



## REGULAR COUNCIL MEETING AGENDA

Monday, July 22, 2019  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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	Pages
<b>1. <u>ADOPTION OF AGENDA</u></b>	
a. Adoption of the July 22, 2019 Regular Agenda	
<b>2. <u>COMMITTEE OF THE WHOLE</u></b>	
a. Bylaw 3107 - Financial Plan 2019 – 2023 Amendment <i>Presentation from Darrin Leite, Director of Corporate Services</i>	1
<b>3. <u>ADOPTION OF THE MINUTES</u></b>	
a. Regular Meeting Minutes from July 8 2019	5
b. Special (Pre-Closed) Meeting Minutes from July 8, 2019	18
c. Public Hearing Minutes from July 8, 2019	20
<b>4. <u>BUSINESS ARISING FROM COMMITTEE OF THE WHOLE</u></b>	
a. Bylaw 3107 - Financial Plan 2019 – 2023 Amendment Final reading of a bylaw to amend the 2019-2023 Financial Plan	24
<b>5. <u>DELEGATIONS</u></b>	
a. Dutch Liberation 2020 Canadian Society Adriana Zylmans, President, Dutch Liberation 2020 Canadian Society Erik van der Ven, Vice-President, Dutch Liberation 2020 Canadian Society Albert van der Heide, Representative from the Educational Committee, Dutch Liberation 2020 Canadian Society	28

## **6. MAYOR'S REPORT**

- a. Upcoming Meetings  
Regular Council Meeting – September 16, 2019  
Regular Council Meeting – September 30, 2019
- b. Recreation Update  
Kim Hilton, Director of Recreation, Culture and Community Services
- c. Discover Langley City - Councillor Albrecht
- d. Fraser Valley Regional Library - New Lending Program  
Councillor Martin

## **7. BYLAWS**

- a. Bylaw 3106 - Zoning Amendment and Development Permit 30  
Third 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. COMMITTEE REPORTS**

- a. Arts and Culture Task Group Recommendation 72

## **9. ADMINISTRATIVE REPORTS**

- a. Grade Crescent Concept Design Update 73
- b. 2019 Community Grants (2019) 79
- c. Telecommunications Antenna Application TA 01-18 - 20361 Duncan Way 82
- d. Council Policy CO-66 – Council Correspondence 119
- e. Out of Province Conference Request – Fire Chief 125
- f. Out of Province Conference Request – Deputy Fire Chief 129
- g. Langley Christmas Parade 143
- h. Innes Corners Christmas Display Improvements 145

10. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
  - 1. United Way  
Period Promise Campaign
- c. New Business

151

11. ADJOURNMENT



## **2019 – 2023 FINANCIAL PLAN, BYLAW 2019, No. 3099**

### **BYLAW No. 3107**

A Bylaw to amend the Financial Plan for 2019 - 2023.

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

#### **1. Title**

This bylaw shall be cited as the “Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099, Amendment No. 1, Bylaw, 3107”.

#### **2. Amendment**

(1) Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this eighth day of July, 2019.

AN OPPORTUNITY FOR PUBLIC COMMENT this      day of .

FINALLY ADOPTED this      day of .

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**MAYOR**

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**CORPORATE OFFICER**



**CITY OF LANGLEY**  
**CAPITAL IMPROVEMENT PLAN - SUMMARY**

**Schedule “B”**

<u>Capital Projects</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
General Government	1,015,484	67,500	547,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	1,391,950	1,250,000	67,500	1,405,000	85,000	2,550,000	60,000	50,000	50,000	50,000
Engineering Operations	5,060,700	6,440,200	5,331,630	13,688,200	4,938,975	4,753,665	2,964,900	11,457,335	3,400,300	22,676,130
Development Services	50,000	40,000	-	-	30,000	-	-	-	-	-
Parks & Recreation	2,173,500	2,863,000	2,131,000	565,000	2,160,000	830,000	740,000	795,000	790,000	9,500,000
Sewer Utility	940,000	1,994,500	1,157,100	600,000	1,489,025	1,131,250	2,342,620	2,442,615	1,105,355	6,453,745
Water Utility	815,000	1,984,010	338,210	1,025,000	1,461,415	1,114,910	892,405	2,794,910	1,558,805	926,925
Total Projects	11,446,634	14,639,210	9,572,940	17,330,700	10,211,915	10,427,325	7,047,425	17,587,360	6,951,960	39,654,300
<u>Available funding</u>										
Capital Works Reserve	769,490	749,625	1,050,425	421,150	1,093,333	48,787	1,309,628	1,259,268	881,039	370,862
Casino Revenues	4,825,900	4,023,435	3,723,435	14,093,435	3,183,435	8,023,435	2,523,435	10,573,435	2,923,435	19,729,697
Community Works (Gas Tax)	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,033,560	1,338,357	1,083,065	634,840	1,673,375	934,392	2,081,352	2,140,816	2,046,681	16,546,813
Fire Department Equipment	-	55,000	-	220,000	-	-	-	-	-	-
Future Police Cost Reserve	1,053,950	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	1,929,984	6,755,285	2,361,140	-	-	-	-	-	-	500,000
Machinery Replacement	785,000	170,000	466,000	180,000	175,000	155,000	190,000	180,000	180,000	180,000
Municipal Road Network	-	-	-	-	1,936,000	-	-	-	-	1,600,000
Office Equipment	50,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	174,200	124,228	246,975	14,225	341,325	77,500	77,500	399,275	42,750	-
Sewer Future Capital	215,750	831,000	279,530	525,750	384,138	957,001	506,806	523,357	35,804	247,100
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	475,000	375,980	146,070	1,025,000	1,209,010	14,910	142,405	2,294,910	625,950	263,528
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	11,446,634	14,639,210	9,572,940	17,330,700	10,211,915	10,427,325	7,047,425	17,587,360	6,951,960	39,654,300



## EXPLANATORY NOTE

### BYLAW No. 3107

The purpose of Bylaw No. 3107 is to amend the 2019 – 2023 Capital Improvement Plan.

**1. Traffic Signal Upgrade - 203 St & Industrial Ave (#60053)**

The traffic signal replacement at 203 St and Industrial Avenue needs \$60,000 to complete the project. The casino proceeds funding will be transferred from #60052 Traffic Signal Upgrade – Glover & Duncan which was completed under budget.

**2. Library Furniture Replacement (#71354)**

The Library would like to install some handicapped accessible desks and computer kiosks and replace some older furniture. The equipment and furniture will cost \$25,000. The Fraser Valley Regional Library has a reserve that the City can access to pay for the purchases. A separate motion from City Council will be brought to the July 22 Council meeting to provide FVRL with Council's authorization to use these FVRL reserve funds.

**3. MIA Risk Management (#75124)**

The Municipal Insurance Association has provided a \$15,484 grant to the City of Langley to be used to address any risk management issue that might otherwise lead to claims against the City.

**4. Fraser Highway Design (#60062)**

The City would like to undertake \$40,000 additional engineering and landscape design work for the Fraser Highway upgrade project between 204 St. and 206 St. The funding will come from casino proceeds.

**5. 208 St Bike Lanes (#70173)**

The City has applied for \$450,000 from TransLink MRN and BICCS funding to install bike lanes on 208 St. connector between 52A Ave. and Fraser Highway. This is a multi-year project, with a total proposed budget of \$2,184,000. The plan is to apply for additional TransLink grants in the next two years. The City will contribute 25% of matching funding with a transfer of \$150,000 from #70172 Bicycle Facilities.

**6. Glover Road Bike Lanes (#70174)**

The City has applied for \$379,000 from TransLink MRN and BICCS funding to install bike lanes on Glover Road between Fraser Highway and Langley Bypass. This is a multi-year project, with a total proposed budget of \$1,880,000. The plan is to apply for additional TransLink grants in the next two years. The City will match the TransLink funding with a transfer of \$100,000 from #70172 Bicycle Facilities, \$276,210 from Road DCC's and \$2,790 from the Capital Works Reserve.

**7. Roger's Hometown Hockey Event (#73011)**

The City hosted a very successful event to celebrate Canada's national winter sport for the public in January. An additional \$22,000 in casino proceeds is required to fully fund the event.

**8. Fire Hall Generator (#19030)**

The emergency back up generator at the Fire Hall required replacement. Council authorized that \$50,000 be allocated from the Enterprise Fund to pay for the equipment. A new capital project will be set up for \$50,000 funded by casino proceeds and the commitment from the Enterprise Fund will be cancelled.

**9. City Hall Office Space**

The City has modified the configuration of the office space at City Hall a number of times over the years to accommodate needs and demands. Some of the current work stations are extremely small with no room for the placement of file cabinets or laying out engineering or architectural plans for review. The proposed budget will allow the City to retain a professional space consultant to develop a new space configuration for City Hall that will provide a more conducive working environment for employees to better serve our customers. The project will cost \$10,000 funded by casino proceeds.

**10. Traffic Signal Upgrade – 200St & Logan Ave (#60063)**

The project requires an additional \$120,000 relating to directional drilling under 200 Street, Logan Avenue and the CP Rail line. The previous quotes received were too low and additional funds are needed to cover unknown costs to drill under the CP Rail tracks. Funding will be provided by casino proceeds.



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, July 8, 2019**

**7:18 p.m.**

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

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

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

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

- a. Adoption of the July 8, 2019 Regular Agenda

MOVED BY Councillor Albrecht  
SECONDED BY Councillor James

THAT Council waive the 24 hour notice requirement to allow a revised version of Bylaw No. 3106 to be considered.

**CARRIED**

MOVED BY Councillor Pachal  
SECONDED BY Councillor James

THAT the July 8, 2019 agenda be adopted as amended to replace the version of Bylaw 3107 that's in the agenda package with the revised version that has been circulated on-table.

**CARRIED**

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

- a. Public Hearing Minutes from June 10, 2019

MOVED BY Councillor James  
SECONDED BY Councillor Albrecht

THAT the minutes of the public hearing held on June 10, 2019 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from June 24, 2019

MOVED BY Councillor Wallace  
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on June 24, 2019 be adopted as circulated.

CARRIED

- c. Regular Meeting Minutes from June 24, 2019

MOVED BY Councillor Wallace  
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on June 24, 2019 be adopted as circulated.

CARRIED

## **3. DELEGATIONS**

- a. Randy Caine

Retail Cannabis Sales in Langley City

Speaking on behalf of Randy Caine, Delanie Mack, COO and co-owner of Hempy's Gifts and Novelties, spoke regarding the topic of retail cannabis access in the city as follows:

- the failings of past drug policies and their social costs have been acknowledged by the federal government in introducing cannabis legislation;
- the Federal Minister of Border Security and Organized Crime Reduction stated the reasons for putting in a regulatory framework around cannabis were to keep cannabis out of the hands of youth and profits out of the hands of criminals;
- despite reasons provided by City staff as to why the City has not allowed retail sales of cannabis in the city to date, i.e. taking a wait

and see approach, waiting for new legislation regarding edibles, waiting to see what the provincial and federal governments come up with or for legislation to be solidified, fail to understand why the City is not moving forward in support of the federal government's legislation given that the federal and provincial governments have established clear legislation, licensing procedures and a distribution model and strategies for the retail sale of cannabis;

- the City's statement that it is waiting for provincial funding in order to be able to check up on four plant legal grows is unlawful and irrelevant to legal access;
- there is no accountability for City's lack of action; over the 8 months the City's inaction has moved profits into the pockets of criminals and cannabis into youths' lungs;
- asking Council to be leaders in the community and to educate themselves and others and properly lead;
- pertinent statistics:
  - October 15, 2018 survey – 70% of Canadians support cannabis legalization, leaving only 30% in opposition;
  - February 2, 2019, Stats Canada identified average of 15.3% Canadians smoke cannabis;
  - June 26, 2019, United Nations 2019 World Drug Report found BC cannabis usage higher than the average across the country at 25%; which means of approximately 26,000 population in City of Langley, 6500 people are being denied legal retail access;
  - June 3, 2019, CTV found that despite being viewed as suitable candidates by the provincially operated Liquor and Cannabis Regulation Branch, only 10% of referred license applications were approved by local municipalities
- given these statistics, a wait and see approach is not acceptable and demand action now.

Mr. Caine's legal counsel Pamela Smith Gander addressed Council and spoke regarding the following:

- advised she was asked by Mr. Caine to address Council;
- the safety of the community and our youth depends on having a safe, regulated source of cannabis in the community, otherwise there is no way to eliminate organized crime from being the source in the community who will provide cannabis to anyone, young or old;
- essentially a vote to prohibit the retail sale of cannabis in the city is a vote to preserve the presence of organized crime in this sector;
- taking a wait and see approach has the appearance of being a ploy to avoid taking responsibility to provide leadership in this area; there are numerous other jurisdictions who developed appropriate legislation in this area so there is no need to reinvent the wheel;

- only having access to cannabis through mail order doesn't work for everyone, those who don't have online access or a credit card, or are concerned about security and having things delivered to their address;
- because cannabis was illegal for so long it will take some time for people to get used to it being legal like when alcohol was illegal during prohibition then became legal;
- adults are capable of consuming legal substances in a responsible manner;
- Council members may have strong feelings about this but can't let personal feelings get in the way of what their duty is to the community;
- people won't stop using cannabis just because safe, regulated infrastructure is not in place in the city, nor will they travel long distances to other communities that have such infrastructure to obtain it; they will just get it from illegal sources in their community;
- urge Council to provide leadership on this issue;
- Mr. Caine asked her to pass along a concern he had about an appearance of bias on the part of some councillors and asked that Councillors James and Storteboom consider recusing themselves from this.

In response to a question from a Council member as to how many members of Council had said to him that they support organized crime, Mr. Caine advised that by Council's inaction, all Council members are supporting organized crime.

Ms. Mack addressed Council advising that many federal and provincial groups have found there to be a correlation between denying legal access and support of the black market.

Mayor van den Broek advised that she has been doing as much research as she can on this issue including touring a cannabis growing facility in Oregon and two cannabis retail outlets in Quebec and that she intends to initiate a Mayor's Task Force on this issue with representation from the community and all levels of government.

b. Bruce Downing

Grade Crescent Sidewalk Improvement Request

Bruce Downing, made a presentation to Council regarding concerns with the state of the paved walkway, unpaved pathway and the crosswalk along Grade Crescent between 201 and 203 Streets as follows:

- he is representing concerned residents, parents, students and people with disabilities;
- concerned about safety;
- concerned about grade crescent upgrades;

- he recently moved to the City and lives on Grade Crescent;
- due to the issues navigating the walkway, pathway and crosswalk, he canvassed his neighbours to see what they could do to address the issues as it has been an ongoing issue for the past 25 years;
- paved walkway issues:
  - very uneven, falling hazard
  - strollers, wheelchairs, skateboards can't navigate portions of the walkway
  - buckling of pavement
  - narrow walkway
- propose solution is to have the walkway repaved;
- unpaved gravel pathway issues:
  - goes down in a dip, limits visibility by cars
  - uneven
  - overgrowth of vegetation onto path
  - hard to navigate during rainy season or winter
- proposed solution is to have the pathway paved; it is the only pathway in the area that is not paved;
- cross walk issues:
  - not well lit;
  - people speeding in the area;
  - stop sign near crosswalk very difficult to see
  - paint on walkway is faded;
- proposed solution is to have traffic calming infrastructure installed (not speed bumps) on Grade Crescent;
- spoke with City engineering staff; City only has a certain budget for upgrades;
- proposed solutions to obtain additional funding for upgrades:
  - wrote to Schoolboard notifying them of dangerous path, walkway and crosswalk and that it is a student safety issue and requested funding to address issue in conjunction with the City of Langley;
  - wrote to TransLink notifying them of lack of access to transit in the area by those with mobility issues due to the state of the walkway and requested funding to address issue in conjunction with City of Langley;
  - have met with City of Langley's MLA on the issues.
- requested that action be taken now as they are safety issues.



MOVED BY Councillor Pachal  
SECONDED BY Councillor Wallace

THAT City staff investigate the cost of implementing interim traffic calming measures, interim repairs and measures and cross walk safety improvements between 203 Street and 200 Street along Grade Crescent in time for the 2020 budget cycle or sooner if possible.

CARRIED

Staff advised that Mr. Downing and the neighbours were advised that the City does have plans to replace a section of the sidewalk soon and although the City will not be able to fix all the deficiencies identified by Mr. Downing at the current time, it will be significantly better than what it is now.

The pathways between streets are not currently in the budget to be upgraded so would be part of a future review.

In response to a question from a Council member Mr. Downing advised he had not heard back from the School board to date on his request.

Nancy Fryer 20111 Grade Crescent, one of the concerned residents, addressed Council and requested that the crosswalk be re-painted now as it would help make it more visible.

Staff advised that they do have plans to reinstate that crosswalk within the next few weeks, but cautioned that crosswalks can provide a false sense of security for pedestrians as studies have shown that crashes and accidents go down in areas where a crosswalk is removed as people are more aware when crossing.

**4. MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – July 22, 2019

Regular Council Meeting – September 16, 2019

The Mayor advised that no Regular Council Meetings are scheduled in the month of August.

b. Library Happenings - Councillor Martin

Imagine the Possibilities

Dream and discover endless possibilities all summer when you join FVRL's 2019 Summer Reading Club. There is a club for everyone! Sign up continues throughout the summer.

### Foreign Workers' Rights

Thursday, July 11, 6:00 – 8:00 pm

Learn about your rights and responsibilities as a foreign worker in BC. Topics include vacation/sick/overtime pay, safe workplaces, what to do if you experience unfair treatment, and more. Register with SUCCESS [bcsis@success.bc.ca](mailto:bcsis@success.bc.ca) or 236-333-3102.

### The Great Gordini

Saturday, July 13, 2:00 – 2:45 pm

Join the Great Gordini and his assistant Otto the Skunky Munky for a show filled with magic tricks, wacky fun, and a lot of opportunities to participate.

### Tiffany Stone

Saturday, July 20, 2:00 – 2:45 pm

Join poet Tiffany Stone for poems and rhymes about flaming flamingos, baaaaad animals and rainbow coloured clothes. There will be rhythm and rhyme and plenty of time for everyone to participate in the fun with words.

### Imagine the Possibilities Puppet Show

Wednesday, July 24, 2:00 – 3:00 pm

Join the rollicking fun as Webster McRibbit sets out on a hilarious quest to become a prince. He has some surprising and unexpected adventures before realizing the joyfulness of just being himself.

### Lazy Crafternoon

Wednesday, July 31, 2:00 – 4:00 pm

Imagine the possibilities! Join us for an afternoon of cool DIYs for all levels of skill and creativity. *Intended for children ages 10-14. **Space is limited and registration begins July 17.***

### Karima Essa

Saturday, August 10, 2:00 – 2:45 pm

Be a Bollywood star! Experience the magic and joy of dance and storytelling as Karima Essa performs Bollywood dance and teaches some traditional moves!

### The Well Worn Trail

Friday, August 16, 11:00 – 11:45 am

Great blue herons, otters, snowy owls – discover fascinating facts about Canadian animals and their habitats. Well-Worn Trail storytellers, Rob and Lillian, use puppetry, songs, and story to kindle the wonder of nature in children of all ages.

### Pyjama Storytime

Wednesday, August 21, 7:00 – 8:00 pm

Dream your wildest dreams and imagine the possibilities! Put on your PJs and say goodnight with this special Extended Storytime. Join us for stories, songs and bedtime-themed crafts. Kids are encouraged to wear their pyjamas and bring their favourite stuffed animal.

c. Engineering Update

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

- New Lawn Sprinkling Regulations took affect May 1<sup>st</sup> – City is currently in stage 1;
- City Park Renewal Progress;
- Rotary Centennial Park – Ball Diamond Cleanup;
- Refurbished Douglas Park Tennis/Pickleball Courts;
- New Bicycle Racks installed around Downtown;
- Annual Catchbasin Cleaning program;
- 48 Avenue Storm Sewer Replacement, West of 198C Street;
- Pipe Condition Assessments;
- Repainting of City of Langley Crest at Fraser Hwy. & Glover Rd.;
- Fire Hydrant Inspections.

Other Projects Underway:

- Brydon Park – Phase 1 Improvements – Trails and Off-Leash Dog Park in Forested area;
- 203 Street, Fraser Hwy. to Logan Avenue, Sewer replacement project (trenchless technology);
- Michaud Greenway Conceptual Design ;
- Glover Road Protected Cycling Lane Preliminary Design, Fraser Hwy to Langley Bypass;
- Grade Crescent Conceptual Design;
- Transit Priority Project.

d. 2019 Air & Waste Management Association Conference - Mayor van den Broek

Mayor van den Broek advised she recently attended the Winds of Change Conference in Quebec City as part of her role on Metro Vancouver's Climate Action Committee. Some of the topics discussed included:

- the future of electric vehicles;
- cannabis retail and odour control;
- renewable energy.

She further advised that she would be providing a report back to Metro Vancouver's Climate Action Committee on what she learned at the conference.

## 5. **BYLAWS**

### a. Bylaw 3107 - Financial Plan Amendment

First, second and third reading of a bylaw to amend the Financial Plan Bylaw

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099, Amendment No. 1, Bylaw, 3107" be read a first time.

THAT the bylaw cited as the "Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099, Amendment No. 1, Bylaw, 3107" be read a second time.

THAT the bylaw cited as the "Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099, Amendment No. 1, Bylaw, 3107" be read a third time.

CARRIED

## 6. **COMMITTEE REPORTS**

### a. Crime Prevention Task Group Recommendations

MOVED BY Councillor Pachal

SECONDED BY Mayor van den Broek

THAT Council direct staff to investigate signage and location options to educate the public to remove all belongings from vehicles and to lock vehicle doors in areas where there is high occurrences of theft from auto.

BEFORE THE QUESTION WAS CALLED Councillor Pachal, Chair of the Crime Prevention Task Group, responded to questions from Council, advising that:

- there are no financial implications to implementing these recommendations; however, as some staff time will be required, they are being brought forward for Council's approval;
- the Task Force will provide ICBC with suggestions for key locations to put the educational signage;
- the Task Force will provide a report back to Council on the results of these initiatives.

THE QUESTION WAS CALLED and the motion was  
CARRIED

MOVED BY Councillor Pachal  
SECONDED BY Mayor van den Broek

THAT Council direct staff to incorporate "Theft from Auto" crime prevention tips into routine social media messaging.

CARRIED

MOVED BY Councillor Pachal  
SECONDED BY Mayor van den Broek

THAT Council direct the City's communication staff to work with the RCMP's communication staff to cross promote crime prevention initiatives related to 'theft from auto' crimes.

CARRIED

## 7. ADMINISTRATIVE REPORTS

### a. Expanding Investment Opportunities

MOVED BY Councillor James  
SECONDED BY Councillor Martin

THAT Council send a letter of support to the City of Burnaby for Burnaby's UBCM resolution to request the Ministry of Finance to amend the Community Charter to provide municipalities with the ability to obtain improved returns through asset class diversification, which in return can reduce tax implications and funding costs associated with capital funding, while also reducing investment risk.

CARRIED

b. Bank Signing Officers

MOVED BY Councillor Wallace  
SECONDED BY Councillor Pachal

THAT Kelly Kenney, Corporate Officer, be appointed as a signing officer of the City's bank accounts.

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member, advising that adding this signing officer would bring the total signing officers for the City to four.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Council Policy CO-68 - Requests for Letters of Support

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Pachal

THAT Council Policy CO-68 – Requests for Letters of Support be approved.

BEFORE THE QUESTION WAS CALLED it was

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Wallace

THAT the foregoing motion be amended by adding:

“with the addition of the following wording under Section 3:

‘Copies of letters of support issued by the Mayor will be circulated to Council for information in Council’s weekly Correspondence Package.’”

CARRIED

THE QUESTION WAS CALLED and the motion, as amended, was

CARRIED

The motion now reads in its entirety:

“THAT Council Policy CO-68 – Requests for Letters of Support be approved with the addition of the following wording under Section 3:

‘Copies of letters of support issued by the Mayor will be circulated to Council for information in Council’s weekly Correspondence Package.’”

d. Transit Priority Improvements in Langley

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

1. THAT the following transit priority improvements be approved in the City of Langley:
  - A. A dedicated Business Access and Transit (BAT) lane be added:
    - i. Northbound on 203 Street, Fraser Hwy to Logan Avenue
    - ii. Eastbound on Logan Avenue, 203 Street to Glover Road
    - iii. Westbound on Fraser Hwy, 203 Street to 200 Street;
  - B. Removal of 6 parking spaces on north side of Fraser Hwy (west of 203 Street) to allow for the BAT lane; and
  - C. Changing traffic signal timing in several intersections along Fraser Highway corridor to allow for optimal traffic operations under the proposed transit priority Measures;
2. THAT staff coordinate with TransLink to finalize the design; and
3. THAT the Director of Engineering, Parks & Environment and the Corporate Officer are authorized to enter into a project implementation agreement with TransLink to implement the transit priority Improvement project at the City of Langley.

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member, advising that letters were forwarded to all businesses in the areas that would be impacted, a public information meeting was held and discussions were held with various businesses.

THE QUESTION WAS CALLED and the motion was

CARRIED

8. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
  1. Closed Resolutions For Release to Public
- b. Correspondence
- c. New Business

**9. ADJOURNMENT**

MOVED BY Councillor James  
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 8:15 pm.

CARRIED

**Signed:**

---

MAYOR

**Certified Correct:**

---

CORPORATE OFFICER





**MINUTES OF A SPECIAL (PRE-CLOSED)  
COUNCIL MEETING**

**Monday, July 8, 2019  
6:00 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 Wallace  
Seconded by Councillor Pachal

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 (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED

**2. ADJOURNMENT**

Moved by Councillor Wallace  
Seconded by Councillor Pachal

THAT the Special (pre-closed) Council meeting adjourn at 6:01pm.

CARRIED

**Signed:**

---

MAYOR

**Certified Correct:**

---

CORPORATE OFFICER



## MINUTES OF A PUBLIC HEARING MEETING

**Monday, July 8, 2019**

**7:00 p.m.**

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

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

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

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

Mayor van den Broek called the Public Hearing to order.

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

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

Notice was placed on the City Hall notice board on Tuesday, June 25, 2019. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the July 3, 2019 and July 5, 2019 editions of the Langley Advance Times.

No correspondence has been received.

## **2. BUSINESS**

### **a. Bylaw 3106 - Zoning Amendment & Development Permit Application**

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20209, 20219, 20225, 20237 53A Avenue from RS1 Single Family Residential Zone to RM3 High Density Residential Zone to accommodate a 69 unit, five (5) storey condominium apartment development.

The Mayor invited Lukas Wykpis, Keystone Architecture, to present the proposed bylaw and development permit application. Mr. Wykpis introduced Steven Bartok, the project architect who was also in attendance.

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

- Context Plan
- Streetscape rendering
- Site Plan
- P1 Level Plan
- L1 Floor Plan
- L3-L5 Floor Plan

Mr. Bartok provided information on the following:

- Building Elevations
- 3D Massing Perspectives
- Material Board

Mr. Wykpis provided information on the following:

- Landscape Plan
- Crime Prevention Through Environmental Design Principles (CPTED) Features
- Project Sustainability Principles
- Compliance with Official Community Plan
- Traffic Management Plan.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

Cindy Thomlin, 20228 54<sup>th</sup> Avenue, advised that this development will be right outside of her home and the size of the building will be too big in relation to the other buildings in the area and doesn't suit the area. She asked that either the building be made smaller or another location be found for the development.

The Mayor invited further representations on the proposed bylaw. There were no further speakers.

In response to questions from Council, the applicant advised that:

- a dual gate system for the underground parking area wasn't discussed for this development as all the visitor parking is above grade and where there is only tenant parking, usually only one gate is put in;
- individual entries off the sidewalk to the ground floor units were not pursued in the design of the development as the developer didn't think there was a market for that kind of walk up feature in this neighbourhood and that kind of feature would reduce the number of parking stalls that could be built in the underground parking area; and further, there is some question as to which method is best - having individual entries for ground floor units or two clearly defined entry points to the building;
- in response to a suggestions from the Advisory Planning Commission the size of the elevator machine room was reduced and the lobby enlarged with increased glazing surrounding the lobby on both sides to enhance the visual security in that space;
- he didn't know if the switchback for the ramps could accommodate a scooter; however, the ramps do meet the building code requirements for accessibility and maneuvering of wheelchairs.

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

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the Public Hearing close at 7:17pm.

**CARRIED**

**Signed:**

---

MAYOR

**Certified Correct:**

---

CORPORATE OFFICER



## **2019 – 2023 FINANCIAL PLAN, BYLAW 2019, No. 3099**

### **BYLAW No. 3107**

A Bylaw to amend the Financial Plan for 2019 - 2023.

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

#### **1. Title**

This bylaw shall be cited as the “Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099, Amendment No. 1, Bylaw, 3107”.

#### **2. Amendment**

(1) Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this eighth day of July, 2019.

AN OPPORTUNITY FOR PUBLIC COMMENT this      day of .

FINALLY ADOPTED this      day of .

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**MAYOR**

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**CORPORATE OFFICER**

**CITY OF LANGLEY**  
**CAPITAL IMPROVEMENT PLAN - SUMMARY**

**Schedule "B"**

<u>Capital Projects</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
General Government	1,015,484	67,500	547,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	1,391,950	1,250,000	67,500	1,405,000	85,000	2,550,000	60,000	50,000	50,000	50,000
Engineering Operations	5,060,700	6,440,200	5,331,630	13,688,200	4,938,975	4,753,665	2,964,900	11,457,335	3,400,300	22,676,130
Development Services	50,000	40,000	-	-	30,000	-	-	-	-	-
Parks & Recreation	2,173,500	2,863,000	2,131,000	565,000	2,160,000	830,000	740,000	795,000	790,000	9,500,000
Sewer Utility	940,000	1,994,500	1,157,100	600,000	1,489,025	1,131,250	2,342,620	2,442,615	1,105,355	6,453,745
Water Utility	815,000	1,984,010	338,210	1,025,000	1,461,415	1,114,910	892,405	2,794,910	1,558,805	926,925
<b>Total Projects</b>	<b>11,446,634</b>	<b>14,639,210</b>	<b>9,572,940</b>	<b>17,330,700</b>	<b>10,211,915</b>	<b>10,427,325</b>	<b>7,047,425</b>	<b>17,587,360</b>	<b>6,951,960</b>	<b>39,654,300</b>
<u>Available funding</u>										
Capital Works Reserve	769,490	749,625	1,050,425	421,150	1,093,333	48,787	1,309,628	1,259,268	881,039	370,862
Casino Revenues	4,825,900	4,023,435	3,723,435	14,093,435	3,183,435	8,023,435	2,523,435	10,573,435	2,923,435	19,729,697
Community Works (Gas Tax)	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,033,560	1,338,357	1,083,065	634,840	1,673,375	934,392	2,081,352	2,140,816	2,046,681	16,546,813
Fire Department Equipment	-	55,000	-	220,000	-	-	-	-	-	-
Future Police Cost Reserve	1,053,950	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	1,929,984	6,755,285	2,361,140	-	-	-	-	-	-	500,000
Machinery Replacement	785,000	170,000	466,000	180,000	175,000	155,000	190,000	180,000	180,000	180,000
Municipal Road Network	-	-	-	-	1,936,000	-	-	-	-	1,600,000
Office Equipment	50,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	174,200	124,228	246,975	14,225	341,325	77,500	77,500	399,275	42,750	-
Sewer Future Capital	215,750	831,000	279,530	525,750	384,138	957,001	506,806	523,357	35,804	247,100
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	475,000	375,980	146,070	1,025,000	1,209,010	14,910	142,405	2,294,910	625,950	263,528
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
<b>Total Funding</b>	<b>11,446,634</b>	<b>14,639,210</b>	<b>9,572,940</b>	<b>17,330,700</b>	<b>10,211,915</b>	<b>10,427,325</b>	<b>7,047,425</b>	<b>17,587,360</b>	<b>6,951,960</b>	<b>39,654,300</b>





## EXPLANATORY NOTE

### BYLAW No. 3107

The purpose of Bylaw No. 3107 is to amend the 2019 – 2023 Capital Improvement Plan.

**1. Traffic Signal Upgrade - 203 St & Industrial Ave (#60053)**

The traffic signal replacement at 203 St and Industrial Avenue needs \$60,000 to complete the project. The casino proceeds funding will be transferred from #60052 Traffic Signal Upgrade – Glover & Duncan which was completed under budget.

**2. Library Furniture Replacement (#71354)**

The Library would like to install some handicapped accessible desks and computer kiosks and replace some older furniture. The equipment and furniture will cost \$25,000. The Fraser Valley Regional Library has a reserve that the City can access to pay for the purchases. A separate motion from City Council will be brought to the July 22 Council meeting to provide FVRL with Council's authorization to use these FVRL reserve funds.

**3. MIA Risk Management (#75124)**

The Municipal Insurance Association has provided a \$15,484 grant to the City of Langley to be used to address any risk management issue that might otherwise lead to claims against the City.

**4. Fraser Highway Design (#60062)**

The City would like to undertake \$40,000 additional engineering and landscape design work for the Fraser Highway upgrade project between 204 St. and 206 St. The funding will come from casino proceeds.

**5. 208 St Bike Lanes (#70173)**

The City has applied for \$450,000 from TransLink MRN and BICCS funding to install bike lanes on 208 St. connector between 52A Ave. and Fraser Highway. This is a multi-year project, with a total proposed budget of \$2,184,000. The plan is to apply for additional TransLink grants in the next two years. The City will contribute 25% of matching funding with a transfer of \$150,000 from #70172 Bicycle Facilities.

**6. Glover Road Bike Lanes (#70174)**

The City has applied for \$379,000 from TransLink MRN and BICCS funding to install bike lanes on Glover Road between Fraser Highway and Langley Bypass. This is a multi-year project, with a total proposed budget of \$1,880,000. The plan is to apply for additional TransLink grants in the next two years. The City will match the TransLink funding with a transfer of \$100,000 from #70172 Bicycle Facilities, \$276,210 from Road DCC's and \$2,790 from the Capital Works Reserve.

**7. Roger's Hometown Hockey Event (#73011)**

The City hosted a very successful event to celebrate Canada's national winter sport for the public in January. An additional \$22,000 in casino proceeds is required to fully fund the event.

**8. Fire Hall Generator (#19030)**

The emergency back up generator at the Fire Hall required replacement. Council authorized that \$50,000 be allocated from the Enterprise Fund to pay for the equipment. A new capital project will be set up for \$50,000 funded by casino proceeds and the commitment from the Enterprise Fund will be cancelled.

**9. City Hall Office Space**

The City has modified the configuration of the office space at City Hall a number of times over the years to accommodate needs and demands. Some of the current work stations are extremely small with no room for the placement of file cabinets or laying out engineering or architectural plans for review. The proposed budget will allow the City to retain a professional space consultant to develop a new space configuration for City Hall that will provide a more conducive working environment for employees to better serve our customers. The project will cost \$10,000 funded by casino proceeds.

**10. Traffic Signal Upgrade – 200St & Logan Ave (#60063)**

The project requires an additional \$120,000 relating to directional drilling under 200 Street, Logan Avenue and the CP Rail line. The previous quotes received were too low and additional funds are needed to cover unknown costs to drill under the CP Rail tracks. Funding will be provided by casino proceeds.



July 2, 2019

Honourable Val van den Broek  
Mayor of Langley  
Langley City Hall  
20399 Douglas Crescent  
Langley, British Columbia  
V3A 4B3  
Email: [info@langleycity.ca](mailto:info@langleycity.ca)

Council Mail Distribution
Part ____ through ____
File #
Document #
cc: SMT, Admin Staff

Honourable Val van den Broek:

Re: European liberation public events, tulip projects, and school activities planned for British Columbia by Dutch Liberation 2020 Canadian Society from April 2020 to July 2020

The Dutch Liberation 2020 Canadian Society, a not-for-profit organization established in August 2018, is organizing commemorative events throughout British Columbia, Alberta and across Canada. To commemorate the 75<sup>th</sup> Anniversary of the Liberation of the Netherlands and Europe by Canadian soldiers in 1945 much is being planned from April 2020 to July 2020.

In collaboration with the BC/Yukon Royal Canadian Legion, the Consulate General of the Kingdom of the Netherlands in Vancouver, and in partnership with Veteran Affairs Canada, BC Agriculture in the Classroom Foundation, Faces to Canadian War Graves Groesbeek Foundation (Netherlands) many school activities and events are underway. With the Vancouver Lower Mainland Dutch Associations including CAANS (Canadian Association for the Advancement of Netherlandic Studies), and the Dutch Business Club, and local bulb growers, a major tulip planting project and a musical Cinematique is being initiated.

The gratefulness expressed by Dutch people and the desire by Dutch Canadians to thank Canada and Canadian liberators is overwhelming. The sacrifices made by Canadian families and the lives lost by men and women fighting for freedom in the Netherlands and across Europe must never be forgotten. As a Society, we are proud to have the privilege to deliver the message of thankfulness and appreciation to Canada.

The Society is seeking the support of the mayor and city councillors to announce special public events for attendance by Canadian families. Working with the BC/Yukon Royal Canadian Legion, we will be holding public candlelight vigils on May 2, 2020 at 8:45 pm at a city memorial cenotaph and/or a city cemetery throughout the province. As well, the support of council is most appreciated with the goal to plant thousands of "Canadian Liberator" or "Strong Love" tulip bulbs in fall 2019 in public spaces and in planters along streets and boulevards to decorate the city with beautiful flowering tulips in May 2020. Events are posted on Veteran Affairs Canada's national event page and are posted on [www.legionbcyukon.ca](http://www.legionbcyukon.ca). Each city's support and participation will draw public

attention to the program honoring Canadian soldiers and to show once again how very grateful the Dutch are to Canada.

To commemorate the Liberation of the Netherlands on Monday, May 4, 2020 a Dodenherdenking (Remembrance) Service will be hosted by the Consulate General of the Kingdom of the Netherlands and conducted at the BC Regiment (Duke of Connaught's Own) Drill Hall on 620 Beatty Street in Vancouver.

The BC Agriculture in the Classroom Foundation has developed a teacher package for distribution in early fall 2019 to elementary schools entitled *Celebrating Liberation with a Promise*. The educational package combines two history lessons on the liberation of Europe in 1945 with the planting of tulips by children at their schools. As well, for teachers and students and school/city libraries, not only for British Columbia but across all provinces of Canada, the Society is looking for ways to distribute some books to school children focused on the reflection of the war days in the Netherlands.

The Faces to Canadian War Graves Groesbeek Foundation in the Netherlands is searching for photos, copies of documents, and newspaper cuttings from Canadian families to help create a virtual memorial (digital file) of all the men and women buried in the Netherlands in a Canadian war cemetery. The Foundation is seeking the appeal of Canadian family members, friends and/or neighbours to help create a life story of their loved one who died fighting for freedom and Dutch liberation. For more information, visit the website [www.facestograves.nl](http://www.facestograves.nl) or send an email to [info@facestograves.nl](mailto:info@facestograves.nl)

The Dutch Liberation 2020 Canadian Society would much appreciate the opportunity to make a 15 minute presentation to City Council about the details related to the 75<sup>th</sup> Liberation commemorative events, projects, and activities being coordinated. We have a PowerPoint presentation with promotional materials to support our presentation. If possible, the Society would like to make the presentation to Council prior to September 2019. We look forward to your reply by email to [azylmans@telus.net](mailto:azylmans@telus.net) and/or contact Adriana Zylmans at (604) 816-3243.

Sincerely,

*Adriana Zylmans*

Adriana Zylmans, Ed.D.  
President, Dutch Liberation 2020 Canadian Society  
President, Netherlands Association "Je Maintiendrai" – Dutch Network  
President, Netherlands Association for Senior Care, Haro Park Care Facility  
17531 Westminster Highway  
Richmond, BC V6V 1A9  
Email address: [azylmans@telus.net](mailto:azylmans@telus.net)  
Website: [www.dutchcanada2020.com](http://www.dutchcanada2020.com)

Erik van der Ven  
Vice-president, Dutch Liberation 2020 Canadian Society  
#801-1600 Howe Street  
Vancouver, BC V6Z 2L9  
Email address: [erik@dutchcanada2020.com](mailto:erik@dutchcanada2020.com)  
Website: [www.dutchcanada2020.com](http://www.dutchcanada2020.com)



# 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:**

<b>Applicant:</b>	Redekop Kroeker Development Inc.
<b>Owner:</b>	RKDI (Langley 2) Homes Ltd.
<b>Civic Addresses:</b>	20209, 20219, 20225, 20237 – 53A Avenue
<b>Legal Description:</b>	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
<b>Site Area:</b>	3,540 m <sup>2</sup> (0.875 acres)
<b>Number of Units:</b>	69 apartments
<b>Density:</b>	194.9 units/ha (78.9 units/acre)
<b>Gross Floor Area:</b>	6,081 m <sup>2</sup> (65,455 sq ft)
<b>Floor Space Ratio:</b>	1.718
<b>Lot Coverage:</b>	34.4%
<b>Total Parking Required:</b>	101 spaces (including 5 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	87 spaces
<b><u>Visitor</u></b>	<u>14 spaces</u>
<b>Total</b>	101 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Int. Setbacks – 7.0 m (7.5 m required)
<b>Development Cost Charges:</b>	\$839,774.25 (City - \$585,245.00, GVS&DD - \$221,858.00, SD35 - \$32,671.25)
<b>Community Amenity Charges:</b>	\$138,000.00



**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 twenty fourth day of June, 2019.

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

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

FINALLY ADOPTED this XXX day of XXX, 2019.

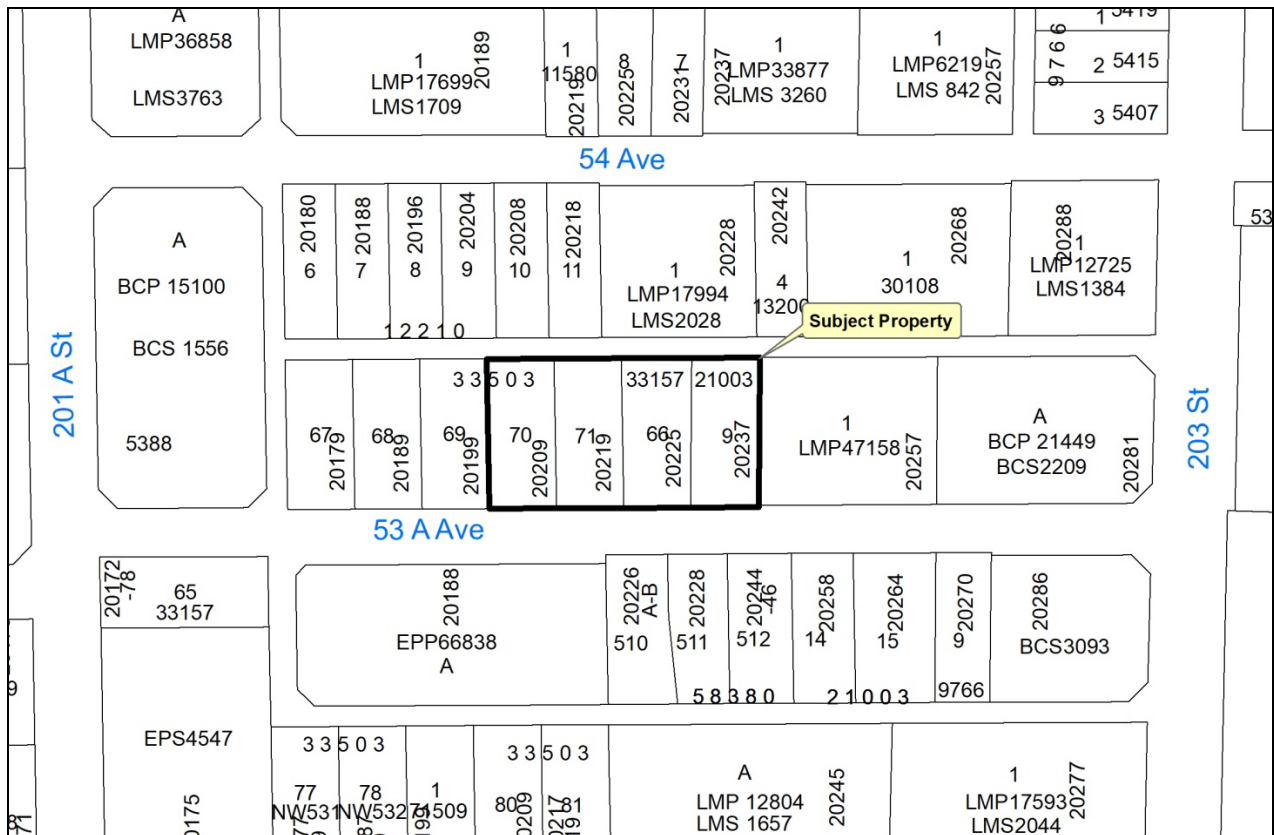
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**MAYOR**

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**CORPORATE OFFICER**









# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 03-19**  
**Development Permit Application DP 03-19**

From: Development Services & Economic  
Development Department

File #: 6620.00  
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.

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## 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:

<b>Applicant:</b>	Redekop Kroeker Development Inc.
<b>Owner:</b>	RKDI (Langley 2) Homes Ltd.
<b>Civic Addresses:</b>	20209, 20219, 20225, 20237 – 53A Avenue
<b>Legal Description:</b>	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
<b>Site Area:</b>	3,540 m <sup>2</sup> (0.875 acres)
<b>Number of Units:</b>	69 apartment
<b>Density:</b>	194.9 units/ha (78.9 units/acre)
<b>Gross Floor Area:</b>	6,081 m <sup>2</sup> (65,455 sq ft)
<b>Floor Space Ratio:</b>	1.718
<b>Lot Coverage:</b>	34.4%
<b>Total Parking Required:</b>	101 spaces (including 5 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	87 spaces
<b>Visitor</b>	14 spaces
<b>Total</b>	101 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Interior Setbacks – 7.0 m (7.5 m min.)
<b>Development Cost Charges:</b>	\$839,774.25 (City - \$585,245.00, GVS&DD - \$221,858.00, SD35 - \$32,671.25)
<b>Community Amenity Charges:</b>	\$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) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. 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) The developer is required to deposit the following bonding and connection fees:**

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$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 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 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:



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

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*attachments*

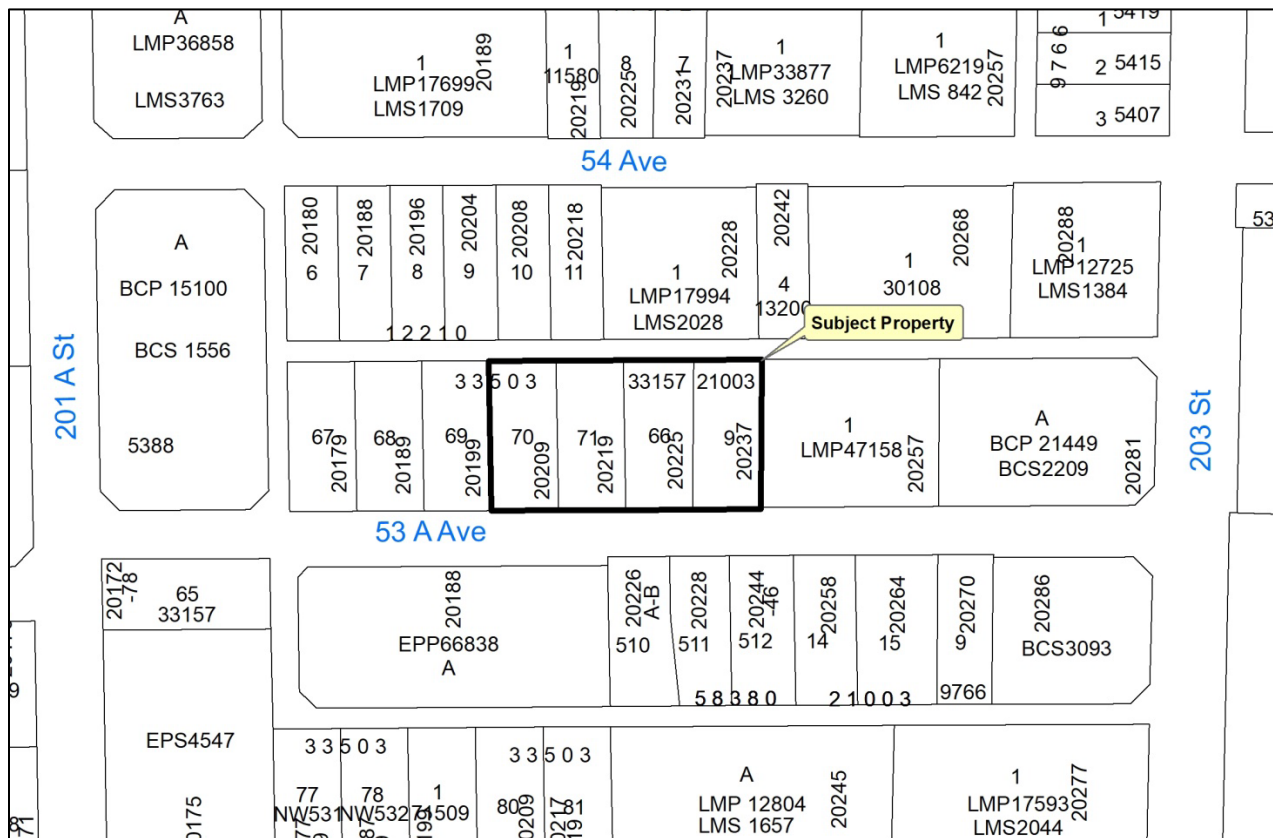


CITY OF  
LANGLEY



## 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, Group 2, New Westminster District, Plan 33157; Lot 9, Group 2, New Westminster District, Plan 21003  
**Applicant:** Redekop Kroeker Development Inc.  
**Owner:** RKDI (Langley 2) Homes Ltd.









**REDEKOP KROEKER**  
DEVELOPMENT INC.

RKDI (LANGLEY 2) HOMES LTD.

T 604.214.3487  
F 604.214.3449

210 - 11590 CAMBIE RD  
RICHMOND, BC, V6X 3Z5



**KEYSTONE**  
ARCHITECTURE  
KEYSTONEARCH.CA

KEYSTONE ARCHITECTURE & PLANNING LTD.

T 604.850.0577  
F 1.855.398.4578

300 - 33131 SOUTH FRASER WAY  
ABBOTSFORD, BC, V2S 2B1

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



keystonearch.ca

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-3
CIVIC ADDRESS:		(20209, 20219, 20225, 20237) 53A AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION #1:		LOT 9, PLAN 21003 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION #2:		LOT 66, PLAN 33157 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 FIREWALLS
FSR 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 ALL 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
ZONING BUILDING 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: 2.0M
ZONING BUILDING GRADE:		
BUILDING HEIGHT:		5 STOREY - 17.65m
GROSS SITE AREA :		38,100.73 S.F. +/- (3,540 S.M.) (0.3540 ha)
NET SITE AREA:		35,843.21 S.F. +/- (3330 S.M.) (0.3330 ha)
DENSITY ALLOWABLE:		198 x 0.3540 ha = 70 units
BUILDING AREA:		13,091 S.F. +/- (1,216 S.M.)
LOT COVERAGE:		13,091 S.F. / 38,100.73 S.F. = 34.4 %
FSR :		65455 S.F. / 38,100.73 S.F. = 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		2,318 SF	215.35 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 (2.3 SM/DU)		1,708 SF	158.70 SM
INTERIOR PROVIDED		1,985 SF	184.41 SM
OUTDOOR AMENITY SPACE		3298.24 SF	306.42 SM
TOTAL		5,283.24 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 / 65,455 SF	82.78 %	
GROSS FLOOR AREA		65,455 SF	6,080.97 SM
GROSS SALEABLE AREA		54,181 SF	5,033.58 SM
GROSS NON-SALEABLE AREA		10,775 SF	1001.03 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)	43	1 STORAGE AREA / UNIT	43
TOTAL STORAGE AREAS REQUIRED			69
PROVIDED			TOTAL
STORAGE ROOMS IN UNITS			48
STORAGE LOCKERS			21
TOTAL STORAGE AREAS			69

0.4.0 unit count summary

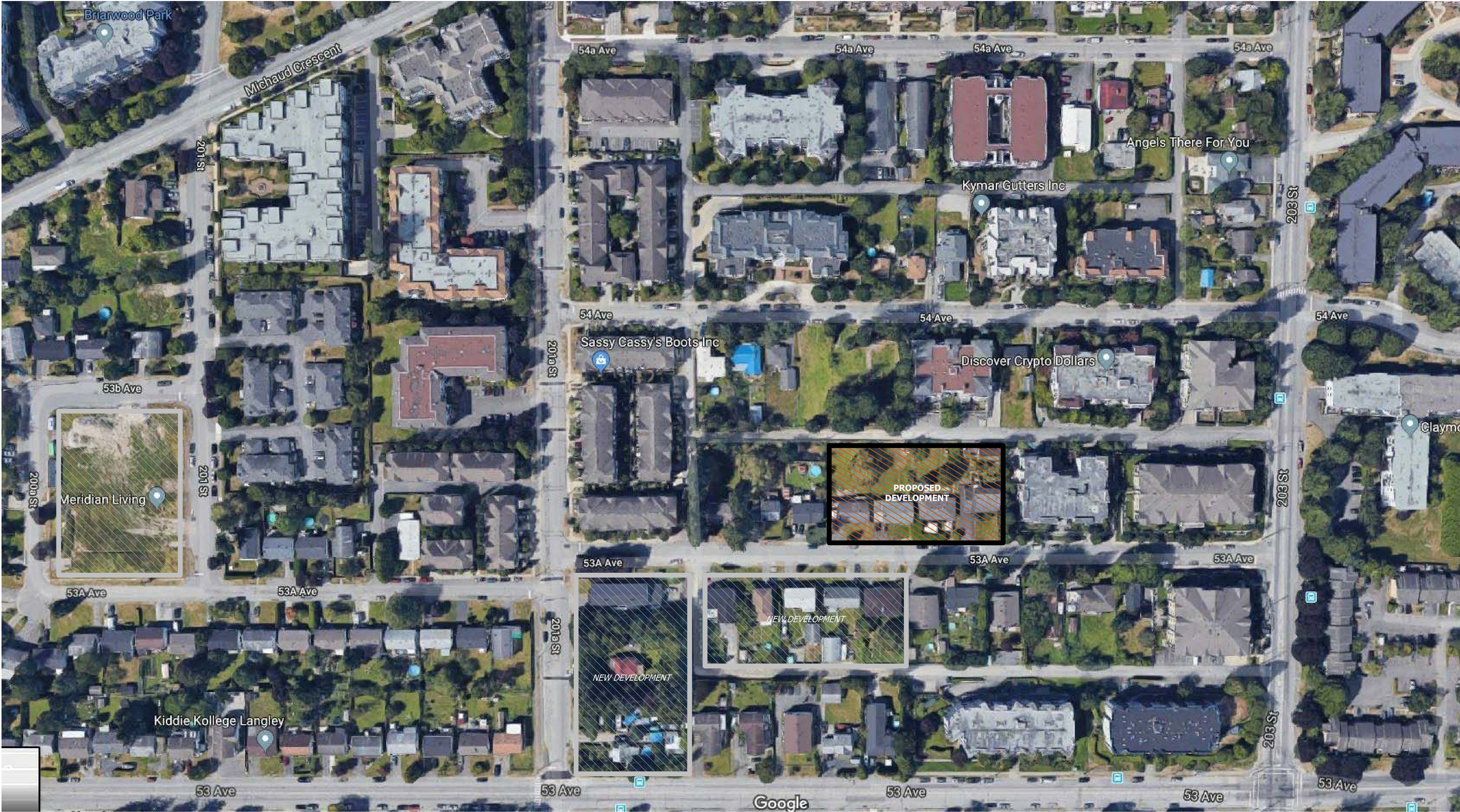
UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 BED	563 SF - 641 SF	16	23 %
1 BED + FLEX	675 SF - 689 SF	10 (5 ADAPTABLE)	14 %
2 BED	860 SF	23	33 %
2 BED + FLEX	912 SF - 1,021 SF	20	30 %
TOTAL UNITS		69	100 %

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)	43	*1.3 STALLS/UNIT	56
VISITOR	69	*0.2	14
TOTAL PARKING STALLS REQUIRED			101
PROVIDED			
		SMALL CAR	NO. H/C OF TOTAL
U/G	31 (31 %)	4	87
SURFACE	0 (%)	1	14
TOTAL STALLS	31 (31%)	5	101
EV PARKING WITH CHARGING STATIONS: ALL REMAINING STALLS TO HAVE EV ROUGH IN			
	1		2
BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)			
		NO. OF UNITS	FACTOR
BICYCLE STALLS	69	*0.5	35
BICYCLE PARKING PROVIDED			
		VERTICAL	HORIZONTAL
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.





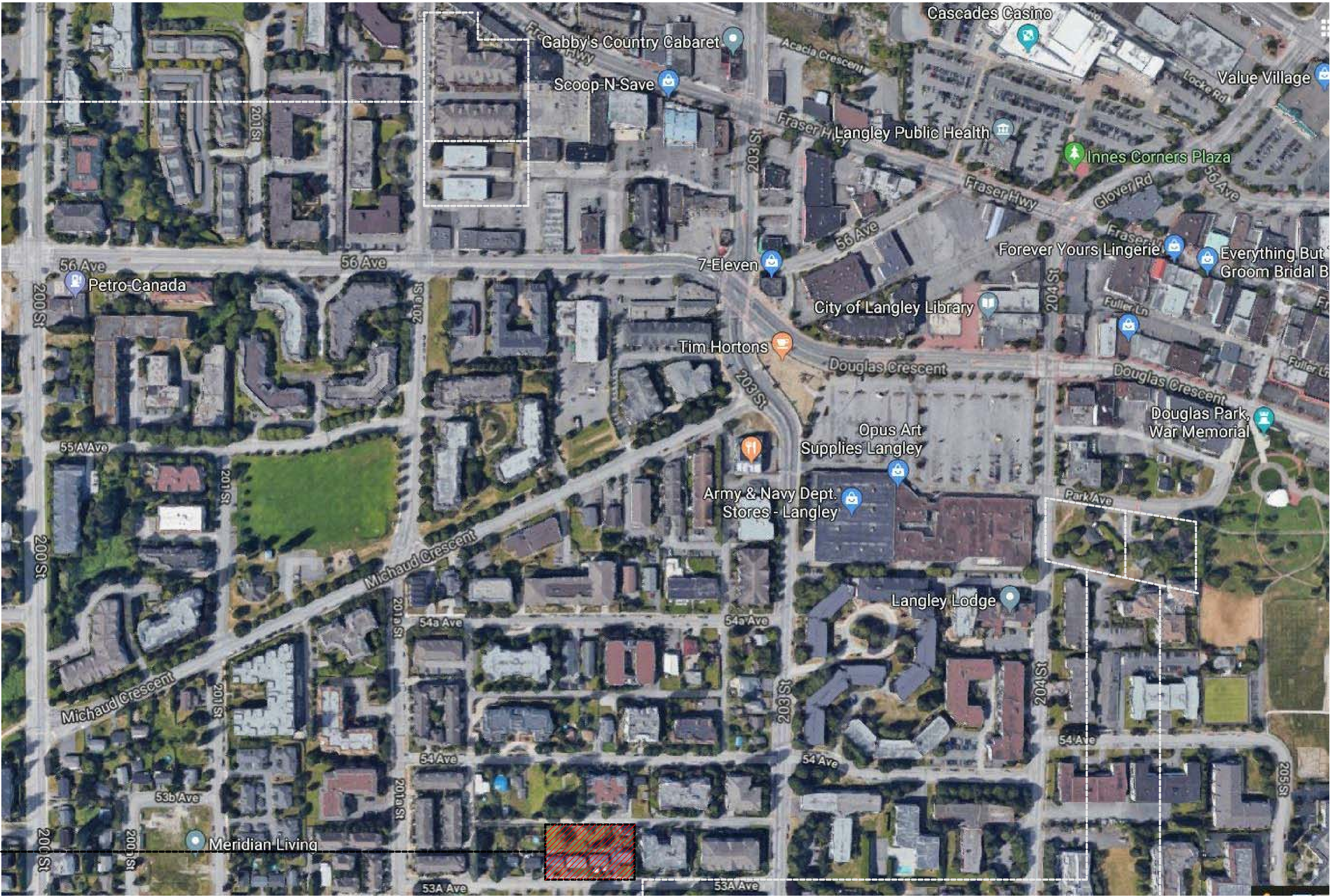
5638 & 5650 201A STREET, LANGLEY BC

4 STOREY PITCHED ROOF BUILDING ADJACENT TO A  
5 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION

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 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.

- 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







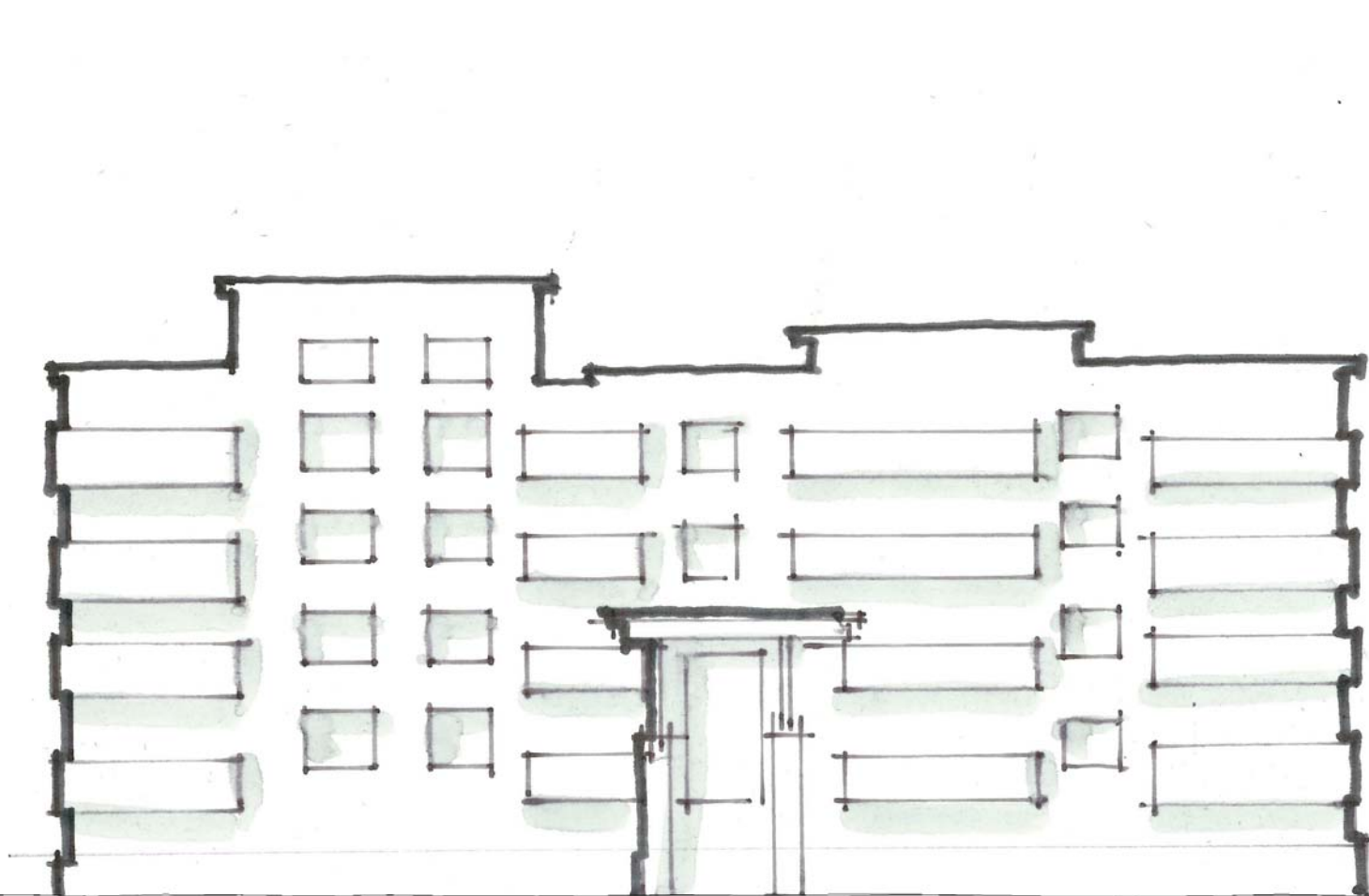
Aerial view at north east



south-west corner



53a avenue streetscape  
1/16" = 1'-0"





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 TREATMENT'S 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.

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.

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 SURVEILLANCE 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.



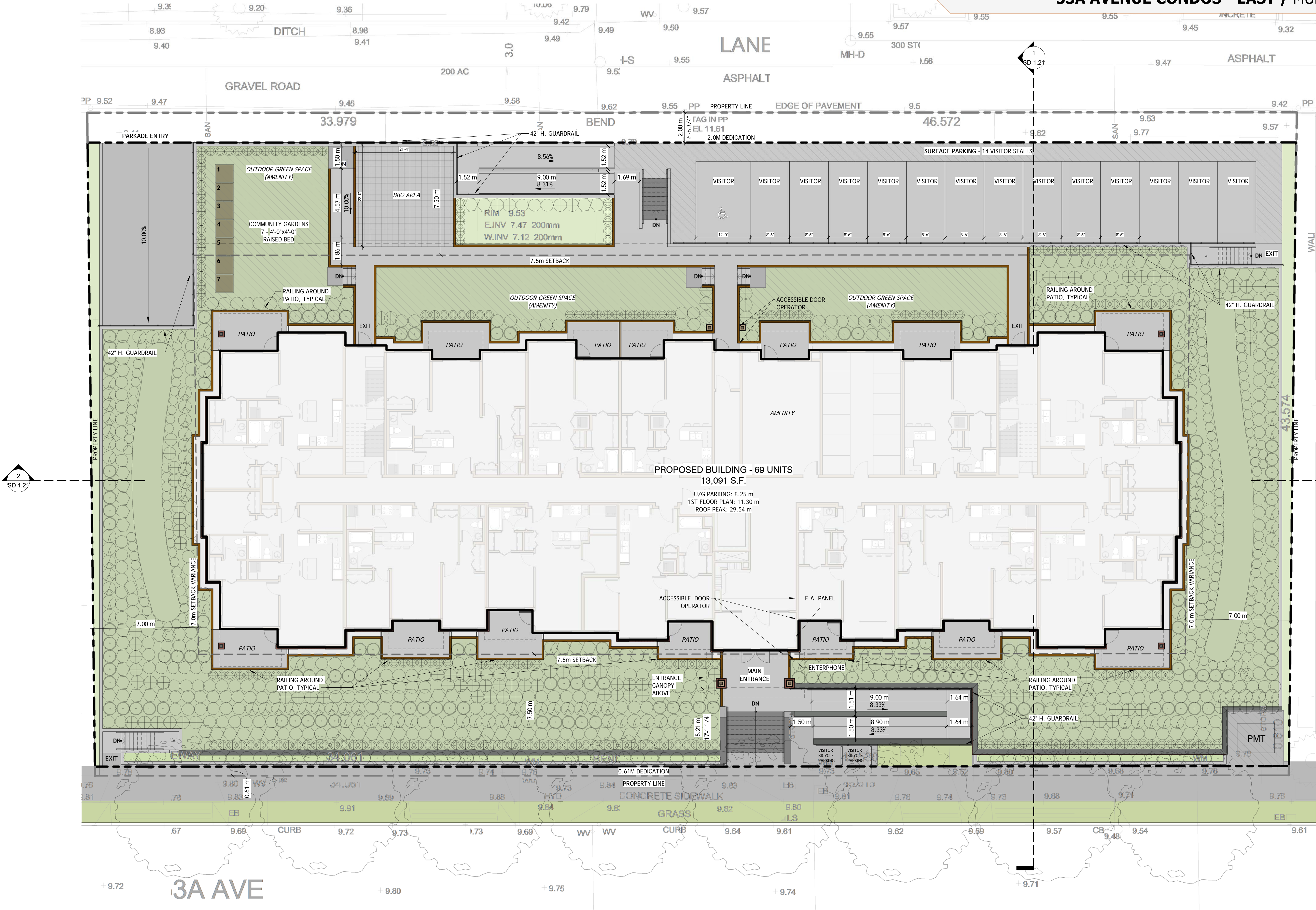
visitor parking at north elevation



front entrance



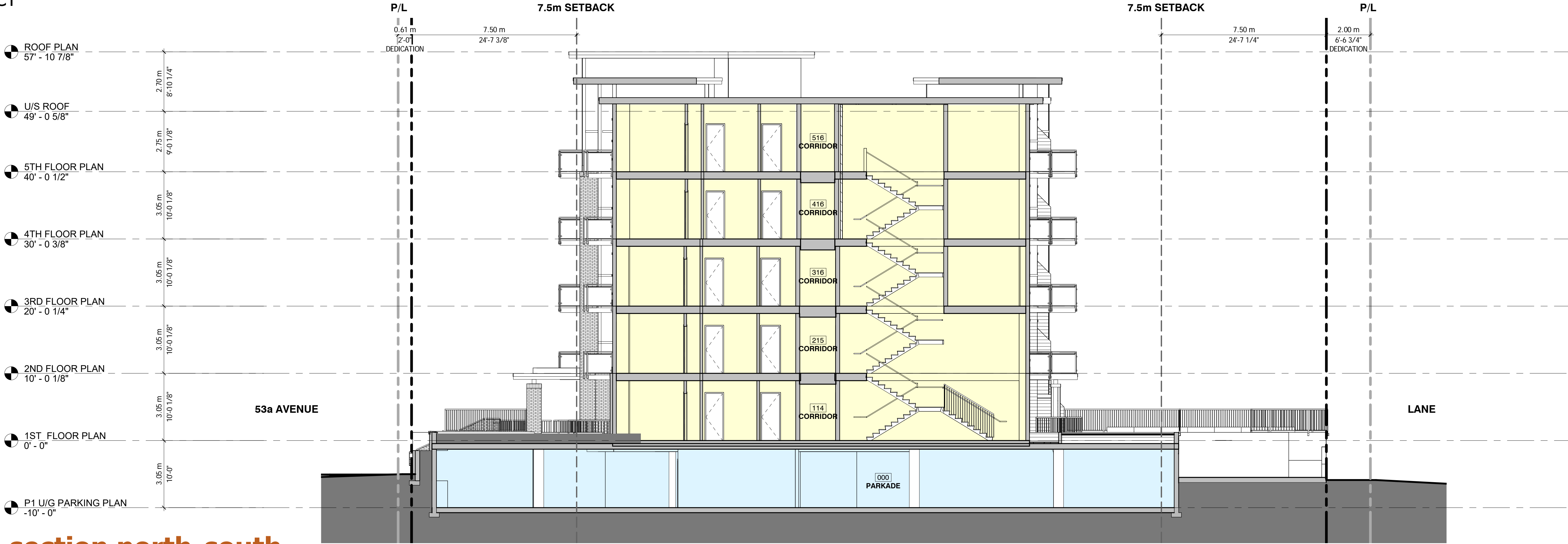






OCCUPANCY

- PARKADE
- RESIDENTIAL



section north-south

1/8" = 1'-0"

OCCUPANCY

- PARKADE
- RESIDENTIAL



section east-west

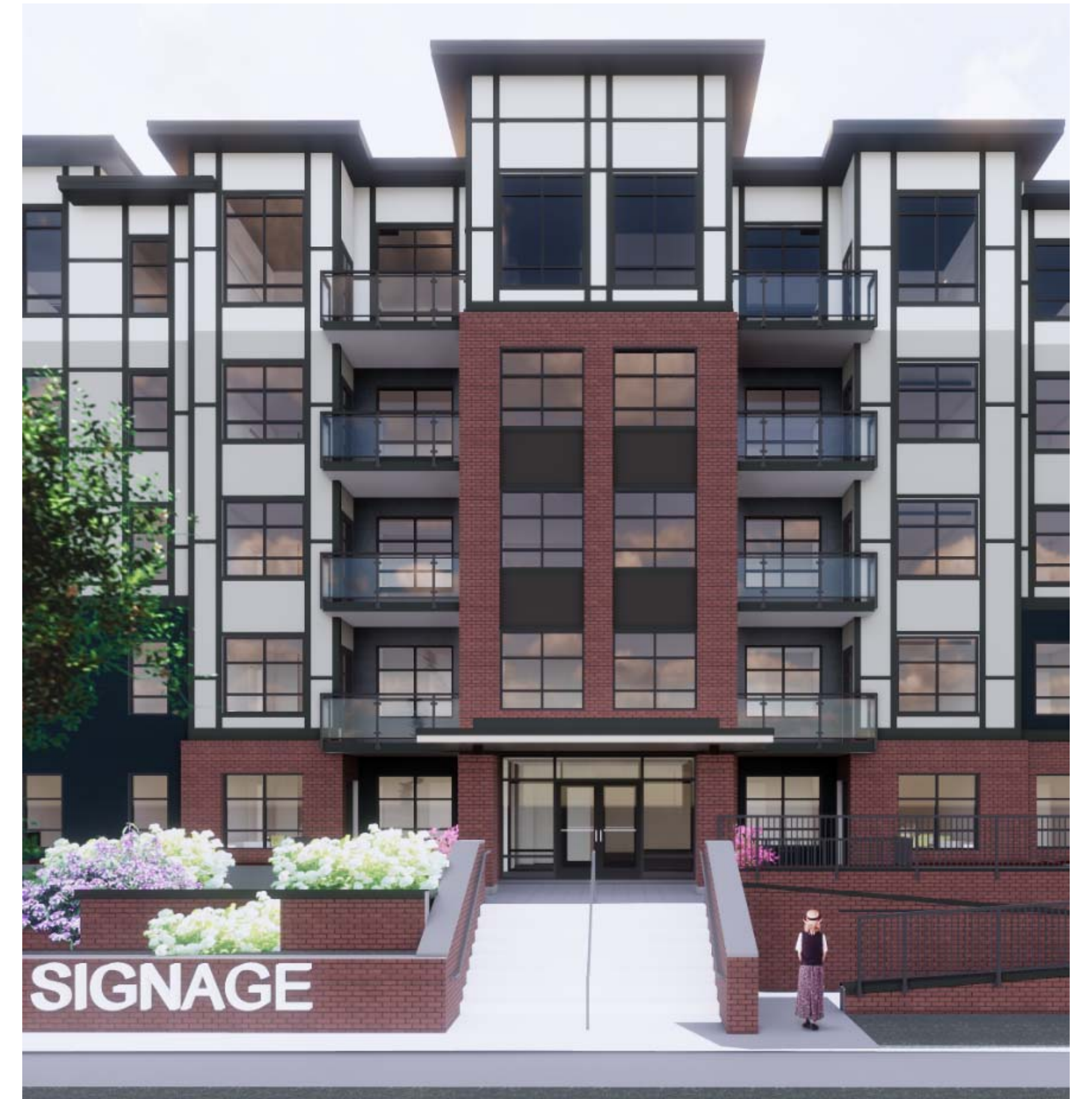
1" = 10'-0"



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 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:  
- 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'







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'
- 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

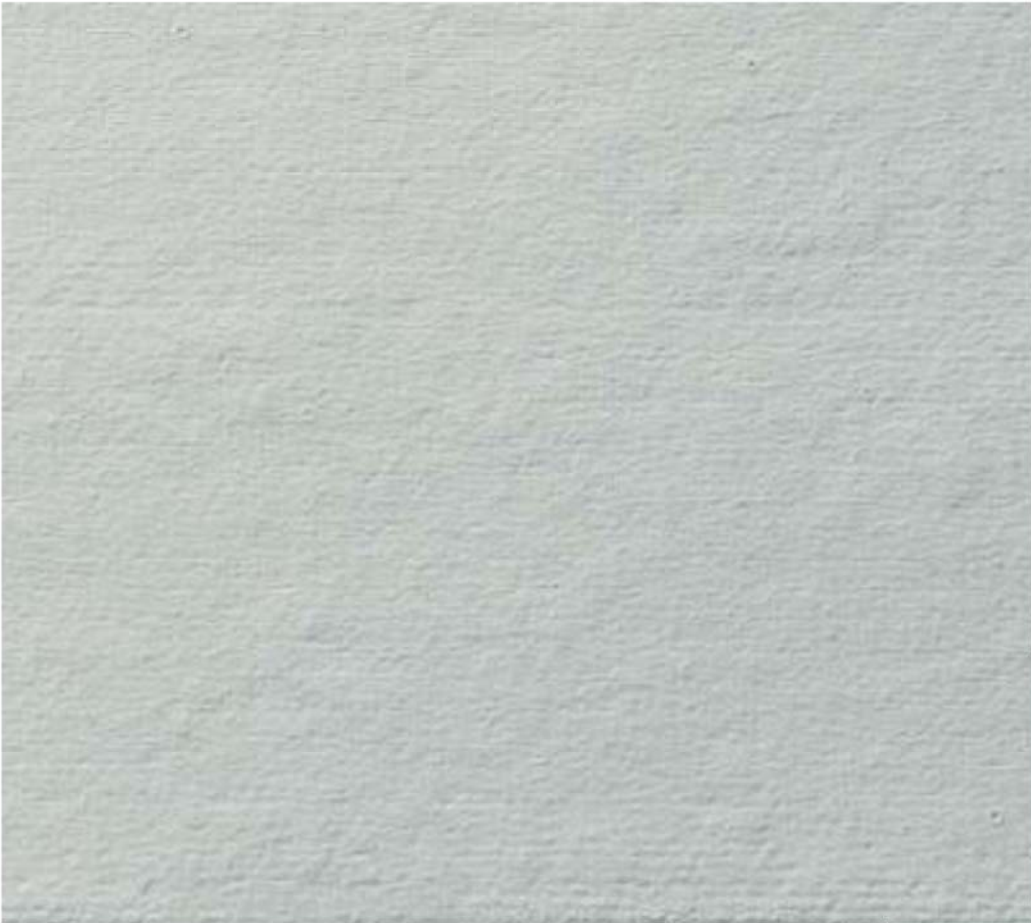
EXTERIOR METAL DOOR:  
- COLOUR: 'CHARCOAL'
- 21

PERFORATED VINYL SOFFITS:  
- 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'



south elevation  
3/32" = 1'-0"

1B. cement board smooth



5. cement board staggered edge



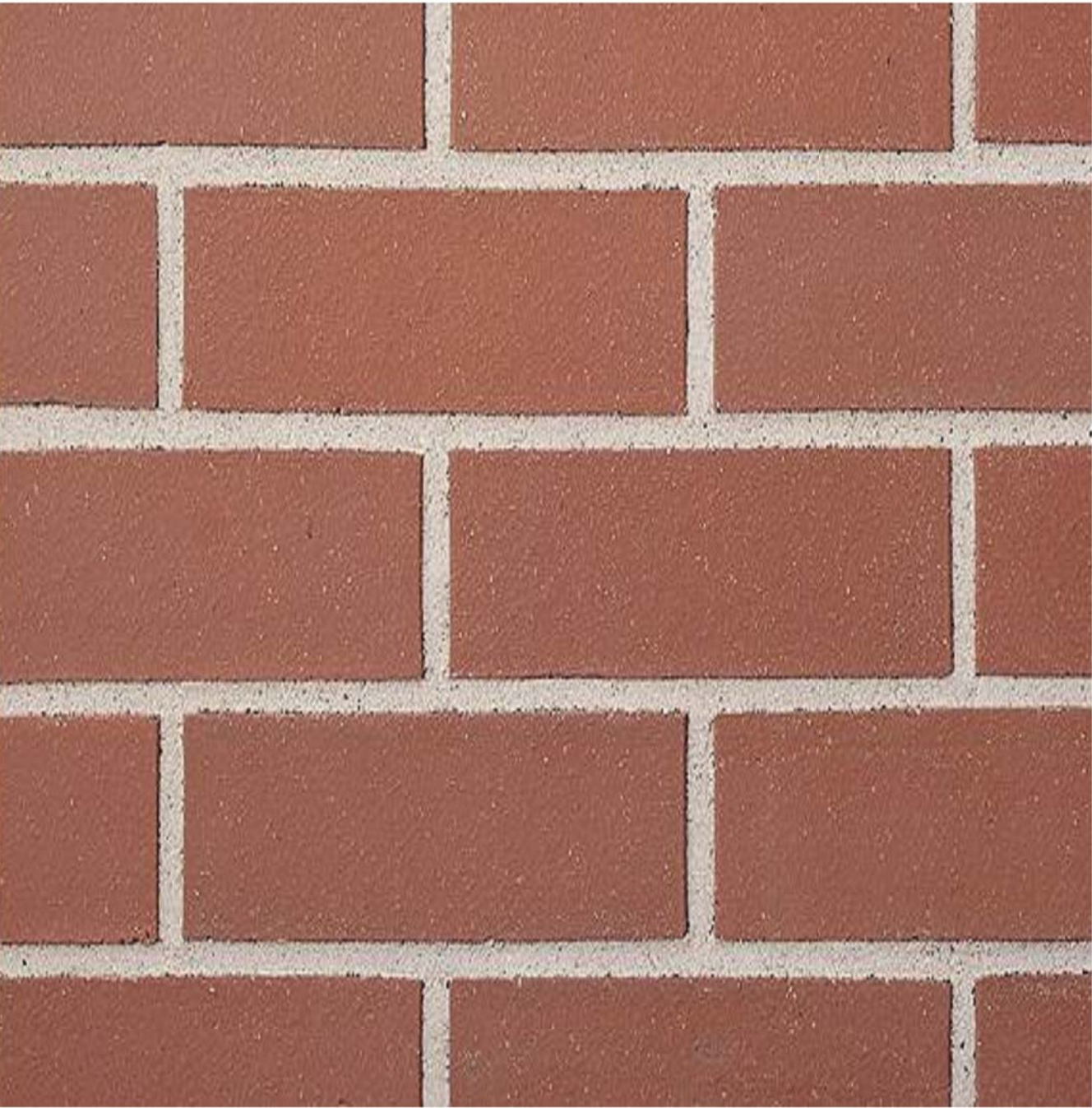
3. cement board horizontal lap siding



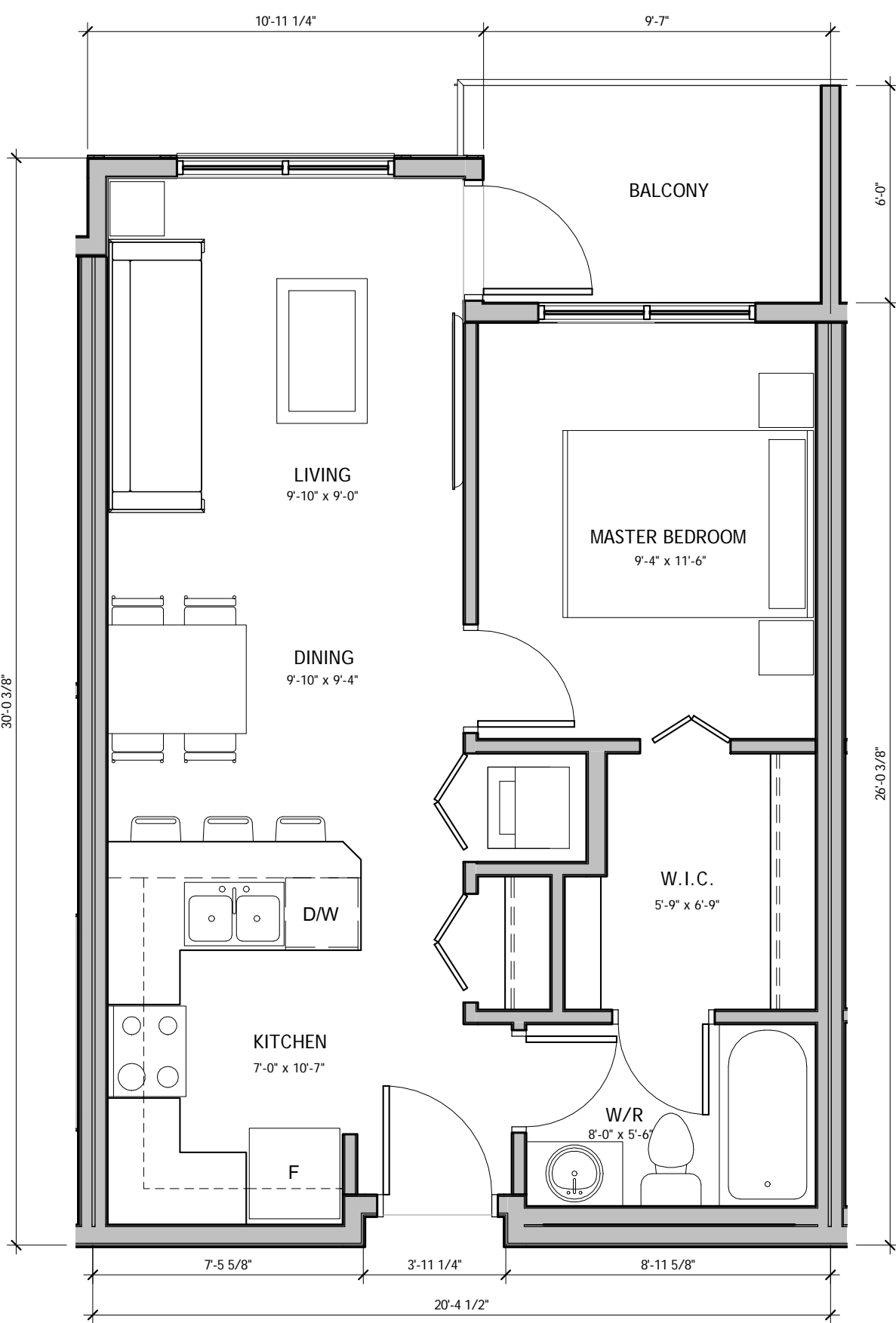
5. cement board horizontal lap siding



1. manufactured brick veneer smooth

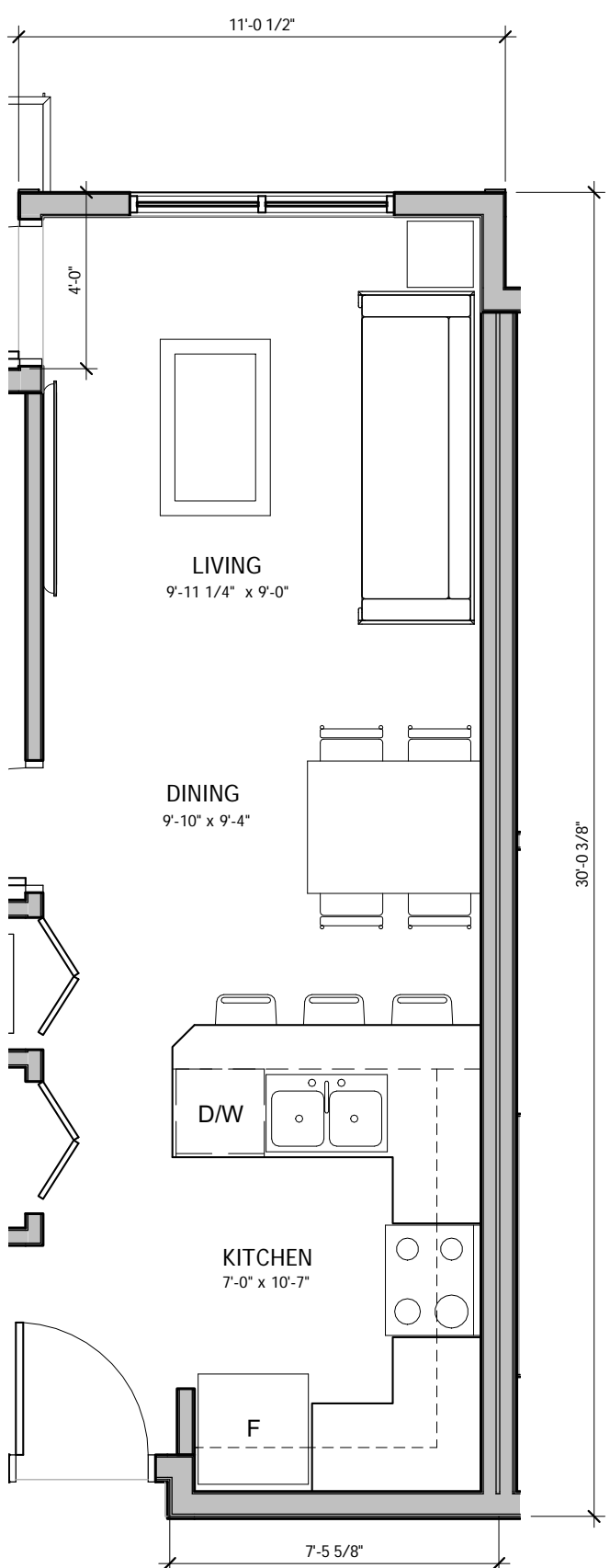






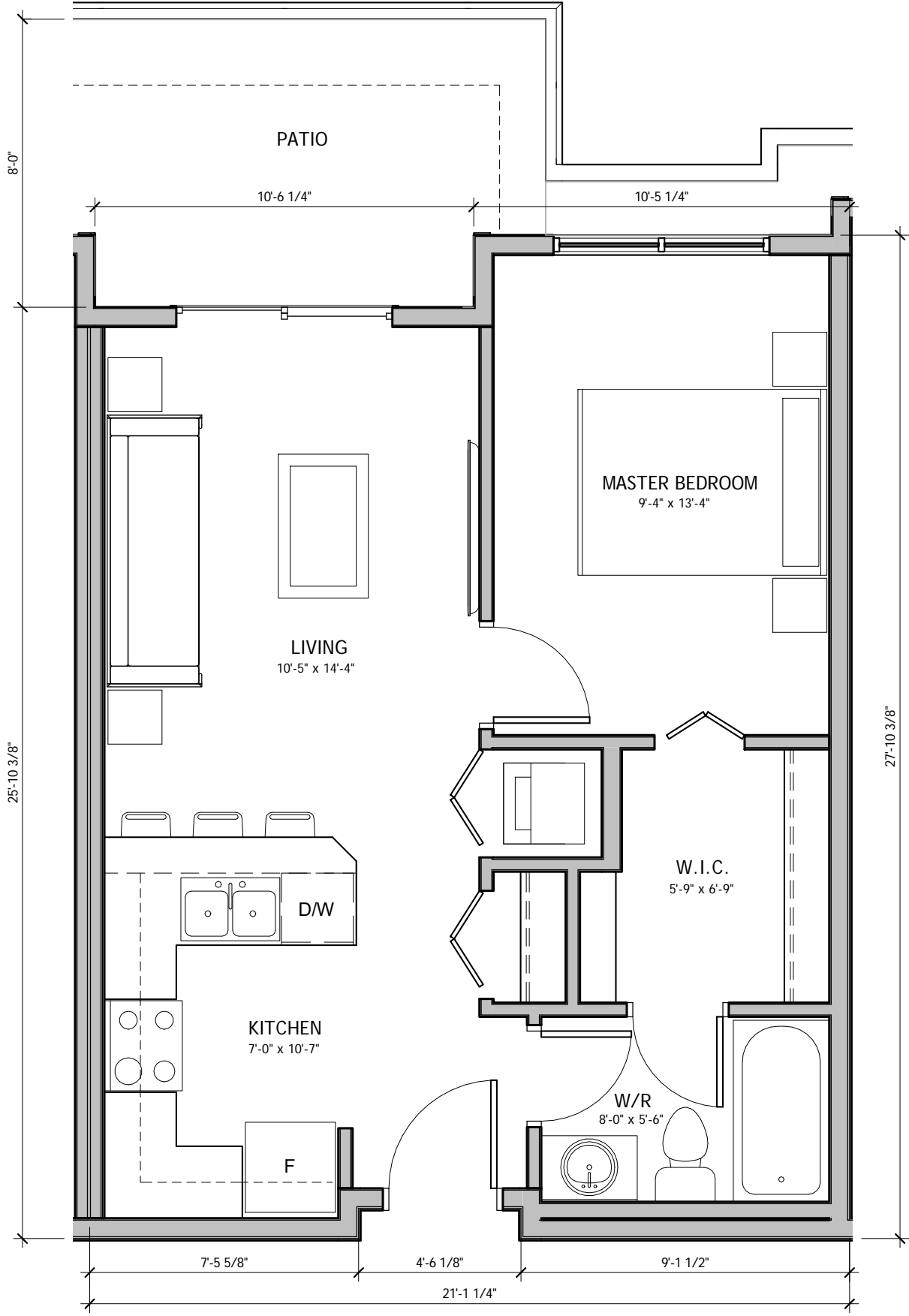
unit A  
1/4" = 1'-0"

UNIT TYPE: 1 BED  
UNIT AREA: 574 SF  
UNIT COUNT: 5



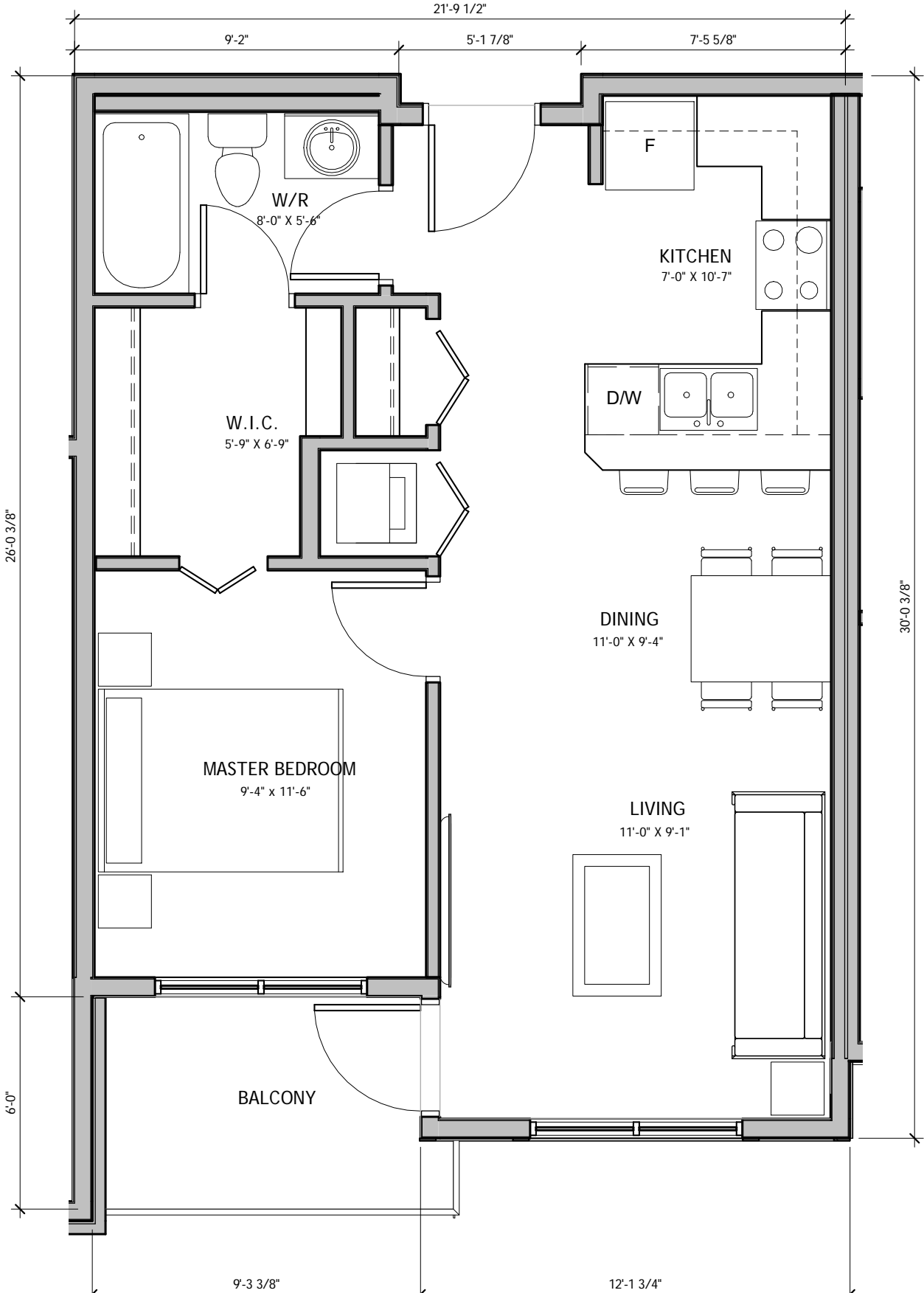
unit Ab  
1/4" = 1'-0"

UNIT TYPE: 1 BED  
(SAME AS UNIT A EXCEPT  
FOR THE AREA SHOWN)  
UNIT AREA: 577 SF  
UNIT COUNT: 5



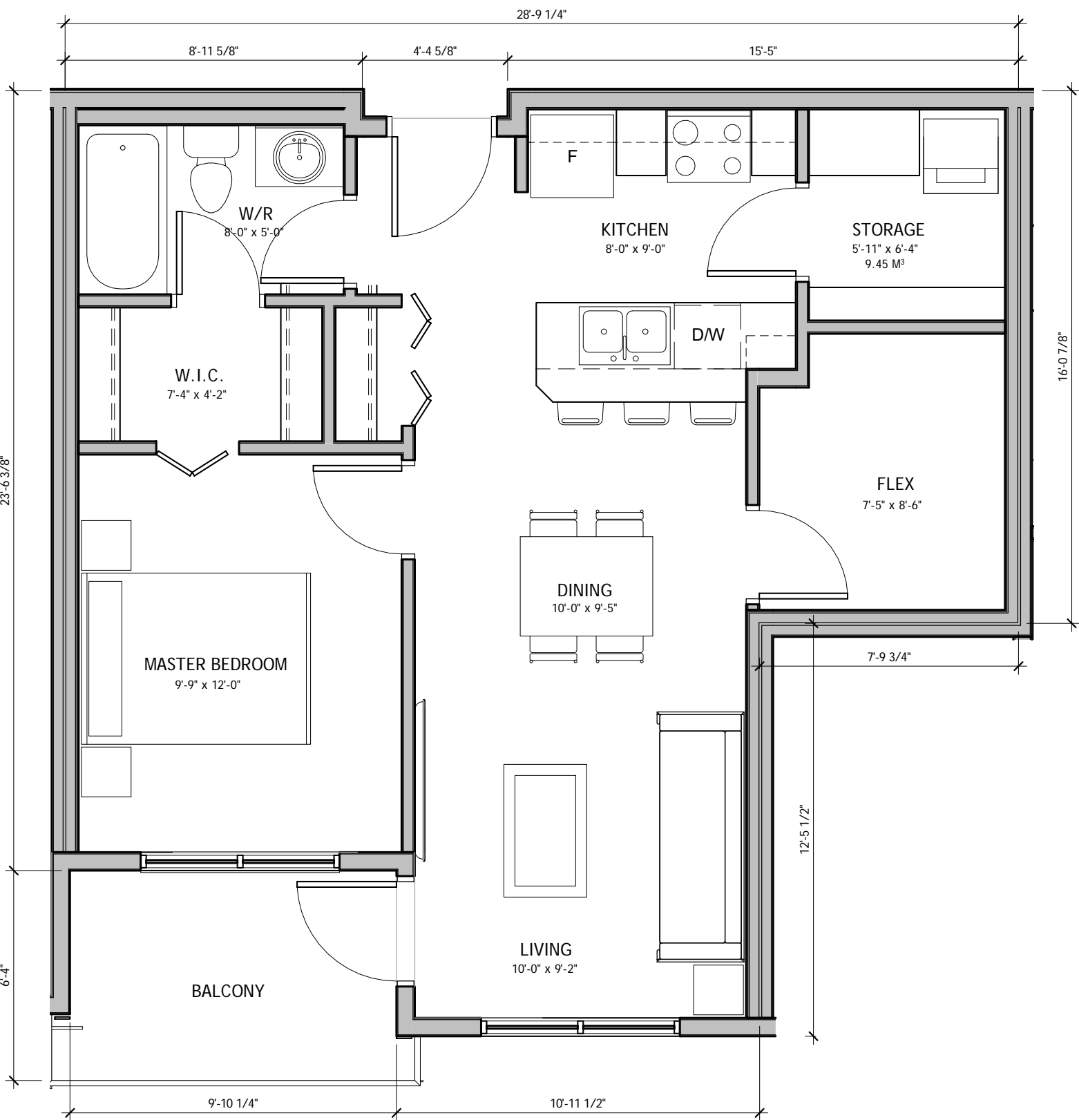
unit A2  
1/4" = 1'-0"

UNIT TYPE: 1 BED  
UNIT AREA: 566 SF  
UNIT COUNT: 1



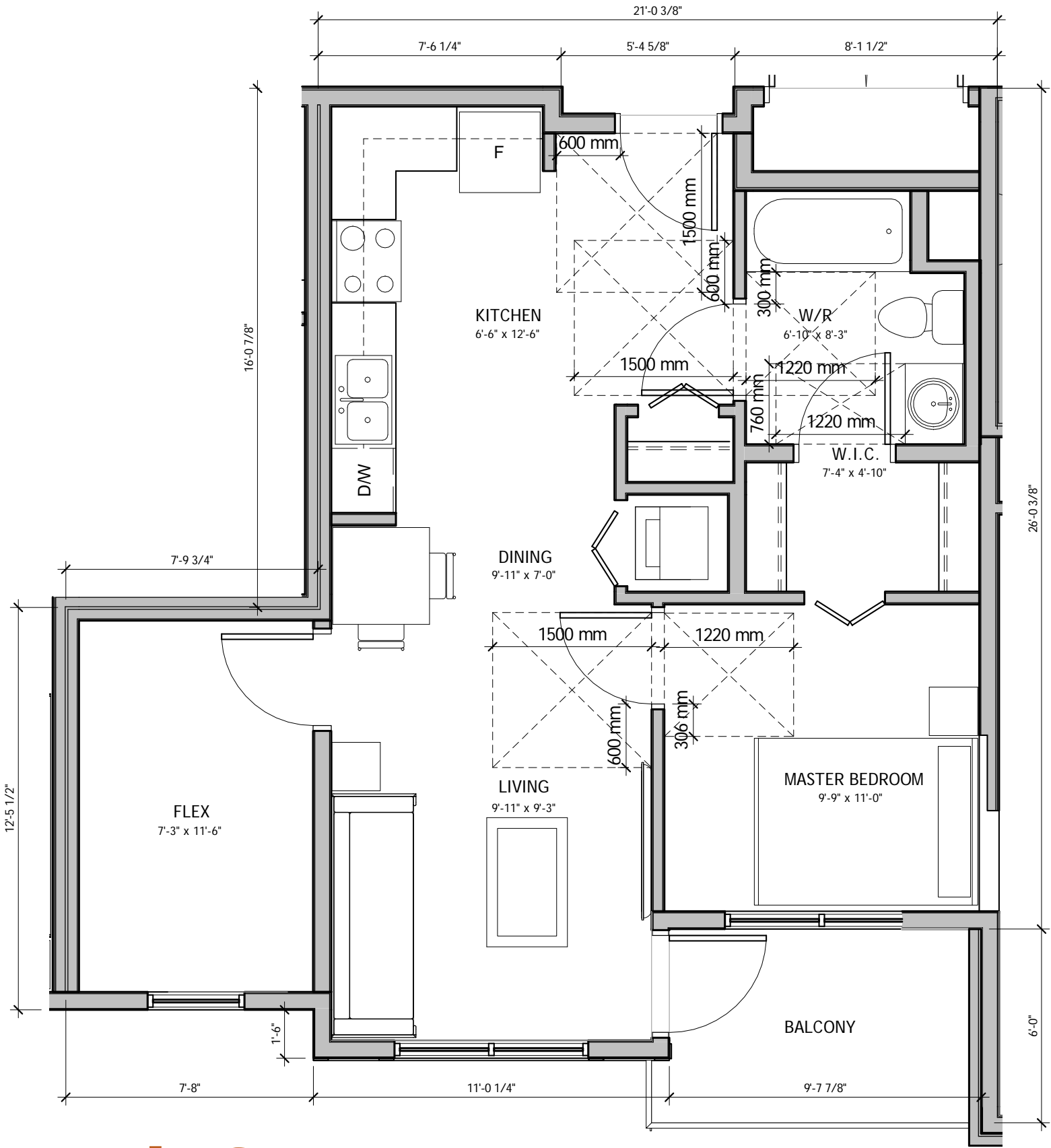
unit A3  
1/4" = 1'-0"

UNIT TYPE: 1 BED  
UNIT AREA: 615 SF  
UNIT COUNT: 5



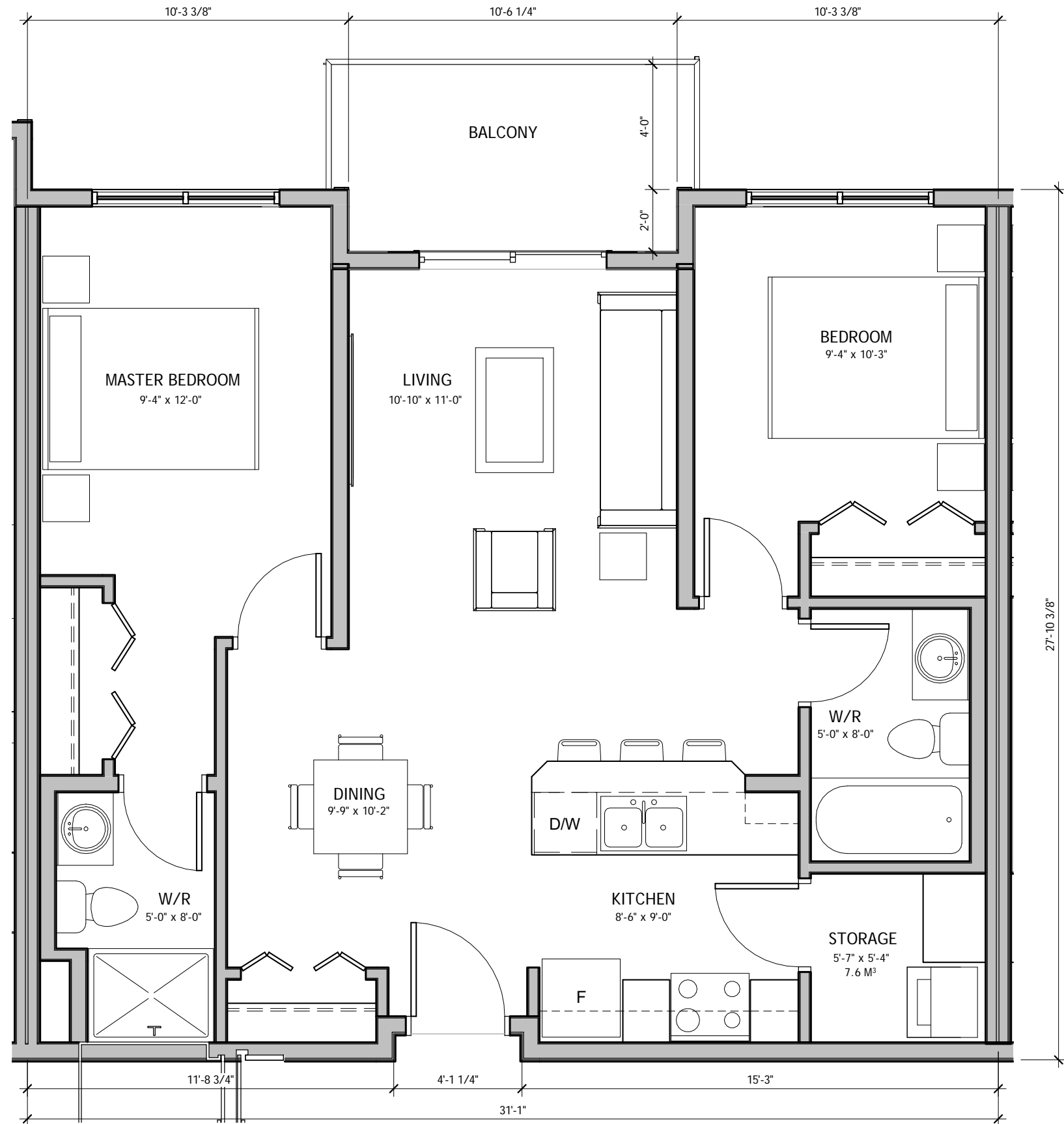
unit B  
1/4" = 1'-0"

UNIT TYPE: 1 BED + FLEX  
UNIT AREA: 675 SF  
UNIT COUNT: 5



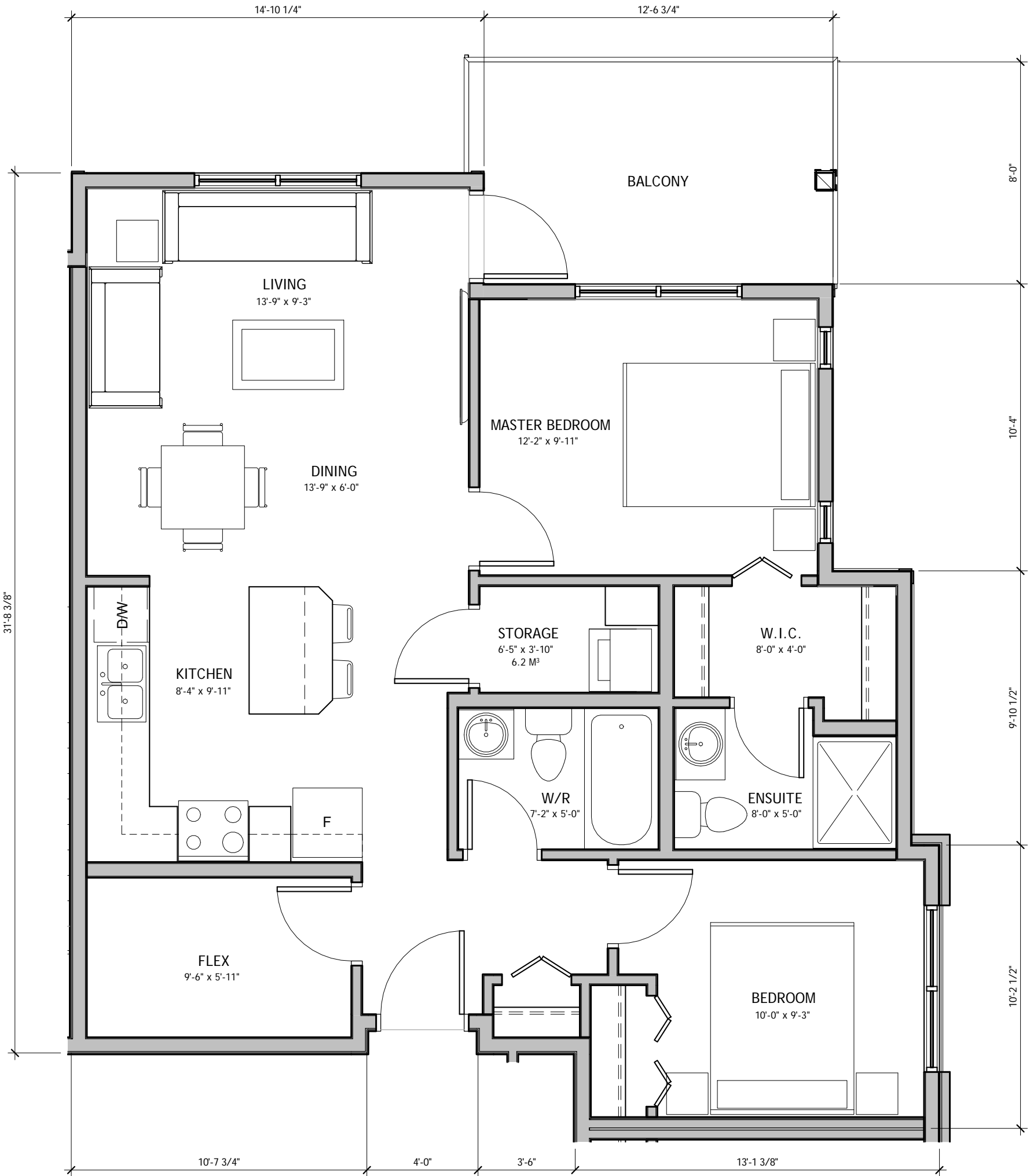
unit C  
1/4" = 1'-0"

UNIT TYPE: 1 BED + FLEX (ADAPTABLE)  
UNIT AREA: 664 SF  
UNIT COUNT: 5



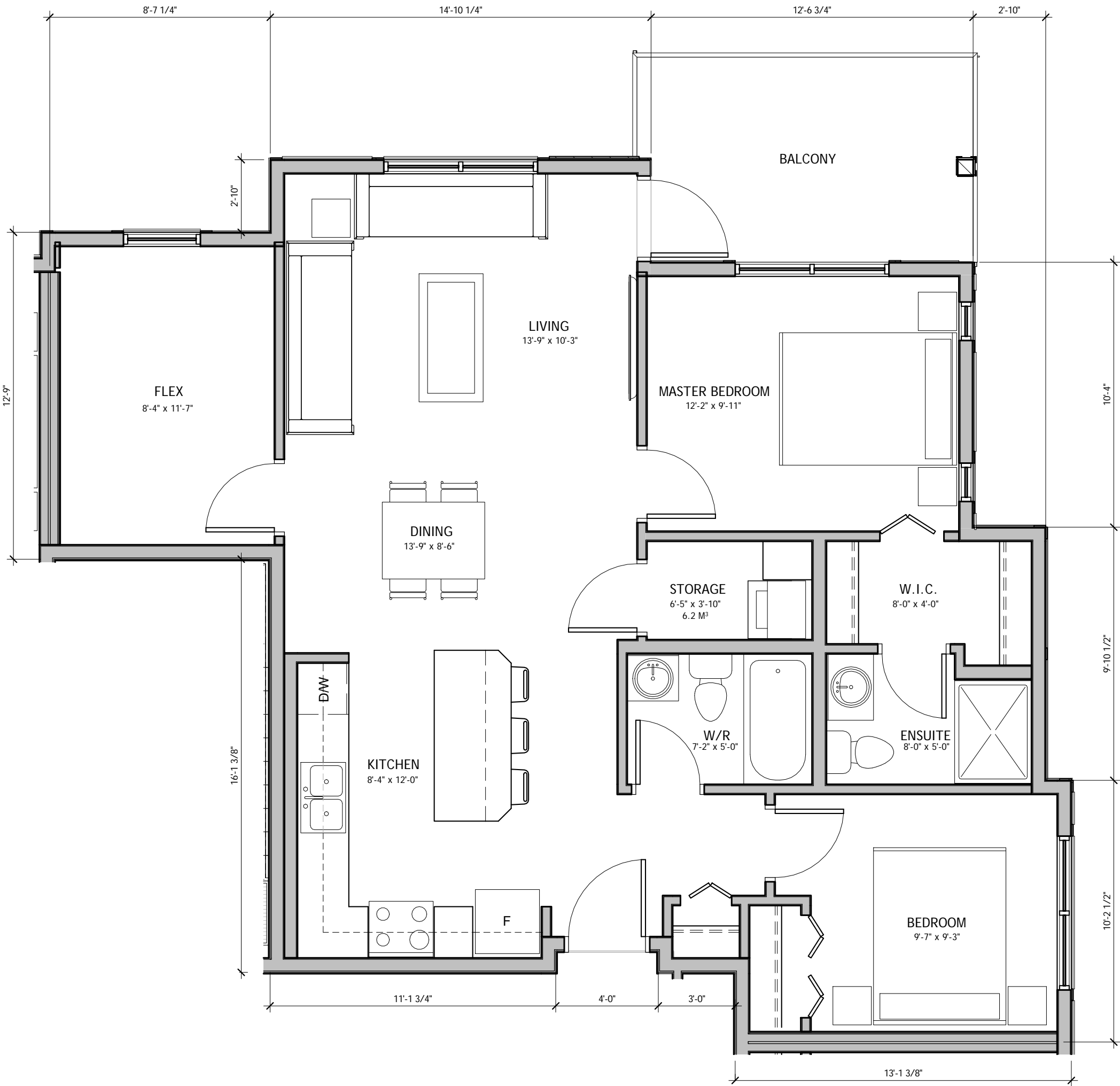
unit D  
1/4" = 1'-0"

UNIT TYPE: 2 BED  
UNIT AREA: 860 SF  
UNIT COUNT: 23



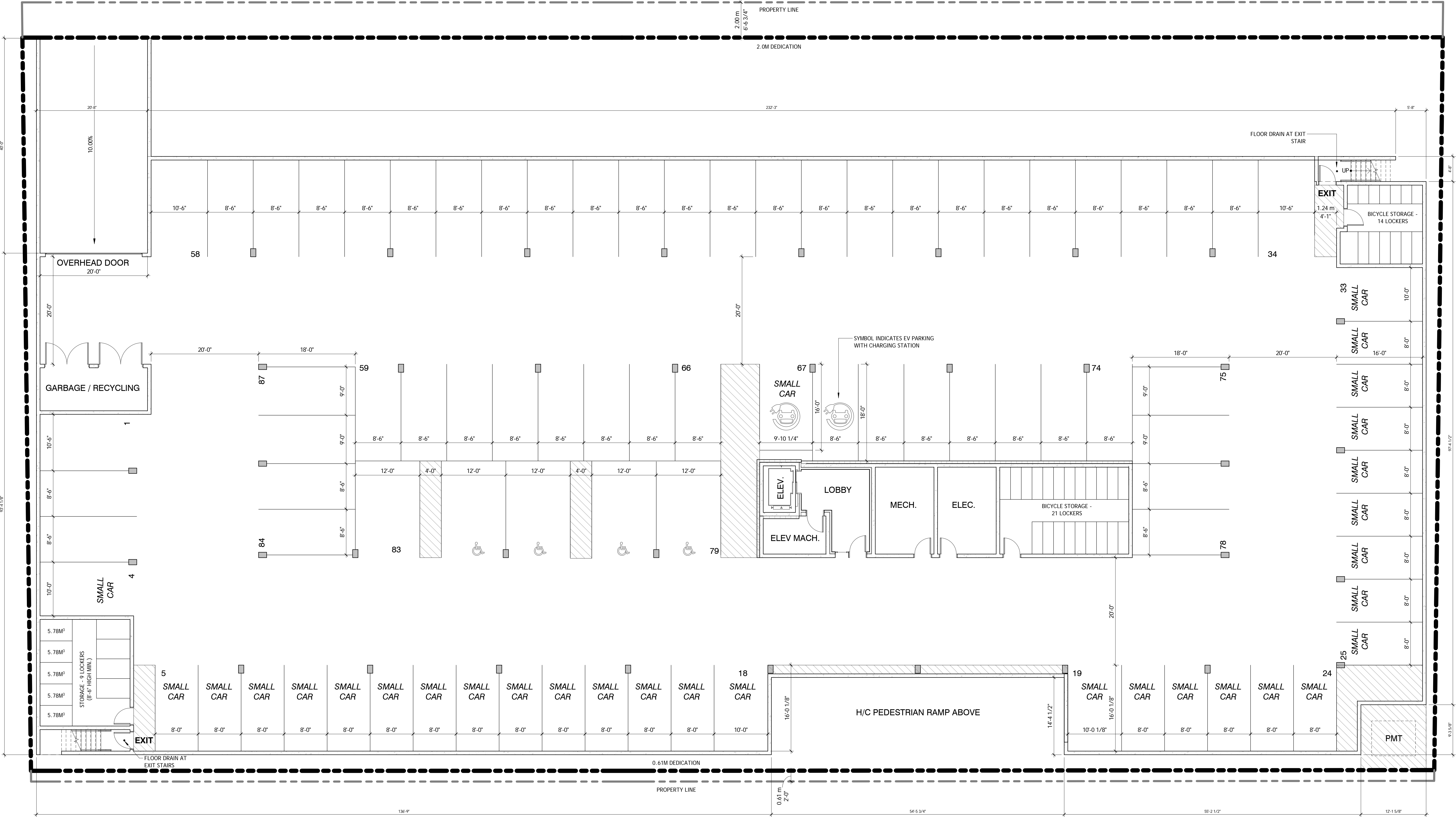
unit E  
1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX  
UNIT AREA: 912 SF  
UNIT COUNT: 14



unit E2  
1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX  
UNIT AREA: 1021 SF  
UNIT COUNT: 6



P1 level plan

1/8" = 1'-0"



53A AVENUE CONDOS - EAST

P1 LEVEL PLAN

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



RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #:

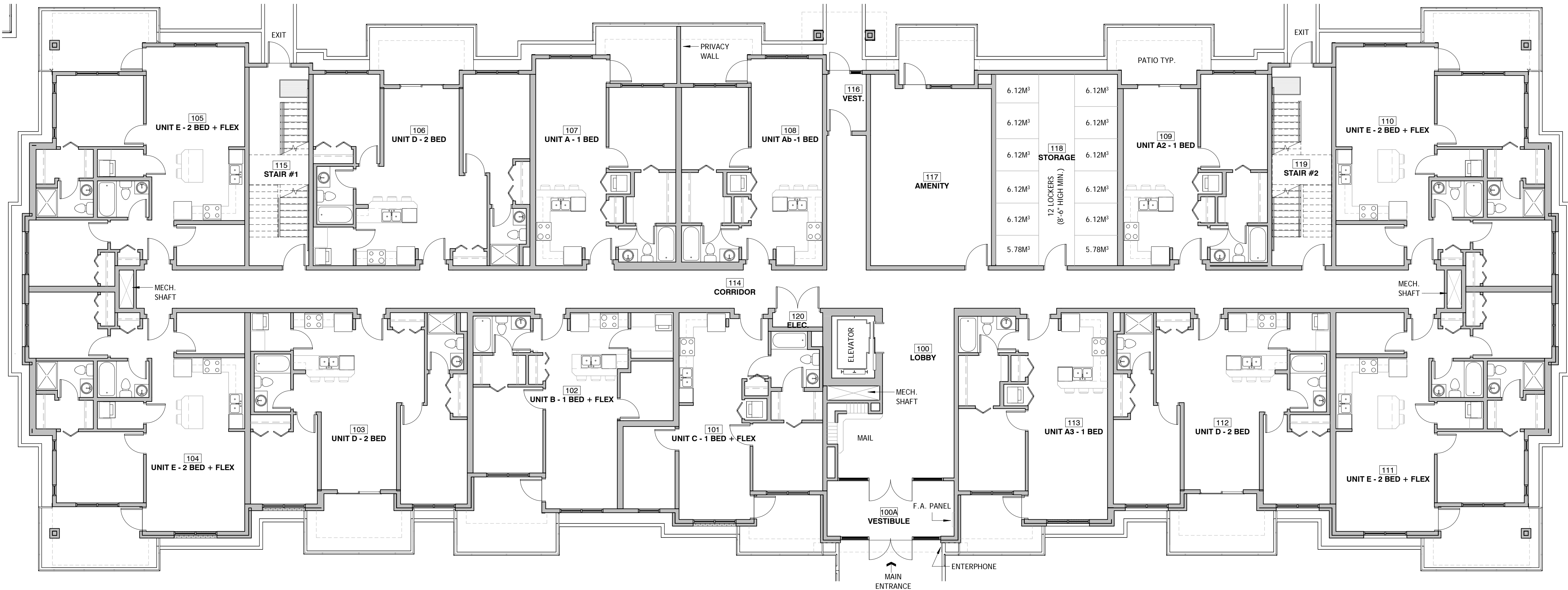
PROJECT NUMBER: 18-177



REDEKOP KROEKER  
DEVELOPMENT INC.

SD 3.01





1st level plan

1/8" = 1'-0"







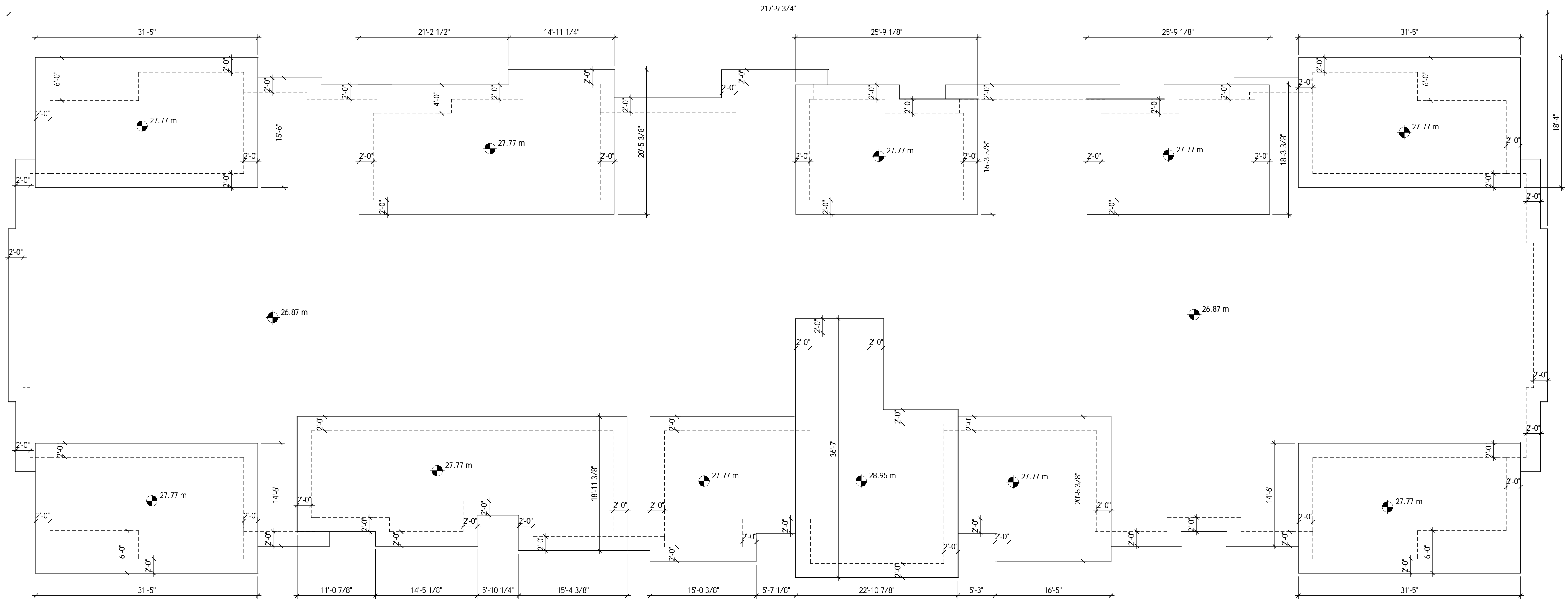
2nd level plan  
1/8" = 1'-0"





3rd - 5th level plan

1/8" = 1'-0"



roof level plan

1/8" = 1'-0"







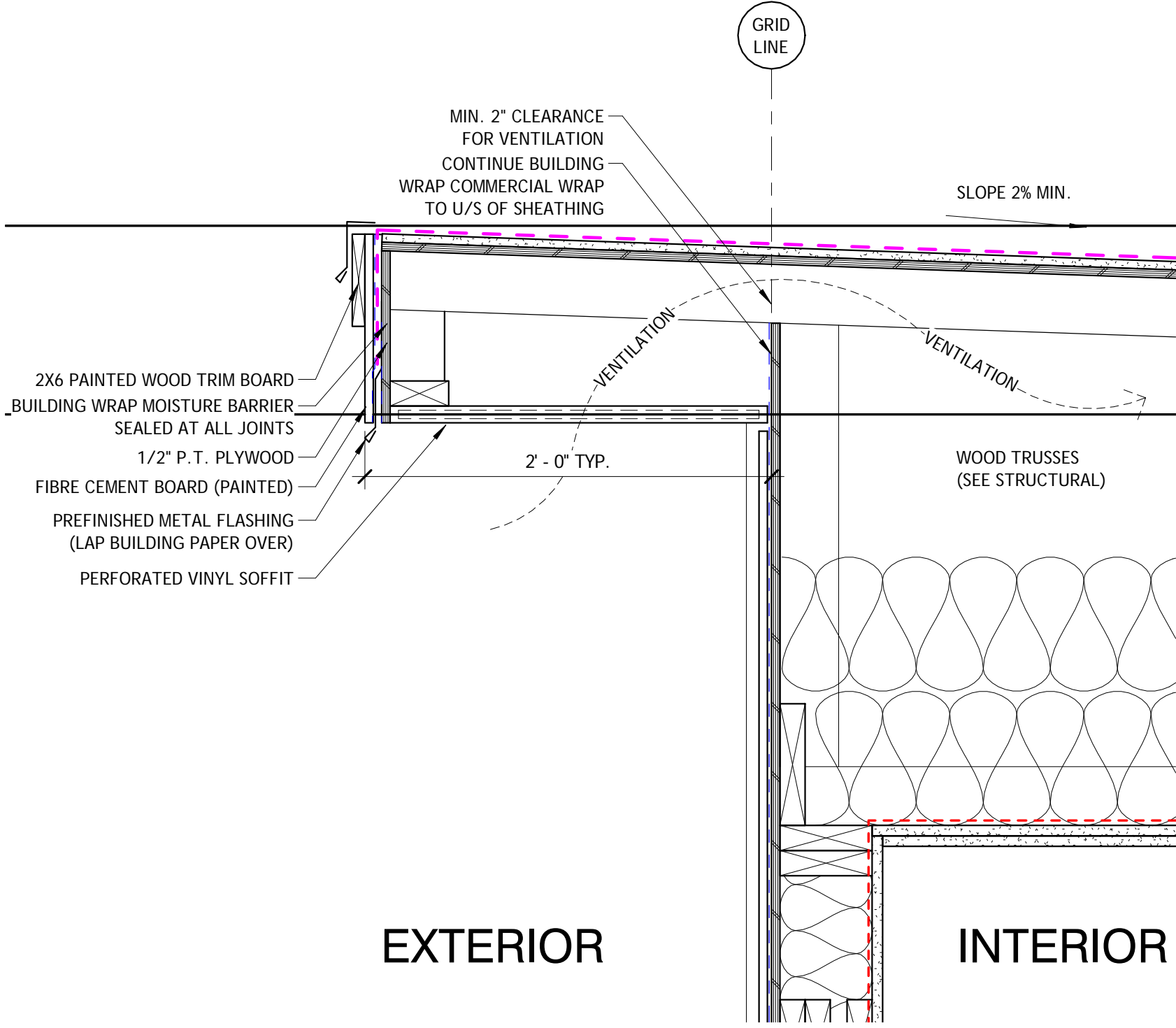
south elevation

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'
- 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'
- 10 ALUMINUM BALCONY RAILING:  
- COLOUR: 'BLACK'
- 11 HEAVY TIMBER (PAINTED):  
- 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'
- 12 HARDIE TRIM (RUSTIC GRAIN):  
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- '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'





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'
- 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'
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TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES 'CAMBRIDGE':  
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- 21 PERFORATED VINYL SOFFITS:  
- 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE NIGHT GRAY'



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 1<sup>st</sup> 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:

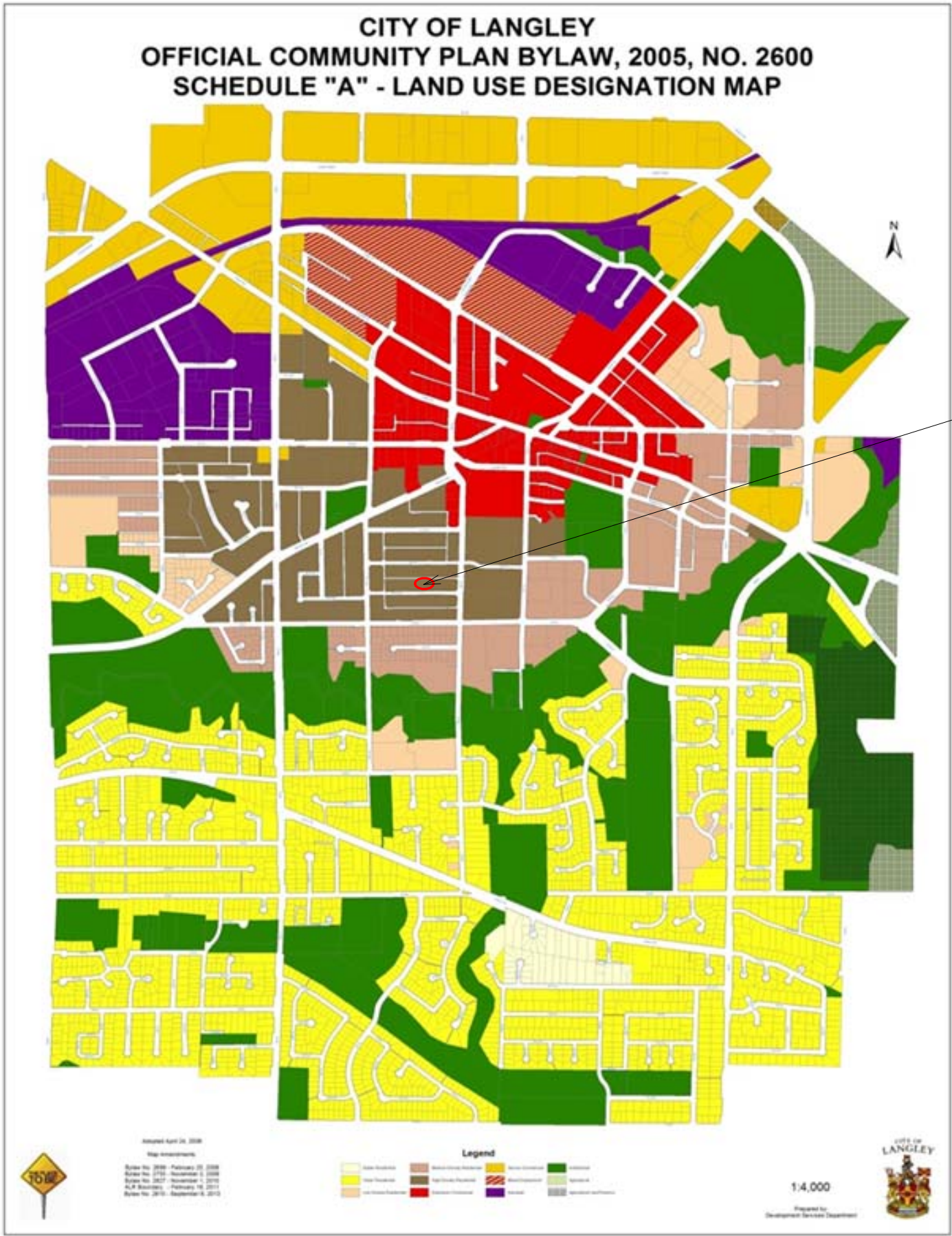
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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.

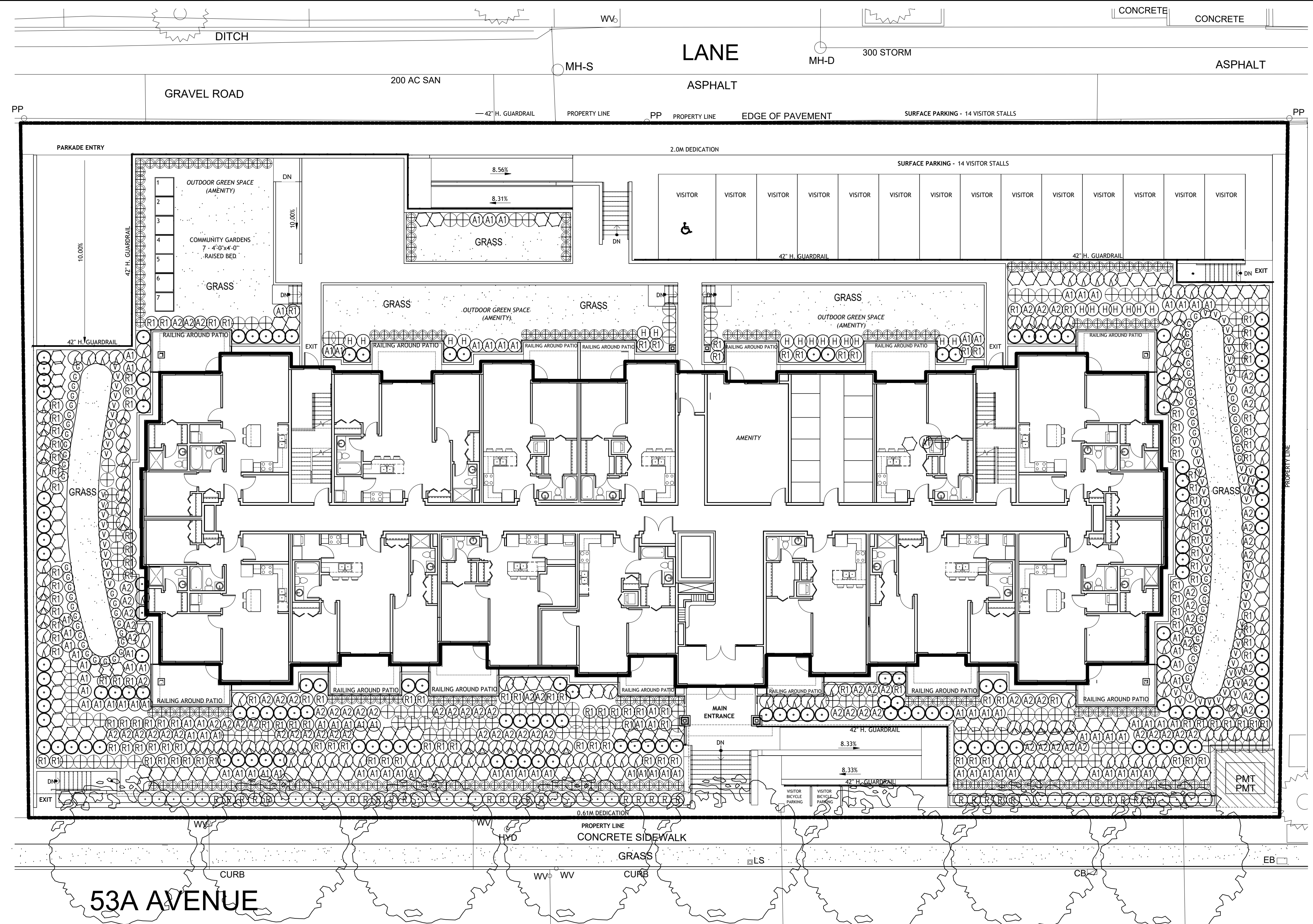
69 units proposed

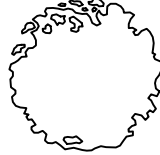
- Therefore, the proposed development complies with the City of Langley’s Official Community Plan Bylaw.



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.	
Ⓐ1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	104	#3 POT	90 CM. O.C.	
Ⓐ2	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.	
Ⓡ	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	30	#3 POT	90 CM. O.C.	
Ⓡ1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	150	#3 POT	90 CM. O.C.	
Ⓡ	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.	
Ⓢ	GAULTHERIA SHALLON	SALAL	62	#3 POT	65 CM. O.C.	
Ⓢ	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	68			

APR/19	REVISED SITE PLAN	1
DATE	REMARKS	NO.
REVISIONS		

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

CLIENT  
REDEKOP KROEKER  
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 1:150	DATE FEB/19
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
DRAWING No.	1

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" 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"

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 SHALL BE DONE AT THE SITE. THE DEF- USING A MECHANIZED SCREENING PROCESS. PROCESSING 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 SOLIS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOLIS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD LIGN, WOODY PLANT PARTS, NEED 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.



SECTION	N.T.S.
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SECTION	N.T.S.
---------	--------



- 1) SACKING/BURLAP TO BE LOOSEENED 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

APR/19	REVISED SITE PLAN	1
DATE	REMARKS	NO.
REVISIONS		

2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8

PHONE (604) 857-2376

**CLIENT**


REDEKOP KROEKER  
DEVELOPMENTS INC.  
SUITE #210  
11590 CAMBIE ROAD  
RICHMOND, B.C.  
V6X 3Z5

**TITLE**

PLAN VIEW

LANDSCAPE DETAILS  
53A AVENUE  
CONDOS – EAST  
0209 20219 20225 20237 – 53A AVENUE  
CITY OF LANGLEY, B.C.

SCALE	N.T.S.	DATE	FEB/19
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. 
	L-1A





## 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 Neighbourhood 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**

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***ADVISORY PLANNING COMMISSION CHAIRMAN***

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

*Certified Correct*



# COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Arts and Culture Recommendation**

From: Arts and Culture Task Group

File #: 0110.00

Doc #: 166796

Date: July 17, 2019

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## **ARTS AND CULTURE TASK GROUP RECOMMENDATION:**

THAT Council consider incorporating art work into Langley City capital projects such as the picnic shelter renewal at City Park, and that such artwork incorporate the four cornerstones referenced in the Langley City: Nexus of Community vision.

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## **SUMMARY:**

At the July 16, 2019 meeting of the Arts and Culture Task Group, the Chair invited committee members to share ideas and thoughts on a number of arts and culture initiatives and programs identified in the Terms of Reference, as well as past discussions of the committee, for further consideration and implementation.

The committee felt that a way to enhance our character and identity, and add beauty to public places, is to assess the feasibility and appropriateness for incorporating public art into all capital projects.

The committee suggested this could be roads, sidewalks, parks, natural areas and municipal buildings.

There was a conversation on the renewal of the picnic shelters at City Park that will be beginning in the fall and the committee discussed the opportunity that existed for having artwork incorporated either into the design or something that can be added after the construction is complete.



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Grade Crescent Concept Design Update**

File #: 5210.00

Doc #:

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

Date: July 16, 2019

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## RECOMMENDATION:

THAT the report from the Director of Engineering, Parks & Environment regarding Grade Crescent Concept Design be received for information.

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## PURPOSE:

The purpose of the report is to report back to Council regarding the results of the Grade Crescent Concept Design Open House and to highlight next steps.

## POLICY:

N/A

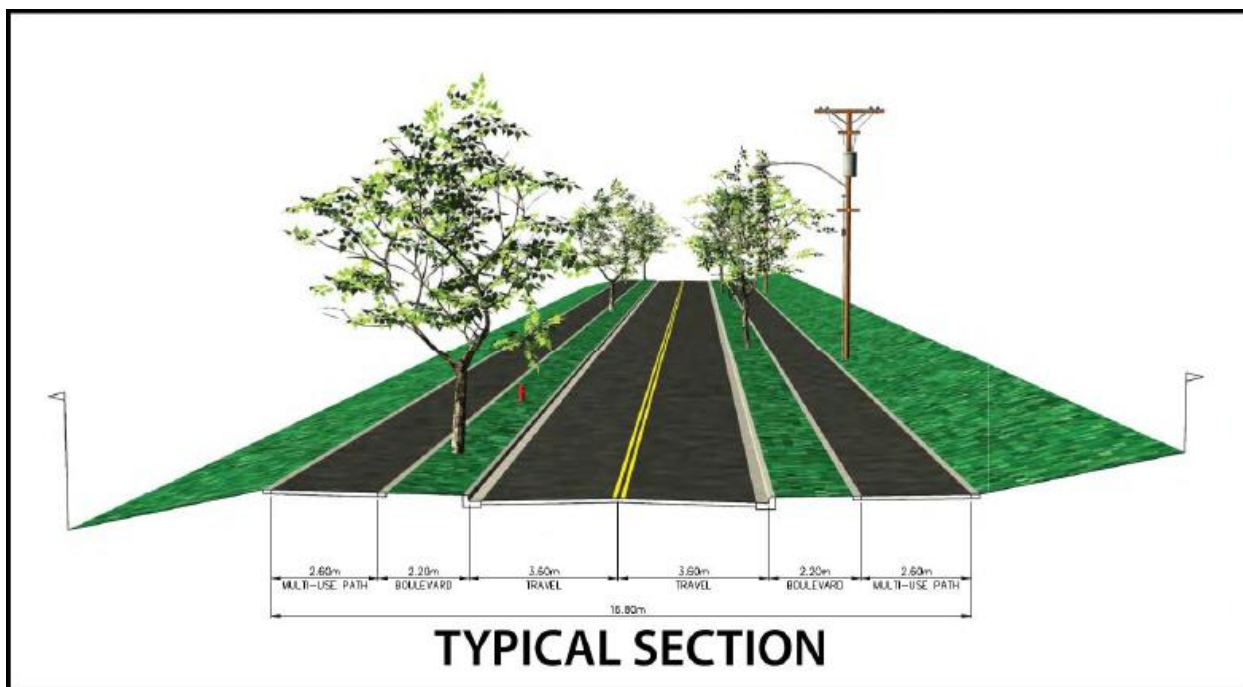
## COMMENTS/ANALYSIS:

The Grade Crescent Concept Design Project is being completed to assist with the selection of the preferred road design option along with a construction cost estimate for future budgeting purposes. The conceptual design will also be used as a guide to set requirements for any development applications along the route.

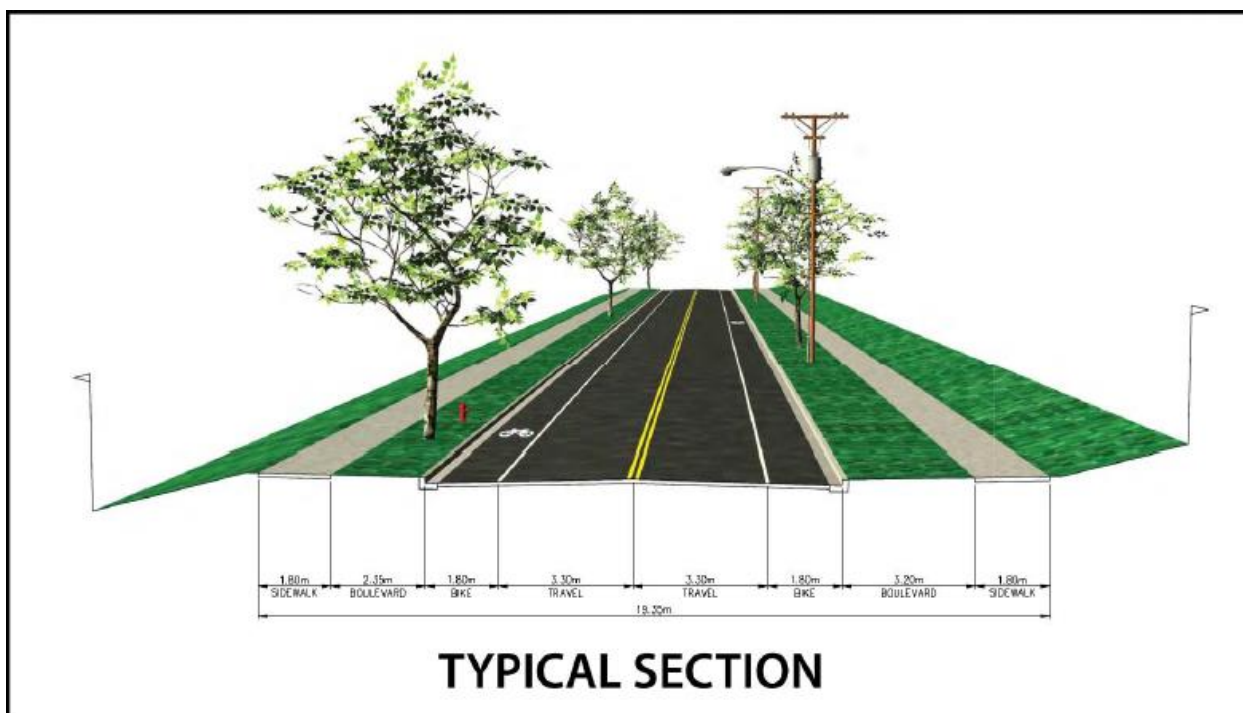
The City retained R.F. Binnie & Associates to complete the conceptual design to upgrade Grade Crescent from 200<sup>th</sup> Street to 208<sup>th</sup> Street. Based on traffic counts and growth projections a single lane in each direction is sufficient. The two lane configuration is also consistent with the current collector road classification. Two conceptual designs were developed; Option 1: Off-Street Multi-Use Pathway (MUP) and Option 2: On-Street Bike lanes. (see concept plans below).



### Option 1 – Off Street Multi-Use Pathway



### Option 2 – On street Bike Lane



Both options can include on-street parking pockets. This will be refined during detailed design.

The options were presented at an Open House at H.D. Stafford Middle School on May 9, 2019. In general the public was in favour of upgrading Grade Crescent with almost equal support for either option. A summary of the open house results are shown below:

Preference of residents who live directly along Grade Crescent:

Option 1 (MUP) – 11

Option 2 (Bike lanes) – 9

Preference of residents who live on Grade Crescent & Feeder Routes:

Option 1 (MUP) – 14

Option 2 (Bike lanes) – 15

Preference of all residents (including those who live several blocks away or did not list an address):

Option 1 (MUP) – 19

Option 2 (Bike lanes) – 18

Option 1 is recommended as it provides added safety of an off-street multi-use pathway providing a physical barrier between vehicles and pedestrians/cyclists.

A summary of some of the recurring comments that were raised by the public include:

- Improve street lighting
- Improve drainage
- Raised crosswalk at 201 Street
- Remove grass boulevards due to grade issues (steep driveways) and maintenance

The proposed design will address the lighting and drainage comments. A crosswalk at 201 Street is provided in the design but it will not be a raised crosswalk unless it meets the City's traffic calming criteria. An assessment of traffic speeds for the purpose of traffic calming warrants is not part the current scope of work.

It is unclear why 'removal of grass boulevards due to grade issues' was identified as a concern. It is suspected that this has more to do with the driveway grades. The driveway grades are quite steep, due to the downward slope from south to north, and little can be done to change that but the design balances the grades on both sides of the road to achieve the optimum grades possible. Maintaining the road as two lanes also helps to minimize driveway slopes.

**Interim improvements**

One of the other questions asked at the Open House was in regards to the safety improvements on 208<sup>th</sup> Street and Grade Crescent. High vehicle speeds are a concern and eastbound left turn movements. This intersection has been reviewed previously (in 2008) to see if a traffic signal or roundabout could be installed but was not recommended due to a number of issues. When the traffic signal warrant analysis was conducted none of the 9 different warrants were met. The proximity to the existing signal at 48<sup>th</sup> Avenue and the approach grades of up to 12% are the main factors in this decision. The safety improvement currently recommended was also recommended in 2008 by R.F Binnie. The design includes a raised median barrier to restrict eastbound left turn and thru movement. There was considerable support for the improvements; overall there were 21 responses in favor, and 9 responses against.

As noted in the budget implications section below the project cost is considerable and therefore will need to be prioritized against other projects the City would like to achieve.

In addition, a delegation came before Council on July 8, 2019 asking for safety improvements on Grade Crescent in the 201A St area with one item of concern being the crosswalk. Council approved the following motion:

THAT City staff investigate the cost of implementing interim traffic calming measures, interim repairs and measures and cross walk safety improvements between 203 Street and 200 Street along Grade Crescent in time for the 2020 budget cycle or sooner if possible.

Unless Council directs otherwise, the next steps will be as follows:

- Complete a traffic impact assessment of the proposed restrictive median at 208 Street and Grade Crescent including 48th Avenue, as the left-turn traffic would all be re-routed. ICBC would also be consulted for possible funding of this safety improvement. The City has sufficient budget to complete this study in 2019.
- Complete a traffic speed and volume count on Grade Crescent at 201A Street to assess if additional traffic calming is warranted. The City has sufficient budget to complete this assessment in 2019.
- Consider two capital interim traffic calming projects for the 2020 budget (addresses Council motion above):
  - a new pedestrian crosswalk on Grade Crescent in the 201A Street area complete with rapid flashing beacons and raised roadside islands narrowing the road width at the crossing.
  - Installation of a median barrier on 208 St to restrict eastbound Grade Crescent left turn movements.

Walkway improvements along Grade Crescent are scheduled this summer from 201 Street to 203 Street. This includes tree trimming and a new wider asphalt pathway along the north side of Grade Crescent.

The City will apply for provincial grants such as BikeBC and other infrastructure related grants when possible. With the concept design finalized there is a better chance at securing these grants as some of them require projects to be shelf ready.

Translinks funding criteria require projects to have separated or protected bike lanes which the City could be eligible for in the future going with Option 1.

Once the preferred option is selected the consultant will initiate electrical concept design and finalize drawings by incorporating any comments from the open house.

#### **BUDGET IMPLICATIONS:**

The class D estimated cost for this project is approximately \$13,000,000; however, this includes some assumptions regarding the electrical costs. Once the preferred option is selected they will complete the electrical concept design which will refine the class D cost estimate for the project. There is potential to phase this project and apply for grants once the designs are complete.

Cost estimates will be completed for the interim works noted above and submitted for consideration in the 2020 capital plan.

A capital budget request will be submitted for 2021 or 2022 for detailed design.

#### **ALTERNATIVES:**

Select option 2 with on-street bike lanes.

Respectfully Submitted,



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

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

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2019 Community Grants (2019)

File #: 1850.00

Doc #: 166622

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

Date: July 10, 2019

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### RECOMMENDATION:

THAT City Council endorse the recommendation of the Community Grant Committee to award community grants totalling \$ 20,558.34 to the following organizations;

Boys and Girls Club of Langley	\$ 3,650.00
Codependents Anonymous 12 Step Group	\$ 508.30
DLBA – Remembrance Day Banner Installation	\$ 886.64
Langley Child & Youth Mental Health & Substance Use Local Action Team	\$ 1,500.00
Langley Division of Family Practice	\$ 1,500.00
Langley Food Bank	\$ 2,500.00
Rotary RibFest Langley	\$ 2,500.00
SMART Recovery	\$ 600.00
Southgate Church – Back to School Community Event	\$ 4,500.00
Terry Fox Run Langley City	\$ 866.40
Triple A Senior Housing Society	\$ 547.00
Volunteer Cancer Drivers	\$ 1,000.00
	<b>\$ 20,558.34</b>

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### PURPOSE:

The purpose of the report is to seek Council's support of the Community Grant Committee recommendations regarding the distribution of the community grants.

**POLICY:**

Community Grant Policy CO-51

**COMMENTS/ANALYSIS:**

The City has allocated \$168,000 of casino proceeds to provide community grants to organizations that contribute to the general interest and advantage of the City. The Community Grant Committee awarded \$145,930.65 after the first intake of grant applications and reviewed an additional 19 applications received for the second grant application intake ending June 30, 2019.

**BUDGET IMPLICATIONS:**

The June 2019 grants requested totalled \$87,258.07 of which \$20,558.34 was identified for distribution to 12 organizations.

**ALTERNATIVES:**

Council could alter the amounts of the grants being considered and/or approve other grant requests.

Respectfully Submitted,



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Darrin Leite, CPA, CA  
Director of Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation. Since the inception of the Community Grant Program in 2006 the City has contributed over \$1,825,799 to non-profit and community organizations.



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Francis Cheung, P. Eng.  
Chief Administrative Officer





## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Telecommunications Antenna Application  
TA 01-18  
20361 Duncan Way

File #: 6410.00

Doc #:

From: Roy Beddow, MCIP, RPP  
Deputy Director of Development Services

Date: July 11, 2019

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### RECOMMENDATION:

THAT the City support the application by LandSolutions LP for a 30.0 m, freestanding monopole telecommunications antenna tower at 20361 Duncan Way in accordance with the Telecommunications Antenna Policy and Innovation, Science and Economic Development Canada regulations.

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### PURPOSE:

To consider an application for a free-standing telecommunications antenna tower at 20361 Duncan Way.

### POLICY:

Telecommunications and related facilities are regulated and approved by the federal government under the *Radiocommunication Act*. Under the *Act* and its associated regulations, service providers are required to consult with local government "land-use authorities" as part of the approval process for proposed new antennae. In accordance with Innovation, Science and Economic Development Canada's (ISED) regulations, the City adopted a Telecommunications Antenna Policy in 2011 to establish public consultation requirements and recommended siting and design criteria for telecommunications antennae. The subject application is the second to be received under the City's Policy.

## COMMENTS/ANALYSIS:

### 1. Proposal

The applicant is proposing to construct a 30.0 metre telecommunications antenna tower in the northwest corner of the subject property adjacent to the Southern B.C. Railway line. The proposed facility is a freestanding monopole tower with various antennae attached for cellular telephone and data communication. At the base of the tower is a fenced area housing equipment cabinets required for the operation of the facility.

The proposed facility would be owned and operated by Rogers Communications Inc.

### 2. Public Consultation

The applicant sent notices to owners and occupiers of property located within 180 metres (6 times proposed tower height) of the proposed tower on October 16, 2018. The applicant also placed a public notice advertisement in consecutive editions of the *Langley Times Advance*. One response was received from the public and is included as one of the attachments to this report. A summary of the public notification process is attached to this report. The public consultation process conducted by the applicant was consistent with the Telecommunication Antenna Policy.

### 3. Aeronautical Approvals

NavCanada approved the proposed tower in writing on April 1, 2019. Transport Canada approved the proposed tower in writing on June 3, 2019.

### 4. Evaluation

The proposed development complies with the Telecommunication Antenna Policy as follows:

Co-Location of Facilities -	applicant evaluated opportunities to share existing facilities before proposing tower
Location of Tower -	proposed tower is located in a designated Industrial area in the Official Community Plan
Design Criteria -	monopole design reduces visual clutter, does not exceed maximum 30.0 metres height, unpainted grey finish to lower visual profile, site secured by fencing and target-hardened to prevent intrusion and vandalism

Public Consultation - applicant followed public consultation requirements as noted above

The applicant is proposing to screen the tower compound with vinyl slat fencing rather than a landscape buffer as called for in the design guidelines (Section 4. e). Staff support this deviation from the guidelines on the basis that the proposed tower compound is located at the rear of the site adjacent to a railway line.

#### 5. Municipal Telecommunications Infrastructure

The applicant has indicated that the City could request that space be made available (for a fee) on the proposed tower for City of Langley telecommunications infrastructure if required. City staff could pursue an agreement with the owner that provides for the City's future technical requirements should the tower be approved.

#### **BUDGET IMPLICATIONS:**

N.A.

#### **SUMMARY:**

The proposed facility is generally consistent with the City's Telecommunications Antenna Policy. Staff recommend support for this application.

#### **ALTERNATIVES:**

1. Do not support the application by LandSolutions LP for a 30.0 m telecommunications antenna tower at 20361 Duncan Way.

Respectfully Submitted,



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

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

From: [REDACTED] 21975 49<sup>th</sup> Avenue, Langley, B.C. V3A 8J7

Tel: [REDACTED] Email: [REDACTED]

**To: Land Solutions LP**

Lena Fulton Municipal Stakeholder Relations Specialist 600. 322 – 11 Avenue SW, Calgary, Alberta, T2R 0C5  
Tel: 403-290-0008 Email: [comments@landsolutions.ca](mailto:comments@landsolutions.ca) (Letter by mail & email)

**City of Langley**

Development Officer 20399 Douglas Crescent, Langley B.C. V3A 4B3 604-514-008 (Letter hand delivered)

**Township of Langley**

Mayor Jack Froese & Council 20338 65<sup>th</sup> Avenue, Langley, B.C. (Letter hand delivered)

**LANGLEY Advance Times**

Editor 20258 Fraser Hwy, Langley, B.C. V3A 4E6 (Letter hand delivered)

RECEIVED  
JUL 17 2019  
CITY OF LANGLEY  
DEVELOPMENT SERVICES DEPT 9

Ref: The Anonymous 30m Monopole tower. (as shown in the Langley Advance Times dated Friday July 12<sup>th</sup> 2019)

My name and contact information are listed above. I am [REDACTED] years old and having spent 41 years in the electrical industry, both in engineering and in sales, I still consider myself as of sound mind and reasonably intelligence. So why don't you tell the public the true purpose of this tower being to carry 5G networks. Are you scared that someone might lookup 5G on the internet. I would like to share with you my experience with 5G. But first a little background.

I have a [REDACTED] and [REDACTED] who were living (explanation later) in Launceston, Tasmania, Australia. I visit them every year. My [REDACTED] is high functioning autistic (a real whiz [REDACTED]). My [REDACTED] had a Before and After + School Holidays Day Care for high function autistic children. On my last visit I carried with me 3 bed canopies with a value of \$3,000 cad. My [REDACTED] purchased these from a company in Canada and their purpose is to block 5G networks. I thought I might have a problem with Australian Customs; but as soon as I mentioned Autistic and 5G he waved me through with no further questioning.

The reason for the purchase of these canopies was Launceston has been designated as a "Smart City" (more like Guiney Pigs). When the public got to know this, they were told the 5G would give them a much higher speed internet. At a meeting a question was asked about 5G's health issues; they were told their body would adapt and get used to it. They all walked out of the meeting.

There is an area of Launceston that has multi-million dollar homes (Similar to Highpoint in TOL) and collectively big money behind the owners, to hire the best lawyers. The owners were told the best option to fight not having towers, was not to go with health issues, but the de-valuation of their properties. So when Council refused their request, Council was told; if 1 tower was erected in their area they would defer their property taxes until the tower was dismantled. Council backed down. The network provider then took Council to court and Council won their case. But of course this had no benefit for the general public or the health effects

Towers started to be erected like mushrooms overnight. This, because nobody noticed them until they were fully erected. The network provider was offering \$22,000 aud./year/tower to erect towers on their property. We know of one farmer who is being paid \$66,000 aud./year for 3 towers and brags about it. This farmer was a friend of a farmer we know. They have neighbouring farms and both were very friendly towards each other. Our friend's dogs used to chase wallabies, rabbits etc. off the farm. Sometimes the dogs would trespass onto his neighbour's land, but he didn't mind as it was favourable to him. Figure THIS! Around 6 months after the towers were erected there was a banging on our friends door. It was his neighbour, threatening him with a hay rake, telling our friend; if his dogs came on his land again he would kill them and him too (our friend).

In a six month period Launceston had a hostage-taking with a Swat Team & robot cameras in attendance. No one my [REDACTED] knows (not even an 85 year old man) didn't know Launceston had a Swat Team. There was a failed bank holdup, 2 stores robbed, numerous house break-ins, a youth that went missing and his body parts were recovered in different areas of Launceston. In addition on the corner of the next block to my [REDACTED], there was a young man harassing a 90 year old lady because he believed she was the one responsible for him getting an eviction notice. (Not correct). He started by revving his car, with a loud muffler, in the early morning, threatening her

with foul language and to kill her if she came out. The police were called on at least 4 different occasions by different neighbours (once by my while I was there). People were saying they have never ever seen so much crime in such a short time.

The final straw for my was when 3 towers were erected, located very close together, and within a minute walk of my ; similarly a shopping plaza & the Silverdome which is a sports, performance events and casino center. My has now sold home and daycare business and has moved to where there are no 5G towers (yet), to keep my away from 5G towers for as long as possible. had to re-register 6 rescue dogs. For the 6 dogs; fenced a paddock within fenced property for them. The inspector that came was in his 60s. After the inspection they chatted and he told , when he was 60 his doctor had sent him for a colonoscopy. He was told he had to have an operation as he had cancer on his colon. This was a mystery to him, because going back 4 generations no one, on either side of the families, had ever suffered from cancer. What was also weird was his cancer being only in one location and on one side of his colon. After further chatting, my casually asked where he kept his cell phone. He replied he has always kept his cell phones in his back pocket except when sleeping. When he showed his cellphone's pocket location it was identical to the area (side & length) as the cancer. His present cell phone is only 4G.

My experience with 5G on this visit: The only headache I have ever had (including partying the night before) was when I was 12 years old and was hit on the head by a cricket ball. I am not autistic, but I woke up on 2 separate mornings with a headache. After the 1<sup>st</sup> time I tried one of the canopies; my had not opened them yet because of the pending move. I opened the canopy enough to cover the bed top to bottom and side to side, and reaching to floor level. Nothing happened for a couple of days. Then one morning, when the mothers brought their children to the daycare they were complaining, as they had previously, about their child being restless or constantly waking up during the night. My and had had restless nights. I slept all night. Next, I stopped covering myself with the canopy and when it happened again, I woke up with another head ache. The media stated later that the 5G network had been testing.

**I would ask if you would agree with the following questions and if you disagree, please tell me why?**

First: 5G can only travel short distances and needs booster towers?

Second: 5G likes water as well as other liquids?

Third: 5G enters, unknown to the body, through sweat glands? It also penetrates walls of homes and buildings without cables?

Fourth: Once entered into the body vital organs are the prime targets?

Fifth: 5G will heat up vital organs? Experiments have been made on dead pigs with thermal devices on their organs and video does show this occurs.

Sixth: Aren't pregnant women at risk? Specialists have written papers on this matter, predicting a great increase in the births with autism, brain and organ defects. Do you agree?

Seventh: Has networker providers, governments Provincial and Federal, done any genuine truthful research on this health matter? Hopefully Canada has set some standards for 5G

Eighth: It was reported in the USA, that when a new 5G weapon was tried on crowd control, the demonstrators ran away screaming. When interviewed they said "It was as if my inside was on fire". Are you aware of this?

Ninth: If 5G has this effect on humans what does it have on animals, wild and domestic? As in a flock of birds falling from the sky, fish dying, whales/dolphins etc. beaching themselves with no explanation. Sound familiar? I wonder if 5G is being experimented in other areas.

**Has anybody really seriously taken health issues into account? Who in Canada has done any studies on Health or other aspects, other than that of Internet Security?**

In closing, Shaw has just changed my internet modem to accept 5G. Fortunately my laptop will not accept 5G. Unfortunately I do have to suffer 5G trespassing into my home without any form of cable. My only alternative is an expensive paint job,

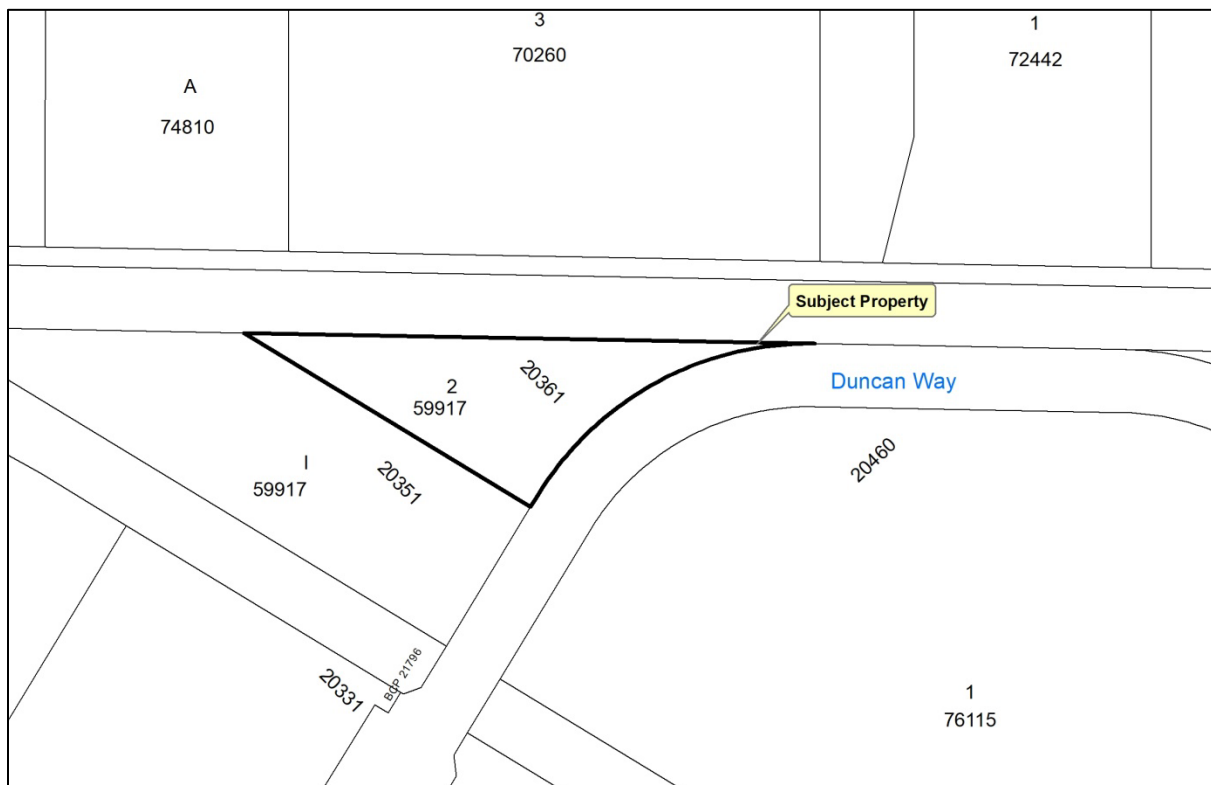
**I eagerly welcome & await your comments**

CITY OF  
LANGLEY



## TELECOMMUNICATIONS ANTENNA APPLICATION TA 01-18

**Civic Address:** 20361 Duncan Way  
**Legal Description:** Lot 2, District Lot 309, Group 2, New Westminster District, Plan 59917  
**Applicant:** LandSolutions LLP  
**Owner:** Bodene Investment Corp.





DRAWING INDEX		
DWG NO	DRAWING TITLE	REV
T-1	TITLE SHEET	3
A-1	ANTENNA DETAILS	1
A-2	WIC DETAILS	1
A-3	ANTENNA LOADING CHART	1
A-4	SITE PLAN	2
A-5	COMPOUND LAYOUT	2
A-6	ANTENNA LAYOUT	2
A-7	SOUTHEAST ELEVATION	3



KEY PLAN

NOT TO SCALE

LATITUDE: N 49.111297°NAD 83

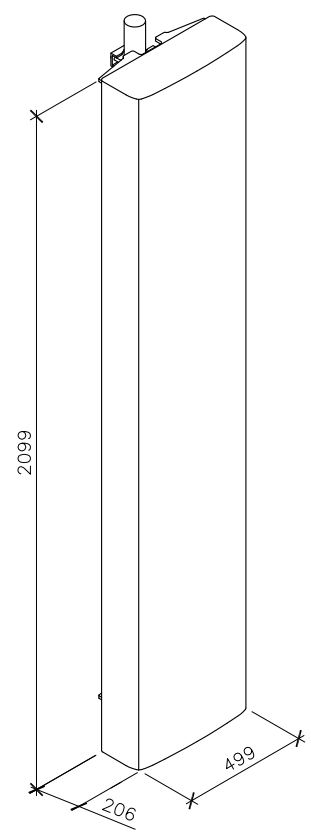
LONGITUDE: W 122.659169°

SITE INFORMATION	
SITE ID:	W4442
SITE NAME:	204TH & LOGAN
SITE ADDRESS:	20361 DUNCAN WAY LANGLEY, BC
LEGAL DESCRIPTION:	PID: 005-833-850 LOT 2, DISTRICT LOT 309, NEW WESTMINSTER DISTRICT, DISTRICT PLAN 59917
SITE CONFIGURATION:	RAWLAND - MONOPOLE
APPLICANT:	ROGERS COMMUNICATIONS INC. 1600-4710 KINGSWAY BURNABY, BC V5H 4W4

3	REVISED PER ROGERS	JAN 31/19	NR
2	REVISED PER ROGERS	NOV 26/18	WT
1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY

	PROJECT:  W4442 204TH & LOGAN  LANGLEY BRITISH COLUMBIA	SCALE:	N/A
		CHECK BY:	LC
		DRAWN BY:	WT
		DATE:	JUN 22/18
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTANTS.COM	DRAWING TITLE:  TITLE SHEET	CAD FILE:	T-1
		PROJECT NO:	18C1021
		DRAWING NO:	T-1





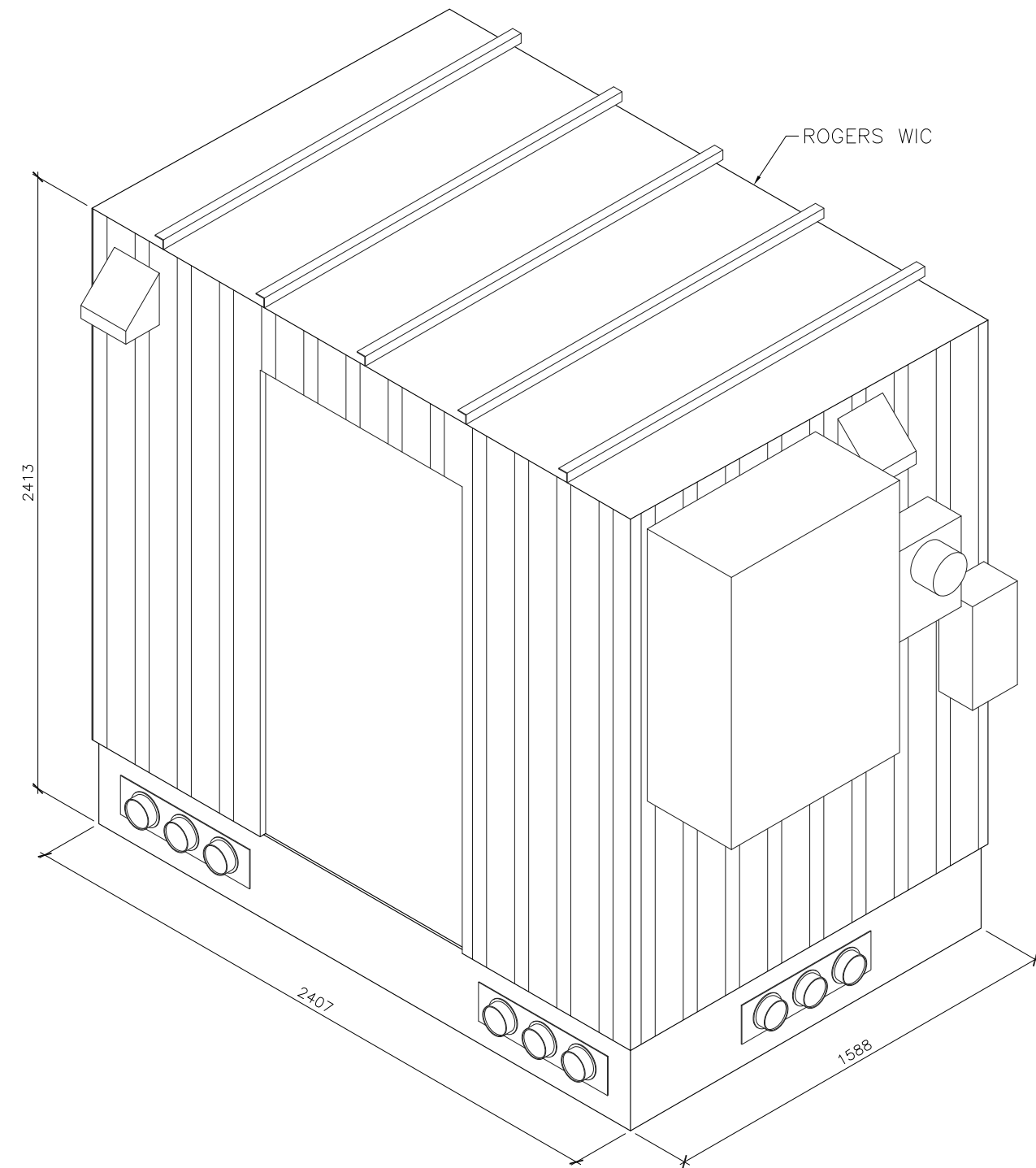


MANUFACTURER: HUAWEI  
ANTENNA MODEL: ASI4516R0v06  
HEIGHT: 2099mm  
WIDTH: 499mm  
DEPTH: 206mm  
WEIGHT: 45.0kg

1 ANTENNA ISOMETRIC  
- N.T.S.

1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY

	PROJECT:  W4442 204TH & LOGAN  LANGLEY BRITISH COLUMBIA	SCALE:	N/A
		CHECK BY:	LC
		DRAWN BY:	WT
		DATE:	JUN 22/18
		CAD FILE:	A-1
 <small>229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTANTS.COM</small>	DRAWING TITLE:  ANTENNA DETAILS	PROJECT NO:	18C1021
		DRAWING NO:	A-1





ROGERS WIC HAS BEEN DESIGNED BY ALPHA TECHNOLOGIES AND ARE BASED UPON DRAWINGS CREATED BY INTERCONTINENTAL TRUCK BODY DATED MAY 20, 2014.

CORE ONE CONSULTING LTD. DOES NOT TAKE RESPONSIBILITY OF THE EQUIPMENT CABINET DESIGN

EQUIPMENT OPTIONAL ACCESSORIES SHOWN ARE DIAGRAMMATIC ONLY AND NOT SITE SPECIFIC

1 WIC ISOMETRIC  
- N.T.S.


1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY


	PROJECT:  W4442 204TH & LOGAN  LANGLEY BRITISH COLUMBIA	SCALE:	N/A
		CHECK BY:	LC
		DRAWN BY:	WT
		DATE:	JUN 22/18
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTANTS.COM	DRAWING TITLE:  WIC DETAILS	CAD FILE:	A-2
		PROJECT NO:	18C1021
		DRAWING NO:	A-2

ANTENNA LOADING CHART																		
#	ANTENNA ID		ANTENNA/HARDWARE TYPE P= PANEL W= WHIP		HEIGHT RAD CENTRE	ANTENNA HIEGHT REF.	POS	AZMIUTH (°)	MDT (°)	MET (°)		DIV (°)	SPACE DIV (m)	RRU'S TOWER LOADING	RRU'S INITIAL INSTALL	JUMPER TYPES	JUMPER LENGTH (m)	STATUS
	TECHNOLOGY	LABEL								700/800	2100/2600							
1	LTE	LTE-1	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	40°	0°	T.B.D.	T.B.D.	N/A	N/A	4	3	H&S	<5	INITIAL
2	LTE	T.B.D.	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	40°	0°	T.B.D.	T.B.D.	N/A	N/A	3	0	H&S	<5	FUTURE
3	LTE OFFSET	OFFSET-1	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	100°	0°	T.B.D.	T.B.D.	N/A	N/A	3	2	H&S	<5	INITIAL
4	LTE	LTE-2	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	160°	0°	T.B.D.	T.B.D.	N/A	N/A	4	3	H&S	<5	INITIAL
5	LTE	T.B.D.	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	160°	0°	T.B.D.	T.B.D.	N/A	N/A	3	0	H&S	<5	FUTURE
6	LTE OFFSET	OFFSET-2	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	220°	0°	T.B.D.	T.B.D.	N/A	N/A	3	2	H&S	<5	INITIAL
7	LTE	LTE-3	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	280°	0°	T.B.D.	T.B.D.	N/A	N/A	4	3	H&S	<5	INITIAL
8	LTE	T.B.D.	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	280°	0°	T.B.D.	T.B.D.	N/A	N/A	3	0	H&S	<5	FUTURE
9	LTE OFFSET	OFFSET-3	HUAWEI ASI4516R0v06	P	±29.0m	CENTRE	UP	340°	0°	T.B.D.	T.B.D.	N/A	N/A	3	2	H&S	<5	INITIAL
10	GPS	GPS-1	GPSGLONASS-36-N-S	-	±30.0m	-	-	-	-	-	-	-	-	-	-	T.B.D.	-	FUTURE
11-13	AWS	T.B.D.	T.B.D.	P	±26.5m	CENTRE	UP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	FUTURE
14-16	3.5GHz	T.B.D.	T.B.D.	P	±26.5m	CENTRE	UP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	FUTURE
17-22	2.5GHz	T.B.D.	T.B.D.	P	±26.5m	CENTRE	UP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	FUTURE

ANTENNA LOADING CHART AS PER – BC  
CAPACITY AUGMENTS 2018 GENERAL  
SCOPE OF WORK DATED MAY 23, 2018

1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY





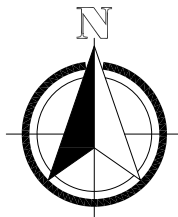
229 - 18525 53RD AVENUE  
SURREY, BC V3S 7A4  
TEL: (778) 805-2166  
INFO@COREONECONSULTANTS.COM

PROJECT:  
  
W4442  
204TH & LOGAN  
  
LANGLEY  
BRITISH COLUMBIA

DRAWING TITLE:  
  
ANTENNA LOADING CHART

SCALE: N/A  
CHECK BY: LC  
DRAWN BY: FS  
DATE: APR 12/18  
CAD FILE: A-3

PROJECT NO: 18C1021  
DRAWING NO: A-3



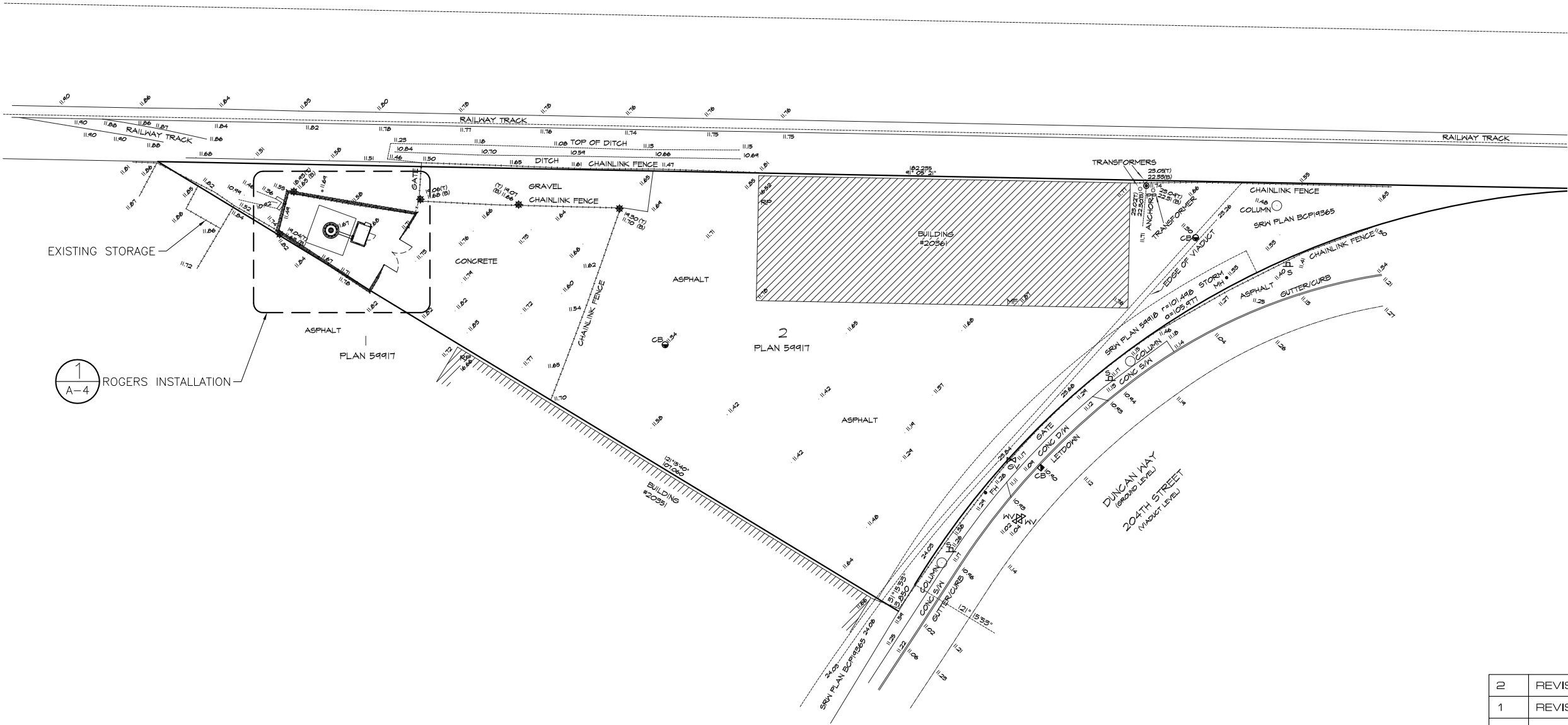
TRUE NORTH ARROW SHOWN ON  
THIS DRAWING IS APPROXIMATE  
ONLY AND MUST BE VERIFIED

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM SURVEY PREPARED  
BY MATSON PECK & TOPLISS SURVEYORS & ENGINEERS  
DATED JANUARY 29, 2019.



LEGAL DESCRIPTION:

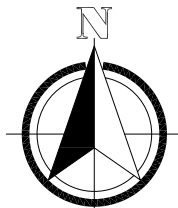
PID: 005-833-850 LOT 2, DISTRICT LOT 309 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN 59917



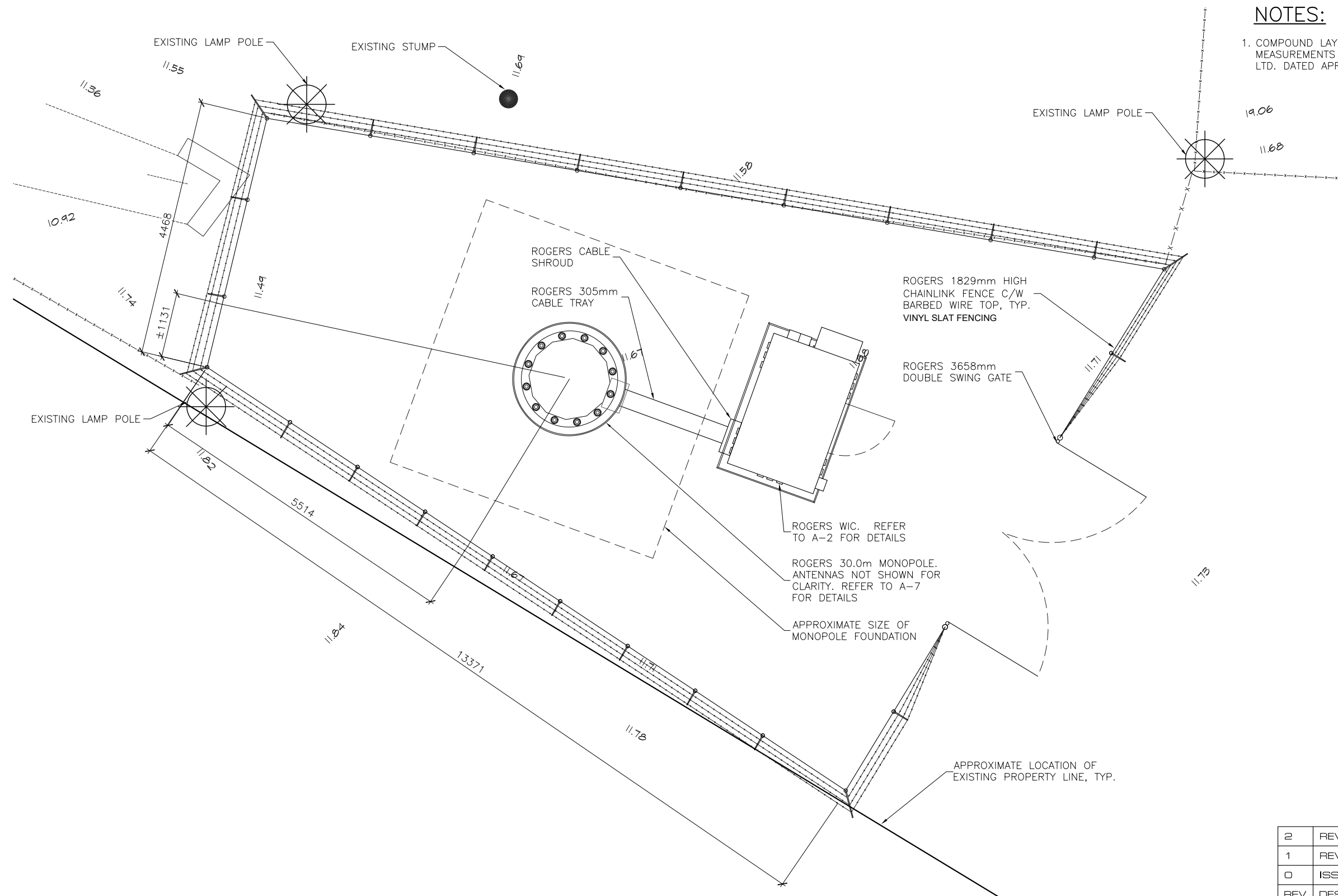
1 SITE PLAN  
1:600

2	REVISED PER ROGERS	JAN 31/19	NR
1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY

	PROJECT:  W4442 204TH & LOGAN  LANGLEY BRITISH COLUMBIA	SCALE: AS NOTED
		CHECK BY: LC
		DRAWN BY: WT
		DATE: JUN 22/18
		CAD FILE: A-4
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTANTS.COM	DRAWING TITLE:  SITE PLAN	PROJECT NO: 18C1021
		DRAWING NO: A-4



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED



## NOTES:

1. COMPOUND LAYOUT INFORMATION OBTAINED FROM SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED APRIL 11, 2018.

2	REVISED PER ROGERS	JAN 31/19	NR
1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY

1 COMPOUND LAYOUT  
1:75

**ROGERS**

**COREONE**  
CONSULTING

229 - 18525 53RD AVENUE  
SURREY, BC V3S 7A4  
TEL: (778) 805-2166  
INFO@COREONECONSULTANTS.COM

PROJECT:

W4442  
204TH & LOGAN

LANGLEY  
BRITISH COLUMBIA

DRAWING TITLE:

COMPOUND LAYOUT

SCALE: AS NOTED

CHECK BY: LC

DRAWN BY: FS

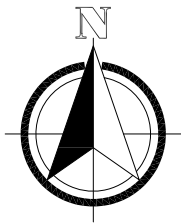
DATE: APR 12/18

CAD FILE: A-5

PROJECT NO: 18C1021

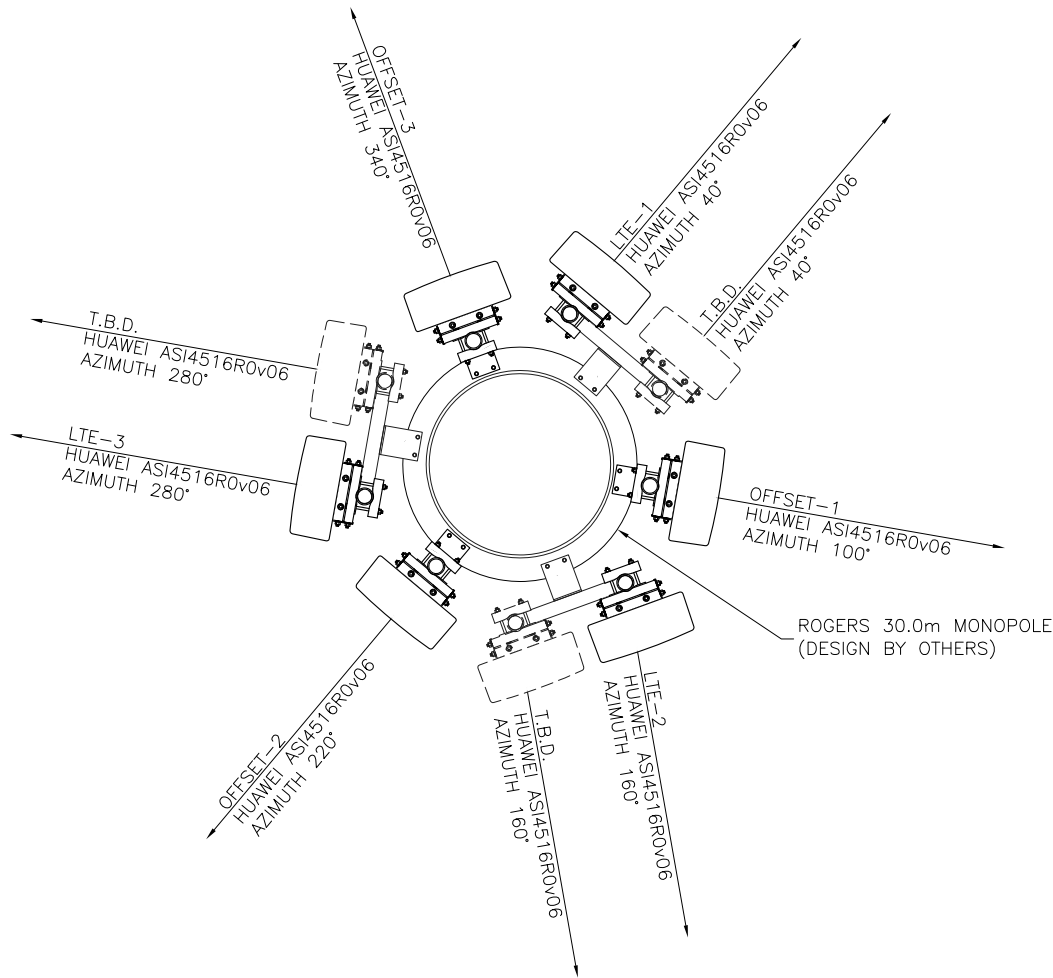
DRAWING NO:

A-5



TRUE NORTH ARROW SHOWN ON  
THIS DRAWING IS APPROXIMATE  
ONLY AND MUST BE VERIFIED

ANTENNA MOUNTING SHOWN IS  
DIAGRAMMATIC ONLY AND WILL BE  
DESIGNED BY MONOPOLE MANUFACTURER



1 ANTENNA LAYOUT  
1:40

2	REVISED PER ROGERS	NOV 26/18	WT
1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY

PROJECT:

W4442  
204TH & LOGAN

LANGLEY  
BRITISH COLUMBIA

SCALE: AS NOTED

CHECK BY: LC

DRAWN BY: FS

DATE: APR 12/18

CAD FILE: A-6

229 - 18525 53RD AVENUE  
SURREY, BC V3S 7A4  
TEL: (778) 805-2166  
INFO@COREONECONSULTANTS.COM

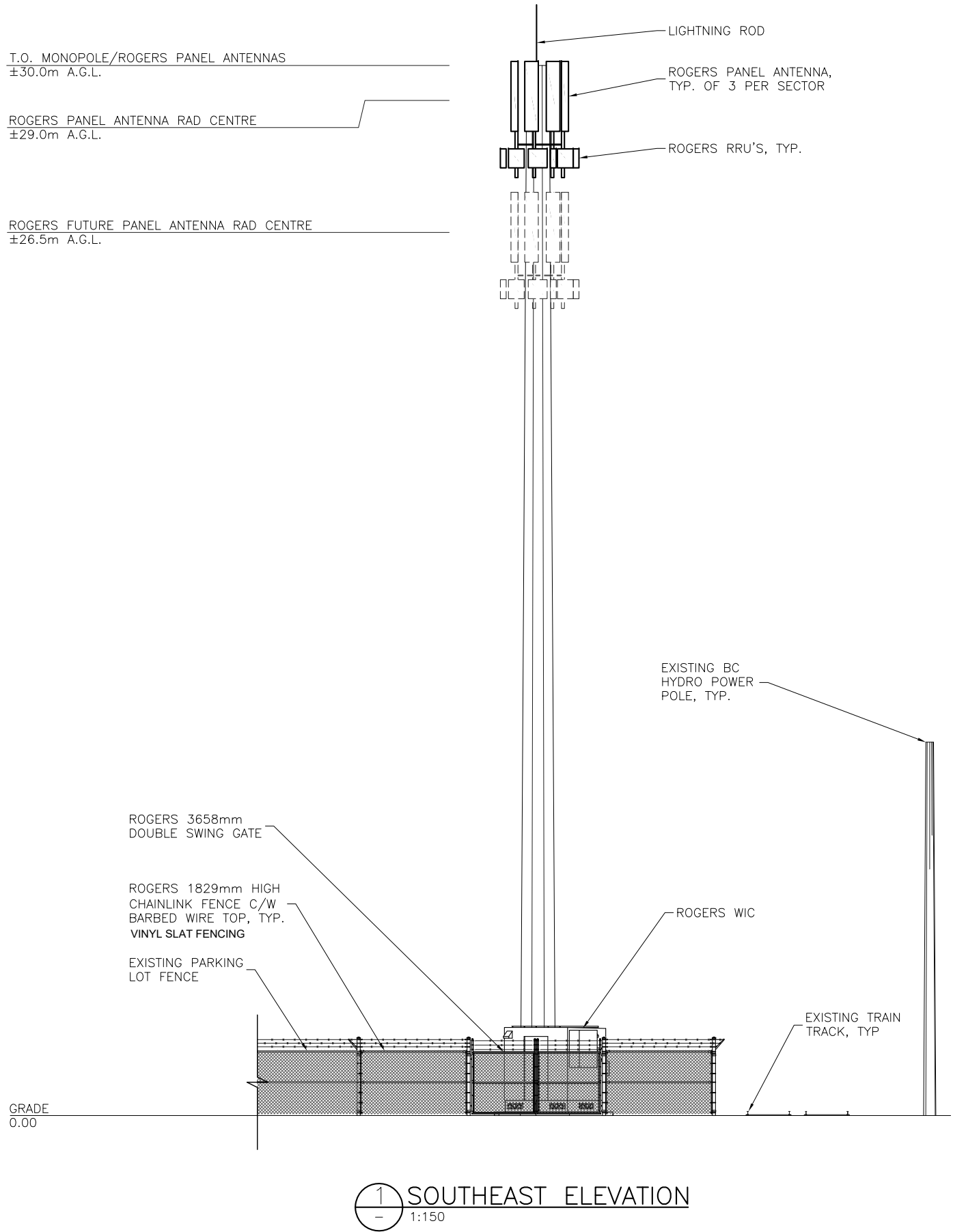
DRAWING TITLE:

ANTENNA LAYOUT

PROJECT NO: 18C1021

DRAWING NO: A-6

- NOTES:
- 1. ELEVATION IS DIAGRAMMATIC ONLY.
  - 2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.



3	REVISED PER ROGERS	JAN 31/19	NR
2	REVISED PER ROGERS	NOV 26/18	WT
1	REVISED PER ROGERS	OCT 11/18	JK
0	ISSUED FOR REVIEW	JUN 25/18	WT
REV	DESCRIPTION	DATE	BY

	PROJECT:  W4442 204TH & LOGAN  LANGLEY BRITISH COLUMBIA	SCALE:	AS NOTED
		CHECK BY:	LC
		DRAWN BY:	WT
		DATE:	JUN 22/18
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTANTS.COM	DRAWING TITLE:  SOUTHEAST ELEVATION	CAD FILE:	A-7
		PROJECT NO:	18C1021
		DRAWING NO:	A-7



Rogers Communications Inc  
Request for Municipal Concurrence  
30m Monopole Telecommunication Facility  
October 23, 2018

Attn: Roy Beddow, Deputy Director  
20399 Douglas Crescent  
Langley, BC  
V3A 4B3

**To Whom it May Concern:**

LandSolutions LP, on behalf of Rogers Communications Inc. (Rogers) is pleased to submit to you the captioned package for your review and consideration. This is a request for Municipal Concurrence.

<b>Rogers File:</b>	W4442 204 <sup>th</sup> and Logan Avenue
<b>Municipal Address:</b>	20361 Duncan Way, Langley, BC
<b>Legal Land Description:</b>	Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917
<b>Coordinates:</b>	LAT: 49°06'40.5864", LONG: -122°39'33.4728"

LandSolutions LP is in compliance with the Langley Telecommunications Antenna Policy and Innovation, Science and Economic Development Canada's Spectrum Management and Telecommunications Client Procedure Circular for Radiocommunication and Broadcasting Antenna Systems CPC-2-0-03-i5 (CPC). As per CPC protocols, Langley Development Officer, MP, Innovation, Science and Economic Development Canada and affected stakeholders within a 180m radius have been notified of the proposal. Rogers is proposing a new telecommunications Facility to be placed at 20361 Duncan Way, Langley, BC

In consideration of LandSolutions LP's site acquisition process and the municipal process, the proposed facility is in the most suitable location and has been designed with consideration to proposed land uses. When complete, the facility will provide continuous wireless coverage and added cellular capacity for the surrounding area.

Sincerely,  
**LandSolutions LP**

**Clym Atkin**  
*Municipal and Stakeholder Relations Specialist*  
**LandSolutions LP**  
600, 322 11th Avenue SW  
Calgary, Alberta, T2R 0C5  
p. (403) 290-0008  
f. (403) 290-0050  
e. [clyma@landsolutions.ca](mailto:clyma@landsolutions.ca)



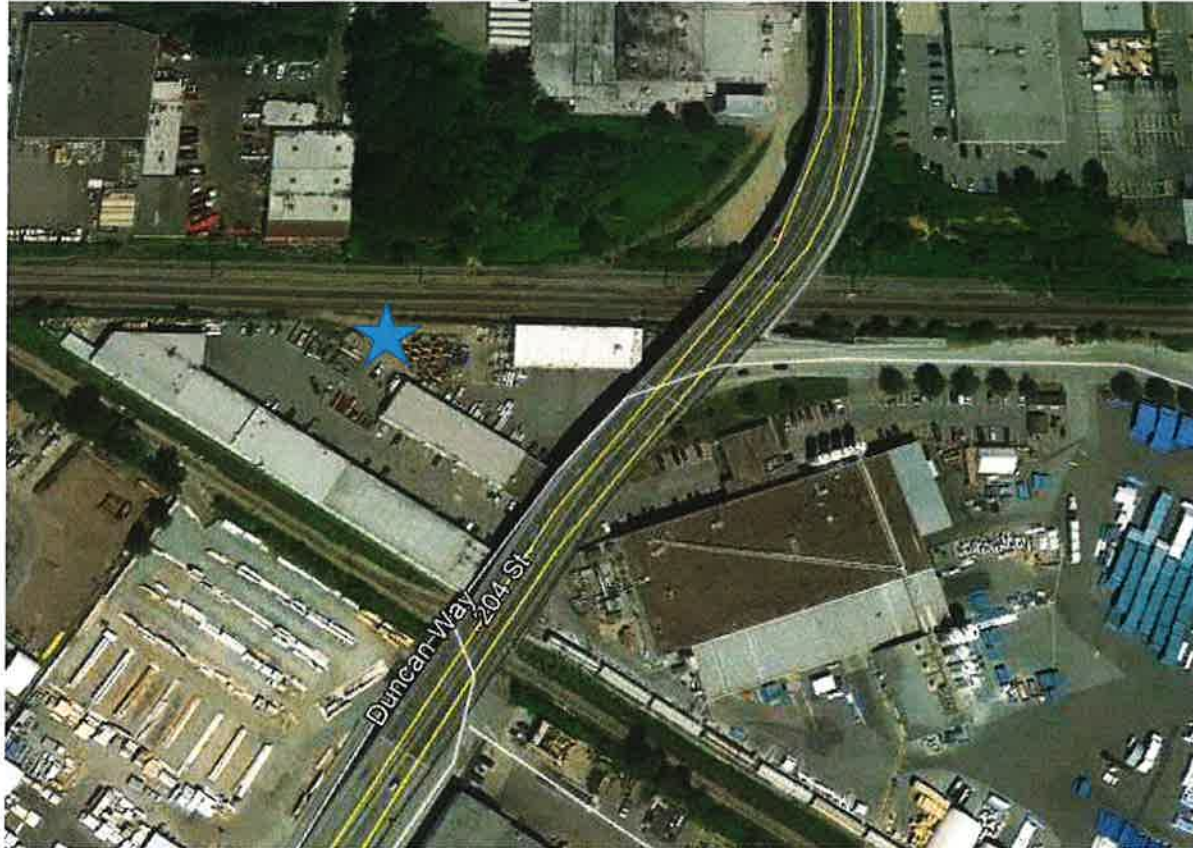


Rogers Communications Inc  
Request for Municipal Concurrence  
30m Monopole Telecommunication Facility  
October 16, 2018

For your consideration we have taken the liberty of providing the following information within the Request for Municipal Concurrence Package:

1. Application Fee cheque
2. Telecommunication Antenna Structure Application
3. Site photos
4. Property Title
5. Letter of Authorization from property owner
6. Facility survey
7. Copies of Notifications to Member of Parliament, and ISED
8. Copy of notification to be sent to property owners
9. Copy of notification posted in the local paper for 2 consecutive weeks

### Review of Location and Surroundings:



Google Earth aerial image of Municipal Address 20361 Duncan Way, Langley, BC  
LAT: 49°06'40.5864", LONG: -122°39'33.4728"

### Monopole Telecommunications Facility

The facility is proposed to be a 30m telecommunications facility within the leased premises. Lighting and painting requirements are to be determined by Transport Canada. At this time, Rogers does not expect to include tower lighting (top) due to the height of the proposed facility. Once requirements are received, Rogers will undertake providing said requirements through a notification to all stakeholders who request to be notified of said requirements.

### Equipment Shelter

Rogers proposes to install an equipment shelter to house equipment necessary for the operation of the telecommunications facility within the fenced compound. The shelter is armed with a 24-hour alarm system to ensure protection from vandalism and to warn of environment concerns such as fire. Power will be supplied via connection to the public utility networks.

### Site Access

For construction, access will be from the existing ~~church~~ parking lot on the property.

### Construction and Maintenance

The construction period will last two to four weeks and once completed the facility will remain unoccupied. The only Rogers traffic generated at this site will be for routine monthly maintenance visits.

LandSolutions LP, on behalf of Rogers attests that the installation will respect good engineering practices including structural adequacy.



Rogers Communications Inc  
Request for Municipal Concurrence  
30m Monopole Telecommunication Facility  
October 16, 2018

### Aeronautical Approvals

All necessary Transport Canada and NAV Canada approvals will be obtained by LandSolutions LP and provided upon request to any members of the community.

### Antenna Systems

It is proposed that Panel Style Antennas will be mounted on the proposed facility, operating between 700-2600 Mhz frequency.

### Notification to Langley Development Officer and Member of Parliament

A notification of the proposed telecommunications facility will be sent to the Langley Development Officer and ~~Langley - Aldergrove~~ Member of Parliament, ~~Mark Warawa~~. Facility location, environmental health standards and site drawings will be disclosed.

*John Aldag*

### Environmental Health Standards / Safety Code 6 Guidelines

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the CEAA (Canadian Environmental Assessment Act) and local environmental assessment requirements where required by the CEAA.

LandSolutions LP, on behalf of Rogers, attests that the radio antenna system described in this notification is not on Federal Land and does not qualify as a Designated Project under the CEAA (Canadian Environmental Assessment Act). All Rogers antenna systems are installed and operated in a manner that respects the local environment and that complies with other statutory requirements.

Innovation and Science and Economic Development Canada manages the radio communications spectrum in Canada. Among other requirements, Innovation and Science and Economic Development Canada requires cellular telecommunications facilities to comply with guidelines established by Health Canada to protect people who live or work near these facilities.

These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Rogers facilities meet or exceed these standards. LandSolutions LP, on behalf of Rogers attests that the radio installation described in this notification package, will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

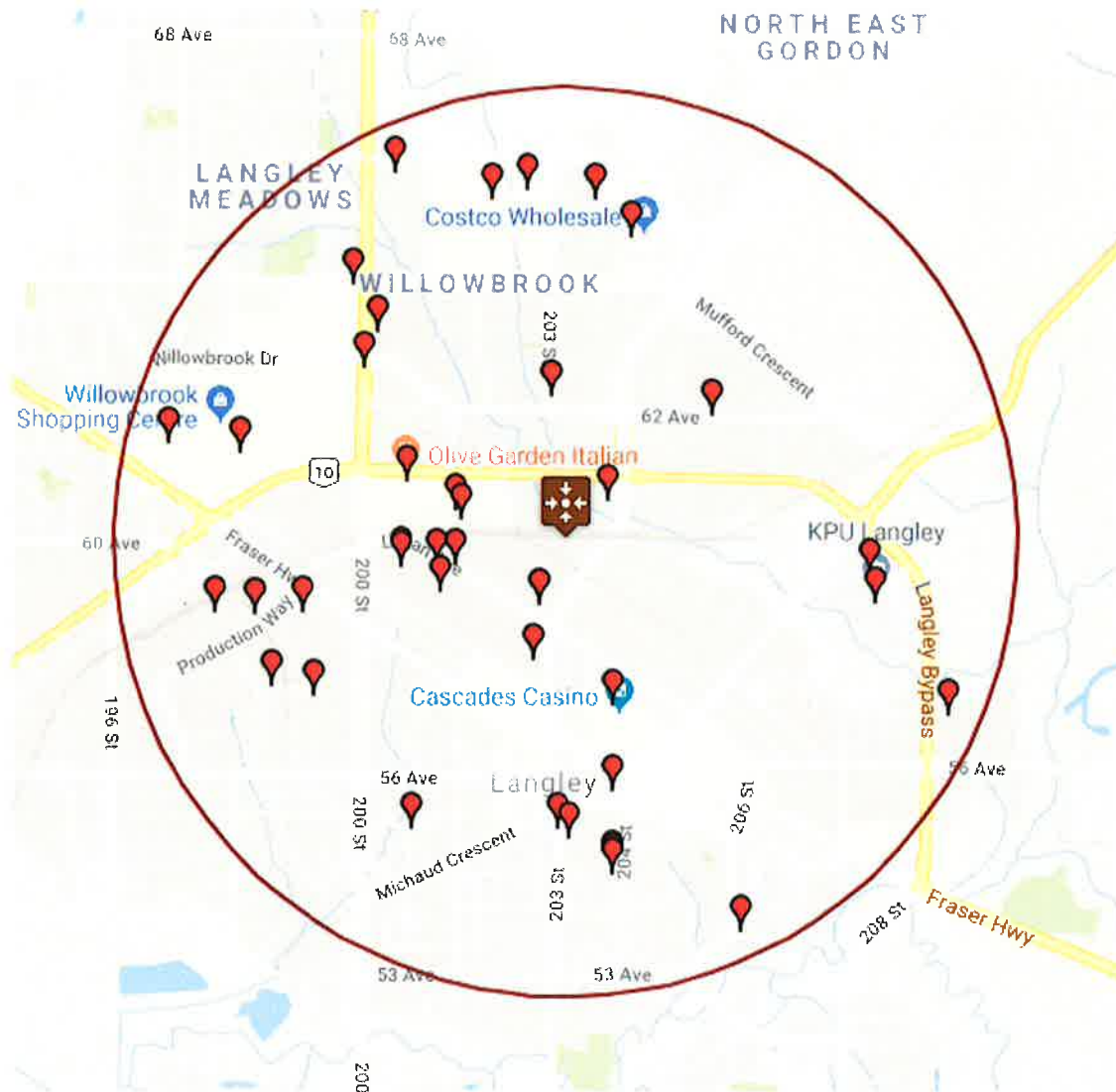
### Conclusion

Wireless communications contribute to the quality of everyday life. This proposal will satisfy demand for service to future subscribers in the area. Additionally, this facility will provide expanded cellular coverage to reach emergency services such as paramedics, police officers and fire fighters, and offer an alternate to conventional landlines.



Rogers Communications Inc.  
Co-locate opportunities facilities within 1500m  
30m Monopole Telecommunications Facility  
January 14, 2019

Location	Reason
49.1105, -122.666917	30m Freedom tower – does not offer the required elevation
49.1091, -122.6735	30m Roger Tower
49.110278, -122.645556	1 km from proposed site, would not meet coverage objectives







**Public Notification Package for  
Proposed Wireless Communications Installation  
20361 Duncan Way, Langley, BC  
Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917  
Rogers Site: W4442 204<sup>th</sup> and Logan Avenue**

**LandSolutions LP** | Suite 600, 322 11<sup>th</sup> Avenue SW Calgary, AB T2R 0C5  
Clym Atkin | Municipal & Stakeholder Relations Specialist | 403-290-0008

**Rogers Communications Inc.** | Suite 700, 500 4<sup>th</sup> Avenue SW Calgary, AB T2P 2V6

## 1. Introduction

Rogers Communications is proposing to construct a new wireless communications tower at 20361 Duncan Way, Langley, BC (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation.

## 2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies North to the Langley Bypass, South to 56<sup>th</sup> Avenue, West to 200<sup>th</sup> Street and East to 206<sup>th</sup> Street. The proposed installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation – adjacent to the Fabrikem Warehouse - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

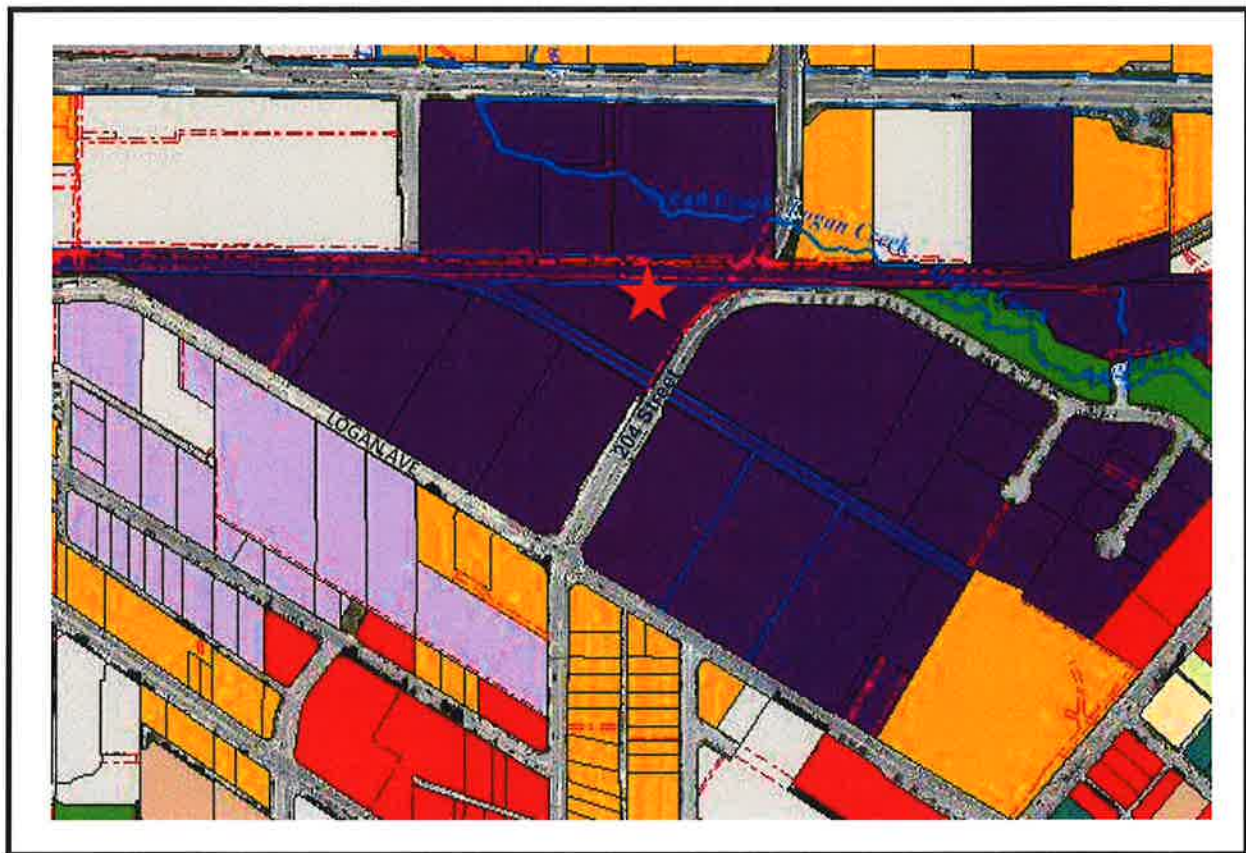
### 3. Location of Proposed Installation

The location of the Proposed Installation is described below:

Municipal address:	20361 Duncan Way, Langley, BC
Legal description:	Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917
Geographic coordinates:	LAT: 49°06'40.5864", LONG: -122°39'33.4728"
Land Usage:	Industrial

The Proposed Installation tower profile is shown on the following page.

***Map showing Proposed Installation***





***Aerial photo showing Proposed Installation located at 20361 Duncan Way***





#### 4. Description of Proposed Antenna System

##### a) Structure

The Proposed Installation is a 30m Monopole style tower. Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

##### b) Antenna system

It is proposed that pinwheel Style Antennas will be mounted on the proposed facility, operating between 700-2600 Mhz frequency.

##### c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located in the corner of the property.

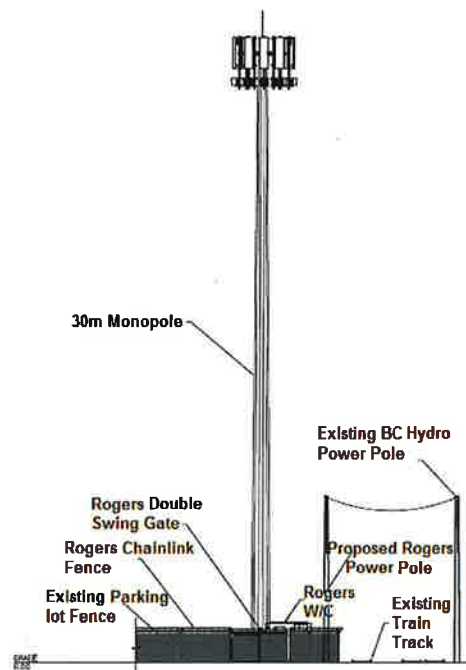
The Proposed Installation will occupy a ground compound area of 100 square metres and will include a 30m monopole, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high security fence with a locked gate access point. The compound will also contain backup battery power, maintenance tools, manuals and first aid kit.

Additional landscaping will be provided as necessary in accordance with the direction of the City of Langley.

##### d) Areas accessible to the public and measures to control public access.

The cell tower premises will be enclosed by a fence. Rogers will install an equipment cabinet within the fenced portion of the premises. The cabinet will be armed with a 24-hour alarm system to ensure protection from vandalism and to warn for environmental concerns such as flooding or fire.

**Drawing Showing  
Proposed Tower Profile**



## 5. Federal Regulatory Requirements

### (a) *Rogers is regulated by Innovation, Science and Economic Development Canada*

As a federal undertaking, Rogers is regulated by *Innovation, Science and Economic Development Canada* (ISED) under the *Radiocommunication Act*. While the City of Langley has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with ISED.

Because wireless services are federally-regulated, municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, ISED has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “ISED Rules”).<sup>1</sup>

### (b) *Consider using existing towers*

Under the ISED Rules, before proposing a new tower or antenna installation, a wireless carrier must first consider locating its antennas on existing towers or other structures that are located within the specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

We have conducted an extensive review of all existing structures in the surrounding area and have determined that none of these sites would provide the coverage we require, which can only be provided by the Proposed Installation.

In addition, Rogers welcomes future tower sharing opportunities on this proposed tower as per Innovation, Science and Economic Development Canada guidelines. Rogers will respond to a request to share in a timely fashion and will negotiate in good faith to facilitate sharing where feasible following standard collocation procedures.

### (c) *Consult with the municipality*

The ISED Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. The City of Langley concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

Rogers has discussed the location of the Proposed Installation with the City of Langley

---

<sup>1</sup> CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

Development Department to understand the City's preliminary concerns prior to submitting our formal application for approval.

## **Public Consultation**

The City of Langley has established its own tower-siting protocol (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 180 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to the City of Langley.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to the City of Langley and ISED. It is at this point that we will request that the City of Langley provide its concurrence to allow the Proposed Installation to proceed.

## 6. Other Regulatory Requirements

### (a) Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6* limits as it may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

### (b) Environmental assessment

Rogers attests that the Proposed Installation is not located within federal lands. Nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.<sup>2</sup>

### (c) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Pending Transport Canada's approval, Rogers anticipates that the Proposed Installation will not require lighting or markings pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.<sup>3</sup>

### (d) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian Standard Association, and will respect good engineering practices, including structural adequacy.

## 7. Innovation, Science & Economic Development Canada

For information on the ISED Rules, please consult ISED at:

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<sup>2</sup> Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

<sup>3</sup> For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

[www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html) or contact the applicable local office of ISED:

## **Innovation, Science and Economic Development Canada**

### **British Columbia Lower Mainland District Office**

Innovation, Science and Economic Development Canada

13401 108 Avenue, Room 1700

Surrey, British Columbia V3T 5V6

Telephone: 604-586-2521

Fax: 604-586-2528

Email: [ic.spectrumsurrey-surreyspectre.ic@canada.ca](mailto:ic.spectrumsurrey-surreyspectre.ic@canada.ca)

(By appointment only)

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:

[www.ic.gc.ca/epic/site/smt-gst.nsf/en/home](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home)

## **Invitation for Public Comment**

Members of the public are invited to provide their comments to Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of November 12, 2018

<b>LandSolutions LP</b> Attn : Clym Atkin, Municipal and Stakeholder Relations Specialist 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. <a href="mailto:comments@landsolutions.ca">comments@landsolutions.ca</a>	<b>City of Langley</b> Attn: Development Officer 20399 Douglas Crescent Langley, BC. V3A 4B3 p. (604) 514-2800
--	--

All comments and questions received will form part of a report of consultation provided to the City of Langley in accordance with the Protocol and the ISED Rules.

To be considered part of this consultation, comments must be received by close of business day on November 12, 2018. Please send your comments to the following contact at LandSolutions LP on behalf of Rogers:

Clym Atkin  
Municipal and Stakeholder Relations Specialist  
Suite 600, 322 11<sup>th</sup> Avenue SW  
Calgary, AB T2R 0C5  
Phone: 403-290-0008  
Email: [comments@landsolutions.ca](mailto:comments@landsolutions.ca)  
Fax: 403-290-0050

Information requested on this form shall form part of ISED's Public Consultation Process CPC-2-0-03, Issue 5, and will be collected in compliance with the *Personal Information Protection and Electronic Documents Act*. This information will be used to assist Rogers Communications Inc. in responding to comments or concerns about this proposal. Any personal information such as name, address, telephone number, and property location included in a submission from the public, becomes part of the public record for this matter.



**Addresses within 180m of proposed Telecommunications Facility**

20350 Langley Bypass	Langley, BC	V3A 5E7
20380 Langley Bypass	Langley, BC	V3A 5E7
20410 Langley Bypass	Langley, BC	V3A 5E7
20460 Langley Bypass	Langley, BC	V3A 5E7
20351 Duncan Way	Langley, BC	V3A 7N3
20331 Duncan Way	Langley, BC	V3A 4L8
20165 Duncan Way	Langley, BC	V3A 4L5
20329 Logan Ave	Langley, BC	V3A 4L8
20460 Duncan Way	Langley, BC	V3A 4A3

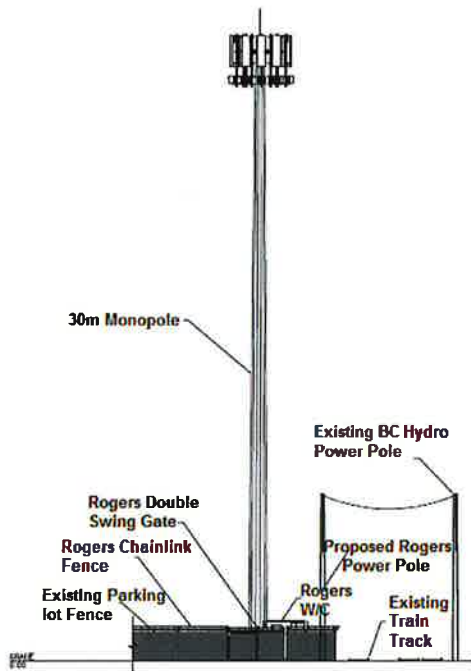
LandSolutions mailed Notifications of the proposed telecommunications facility located at 20361 Duncan Way, October 16, 2018 to the above addresses. We received no feedback regarding the proposed development.



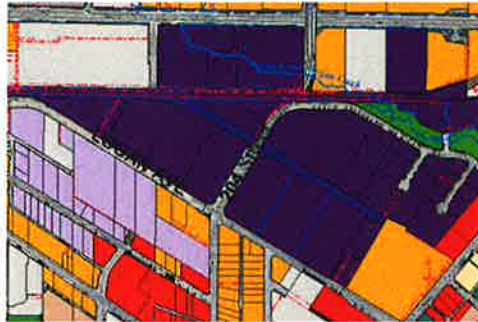
# PUBLIC NOTICE

## PROPOSED 30m WIRELESS TELECOMMUNICATIONS MONOPOLE INSTALLATION

TOWER PROFILE



SITE LOCATION MAP



With respect to this matter, the public is invited to provide written comments by **November 12, 2018** to the contact information shown below. Please include a return address.

**LandSolutions LP**

Clym Atkin

*Municipal Stakeholder Relations Specialist*

600, 322 – 11 Avenue SW

Calgary, AB. T2R 0C5

p. (403) 290-0008

e. [clyma@landsolutions.ca](mailto:clyma@landsolutions.ca)

**SUBJECT:**

- 30m Monopole tower
  - Location: **Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917**  
LAT: 49°06'40.5864"  
LONG: -122°39'33.4728"  
The proposed tower will be located at 20361 Duncan Way, Langley, BC
- Among the factors considered during the site selection process are expected usage patterns of wireless service, local terrain, interaction with existing radio base stations, and line of sight requirements for high quality communication. Each site that is investigated must go through an internal review by radio frequency, transmission and civil engineering groups in order to qualify.

Further information may also be obtained through the following contacts:

**City of Langley**

Development Officer

20399 Douglas Crescent

Langley, BC. V3A 4B3

P: (604) 514-2800



**LANDSOLUTIONS**  
*by the experts*



Serving a world in motion  
**navcanada.ca**

April 1, 2019

Your file  
ACA0193 - W4442 - 204th and Logan Ave  
Our file  
19-0075

Ms. Karly Cussigh  
Rogers Communications Inc.  
700-500-4 Avenue S.W  
Calgary, AB  
T2P 2V6

**RE: Communication: Monopole - Langley, BC**  
**(N49° 6' 40.6692" W122° 39' 33" / 98.4252' AGL / 141.0761' AMSL)**

Ms. Cussigh,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted.

NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at [landuse@navcanada.ca](mailto:landuse@navcanada.ca).

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Yours truly,

**Olivier Meier | NAV CANADA**  
Manager - Land Use and NOTAM Office

cc PACR - Pacific Region, Transport Canada  
CYNJ - LANGLEY REGIONAL

## Shannon Gardner

---

**From:** Currie, Alexandra <Alexandra.Currie@tc.gc.ca>  
**Sent:** Monday, June 3, 2019 10:30 AM  
**To:** Shannon Gardner  
**Subject:** [EXTERNAL]AAR-Service Request Receipt-Avis de réception de demande de service.txt

Thank you for submitting an Aeronautical Assessment Form to Transport Canada Civil Aviation. You have met the requirement under Canadian Aviation Regulation 601.24 to notify the Minister of a potential obstacle to air navigation. This notification is valid for 18 months, if your obstruction is not built within this timeframe please notify us.

Where the obstruction is located on land governed by Airport Zoning Regulations, your submission must include a Legal Land Survey attesting to the height and location of the obstruction as it relates to the Zoning Regulations. More information can be found at your local Land Titles office and Advisory Circular 602-003  
<https://www.tc.gc.ca/eng/civilaviation/opssvs/managementservices-referencecentre-ac-600-602-003-2156.htm>

\*\*\*Le texte français suit l'anglais.\*\*\*

Thank you for submitting a request to Transport Canada Civil Aviation.

**Date Received:**

Your request was received on 2019-06-03 and has been entered into our workflow tracking system.

**Processing Times:**

Your request will be processed in accordance with the Civil Aviation Service Standards (<http://www.tc.gc.ca/eng/civilaviation/opssvs/servicestandards-549.htm>) and you should expect a response no later than 2019-08-28.

Actual processing times can vary depending on the complexity and completeness of the request.

Reference No.: ATS-19-20-00014308. Please quote this reference number when contacting us.

**Sub Activity:**

15.21-OBSTACLE ASSESSMENT / ÉVALUATION DES OBSTACLES


**Activity Summary:**

49 06 40.6692N -122 39 33W - LANGLEY REGIONAL AIRPORT - NEW WESTMINSTER,BC-  
AGL 30M - MONOPOLE TELECOMMUNICATIONS FACILITY - W4442

Fee Amount: \$N/A.

NOTE – On April 1st of each year, Transport Canada will adjust some of its regulatory fees for inflation as per the Service Fees Act. For the period of April 1, 2019 to March 31, 2020, an inflation rate of 2.2% will be applied. No changes to fees for applications received and paid on, or before, March 31, 2019.



	Title: <b>Telecommunications Antennae</b>	Number: <b>DS-29</b>
	Authority (if applicable):	Section: Development Services
	Date Adopted: December 20, 2010	Motion: 10/233
	Revised: April 18, 2011 (10/063)	

### **Purpose:**

To establish public consultation requirements and recommended siting and design criteria for telecommunications antennae pursuant to the *Radiocommunication Act*.

### **Jurisdiction:**

Telecommunications and related facilities are regulated by the federal government under the *Radiocommunication Act*. Under the *Act* and its associated regulations, service providers are required to consult with local government “land-use authorities” as part of the approval process for proposed new antennae. Industry Canada encourages local government land use authorities to develop “protocols” for the consideration of antenna system installations.

### **Policy:**

1. Facilities on Buildings and Other Structures
  - a) Service providers are encouraged to locate antennae on existing buildings and structures (e.g. rooftops, transmission towers, etc.) where possible.
  - b) Roof-top antennae should be architecturally integrated so as to minimize the visual impact on the host building and surrounding area.
  - c) Equipment kiosks for antennae on buildings should be sited or screened to minimize the visual impact on the building.
  - d) Antennae on buildings should avoid projecting more than 5.0 metres above the roof or parapet wall of the building.
2. Co-location of Facilities
  - a) Applicants are encouraged to explore opportunities for sharing existing facilities before proposing new free-standing structures and shall provide written documentation to the City to support that such efforts have been made.
  - b) The City may request that space be made available on proposed facilities for municipal telecommunications purposes subject to agreement with the proponent.

3. Location of Free-Standing Antenna Structures
  - a) The preferred locations for free-standing antenna structures are in areas designated for Industrial and Service Commercial land uses in the City's Official Community Plan.
  - b) Free-standing antenna structures should avoid the following locations where possible:
    - Residential areas (OCP: Urban Residential, Low, Medium & High Density)
    - Downtown Commercial areas (OCP: Downtown Commercial)
    - Environmentally Sensitive Areas (OCP: ESA)
    - Agricultural areas (OCP: Agricultural)
    - Parks
4. Design Criteria – Free-Standing Antenna Structures
  - a) Free-Standing Antenna Structures should generally be sited and scaled to minimize visual obtrusiveness.
  - b) Slim profile monopole designs are preferred over lattice-type tower structures to reduce visual clutter.
  - c) Antennae and supporting structures should be finished in grey or other sky-neutral colours
  - d) Free-Standing Antenna Structures should not exceed 30.0 metres in overall height.
  - e) Equipment kiosks and utility buildings should be screened from adjacent roads and properties by means of a landscape buffer 1.0 metres wide by 1.2 metres high (at time of planting).
  - f) Free-Standing Antenna Structure sites should be secured by fencing and otherwise target-hardened to prevent intrusion, graffiti and other vandalism.
5. Application Review Process- Facilities on Buildings and Other Structures
  - a) Applications for antennae on existing buildings and structures shall be reviewed by the Director of Development Services & Economic Development for compliance with this policy.
  - b) The Director of Development Services & Economic Development shall provide a written response to the applicant indicating whether the proposed installation is supported by the City.
6. Application Review Process- Free-Standing Antenna Structures
  - a) Applications for free-standing antenna structures shall be reviewed by the Director of Development Services & Economic Development for compliance with this policy.
  - b) Proponents shall consult with the public as set out in item 7. (Public Consultation Requirements) below.

- c) The Director of Development Services & Economic Development shall report to City Council on the application and the results of the public consultation process.
- d) City Council may pass a resolution indicating whether it supports the application.

7. Public Consultation Requirements

- a) Applications for free-standing antenna structures 15.0 metres or higher require public consultation as set out below:
  - Applicants shall provide notice in writing, including an information package describing the proposal, to all property owners and occupiers within a radius of the base of the proposed antenna structure equal to six times the tower height
  - Applicants must advertise in two consecutive issues of a local newspaper to inform the public of the proposal
  - The above notices shall invite public comment on the proposal and allow 30 days for the receipt of public comments
  - The applicant shall provide a report to the City summarizing the public consultation process and including any comments received from the public and any responses provided by the applicant
- b) Applications for antennae on existing buildings and structures do not require public consultation.

8. Exemptions

- a) The following types of installations are exempt from this policy:
  - Free-standing antenna structures less than 15.0 metres in height
  - Facilities on existing buildings and structures where the antenna systems increase the existing building height by less than 25%
  - Any other types of installations set out in Section 6. (Exclusions) of Industry Canada's Client Procedures Circular CPC-2-0-03, *Radiocommunication and Broadcasting Antenna Systems*





# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Council Policy CO-66 – Council Correspondence

File #: 3900.00

Doc #:

From: Kelly Kenney  
Corporate Officer

Date: July 12, 2019

---

## RECOMMENDATION:

THAT Council Policy CO-12 – Routine Matters be repealed.

THAT Council Policy CO-66 – Council Correspondence be approved.

---

## PURPOSE:

The purpose of this report is to bring forward for Council's consideration of approval proposed Council Policy CO-66 – Council Correspondence (Attachment 1) and repeal of Council Policy CO-12- Routine Matters (Attachment 2).

## POLICY:

Currently, the only policy Council has in place with respect to Council correspondence is Council Policy CO-12 – Routine Matters, which was approved in 1974. The protocol outlined in Council Policy CO-12 has been incorporated into proposed Council Policy CO-66; therefore, Policy CO-12 can be repealed.

## COMMENTS/ANALYSIS:

This policy establishes protocols to ensure the receipt and circulation of various types of Council Correspondence is handled in a consistent and timely manner. It also establishes a process by which Council members may have items from the Council Correspondence Package brought forward on a Council agenda for consideration of a certain action by Council.

**BUDGET IMPLICATIONS:**

N/A

**ALTERNATIVES:**

Refer the proposed policy back to staff with direction on changes to be made to the policy.

Respectfully Submitted,



---

Kelly Kenney  
Corporate Officer

**Attachments:**

1. Proposed Council Policy CO-66 – Council Correspondence
2. Council Policy CO-12 – Routine Matters


**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer

	Title: <b>Council Correspondence</b>	Policy No: CO-66
	Category: Council Policy	Section: Administration
	Authority: Council	
	Date Adopted:	

### **Purpose:**

The purpose of this policy is to ensure the receipt and circulation of Council Correspondence is handled in a consistent and timely manner.

### **Scope:**

This Policy applies to correspondence in hard copy or electronic format that is addressed to the Mayor, Mayor and Council, or determined by staff to be of interest to Mayor and Council.

### **Policy Statement:**

Each week staff will prepare a Council Correspondence Package containing that week's Council Correspondence. A PDF will be generated combining all the Council Correspondence into one document (or two, if file size is large) and will be sent by e-mail to Mayor and Council via their City e-mail addresses and copied to relevant staff.

Written requests received from the public that conform to policies or bylaws in effect will be referred to the Department that has been assigned responsibility for that matter. The request will be included in the Council Correspondence Package for information only.

Should a member of Council wish to have a certain item from the Council Correspondence Package brought forward on a Council Meeting Agenda for consideration of a certain action, the member will provide a Notice of Motion or seek a resolution of Council to add the item to an agenda in accordance with the City's Council Procedure Bylaw.

Confidential Correspondence will not be included in the Council Correspondence Package but will be provided to Council members either in hard copy in their mail slots or in electronic format on the Council FTP site as appropriate.

External Correspondence Received in Response to City Correspondence will be placed on an appropriate Council Meeting Agenda (either public or closed) together with the original City Correspondence that generated the response.



With the exception of support letters as defined in Council Policy CO-68 - Requests for Letters of Support, and requests that conform to policies or bylaws in effect, correspondence requesting Council take some form of action will be placed on an appropriate Council Meeting Agenda and, if from a City of Langley resident or organization, also copied into the Council Correspondence Package indicating the correspondence will be included on an upcoming Council Agenda for consideration.

**Definitions:**

**City** means City of Langley/Langley City

**City Correspondence** means correspondence in hard copy or electronic format generated by the City per direction from Council

**Confidential Correspondence** means Correspondence that is determined by the CAO not to be publicly releasable

**Correspondence** means communications in hard copy or electronic format (e-mail) to or from an identifiable individual or organization

**External Correspondence Received in Response to City Correspondence** means correspondence received from external bodies in response to City correspondence

**Council Meeting Agenda** means either a public agenda or a non-public agenda

**Council Correspondence Package** means a PDF of Council Correspondence that is received within any week and emailed to Council at the end of that week

**Council Correspondence** – means correspondence that is:

- i. addressed to the Mayor or to Mayor and Council; or
- ii. from a City of Langley resident or organization requesting Council take some form of action; or
- iii. determined by staff to be of interest to Mayor and Council including, but not limited to:
  - correspondence from other levels of government or other municipalities, with the exception of External Correspondence Received in Response to City Correspondence
  - City Correspondence
  - Correspondence from members of the public addressed to the Mayor or Mayor and Council but redirected to staff for response

- Communications from staff with regard to complaints from members of the public
- information about upcoming events from the event organizer
- relevant Information that is significant to the community;

**References:**

Policy Number:

Policy Owner: Corporate Officer

Endorsed by:

Final Approval:


Date Approved:

Revision Date:

Amendments:

Related Policies: CO-68 – Requests for Letters of Support; Supercedes Policy CO-12 – Routine Matters

Related Publications:

	<i>Title:</i> <b>Routine Matters</b>	<i>Number:</i> <b>CO-12</b>
	<i>Authority (if applicable):</i>	<i>Section:</i> Council
	<i>Date Adopted:</i> October 7, 1974	<i>Motion:</i>
	<i>Historical Changes (Amended, Repealed, or Replaced):</i>	

**Policy:**

1. When a written request is received from the public and that request conforms to policies or bylaws in effect, the written request is referred to the Department which has been assigned responsibility for that matter.
2. A written request that is given to Council is given as information only.





## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Out of Province Conference Request – Fire Chief

File #: 8200.00

Doc #:

From: Rory Thompson  
Fire Chief

Date: July 8, 2019

---

### RECOMMENDATION:

THAT Fire Chief Rory Thompson be authorized to attend the 2019 Canadian Association of Fire Chief's Conference in Calgary, Alberta from September 13 to September 16, 2019.

---

### PURPOSE:

To seek approval for staff to attend an out-of-province conference.

### POLICY:

The City's Travel and Expense Policy GE-10 requires City employees to receive Council approval to attend events outside of the Province of British Columbia.

### COMMENTS/ANALYSIS:

The Canadian Association of Fire Chief's Conference will be held in Calgary, Alberta from September 13 to September 16, 2019.

Fire-Rescue 2019 is the national conference of the Canadian Association of Fire Chiefs. Attendees include fire chiefs and company officers, professionals from fire, emergency services, policy, research and practice.

With over 400 delegates, this conference is an opportunity to learn from experts in the fire service covering timely topics including best practices for career and volunteer departments, risk management, operations and labour relations, leadership, diversity, safety-health-wellness, science and technology, and emerging topics.

The preliminary agenda for the Fire-Rescue Canada 2019 conference is attached.

**BUDGET IMPLICATIONS:**

The total cost to attend the conference including transportation, accommodation and per diem is approximately \$2,000.00 and is provided for within the Fire budget.

Note: There is no registration fee for this conference as Chief Thompson is one of the conference presenters.

**ALTERNATIVES:**

1. Deny the request to attend the 2019 Canadian Association of Fire Chief's Conference.

Respectfully Submitted,



---

Rory Thompson  
Fire Chief

Attachment:

1. Fire-Rescue Canada 2019 Preliminary Agenda

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer





# FIRE-RESCUE SECOURS-INCENDIE CANADA

CANADIAN ASSOCIATION OF FIRE CHIEFS  
L'ASSOCIATION CANADIENNE DES CHEFS DE POMPIERS

## Preliminary Program!

Early registration is now open at  
[www.caafc.ca](http://www.caafc.ca). See you in Calgary!



September 13-16, 2019  
le 13-16 septembre 2019  
Hyatt Regency • Calgary, Alberta

### Social and Networking Features

The Future of CAFC, Town Hall, AGM, Joint AFEW and CAFC Women Chief and Company Officers Meeting

Terrific Exhibits & Sponsors, Welcome Reception, Opening Ceremonies & Hospitality Suites

Gala, Fun Night at the Gerlitz Rodeo, Enhanced Companions Program, Tailgate

### Planned Keynotes and Plenaries

Canada Strong: When Major Events Thrust Departments on the National Stage

Toronto Strong: The Toronto Fire Services' Response to the 2018 Yonge Street Van Attack and Danforth Shooting, by Matthew Pegg, TFS

Why Volunteer Firefighters Volunteer: Intrinsic and Extrinsic Motivators, by Bill Pottruff, Lappe Fire Department

State of Emergency: What Really Happens if Your Community Needs HUSAR?

Hot Zone Accountability: Myth or Reality? By Scott Wilkinson, Winnipeg Fire Paramedic Service

Federal Election 2019 – What Fire Needs to Know and Say!

Building Resilient Responders and Strength Over Stigma: A New Approach to Firefighter Mental Health

Panel – All in For Mental Health; From Federal Frameworks to the Front Line

There's More to You Than You Can See, by Joe Roberts, Author, Joe Roberts Speaking Inc.

"The 25" – The Firefighter Cancer Prevention Checklist, by Jim Burneka, Firefighter Cancer Consultants, Dayton, OH FF/PM

### + 16 Breakout Sessions

<i>Live-Fire Training in Acquired Structures, by Keith Stakes, UL Firefighter Safety Research Institute (FSRI)</i>	<i>A Building Fire Risk Prediction Validation Project and Implementing a Risk-Based Inspection System, by Robert McGuinness, Fire Underwriters Survey</i>	<i>Wounded Warriors Canada: Mental Health Support for First Responders and Their Families, by Scott Maxwell, Wounded Warriors Canada</i>	<i>NFPA 3000 - Standard for Managing an Active Shooter and Hostile Event Response (ASHER), by Shayne Mintz, National Fire Protection Association</i>
<i>Operational Challenges – Gatineau Fire Service Faces an F-3 Tornado, by Gary Barnes, Gatineau Fire Service</i>	<i>Stories from the Hall? Making the Case for Supporting Volunteer Firefighter Mental Health Through Their Own Words, by Amanda Brazil, Canadian Mental Health Association</i>	<i>Hydrogen Fuel Cells, Emerging Technology and Infrastructure, by Brian Ladds, City of Calgary Fire Department</i>	<i>Embrace Your Inner Sparky: What Every Fire Chief Needs to Know About Public Education in 2019 – (60 mins session)</i>
<i>Psychological Health and Safety in the Fire Service - A Work in Progress, by Steve Dongworth, Calgary Fire Department</i>	<i>In-House Training Program Risk Management, by Dean Colthorp, Spruce Grove Fire Services</i>	<i>Inclusion Rescue – Preparation, Planning and Practice, by Lori Campbell, NorQuest College</i>	<i>U.A.V. Programs: Getting off the Ground, by Scott Wilkinson, Winnipeg Fire Paramedic Service</i>
<i>National Defence Fire Service – Carcinogen Exposure Reduction Program, by David Jane, Department of National Defence</i>	<i>The FIIRE Lab: Developing Evidence-Based Solutions to Improve Firefighter Work Health, by Kathryn Sinden, Lakehead University</i>	<i>Coping with Substance Use, Difficulties in the Context of Operational Stress Injuries, by Hester Dunlap, Bellwood Health Services</i>	<i>"Comparing Apples with Apples" – The Need for Standardized and Meaningful Performance Indicators for the Fire Service, by Richard Liebmann, Montreal Fire Department</i>

### Back by Popular Demand!

Sunday, September 15<sup>th</sup> | 5:00 - 9:30 pm

The evening will include round-trip shuttle service to the Gerlitz Rodeo Ranch, for an evening of rodeo entertainment, a BBQ dinner and dancing. Shuttles will depart from the Hyatt Regency at 5:00 pm and return by 10:00 pm. This event is included with full registration. The price for guests and one-day registrations is \$75.

Thank you to this event's sponsor:





## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Out of Province Conference Request – Deputy  
Fire Chief

File #: 2800.00

Doc #:

From: Rory Thompson  
Fire Chief

Date: July 8, 2019

---

### RECOMMENDATION:

THAT Deputy Fire Chief Brian Godlonton be authorized to attend the 2019 Metro Fire Planners Conference in Loudoun County, Virginia from October 13 to October 17, 2019.

---

### PURPOSE:

The purpose of the report is to seek approval for staff to attend an out-of-province conference.

### POLICY:

The City's Travel and Expense Policy GE-10 requires City employees to receive Council approval to attend events outside of the Province of British Columbia.

### COMMENTS/ANALYSIS:

The Metro Fire Planner's Conference annual conference will be held in Loudoun County, Virginia from October 13-17, 2019.

Rather than a typical conference with multiple speakers and power point presentations, this conference provides an opportunity for senior management and administrative planners from fire departments across Canada and the United States

to discuss relevant issues in the fire service in a boardroom-like setting. The conference agenda is developed in the weeks leading to the meeting, with participating departments sending in their issues for discussion purposes. Topics typically range from human resources/staffing; operations; data/measurement; strategic planning/ accreditation; technology; community risk reduction/fire prevention; health and wellness; apparatus/equipment/stations; social media; training/education; government relations/civic engagement; and culture and diversity. Attendance is generally limited to between 40 and 50 to promote productive discussion.

The final agenda for the 2019 has not been finalized; however, the agenda for the 2018 conference is attached for reference purposes.

#### **BUDGET IMPLICATIONS:**

The total cost to attend the conference including registration, transportation, accommodation and per diem is approximately \$3,000.00 and is provided for within the Fire budget.

#### **ALTERNATIVES:**

1. Deny the request to attend the 2019 Metro Fire Planners Conference.

Respectfully Submitted,



---

Rory  
Fire Chief

Attachment:

1. Metro Fire Planners Conference 2018 Agenda



**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer



# 38<sup>th</sup> Annual Metro Fire Planners Conference Sept 30 thru Oct 3, 2018

## AGENDA



Sunday September 30, 2018	
0900 – 1500	Outing to Estes Park
1700 – 1900	Welcome Reception at the Elizabeth Hotel – Sunset Lounge

Monday October 1, 2018	
0700 – 0830	Registration in Chestnut Ballroom – Register and Eat!
0730 – 0830	Full Breakfast – Walnut/Chestnut rooms
0830 – 0845	Welcome – Fort Collins City Manager Darin Atteberry
0845 – 1000	Planning and Performance Measurement/ Management
Charlotte Fire	Are there any standout innovative solutions that your department utilizes for Planning (i.e. peak time units, useful software, new/different equipment/apparatus, etc.)?
City of Westfield, IN	What are the different ways agencies use census data for planning purposes (predictive, retrospective, etc.)?
Charlotte Fire	Physical resource plans: <ul style="list-style-type: none"> <li>• What criteria are being examined?</li> <li>• Who interacts with the plans most—fire or building services?</li> <li>• What do the plan encompass—are there breakouts or tiers?</li> <li>• Do you utilize any special software for maintaining these plans?</li> </ul>
Charlotte Fire	What factors are considered to evaluate the impacts on: <ul style="list-style-type: none"> <li>• Annexations</li> <li>• Speed impedances—are absolutes utilized?</li> <li>• Street/lane closures</li> <li>• Any special models (additional infrastructure)</li> </ul>
Charlotte Fire	Is there an algorithm to account for varying speeds regarding speed humps/all traffic calming measures?
Multiple	<p><b>Charlotte Fire</b> - QA/QI of data from the operations perspective: Is it being utilized for company officer improvement, or data improvement only?</p> <p><b>Philadelphia Fire</b> - Would love insights from other departments around optimizing and training members in better collection of data, training, and QA around this with limited resources.</p> <p><b>Boulder Fire</b> - Metrics and outcomes are increasingly becoming the norm across the industry. However, for agencies relying on other departments within their agency (or external agencies providing essential services) this can be challenging. What have other agencies done to successfully implement practices for success?</p>



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**Sep 30 thru Oct 3, 2018**  
**AGENDA**



Charlotte Fire	Program appraisals <ul style="list-style-type: none"> <li>• In what format do you present your appraisals?</li> <li>• Are the appraisals internal only or public-facing?</li> </ul>
<b>1000 – 1015</b>	<b>Break</b>
<b>1015 – 1035</b>	<b>Presentation – Platinum Sponsor – ESRI</b>
<b>1035 – 1130</b>	<b>Performance Measurement/Management con't</b>
Multiple	<p align="center"><i>Performance Measures</i></p> <p><b>Edmonton, CA</b> - What kind of performance measures are departments reporting for their training academies?</p> <p><b>Edmonton, CA</b> - Beyond inspection numbers and number of presentations, what are other fire departments measuring for their Fire Prevention and Public Education key performance indicators?</p> <p><b>Poudre Fire</b> - Are there any specific outcomes that departments have developed and are reporting the show the value of programs?</p> <p><b>Fairfax County</b> - What outcome based performance measures are departments using to evaluate fire ground activities for suppression incidents? How are the measures being implemented?</p> <p><b>Poudre Fire</b> - How are you measuring unit and system reliability? What data are you using? Does AVL play into it?</p> <p><b>DeKalb County</b> - How are departments defining outliers in their data when calculating fractal response times?</p> <p><b>Charlotte Fire</b> - Unit utilization (UU):</p> <ul style="list-style-type: none"> <li>• What factors are included; just incidents or is training, QAPs, hydrant maintenance, etc. included?</li> <li>• If other factors are included, listed above, are absolutes being utilized or actual times?</li> <li>• How do you account for non-emergency incidents and in departments that have community paramedicine?</li> <li>• Is there a threshold for UU that would push for additional resources? Also, is there a threshold in incident counts that push for additional resources?</li> </ul>
Charlotte Fire	Is there an interest to have a benchmarking survey that coincides with the Metro Fire Planners Conference which would include those agencies participating?
<b>1130 – 1200</b>	<b>Data Collection, Analysis and Records Management</b>
Windsor CA	How many of you have system administrator position for your records management system? What are they responsible for? Do you provide any shared RMS services with any of the smaller municipalities in your surrounding area for revenue?





**38<sup>th</sup> Annual Metro Fire Planners Conference**  
**Sep 30 thru Oct 3, 2018**  
**AGENDA**



Philadelphia Fire	Insights around reducing duplicate data sources in order to optimize analytics and record management is a high priority within our under staffed department.
Charlotte Fire	How much data is your planning division able to access directly vs. data in other divisions, and how is that data shared between divisions, if you don't have direct access? Who is responsible for ensuring that data is up-to-date, and how is this accomplished within/without the realm of that data your division controls?
<b>1200 – 1315</b>	<b>Lunch</b>
<b>1315 – 1335</b>	<b>Presentation – Deccan International</b>
<b>1335 – 1400</b>	<b>Data Collection, Analysis and Records Management cont'</b>
Palm Beach FL	How many years of CAD data do you keep, and use? Do you have any issues with storage or server performance?
Charlotte Fire	If your main RMS is not all-inclusive, how do you organize your data so that it is easy to pull?
Henrico County	We're still looking for a RMS, what successes or failure do you have to share?
City of Westfield, IN	For Departments using NFORS, what has been your experience with the product (converting from CAD, quality, etc.)
Charlotte Fire	Are there any departments integrating <b>large</b> outside data sources into their response models? How does this affect analysis?
Edmonton CA	What do other fire departments require for personnel to enter into their Company Operations Reports (or related event summary reports) in their RMS systems? Does anyone have written procedures on what needs to be captured from events?
Charlotte Fire	Are there any efforts on pooling data streams (data lake) in order to share data between city/county departments outside of the fire department?
Charlotte Fire	Is information being shared through an open data portal? <ul style="list-style-type: none"> <li>• What are you sharing?</li> <li>• How are you sharing it (dashboarding software)?</li> <li>• For what purpose do you share what you share?</li> <li>• With whom do you share the data (i.e. division/department/municipality/public)?</li> <li>• Does it address FOIA requests (incident reports, fire code violations)</li> <li>• Who verifies and validates the data being reported?</li> </ul>



**38<sup>th</sup> Annual Metro Fire Planners Conference**  
**Sep 30 thru Oct 3, 2018**  
**AGENDA**



<b>1400 – 1445</b>	<b>Operations</b>
Tualatin Valley Fire	What mediums are organizations using for Post Incident Reviews or After-Action Reports? Are there any legal concerns with creating discoverable public documents or media? If so, how has your organization navigated this?
Henrico County	Anyone considering Ultra-High Pressure deployment?
Colorado Springs Fire	Shift schedule/sleep deprivation
Multiple	<p><b>Colorado Springs</b> - NFPA 3000 (Active Shooter/Hostile Event Response) use of Rescue Task Forces with local law agencies</p> <p><b>Boulder</b> - Active harmer incidents are increasingly common and involve collaboration with Police in the initial phases of an incident. What have other agencies done to overcome the associated challenges with this risk, such as unified command, ICS, and “stop the threat, stop the bleeding” demands?</p>
Multiple	<p align="center"><i>Overtime</i></p> <p><b>Fairfax County</b> - What strategies are departments implementing to reduce overtime of operational personnel?</p> <p><b>Boulder</b> - How are other agencies dealing with the increasing trend of mandatory overtime?</p>
<b>1445 – 1500</b>	<b>Break</b>
<b>1500 – 1520</b>	<b>Presentation – Center for Public Safety Excellence – Preet Bassi</b>
<b>1520 – 1630</b>	<b>Operations – Deployment</b>
City of Westfield, IN	If any agencies present have developed county or regional special operations response teams (HazMat, Water, Technical Rescue) please discuss this process on how you made it happen.
Multiple	<p align="center"><i>Alternate Response Vehicles</i></p> <p><b>Colorado Springs</b> - Growing call volumes; use of alternative response methodologies</p> <p><b>Poudre</b> - For non-ambulance/transport agencies, how are you showing the value of dynamic response models (two person squads/vehicles that respond to lower acuity calls) that overlay the traditional static model (station areas, higher acuity)?</p> <p><b>Brampton CA</b> - BFES is about to begin a trial by dispatching pick-up trucks with two firefighters to respond to medical assist, confirmed false alarms and CO no symptom incidents. For those departments that already use a rapid response model, what have the results been in terms of safety, response</p>



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**Sep 30 thru Oct 3, 2018**  
**AGENDA**



	<p>times, public perception and possible labor issues?</p> <p><b>DeKalb County</b> - Are any departments deploying non-transport units during peak call volume times in your department? What types of schedules are you running these units on and how do you staff them?</p> <p><b>Henrico County</b> - Who is using predictive modeling for dynamic resource management outside of EMS? Do you monitor hourly population changes?</p>
Boulder Rural	Boulder County fire agencies are pursuing joint service areas and “closest unit dispatch” in a county with 22 fire agencies of varying demographics (volunteer, combination, paid and Duty Commanders vs. no Commanders). Does anyone else have experience of transitioning to such a model?
Charlotte Fire	In regards to a comprehensive ladder, truck, company placement study, what criteria beyond ISO standards and effective firefighting force is utilized by like-sized cities?
Toronto CA	Turnout Time - and ongoing challenge - we can control it when we focus on it, but as soon as we turn our attention to another issue the time start to creep up again. Any new/innovative ideas to address the turnout time problem?
<b>1630 – 1700</b>	<b>Apparatus/Fleet</b>
City of Westfield, IN	Looking for examples of fleet and equipment replacements schedules that are data supported and any associated software utilized.
Boulder Fire	Boulder Fire-Rescue is looking to extend apparatus life cycles and is exploring the potential of refurbishing or using “glider kits” to accomplish this. What are some best practices to consider, and/or are there other considerations?
Poudre Fire	How are you tracking the down time of front line apparatus and/or the use of reserve apparatus?
<b>1730 – 2000</b>	<b>Tour SuperVac - Dinner</b>





**38<sup>th</sup> Annual Metro Fire Planners Conference**  
**Sep 30 thru Oct 3, 2018**  
**AGENDA**



Tuesday, October 2, 2018	
<b>0730 – 0830</b>	<b>Full Breakfast – Walnut/Chestnut rooms</b>
<b>0830 – 1015</b>	<b>Human Resources/Employee Development/Culture</b>
City of Westfield, IN	Are other agencies or their employers (City) doing random drug testing? If so, how do you make it work with shift personnel? Any associated policy would be appreciated.
Tualatin Valley Fire	Are any organizations utilizing a mental health assessment as a portion of the pre-employment process? Has a mental health assessment been integrated into your annual physicals? If so, what tools or professional services are utilized for the initial and ongoing process?
Multiple	<p><b>Tualatin Valley Fire</b> - Are any organizations incentivizing educational advancement? If so, what metrics have been used to track increased performance? How is the compensation package structured?</p> <p><b>DeKalb County</b> - Have departments incentivized or encouraged formal education beyond requiring it for promotion? What has been successful?</p> <p><b>DeKalb County</b> - Does your department require formal education for promotion? At what rank in the department do you require it and what levels of education do you require at those ranks?</p>
Henrico County	What are your best practices in peer support programs within your department? Chaplin programs?
Multiple	<p><b>Windsor CA</b> - Do you have a documented succession plan or a suggested flow plan for all positions in all divisions of your fire service? i.e. Education, Certifications, Job Experience, etc. Is it financially supported through HR and your city? Are you tracking those people - if so, how?</p> <p><b>Edmonton CA</b> - What are other fire department's definitions of professional development?</p> <p><b>Edmonton CA</b> - Outside of promotional programs, what are other fire departments doing for professional development and how are costs managed?</p>
DeKalb County	How are departments preparing Operations personnel for administrative staff roles in the department? Has anyone developed a successful job shadowing or mentoring program?
Boulder Fire	<p>BFR is experiencing succession challenges from the role of Captain and up. What have other agencies done to overcome this?</p> <p>The fire service relies on "40-hour" uniformed positions at all ranks. However, these roles are increasingly difficult to reliably fill with sworn personnel seem to prefer to shift work. What have other agencies done to counteract this?</p>
<b>1015 – 1030</b>	<b>Break</b>



# 38<sup>th</sup> Annual Metro Fire Planners Conference

Sep 30 thru Oct 3, 2018

## AGENDA



<b>1030 – 1050</b>	<b>Presentation – ImageTrend RMS</b>
<b>1050 – 1140</b>	<b>Human Resources Cont'</b>
Multiple	<p><b>Edmonton CA</b> - How are other Metro sized departments' Support/Technology services organized? Firefighter union vs. civilian or combo? What works and doesn't work in this?</p> <p><b>Edmonton CA</b> - What do other metro sized fire departments GIS groups look like? Are they within the department or located within the larger organization and provide services? Does the GIS group support other areas in the larger organization? And if the group is not located within the Fire department, does that structure work for fire departments?</p> <p><b>City of Westfield, IN</b> - Do other agencies utilize civilian staff for data analyst positions vs. training sworn personnel? Are you simply advertising for these positions or have you found a reliable place/agency to pluck talent?</p>
Charlotte Fire	What is the staff/divisional structuring between Planning and IT for the department?
Multiple	<p><b>Charlotte Fire</b> - Is there a staffing algorithm utilized for determining the staffing ratio of civilian to uniformed staff?</p> <p><b>Chesterfield Fire</b> - In the past we have been successful in adding uniformed positions to emergency operations. We have been unsuccessful in adding support positions, civilian or uniformed. Can any department provide a ratio of emergency operations to support role staff positions?</p>
Chesterfield Fire	Our Police Department is striving to convince the Board of Supervisors that the number of authorized positions should be tied to the population of the jurisdiction. Has any department explored the idea of a ratio of Population to firefighters and if so, was it adopted by their board?
DeKalb County	We are looking at how we calculate our department relief factor for operational staffing. We currently use a static multiplier but are wondering if anyone uses a variable multiplier based on the years of service that your department personnel have on the job?
<b>1140 – 1200</b>	<b>Presentation – Darkhorse Analytics</b>
<b>1200 – 1315</b>	<b>Lunch – Walnut/Chestnut rooms</b>
<b>1315 – 1330</b>	<b>Human Resources Con't</b>
Toronto CA	Inclusion – what types of diversity training has been delivered? What successes have other services had with community outreach to attract a more diverse fire service? How do you measure success in this area?
DeKalb County	We have a low success rate with female candidates taking our physical agility test in the hiring process. Have other departments experienced this and found ways to increase the success rate without reducing the difficulty of the test?
Boulder Fire	The BFR is transitioning to Station Captains. What are some “do’s” and “don’ts” of such a model?



**38<sup>th</sup> Annual Metro Fire Planners Conference**  
**Sep 30 thru Oct 3, 2018**  
**AGENDA**



1330 – 1445	Kitchen Sink
Multiple	<p align="center"><i>Cancer Risk Reduction/Medical</i></p> <p><b>Henrico County</b> - First suppression units have the highest exposure, who is clearing that first unit and getting them showered within the first hour? How?</p> <p><b>Henrico County</b> - Gear Decontamination: On scene wash down or bagging gear and switching? If washing, do you track the number of washes for replacement?</p> <p><b>Henrico County</b> - Any cancer risk reduction considerations in fire house design?</p> <p><b>Henrico County</b> - Annual Physicals: What are your key components of annual physicals? Heavy Metals? Cancer precursor blood draws?</p> <p><b>DeKalb County</b> - For departments that provide mandatory physicals: Are the physicals mandatory for all personnel? What do you do with personnel who are refrained/deferred from duty during a physical? How do they get back to work?</p> <p><b>Chesterfield Fire</b> - We are interested in receiving information on firefighter wellness programs. We currently have two separate contract for Annual Firefighter physicals and one for a fitness training. We are looking to combine the two so the fitness program is coordinated with medical review. Has anyone else attempted such an effort or have an approach they would like to share?</p>
Boulder Fire	<p align="center"><i>Finance</i></p> <p>What are other fire departments doing to capture alternative revenue sources such as insurance offsets, contracts for service, prevention-related services, and impact fees?</p> <p>Do other agencies have successful models of partnerships with universities in their jurisdiction that provide financial or “in-kind” provisions they could share?</p>
Multiple	<p align="center"><i>Governance</i></p> <p><b>Boulder Fire</b> - What are examples of effective public-private partnerships in use by agencies in attendance?</p> <p><b>DeKalb County</b> - For departments who provide service to multiple cities or municipalities within your district how have you been successful at communicating with each cities leadership and addressing concerns?</p>





# 38<sup>th</sup> Annual Metro Fire Planners Conference

Sep 30 thru Oct 3, 2018

## AGENDA



Multiple	<p><i>Fire Rescue Stations</i></p> <p><b>Fairfax County</b> - Have any departments planned or constructed fire stations co-located with other facilities? What has the experience/results been of the co-locating facilities?</p> <p><b>Boulder Fire</b> - Do other agencies have experience with “scrape and rebuild” fire station construction? What have you learned about this approach?</p> <p><b>DeKalb County</b> - exhaust capture and/or air scrubbing devices. We are using Nedermans but they break frequently and we are looking to see if other departments have had success with newer source capture systems holding up better or are they going to something else like an air scrubber</p>
1445 – 1500	<b>Break</b>
1500 – 1520	<b>Presentation – Interra</b>
1520 – 1700	
Multiple	<p><i>Dispatch</i></p> <p><b>South Padre Fire</b> - Consolidating 911 Dispatch Centers - All 11 fire departments in my (Cameron) county fall under law enforcement control. We have 8 PSAPs in the county. For those of you that work within a consolidated PSAP:</p> <ul style="list-style-type: none"> <li>• How difficult was the consolidation?</li> <li>• Did 911/dispatching improve?</li> <li>• Was it a financially sound for all involved?</li> </ul> <p><b>Brampton CA</b> - Brampton Fire and Emergency Services currently provides EMS tiered response support to a Regional Paramedic Service. Paramedic central communication center dispatches fire through EMS-TIF. In the summer of 2019, paramedic central communications will be adopting a MPDS (Medical Priority Dispatch System). For those departments that already use this system, could you please discuss the pros and cons to the system and the anticipated effects to the fire service?</p> <p><b>Poudre Fire</b> - Are any agencies moving back towards full use of priority dispatching? If so, are you measuring improved outcomes in higher acuity calls (the ones that really matter like cardiac arrests, actual fires, etc.) How else can we “right size our response”?</p>
	<p><i>EMS</i></p> <p><b>City of Westfield, IN</b> - PulsePoint- Would appreciate any data sets and experiences, suggestions in overcoming the lawsuit hurdle, heavy emphasis on HIPPA.</p>



# 38<sup>th</sup> Annual Metro Fire Planners Conference

Sep 30 thru Oct 3, 2018

## AGENDA



	<b>Boulder Fire</b> - Boulder Fire-Rescue is facing the transition from a BLS non-transport paradigm to an ALS transport model. This cultural and organizational shift will be significant. Beyond the obvious financial implications, what are some strategies other agencies have used in similar situations?
<b>1830</b>	<b>Meet in Elizabeth Lobby for transportation to Odell's brewery</b>
<b>1900 – 2100</b>	<b>Banquet Dinner at Odell's brewery</b>
<b>Wednesday, October 3, 2018</b>	
<b>0730 - 0830</b>	<b>Full Breakfast – Walnut/Chestnut rooms</b>
<b>0830 – 0850</b>	<b>Presentation – First Due Size Up</b>
<b>0850 – 1000</b>	<b>Technology</b>
City of Westfield, IN	Any agencies utilize tablets/I-Pads for company inspections, ESO Medical reporting? If so what devices do you use, how have they performed, etc.?
Henrico County	What systems are successful in providing reliable AVL? Any success or failure stories in software, providers, or hardware?
Henrico County	Anyone fully implemented their agencies COOP? How are you addressing IT failures to consider payroll, building access and dispatch?
Henrico County	Non-optical traffic pre-emption... any feedback?
Boulder Fire	Many agencies are having MDT/MCT connectivity issues. How are other agencies solving these challenges?
Edmonton CA Fire	Do other metro sized departments have multiple computers in their vehicles? If so, how are they being used and what applications are on them? Ruggedized or consumer grade? Any lessons learned or best practices regarding hardware and software in apparatus?
Charlotte Fire	What criteria are being utilized to determine accurate reliability on dynamically-dispatched departments?
DeKalb County	Has any department developed a functional company level pre-plan program where the results from the pre-plan are easily shareable across the department to all apparatus and personnel? Has anyone used ESRI workforce and Survey 123 to accomplish pre-plans?



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**38<sup>th</sup> Annual Metro Fire Planners Conference**  
**Sep 30 thru Oct 3, 2018**  
**AGENDA**



<b>1000 – 1020</b>	<b>Break</b>
<b>1020 – 1130</b>	<b>Kitchen Sink until we run out of time!</b>
Multiple	<p align="center"><i>Training/Certification</i></p> <p><b>Brampton CA</b> - The province of Ontario is in the process of legislating NFPA certifications for the fire service. Currently, the Ontario Fire Marshal's Office is the AHJ for the province, and there are anticipated problems with a single agency providing the testing for the entire province. In terms of the NFPA pro board and IFSAC seals, does any department/region have AHJ?</p> <p><b>Boulder Fire</b> - Training calendars are increasingly busy and competition for space is tough to manage. What are agencies doing to manage these challenges while achieving predictable outcomes?</p> <p><b>Chesterfield Fire</b> - Staffing Training Programs – For in-service we hire back instructors at a fixed rate. The issue is that overtime availability, continuing education requirements and the need for recruit school instructors all tend to compete for the same persons. What are other departments doing to address this issue?</p>
Multiple	<p align="center"><i>Communication</i></p> <p><b>Tualatin Valley</b> - What strategies and mediums are you using for effective internal communications to meet the needs of your current workforce? Any emerging technologies that help improve communications?</p> <p><b>Toronto CA</b> - What's working for internal communication/employee engagement - we are a very large service and it is difficult to keep our firefighters engaged so we are looking for any unique ideas.</p>
<b>1130</b>	<p><b>2019 Host – South Padre Island Fire Department (Doug Fowler)</b></p> <p><b>2020 Host Discussion</b></p> <p><b>Closing Remarks from Fire Chief Tom DeMint</b></p>





# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Langley Christmas Parade

File #: 1610.00

Doc #: 166633

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

Date: July 11, 2019

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## RECOMMENDATION:

THAT Council allocated \$11,500 from the Enterprise Fund to cover the additional costs to facilitate the Langley Christmas Parade.

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## PURPOSE:

The purpose of the report is to allocate funding from the Enterprise Fund to the Christmas Parade event.

## POLICY:

None.

## COMMENTS/ANALYSIS:

The City initially allocated \$11,500 from the Community Grant funds to pay for the additional costs to host the Langley Christmas parade. Subsequently, it was determined that it would be better to fund the increased parade costs from the Enterprise Fund allowing additional money to be available for distribution to the organizations applying during the second intake of the community grant process.

## BUDGET IMPLICATIONS:

None.

**ALTERNATIVES:**

The funding could be taken from the Recreation event budget but this will limit funding for other events that are already planned. Funding could also continue to be allocated from the Community Grant funds restricting access to funds for other organizations.

Respectfully Submitted,



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Darrin Leite, CPA, CA  
Director of Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Innes Corners Christmas Display Improvements

File #: 5757.00

Doc #:

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

Date: July 3, 2019

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### RECOMMENDATION:

THAT \$21,000 be allocated from the Enterprise Fund to provide a new Christmas Light Display at Innes Corners Plaza

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### PURPOSE:

The purpose of the report is ask for approval to spend \$21,000 from the Enterprise Fund for an enhanced Christmas light display at Innes Corners Plaza.

### POLICY:

N/A

### COMMENTS/ANALYSIS:

One of the items arising from the annual Council/staff Blue Sky vision setting session was to improve the Christmas light display at Innes Corners Plaza. The rationale behind this suggestion is that it will create an inviting space for the community to visit, provide a great photo opportunity for residents and visitors, is a good location to try new types of light displays and it would be an attraction for more positive activities which in turn would deter less desirable activities in the plaza.

Below are the types of lights and displays that would be added.



Double Bow Wreaths on six poles



White Lights on four interior trees



Illuminated Snowflakes on Fountain Edge (Two @ 2m high)

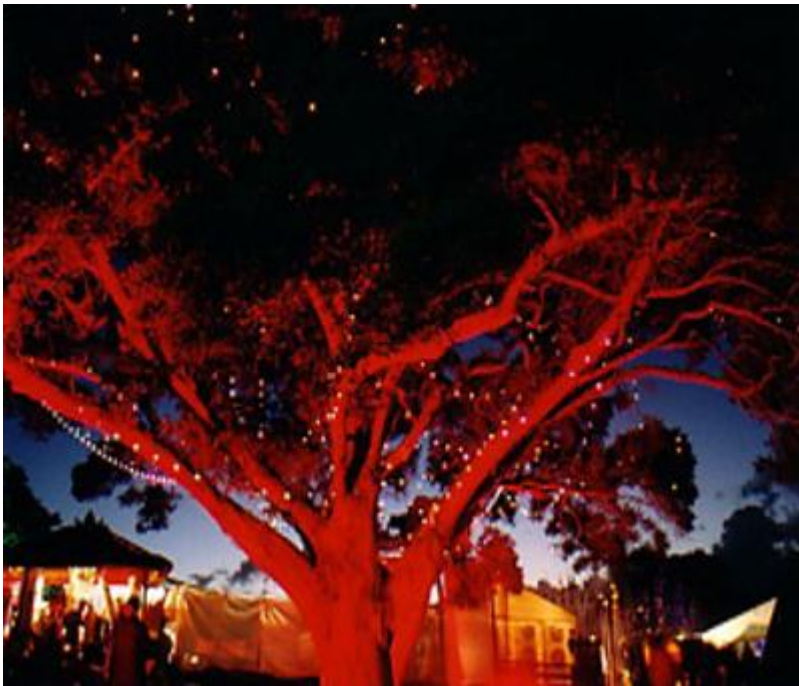


Revolving Illuminated Snowflakes on Plaza Floor

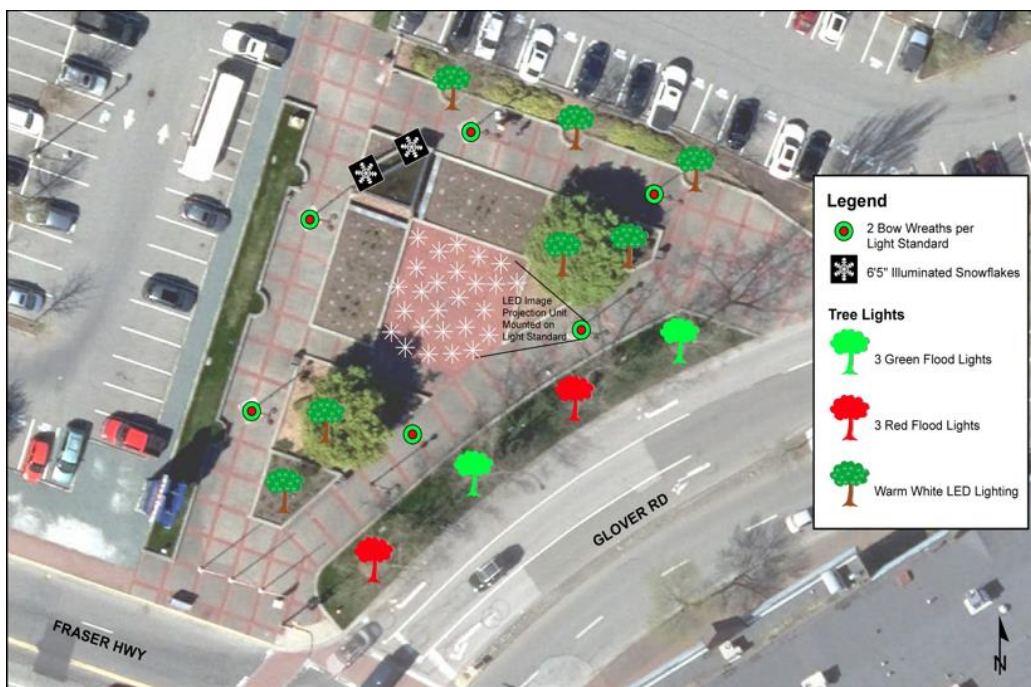




Red & Green Floodlighting in the large Oak Trees along Glover Rd



Below is a aerial plan indicating the location of the new displays





As Innes Corners Plaza is located very near to the Gateway Casino front entrance the Casino has offered to contribute \$15,000 towards the new Christmas light display and to have it's security staff oversee security of the display during the overnight hours.

#### **BUDGET IMPLICATIONS:**

The following is a summary of the estimated costs:

Christmas Lights and display	\$33,000
Installation and new electrical connections	\$ 2,000
Contingency	\$ 1,000
Security (five weeks at 8 hrs/night)	\$ 8,000
Subtotal	\$44,000

Less contribution from Gateway Casino \$23,000  
(Includes \$15,000 cash contribution and In-kind security<sup>1</sup>)

**Net Cost to City \$21,000**

Sufficient funds are available in the Enterprise Fund to cover this cost

Respectfully Submitted,



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

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<sup>1</sup> In-kind security from Gateway Casino will be periodic monitoring of the site throughout the night.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

**From:** [Mayor Val van den Broek](#)  
**To:** [Kelly Kenney](#)  
**Subject:** FW: Municipalities can make a difference with United Way's Period Promise campaign  
**Date:** July-18-19 9:05:28 AM  
**Attachments:** [image759531.png](#)  
[General Motion and Backgrounder PP.pdf](#)

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**From:** Michael McKnight (United Way) [mailto:MichaelM@uwlm.ca]  
**Sent:** July-17-19 9:27 AM  
**To:** Mayor Val van den Broek  
**Subject:** Municipalities can make a difference with United Way's Period Promise campaign

Dear Mayor van den Broek and Council,

I'm writing to you on behalf of United Way of the Lower Mainland regarding our Period Promise campaign and the associated work to increase access to menstruation products to vulnerable populations and address period poverty in the communities where we work.

As you may have heard, on June 17 the City of Victoria announced that they would begin providing free menstrual products in their publicly accessible facilities. As Mayor Helps said, "Providing free menstrual products in City facilities is a small, practical thing we can do that will make a big difference in the lives of many people in our community." Earlier this year the City of Fort St John announced they would be conducting their own study to better determine their own responsibility to support people who menstruate. Unfortunately, the need for this product is bigger than we could possibly imagine.

Period poverty is the widespread lack of access to menstrual products due to financial limitations. It affects girls, women, and trans folks around British Columbia, and it does so on a surprising scale. Almost one quarter of Canadian women say they have struggled to afford menstrual products for themselves or their children, and more than 66% say that periods have inhibited them from participating fully in the day-to-day activities of life. (Confidence and Puberty Study by Always, Proctor & Gamble, 2018).

With Period Promise we aim to eradicate period poverty. We do this by promoting simple policy changes and supporting organizations that have made a commitment to provide menstrual products by signing onto the Period Promise Policy Agreement. Nikki Hill and Sussanne Skidmore, our campaign co-chairs, have been incredible champions in pushing this forward with us.

We've had some incredible successes so far. The Ministry of Education has committed to providing free and zero-stigma access to menstrual products in public schools across the province, and the Ministry of Social Development and Poverty Reduction has provided us with a grant to research period poverty across the province. We've also had more than 15 organizations in the Lower Mainland sign the Period Promise Policy Agreement, which we will be happy to provide you.

We're starting to have exciting conversations with municipalities across the province about how they can be involved in making menstrual products more readily accessible in our communities. To support these efforts we have drafted a motion and backgrounder that can go to your Council. It outlines what we hope your municipality may do and why it would be beneficial to your community. You will find them attached to this e-mail.

We encourage you to work with your Councillors and Municipal staff to see if Langley may be able to contribute to this movement, and would be excited to speak with you about how we can partner together to make our communities more inclusive and accessible to everybody.

Sincerely,



**Michael McKnight**

President & CEO

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**Addendum A: Draft Motion and Backgrounder to support efforts to expand access to menstrual products in municipal facilities.**

**Motion:**

That City council direct staff to provide a report regarding the cost and implementation of providing city facilities, including recreational spaces and libraries, working with homeless, street-involved, and low income and vulnerable girls, women, trans individuals and non-binary people access to free menstrual products in a manner that reduces menstrual stigma. AND that the City endorse the United Way Period Promise campaign as a locally-built solution that promotes health, well being, security and dignity in our community.

**Backgrounder:**

Whereas:

1. Period poverty is the widespread lack of access to menstrual products due to financial limitations which affects girls, women, and trans and non-binary people in British Columbia who cannot afford menstrual products for themselves or are dependents of people who cannot afford menstrual products.
2. Almost one quarter of Canadian women say they have struggled to afford menstrual products for themselves or their children.
3. Period Poverty is a symptom of poverty and, as a result, is likely experienced at a higher rate by single mothers, transgendered and non-binary folks, indigenous communities, people of colour, people living with disabilities, and other marginalized groups who are affected by poverty at a disproportionately high rate.
4. People who are menstruating but do not have menstrual products available to them experience extreme social isolation by not being able to attend school, work, or community activities without experiencing stigma and shame.
5. People who experience period poverty are placing themselves at greater risk by using menstrual products for longer than their recommended time, or using unsanitary alternatives like rags or newspaper, placing their health and security at risk.
6. The United Way Period Promise campaign has been working to address the issue of period poverty as experienced by vulnerable people in the Lower Mainland for several years. It promotes policy change and has distributed hundreds of thousands of donated menstrual products to community agencies. In 2019, the United Way of the Lower Mainland distributed more than 200,000 donated products to more than 50 agencies. This work builds out awareness of period poverty in our community while promoting changes that can reduce the barriers and isolation faced by people who face it every single month.