA 'GOLD FLAME'	SPIRAEA	29	#3 POT	90 CM. O.C	
R	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	30	#3 POT	90 CM. O.C	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	150	#3 POT	90 CM. O.C	
H	HOSTA (VARIOUS)	HOSTA	22	#3 POT	90 CM. O.C	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	90	#3 POT	90 CM. O.C	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	232	#3 POT	70 CM. O.C	
G	GAULTHERIA SHALLON	SALAL	62	#3 POT	65 CM. O.C	
V	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	68			

DATE	REMARKS	NO
APR/19	REVISED SITE PLAN	1

REVISIONS

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

CLIENT
REDEKOP BROEKER DEVELOPMENTS INC
SUITE #210
11590 CAMBIE ROAD
RICHMOND, B.C.
V6X 3Z5

TITLE
PLAN VIEW

LANDSCAPE PLAN
53A AVENUE
CONDOS – EAST
20209 20219 20225 20237 – 53A AVENUE
CITY OF LANGLEY, B.C.

SCALE	DATE
1:150	FEB/19
DRAFT	CAD'D
ENG	CAD'D
APPR'D	AS BUILT

PROJECT
JOB No.
DRAWING No.
L-1
1

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION' CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES SEARCH AND REVIEW MAJOR PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROPAGATED FROM CERTIFIED "DISEASE FREE" NURSERY ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD" PROVIDE CERTIFICATION UPON REQUEST ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/BCNLA "LANDSCAPE STANDARDS"

2) MIN GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

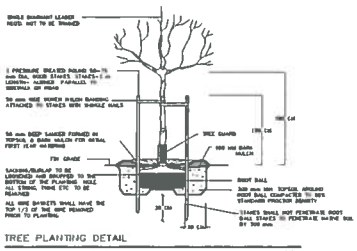
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD DEBRIS, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT

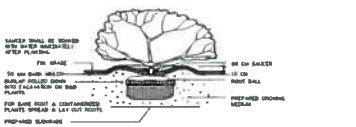
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS



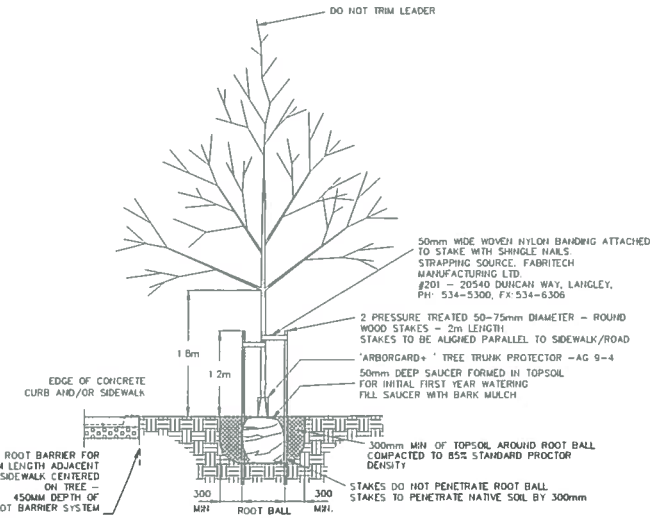
TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL – SHRUBS & GRD COVER PLANTS

SECTION N.T.S.



NOTES

1) SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE ALL STRING, TWINE, ETC. TO BE REMOVED.
2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING
3) ALL TREES SHALL BE SINGLE STEMMED.
4) INSTALL APPROVED ROOT BARRIER SYSTEM – 'DEEPROOT' MODEL UB 18-2; 'VESPRO' MODEL RS-18; OR 'NDS' MODEL CP-1850. INSTALL AS PER MANUFACTURERS SPECIFICATIONS

TREE PLANTING DETAIL

APR/19	REVISED SITE PLAN	1
DATE	REMARKS	INIT.
	REVISIONS	

J. KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
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CLIENT
REDEEMED KREDEMER DEVELOPMENTS INC.
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PLAN VIEW

LANDSCAPE DETAILS
53A AVENUE
CONDOS – EAST
20209 20219 20225 20237 – 53A AVENUE
CITY OF LANGLEY, B.C.

SCALE N.T.S.	DATE FEB/19
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PROJECT | JOB No. | DRAWING No. L-1A

REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2020 RCMP Approval in Principal

File #: 7400.00
Doc #: 166069

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

Date: June 17, 2019

RECOMMENDATION:

THAT Council authorize a letter of approval in principle be sent to the Minister of Public Safety and Solicitor General to maintain the detachment strength at 51.35 members and increase the 100% RCMP budget by $247,326 for a RCMP total budget cap of $11,248,186.

PURPOSE:

Each year, the City is required in accordance with our contract with the Province, to respond to the RCMP headquarters request for projections of the human and financial resource needs in 2020/2021 for Federal Government planning purposes.

POLICY:

None.

COMMENTS/ANALYSIS:

The RCMP Headquarters has initiated the planning process for the 2020/2021 annual budget. Each year they request that the City provide a letter of approval in principle to support staffing changes and a total budget estimate. This request facilitates the Federal Treasury Board's budgetary cycle. This letter is for planning purposes only and does not represent a final commitment on the part of the City. This request will be included in the City's 2020 Financial Plan for Council's deliberation early next year.

Superintendent Murray Power has not requested any new RCMP officers in 2020.

BUDGET IMPLICATIONS:

The City's RCMP contract budget reflected in the Financial Plan will increase in total approximately $360,180 in 2020 (See Appendix 1). This includes an estimated 2.5% wage increase.

Based on the information currently available, each member is budgeted at $172,134. The funding decisions will be deferred until the Financial Plan is presented to Council in early 2020.

The actual strength reflected in the 2020 budget will be 51.35 + $1,304,647 for the Integrated Teams which anticipates the Province will be paying 30% of IHIT rather than the current 10%.

We have been asked to reflect in the letter 100% of the RCMP costs even though the City is only responsible for 90% of the costs. The total budget cap in 2020 is therefore $11,248,186 (see Appendix 2). The budget cap reported in 2019 was $11,000,860 so the increase is $247,326.

The City's Financial Plan budget for the RCMP contract is based on the calendar year and will total $9,884,632 (90%) because it is reduced by 1.5 budgeted vacancies (see Appendix 2).

ALTERNATIVES:

None.

Respectfully Submitted,

Darrin Leite, CPA, CA
Director of Corporate Services

Attachments: Appendix 1 and Appendix 2
RCMP May 22, 2019 request letter

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.
Chief Administrative Officer

City of Langley

RCMP Budget Comparison 2019 to 2020

	City's RCMP Budget Calculation 2019	City's Budget 2020	Increase Decrease	%	
Contract Strength	51.35	51.35			
Salary net of O/T	$ 5,247,200	$ 5,316,221	$ 69,021	1.3%	2.5% salary increase
Overtime (CEG 31)	$ 265,200	$ 275,775	$ 10,575	4.0%	
	$ 5,512,400	$ 5,591,996	$ 79,596	1.4%	
Travel & Transfers	$ 50,320	$ 42,232	-$ 8,088	-16.1%	Travel to mandatory training
Information	$ 1,410	$ 1,403	-$ 8	-0.5%	
Training, Health, Radio, EDP	$ 498,030	$ 508,971	$ 10,941	2.2%	Mandatory Training
Rentals	$ 8,390	$ 9,710	$ 1,320	15.7%	
Vehicle Repairs & Upkeep	$ 77,550	$ 88,350	$ 10,800	13.9%	
Fuel, Stationary, Kit & Post	$ 190,400	$ 212,900	$ 22,500	11.8%	
Vehicles, Computers	$ 181,759	$ 230,792	$ 49,033	27.0%	Based on detachment replacement schedule
All Other	$ 1,800	$ 1,800	$ -	0.0%	
	$ 1,009,659	$ 1,096,157	$ 86,498	8.6%	
Pensions RM, TCE & IM	$ 980,026	$ 992,817	$ 12,791	1.3%	Pension costs have decreased
CPP & EI	$ 192,362	$ 198,364	$ 6,002	3.1%	
Division Admin	$ 1,481,448	$ 1,464,117	-$ 17,331	-1.2%	Rate increase for disability pilot, health services & Excess Pay Liability
Recruit Training	$ 339,321	$ 344,751	$ 5,430	1.6%	Reflecting actual costs per member
National Costs	$ 129,823	$ 88,971	-$ 40,853	-31.5%	
	$ 3,122,980	$ 3,089,019	-$ 33,961	-1.1%	
	$ 9,645,039	$ 9,777,173	$ 132,134	1.4%	
Federal Share	-$ 964,504	-$ 977,717	-$ 13,213	1.4%	
Net Municipal share at 90%	$ 8,680,535	$ 8,799,455	$ 118,920	1.4%	
IHIT (Homicide)	$ 375,637	$ 402,735	$ 27,098	7.2%	Includes 30% paid by Province
ERT (Emergency)	$ 164,932	$ 179,595	$ 14,663	8.9%	
FIS (Forensic)	$ 317,156	$ 327,415	$ 10,259	3.2%	
PDS (Dogs)	$ 237,907	$ 247,942	$ 10,035	4.2%	
ICARS (Reconstructionist)	$ 78,884	$ 81,882	$ 2,998	3.8%	
RTIC (Intelligence Centre)	$ 71,042	$ 60,823	-$ 10,219	-14.4%	
LMD III	$ 4,094	$ 4,255	$ 161	3.9%	
	$ 1,249,652	$ 1,304,647	$ 54,995	4.4%	Reflects 2.5% pay increase
CM Conversion (100%)	$ -	$ 19,265	$ 19,265	#DIV/0!	
Total RCMP Contract Budget	$ 9,930,187	$ 10,123,367	$ 193,180	1.9%	
Budget for 1.5 vacancies	$ (425,000)	$ (258,000)	$ 167,000	-39.3%	Drop from 2.5 to 1.5
Total City Budget	$ 9,505,187	$ 9,865,367	$ 360,180	3.8%	

CITY OF LANGLEY
2020 RCMP BUDGET

Appendix 2
51.35 RCMP Members

	City's RCMP Budget Calculation 2019	RCMP Budget 2018/19 Based on Increased Contract Strength	1st Quarter Apr-Jun 2020	2nd Quarter Jul-Sep 2020	3rd Quarter Oct-Dec 2020	4th Quarter Jan-Mar 2021	Total Budget 2020-2021
Contract Strength	51.35	51.35					
Salary net of O/T	$ 5,247,200	$ 5,339,228	$ 1,334,807	$ 1,334,807	$ 1,334,807	$ 1,334,807	$ 5,339,228
Overtime (CEG 31)	$ 265,200	$ 279,300	$ 69,825	$ 69,825	$ 69,825	$ 69,825	$ 279,300
	$ 5,512,400	$ 5,618,528	$ 1,404,632	$ 1,404,632	$ 1,404,632	$ 1,404,632	$ 5,618,528
Travel, Transfers & Telecom	$ 50,320	$ 39,536	$ 9,884	$ 9,884	$ 9,884	$ 9,884	$ 39,536
Information	$ 1,410	$ 1,400	$ 350	$ 350	$ 350	$ 350	$ 1,400
Training, Health, Radio, EDP	$ 498,030	$ 512,618	$ 128,155	$ 128,155	$ 128,155	$ 128,155	$ 512,618
Rentals	$ 8,390	$ 10,150	$ 2,538	$ 2,538	$ 2,538	$ 2,538	$ 10,150
Vehicle Repairs & Upkeep	$ 77,550	$ 91,950	$ 22,988	$ 22,988	$ 22,988	$ 22,988	$ 91,950
Fuel, Stationary, Kit & Post	$ 190,400	$ 220,400	$ 55,100	$ 55,100	$ 55,100	$ 55,100	$ 220,400
Vehicles, Computers	$ 181,759	$ 247,136	$ 61,784	$ 61,784	$ 61,784	$ 61,784	$ 247,136
All Other	$ 1,800	$ 1,800	$ 450	$ 450	$ 450	$ 450	$ 1,800
	$ 6,522,059	$ 6,743,518	$ 1,685,880	$ 1,685,880	$ 1,685,880	$ 1,685,880	$ 6,743,518
Pensions RM, TCE & IM	$ 980,026	$ 997,080	$ 249,270	$ 249,270	$ 249,270	$ 249,270	$ 997,080
CPP & EI	$ 192,362	$ 200,365	$ 50,091	$ 50,091	$ 50,091	$ 50,091	$ 200,365
Division Admin	$ 1,481,448	$ 1,458,340	$ 364,585	$ 364,585	$ 364,585	$ 364,585	$ 1,458,340
Recruit Training	$ 339,321	$ 346,561	$ 86,640	$ 86,640	$ 86,640	$ 86,640	$ 346,561
National Costs	$ 129,823	$ 75,353	$ 18,838	$ 18,838	$ 18,838	$ 18,838	$ 75,353
	$ 3,122,980	$ 3,077,699	$ 769,425	$ 769,425	$ 769,425	$ 769,425	$ 3,077,699
	$ 9,645,039	$ 9,821,217	$ 2,455,304	$ 2,455,304	$ 2,455,304	$ 2,455,304	$ 9,821,217
Federal Share	$ (964,504)	$ (982,122)	$ (245,530)	$ (245,530)	$ (245,530)	$ (245,530)	$ (982,122)
Net Municipal share at 90%	$ 8,680,535	$ 8,839,095	$ 2,209,774	$ 2,209,774	$ 2,209,774	$ 2,209,774	$ 8,839,095
IHIT (Homicide)	$ 375,637	$ 411,767					
ERT (Emergency)	$ 164,932	$ 184,483					
FIS (Forensic)	$ 317,156	$ 330,835					
PDS (Dogs)	$ 237,907	$ 251,287					
ICARS (Reconstructionist)	$ 78,884	$ 82,881					
RTIC (Intelligence Centre)	$ 71,042	$ 57,417					
LMD III	$ 4,094	$ 4,309					
Specialized Teams (90%)	$ 1,249,652	$ 1,322,979					
CM Conversion	$ -	$ 25,686					
Total RCMP Contract Budget	$ 9,930,187	$ 10,187,760					
Budget for 1.5 vacancies ($172K	$ (425,000)	$ (258,000)					
Total City Budget	$ 9,505,187	$ 9,929,760					

CITY OF LANGLEY
2020 RCMP BUDGET

	4th Quarter Jan-Mar 2020	1st Quarter Apr-Jun 2020	2nd Quarter Jul-Sep 2020	3rd Quarter Oct-Dec 2020	Total Budget 2020	Increase Decrease	%
Contract Strength	51.35	51.35	51.35	51.35			
Salary net of O/T	$ 1,311,800	$ 1,334,807	$ 1,334,807	$ 1,334,807	$ 5,316,221	$ 69,021	1.3%
Overtime (CEG 31)	$ 66,300	$ 69,825	$ 69,825	$ 69,825	$ 275,775	$ 10,575	4.0%
	$ 1,378,100	$ 1,404,632	$ 1,404,632	$ 1,404,632	$ 5,591,996	$ 79,596	1.4%
Travel, Transfers & Telecom	$ 12,580	$ 9,884	$ 9,884	$ 9,884	$ 42,232	-$ 8,088	-16.1%
Information	$ 353	$ 350	$ 350	$ 350	$ 1,403	-$ 8	-0.5%
Training, Health, Radio, EDP	$ 124,508	$ 128,155	$ 128,155	$ 128,155	$ 508,971	$ 10,941	2.2%
Rentals	$ 2,098	$ 2,538	$ 2,538	$ 2,538	$ 9,710	$ 1,320	15.7%
Vehicle Repairs & Upkeep	$ 19,388	$ 22,988	$ 22,988	$ 22,988	$ 88,350	$ 10,800	13.9%
Fuel, Stationary, Kit & Post	$ 47,600	$ 55,100	$ 55,100	$ 55,100	$ 212,900	$ 22,500	11.8%
Vehicles, Computers	$ 45,440	$ 61,784	$ 61,784	$ 61,784	$ 230,792	$ 49,033	27.0%
All Other	$ 450	$ 450	$ 450	$ 450	$ 1,800	$ -	0.0%
	$ 1,630,515	$ 1,685,880	$ 1,685,880	$ 1,685,880	$ 6,688,153	$ 166,094	2.5%
Pensions RM, TCE & IM	$ 245,007	$ 249,270	$ 249,270	$ 249,270	$ 992,817	$ 12,791	1.3%
CPP & EI	$ 48,091	$ 50,091	$ 50,091	$ 50,091	$ 198,364	$ 6,002	3.1%
Division Admin	$ 370,362	$ 364,585	$ 364,585	$ 364,585	$ 1,464,117	-$ 17,331	-1.2%
Recruit Training	$ 84,830	$ 86,640	$ 86,640	$ 86,640	$ 344,751	$ 5,430	1.6%
National Costs	$ 32,456	$ 18,838	$ 18,838	$ 18,838	$ 88,971	$ (40,853)	-31.5%
	$ 780,745	$ 769,425	$ 769,425	$ 769,425	$ 3,089,019	-$ 33,961	-1.1%
	$ 2,411,260	$ 2,455,304	$ 2,455,304	$ 2,455,304	$ 9,777,173	$ 132,134	1.4%
Federal Share	$ (241,126)	$ (245,530)	$ (245,530)	$ (245,530)	$ (977,717)	-$ 13,213	1.4%
Net Municipal share at 90%	$ 2,170,134	$ 2,209,774	$ 2,209,774	$ 2,209,774	$ 8,799,455	$ 118,920	1.4%
IHIT (Homicide)	$ 93,909	$ 102,942	$ 102,942	$ 102,942	$ 402,735	$ 27,098	7.2%
ERT (Emergency)	$ 41,233	$ 46,121	$ 46,121	$ 46,121	$ 179,595	$ 14,663	8.9%
FIS (Forensic)	$ 79,289	$ 82,709	$ 82,709	$ 82,709	$ 327,415	$ 10,259	3.2%
PDS (Dogs)	$ 59,477	$ 62,822	$ 62,822	$ 62,822	$ 247,942	$ 10,035	4.2%
ICARS (Reconstructionist)	$ 19,721	$ 20,720	$ 20,720	$ 20,720	$ 81,882	$ 2,998	3.8%
RTIC (Intelligence Centre)	$ 17,761	$ 14,354	$ 14,354	$ 14,354	$ 60,823	-$ 10,219	-14.4%
LMD III	$ 1,024	$ 1,077	$ 1,077	$ 1,077	$ 4,255	$ 161	3.9%
Specialized Teams (90%)	$ 312,413	$ 330,745	$ 330,745	$ 330,745	$ 1,304,647	$ 54,995	4.4%
CM Conversion		$ 6,422	$ 6,422	$ 6,422	$ 19,265		
Total RCMP Contract Budget	$ 2,482,547	$ 2,540,519	$ 2,540,519	$ 2,540,519	$ 10,123,367	➔	
Budget for 1.5 vacancies ($172K					$ (258,000)		
Total City Budget					$ 9,884,632	City's Calendar Year Budget	

Reported Budget Cap 100%		
	$	10,123,367
Fed 10%	$	1,124,819
	$	11,248,186

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RECEIVED
MAY 27 2019
ADMINISTRATION DEPT
CITY OF LANGLEY

Royal Canadian Mounted Police | Gendarmerie royale du Canada

Security Classification/Designation
Classification/désignation sécuritaire

Unclassified

May 22, 2019

Francis Cheung
Chief Administrative Officer
City of Langley
20399 Douglas Cresent
Langley, BC V3A 4B3

Your File Votre

Our File Notre
E753-11-1

Dear Mr. Cheung:

Re: Municipal Contract Policing Multi-Year Financial Plan – (2020/21)

In keeping with the *Municipal Police Service Agreement* of 2012, we are communicating with our Municipal Partners to establish projections of our human and financial resource needs for **2020/21**.

Please confer with your Detachment Commander on the police services needs of the community, and the related human and financial resource requirements.

For this 5-year planning cycle, we have included the cost matrix prepared for local governments per updates from the Contract Management Committee (see Appendix A). It should be noted that this document will be updated annually as changes become known, and is current as of May 9, 2019.

Attached for your information are:

- Our Multi-Year Financial Plan (MYFP) for your RCMP Municipal Policing costs (Schedules 1, 2 and 3). This is a detailed listing of:
    a. actual costs for fiscal year 2017/18
    b. pre-final costs for 2018/19
    c. current year budget for 2019/20, and
    d. budget estimates for 2020/21 to 2024/25
- Five-year budget estimates for Division Administration Costs (Schedule 4)
- Sample Response Letter (Schedule 5)
- Sample Request Letter to Decrease/Increase Authorized Strength (Schedule 6)

The following items should be considered when reviewing the provided information:

Division Administration costs associated to Green Timbers: While this item is currently still under discussion between the Provincial and Federal government, a provisional amount of $900 per member has been included in the Division Administration estimate.

Severance Liquidation: As of April 1, 2012, severance no longer accumulates for members who resign or retire, but continues to accrue for lay-offs, deaths, and disabilities. The payment amount and schedule for severance liquidation is currently being discussed between the Provincial and Federal Governments. To better correspond with the independent billing of this item (if applicable), the severance estimate is no longer included within the MYFP projections. Please include a provisional amount for your Municipality for this item within your budget plans ($1,023 per member, multiplied by your contract strength).

Member Pay: The RCMP's most recent salary agreement expired on December 31, 2016. An estimated pay increase of 2.5% per year has been included in the MYFP for RCMP members, and are reflected from 2017 onwards. Depending on the rates and provisions of the new pay package, the actual per member amount could vary from the included estimate. Although a provision for retroactive pay has not been included in the estimates, we encourage you to carry forward any budget savings to future periods in preparation of when a new package will be finalised and retroactive pay is realized.

Pay for Public Service Employees: Public Service Employees (PSEs) supporting Municipal Policing are mostly represented by Public Service Alliance of Canada (PSAC), and the collective agreement expired on June 20, 2018. An estimated pay increase of 1.25% per year has been reflected from expiry if applicable to your municipality. The included pay raise estimates are not based on final negotiations and do not represent amounts requested or proposed. As with our above suggestion for Member Pay, although a provision for retroactive PSE pay has not been included in the estimates, we encourage you to carry forward any budget savings to future periods in preparation of when a new package will be finalised and retroactive pay is realized.

Integrated Teams: If applicable, these MYFP projections include your municipality's share of costs for the Real Time Intelligence Centre (RTIC), and the Lower Mainland District Integrated Teams. These costs represent proposed budgets based on current information.

Response Letters: Please provide the requested information as detailed below to facilitate the Federal Treasury Board in securing their share of the Municipal contract policing costs within the federal budget cycle timelines.

Please provide us with a letter of "Approval in Principle" ("AIP") by **June 14, 2019.** The letter should address all requirements for fiscal year 2020/21, including:

- Proposed establishment increase/decrease in regular and/or civilian members;
- Municipal Policing budget in principle (at 100% costs)
- If applicable, the budget in principle for Integrated Teams, RTIC, PSEs, and Accommodation (at 100% costs)
- If applicable, approval in principle and basis of payments for any equipment costing $150,000 or more per item.

We would like to emphasize that this AIP is for planning purposes only to facilitate the Federal Government's Annual Reference Level Update (ARLU) process. It is important to include any anticipated changes in establishment at the AIP stage, as this impacts both recruitment and financial planning at the federal government level. The AIP is not your final commitment for the additional personnel or for the increased financial budget indicated. A copy of a sample response is provided for your reference (Schedule 5).

First Reply Requested:	
Approval in Principle Letter for 2020/21	Due: June 14, 2019

A) Please address the letter to:

Ms. Maricar Bains
Director of Finance, RCMP Pacific Region
Mailstop #908, 14200 Green Timbers Way
Surrey, BC Canada V3T 6P3

B) Please forward a copy to Police Services addressed to:

Ms. Brenda Butterworth-Carr
Assistant Deputy Minister and Director of Police Services
Policing and Security Branch
Ministry of Public Safety and Solicitor General
P.O. Box 9285 Stn Prov Govt.
Victoria, BC V8W 9J7

Second Reply Requested:	
Final Confirmation Letter for 2020/21	Due: April 27, 2020

By **April 27, 2020**, please forward a confirmation letter for the 2020/21 budget to:

A) Director of Finance, RCMP Pacific Region

B) Assistant Deputy Minister and Director of Police Services

Annex "A" Amendment Letter	Due on: Authorized Strength Change

To enact changes in authorized member strength (establishment), you must request an amendment to the Annex "A" of your Municipal Police Unit Agreement through the provincial minister (sample provided as Schedule 6).

A) Please address the letter to:

The Honourable Mike Farnworth
Minister of Public Safety and Solicitor General
P.O. Box 9010 Stn Prov Gov't.
Victoria, BC V8W 9L5

B) Please forward a copy of the letter to:

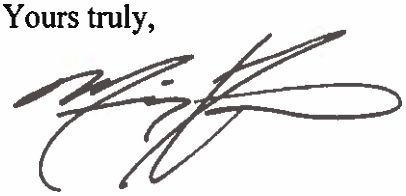
A) Director of Finance, RCMP Pacific Region

B) A/Commr. Stephen Thatcher, District Commander, Lower Mainland District

C) Contract Management Unit, BC RCMP Operations Strategy Branch

If you have any questions regarding your municipal budget or your contractual obligations, please contact Paul Richardson, Financial Manager Municipal Policing at 778-290-2490.

Yours truly,



Max Xiao, MBA, CPA, CMA
Executive Director, Corporate Management & Comptrollership Branch
Royal Canadian Mounted Police, Pacific Region
Mailstop # 906, 14200 Green Timbers Way
Surrey, BC Canada V3T 6P3

Cc: Mayor Val Van den Broek, City of Langley
A/Commr. Stephen Thatcher, District Commander, Lower Mainland District
OIC Langley Detachment
Maricar Bains, Director of Finance, RCMP Pacific Region

Canada

RCMP E Division
Finance Section, Mailstop #908
14200 Green Timbers Way
Surrey, BC Canada V3T 6P3