



REGULAR COUNCIL MEETING AGENDA

Monday, December 9, 2019
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

	Pages
1. <u>ADOPTION OF AGENDA</u>	
a. Adoption of the December 9, 2019 Regular Agenda	
2. <u>ADOPTION OF THE MINUTES</u>	
a. Regular Meeting Minutes from November 18, 2019	1
b. Special (Pre-Closed) Meeting Minutes from November 18, 2019	12
3. <u>DELEGATIONS</u>	
a. Green Teams of Canada Lyda Salatian	14
4. <u>MAYOR'S REPORT</u>	
a. Upcoming Meetings Regular Council Meeting – December 16, 2019 Regular Council Meeting – January 13, 2020	
b. Library Happenings - Councillor Martin	
c. Engineering Update Rick Bomhof, Director of Engineering, Parks and Environment	
d. Langley City Spotlight - Holiday Chaos Francis Cheung, Chief Administrative Officer	
5. <u>BYLAWS</u>	
a. Bylaw 3115 - Sanitary Sewer and Storm Sewer Rates Bylaw First, second and third reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates	15

b.	Bylaw 3116 - Waterworks Regulation Bylaw First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw	19
c.	Bylaw 3117 - Solid Waste Bylaw First, second and third reading of a bylaw to amend the Solid Waste Bylaw	22
d.	Langley Lions Redevelopment Information Report: OCP Amendment Application OCP 01-19; Rezoning Application RZ 04-19 Development permit Application DP 04-19 Land Use Contract Application LUC 01-19	25
1.	Bylaw 3108 - Official Community Plan Amendment Bylaw First and second reading of a bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 (Langley Lions Housing - 20355, 20385 54 Avenue; 5421 204 St)	96
2.	OCP Amendment Bylaw No. 3108 - Public Consultation & Adoption Requirements (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street)	107
3.	Bylaw 3109 - Zoning Amendment and Development Permit No. 04-19 First and second reading of a bylaw to rezone properties located at 20355, 20385 54 Avenue; 5421 204 Street to accommodate a 981-unit redevelopment of the Langley Lions seniors housing complex with Phase 1A consisting of an 8 storey, 101 unit Birch Building replacement	110
4.	Bylaw 3110 - Discharge of Land Use Contract Bylaw First and second reading of a bylaw to authorize the discharge of Land Use Contracts No. 16-73 and 11-75 from the property located at 20355 54 Ave	117

6. ADMINISTRATIVE REPORTS

a.	2019 Community Survey <i>Presentation from Catherine Knaus, Ipsos Public Affairs</i>	121
b.	Award of Banking Services Agreement	241
c.	Public Art Policy Update	243

d.	2018 Crime Prevention Task Group Recommendations Update	250
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7. NEW AND UNFINISHED BUSINESS

a.	Motions/Notices of Motion	
b.	Correspondence	
1.	Request Regarding Metro Vancouver Appointments to the Board of Directors Laura Dick, Port Moody Resident	256
2.	Safer Drug Supply to Save Lives / Observed Inhalation Sites for Overdose Prevention City of Victoria	259
3.	Request to Purchase Advertising BC Yukon Command of the Royal Canadian Legion's 15th Annual Military Service Recognition Book	261
c.	New Business	

8. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, November 18, 2019

7:00 p.m.

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

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

Absent: Councillor James

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

1. ADOPTION OF AGENDA

- a. Adoption of the November 18, 2019 Regular Agenda

MOVED BY Councillor Wallace

SECONDED BY Councillor Pachal

THAT the November 18, 2019 agenda be adopted as amended to include "Operation Red Nose" under the Mayor's Report section.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from November 4, 2019

MOVED BY Councillor Albrecht
SECONDED BY Councillor Wallace

THAT the minutes of the regular meeting held on November 18, 2019 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from November 4, 2019

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on November 4, 2019 be adopted as circulated.

CARRIED

- c. Special (Pre-Closed) Meeting Minutes from November 6, 2019

MOVED BY Councillor Wallace
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on November 6, 2019 be adopted as circulated.

CARRIED

3. COMMUNITY SPOTLIGHTS

- a. Council Appreciation for Tree Planting in Hunter Park

Alex Speers, Grade 12 DW Poppy Secondary Student

Mayor van den Broek presented a gift to Alex Speers in appreciation of her planting 50 cedar sapplings in Hunter Park.

Ms. Speers advised that this was her Capstone Project, which is a requirement to graduate. The criteria of the project was to do something you are passionate about. She chose to plant trees in one of the city's parks as she is passionate about planting trees and wanted to do something that would benefit other people and which she could look back on with pride.

4. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – December 9, 2019
Regular Council Meeting – December 16, 2019
- b. Discover Langley City - Councillor Albrecht

Administration

DLC has hired a marketing intern to start the first week of November. Hannah is working towards a Bachelor of Communication with a minor in publishing and digital media. She is a blogger and an exceptional writer, and we expect that she will add great value to our team. Her priorities will be social media postings, gathering festival and event information, writing consumer and stakeholder newsletters, story starters for media and bringing more personality to the DLC website.

As part of our Municipal and Regional Destination Tax (MRDT) requirements, DLC is required to submit a detailed tactical plan for 2020. This includes an update to our 5-year business plan and our one-year tactical plan.

They have been working diligently researching and writing the plan, focusing on winter and shoulder seasons, and encouraging events with an overnight component, with our primary goal to encourage overnight stays that benefits our accommodation providers and provides for residual economic benefits to the entire community. The biggest investment in the marketing tactics is our digital media strategy which employs technology to reach the widest audience possible with compelling content.

Marketing

DLC is almost finished selling advertisement for the tear-off map. This map will show the lower mainland on one side and Langley City on the other.

Destination BC acknowledges that tear-off maps are still very popular with consumers and is a great investment to promote communities.

These maps will be distributed in hotels, service stations, consumer events, conference and sports teams, the library, and City Hall.

- c. Livable Cities Forum - Councillor Wallace

Councillor Wallace thanked her Council colleagues for affording her the opportunity to attend the Livable Cities Forum held in Victoria October 28 - 30, the purpose of which was to highlight central challenges and key opportunities for building climate resilient, healthy and equitable

communities. Councillor Wallace shared pictures taken during a portion of the forum of various urban food systems initiatives implemented by the City of Victoria including:

- Harvest for Knowledge, indigenous plant garden and Camas meadow;
- Kitchen garden installed for residents of community centre;
- Food Share Network;
- Orchard pilot project on public land embankment;
- Composting facility in Fernwood;
- Rainwater water collection;
- Mason Street urban farm;
- Aquaponics.

Councillor Wallace then read a Call to Action prepared by Mayors and Councillors who attended the forum:

"We stand together as local government leaders, acknowledging that wherever we are in Canada we are on indigenous land, expressing our highest concern at the climate crisis that the world is now facing.

As we urgently increase our efforts to reduce emissions, we must give equal and increased urgency to build resilience for the future. Wildfires, floods, heatwaves, devastating storms and rising sea levels are just some of the climate impacts already threatening our communities. Our communities are centres of culture, commerce, and innovation, yet these same strengths make us highly vulnerable to the effects of climate change.

As elected officials we have a unique and important role to play in building resilient and livable communities.

We are on the front lines - often the public face of a community's response to a disaster or extreme weather event. Residents and businesses alike look to us for guidance, reassurance, and a calm voice of reason in stressful situations. Building community resilience will help .to empower the community to pull together in the face of climate change and related events. At the same time, building resilience will allow us to focus on equity, inclusion, and social justice.

Since the 2017 Livable Cities Forum, we have all experienced the impacts of climate change in a very real way. Communities are declaring climate emergencies. And communities and governments around the world have received a wake-up call with the IPCC's October 2018 1.5 Report, highlighting the need for "rapid, far-reaching and unprecedented changes in all aspects of society."

It is easy to get overwhelmed by the sense of urgency around these issues, but as local leaders we must use this urgency as an opportunity for

action and forward momentum, and most importantly the opportunity to come at these issues with new ways of thinking and acting together.

The steps needed to address climate change necessitate the remaking of society's systems, from energy generation to housing to transportation to education to land use. In that remaking there are powerful opportunities to create healthier, more equitable and more just communities.”

d. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on upcoming special events and programs for December as follows:

Special Events

- Breakfast with Santa – Saturday December 7, Douglas Recreation Centre
- Magic of Christmas Event – Saturday December 7:
 - Breakfast with Santa
 - Entertainment and crafts
 - Parade
 - Tree lighting and caroling
- Holiday Chaos – Saturday December 14, Timms Community Centre Gymnasium

Programs

- Winter Events Handout December 2019 to February 2020
- Winter 2020 Recreation Guide will be available November 28.

e. Langley City Spotlight Video - Francis Cheung, Chief Administrative Officer

Francis Cheung, Chief Administrative Officer, presented a video produced by the City of Langley showcasing Breakfast with Santa.

f. Christmas Wish Breakfast: Tuesday, November 26 - 6:30am - 9:30am, Newlands Golf & Country Club

Mayor van den Broek advised that the 3rd Annual Christmas Wish Breakfast will be held at Newlands Golf Course on Tuesday November 26th between 6:30 and 9:30 am. Everyone who donates a toy or makes a cash donation will receive a complimentary breakfast prepared by Newlands staff. There will be musicians and singers and Mr. and Mrs.

Clause. Volunteers from the City of Langley Fire Department and RCMP will also be in attendance

g. Langley Christmas Bureau - Mayor van den Broek

Mayor van den Broek advised that the Christmas Bureau located at 120-19860 Langley Bypass is now open. If you would like to apply for a hamper or to sponsor a family you can get more information on their website at langleychristmasbureau.com.

h. Operation Red Nose

Mayor van den Broek advised that Operation Red Nose is back in Langley for the Christmas season. The City is partnering with the City of the Surrey and the Langley Minor Hockey Association is hosting this service. Don't drink and drive. Go to operationrednose.com to find out how to get a safe ride home.

5. COMMITTEE REPORTS

a. Environmental Task Group Report

MOVED BY Councillor Wallace

SECONDED BY Councillor Pachal

THAT mandate item four from the Environmental Task Group Terms of Reference be amended from:

"Promote landscape boulevards and environmental features on boulevards by residents, food production, bees/butterfly gardens" to

"Promote landscape and environmental features on boulevards by residents, businesses and developers, ie. food "security", bee/butterfly gardens".

CARRIED

MOVED BY Councillor Wallace

SECONDED BY Councillor Pachal

THAT Council receive a presentation from Green Teams Canada.

CARRIED

MOVED BY Councillor Wallace
SECONDED BY Councillor Albrecht

THAT Council give funding to Green Teams of Canada to hold up to 3 events in 2020 at a cost of \$2,000 per event.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Wallace

THAT the foregoing motion be amended by rewording it to read as follows:

“THAT at its upcoming budget deliberations, Council consider providing funding for Green Teams of Canada to hold up to 3 events in 2020 at a cost of \$2,000 per event.”

CARRIED

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

CARRIED

MOVED BY Councillor Wallace
SECONDED BY Councillor Albrecht

THAT City Council extend the term of the Environmental Task Group to December 31, 2020 in order to allow the group to fulfill its mandate.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, staff advised that any funding required for the task group to fulfill its mandate would require Council approval.

THE QUESTION WAS CALLED and the motion was

CARRIED

6. BYLAWS

- a. Bylaw 3114 - Inter-municipal Business License Bylaw Amendment

First, second and third reading of a bylaw to amend the provisions of the Inter-Municipal Business License Bylaw (addition of the Village of Harrison Hot Springs and City of Merritt)

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Intermunicipal Business License Bylaw, 2012, Amendment No. 4 Bylaw, 2019, No. 3114" be read a first time.

THAT the bylaw cited as the "Intermunicipal Business License Bylaw, 2012, Amendment No. 4 Bylaw, 2019, No. 3114" be read a second time.

THAT the bylaw cited as the "Intermunicipal Business License Bylaw, 2012, Amendment No. 4 Bylaw, 2019, No. 3114" be read a third time.

CARRIED

7. ADMINISTRATIVE REPORTS

- a. Development Application Extension Request - OCP 01-18/RZ 07-18/DP 07-18 - Rosewood Seniors Centre

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

That Council approve a six month extension in accordance with Council Policy DS-10 for the completion of development applications OCP 01-18, RZ 07-18 and DP 07-18 for the proposed 292-unit Rosewood Seniors Centre development on Old Yale Road.

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the Council of the City of Langley consents to the approval of the adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019 on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.

CARRIED

2. Fraser Valley Regional Library - Furnishing Replacement Funding Approval

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT Langley City Council approve the use of up to \$25,000 of the Fraser Valley Regional Library's Member Salary and Benefit Reserve to be used for City library furnishing replacements which was included as a project in the 2019 – 2023 Financial Plan Bylaw amendment adopted at the July 22, 2019 Council meeting.

CARRIED

b. Correspondence

1. Letter from Georgia Damianos

Request to increase the allowable hours of street parking in front of 19897 56 Avenue

In response to a question from a Council member, Rick Bomhoff, Director of Engineering, Parks and Environment advised that a response has not yet been provided to Ms. Damianos's request pending the request coming to Council first. Staff further advised that a report had been submitted to Council a short time ago in response to a similar request from Ms. Damianos to add a lane for additional parking on 56 Avenue fronting her business. At that time staff had responded to her that the City would not approve that

request for a number of reasons. Staff advised they do not support granting this new request for the same reasons, those being:

- the City doesn't wish to promote parking on its arterial roads, rather, the City wants to encourage traffic to use those roads;
- it provides an effective alternative route to the 196 overpass when trains are blocking the tracks;
- the number of trains moving through the city will be increasing thereby increasing the amount of traffic that needs to be diverted and as well, new information signs will be directing drivers to choose alternative routes;
- transit changes in the downtown area also increase the need for alternative routes.

In response to a question from a Council member, staff advised that the payment of \$25,000 to the City in the 1980s by Ms. Damianos that was referenced in her correspondence was regarding payment that was required in lieu of parking fees for a different property she owned in the downtown area and was not related to her property on 56 Avenue.

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the City maintain the status quo with respect to parking along 56 Avenue;

AND THAT staff provide a written response to Ms. Damianos advising of the City's position regarding parking on 56 Avenue and clarifying the purpose of the \$25,000 paid to the City by Ms. Damianos in the 1980s.

BEFORE THE QUESTION WAS CALLED in response to a statement from a Council member that there appeared to be ample parking in that area, including parking in the back of the building where Ms. Damianos's business is, staff advised that there is no access to the business from the back parking lot so customers must walk around to the front.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Giving Tuesday - National Giving Day - Tuesday, December 3, 2019

Downtown Langley Business Association

- c. New Business

9. **ADJOURNMENT**

MOVED BY Councillor Wallace
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 7:45 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



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

**Monday, November 18, 2019
4:06 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent**

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

Absent: Councillor James

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

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Albrecht
SECONDED BY Councillor 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*:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED

2. **ADJOURNMENT**

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT the Special (pre-closed) Council meeting adjourn at 4:07pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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

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

DATE: 27 Nov 2019

REQUESTED MEETING DATE: Dec 9 , 2019

NAME: Lyda Salatian

ORGANIZATION NAME: Green Teams of Canada

ADDRESS: 15678 24 Ave Surrey, BC V4A 2J7

CONTACT NUMBER: 604-831-3222

EMAIL ADDRESS: Lyda@GreenTeamsCanada.ca

TOPIC: An update of the Lower Mainland Green Team and a proposal to develop a partnership

AUDIO/VISUAL NEEDS: Power Point Presentation

ACTION YOU WISH COUNCIL TO TAKE: Approve a partnership between City of Langley and Green Teams of Canada



EXPLANATORY NOTE

SANITARY SEWER AND STORM SEWER RATES AND REGULATION BYLAW, 2003, No. 2494 AMENDMENT No. 18, BYLAW No. 3115

The purpose of Bylaw No. 3115 is to accommodate the sewer user rate structure in 2020 to increase the consumption charge by \$0.08/CM. This increase is to offset an increased allocation of administrative costs from the general fund, additional system testing, as well as increases in wages and supplies.

The consumption based charge will increase to \$1.27 per cubic meter (based on 80 % of water consumption) and the flat fee will remain at \$75.00. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2019 will be \$410.28 (an increase of \$23.76 over 2019), and \$268.04 (an increase of \$13.68 over 2019) for a Strata Dwelling.



**SANITARY SEWER AND STORM SEWER RATES AND
REGULATIONS BYLAW, 2003, No. 2494,
AMENDMENT No. 18,**

BYLAW No. 3115

A Bylaw to amend the Sanitary Sewer and Storm Sewer Rates and
Regulations Bylaw, 2003, No. 2494, Amendment No. 18, Bylaw No. 3115

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

Title

1. This bylaw may be cited as the “Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 18, Bylaw No. 3115”.

Amendment

1. The Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, and any amendments are hereby amended by deleting Schedule “A” - Rates and inserting the Schedule “A” - Rates attached to and forming part of this bylaw.

READ A FIRST, SECOND, AND THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

MAYOR

CORPORATE OFFICER



SANITARY SEWER AND STORM SEWER RATES

SCHEDULE “A” – Rates

1. Consumption Rates

Annual Low Volume Consumer Rates

1.1 To all low volume consumers with annual billings, the following charges apply:

- (a) \$75.00 per dwelling unit per annum; plus
- (b) a consumption charge of \$1.27 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.

1.1.1 As an exception to section 1.1 of this Schedule, Township of Langley residential units are charged \$410.28 per unit when no consumption data is available.

Annual High Volume Consumer Rates

1.2 To all high volume consumers with annual billings, the following charges apply:

- (a) \$75.00 per dwelling unit per annum; plus
- (b) a consumption charge of \$1.27 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.

1.2.1 For the purposes of billing high volume consumer use to the Township of Langley under any existing sewer use agreements, section 1.2 of this Schedule will apply.

1.2.3 As an exception to section 1.2 of this Schedule, in cases where water consumption data is not available for the Township of Langley, then the billings will be calculated using consumption data from like units in the City of Langley as determined by the Collector.

Bi-monthly High Volume Consumer Rates

1.3 To all high volume consumers who are listed in Schedule B, the following charges will apply:

- (a) \$13.89 per dwelling unit every two months; plus
- (b) a consumption charge of \$1.41 per cubic metre based on eighty percent (80%) of the water consumption used during the previous two months.

2. Deposits

a) Sanitary and Storm Sewer Service Connection Deposits

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer connection, prior to installation.

b) Culvert Deposits

A deposit, to be determined by an estimate, will be required for each culvert, prior to installation.

c) Disconnection Deposit

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer disconnection, prior to disconnection.

3. Re-inspection Rate

The rate will be \$60.00 per re-inspection.

4. Call out Rate

The rate will be \$75.00 per call out.

5. Abatement Program Rate

The rate will be \$60.00 per application.

6. Penalty Interest Rate

The rate will be as the same interest rate charged in the Tax Penalty Addition Bylaw, 1983, No. 1267 and its amendments.



EXPLANATORY NOTE

WATERWORKS REGULATION BYLAW, 2004, No. 2550, AMENDMENT No. 22, BYLAW No. 3116

The purpose of Bylaw No. 3116 is to increase the water user rate structure in 2020 by increasing the consumption charge by \$0.04/CM. This overall increase is to offset the increase in the GVWD rate reflecting the continued water quality improvement capital projects, as well as increases in City wages and supplies.

The consumption based charge will increase to \$1.35 per cubic meter and the flat fee will remain at \$75.00. Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2019 will be \$520.50 (an increase of \$16.50 over 2019), and \$331.50 (an increase of \$9.50 over 2019) for a Strata Dwelling.



**WATERWORKS REGULATION BYLAW, 2004, No. 2550
AMENDMENT No. 22,**

BYLAW No. 3116

A Bylaw to amend the Waterworks Regulation Bylaw, 2004, No. 2550

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

Title

1. This bylaw may be cited as the “Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 22, Bylaw No. 3116”.

Amendment

1. The Waterworks Regulation Bylaw, 2004, No. 2550, and any amendments are hereby amended by deleting Schedule “A” - Waterworks Bylaw and inserting the Schedule “A” - Waterworks Bylaw attached to and forming part of this bylaw.

READ A FIRST, SECOND, AND THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

MAYOR

CORPORATE OFFICER

SCHEDULE "A" - WATERWORKS BYLAW

CLASS OF CONSUMER	RATE
(a) Low-volume Consumer	
(i) A per annum flat rate per dwelling unit of	\$75.00
plus a	
volumetric rate of	\$1.35
per cubic metre of water consumed as determined by using	
consumption in the previous year for the premise owned or	
occupied by the consumer.	
(ii) If a new premise is being charged the volumetric rate will be	
determined by the Collector having regard to similar premises	
and	
historical water consumption.	
(b) High-volume Consumer	
(i) A bi-monthly flat rate of	\$13.89
plus a	
volumetric rate of	\$1.50
per cubic metre of water consumed in the past two months.	
(ii) The minimum charge payable by a high-volume consumer is	\$13.89
per two-month period.	



EXPLANATORY NOTE

SOLID WASTE BYLAW, 2016, No. 2991, AMENDMENT No. 3, BYLAW No. 3117

The purpose of Bylaw No. 3117 is to increase the municipal garbage collection service fee by \$6 in 2020. This increase is to offset the increase in Metro Vancouver garbage tipping fees.

The flat fee will increase to \$204 (an increase of \$6 over 2019).



**SOLID WASTE BYLAW, 2016, No. 2991,
AMENDMENT No. 3,**

BYLAW No. 3117

A Bylaw to amend the Solid Waste Bylaw, 2016, No. 2991

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

Title

1. This bylaw may be cited as the “Solid Waste Bylaw, 2016, No. 2991, Amendment No. 3, Bylaw No. 3117”.

Amendment

1. The Solid Waste Bylaw, 2016, No. 2991, and any amendments are hereby amended by deleting Schedule “A” and inserting the Schedule “A” attached to and forming part of this bylaw.

READ A FIRST, SECOND, AND THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

MAYOR

CORPORATE OFFICER



SOLID WASTE BYLAW, 2016,

BYLAW No. 2991

SCHEDULE "A"

Every Owner of a Dwelling Unit receiving Municipal Garbage Collection Services provided by the City is required to pay the amount of \$204.00 per year. For new construction, the charge shall be pro-rated for the first year of service according to the actual number of months that the service is provided.



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Langley Lions Redevelopment Information Report:** File #: 6620.00
OCP Amendment Application OCP 01-19
Rezoning Application RZ 04-19
Development Permit Application DP 04-19
Land Use Contract Application LUC 01-19

Doc #:

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

Date: December 3, 2019

RECOMMENDATION:

THAT Council receive the Langley Lions Redevelopment Information Report: OCP Amendment Application OCP 01-19 Rezoning Application RZ 04-19; Development Permit Application DP 04-19 and Land Use Contract Application LUC 01-19, for information.

PURPOSE:

This information report updates and supplements the September 4, 2019 staff report to the Advisory Planning Commission, in response to revised plans and information submitted by the applicant.

To consider applications by DYS Architecture for a 981-unit master planned redevelopment of the Langley Lions seniors housing complex, including a 101-unit building for the first phase of the project (Phase 1 - Birch Building replacement).

POLICY:

The subject properties are currently designated High Density Residential in the Official Community Plan. The proposed development exceeds the maximum density allowed under the High Density Residential designation. The applicant is

therefore proposing to amend the Official Community Plan by creating a new Langley Lions Seniors District to accommodate the subject development.

COMMENTS/ANALYSIS:

Application Summary Table

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54A Ave. 5421 – 204 St.
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units: Total: Phase 1:	981 units 101 units (includes 7 accessible units & 94 adaptable units)
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area: Total: Phase 1:	72,177 m ² (776,913 sq ft) 7,111 m ² (76,543 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%
Total Parking Provided: Total: Phase 1:	273 spaces 26 spaces (incl. 2 H/C)
Land Use Contracts:	LUC 16-73, LUC 11-75
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation:	High Density Residential
Proposed OCP Designation:	Langley Lions Seniors District
Development Cost Charges: (Phase 1)	\$349,702.50 (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished Birch Building
Community Amenity Charge (Phase 1)	\$202,000.00

Discussion:

1. Background

The Langley Lions Senior Citizens Housing complex was originally developed between 1974 and 1988 and consisted of 588 subsidized units for independent seniors. The development of the Evergreen Timbers building in 2008 and the demolition of a portion of the Alder Building (2008) and eventually all of the Birch Building (2019) has resulted in the current complex of seven buildings containing 518 units.

In 2018 a fire damaged the 66-unit Birch Building (5464 – 203 Street) beyond repair. The building was later demolished forcing the relocation of tenants. The fire highlighted the need to replace the older buildings which no longer meet contemporary safety standards. At the same time, the need for affordable seniors housing in the community has been growing and the applicant's plans seek to address existing and future requirements.

2. Site Context

The Langley Lions site is comprised of three lots at the southern edge of Downtown Langley. To the north is Langley Mall whose service access lane backs onto the northern boundary of the site. Langley Lodge, a long-term seniors care facility operated by Fraser Health Authority borders the site on the northeast and was a part of the original master-planned development of the block envisioned by Hamilton Doyle and Associates Architects in 1972. To the west (across 203 Street) are the 4-storey Station 54 apartment building and a row of six single family dwellings. Several 3-storey apartment buildings constructed mostly in the 1970's frame the site on the south (across 54 Avenue) and east (across 204 Street) sides.

3. Development Proposal

The applicant is proposing a multiphase, 'Master Plan' redevelopment of the site intended to eventually replace all of the existing buildings except for the Evergreen Timbers Building (see Attachments 1 and 2). The six new buildings proposed would significantly increase density on the site, adding 463 new units to the existing total. Building heights would also increase from 3-4 storeys in the existing development to 6-15 storeys through the redevelopment. The conceptual building plans included in the application show four new mid-rise buildings (6-8 storeys) in block plans and two new high-rise buildings (15-storeys) in "point tower" (small footprint) plans. The redevelopment would be phased generally in a counter clockwise procession through the site ending in the southeast corner with

the two 15-storey buildings. The phasing plan is closely linked to a tenant relocation plan (Attachment 3) designed to ensure that no off-site displacement of tenants is required.

4. Official Community Plan

The subject properties are currently part of the High Density Residential area that borders Downtown Langley on the south and west sides. The area is intended to concentrate population in close proximity to downtown businesses and public transit services. Various forms of multifamily housing are allowed up to a maximum density of 198 units/hectare (80 units/acre). New developments are subject to a set of design guidelines regulating form and character in the development permit area.

The long-term redevelopment of the site envisioned by the applicant would result in a density of approximately 340 units/hectare (138 units/acre). The proposed density significantly exceeds the limit for the High Density Residential land use designation and approaches the maximum allowable density in the adjacent Downtown Commercial area (371 units/hectare). Staff support the substantial increase in density based on the following considerations:

- The site is adjacent to the downtown core and in close proximity to shops and services accessible to the intended tenants;
- The site abuts the Langley Mall property which is designated for high density, mixed-use development including high-rise apartments in the City's Downtown Master Plan;
- The site is located within 500 metres (5-10 minute walk) of the planned Downtown Langley SkyTrain station;
- The proposed redevelopment will provide a substantial component of the affordable rental housing units required for seniors in the City of Langley.

Staff have prepared an Official Community Plan amendment bylaw (Bylaw No. 3108) to accommodate the proposed redevelopment of the Langley Lions site. The amendment bylaw would establish a new "Langley Lions Seniors District" land use designation and development permit area with associated guidelines.

5. Zoning Bylaw

The subject properties are currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density. The existing zoning does not permit the proposed densities and land uses in the applicant's master plan. In addition, the RM2 and RM3 zones restrict building height to a maximum of four storeys. Since there are no existing zones in the City to accommodate the

proposed development, the developer is applying for a custom, site-specific CD70 (Comprehensive Development) zoning designation.

The proposed CD70 zone would also include provisions for reduced off-street parking requirements based on the recommendations of the applicant's traffic engineer in the Transportation Impact Assessment. The revised parking requirement would be 0.25 spaces/unit. The current bylaw requirements for "congregate housing" and "seniors-oriented multiple unit residential" are 0.50 space/unit and 1.00 spaces/unit. The recommended requirements are based on a survey of actual parking demand (observed as 0.18 spaces/unit) in the existing development as well as an analysis of comparable projects in other municipalities.

Staff support the proposed off-street parking requirements as they reflect actual demand in a lower income seniors rental housing development, which is also located in close proximity to transit services, future rapid transit and downtown shops and services. These parking requirements can also be reviewed as future phases come forward as Development Permit applications, if necessary.

6. Master Plan: Phases

The applicant is proposing to redevelop the entire Lions site according to a long-term Master Plan, with phasing (see Sheet A1.01 in Attachment 1) as follows:

Master Plan - Phases:

Phase 1 (constructed in the next 2 years)

- **Birch Replacement.** The first overall phase and first Development Permit Application of the Lions redevelopment involves the construction of a 101 unit, eight storey Birch building. The new Birch building is to be located in the same area as the previous Birch building, and be connected to the existing Timbers building (to support shared services provision for residents).

Phase 2 (constructed in the next 2-5 years)

- **Alder Replacement.** This eight storey building (with approximately 198 units and located adjacent to 203 Street) is to replace the existing Alder building and also connect to the Timbers building.

Phase 3 (constructed 5 to 10 years from now)

- Dogwood Replacement: this phase involves the construction of a new 6 storey building with approximately 185 units, and replaces the existing Dogwood building located adjacent to 54 Avenue.

Phase 4 (constructed 5 to 10 years from now)

- Cedar Replacement: This phase, located south of the 'Birch/Timbers/Alder' complex, involves the construction of a new 6 storey Cedar building with approximately 175 units, and replaces the existing Cedar building located adjacent to 203 Street.

Phases 5-6 (long term; constructed 10+ years from now)

- Fir and Elm Replacements: located in the south-east corner of the site, the fifth and sixth phases involve the replacement of the Fir and Elm buildings with two 15 storey buildings (approximately 135 units in each building).

7. Master Plan: Urban Design Considerations

The applicant's multi-phase redevelopment seeks to renew the site's buildings and on-site services and amenities, and increase the number of dwelling units to serve anticipated future housing needs. As noted above, staff support the proposed increase in density given the site's proximity to the Downtown and the future SkyTrain station, and the proposed significant increase in senior's housing units. Within this context, it is also important to ensure the overall site design for the proposed redevelopment of the Langley Lions property reflects key urban design and CPTED principles (ie. as per the OCP, Downtown Urban Design Plan) including:

- Facilitating direct and safe pedestrian/vehicular connections through large properties;
- Creating pleasant, safe and resident-oriented public and semi-private open/green spaces;
- Arranging buildings to maximize light, reduce shadowing and provide clear sightlines;
- Supporting pedestrian-friendly streetscapes through building and open space design; and
- Providing logical and convenient vehicular drop-offs, loading areas and parkade entrances.

Staff reviewed the applicant's initial Master Plan and worked with the applicant's architect to refine it according to the high-level principles noted above (and noting that other 'grade-level' urban design best practices, such as ground-oriented dwelling units, are required nonetheless).

Master Plan - Key Urban Design Elements

Based on the Langley Lions Master Plan (Sheet A1.01 in Attachment 1) and Landscape Plan (Sheet L0.3 in Attachment 2), the following key elements are to be incorporated into the site, building and landscape designs of Phases 1-6:

Phases 1-2

The proposed building footprints preserve the existing mature trees in the centre of the site, and will create a well-defined, semi-private amenity area for residents. This 'half-quadrangle' design will provide for easy site surveillance, as well as convenient vehicular drop-off and site circulation. Staff note the proposed Alder building should incorporate a step-back at the 6th storey and an architectural break along the building face to reduce and differentiate building massing along 203 Street. A proposed east-west service road, between 203 Street and 204 Street, is to be provided to facilitate convenient building access, off-street loading opportunities and fire truck access. The Phase 1-2 design also preserves the possibility of future pedestrian connections (or vehicular, as appropriate) to the shopping mall property to the north.

Phases 3-4

Recognizing that the proposed redevelopment of the Dogwood and Cedar buildings will likely involve phased demolitions of these buildings, the new buildings are to be designed and arranged in a manner that provides a central public (or semi-private) pedestrian connection/open space between 54 Avenue and the central amenity area in Phases 1 and 2. This will support easy pedestrian movement through the site, allow for more sunlight and less shadowing in the south west and central portion of the site, and enable the creation of a new resident-oriented open/green space that 'completes the quadrangle' with Phases 1-2. Taller portions of Phase 3 and 4 buildings are oriented towards Phases 1-2 and step down to 6 storeys at the southern edge of the site, to allow more sunlight to penetrate the central green space. Like the Alder building in Phase 2, the 8 storey portions of the new Dogwood and Cedar buildings should also incorporate a step-back at the 6th storey and architectural breaks along building faces as well. A vehicular connection between the east-west service road (developed as a part of Phases 1 and 2) and 54 Avenue is also

required to support site connectivity, circulation and convenient parkade/loading access.

Phases 5-6

The final phases involve two 15 storey high rise buildings, a 'great lawn' pedestrian and green space connection between 204 Street and the east-west service road, and a plaza/urban agriculture component. Noting these potential phases have the longest time frame associated with them, there may be further design refinements. This being said, staff recommend that the design of these phases include the following elements:

- General alignment of the northern edge of the great lawn feature with the east-west service road, to create a direct pedestrian connection to the central and west portions of the site, and through to 203 Street;
- Convenient and safe parkade entrances, loading and drop-off areas (locations to be determined);
- Staggering the high-rise building footprints (ie. moving the north building away from 204 Street, the south building closer to the intersection of 204 Street and 54 Avenue) to create unobstructed view corridors from each building. This approach also places more distance between the high-rise buildings to provide more privacy for high-rise residents, creates space for a multi-purpose plaza/open space adjacent to the south high rise and 54 Avenue, and allows for more noon/afternoon sunlight penetration onto the plaza/open space/great lawn and the overall site.
- Both high rises are to incorporate lower podium building portions, to support a height 'step down' to a pedestrian scale along the 204 and 54 Avenue street frontages. The north high rise is to have a lower podium / entrance / drop-off (subject to Engineering review and approval) component that addresses 204 Avenue, and the south high rise is to incorporate a lower podium building portion fronting 204 Street and 54 Avenue, to reduce building massing at this intersection;
- Designing the plaza and urban agriculture spaces to be directly adjacent to and integrated with amenity building/dining room components of the two high rise buildings (staff suggest these components be on the west side to maximize sunlight). This approach will ensure these spaces are well-used, safe and easily viewed from interior amenity and dining spaces; and
- Staff suggest that a small public plaza/feature, complete with the Lions plaque marker and additional tree plantings, be incorporated at the southwest corner (204 Street/54 Avenue) / along 54 Avenue as a public amenity and green space that softens the interface between the taller/denser Lions site and adjacent properties.

8. Development Permit for Phase 1 (see Sheets A1.07- A4.03 in Attachment 1)

While the applicant has provided a phased Master Plan for the long-term redevelopment of the site, the Development Permit application only includes Phase 1, for which detailed plans are provided. The plans for Phase 1 (replacement of the Birch Building) show an 8-storey, 101-unit apartment building near the centre of the block bounded by 203 Street, 54 Avenue and 204 Street. The building features 7 fully accessible units with the remaining 94 units built to B.C. Building Code “adaptable housing” standards enabling future conversion if required. The flat roofed structure sits atop an underground parking garage accessed from a north-south lane at the rear of the building.

The overall building height is comparable to the height of the mechanical penthouse on the adjacent Langley Lodge building (5451 – 204 Street). The proposed Phase 1 building is internalized within the site and generally complies with the OCP’s multifamily residential development permit area guidelines. Where the upper floors of the north building elevation project above the adjacent Evergreen Timbers building, the applicant has enhanced the architectural treatment (window fenestration, exterior finishes) at the request of staff.

9. Land Use Contracts

Two of the properties were developed under Land Use Contracts from the 1970’s. The Land Use Contracts are agreements between the owner-developer and the City that include land use regulations and servicing requirements. The LUC’s are based on the original development plans for the site and would not allow the proposed redevelopment. Accordingly, the applicant has applied to discharge LUC16-73 and LUC 11-75.

10. Securing Tenure - Housing Agreements

According to their attached ‘Tenant Mix’ document, Langley Lions Housing Society, is proposing the following unit and tenant mix for the Birch redevelopment and the overall development:

Birch Building Replacement:

- 30% - Moderate Income (Affordable Market Rents)
- 50% - Housing Income Limits (Rent Geared to Income)
- 20% - Low Income Deep Subsidy

Overall:

- 80% - Seniors (aged 55 years or older)
- 20% - Non-Seniors (under 55 years)

The current age mix in the Langley Lions housing complex is 86.3% seniors (466 tenants) and 13.7% under 55 years (74 tenants). The proposed overall tenant age mix (80%/20%) for the redevelopment of the site is intended to improve flexibility to maximize funding eligibility under existing BC Housing programs (Community Housing Fund or 'CHF'). Staff understand that the funding for the 101-unit Birch Building replacement was secured on this basis.

To ensure that the proposed housing units are developed and maintained for the intended purposes, the owner is required to enter into a housing agreement with the City in accordance with Section 483 of the *Local Government Act*.

The housing agreement is a form of restrictive covenant which secures the tenure of the proposed housing units for the life of the building, must be adopted by bylaw and is registered against the titles of the properties. It is recommended that separate housing agreements be required for each phase of the site's redevelopment.

Since the applicant has already secured Provincial CHF funding to construct the Phase 1 Birch Building, based on an 80% seniors / 20% non-seniors tenant mix, it is recommended that the Phase 1 housing agreement reflect that mix. However, in order to ensure that the Langley Lions site remains a predominantly seniors complex as it redevelops over time, staff recommend that future phases and the associated housing agreements include a 85% seniors / 15% non-seniors tenant mix, which closely reflects the current 86.3% seniors / 13.7% non-seniors tenant mix (see Attachment 4 for details).

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed 981 Unit Senior Complex located at 20355-20385 54 Ave.; 5421 204 St. These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. 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 and shall include 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 prior to applying for a 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 be approved by the City of Langley Fire Rescue Service.
6. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
7. 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 as per the geotechnical engineer's recommendations to the centerline at the developer's expense.

8. Existing sidewalk to be removed and replaced along the project's 204 St. and 54 Ave. frontages complete with a planting strip, boulevard trees and sidewalk bump-outs for appropriately spaced benches.
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. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing 8.0m minimum accessible paved laneway widths and appropriate radii within the project complex.
10. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per current City of Langley standards.
11. Eliminate the existing utility pole on the 204 St. frontage.
12. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.
13. A 4 meter corner truncation will be required at 203 St. and 54 Ave. for a future traffic signal.

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. The City plans to construct a future bike lane (future works) on 204 St. The developer will be required to make a cash-in-lieu contribution for the design, construction and administration of said future works (amount to be determined).
4. 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.

5. The City would require a \$40,000 bond for the installation of a water meter to current standards.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. Consolidate the subject properties. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure 8m wide roadways were in place to accommodate fire apparatus. Fire hydrant and Fire Department Connection locations will be evaluated during the building permit stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications were reviewed by the Advisory Planning Commission at the September

11, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the December 9, 2019 Regular Council meeting.

In response to comments received at the APC meeting and in consultation with City staff, the applicant provided revised plans and additional information as follows:

- Colours brightened in renderings
- Semi-permeable screens used to lighten balconies and improve visibility
- Scooter parking and plug-ins added in parkade
- Green roof added to landscape plans
- Additional information on existing rents/affordability criteria and tenant mix

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed Phase 1 development (Birch Building replacement) would contribute \$334,215.00 to City Development Cost Charge accounts. Community Amenity Charges of \$202,000.00 would also apply to the Phase 1 development.

SUMMARY:

The proposed multiphase redevelopment of the Langley Lions complex will contribute a substantial component of the affordable housing units for seniors required to meet the City's future needs while providing transit-supportive density in a core area. Staff recommend that Council consider 1st and 2nd Readings of the applicable OCP, Zoning Bylaw and Land Use Contract Amendment Bylaws.

ALTERNATIVES:

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

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



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

Concurrence:



Rory Thompson
Fire Chief

Attachments:

1. Architectural plans (DYS Architecture)
2. Landscape plans (ETA Landscape Architecture)
3. Tenant Relocation Plan (Langley Lions Housing Society)
4. Tenant mix (Langley Lions Housing Society)
5. Affordability Rent Levels (Langley Lions Housing Society)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



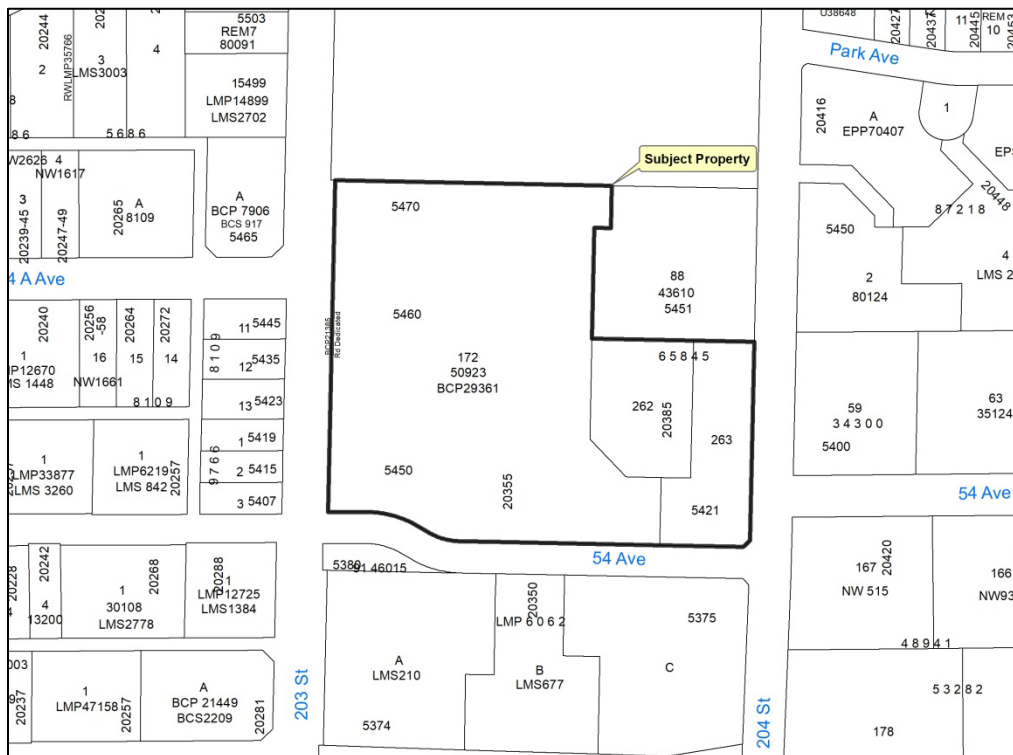
Francis Cheung, P. Eng.
Chief Administrative Officer

CITY OF LANGLEY

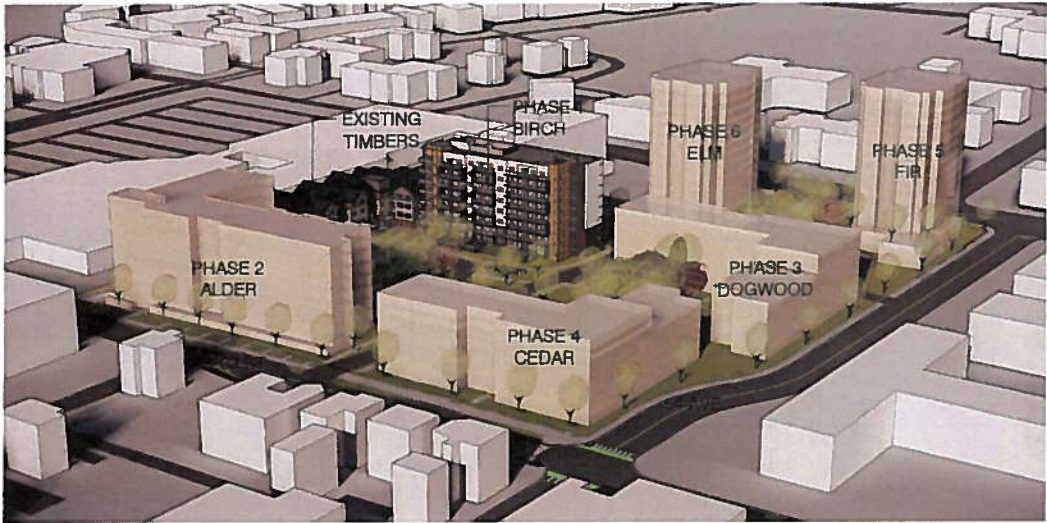


OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP 01-19 REZONING APPLICATION RZ 04-19 LAND USE CONTRACT AMENDMENT APPLICATION LUC 01-19 DEVELOPMENT PERMIT APPLICATION DP 04-19

Civic Address: 20355 & 20385 – 54A Avenue; 5421 – 204 Street
Legal Description: Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Applicant: DYS Architecture
Owner: Langley Lions Housing Society



CLIENT



THIS SUBMISSION IS FOR THE REZONING OF THE LANGLEY LIONS HOUSING SOCIETY SITE FROM RM2/RM3 TO C0 COMPREHENSIVE DEVELOPMENT ZONE. THE SITE IS BOUNDED BY 203 STREET TO THE WEST AND 204 STREET TO THE EAST, 54 AVENUE TO THE SOUTH AND A COMMERCIAL RETAIL DEVELOPMENT TO THE NORTH. THE APPLICATION ALSO INCLUDES A DEVELOPMENT PERMIT APPLICATION FOR PHASE 1A OF THE MASTERPLAN FOR REPLACEMENT OF THE BIRCH BUILDING RECENTLY DEMOLISHED AFTER SUSTAINING DAMAGE IN A FIRE.

LANGLEY LIONS MASTER PLAN

MASTER PLAN REZONING
DEVELOPMENT PERMIT (PHASE 1A BIRCH REPLACEMENT)
O.C.P. AMENDMENT
LAND-USE CONTRACT AMENDMENT

OCT 10, 2019 SUBMISSION

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

COVER SHEET

REZONING

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Other drawings that have previously been issued by dys architecture shall remain valid and in effect until they are superseded by a new drawing. The drawings are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture.

PROJECT A217398
DRAWN CHECKED

SCALE N/A
DATE NOV 15, 2019

A0.00

PROJECT TEAM

CLIENT

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TABLE OF CONTENTS

ARCHITECTURAL

A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	PROJECT STATUS
A0.03	URBAN CONTEXT
A0.04	URBAN CONTEXT
A0.05	DESIGN RATIONALE
A0.06	DESIGN RATIONALE
A1.00	SURVEY
A1.01	MASTER PLAN
A1.02	MASTER PLAN PHASE 1A AND 1B BIRCH AND ALDER REPLACEMENTS
A1.03	MASTER PLAN PHASE 2 AND 3 CEDAR AND DOGWOOD REPLACEMENTS
A1.04	MASTER PLAN PHASE 4 FIR AND ELM REPLACEMENTS
A1.05	SHADOW STUDY
A1.06	MASTER PLAN FUTURE FIRE TRUCK ACCESS

A1.07	PHASE 1A FIRE TRUCK ACCESS
A1.08	PHASE 1A BIRCH PARKING PLAN
A1.09	PHASE 1A BIRCH GROUND FLOOR PLAN
A2.01	BIRCH REPLACEMENT PARKING PLAN
A2.02	BIRCH REPLACEMENT LEVEL 01 PLAN
A2.03	BIRCH REPLACEMENT LEVEL 02-03 PLAN (TYPICAL)
A2.04	BIRCH REPLACEMENT ROOF PLAN
A3.01	BIRCH REPLACEMENT SOUTH AND WEST ELEVATIONS
A3.02	BIRCH REPLACEMENT NORTH AND EAST ELEVATIONS
A3.03	BIRCH REPLACEMENT PERSPECTIVES
A4.01	SITE SECTION AA
A4.02	SITE SECTION BB
A4.03	SECTION CC: BIRCH

LANDSCAPE

L0.1	NOTES AND SCHEDULES
L0.2	MASTERPLAN - CIRCULATION PLAN
L0.3	MASTERPLAN - PROGRAMMING PLAN
L0.4	PLANTING PALETTE
L0.5	BIRD FRIENDLY STRATEGY
L0.6	PRECEDENT IMAGES
L0.7	PRECEDENT IMAGES
L1.0	TREE MANAGEMENT PLAN
L3.1	PHASE 1A - SITE PLAN
L3.2	PHASE 1A - MATERIALS PLAN
L3.3	PHASE 1A - LIGHTING PLAN
L4.0	PHASE 1A - GRADING AND DRAINAGE PLAN
L5.0	PHASE 1A - PLANTING PLAN
L6.0	PHASE 1A - SOIL DEPTH PLAN

L7.0	PHASE 1A - IRRIGATED AREAS PLAN
L8.0	PHASE 1A - LANDSCAPE SECTIONS
L9.0	PHASE 1A - SOFTSCAPE DETAILS
L10.0	PHASE 1A - HARDSCAPE DETAILS
L11.1	PHASE 1A - SITE FURNISHINGS DETAILS
L11.2	PHASE 1A - SITE FURNISHINGS DETAILS
L11.3	PHASE 1A - SITE FURNISHINGS DETAILS

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PROJECT INFORMATION

LEGAL DESCRIPTION

LOT 172 EXCEPT PART OF PLAN BC201385 PLAN 50023
AND LOTS 262 AND 263 PLAN 65845
ALL OF DISTRICT LOT 36 GROUP 2 HMD PID: 004-219-775

ADDRESS

TIMBERS & BIRCH: #5470 203 ST. LANGLEY V3A 0R5
ALDER: #5460 203 ST. LANGLEY V3A 0R5
CEDAR: #5450 203 ST. LANGLEY V3A 0R5
DOGWOOD: #5400 54 AVE. LANGLEY V3A 0R5
ELM: #5300 54 AVE. LANGLEY V3A 0R5
FIR: #5421 204 ST. LANGLEY V3A 0R5

SITE LOT AREA

28 693.52 sq m (11 107.37 sq ft)

RESIDENTIAL UNITS

101 UNITS PROPOSED FOR PHASE 1A BIRCH REPLACEMENT BUILDING
981 UNITS PROPOSED FOR MASTER PLAN

LOT COVERAGE

10 542.7 sq m (113 481.2 sq ft) APPROXIMATELY 40%

GROSS FLOOR AREA

7 111.1 sq m (176 543.2 sq ft) FOR PROPOSED PHASE 1A BIRCH REPLACEMENT BUILDING
72 177.26 sq m (176 909.9 sq ft) FOR PROPOSED MASTER PLAN

F.A.R.

0.25 F.A.R. FOR PHASE 1A BIRCH REPLACEMENT BUILDING
0.50 F.A.R. FOR MASTER PLAN

DENSITY

339.6 UNITS PER HECTARE

BLDG. HEIGHT (OF PROPOSED BUILDINGS)

BIRCH: 26.2M (85'-10")
ALDER: 25.4M (83'-4")
CEDAR: 19.5M (64'-0")
DOGWOOD: 19.5M (64'-0")
FIR: 46.5M (152'-6")
ELM: 46.5M (152'-6")

SETBACKS

FRONT: 4.5M (14'-9")
REAR: 6M (19'-8")
SIDE: 6M (19'-8")

PARKING (FOR PROPOSED PHASE 1A BIRCH REPLACEMENT BUILDING)

SPACES: 24

H.C.: 2

TOTAL: 26

PARKING (FOR PROPOSED MASTERPLAN)

EXISTING SPACES: 127

PROPOSED SPACES: 373

OPEN AIR SPACE (LANDSCAPED)

APPROXIMATELY 5.2%

LANDSCAPE AREA: 14 911.0 sq m (160 500 sq ft)

BUILDING AREA: 10 542.7 sq m (113 481.2 sq ft)

DRIVE ASPIRES: 3 436.3 sq m (36 987.6 sq ft)

WOOD ADJUTMENT SPACE (m²)

232.0 m² (2497 sq ft) required

119.0 m² (1278 sq ft) provided in Birch Replacement

120.8 m² (1300.0 sq ft) provided in the existing Evergreen Timbers

STORAGE AREA (m²)

3.7 m² per Unit

Total Units: 101 x 3.2 = 323.2 m²

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PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

PROJECT INFORMATION

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LANGLEY LIONS MASTER PLAN PHASE 1A BIRCH REPLACEMENT BUILDING

Langley, BC

PARKING SUMMARY						
Level	G.F.A. (ft²)	G.F.A. (m²)	Regular Stalls	Accessible Stalls	Visitor Stalls	Total Stalls
PO1	14691.3	1,364.9	24	2	0	26
Total	14691.3	1364.9	24	2	0	26
						26%

NOTE: EV PARKING (2 CHARGING STATIONS PROVIDED AND ROUGH-IN FOR 24 STALLS)

BIRCH REPLACEMENT BUILDING UNIT COUNT									
Level	G.F.A. (ft²)	G.F.A. (m²)	CIRCULATION (ft²)	CIRCULATION (m²)	N.S.A. (ft²)	N.S.A. (m²)	EFFICIENCY	No. of Units	
Level 1	9,567.9	888.9	3,677.5	341.7	5,890.4	547.2	61.6%	10	
Level 2	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 3	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 4	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 5	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 6	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 7	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 8	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
TOTAL:	76,543.2	7,111.1	16,100.4	1,495.8	60,442.80	5,615.32	79.0%	101	

BIRCH REPLACEMENT BUILDING UNIT MIX						
Unit Type	Unit Name	Total Unit Count	Gross Area (ft²)	Gross Area (m²)	Storage (ft²)	Storage (m²)
1BR	A	7	612.7	56.9	25.0	2.3
1BR	B	72	556.9	51.7	25.0	2.3
1BR-ACC	C	7	630.0	58.5	25.0	2.3
1BR	D	8	609.0	56.6	39.0	3.6
1BR	E	7	634.7	59.0	39.0	3.6
		101				

BICYCLE SPACES	
REQUIRED	51
PROVIDED	62

SCOOTER SPACES	
REQUIRED	0
PROVIDED	16

SUMMARY	
Units	101
Area Per Floor (Typical)	9,567.9
Storeys	8
Gross Floor Area (ft²)	76,543.2
Gross Floor Area (m²)	7,111.1

BIRCH REPLACEMENT BUILDING UNIT COUNT			
Site / Level	1-Bedroom-ADAPTABLE	1-Bedroom-ACCESSIBLE	Total
Level 1	10	0	10
Level 2	12	1	13
Level 3	12	1	13
Level 4	12	1	13
Level 5	12	1	13
Level 6	12	1	13
Level 7	12	1	13
Level 8	12	1	13
TOTAL	94	7	101
%	93%	8%	100%

LANGLEY LIONS MASTER PLAN MASTERPLAN PROJECT INFORMATION AND STATISTICS

Langley, BC

PHASE	BLDG	GROUND FLOOR AREA		# STOREYS	GROSS FLOOR AREA		F.A.R.	*EXISTING AVG. GRADE LOWEST SIDE		BLDG. HEIGHT		# DWELLING UNITS	PROPOSED PARKING (0.25)
		SQ. M.	SQ. FT.		SQ. M.	SQ. FT.		M.	FT.	M.	FT.		
EXISTING BUILDING	EVERGREEN TIMBERS	1384.255	14900	4	5296.96	57016	0.18	10.1	33'-0"	13.7	45'-0"	58	36
1 (DEVELOPMENT PERMIT)	BIRCH	888.89	9567.9	8	7111.37	76546.2	0.25	10.0	32'-8"	26.2	85'-10"	101	26
2	ALDER	1692.51	18218	8	15436.56	144630	0.47	10.0	32'-8"	25.4	83'-4"	198	50
3	DOGWOOD	2071.90	22301.71	6	12481.37	133810.28	0.43	9.2	30'-2"	19.2	63'-1"	174	44
4	CEDAR	2091.55	22513.27	6	12549.30	135079.62	0.43	9.4	30'-9"	19.5	64'-0"	180	45
5	FIR	716.22	7741.62	15	10788.30	116124.1	0.37	8.6	28'-2"	46.3	152'-6"	135	34
6	ELM	719.22	7741.62	15	10788.30	116124.1	0.37	9.0	29'-6"	46.3	152'-6"	135	34
		9567.53	102984.12		72402.16	779330.68	2.51					981	269

LOT AREA	311007.37 SQ. FT.
	28893.52 SQ. M.

*EXISTING AVERAGE GRADE CALCULATED BY TAKING AVERAGE OF TWO GRADES AT EITHER END OF BUILDING FRONTS

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PROJECT STATS

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**LANGLEY LIONS
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LANGLEY BC

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LANGLEY LIONS DESIGN RATIONALE

SITE:

Langley Lions Housing is comprised of seven buildings on a 28,893.52 sq.m. (311,007.37 sq.ft.) site. The property is bounded by the Langley Mall to the north, 204 Street to the east, 54 Avenue to the south and 203 Street to the West. Langley Lodge is situated on their own site in the north east corner of the block. The two societies share access through the north parking lot adjacent to Langley Lodge with a vehicle crossing at 204 Street.

The property is relatively flat through its western half. 203 Street slopes about 0.3 m down from the north and by the same amount across the northern boundary to the extreme north east corner next to Langley Lodge. There is however a diagonal drop from the north-west corner down to the south east corner of about 2.6 m. The south side of the central open space is approximately 0.5 m below the north-west corner. The central open space features a loop road that is accessed from 203 Street. The inner loop road provides firetruck access to the buildings and is the principal route to the main entrance for both the Timbers and Birch buildings.



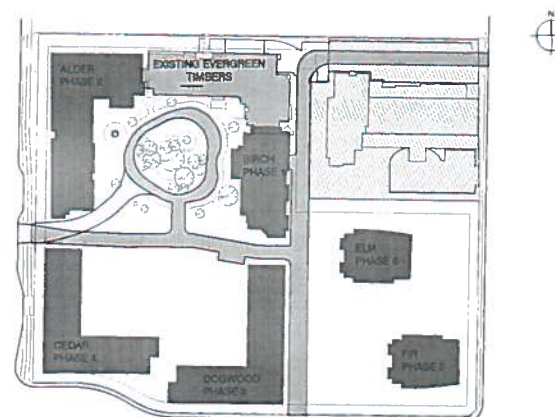
PURPOSE OF THE REZONING AND DEVELOPMENT PERMIT FOR THE BIRCH REPLACEMENT:

The process of renewing the site began over ten years ago with the replacement of the most northern building with a four storey independent living building called the Evergreen Timbers. Two years ago a fire rendered the building to the east of the Timbers unrecoverable. The Birch replacement project is the focal point of the Development Permit application.

On the west side of the Timbers is the Alder. Poor soil conditions have reduced the useable life of the structure. Depending on funding opportunities, the Alder will also be replaced in the very near future.

The Cedar and Dogwood buildings reside on the south west quadrant of the block south of the central open space. They continue the theme of the central open space concept creating and extending the quadrangle. The revised Cedar and Dogwood replacement buildings will have an eight story component which then terraces down on the south side paralleling 54th Avenue and allowing sunlight penetration into the central open space. Their renewal is expected within the next ten years.

It will be at least a decade or more before the Elm and the Fir are redeveloped. By then, it is anticipated that light rapid transit will have arrived in the City of Langley. This will likely place more pressure on the community to have additional density. It is therefore being contemplated that 15 story towers will be a more appropriate approach to replacing both the Elm and the Fir.



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

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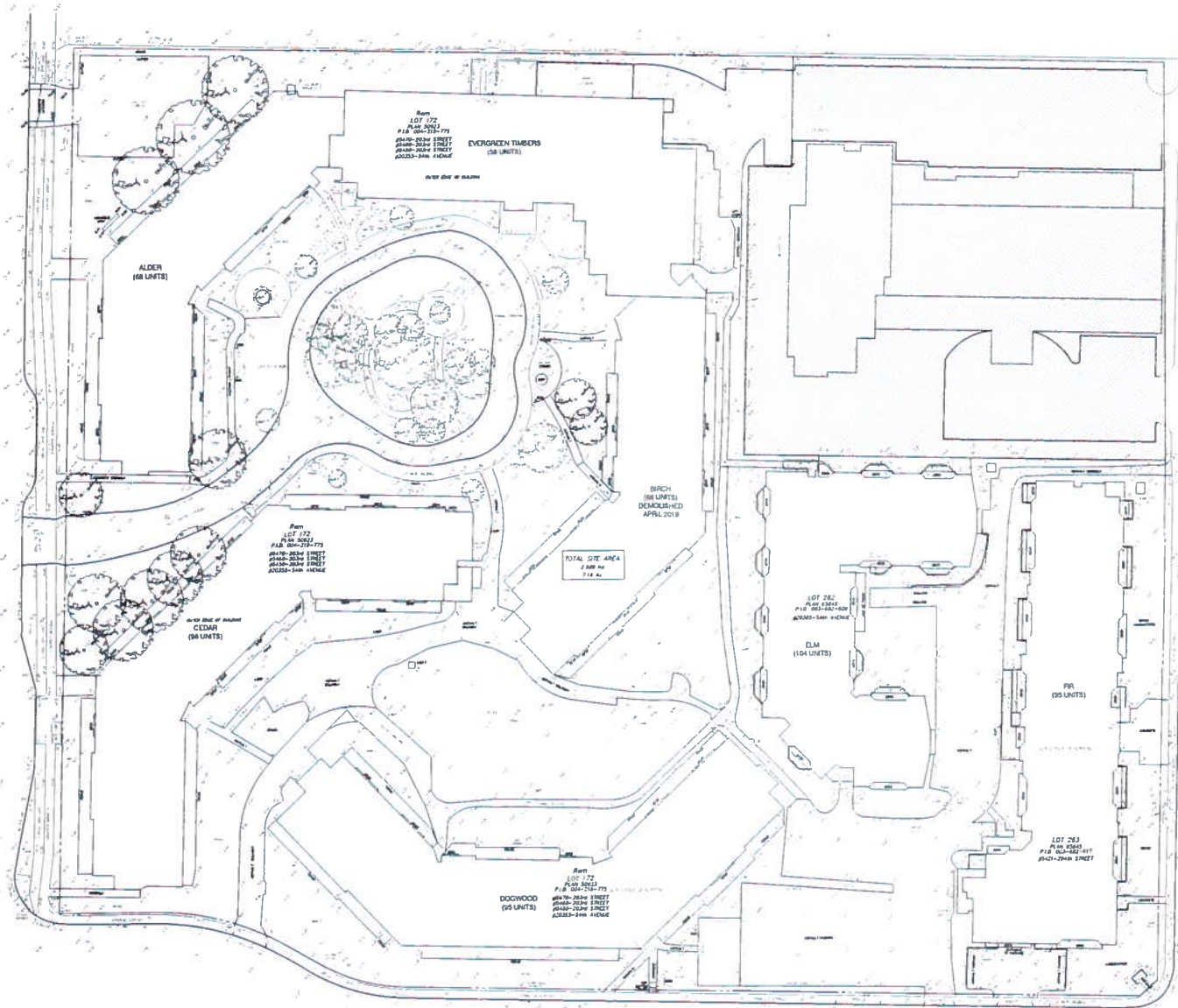
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DATE

NOV 15, 2019

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203 ST



204 ST

54 AVE

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

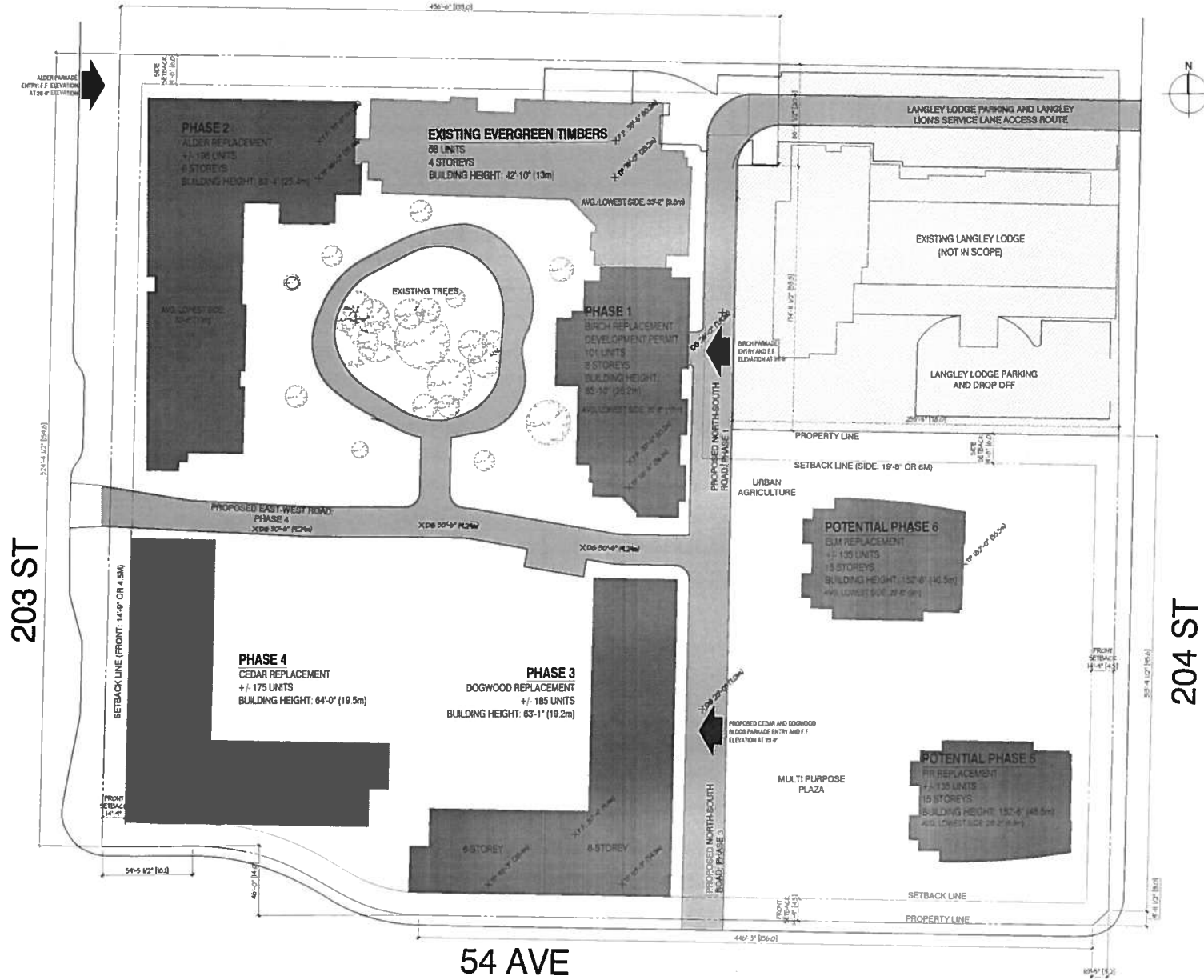
SURVEY

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**LANGLEY LIONS
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MASTER PLAN

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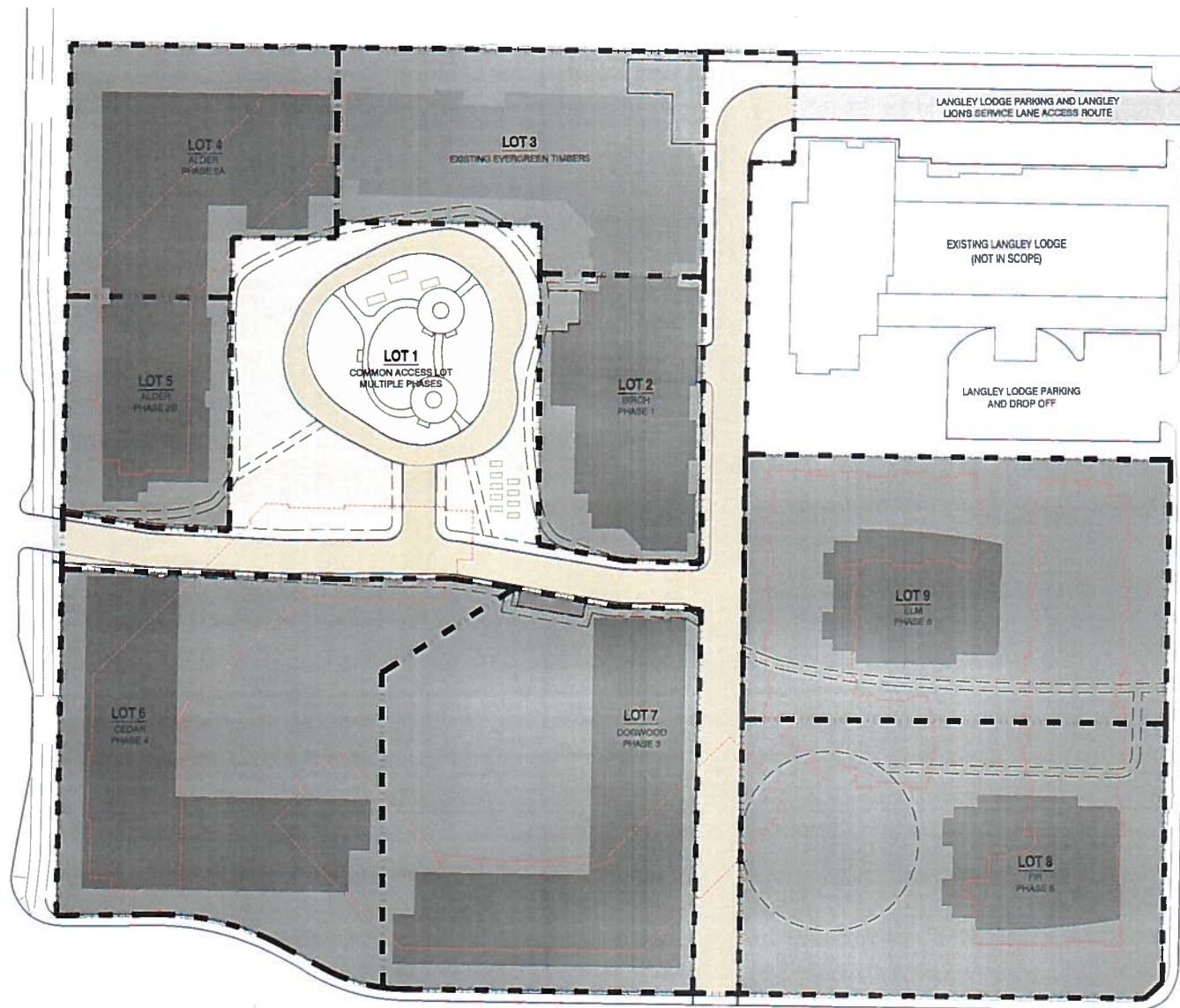
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 DATE NOV 15, 2019

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203 ST



54 AVE

204 ST

PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

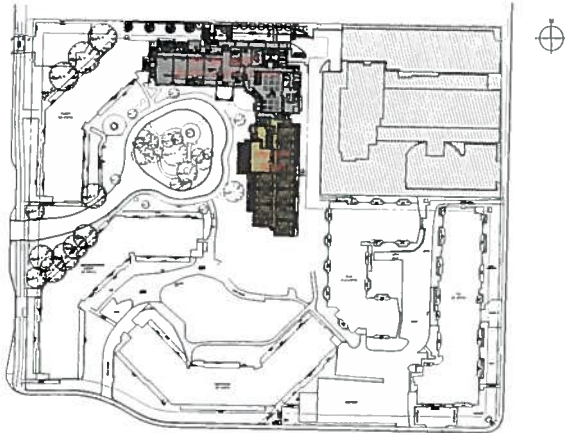
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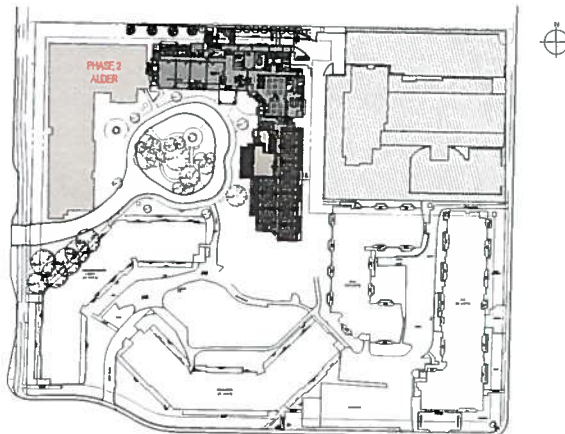
A1.01b

PHASE 1: BIRCH REPLACEMENT AND NORTH-SOUTH SERVICE ROAD



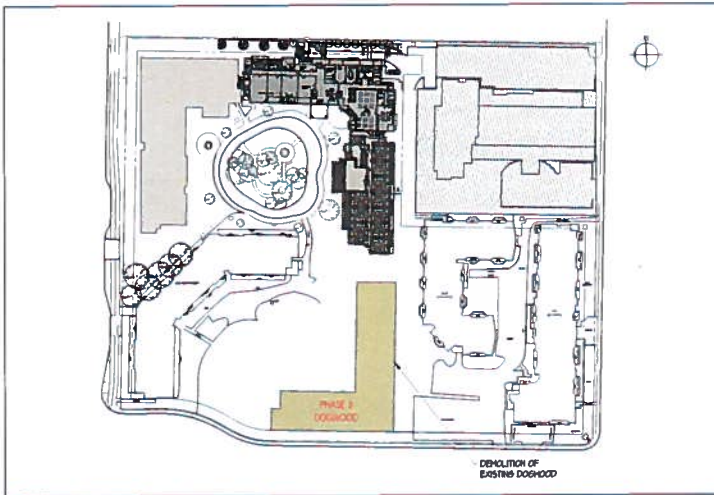
VIEW LOOKING NORTH EAST

PHASE 2: ALDER REPLACEMENT



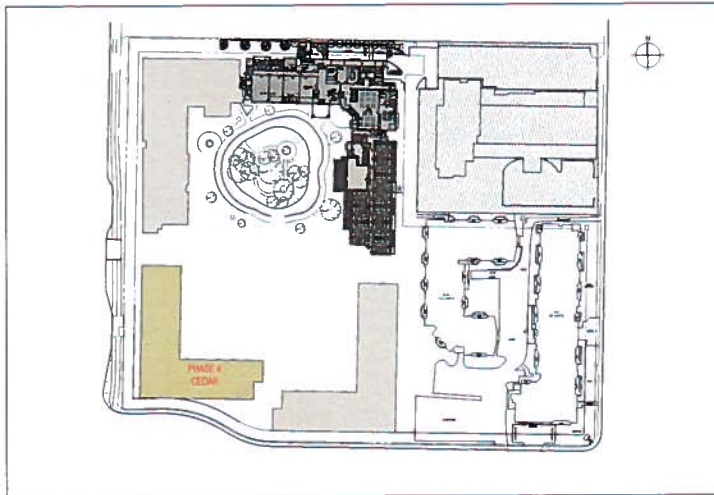
VIEW LOOKING NORTH EAST

PHASE 3: DOGWOOD REPLACEMENT AND NORTH-SOUTH SERVICE ROAD EXTENSION



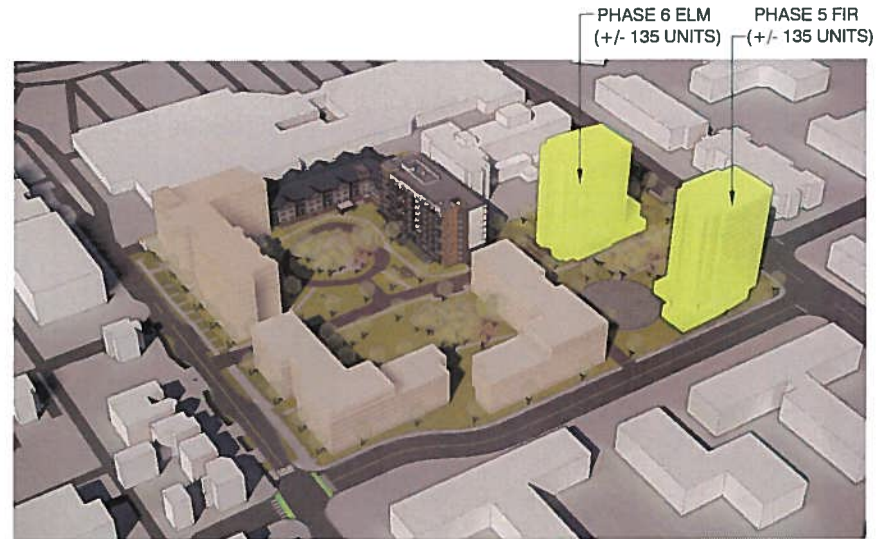
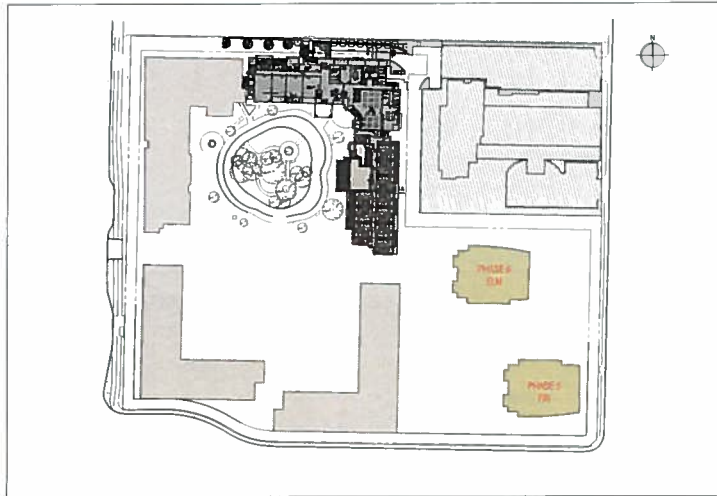
VIEW LOOKING EAST

PHASE 4: CEDAR REPLACEMENT AND EAST-WEST SERVICE ROAD



VIEW LOOKING NORTH WEST

PHASE 5 & 6: FIR AND ELM SITE POTENTIAL DEVELOPMENT



VIEW LOOKING SOUTH EAST

LANGLEY LIONS MASTER PLAN PHASING UNIT REPLACEMENT SUMMARY

PHASE					ORIGINAL BUILDING UNIT COUNT											
PHASE	REPLACEMENT	STORIES	CURRENTLY EXISTING UNITS	PROPOSED UNITS	BIRCH		ALDER		DOCKWOOD		CEDAR		FIR		ELM	
					66 UNITS	35 UNITS	35 UNITS	35 UNITS	35 UNITS	28 UNITS	56 UNITS	28 UNITS				
EXISTING	THAMES	4	96	96												
1	BIRCH	8	0*	201	66	35	35									
2	ALDER	8	0*	201			35		28							
3	DOCKWOOD	6	0*	178						30	75		54		40	
4	CEDAR	6	0*	178												
5	FIR	75	95	135												
TOTAL	2,124	15	209	230												
*ORIGINAL BUILDINGS HAS BEEN BEEN DEMOLISHED																

*ORIGINAL BUILDINGS HAS BEEN DEMOLISHED

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**LANGLEY LIONS
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MASTER PLAN PHASE 5 AND 6 FIR AND ELM REPLACEMENTS REZONING

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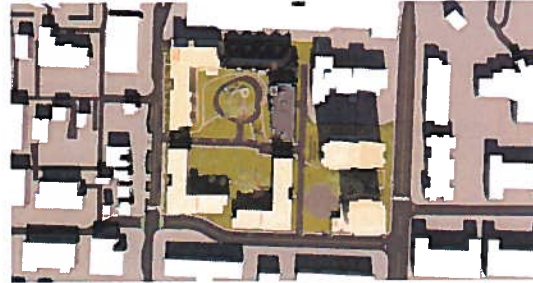
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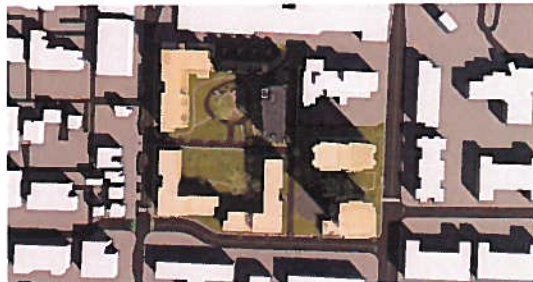
MARCH 10AM



MARCH 12PM



MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM

PROJECT

LANGLEY LIONS
 MASTER PLAN
 LANGLEY BC

MASTER PLAN
 SHADOW STUDY

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PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

MASTER PLAN - FUTURE FIRE TRUCK ACCESS

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Within six months shall have guaranteed our actual disbursement. Contractors shall verify and be responsible for all disbursements and conditions on the job and any arbitrators shall be informed of any violations from the disbursements and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217308

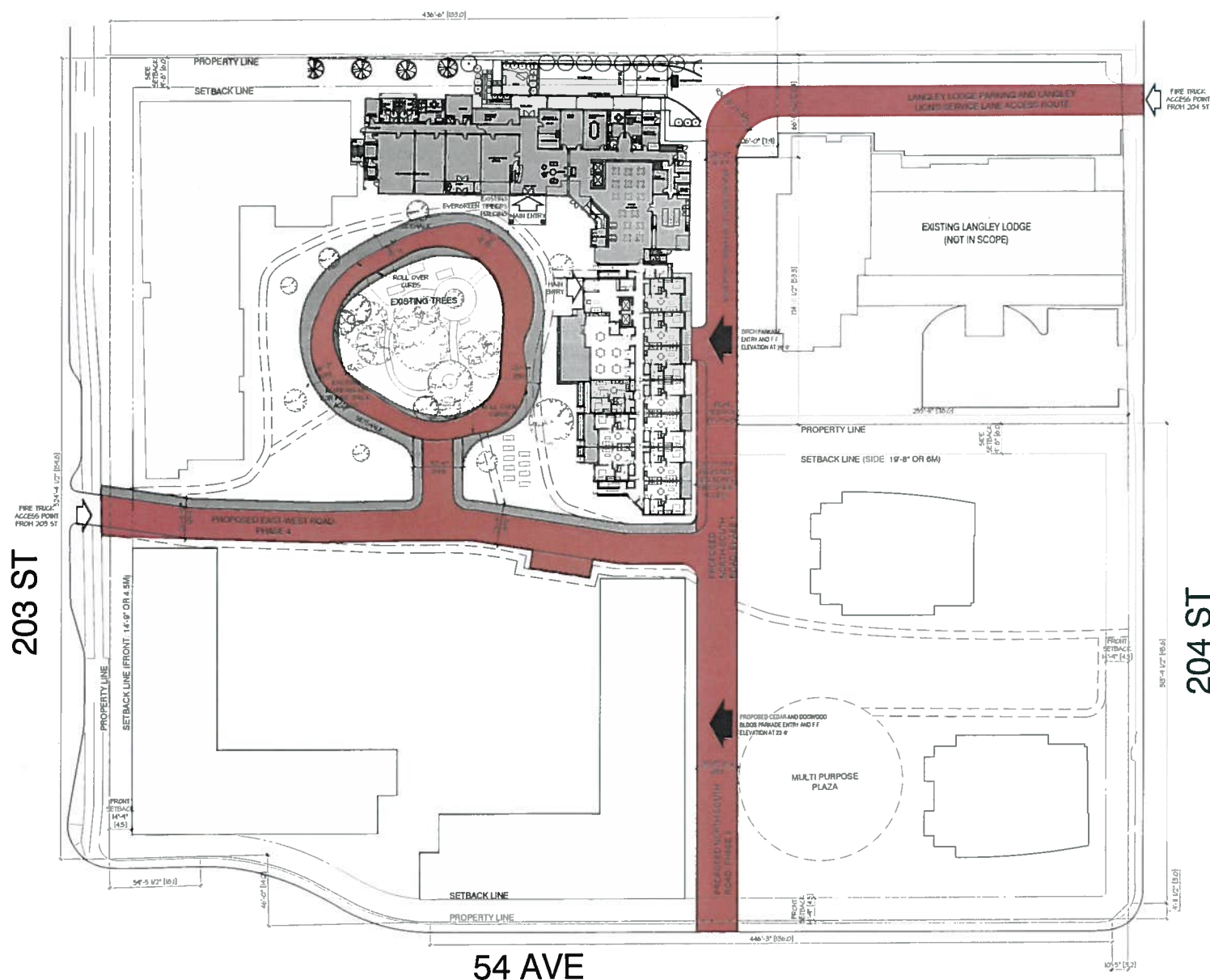
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100%

SCALE 1/8" = 1'-0"
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1000

A1.06





PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

PHASE 1 FIRE TRUCK ACCESS

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**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**


PHASE 1 BIRCH PARKING PLAN

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Written dimensions shall have precedence over stated dimensions. Contradict this entry and be accepted for all dimensions and readings on the job and eye architecture shall be truthful of any violations from the dimensions and conditions shown on the drawings. Drawn drawings shall be submitted to the architect or owner before proceeding with the work.

PROJECT A217368
DRAWN NM CHECKED DJ

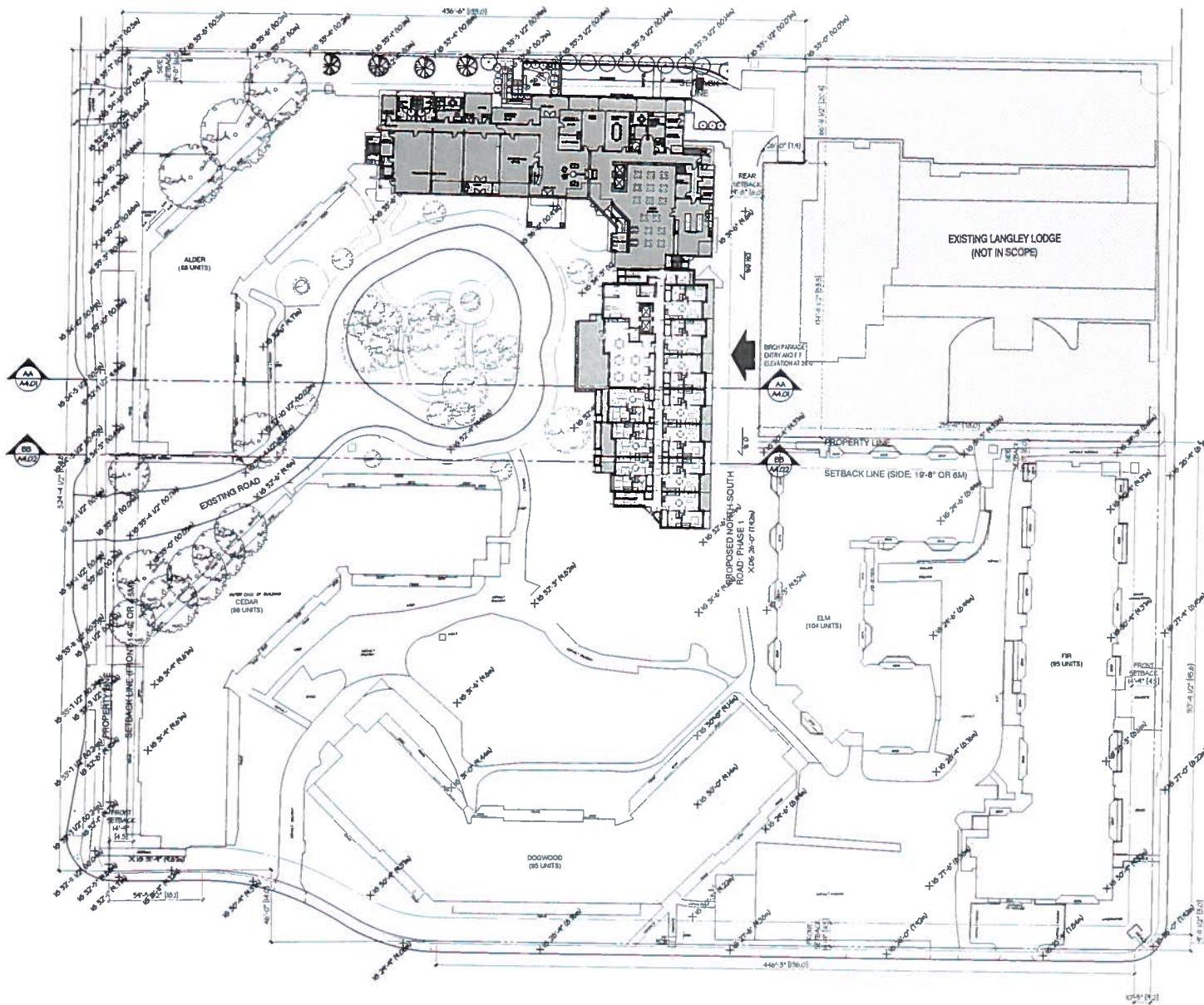
SCALE 1/32" = 1'-0" 

DATE NOV 15, 2019

PLOT STAMP: 2019-Nov-15 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_master_plan_parking.dwg - A1.08 - MASTER PLAN PARKING

A108

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**PHASE 1 BIRCH
GROUND FLOOR PLAN**

REZONING

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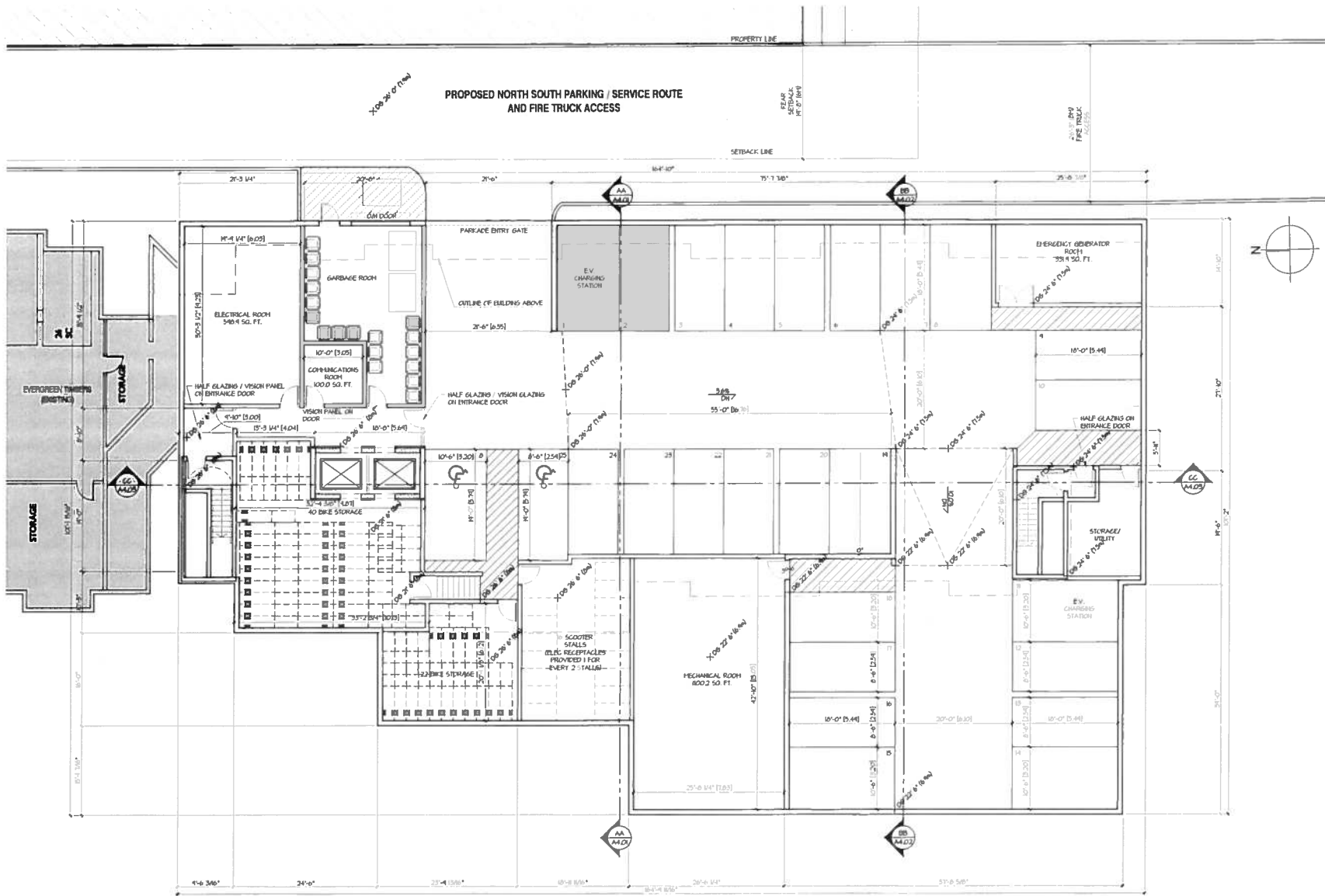
Working drawings and two previous drawings are shown for reference only. The drawings are not to be used for construction or for any other purpose without the architect's written consent. The drawings are not to be used for construction or for any other purpose without the architect's written consent.

PROJECT A217338
DRAWN NM CHECKED DJ

SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

A1.09

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**BIRCH REPLACEMENT
PARKING PLAN**

REZONING

The drawings are an indication of services to be provided and are not a guarantee of any kind. The drawings are not to be used for any purpose other than that for which they were prepared. The drawings are not to be used for any purpose other than that for which they were prepared. The drawings are not to be used for any purpose other than that for which they were prepared.

Master drawings shall have permission and sealed drawings. Contractors shall verify and be responsible for all dimensions and conditions on the job and the responsibility shall be placed on the contractor. These drawings shall be submitted to the authority for review before proceeding with construction.

PROJECT A217398
DRAWN NM CHECKED DJ
SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.01

CLIENT



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

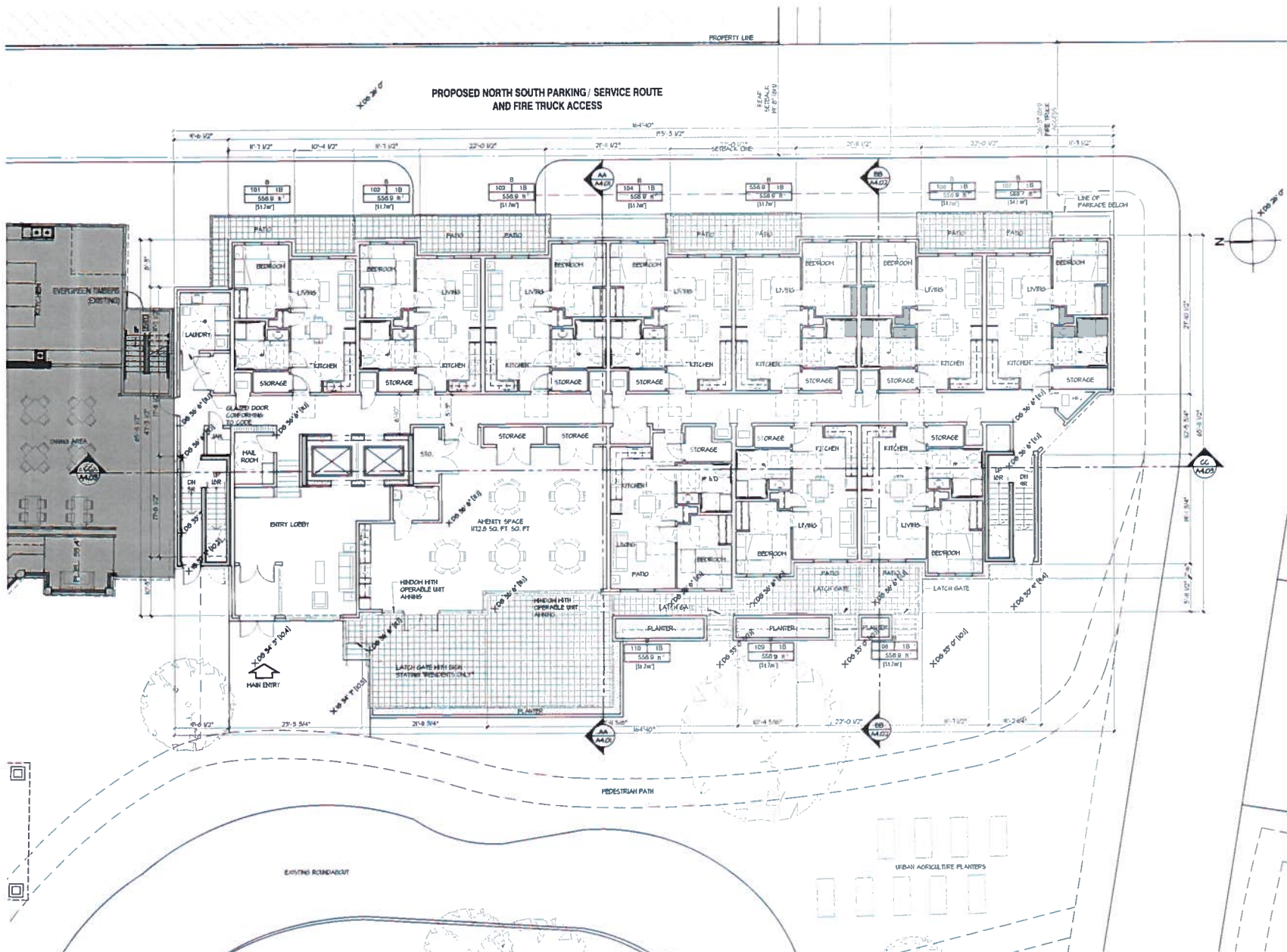
**BIRCH REPLACEMENT
 LEVEL 01 PLAN**

REZONING

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Project A217398
 DRAWN NM CHECKED DJ
 SCALE 1/8" = 1'-0"
 DATE NOV 15, 2019

A2.02



PLOT STAMP 2019-Nov-15 @12:09pm - P\A217398 - Langley Lions Masterplan\CAD\SD\Birch\A217398_birch_fp01.dwg - A2.02 - L1 - BIRCH



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC


**BIRCH REPLACEMENT
LEVEL 02-08 (TYPICAL)**

REZONING

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Within districts that have provisions over social dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job and site architecture shall be informed of any conditions from the structures and conditions shown on the drawings. Shop drawings shall be submitted to site architecture for review before proceeding with installation.

PROJECT A217308
DRAWN NM CHECKED DJ

SCALE 1/8" = 1'-0" 

DATE NOV 15, 2019

PLOT STAMP: 2019-Nov-15 @ 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\Birch\A217398_birch_fp02-08.dwg - A2 03 - L2-8 - BIRCH

A2.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**BIRCH REPLACEMENT
ROOF PLAN**

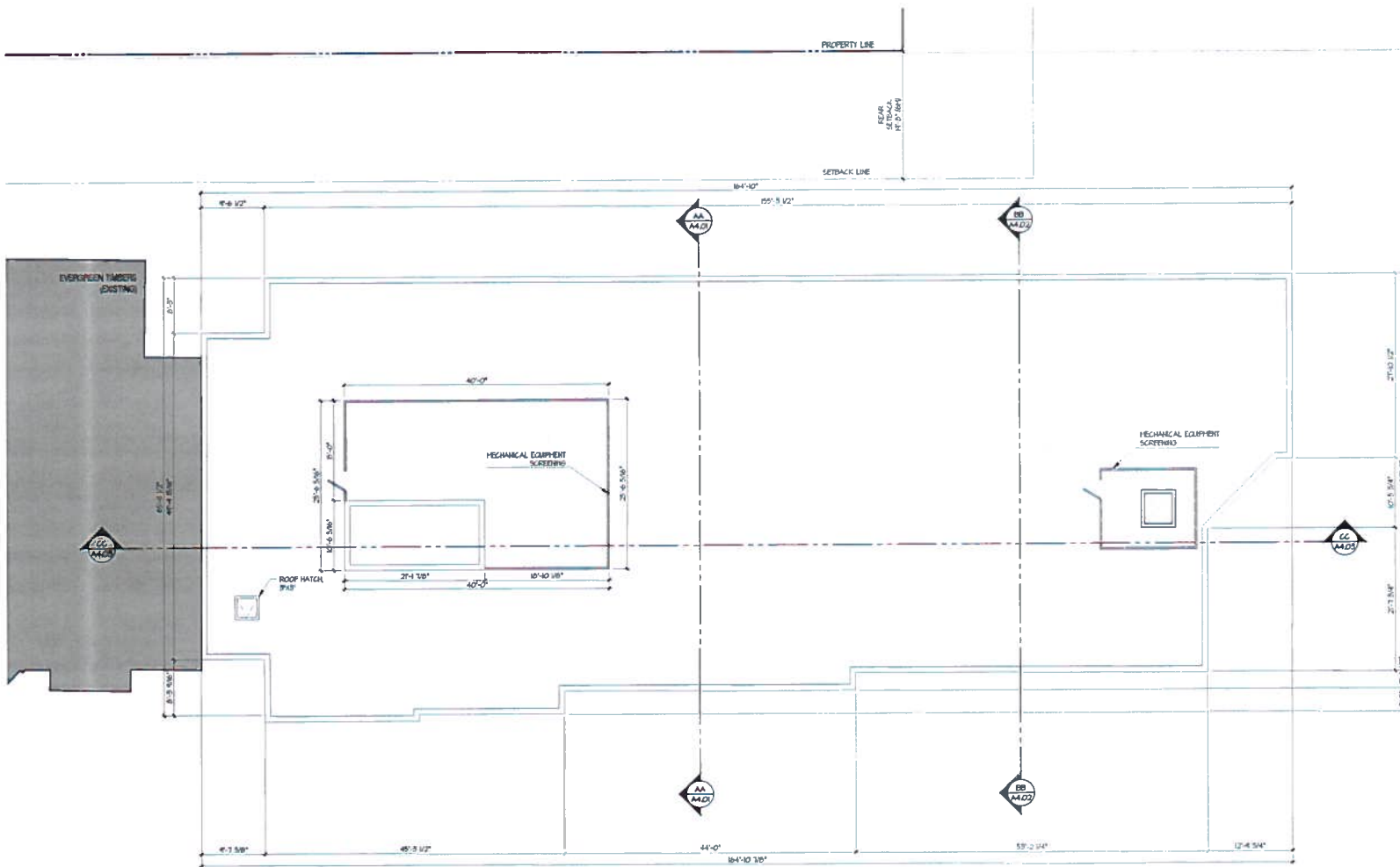
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Unless otherwise noted, the dimensions and materials shown on this drawing are for informational purposes only and are not intended to be used for construction. The architect shall not be responsible for the accuracy of the information provided by the client or the architect. The architect shall not be responsible for the accuracy of the information provided by the client or the architect. The architect shall not be responsible for the accuracy of the information provided by the client or the architect.

PROJECT A217398
DRAWN AM CHECKED DJ
SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.04



CLIENT



MATERIAL / FINISH LEGEND

- 1 FIBRE CEMENT PANEL - GREY
- 2 FIBRE CEMENT BATTEN - YELLOW
- 3 FIBRE CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
- 4 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
- 5 FIBRE CEMENT PANEL - WHITE
- 6 VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
- 7 GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
- 8 METAL FASCIA - GREY
- 9 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
- 10 METAL SIDING - CHARCOAL
- 11 FIBRE CEMENT PLANK / LAP SIDING 6" - GREY
- 12 GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS, CAP AND RAILS PAINTED WHITE
- 13 VINYL FRAME, DOUBLE GLAZED WINDOWS, DOORS - WHITE
- 14 METAL FRAME - YELLOW



PROJECT
LANGLEY LIONS
MASTER PLAN
LANGLEY BC

BIRCH REPLACEMENT SOUTH AND WEST ELEVATIONS REZONING

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PROJECT A217398
DRAWN NM CHECKED DJ
SCALE 1/10" = 1'-0"
DATE NOV 15, 2019

A3.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

BIRCH REPLACEMENT NORTH AND EAST ELEVATIONS REZONING

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Without disclaimer shall have no responsibility for the construction of the building or for the safety of the building or for the safety of the people using the building. The architect assumes no responsibility for the construction of the building or for the safety of the building or for the safety of the people using the building.

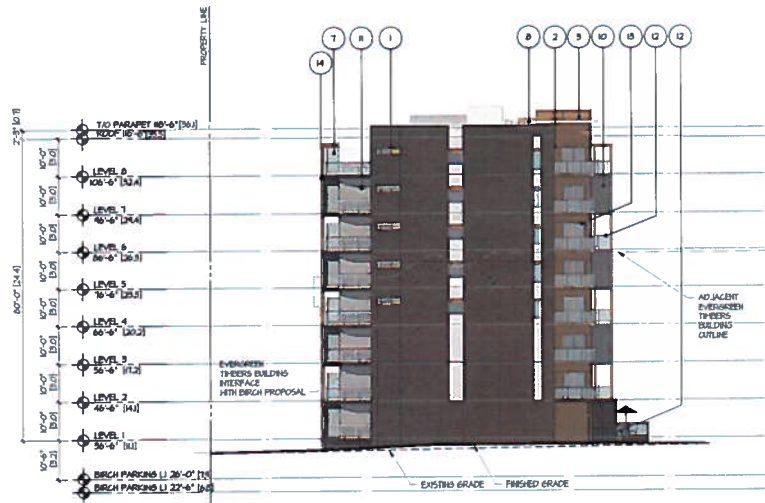
PROJECT A217398

DRAWN RM CHECKED DJ

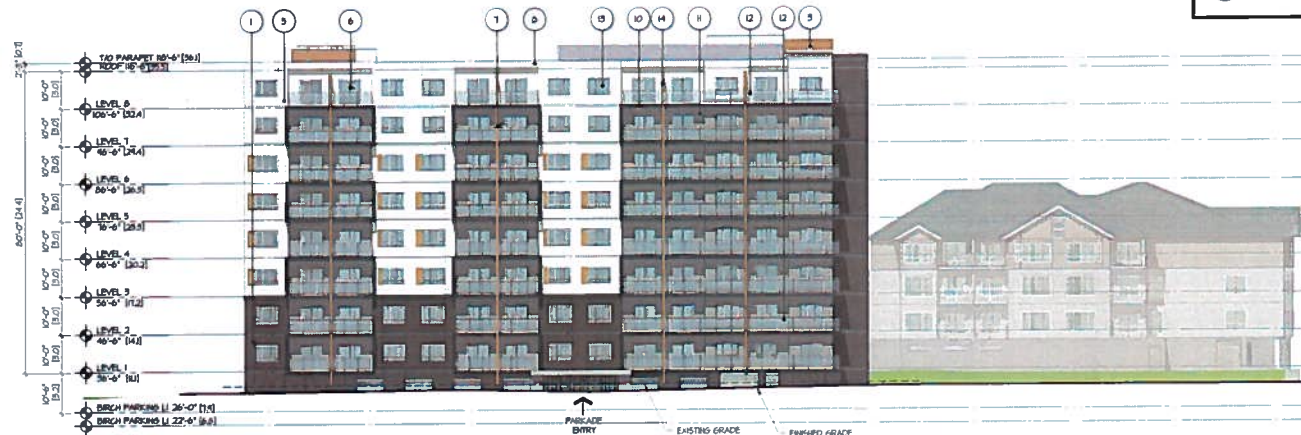
SCALE 1/16" = 1'-0"

DATE NOV 15, 2019

A3.02



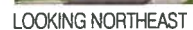
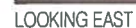
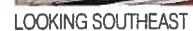
**NORTH ELEVATION
BIRCH BUILDING**



**EAST ELEVATION
BIRCH BUILDING**

MATERIAL / FINISH LEGEND

- 1 FIBRE-CEMENT PANEL - GREY
- 2 FIBRE-CEMENT BATTEN - YELLOW
- 3 FIBRE-CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
- 4 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
- 5 FIBRE-CEMENT PANEL - WHITE
- 6 VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
- 7 GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
- 8 METAL FASCIA - GREY
- 9 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
- 10 METAL SIDING - CHARCOAL
- 11 FIBRE-CEMENT PLANK / LAP SIDING 6" - GREY
- 12 GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS CAP AND RAILS PAINTED WHITE
- 13 VINYL FRAME, DOUBLE GLAZED WINDOWS DOORS - WHITE
- 14 METAL FRAME - YELLOW



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

BIRCH REPLACEMENT PERSPECTIVES REZONING

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Written descriptions shall have precedences over verbal descriptions. Contractors shall verify and be responsible for all dimensions and quantities on the job and the architect shall be informed of any variations from the drawings and quantities shown on the contract. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217368
DRAWN NM CHECKED DJ

SCALE N.A.
DATE NOV 15, 2019

A3.03



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

SITE SECTION AA REZONING

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Written dimensions shall show dimensions over noted dimensions. Construction shall verify and be responsible for all dimensions and conditions on the job and the conditions shall be reflected on any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217398
DRAWN JS CHECKED DJ

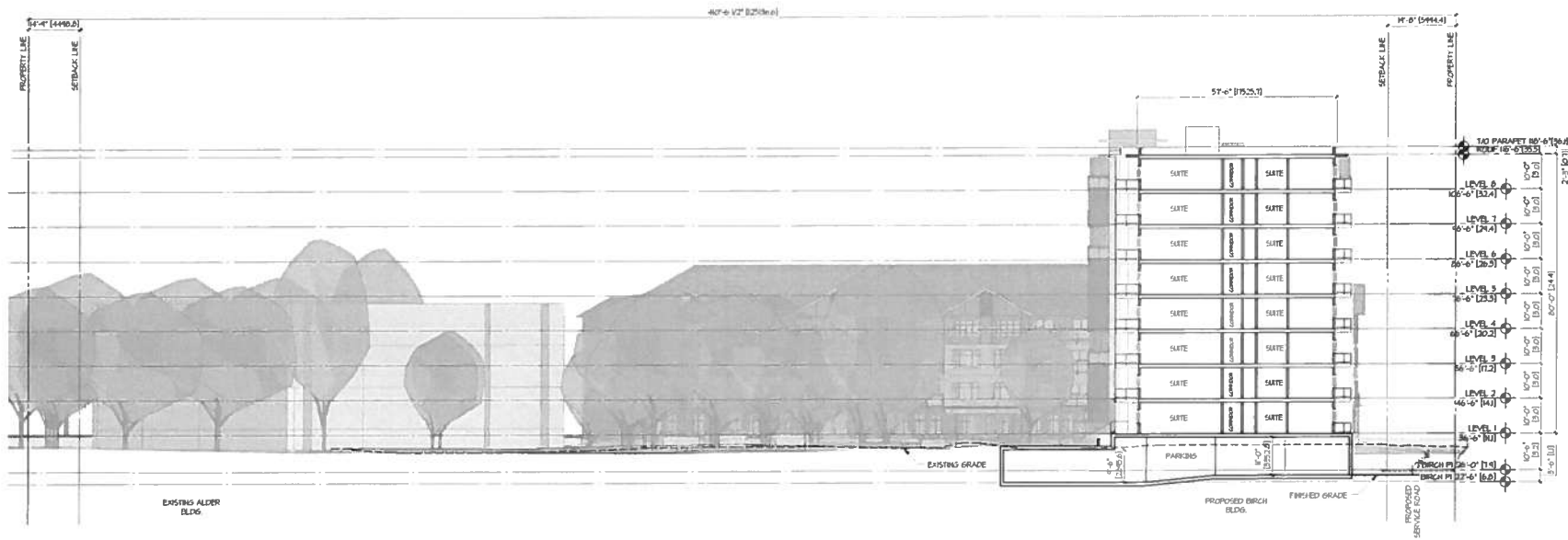
SCALE 1/16" = 1'-0"

DATE NOV 15, 2019

PLOT STAMP 2019-Nov-15 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_bsdwg - A4.01 - SECTION AA

A4.01

CLIENT



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**SITE SECTION BB
 REZONING**

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PROJECT A217398
 DRAWN JS CHECKED DJ
 SCALE 1/16" = 1'-0"
 DATE NOV 15, 2019

A4.02

CLIENT



SECTION CC - BIRCH



PROJECT

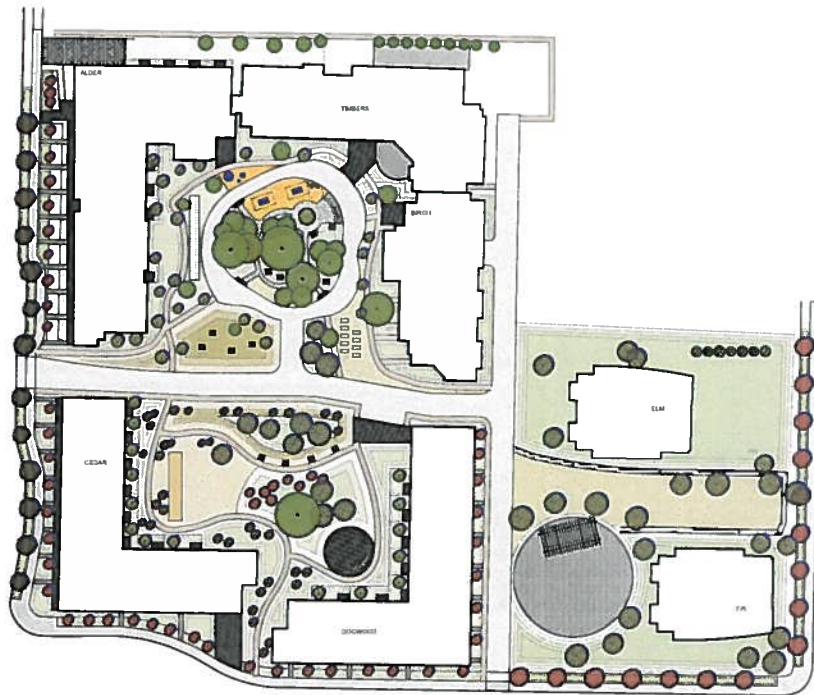
**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

SECTION CC - BIRCH REZONING

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Project A217398
 DRAWN JS CHECKED DJ
 SCALE 1/16" = 1'-0"
 DATE NOV 15, 2019

A4.03



LANGLEY LIONS MANOR for Terra Housing

Civic Address: #5450 - 5470 203 ST, LANGLEY
#20355-20385 54 AVE, LANGLEY
#5421 204 ST, LANGLEY

Legal Address: LOT 172 PLAN NWP50923 DISTRICT LOT
36 LAND DISTRICT 2 LAND DISTRICT 36 EXCEPT PLAN
BCP21385 PID: 004-219-775

CONSULTANT TEAM

OWNER: Langley Lions Housing Society
ARCHITECT: dys architecture
LANDSCAPE: eta landscape architecture

DRAWING LIST

- L0.0 Cover Page
- L0.1 Landscape Notes and Schedules
- L0.2 Circulation Plan
- L0.3 Programming Plan
- L0.4 Plant Palette
- L0.5 Bird-Friendly Strategy
- L0.6 Precedent Images
- L0.7 Precedent Images
- L1.0 Tree Management Plan
- L3.1 Site Plan Phase 1
- L3.2 Materials Plan
- L3.3 Lighting Plan
- L4.0 Grading and Drainage Plan
- L5.0 Planting Plan
- L6.0 Soil Depth Plan
- L7.0 Irrigated Areas Plan
- L8.0 Landscape Sections
- L9.0 Softscape Details
- L10.0 Hardscape Details
- L11.1 Site Furnishings Details
- L11.2 Site Furnishings Details
- L11.3 Site Furnishings Details

Revised
Rev. Date Revision Notes

Revised
Rev. Date Revision Notes
A 2013 11 15 Housing of the Lions Housing Society Phase 1

Photocredit: Tree

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Project
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 203 St
Langley BC

Drawing Title
Cover Sheet

Sheet
Sheet Address (in)
Sheet Address (out)
Sheet Address (out)
Project Name
Project Manager
Client Name
Scale
Revision
Drawing No.
L0
of
Total Sheets
Project
V6 J 1 H 3
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ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.
IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE AND LESS THAN 5% SAND BY WEIGHT
CONTAINING 4 AND 15% ORGANIC MATTER (BY DRY
BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOL
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TOXINS, STONES OVER 10mm (1/2") ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE
STANDARDS.

GROWING MEDIA SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS LOW
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (L1) TABLE 4.3.3.1 OF THE
CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
IT SHALL POSSESS THE FOLLOWING QUALITIES.

TEXTURE:
"COARSE GRAVEL, LARGER THAN 18mm AND SMALLER THAN 48mm, 0-1%
"ALL GRAVEL, LARGER THAN 2mm AND SMALLER THAN 48mm, 0-5%
"SAND LARGER THAN 60mm AND SMALLER
THAN 2mm, 50-70%
"SILT LARGER THAN 60mm AND SMALLER
THAN 60mm, 10-25%
"CLAY SMALLER THAN 60mm, 0-20%
"CLAY AND SILT COMBINED, MAXIMUM 25%
ORGANIC CONTENT 3-15%
Availability 60% 6-10

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.
MINIMUM SOIL DEPTH TO BE AS PER TABLE 4.3.3.3 OF THE CURRENT EDITION
CANADIAN LANDSCAPE STANDARDS.

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10mm PER TREE)	610 MM (24")	750 MM (30")
LARGE SHRUBS	610 MM (24")	610 MM (24")
GROUNDCOVERS	230 MM (9")	230 MM (9")
LAWN-IRRIGATED	150 MM (6")	150 MM (6")
LAWN NOT IRRIGATED	150MM (6")	230 MM (9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW
SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRC PROVIDED BY VETALIC,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 50MM (2") RAULIC LAYER (after settling) CONSISTING OF ORGANIC
COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM. SHOP
DRAWINGS ARE TO BE PREPARED BY AN ILMC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN
SOILS REPORT.

87% INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND DEMAND ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PLANTING TO BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS
CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKE PRECEDENCE. THE CONTRACTOR
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT CHARGE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE
BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS
GROUNDING IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND
GROUNDCOVERS, BRANCHING THE RISK OF ENVIRONMENTAL CONSEQUENCES FOR BIRDS.
THESE LAYERS WILL BE VARYED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT
ATTRACT AND PROTECT MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE
PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-
ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

LIGHTING LEGEND	
	STEP LIGHT
	BOLLARD LIGHT
	DOWN LIGHT

GRADING LEGEND	
TW 0.00m BW 0.00m	TW TOP OF WALL BW BOTTOM OF WALL
TS 0.00m	TS TOP OF STEP
BS 0.00m	BS BOTTOM OF STEP
FG 0.00m	FG FINAL GRADE
IG 0.00m	IG INTERPOLATED GRADE
BG 0.00m	BG BUILT GRADING
TSL 0.00m	TSL TOP OF SLAB

IRRIGATION LEGEND	
	AREA TO BE IRRIGATED
	HOSE BIB
	IRRIGATION STUB-OUT
Note: Refer to Canadian landscape standards, typ.	

GROWING MEDIUM LEGEND	
	230 MM (9") SOIL DEPTH
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	900 MM (36") SOIL DEPTH

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	4	Acer circinatum	vine maple	as shown	15' full height	full, bushy plants
Be	5	Benulus nigra 'Heritage'	river birch	as shown	3'-4m specimen/ (B&B)	low branching/ very neg.
Di	4	Davidia involuta	down tree	as shown	7m cal/ B&B	2m standards/ full crown
SHRUBS / GROUNDCOVERS / PERENNIALS						
Agw	169	Ardisia cuneata 'Pileatus White'	Grand White Evergreen azalea	0.5096' #2 cont.		full/ bushy plants
Auc	8	Arbutus unedo compacta	strawberry madrone	1.0666' 1m/ 1m B&B		full/ bushy plants
Co	110	Cornus sericea	red osier dogwood	0.9144' #3 cont.		full/ bushy plants
Caas	29	Camelia sasanqua	camellia	1.2192' #5 cont.		full/ bushy plants
Cal	37	Cornus sericea 'Tawamea'	yellow twig dogwood	0.9144' #3 cont.		full/ bushy plants
Co	6	Corylopsis speciosa	winter hazel	1.2192' #7 cont.		full/ bushy plants
Cih	36	Caeanthus thyrsiflorus	California lilac	1.0666' #5 cont.		full/ bushy plants
Do	20	Diagnos ordos	Fragrant Diapine	0.9144' #2 cont.		full/ bushy plants
Es	7	Escallonia - 'ebbinges' 'Gilt Edge'	variegated hybrid escallonia	2.45 cont.		full/ bushy plants
Fl	32	Fuonytus fortunei	Wintercreeper	0.35 #7 cont.		bushy plants
End	232	Escallonia Newport compacta	dwarf Escallonia	0.4572' #2 cont.		full/ bushy plants
Fg	35	Fothergilla gardenii	dwarf fothergilla	0.7872' #2 cont.		full/ bushy plants
Hr	6	Hydrangea macrophylla	big leaf hydrangea	1.0208' #3 cont.		full/ bushy plants
Hp	23	Hydrangea paniculata 'Baby lace'	Baby Lace Hydrangea	0.9144' #3 cont.		full/ bushy plants
Hpb	24	Hydrangea paniculata 'Little Lime'	Little Lime Hardy Hydrangea	0.9144' #3 cont.		full/ bushy plants
Hq	13	Hydrangea quercifolia	oakleaf hydrangea	1.2192' #3 cont.		full/ bushy plants
Hs	6	Hibiscus syriacus 'Sugar Tip'	rose of sharon	0.9144' #2 cont.		full/ bushy plants
Ioc	263	Ilex ornata compacta	Japanese Holly	0.4572' #5 cont.		full/ bushy plants
Maa	25	Mahonia aquifolium	hall Oregon grape	0.5096' #3 cont.		full/ bushy plants
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	1.0208' 1.5m B&B		full/ bushy plants
Mn	27	Mahonia nervosa	longleaf mahonia	0.4572' #3 cont.		full/ bushy plants
Mrs	3	Magnolia stell. Royal Star	Royal Star Magnolia	1.2192' 1.5m		full/ bushy
Os	79	Osmunda burkwoodii	Fragrant Osmunda	0.5096' #5 cont.		full/ bushy plants
Or	7	Osmundus fragrans 'Conquer Yellow'	conquer yellow sweet olive	1.5764' #7 cont.		full/ bushy plants
Rsa	65	Rosa rugosa alba	white rose	0.9144' #2 cont.		full/ bushy plants
Rs	28	Ribes sanguineum 'King Edward'	flowering currant	0.9144' #5 cont.		full/ bushy plants
Vva	6	Vitis vinifera atropurpurea	Purple Leaf Grape	0.9144' #2 cont./ staked		full/ bushy plants
	0			0		
LAWN						
			Non Netted, grown on sand			

NOTES:

1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS FOR LEVEL 2 "GROOMED" LANDSCAPE
TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3. N - NATIVE, E - EVERGREEN, B - BIRD FRIENDLY, P - POLLINATOR, Ed - EDIBLE, W - WINTER INTEREST

SITE FURNISHINGS - PHASE 1						
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACT/ COMMENT	COLOUR
1	1A.11.1	URBAN AG. PLANTER	Yanex	MLPT210-S-W-WCA	Custom Cedar, 5TK grade	Natural
2	1A.11.2	PICNIC TABLE	1772x1688mm	IPE	Maglin	Natural
3	1.11.3	WOOD ARBOUR	1850x630mm	MLB400-W	Custom	Natural
4	2A.11.2	BENCH	1850x630mm	MLB400-W	Maglin	Wooden seat, surface mount
5	2A.11.1	BIKE RACK	610x864mm	Urban Staple UB-1000-S	Urban Racks	Stainless Steel
6	2A.11.2	COMPOST BIN	2743x762mm	Kistano-Triple Bin	Cedar Creek EWood	Natural
7	4A.11.2	POTTING TABLE		Custom		
MATERIALS						
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACT/ HIGHLIGHT	COLOUR
PAVER A	3A.10.0	ABBOTSFORD PAVES	225x112.5mm	STANDARD	Abbotsford Co.	Charcoal
PAVER B		ASPHALT				
PAVER C	1A.10.0	DECOMPOSED GRANITE				

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE
LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

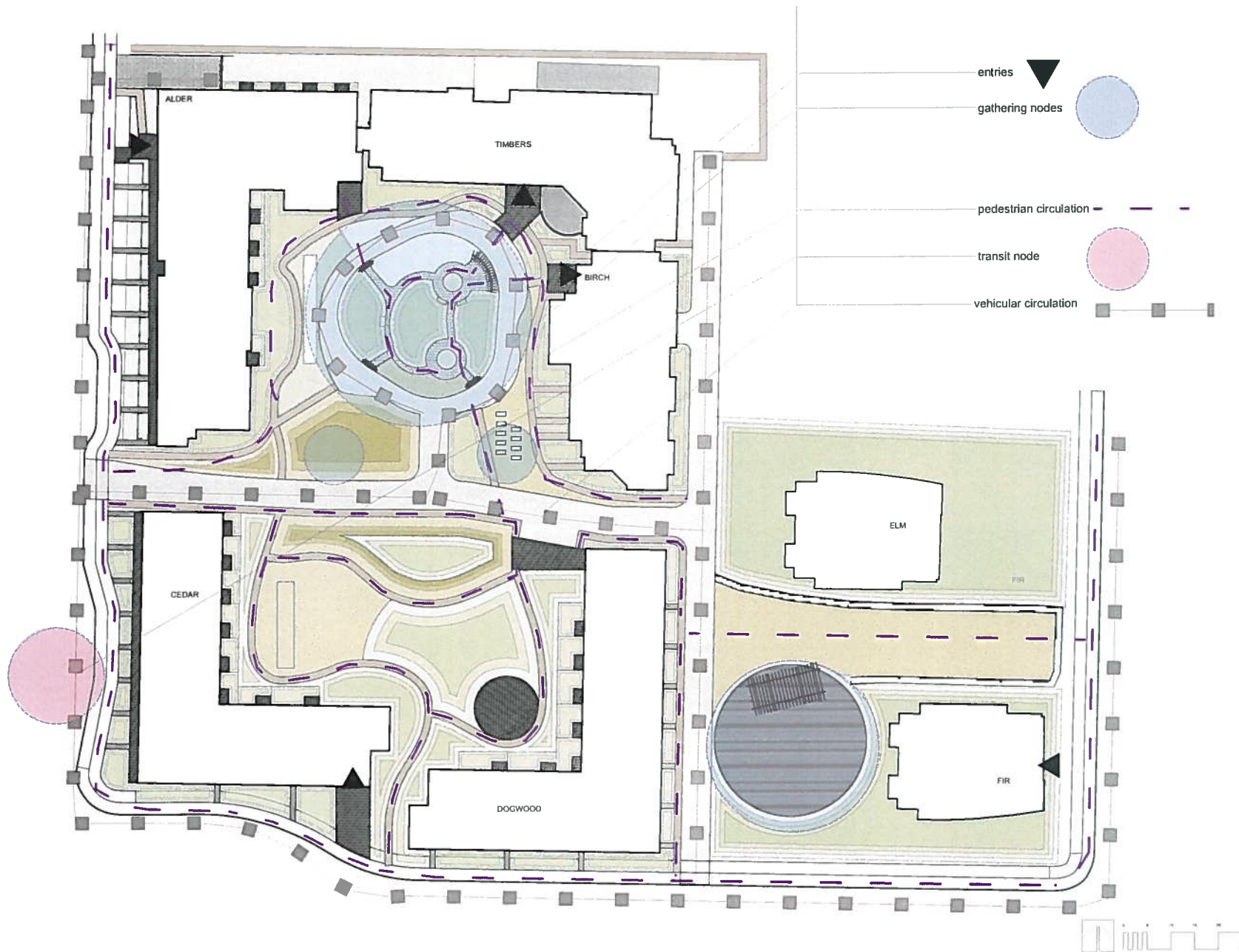
Revised
Rev. Date Revision Notes

Issue No. Date Issue Notes
1 2025.11.15 Revising for Landscape DE Phase 1

10/20/2025/10/20

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Revisions
No. Date Revision Notes

Drawn By: A. 2013 11 15
Checked By: J. 2013 11 15
Reviewed By: J. 2013 11 15

Project Name: Langley Lions Manor DP Phase 1

eta ARCHITECTS

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Project:
**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**
5450 5470 203 St
Langley BC

Drawing Title:
CIRCULATION Plan

1. Title
2. Site Address and Area
3. Site Address and Area
4. Site Address and Area

Project Manager: J. 142 A
Architect: J. 142 A
City: J. 142 A
County: J. 142 A
District: J. 142 A
City: J. 142 A
County: J. 142 A
District: J. 142 A

Scale: 1:1000
Date: 11/15/13

L0.2
Total Sheets

Plot Date:
11/15/13
11/15/13 Langley Lions Manor DP Phase 1

TREES



SHRUBS AND PERENNIALS



Project Name
Date
Revision Notes

Sheet No.
Date
Revision Notes

Project Name

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Project:
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450 5470 203 St
Langley BC

Drawing Title
Plant Palette

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Project Name
10.11.14
2014 Langley Lions Manor DP1-10

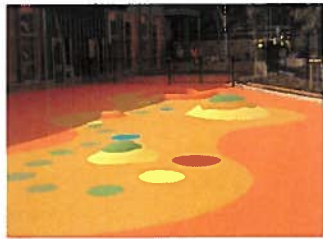
TREES



SHRUBS AND PERENIALS



HARDSCAPE MATERIALS



SITE FURNISHINGS



URBAN AGRICULTURE



Revised		
No.	Date	Revisions/Notes

Sheet	Scale	Notes
A	2019.11.15	Preparing for Masterplan (DP) phase 1

Precedence: Site

eta ENGINEERING & ARCHITECTURE

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Project
Langley Lions Manor

**Rezoning for Master Plan/
DP Phase 1**

5450-5470 203 St
Langley BC

Drawing Title

Precedence Images

Layer
Layer Address Unit 1
Layer Address Unit 2
Layer Address Unit 3

Project Location
Project Manager
Drawn By
Checked By
Reviewed By
Date
00151403

Project No.
21424
Scale
AS SHOWN
Drawing No.
L.O.S.
of
Total Sheets

Plot Date
18.11.14
21624 Langley Manor LSP142 rev

ACTIVITIES/ GATHERING SPACES



Revised:
Rev. Date Revision Notes

Drawn:
Rev. Date Issues/Revisions
A 2013-11-15 Planning & Design Department DP/Phase 1

3/11/2014/2014

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Project:
**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**
5450-5470 203 St
Langley BC

Drawing Title

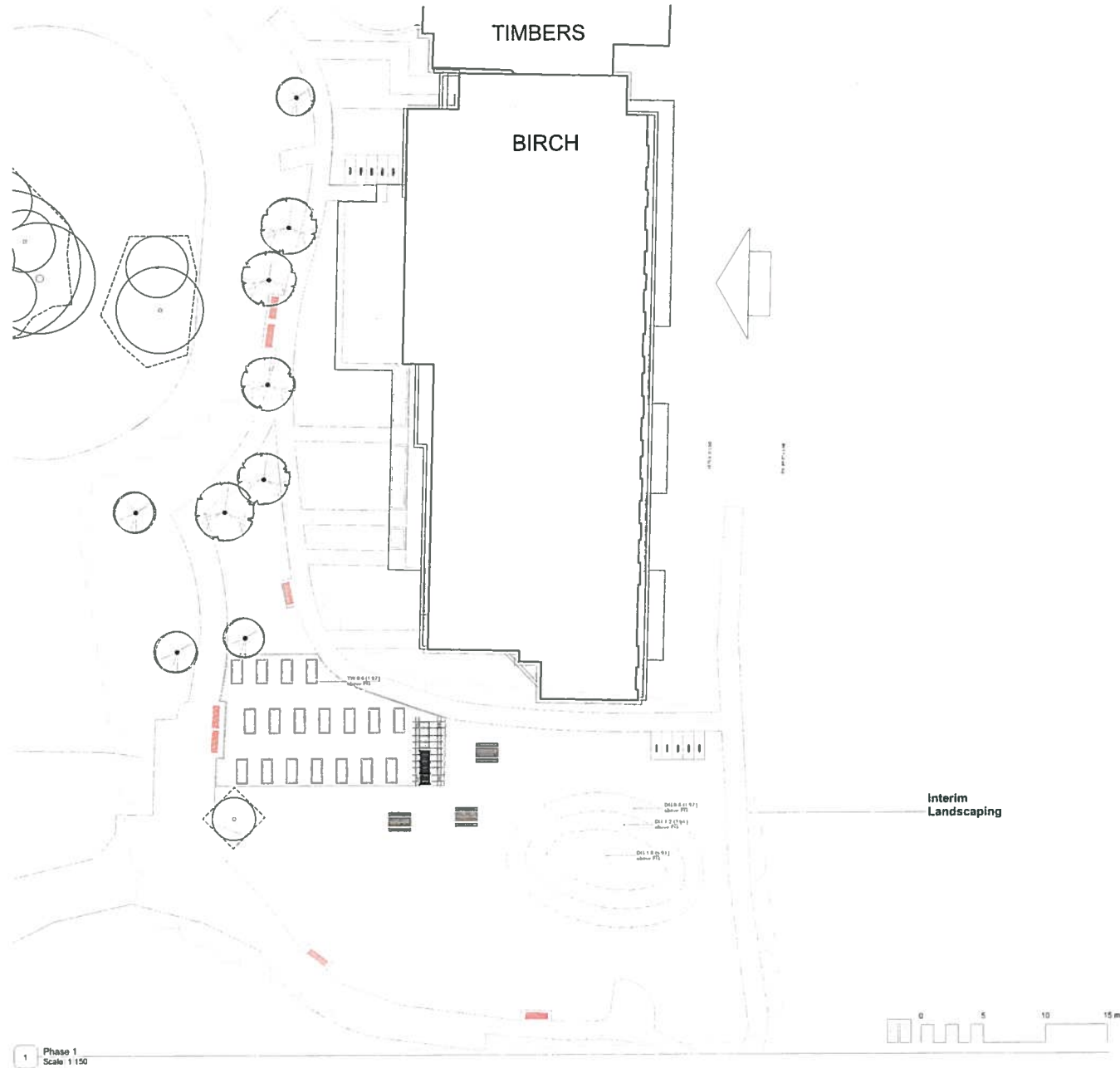
Precedent Images

Legend
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Legend Address Line 2
Legend Address Line 3

Project Name
Project Manager
Drawn By
Checked By
Reviewed By
Approved By
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Project No.
210224
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1:1000
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Total Sheets

Print Date
2013-11-15
210224-Langley Lions Manor DP/Phase 1



Revised	Date	Revisions Notes

Rev	Date	Issue/Notes
A	2019-11-15	Issued for Approval (DP) Phase 1

Professional of Seal

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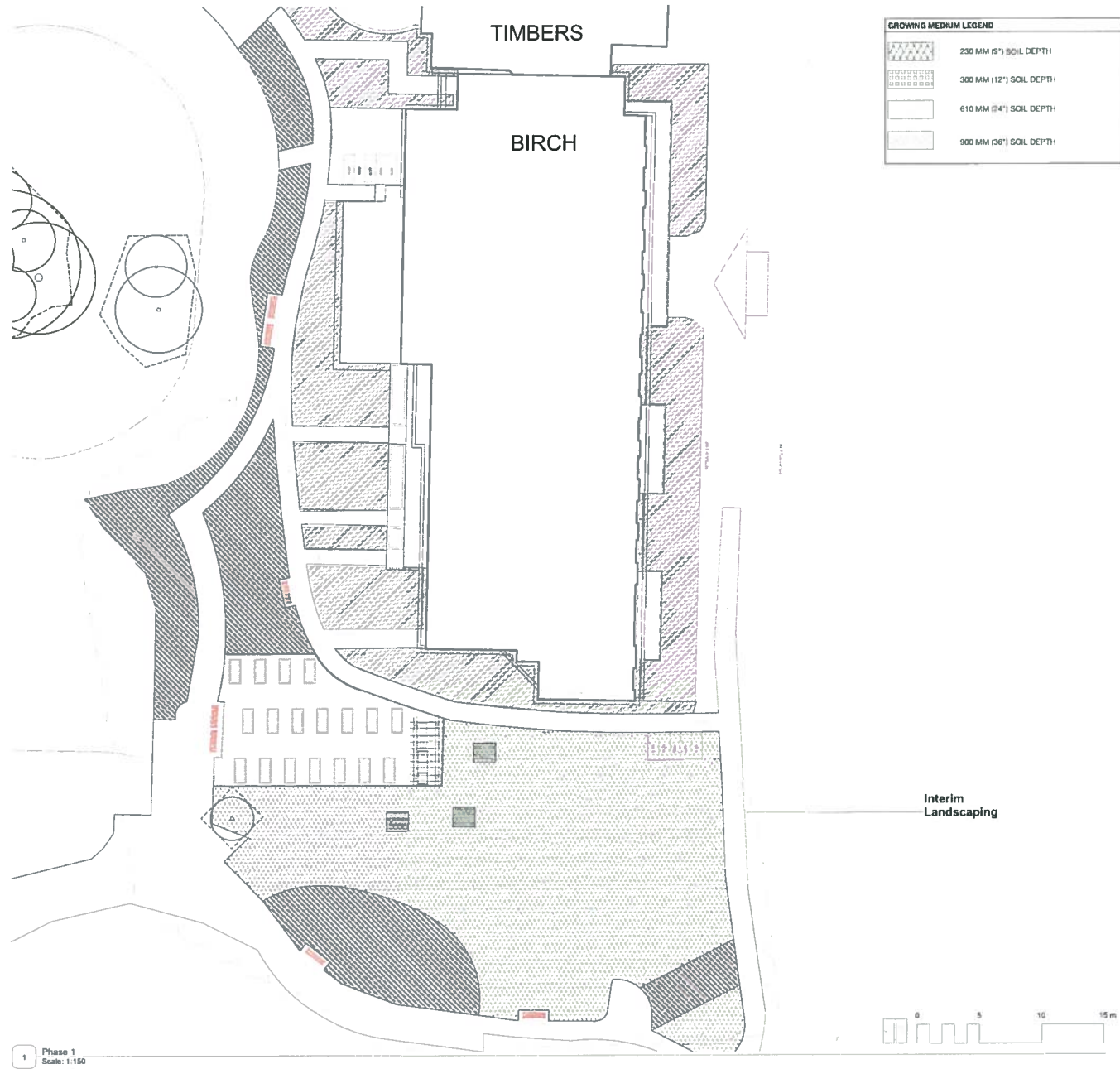
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**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**

5450-5470 203 St
Langley BC

Grading and Drainage Plan

1	Page	
1	Page Address line 1	
1	Page Address line 2	
1	Page Address line 3	
Project Manager	Project Manager	2/16/24
Drawn By	Drawn By	2/16/24
Reviewed By	Reviewed By	2/16/24
Approved By	Approved By	2/16/24
Scale	Scale	1:150
Sheet No.	Sheet No.	14.0
Total Sheets	Total Sheets	14.0



1 Phase 1
Scale: 1:150

GROWING MEDIUM LEGEND	
	230 MM (9") SOIL DEPTH
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	900 MM (36") SOIL DEPTH

Revis.	Date	Revised Notes
1	2012.11.15	Issued for Submission: DP Phase 1

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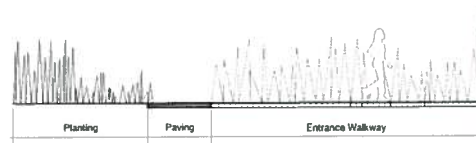
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Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 2673 St
Langley BC

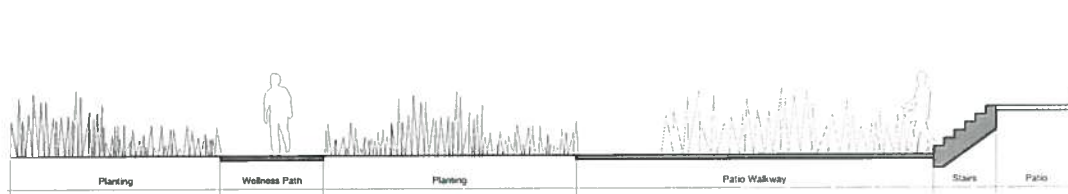
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Soil Depth Plan

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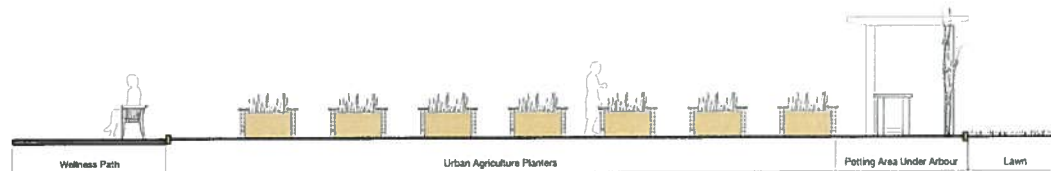




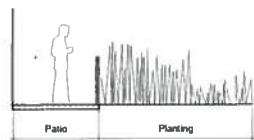
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Scale: 1:50



2 Wellness Path and Western Patio Entrance
Scale: 1:50



3 Urban Agriculture Area
Scale: 1:50



4 Eastern Patio
Scale: 1:50



Revised
Rev. Date Revision Notes

Rev. Date Revision Notes
A 2010.11.15 Interior & Exterior DP Phase 1

Professional Seal

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Project
Langley Lions Manor

Rezoning for Master Plan/ DP Phase 1

5450 5470 203 St
Langley BC

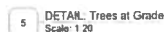
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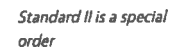
Landscape Sections

Sheet
Landscape Section 1
Landscape Section 2
Landscape Section 3

Project Manager	Project No.
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Location	Scale
Langley BC	1:50
Drawn By	Checked By
Reviewed By	Drawn By
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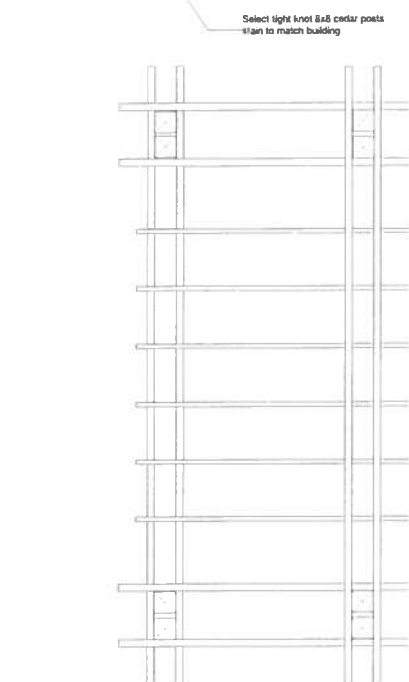
Print Date
10/11/14
21624-Landscape Section DP Phase 1







Drawing Tool

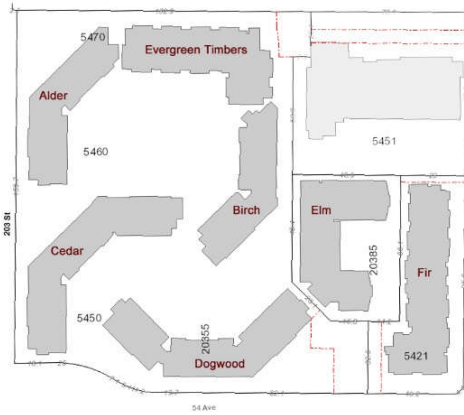


Technical drawing of a vine support structure. The drawing shows a series of vertical posts and horizontal beams. Annotations include:

- Select light knot 2x8 cedar beams stain to match building
- 5TK 2x8 rafters colour to be specified
- Steel cable for vine support
- Select light knot cedar posts stain white to match building



Langley Lions Housing Society – Rental Housing Project RELOCATION PLAN



The **Langley Lions Housing Society (LLHS)** is actively working on a master plan to redevelop its freehold real estate site on 203 Street in the heart of the City of Langley: a seven social housing building portfolio on a 5.5-acre lot, mostly constructed about 40 years ago. The site is well-located and has amazing re-development potential. The goal is to update the deteriorating buildings to modern facilities and accommodate the increasing demand for affordable rentals for seniors and persons-with-disabilities. With the support of multiple stakeholders, the Society and project team have been developing a phasing strategy and working to move forward with the redevelopment to best utilize resources and time.

Design & Relocation Plan

The master plan has created phases to accommodate the most effective and least disruptive relocation strategy for the existing residents.

There are 7 existing buildings in the portfolio, Birch (1975), Alder (1975), Cedar (1975), Dogwood (1975), Elm (1983), Fir (1989) and Evergreen Timbers (2007.) The Evergreen Timbers building is a recent redevelopment project; the six older buildings are the focus of the master plan redevelopment.

Phase 1

As Birch was damaged by fire in 2017, it was most urgently in need of replacement. The tenants have already been relocated and the building has been demolished. The Phase 1 plan will replace the demolished Birch building with a 101-unit, eight-storey building. The new Birch building will have the capacity to house the tenants relocated from the 68 unit Alder building, which has been compromised structurally due to soil stability issues. It will also have 30 Fraser Health funded assisted living units. Residents will live independently with some assistance and will access the services provided in the Evergreen Timbers through a covered link which will connect the Birch and Evergreen Timbers buildings. After rehousing the existing Alder tenants who wish to move to the new building, there will be some additional units which can be used for the relocation of the Dogwood residents or other tenants in need in Phase One.

Phase 2

Phase 2 will demolish the vacated Alder building and will construct a new eight-storey building that is structurally sound for the soil conditions on site. This building will have 198+/- units total that can accommodate the existing Dogwood residents (95) in preparation for the demolition of existing Dogwood building in Phase 3. The additional 103 units in the new Alder building can be used to relocate the existing Cedar tenants (98) with about 5 units available for other tenants in need.

Phase 3

In Phase 3 the Dogwood building will be demolished and replaced with a building that has 8-storey on the east wing and 6-storey on the west wing. It is anticipated to have about 179 units in total which can



house the Fir tenants (95). The additional 84 units in the new Dogwood can be used to relocate some of the existing Elm tenants (104) and/or other new tenants.

Phase 4

In Phase 4 the Cedar building will be demolished and replaced with a 175-unit building that has a 6-storey east wing and 8-storey west wing. The new Cedar can house the residents from Elm (20 of 104) and provide additional capacity for about 155 units.

Future Expansion (Phase 5 and 6)

The Fir and Elm redevelopments can be done in the future including providing additional social housing units (Phase Five and Six). Each new building will be 15-storey. There is expected to be 135 additional units per building, totaling 270 additional affordable housing units for the LLHS portfolio.

The design of the master plan gives the Society the capacity to house relocated residents on-site during the redevelopment, reducing the stress for both the Society and residents, allowing the Society to maximize its operating capacity and enabling the residents to remain within the community where they are comfortable and familiar while offering them updated, modernized homes. In addition, the plan will increase the number of much needed affordable rental units in the growing Langley community, in neighborhood close to many amenities including the future Skytrain line.



Langley Lions Housing Society

Tenant Mix - Birch Building

The Langley Lions Housing Society's purpose and function for the past 40+ years has been to provide below-market housing for vulnerable populations: seniors and persons with disabilities. Most of the tenants are independent with some being supported by social or community workers. Assisted living units on the site allow seniors to age-in-place in their community.

The Birch is designed as an 8 storey building to accommodate up to 101 one-bedroom units. The project will encourage a sense of true community, housing tenants with a range of incomes. As the project has received a funding allocation under the Province of BC's Building BC: Community Housing Fund, a requirement of this program is that the project must reflect the following percentages of rents and incomes in the building:

30% - Moderate Income (Affordable Market Rents) The low and moderate income limits per unit size are determined by BC Housing. As of April 2018 those limits were \$71, 200 / \$104,440. Those numbers are expected to change when the Birch project is in the rent-up phase.

50% - Housing Income Limits (Rent Geared to Income) Housing Income Limits (HILs) represent the income required to pay the average market rent for an appropriately sized unit in the private market. Average rents are derived from CMHC's annual Rental Market Survey, done in the fall and released in the spring. Rents are based on 30 per cent of the household income. Again, these numbers are revised each year so we don't currently know what they will be when the project is in the rent-up phase.

In Langley, to qualify for the 2019 HILs rates, the household income limit is \$51,500 for a one-bedroom.

20% - Low Income Deep Subsidy: Independent households in receipt of Income Assistance or where Rent Geared to Income is equal or less than the shelter component of Income Assistance. For the Birch project this will likely primarily refer to seniors in receipt of only Old Age Security and the Guaranteed Income Supplement.

As of August 2019, there are 540 independent and assisted living tenants at Langley Lions Housing Society. 466 tenants are 55 or above (86.3%) while 13.7% of tenants under 55 (74 tenants). These 74 tenants include 3 housed in assisted living units, 10 in the Acquired Brain Injury Program and 8 in the Mental Health Program.

Langley Lions Housing Society defines seniors as 55 years or older. The Society is committed to having a tenant mix ratio of 80/20, 80% of tenants for the entire site will be 55 years or older. Majority of units to be allocated to seniors for Phase 1A and overall master plan.



Langley Lions Housing Society

Comparison for Affordability Rent Levels

	# tenants	Rent
74% of the Existing (Including old Birch)	431 (68)	2019 Maximum Rent (or 33% of income, whichever is lower) \$900
26% of the Existing	153	Varies For Fir, 30% of income; For Evergreen, 70% of income
New Birch		
BCH CHF		
Deep	20	\$375 2019 Rent
RGI	51	\$901 2019 Rent
Affordable	30	\$1,046 2018 CMHC Average Rent Rate for Langley

There are 7 buildings on the property addressed, 5464 203 Street. The current rent levels are as the following:

Majority of LLHS buildings on the Property

- Birch, Alder, Cedar, Dogwood and Elm, total of 431 out of 584 units (74%), no longer has an operating agreement with BC Housing. The current rent on the door is \$900/unit for the one-bedrooms, with tenants paying the lower of \$900 or 33% of their monthly income. Annual increases follow Residential Tenancy Act guidelines, currently 2.5%.
- Tenants are seniors (age of 55 or above) and/or persons with disability.

Fir and Evergreen Timber

- Fir and Evergreen Timber, total of 153 out of 584 units (26%), currently have operating agreement. Maximum annual incomes are currently about \$58,000 per unit.
- For Fir, the rent level is based on 30% of their income; for Evergreen Timber, the rent level is based on 70% of their income as these are assisted living units (including rent and care services monthly)
- Tenants are seniors (age of 55 or above) and/or persons with disability.

According to BC Housing Community Housing Fund:

New Birch

Following BC Housing's Community Housing Fund programming:

- **Deep subsidy** – 20% of units – Rent \$375/mo subsidized by BC Housing. Tenants on income assistance or for whom 30% of income is less than \$375/mo – includes seniors whose only income is Old Age Security and Guaranteed Income Supplement.
- **RGI (Rent Geared to Income)** – 50% of units – Tenants pay 30% of income as rent. Maximum annual incomes are based on HILS (Housing Income Limits), currently \$51,500 for 1-bedroom units. Average income estimated to be 70% of HILS, leading to average rent of \$901. The actual rent level will be set before the occupancy according to the above standard set forwarded by BC Housing.



Langley Lions Housing Society

- **Moderate Income – Affordable Market Rents** – 30% of units – Tenants pay 30% of income as rent. Maximum income established by BC Housing at \$71,200 annually, as of 2018. The rent level must be maintained at no less than CMHC Average market Rent. Based on CMHC Average Market Rent, the rent would be \$1,046 in 2018. The actual rent level will be set before the occupancy according to the above standard set forwarded by BC Housing.

With BC Housing's Community Housing Fund program, more units from the new Birch will enjoy deep and RGI subsidies than then the old Birch (71 versus 68 units). In addition, the new Birch building will provide additional 30 units to house more seniors and persons with disabilities of moderate income within the community. Future LLHS rent levels will depend upon government or other funding availability. The intention will always be to uphold the Society's purpose and mission as has been over the past 40+ years.



EXPLANATORY MEMO

OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 10, 2019, BYLAW No. 3108

The purpose of Bylaw No. 3108 is to amend the Official Community Plan in order to incorporate provisions for a new affordable seniors housing district on the Langley Lions Housing Society properties bounded by 203 Street, 54 Avenue and 204 Street. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines
- Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation

The proposed OCP amendments were prepared in response to an application for a 981-unit, multiphase affordable seniors housing development by DYS Architecture.



OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 10

BYLAW No. 3108

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

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

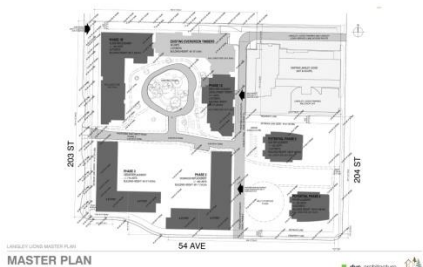
1. Title

- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108”.

2. Amendment

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:
 - (a) by inserting after Section 16.5 Old Yale Road Seniors District the following new section and by renumbering subsequent sections accordingly:

16.6 Langley Lions Seniors District



*Langley Lions Seniors District
Master Plan*

Langley Lions Housing Society has provided affordable housing for seniors on this 2.5 hectare site south of Downtown Langley since 1975. The existing buildings comprising a total of 518 apartment units need to be replaced to meet contemporary requirements and safety standards. In order to provide for the replacement of existing units and enable future growth, Langley Lions, with the support of BC Housing, has developed a Master Plan for the long term redevelopment of the site in multiple phases.

Policy 16.6.1

Affordable, non-market seniors housing and associated residential, institutional and recreational uses shall be permitted including, congregate housing, seniors-oriented multiple unit residential and multiple-unit residential.

Policy 16.6.2



Birch Building Replacement

- ⇒ **Maximum density and building height shall be as follows:**

Residential density - 340 units/hectare
Floor space ratio - 2.500
Building height – 15 storeys

Policy 16.6.3

- ⇒ **Rezoning applications for Langley Lions Seniors District developments shall consider and respect the character of adjacent land uses and districts including, Downtown Langley, Langley Lodge and the surrounding multifamily residential neighbourhood.**

Policy 16.6.4

- ⇒ **Housing agreements shall be required for each phase of the Langley Lions Seniors District redevelopment.**

Policy 16.6.5

- ⇒ **Development Permits shall be required for Langley Lions Seniors District developments except as provided in Section 17.2.**

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

OCP Land Use Designation	Zone													
	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old Yale Road Seniors District											✓	✓		✓
Langley Lions Seniors District											✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(c) by inserting after 17.5 Old Yale Road Seniors District the following new Development Permit Area Guidelines and renumbering subsequent sections accordingly:

17.6 Langley Lions Seniors District

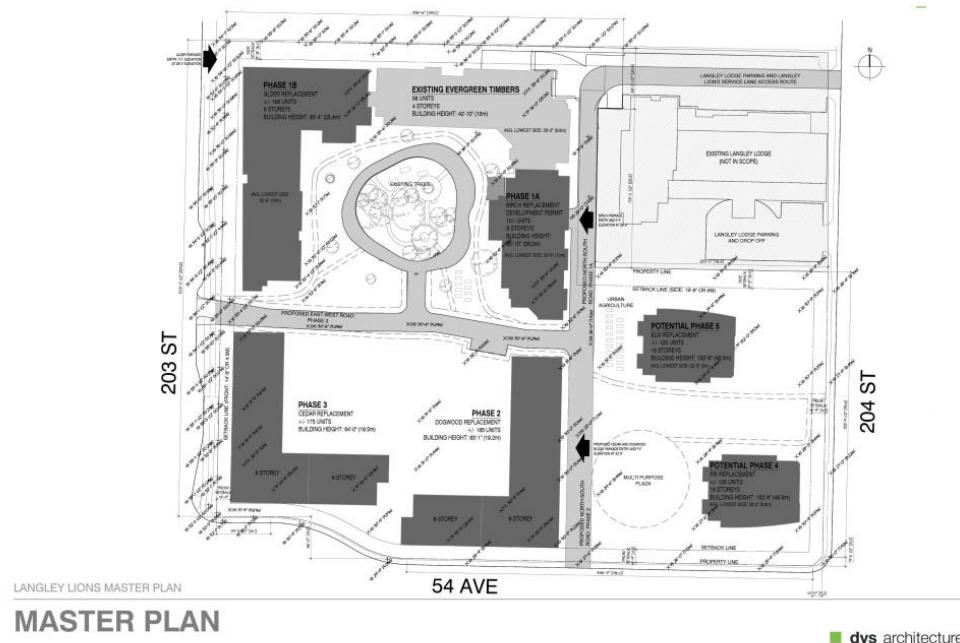
Designation Criteria:

- Establishment of objectives for the form and character of multifamily residential development

Land Use Designation Map (Schedule “A”): Langley Lions Seniors District

Objective:

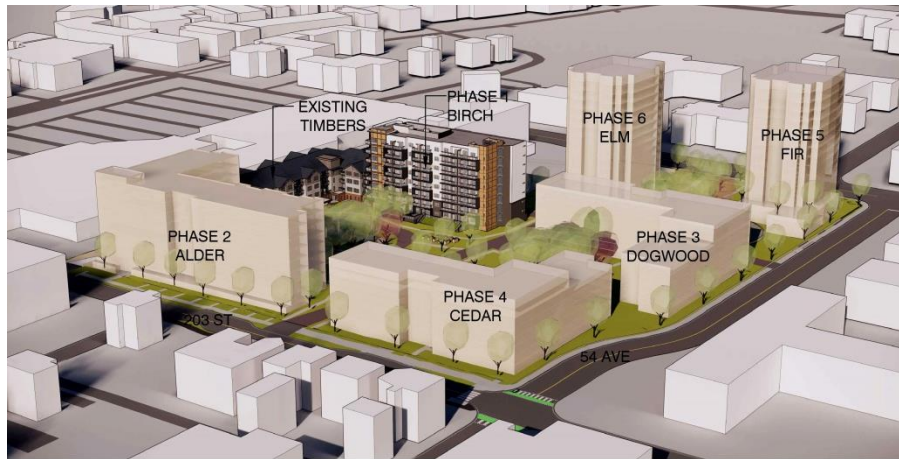
To facilitate a multi-phase redevelopment of an existing seniors housing complex providing affordable, non-market rental units, according to a master plan that features a pedestrian-friendly site design and pleasant resident-oriented amenities and open spaces.



Langley Lions Seniors District
Master Plan

17.6.1 General Site Design

- ⇒ Buildings are required to front public streets and enclose open spaces, in a 'quadrangle' layout in the west and central areas of the site, and a 'tower and podium' layout in the east side of the site, according to the Langley Lions Master Plan, Phasing Plan and Landscape Plan figures in Development Permit Area Guidelines Section 17.6;
- ⇒ Arrange buildings to reduce shadowing on open spaces, create clear sightlines and ensure direct pedestrian and vehicular connections through the site;
- ⇒ Establish a north-south access road between 54 Avenue and Langley Lodge statutory right-of-way, and an east-west road between the north-south road and 203 Street;
- ⇒ Provide fully accessible building and open space designs;
- ⇒ Provide convenient vehicular drop-offs and parkade entrances, and functional loading areas; and
- ⇒ Apply CPTED (Crime Prevention Through Environmental Design) principles to building and open space design, in accordance with the City's CPTED Checklist.



Langley Lions Seniors District – Phasing Plan



Birch Building Replacement – West Facade

Building Form and Design

- ⇒ Design buildings according to the Phasing Plan and Birch Building Replacement figures in Development Permit Area Guidelines Section 17.6;
- ⇒ Design building massing and heights to maximize sunlight access into open spaces between buildings;
- ⇒ Reduce the apparent mass of buildings through roof design and façade articulation, materials and colours;
- ⇒ Break up long building faces with ‘architectural breaks’, such as building projections and recesses. Uniform building faces over 50 metres are prohibited;
- ⇒ Avoid blank facades; use varying colours, materials and articulation for facade areas with no or little fenestration;
- ⇒ Provide balconies and roof gardens as amenity space;
- ⇒ Require ground floor units, wherever practical, to be ‘ground oriented’ with direct, gated access between units and public streets and open spaces. These units should be elevated above grade and include semi-private patios;
- ⇒ Require ground floor non-residential spaces (dining rooms, amenity rooms, foyers, entrances), wherever practical, to provide clear glazing, pedestrian access, patios and other features that visually and physically interface with adjacent open space and streets.
- ⇒ Orient building entrances to fronting streets;
- ⇒ Provide drop-off areas at grade level near the main building entrances wherever possible;
- ⇒ Provide all parking in secured underground parkades; and
- ⇒ Minimize above-grade projection of parkade structures.



Birch Building Replacement – East Facade

Exterior Finishes and Building Envelope

- ⇒ Use high quality exterior finishes to create attractive facades and ensure building envelope integrity;
- ⇒ Use durable and low maintenance materials, such as stone, metal and cementitious tile/siding.
- ⇒ Architectural designs that incorporate exterior finishes, colours and other features that complement and reflect the surrounding area are encouraged;
- ⇒ Screen roof top elevator rooms, telecom equipment and accesses with additional façade or architectural features;
- ⇒ Use stone and/or metal-based materials for fencing and other similar applications. Wood fencing is prohibited;
- ⇒ Above-grade parkade walls must be tiered to reduce massing at grade level, and treated and/or screened with brick/stone or other cementitious material facing, landscaping, landscaped berms or combination thereof. Exposed concrete parkade walls are prohibited

17.6.2 Phase-specific Building and Open Space Design

Phase 1-2

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Preserve mature trees within central amenity area and program this area for active and passive use by residents;
- ⇒ Locate a community garden for resident use near the south end of the Birch Building;



Birch Building Replacement Landscape Plan

- ⇒ Orient interior amenity uses towards the central amenity area;
- ⇒ Step back building façades, at the 6th storey, and provide an architectural break along the facades of buildings fronting 203 Avenue;
- ⇒ Retain pedestrian access to property to north.

Phase 3-4

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Program central amenity area for active and passive use by residents;
- ⇒ Orient interior amenity uses towards the central amenity area;
- ⇒ Step down building heights to 6 storeys, for the majority of building portions along 54 Avenue, to provide increased sunlight access into the central amenity area;
- ⇒ Step back building façades, at the 6th storey, and provide an architectural break along the facades of buildings fronting 203 Avenue;
- ⇒ Orient buildings along 54 Avenue to encourage the retention of mature trees along the south property line.



Overall Landscape Plan

Phase 5-6

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Locate a central, 'great lawn' open space between the buildings, between 204 Street and the east-west road;
- ⇒ Locate a plaza west of the south building and community garden for resident use west of the north building;
- ⇒ Orient ground floor building amenity uses and windows towards the great lawn, plaza and community garden;
- ⇒ Design buildings in a tower and podium form, where the tower portion is set back from the building base or podium. The podiums shall be at least 6 metres high and the ground level shall include windows and entrances that address streets and open spaces;
- ⇒ Design vehicle drop offs, with access from 204 Street, to ensure the buildings maintain a street fronting presence along 204 Street and 54 Avenue;
- ⇒ Create a public amenity space at the corner of 204 Street and 54 Avenue, to include, as appropriate, seating, trees, and/or other landscaping, art or interpretative features.

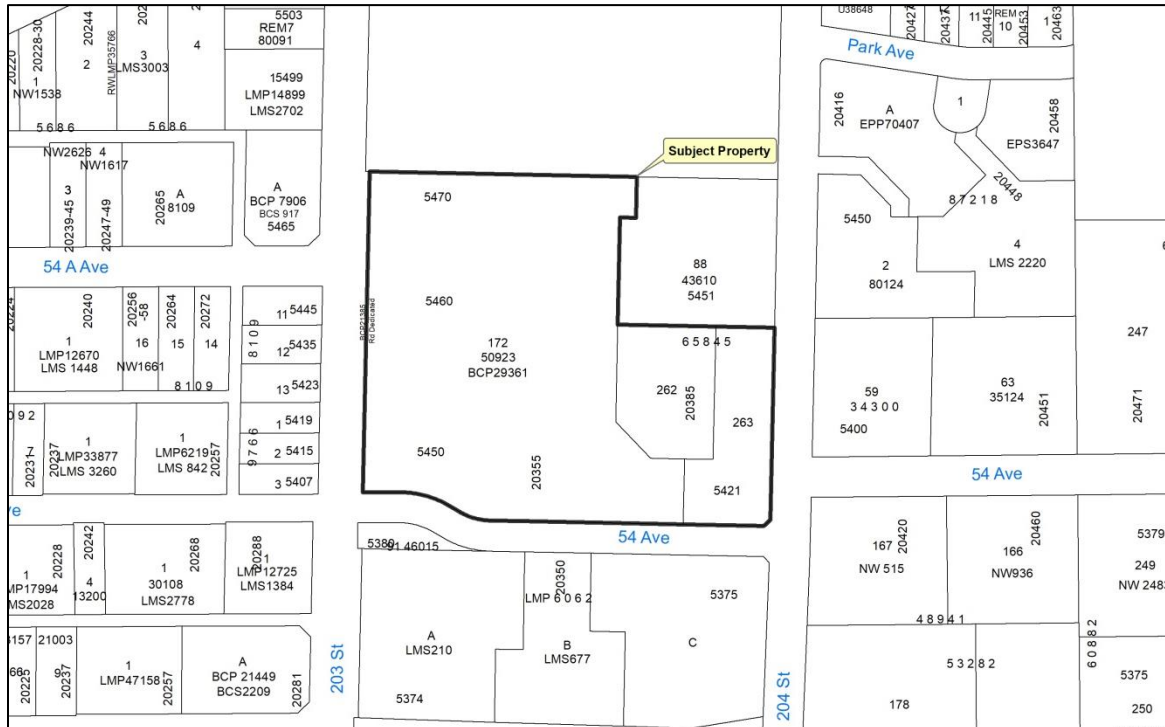
17.6.3 General Landscaping

- ⇒ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇒ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with in-ground irrigation systems;
- ⇒ All new trees shall be a minimum 6.0 cm caliper;
- ⇒ Street trees shall comply with the City of Langley Street Tree Master Plan and;

- ⇒ Provide community garden spaces in easily accessible and well-lit areas, near higher traffic pedestrian pathways and near buildings with fenestration, entries and outdoor amenity areas to maximize passive surveillance.

- e) by redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from High Density Residential to Langley Lions Seniors District in Schedule "A" – Land Use Designation Map:

Schedule A



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

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

READ A THIRD TIME this ----- day of ----- .

FINALLY ADOPTED this ----- day of ----- .

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3108 - Public Consultation & Adoption Requirements (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street)**

File #: 6480.00

Doc #:

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

Date: December 3, 2019

RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3108 (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street) to the following organizations and authorities for consultation prior to holding a public hearing on January 13, 2020 in consideration of the requirements set out in Section 475 of the *Local Government Act*:

Metro Vancouver
TransLink
Kwantlen First Nation

2. Consider Official Community Plan Amendment Bylaw No. 3108 in conjunction with the 2019-2022 Financial Plan Bylaw No. 3051 and the regional liquid and solid waste management plans in accordance with *Section 477 (3) of the Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3108 (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street).

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 477 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. OCP Amendment Bylaw No. 3108

The purpose of Bylaw No. 3108 is to amend the Official Community Plan in order to incorporate provisions for a new non-market seniors housing district within the block bounded by 203 Street, 54 Avenue and 204 Street in response to an application for a 981-unit redevelopment of the existing Langley Lions seniors housing complex.

2. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government “provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected” by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. It is therefore recommended that Bylaw No. 3108 be referred to the agencies listed in Part 2 of the recommendation above.

3. Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 3 of the recommendations above. The proposed Official Community Plan amendments embodied in Bylaw No. 3108 do not commit the City to any new expenditures or unfunded projects. With respect to the regional waste management plans (Metro Vancouver’s Solid and Liquid Waste Management Plans), the City is awaiting comments from Metro Vancouver staff on the proposed OCP amendments and their potential impact on the regional service plans.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City’s Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3108 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Langley Lions Seniors Housing District land use designation will enable increased revenues from development cost charges, community amenity charges and property taxes.

ALTERNATIVES:

1. Consider a revised public consultation process.

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment:

1. OCP Amendment Bylaw, 2019, No. 3108

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 165, 2019, BYLAW No. 3109
DEVELOPMENT PERMIT APPLICATION DP 04-09**

To consider a rezoning application by DYS Architecture for a 981-unit, multiphase redevelopment of the Langley Lions seniors housing complex and a Development Permit application for the first phase comprising a 101-unit, 8-storey apartment building.

The subject property is currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. In order to accommodate the long term redevelopment of the site and its proposed rezoning according to a master plan, the applicant has also applied to amend the Official Community Plan to create a new “Langley Lions Seniors District” land use designation with associated Development Permit Area guidelines (OCP Amendment Bylaw No. 3108). Finally, the applicant has applied to discharge Land Use Contracts No. 16-73 and No. 11-75 which currently regulate land use and development on Lot 172. All lands designated “Langley Lions Seniors District” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54A Avenue; 5421 – 204 Street
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units:	
Total:	981 units
Phase 1:	101 units
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area:	
Total:	72,177 m ² (776,913 sq ft)
Phase 1:	7,111 m ² (76,543 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%

Total Parking Provided:	
Total:	273 spaces
Phase 1:	26 spaces (incl. 2 H/C)
Land Use Contracts:	LUC 16-73 LUC 11-75
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation:	High Density Residential
Proposed OCP Designation:	Langley Lions Seniors District
Variances Requested:	None
Development Cost Charges: (Phase 1)	\$349,702.50* (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished 66-unit Birch Building
Community Amenity Charge: (Phase 1)	101 Units @ \$2,000/unit = \$202,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 3109**

BYLAW No. 3109

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone and to rezone the properties located at 20355 & 20385 – 54A Avenue and 5421 – 204 Street to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 165, 2019, No. 3109”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 70 (CD70) Zone: immediately after Comprehensive Development - 69 (CD69) Zone:

“000. CD70 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 981-unit seniors rental housing development according to a master plan.

2. Permitted Uses

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

- (a) *Congregate Housing;*
- (b) *Seniors-Oriented Multiple Unit Residential;*
- (c) *Multiple Unit Residential;*
- (d) Accessory uses limited to the following:
 - (i) *Community Service;*
 - (ii) *Home Occupations* excluding bed and breakfast and *child care centre.*

3. Site Dimensions

The following lots shall form the site and shall be zoned CD70 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

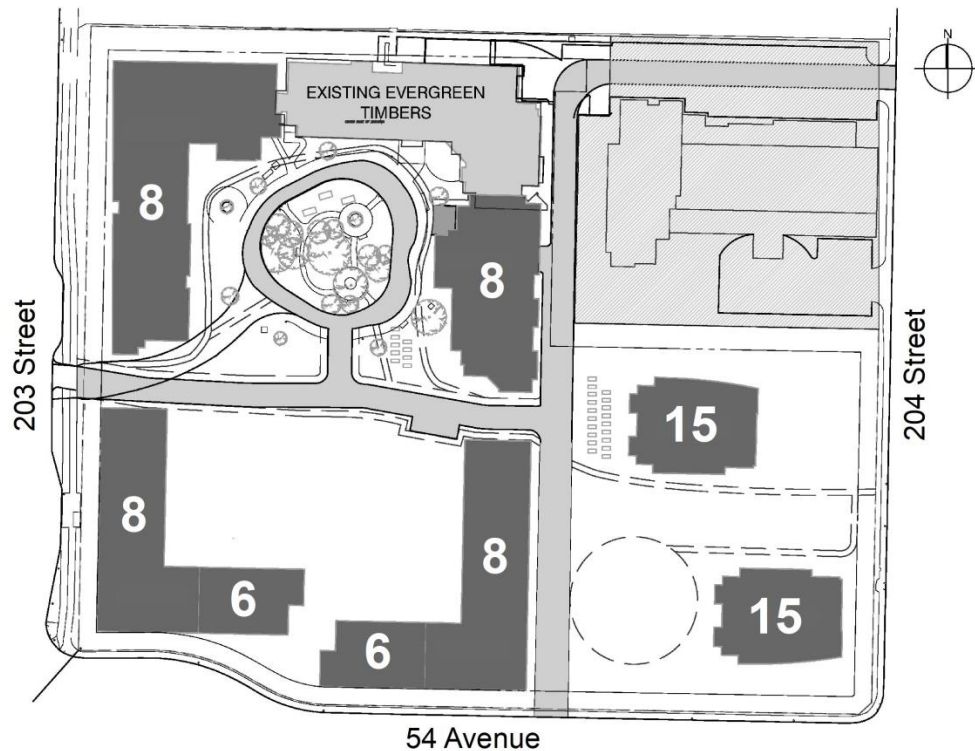
- (a) Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923;
- (b) Lot 262, District Lot 36, Group 2, New Westminster District, Plan 65845;
- (c) Lot 263, District Lot 36, Group 2, New Westminster District, Plan 65845.

4. Maximum Density

- (a) The maximum number of units permitted in the CD70 zone is 981 units;
- (b) The maximum floor area ratio permitted in the CD70 zone is FAR 2.50.

5. Siting, and Maximum Height of Buildings and Structures

The location and maximum height (in number of building storeys) of the buildings and structures of the Development shall generally conform to the site master plan prepared by DYS Architecture as shown below:



6. Lot Coverage

All buildings and structures combined shall not cover more than forty (40) percent of the site area.

7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw except for the following:

- (a) Off-street parking for *Congregate Housing, Seniors-Oriented Multiple Unit Residential* and *Multiple Unit Residential* shall be provided on the basis of 0.25 spaces per unit.

8. Special Regulations

- (a) *Amenity space* shall be provided on the site as follows:
 - (i) Indoor *amenity space* in the amount of 2.3 m² (24.76 ft²) per dwelling unit for all buildings containing more than twenty (20) units.

9. Other Regulations

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

- (b) General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;

- (c) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (d) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.”

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

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

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

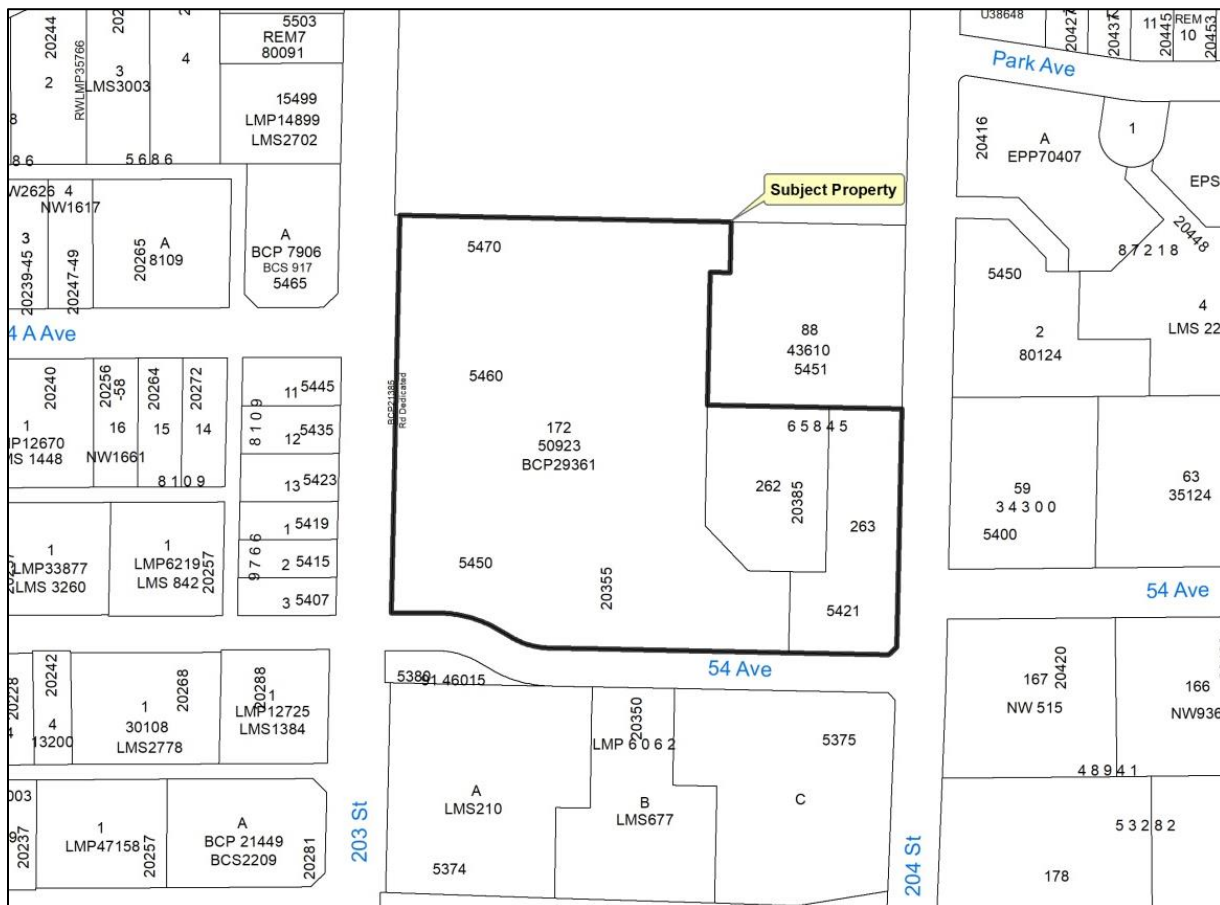
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 04-19 DEVELOPMENT PERMIT APPLICATION DP 04-19

Civic Address: 20355 & 20385 – 54A Avenue; 5421 – 204 Street
Legal Description: Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Applicant: DYS Architecture
Owner: Langley Lions Housing Society





EXPLANATORY NOTE

BYLAW NO. 3110

The purpose of Bylaw No. 3110 is to authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the property located at 20355 – 54 Avenue.

The owner has applied to have Land Use Contracts No. 16-73 and No. 11-75 discharged from the title of the property to facilitate a multiphase redevelopment of the Langley Lions seniors complex in accordance with a masterplan prepared by DYS Architecture. The proposed redevelopment will be subject to a new Langley Lions Seniors District Official Community Plan designation and Development Permit Area and a CD70 Comprehensive Development Zone.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.



DISCHARGE OF LAND USE CONTRACTS NO. 16-73 AND NO. 11-75

BYLAW NO. 3110

A Bylaw to authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the specified property.

WHEREAS Land Use Contracts No. 16-73 and No. 11-75 are registered against titles legally described in Schedule “A”.

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contracts No. 16-73 and No. 11-75 discharged from title to the Lands.

AND WHEREAS Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

1. The Land Use Contracts registered in the Land Title Office under M37926 and K47461 are hereby discharged against the title legally described in Schedule “A” which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as “Discharge of Land Use Contract No. 16-73 and No. 11-75 Bylaw, 2019, No. 3110”.

READ A FIRST AND SECOND TIME this ----- day of XXXX.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, XXXX.

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

FINALLY ADOPTED this ----- of -----, XXXX.

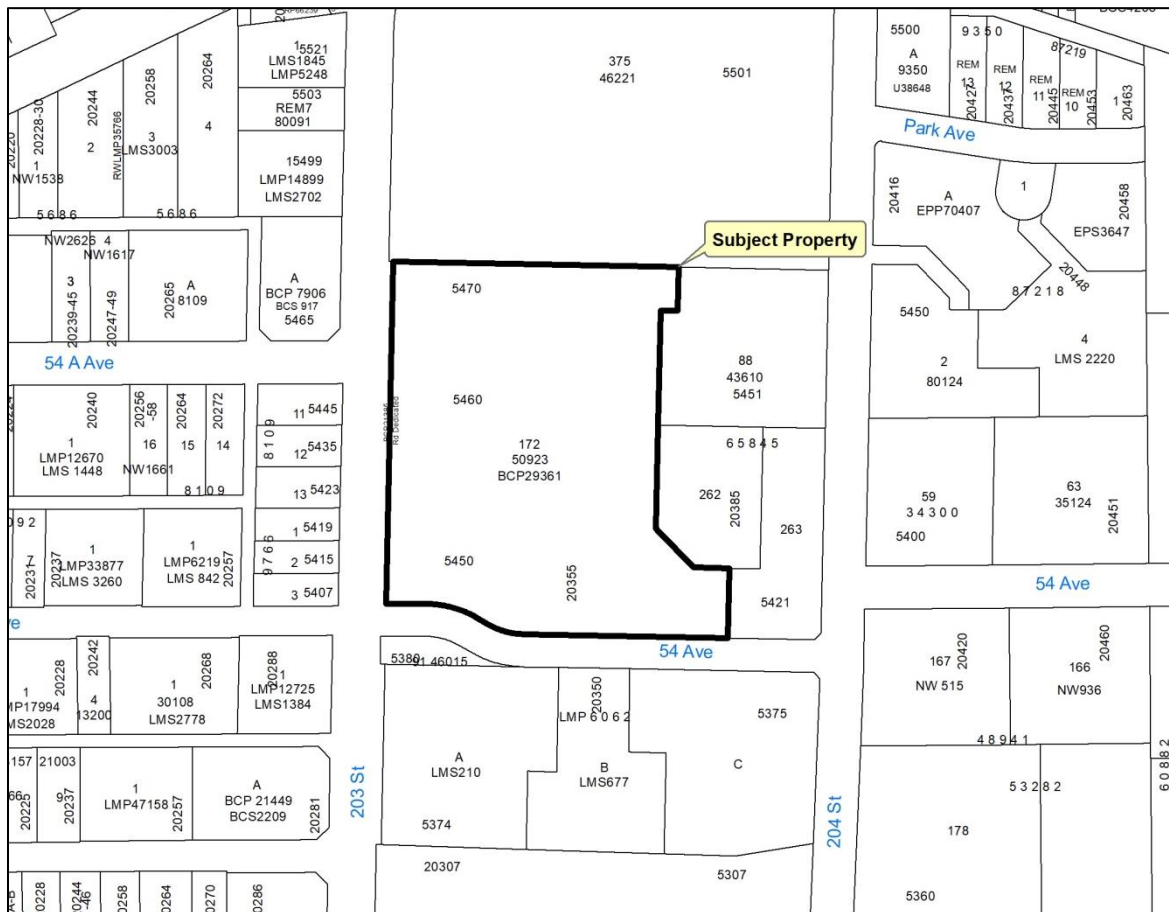
MAYOR

CORPORATE OFFICER

BYLAW NO. 3110

SCHEDULE "A"

Civic Address: 20355 – 54 Avenue
Legal Description: Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923
PID: 004-219-775
Applicant: DYS Architecture
Owner: Langley Lions Housing Society





REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2019 Community Survey

File #: 0640.01

Doc #:

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

Date: December 3, 2019

RECOMMENDATION:

That City Council receive the 2019 Community Survey for information.

PURPOSE:

To present the results of the 2019 Community Survey.

POLICY:

The City's 2017-2021 Strategic Plan includes the following initiative within the Communication result area:

Conduct a Community Survey tri-annually.

COMMENTS/ANALYSIS:

1. Introduction & Methodology

The 2019 Community Survey is the seventh comprehensive survey of community views in the City of Langley conducted since 2001. The purpose of the Community Survey, which is undertaken every three years, is to gather the views of residents to support municipal decision-making around services, policies and initiatives. Since 2004 the Community Surveys have utilized a random-select telephone interview methodology. The 2019 Community Survey conducted by Ipsos Public Affairs employed the same methodology to produce a statistically rigorous survey of the City's residents allowing comparisons with previous survey results (see Attachment 1 for 2019 survey results). Telephone interviews of 500 City of Langley households

were conducted to achieve statistically significant results for both the City's population and each of its six neighbourhoods.

In addition to the telephone survey, the 2019 Community Survey included, for the first time, a separate online component. The results of the online survey are not considered to be statistically representative of the population since the respondents "self-selected" their participation and "self-reported" their place of residence. The purpose of the online survey, however, was to seek input from residents not typically reached through conventional telephone surveys that only reach households with "land line" service accounts. A total of 439 responses that satisfied screening criteria (non-City residents and City of Langley employee household responses were excluded) were received.

2. Questions

As in previous surveys, the 2019 Community Survey included three categories of questions:

- a) Screening questions - To identify characteristics of the respondent;
- b) Tracking questions - Measuring changes in responses to the same questions asked in previous surveys (relating to quality of life, satisfaction with City services, etc.); and
- c) "Top of Mind" questions - Concerning issues of current interest.

The "top of mind" questions selected for the 2019 Community Survey engaged the following topics and measured levels of support for related initiatives:

- Parks & Recreation Improvements;
- Affordable Housing Measures;
- Cannabis Retail;
- Performing Arts Centre;
- Parking meters and permits;
- Toter Service for Waste & Recycling; and
- Planning & Land Use (*Nexus of Community*)
 - Neighbourhood commercial nodes
 - Development south of Nicomekl River
 - Secondary suites regulation

The same questions were asked in both the telephone and on-line surveys and the results were compiled separately.

3. Key Findings

The following is a selection of key findings from the telephone survey:

a) Tracking Questions

- 95% of residents rate the City's overall quality of life as "very good" or "good";
- Residents identify social issues (49%), crime (29%) and transportation (21%) as important community issues;
- 67% of residents agree that the City is a place where residents feel safe and secure;
- 93% of residents say they are satisfied with the overall level and quality of City services; and
- 87% of residents say they receive good value for their municipal tax dollars.

b) Top of Mind Questions

- Residents indicate support for several parks & recreation improvements including a wildlife interpretive centre along the Nicomekl River (76%), additional community gardens (74%), additional off-leash dog areas (65%), an indoor swimming pool (64%) and pocket parks in Downtown Langley (62%);
- 56% of residents say they would support allowing cannabis retail stores;
- 65% of residents support the development of neighbourhood commercial nodes in residential areas south of the Nicomekl River;
- 66% of residents indicated support for allowing secondary suites in separate detached buildings such as coach houses, garden suites or back yard suites;
- 84% of residents oppose the implementation of pay parking meters in Downtown Langley;
- 56% of residents oppose the issuance of parking permits to regulate on-street parking in areas with chronic shortages;
- 80% of residents say they would support the City funding part of the construction and operating cost of a performing arts centre in Downtown Langley; and
- 72% of residents say they would support the City moving to totter service for biweekly collection of waste and recyclables.

The results of the online survey generally align with the telephone survey in terms of direction, with some differences in the weighting of support or opposition for specific positions and initiatives (see page 81 in Attachment 1 for further details).

Staff also note that further details and analysis of the Community Survey results will be provided by Ipsos Public Affairs in a presentation to Council.

BUDGET IMPLICATIONS:

The 2019 Community Survey including telephone and online components was completed for a cost of \$45,000.00. The project was funded under the 2019 Capital Improvement Plan (DS1 – Community Survey).

ALTERNATIVES:

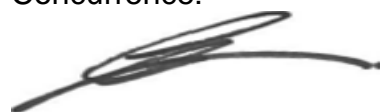
N.A.

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment:

1. 2019 Community Survey Report

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



CITY OF LANGLEY

2019 Community Survey

FINAL REPORT

DECEMBER 2, 2019

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Table of Contents

3	Introduction
8	Executive Summary
16	Quality of Life
24	Issue Agenda
27	Community Safety and Security
31	City Accountability and Openness

34	City Services
40	Financial Planning
46	Communication, Website & Social Media
56	Support for Various Initiatives
78	Weighted Sample Characteristics
80	Appendix (Online Survey Results)

INTRODUCTION



Background and Objectives

This report presents the findings of the City of Langley's 2019 Community Survey. The City's Community Survey is conducted every three years to obtain residents' feedback on municipal services, priority issues, and quality of life. Ipsos has been conducting this research on behalf of the City of Langley since 2004.

The key research objectives of the 2019 Community Survey included:

- Identify important local issues
- Assess perceptions of quality of life
- Assess perceptions of community safety
- Assess perceptions of the City's accountability and openness
- Measure satisfaction with municipal services
- Determine the perceived value for taxes and attitudes towards financial planning
- Assess perceptions of the City's communications
- Gauge the level of support for initiatives related to parks and recreation, planning and land use, affordable housing, parking, a performing arts centre, and solid waste collection

Insight gained by this research will help the City make important decisions regarding planning, budgeting, and community priorities.

Ipsos conducted both a telephone survey and an online survey.

Telephone Survey

The telephone survey was intended to provide a random and representative sampling of community opinions.

Ipsos interviewed 500 adult (18+ years) City of Langley residents between September 16 and October 16, 2019. Interviewing was conducted exclusively on landlines.

The sample of residents was drawn by postal code. A screening question was included at the start of the survey to confirm residency in the City of Langley. Households with members who work for the City, an advertising agency, the media, and/or a market research firm were excluded from the survey via an upfront screening question.

The telephone survey data were statistically weighted to ensure the sample's overall age, gender, and neighbourhood composition reflects that of the actual City of Langley population according to Census data. Despite Ipsos' best efforts to engage younger residents, the final number of 18 to 34 year olds in the sample was too small to apply a statistical weight to this group. As such, age weighting was applied to those 18-44, 45-54, 55-64, and 65+ years.

The overall margin of error for the telephone survey is $\pm 4.4\%$, 19 times out of 20. The margin of error is larger for any sub-groupings of the sample.

Online Survey

The online survey was intended to give all residents an opportunity to provide their feedback. The focus on inclusiveness means that residents self-selected whether to take part or not.

The City of Langley was responsible for promoting the online survey within the community.

While the online survey asked respondents the same screening questions as the telephone survey, all online respondents were allowed to continue regardless of their responses. A maximum of 3 surveys per IP address were accepted.

In total, 539 respondents completed the online survey between September 18 and October 31, 2019. After removing the surveys that exceeded the IP address limit, the final online sample size was 535.

The final online sample included the following:

- 439 City of Langley residents with no City staff in their household.
- 8 respondents with a City staff member in the household (including 1 non-resident).
- 87 non-residents of the City of Langley (including 1 with a City staff member in the household).
- 2 respondents who could not be classified based on their responses to the screening questions.

The online results shown in this report are based only on the 439 City of Langley residents with no City staff in their household.

No weighting was applied to the online data.

No margin of error is applicable to the online results as the survey was not intended to be random or representative.

Interpreting and Viewing the Results

Some totals in the report may not add to 100%. Some summary statistics (e.g., total satisfied) may not match their component parts. The numbers are correct and the apparent errors are due to rounding.

Analysis of some of the statistically significant results is included where applicable. While a number of significant differences may appear in the cross-tabulation output, not all differences warrant discussion.

TRACKING TO PREVIOUS SURVEYS	NORMATIVE COMPARISONS
Where appropriate, this year’s results have been compared to the City of Langley’s past Community Surveys. Comparing the year-over-year results allows the City to understand how citizens’ attitudes and priorities are changing, identify new or emerging issues facing the community, and monitor perceptions of the City’s performance in key areas.	Where appropriate, this year’s results have been compared to Ipsos’ database of municipal norms. These norms are based on research Ipsos has conducted in other British Columbian municipalities within the past five years. Normative comparisons provide additional insight, context, and benchmarks against which the City of Langley can evaluate its performance.

EXECUTIVE SUMMARY



Key Findings (page 1 of 6)

QUALITY OF LIFE

Residents appreciate a variety of things about living in the City of Langley. When asked what they like best about living in the City of Langley, the top three open-ended responses are “location” (13%), “community/neighbourhood” (9%), and “local/nearby amenities” (9%), followed by “convenience/easy access” (6%), “quiet/peaceful” (6%), and “parks/green space” (6%). This year’s top mentions are similar to 2016.

Overall perceptions of quality of life remain favourable. Nearly all (95%) residents rate the City of Langley’s overall quality of life as ‘very good/good’, on par with 2016.

However, perceptions of the direction that quality of life is taking have deteriorated. One-half (50%) of residents say the quality of life in the City of Langley has ‘stayed the same’ over the past three years. Among those saying the quality of life has changed, more say the quality of life has ‘worsened’ (32%) than ‘improved’ (15%), resulting in a net momentum score of -17 percentage points. This year’s net score is down 7 points from 2016, making it the strongest negative net score on record for the City of Langley.

- Residents who think the quality of life has ‘improved’ attribute this to a number of different factors, with the top open-ended responses being “recreational opportunities” (13%) and “well-maintained/clean” (10%), consistent with 2016.
- Among those saying the quality of life has ‘worsened’, the leading open-ended reason is “increased poverty/homelessness” (40%), followed by “increased crime/drug activity” (22%). These results are also consistent with 2016.

ISSUE AGENDA

Social issues continue to dominate the issue agenda. Nearly one-half (49%) of residents identify social issues as an important local issue on an open-ended basis. The single biggest social issue by far is “poverty/homelessness” (45%). Other social issues include “housing/lack of affordable housing” (5%), “better services for seniors” (1%), and “affordability/high cost of living” (<1%). While social issues have consistently placed at or near the top of residents’ issue agenda, this year’s results are the highest on record (up 10 percentage points from 2016).

Following social, the next most important local issues are crime and transportation. Overall, 29% of residents mention crime and 21% mention transportation. These results are statistically consistent with 2016.

Key Findings (page 2 of 6)

COMMUNITY SAFETY AND SECURITY

Overall perceptions of community safety remain favourable. Two-thirds (67%) of residents agree that the City of Langley is a place where residents feel safe and secure, on par with 2016. One-third (33%) of residents disagree with this statement.

However, residents say they feel less secure in their community now as compared to three years ago. Overall, slightly more than one-half (53%) say they feel less secure. One-quarter (24%) of residents say they feel more secure while 21% say they have not noticed any change. This year's results are statistically consistent with 2016.

CITY ACCOUNTABILITY AND OPENNESS

While overall perceptions of the City's accountability and openness are favourable, openness ratings are down this year. More than eight-in-ten (83%) residents agree that the City of Langley is accountable to the community for leadership and good governance, on par with 2016. Most (79%) also agree that the City of Langley believes in and practices open and accessible government. Perceptions of the City's openness are down 6 percentage points from 2016.

CITY SERVICES

Overall satisfaction with City services remains high. Consistent with previous surveys, a strong majority (93%) of residents say they are satisfied with the overall level and quality of services provided by the City of Langley. Satisfaction with City services is on par with 2016.

Satisfaction extends to the delivery of specific services. All of the evaluated services receive a satisfaction score (combined 'very/somewhat satisfied' responses) higher than 70%, with the highest ratings going to public works (96%), fire protection (94%), and recreation facilities (91%). In comparison, emergency preparedness (77%) and bylaw enforcement (71%) score lower, although the majority of residents still say they are satisfied with these services. Satisfaction with most services is on par with 2016 – the two exceptions are police services (down 6 percentage points) and road conditions (up 9 percentage points).

Key Findings (page 3 of 6)

FINANCIAL PLANNING

Perceptions of the City's value for taxes remain high. Overall, 87% of residents say they receive good value for their municipal tax dollars, on par with 2016.

Residents continue to prefer tax increases over service cuts. When given a choice between increased taxes or service cuts, 57% of residents choose tax increases while 29% opt for service cuts. The preference for tax increases over service cuts is consistent with 2016.

There are divided opinions as to whether the City of Langley should increase property taxes or incur debt to help finance amenities and infrastructure.

Overall, opposition exceeds support by a slim margin. Year-over-year tracking comparisons are unavailable for this question.

- Increasing property taxes: 46% support, 51% oppose.
- Incurring debt: 45% support, 51% oppose.

COMMUNICATION

The majority of residents are satisfied with the City's opportunities for input. Overall, three-quarters (75%) of residents say they are satisfied with the amount of opportunity they have available to be heard regarding decisions affecting their neighbourhood, on par with 2016. A total of 22% say they are dissatisfied.

Email and direct mail continue to be residents' preferred ways of receiving City information. When asked for the best methods for the City of Langley to communicate information to them, 41% of residents mention "email" and 36% mention "direct mail". Another 24% mention "newspaper". While these were also the three leading responses in 2016, "newspaper" mentions are down 8 percentage points this year.

Most residents have not viewed a Langley City Council meeting in the past 12 months. Overall, 20% of residents say they personally viewed at least one Langley City Council meeting in the past 12 months, either by attending in-person or watching live broadcasts on Shaw TV cable or by web-streaming. Claimed attendance/viewership is on par with 2016.

- Among those saying they did not attend or watch any meetings, the number one open-ended reason given is "not aware of when meetings are held/broadcast" (27%), followed by "not interested" (15%), "too time consuming" (14%), and "busy/no time" (11%). This is consistent with 2016.

WEBSITE & SOCIAL MEDIA

Most residents have visited the City's website in the past 12 months; while usage of the City's social media offerings is significantly lower, Facebook visits have doubled since 2016. Nearly two-thirds (65%) of residents say they personally visited the City of Langley's website in the past 12 months. Slightly over two-in-ten (22%) say they visited the City's Facebook page, while 8% say they visited the City's Twitter page. Claimed usage of the City's Facebook page has doubled since 2016 (up 11 percentage points).

- 94% of those who visited the City's website in the past 12 months say they found the content of information and online services useful.
- 84% of those who visited the City's Twitter page in the past 12 months say they found the content of information and online services useful.
- 73% of those who visited the City's Facebook page in the past 12 months say they found the content of information and online services useful.

SUPPORT FOR VARIOUS INITIATIVES

There is support for several different parks and recreation improvements in the City of Langley. A majority of residents say they would support a wildlife interpretive centre along the Nicomekl River (76%), additional community gardens (74%), additional off-leash dog areas (65%), a new indoor swimming pool (64%), and pocket parks in Downtown Langley (62%). There is less support for enclosing the Al Anderson Memorial Pool (45%). Year-over-year tracking comparisons are unavailable for this question.

A slight majority of residents support allowing cannabis retail stores in the City of Langley. Overall, 56% of residents say they would support allowing cannabis retail stores in the City of Langley. A large minority (44%) say they are opposed. Moreover, both sides have relatively strong opinions, with 31% saying 'strongly support' and 35% saying 'strongly oppose'. Year-over-year tracking comparisons are unavailable for this question.

There is support for developing neighbourhood commercial nodes in residential areas south of the Nicomekl River. Nearly two-thirds (65%) of residents say they would support the development of neighbourhood commercial nodes in residential areas south of the Nicomekl River. One-third (32%) say they are opposed. Year-over-year tracking comparisons are unavailable for this question.

Key Findings (page 5 of 6)

SUPPORT FOR VARIOUS INITIATIVES *(cont'd)*

Residents support several different types of development south of the Nicomekl River to improve housing choice and affordability. Overall, there is the greatest support for duplexes (73%), followed by townhouses (67%) and smaller lot sizes (61%). A small majority (54%) say they would support apartments. Year-over-year tracking are unavailable for this question.

Residents support allowing secondary suites in separate, detached buildings but not in houses that are not owner-occupied. Two-thirds (66%) of residents say they would support allowing secondary suites in separate, detached buildings such as coach houses, garden suites, or back yard suites in the City of Langley. Only 36% say they would support allowing secondary suites in houses that are not owner-occupied. Year-over-year tracking comparisons are unavailable for this question.

There is support for the City providing financial incentives to increase the city's stock of affordable housing. The majority (62%) of residents say they would support the City of Langley providing financial incentives to increase the stock of affordable housing in the city. Slightly less than four-in-ten (37%) say they are opposed. Year-over-year tracking comparisons are unavailable for this question.

Residents support different regulatory measures to protect or expand the city's stock of affordable housing. Of the evaluated regulatory measures, there is the greatest support for tenant protection or relocation policies (73%) and inclusionary zoning (72%). In comparison, relatively fewer (but still the majority) residents say they would support rental only zones (58%) and density bonusing (56%). Year-over-year tracking comparisons are unavailable for this question.

There is little support for implementing pay parking meters in downtown City of Langley. Only 16% of residents say they would support this initiative. The vast majority (84%) say they are opposed. Overall support is consistent with 2016.

There is also little support for parking permits. Slightly over four-in-ten (41%) residents say they would support the City regulating on-street parking through the issuance of permits in areas with chronic parking shortages. The majority (56%) of residents say they oppose this initiative. Year-over-year tracking comparisons are unavailable for this question.

Key Findings (page 6 of 6)

SUPPORT FOR VARIOUS INITIATIVES *(cont'd)*

Residents are highly supportive of the City funding part of the construction and operating cost of a performing arts centre in downtown City of Langley.

Overall, 80% say they would support this initiative. Just under two-in-ten (19%) say they are opposed. Year-over-year tracking comparisons are unavailable for this question.

There is support for waste and recyclables toter service. The majority (72%) of residents say they would support the City moving to toter service for biweekly collection of waste and recyclables. Just over two-in-ten (22%) say they are opposed. Year-over-year tracking comparisons are unavailable for this question.

- Slightly more than three-quarters (76%) of residents indicate they would be willing to pay more for toter service, with nearly one-half (49%) saying they would be willing to paying at least an additional \$20 (includes 21% saying \$20, 11% saying \$30, 3% saying \$40, and 14% saying \$50). Another 27% say they would be willing to pay an additional \$10.

Summary

Most survey measures are stable and strong.

- Quality of life (95% good)
- Overall service satisfaction (93% satisfied)
- Value for taxes (87% good value)
- Satisfaction with opportunities for input (75% satisfied)

However, there is growing negative momentum to the direction that quality of life is taking. Issues related to poverty/homeless and crime are making more see quality of life worsening versus improving.

Social issues dominate the issue agenda.

While the City of Langley continues to be seen as a safe place to live overall, residents feel less secure now as compared to three years ago.

Overall perceptions of the City's accountability and openness are favourable although openness ratings are down 6 points this year.

Satisfaction with individual services is largely unchanged. The two exceptions are police services (down 6 points) and road conditions (up 9 points).

Residents continue to prefer tax increases over service cuts.

The City's website continues to be a popular tool with residents. Usage of the City's Facebook page has doubled over the past three years.

There is support for many of the evaluated initiatives. There are only four initiatives that fail to garner the support of the majority of residents – these are:

- Implementing pay parking meters in downtown City of Langley (16% support)
- Allowing secondary suites in houses that are not owner-occupied (36% support)
- Issuing permits in areas with chronic parking shortages (41% support)
- Enclosing the Al Anderson Memorial Pool (45% support)

QUALITY OF LIFE



Best Part about Living in the City of Langley

(Coded Open-Ends)

Residents identify a variety of things they like about living in the City of Langley. The top three open-ended responses are “location” (13%), “community/neighbourhood” (9%), and “local/nearby amenities” (9%), followed by “convenience/easy access” (6%), “quiet/peaceful” (6%), and “parks/green space” (6%).

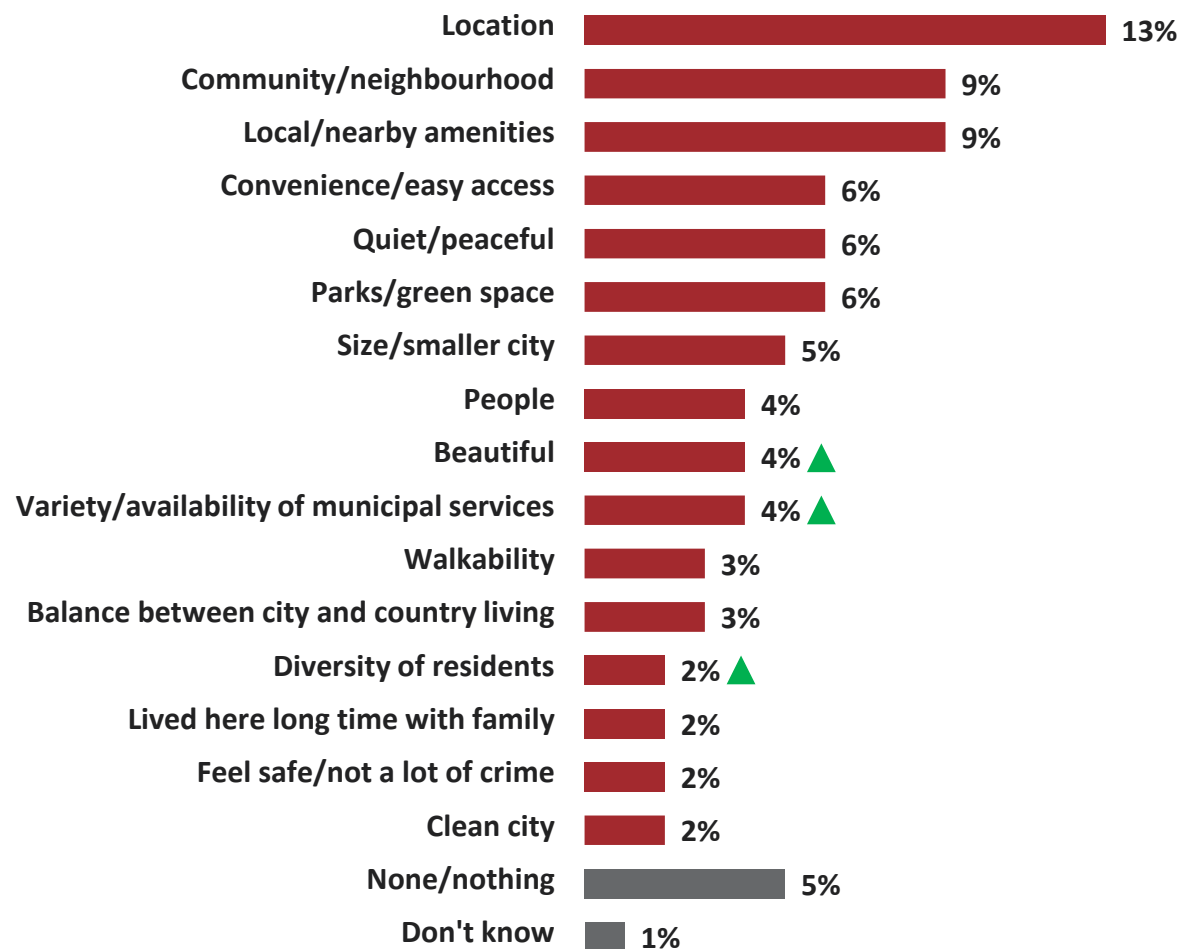
- Mentions of “community/neighbourhood” are higher among those living in Simonds, Blacklock, and Uplands (20%, 17%, and 16% vs. 5% in Douglas, 5% in Nicomekl, 8% in Alice Brown).

This year’s top mentions are similar to 2016.

Normative comparisons are unavailable for this question.

Best Part about Living in the City of Langley

(Coded Open-Ends)



Note: Mentions 1% or less not shown.

Base: All respondents (n=500)

Q2. What do you like best about living in the City of Langley?

Top Mentions (2016)

(n=601)

Location	16%
Local/nearby amenities	11%
Community/neighbourhood	10%
Size/smaller city	9%
Parks/green space	7%

Overall Quality of Life and Change in Quality of Life

OVERALL QUALITY OF LIFE

Perceptions of quality of life are favourable, with 95% of residents rating the City of Langley's overall quality of life as 'very good' (30%) or 'good' (64%). Only 4% rate the overall quality of life as 'very poor' (<1%) or 'poor' (4%).

- Overall perceptions (combined 'very good/good' responses) are higher among those who have lived in the City of Langley for 10 years or less (98% vs. 90% of 21+ years, 94% of 11-20 years) and those with household incomes of \$60K-<\$100K (99% vs. 89% of <\$60K, 95% of \$100K+).

This year's results are on par with 2016. However, the percentage rating the quality of life as 'very good' is down 7 percentage points from the 2004 baseline.

While overall perceptions (combined 'very good/good' responses) are on par with the municipal norm, City of Langley residents are less likely to rate the quality of life as 'very good' (30% City of Langley vs. 46% norm).

CHANGE IN QUALITY OF LIFE PAST THREE YEARS

One-half (50%) of residents say the quality of life in the City of Langley has 'stayed the same' over the past three years. Among those saying the quality of life has changed, more say the quality of life has 'worsened' (32%) than 'improved' (15%), resulting in a net momentum score of -17 percentage points.

- Perceptions of a 'worsened' quality of life are higher among women than men (37% vs. 26%).

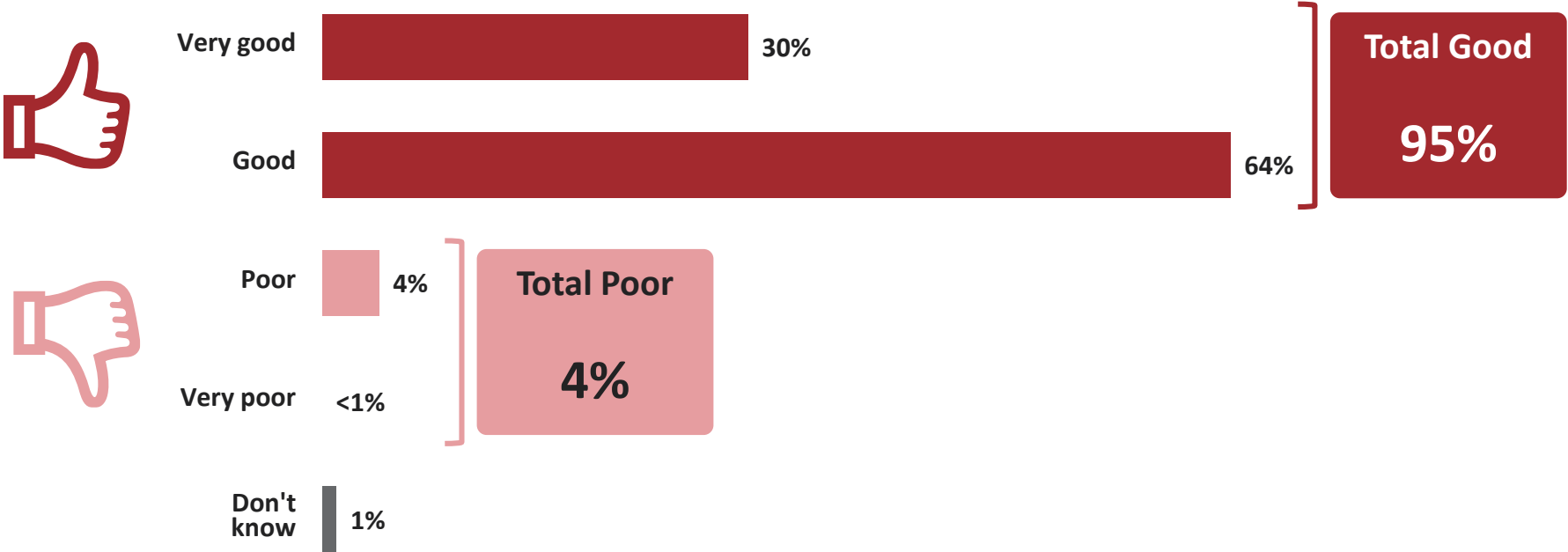
This year's net score is down 7 points from 2016, making it the strongest negative net score on record for the City of Langley.

Moreover, this year's results are also different from the municipal norm, where residents tend to take a more balanced view towards the direction quality of life is taking (net score of -17 City of Langley vs. 0 norm).

Residents who think the quality of life has 'improved' attribute this to a number of different factors, with the top open-ended responses being "recreational opportunities" (13%) and "well-maintained/clean" (10%), consistent with 2016.

Among those saying the quality of life has 'worsened', the leading open-ended reason is "increased poverty/homelessness" (40%), followed by "increased crime/drug activity" (22%). These results are also consistent with 2016.

Overall Quality of Life



	2004	2007	2010	2013	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
Total Good	96%	98%	96%	95%	96%	95%	96%
Very good	37%	34%	31%	31%	33%	30%	46%

Change in Quality of Life



Improved



15%

Stayed the same



50%



Worsened



32%

Don't know



3%



NET Score (2019)
Improved – Worsened

-17

	2004*	2007*	2010*	2013*	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
NET Score	+10	-13	-3	-1	-10	-17 ▼	0

Base: All respondents (n=500)

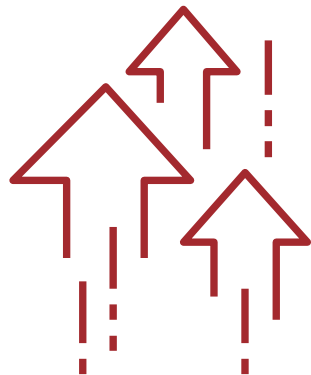
Q4. And, do you feel that the quality of life in the City of Langley in the past three years has...?

*Prior to 2016, residents were asked how they felt the quality of life had changed over the past five years.

Significantly higher/
lower than 2016.

Reasons Quality of Life has Improved

(Among those saying the quality of life has improved) (Coded Open-Ends)



Note: Mentions 1% or less not shown.

*Small base size, interpret with caution.

Base: Those saying the quality of life has improved (n=73)*

Q5. Why do you think the quality of life has improved?

Top Mentions (2016)

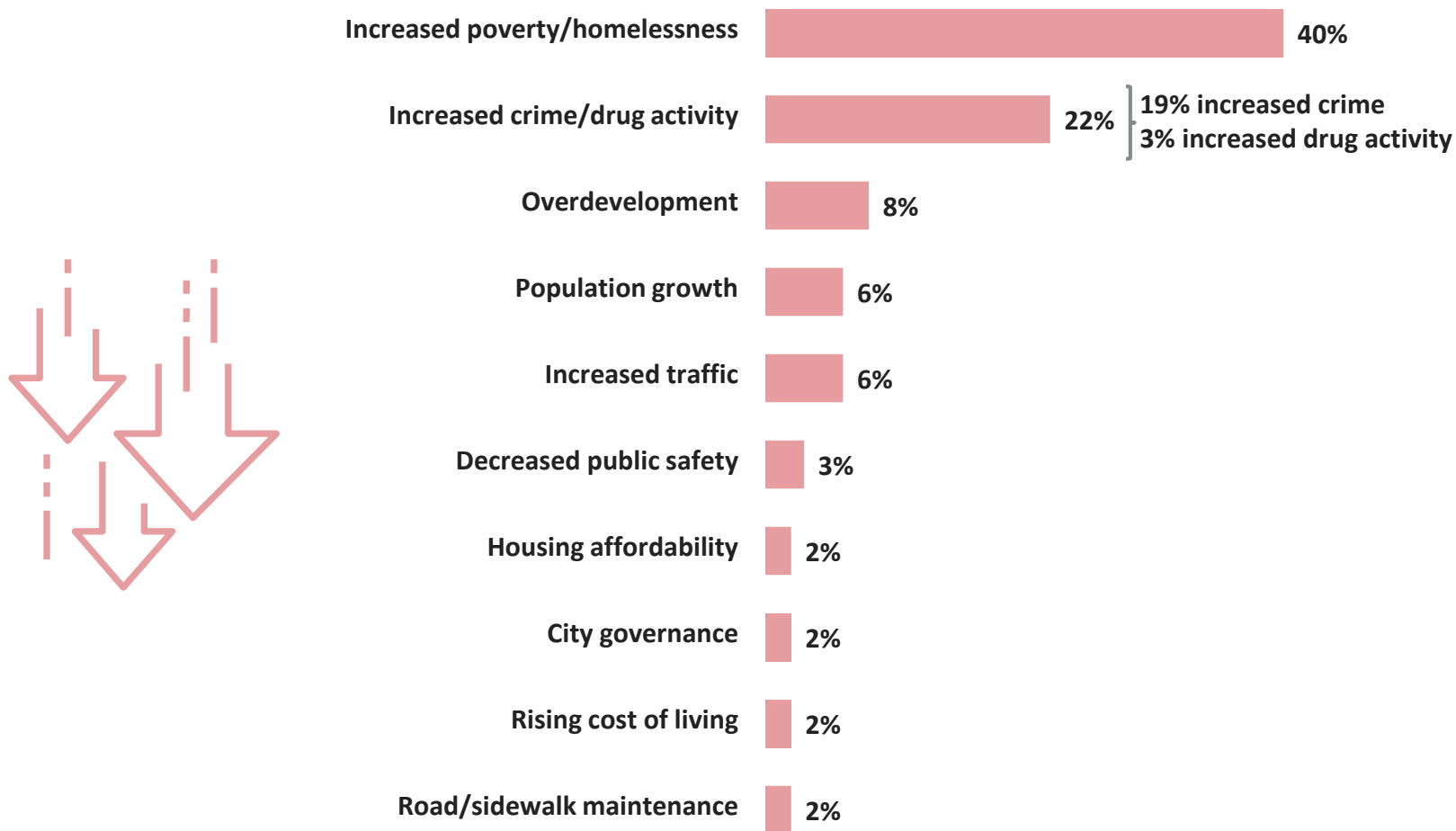
(n=100)

Recreational opportunities	23%
Well-maintained/clean	13%
Improved public safety	8%
Increased/improved housing	8%
More businesses	8%

▲ Significantly higher/
▼ lower than 2016.

Reasons Quality of Life has Worsened

(Among those saying the quality of life has worsened) (Coded Open-Ends)



Top Mentions (2016)

(n=172)

Increased poverty/homelessness	34%
Increased crime/drug activity	19%
Population growth	12%
Increased traffic	7%
Overdevelopment	6%

Note: Mentions 1% or less not shown.

Base: Those saying the quality of life has worsened (n=168)

Q6. Why do you think the quality of life has worsened?

ISSUE AGENDA



Important Community Issues

(Coded Open-Ends, Multiple Responses Allowed)

Social issues dominate the issue agenda, with nearly one-half (49%) of residents identifying social issues as an important local issue on an open-ended basis. The single biggest social issue by far is “poverty/homelessness” (45%). Other social issues are mentioned much less often and include “housing/lack of affordable housing” (5%), “better services for seniors” (1%), and “affordability/high cost of living” (<1%).

- Social mentions are higher among those living in Uplands, Blacklock, and Douglas (71%, 69%, and 62% vs. 33% in Alice Brown, 36% in Simonds, 37% in Nicomekl) and those who have lived in the City of Langley for 20 years or less (includes 53% of 10 years or less and 55% of 11-20 years vs. 39% of 21+ years).
- While social issues have consistently placed at or near the top of residents’ issue agenda, this year’s results are the highest on record (up 10 percentage points from 2016). This is the second consecutive year that mentions of social issues have increased.
- Mentions of social issues in the City of Langley are higher than the municipal norm (49% City of Langley vs. 21% norm).

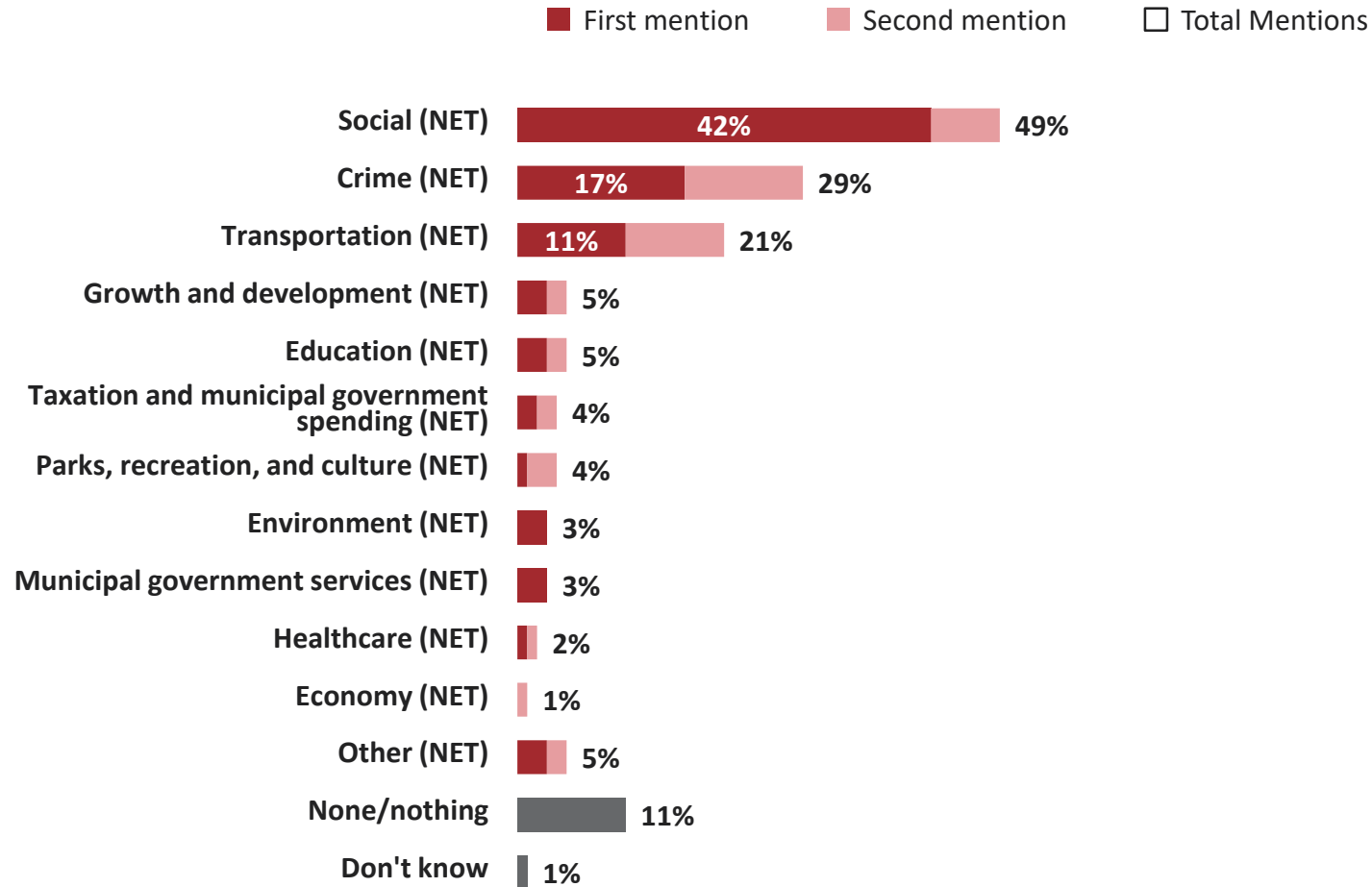
Following social, the next most important local issues are **crime** (29%) and **transportation** (21%).

- Specific crime-related mentions include “crime (unspecified)” (15%), “drugs” (8%), “public safety” (3%), “theft/break-ins” (2%), “policing/law enforcement” (1%), and “other crime mentions” (1%).
 - Crime mentions are higher among those with household incomes of \$100K+ (41% vs. 19% of <\$60K, 31% of \$60K-<\$100K).
- Specific transportation-related mentions include “traffic congestion” (5%), “condition of streets/sidewalks” (5%), “poor quality/lack of public transit” (3%), “parking” (2%), “road/pedestrian safety” (2%), “transportation (unspecified)” (1%), “bike lanes” (1%), “SkyTrain” (1%), and “other transportation mentions” (2%).
 - Transportation mentions are consistent across all key demographic segments.
- Mentions of crime and transportation are both statistically consistent with 2016.
- Mentions of crime in the City of Langley are higher than the municipal norm (29% City of Langley vs. 12% norm). However, City of Langley residents are less likely to mention transportation-related issues (21% City of Langley vs. 36% norm).

All other issues are mentioned by fewer than 10% of residents.

Important Community Issues

(Coded Open-Ends, Multiple Responses Allowed)



TOTAL MENTIONS					
NORM	2007 (n=600)	2010 (n=600)	2013 (n=600)	2016 (n=601)	2019 (n=500)
21%	30%	29%	19%	39%	49% ▲
12%	21%	24%	18%	26%	29%
36%	30%	20%	27%	20%	21%
17%	2%	5%	5%	8%	5%
7%	16%	11%	7%	5%	5%
8%	4%	11%	6%	4%	4%
8%	5%	7%	6%	5%	4%
5%	0%	2%	1%	3%	3%
10%	8%	6%	4%	4%	3%
4%	3%	4%	3%	2%	2%
5%	0%	5%	1%	2%	1%

Base: All respondents (n=500)

Q1. In your view, as a resident of the City of Langley, what is the most important issue facing your community, that is the one issue you feel should receive the greatest attention from your local leaders? Are there any other important local issues?

▲ Significantly higher/
▼ lower than 2016.

COMMUNITY SAFETY AND SECURITY



Overall Community Safety and Change in Community Safety

OVERALL COMMUNITY SAFETY

The majority (67%) of residents agree that **the City of Langley is a place where residents feel safe and secure** (18% 'strongly agree', 49% 'somewhat agree'). One-third (33%) disagree, including 8% saying 'strongly disagree' and 24% saying 'somewhat disagree'.

- Agreement is similar across all key demographic subgroups.

This year's results are statistically consistent with 2016. However, overall agreement (combined 'strongly/somewhat agree' responses) is down 15 percentage points from the 2004 baseline.

Perceptions of community safety in the City of Langley are lower than the municipal norm (67% agree City of Langley vs. 80% agree norm).

CHANGE IN COMMUNITY SAFETY PAST THREE YEARS

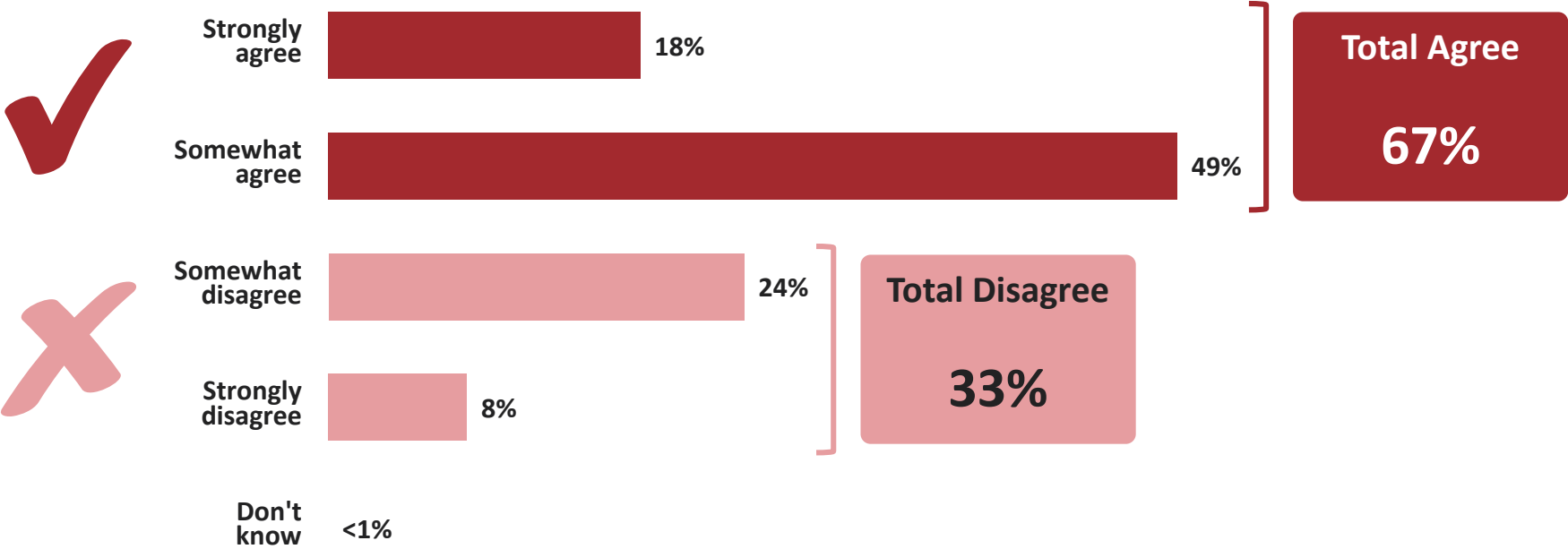
One-quarter (24%) of residents say they feel **more secure** in their community now as compared to three years ago (6% 'a lot more secure', 18% 'somewhat more secure'). Slightly more than one-half (53%) say they feel **less secure**, including 15% saying 'a lot less secure' and 39% saying 'somewhat less secure'. Another 21% say they have not noticed any change.

- Residents who are more likely to say they feel less secure (combined 'a lot/somewhat less secure' responses) include women (60% vs. 45% of men), those living in Blacklock, Simonds, and Uplands (73%, 65%, and 64% vs. 35% in Alice Brown, 45% in Nicomekl, 53% in Douglas), homeowners (58% vs. 39% of renters), those who have lived in the City of Langley for 21+ years (67% vs. 45% of 10 years or less, 52% of 11-20 years), and those with household incomes of \$100K+ (68% vs. 45% of <\$60K, 51% of \$60K-<\$100K).

This year's results are not statistically different from 2016.

Normative comparisons are unavailable for this question.

Overall Community Safety



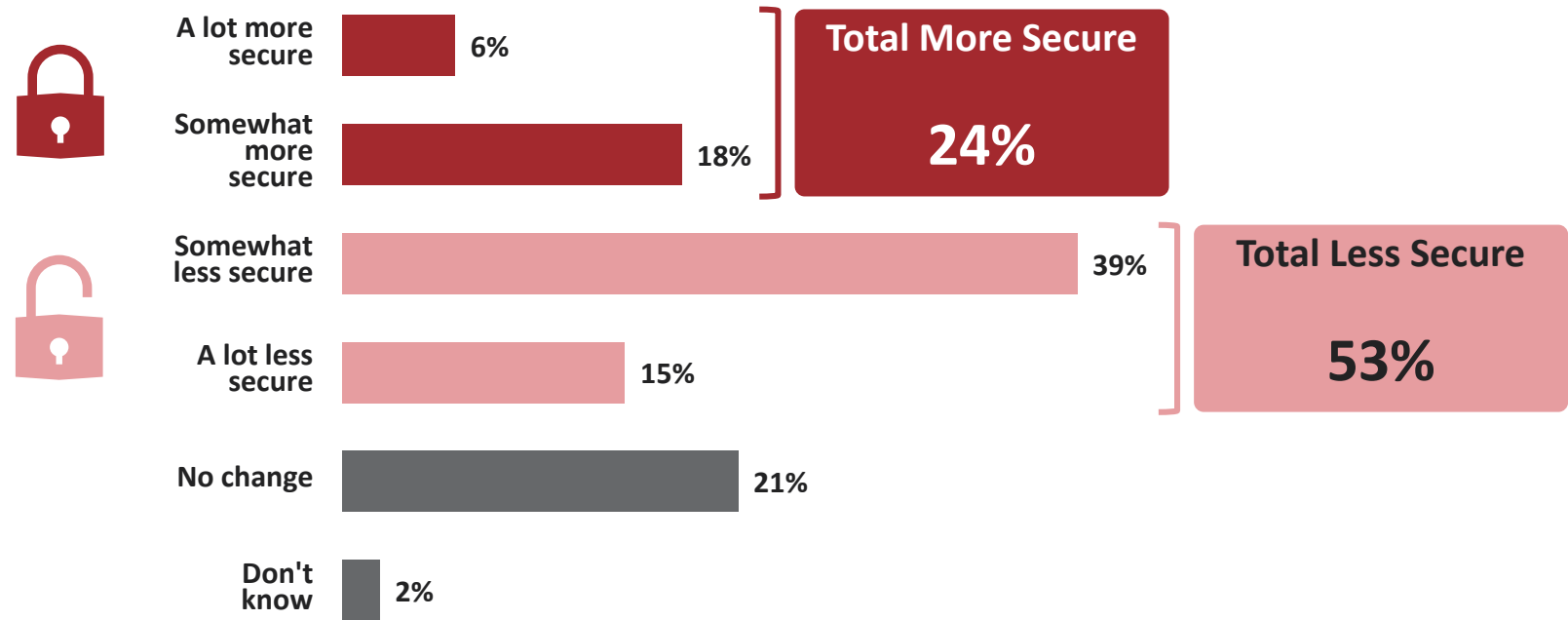
	2004	2007	2010	2013	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
Total Agree	82%	75%	71%	72%	71%	67%	80%
Strongly agree	24%	19%	21%	18%	20%	18%	35%

Base: All respondents (n=500)

Q7. I'm now going to read a few statements about the City of Langley and would like you to tell me if you agree or disagree with each one. The first one is **the City of Langley is a place where residents feel safe and secure.** (Is that strongly or somewhat agree/disagree?)

 Significantly higher/ lower than 2016.

Change in Community Safety



	2007	2010	2013	2016	2019
	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)
Total More Secure	24%	30%	32%	29%	24%
A lot more secure	5%	3%	7%	8%	6%

Base: All respondents (n=500)

Q8. Would you say you generally feel more secure or less secure in your community now than you did three years ago? (Would that be a lot or somewhat more/less secure?)

 Significantly higher/
lower than 2016.

CITY ACCOUNTABILITY AND OPENNESS



City Accountability and Openness

Perceptions of the City's accountability are favourable, with 83% of residents agreeing that **the City of Langley is accountable to the community for leadership and good governance** (22% 'strongly agree', 61% 'somewhat agree').

- Agreement (combined 'strongly/somewhat agree' responses) is higher among those who have lived in the City of Langley for 10 years or less (90% vs. 79% of 21+ years, 80% of 11-20 years).

Most (79%) also agree that **the City of Langley believes in and practices open and accessible government** (20% 'strongly agree', 59% 'somewhat agree').

- Agreement is similar across all key demographic segments.

Perceptions of the City's accountability are statistically consistent with 2016. However, perceptions of the City's openness and accessibility are down 6 percentage points this year.

This year's results are on par with the municipal norm.

City Accountability and Openness

Strongly agree Somewhat agree Total Agree



The City of Langley is accountable to the community for leadership and good governance



The City of Langley believes in and practices open and accessible government



Total Agree (Strongly/Somewhat Agree)	2004	2007	2010	2013	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
Accountable to the community for leadership and good governance	84%	89%	82%	78%	86%	83%	82%
Believes in and practices open and accessible government	81%	85%	78%	76%	85%	79%▼	81%

Base: All respondents (n=500)

Q7. I'm now going to read a few statements about the City of Langley and would like you to tell me if you agree or disagree with each one. (Would that be strongly or somewhat agree/disagree)?

Significantly higher/ lower than 2016.

CITY SERVICES



Overall Satisfaction with City Services

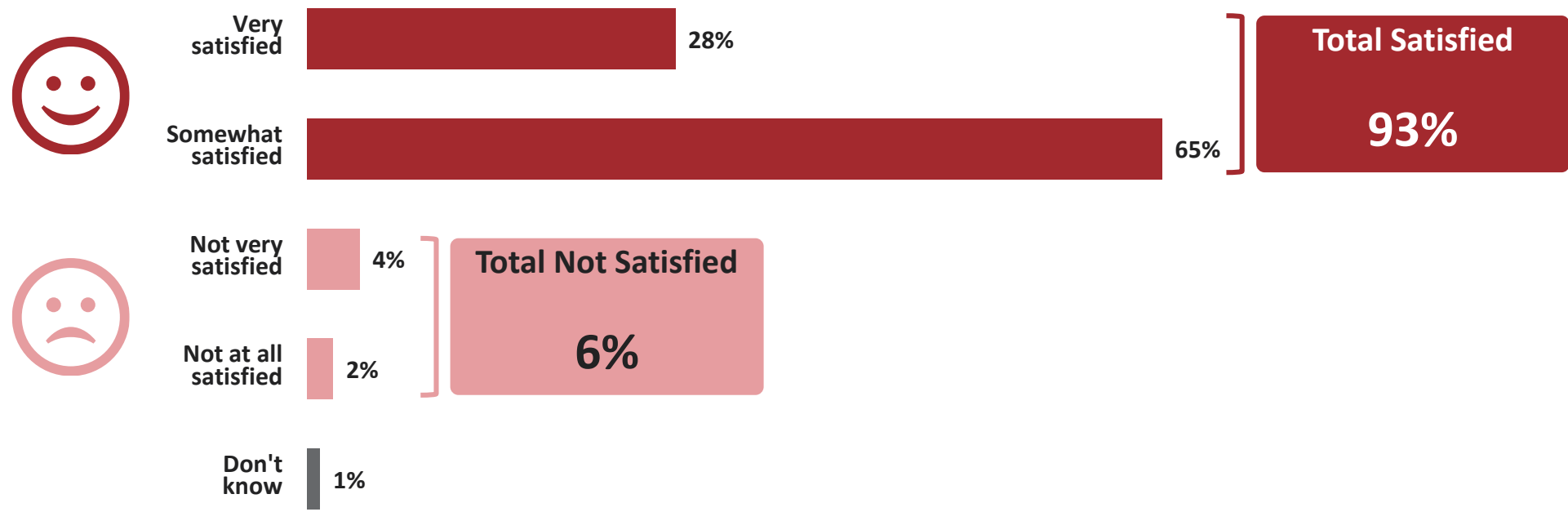
A strong majority (93%) of residents say they are satisfied with **the overall level and quality of services provided by the City of Langley**. This includes 28% saying 'very satisfied' and 65% saying 'somewhat satisfied'. Only 6% say they are not satisfied with the City's overall service delivery (2% 'not at all satisfied', 4% 'not very satisfied').

- Overall satisfaction (combined 'very/somewhat satisfied' responses) is high across all key demographic segments.
- Those who have lived in the City of Langley for 10 years or less are more likely to say 'very satisfied' (38% vs. 20% of 21+ years, 23% of 11-20 years).

This year's results are on par with 2016. However, the percentage saying 'very satisfied' is down 11 percentage points from the 2004 baseline.

Overall satisfaction (combined 'very/somewhat satisfied' responses) is identical to the municipal norm. However, the percentage saying 'very satisfied' is lower in the City of Langley (28% City of Langley vs. 35% norm).

Overall Satisfaction with City Services



	2004	2007	2010	2013	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
Total Satisfied	96%	93%	94%	92%	94%	93%	93%
Very satisfied	39%	29%	27%	26%	29%	28%	35%

Base: All respondents (n=500)

Q9. I am going to read a list of services provided to you by the City of Langley. For each, please rate how satisfied you are, using a scale of very satisfied, somewhat satisfied, not very satisfied, or not at all satisfied. The first one is the overall level and quality of services provided by the City of Langley.

Significantly higher/
 lower than 2016.

Satisfaction with Individual Services (page 1 of 2)

Satisfaction (combined 'very/somewhat satisfied' responses) extends to the delivery of specific services. Of the evaluated services, the highest satisfaction ratings go to **public works, including drinking water quality and sewers** (96%), **fire protection** (94%), and **recreation facilities** (91%). These three services also receive high 'very satisfied' scores.

Strong satisfaction ratings (combined 'very/somewhat satisfied' responses) are also seen for:

- **The Fraser Valley Regional Library in City Hall** (87%)
 - Satisfaction is higher among those who are 18-54 years of age (90% vs. 82% of 55+ years).
- **Police services** (83%)
- **Recycling and garbage services** (82%)
- **Boulevard maintenance** (82%)
 - Satisfaction is higher among renters (91% vs. 80% of homeowners) and those who have lived in the City of Langley for 10 years or less (88% vs. 77% of 21+ years, 81% of 11-20 years).
- **Snow removal** (81%)
 - Satisfaction is higher among homeowners (87% vs. 64% of renters).
- **Road conditions** (80%)
 - Satisfaction is higher among those living in Uplands, Blacklock, and Nicomekl (90%, 88%, and 84% vs. 65% in Simonds, 75% in Alice Brown, 77% in Douglas) and those living in households with children under the age of 18 (88% vs. 76% of those without children at home).

In comparison, **emergency preparedness** (77%) and **bylaw enforcement** (71%) score lower. While these two services receive similar satisfaction ratings, residents are more than twice as likely to say they are dissatisfied with bylaw enforcement (23%) as they are emergency preparedness (11%). The remaining residents are unsure how to rate their satisfaction (12% 'don't know' for emergency preparedness, 6% 'don't know' for bylaw enforcement).

- Satisfaction with bylaw enforcement is higher among those who have lived in the City of Langley for 10 years or less (81% vs. 63% of 11-20 years, 66% of 21+ years).

Satisfaction with Individual Services (page 2 of 2)

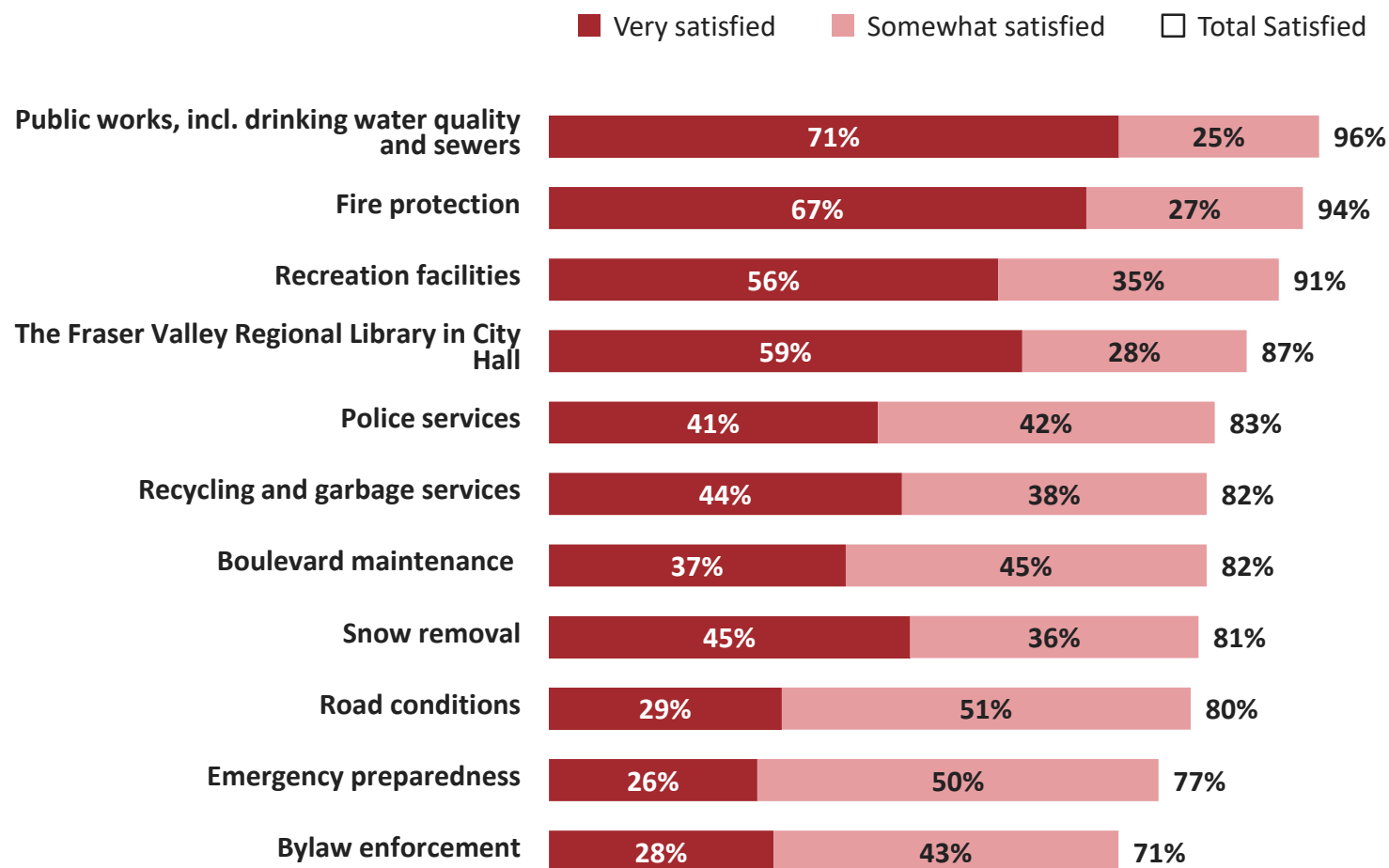
Satisfaction with most services is consistent with 2016. However, there are two notable exceptions:

- Satisfaction with police services is down 6 percentage points.
- Satisfaction with road conditions is up 9 percentage points.

Compared to the municipal norm, City of Langley residents are more likely to say they are satisfied with recreation facilities (91% City of Langley vs. 85% norm) and snow removal (81% City of Langley vs. 72% norm).

However, City of Langley residents are less likely to say they are satisfied with the library (87% City of Langley vs. 92% norm), police services (83% City of Langley vs. 90% norm), and recycling and garbage services (82% City of Langley vs. 90% norm).

Satisfaction with Individual Services



TOTAL SATISFIED						
NORM	2004 (n=600)	2007 (n=600)	2010 (n=600)	2013 (n=600)	2016 (n=601)	2019 (n=500)
98%	95%	91%	92%	95%	96%	96%
95%	95%	95%	97%	95%	96%	94%
85%	95%	84%	88%	85%	92%	91%
92%*	94%*	90%*	89%*	85%*	91%	87%
90%	87%	90%	91%	90%	89%	83% ▼
90%	92%	90%	86%	75%*	86%	82%
n/a	n/a	n/a	n/a	79%	86%	82%
72%	n/a	n/a	n/a	n/a	n/a	81%
78%*	80%	83%	76%	70%	71%	80% ▲
76%	80%	83%	76%	71%	82%	77%
73%	n/a	76%	80%	75%	78%	71%

*Slightly different question wording.

Base: All respondents (n=500)

Q9. I am going to read a list of services provided to you by the City of Langley. For each, please rate how satisfied you are, using a scale of very satisfied, somewhat satisfied, not very satisfied, or not at all satisfied.

▲ Significantly higher/
▼ lower than 2016.

FINANCIAL PLANNING



Value for Taxes and Balancing Taxation/Service Delivery Levels

VALUE FOR TAXES

A strong majority (87%) of residents say they receive good value for their municipal tax dollars. Most of these residents describe the value for taxes as ‘fairly good’ (68%) rather than ‘very good’ (19%). One-in-ten (10%) say they receive poor value for the taxes they pay (3% ‘very poor value’, 7% ‘fairly poor value’).

- Overall perceptions (combined ‘very/fairly good value’ responses) of value for taxes are high among all key demographic segments.
- Residents who are more likely to say they receive ‘very good value’ include those who are 55+ years of age (26% vs. 14% of 18-54 years), those living in Nicomekl (25% vs. 7% in Blacklock, 12% in Uplands, 12% in Alice Brown, 17% in Simonds, 20% in Douglas), those living in households without children under the age of 18 (25% vs. 6% of those with children at home), and those with household incomes of <\$60K (26% vs. 11% of \$100K+, 18% of \$60K-<\$100K).

This year’s results are on par with both 2016 and the municipal norm.

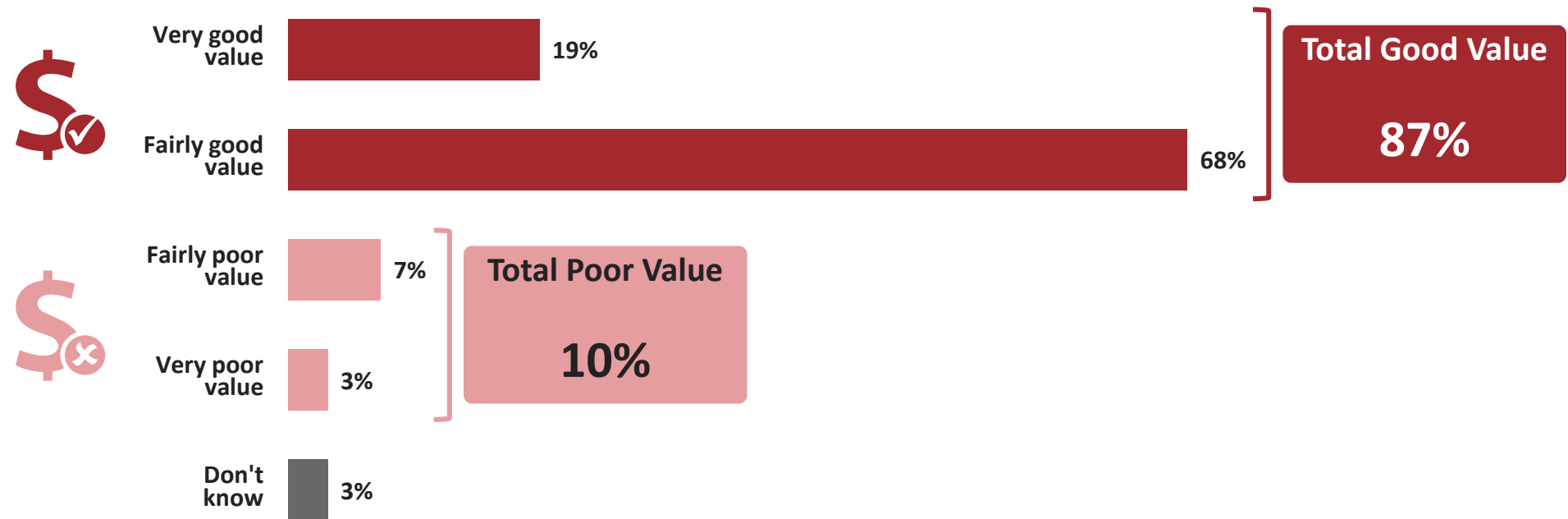
BALANCING TAXATION AND SERVICE DELIVERY LEVELS

Residents prefer **tax increases** (57%) over **service cuts** (29%). Specifically, 38% say ‘increase taxes to maintain services at current levels’ and 18% say ‘increase taxes to enhance or expand services’. Conversely, 20% say ‘cut services to maintain current tax level’ and 9% say ‘cut services to reduce taxes’. The remaining 14% decline to identify a preferred approach to balancing taxation and service delivery levels (includes 11% saying ‘none’ and 3% saying ‘don’t know’).

- Those who have lived in the City of Langley for 10 years or less are more likely to opt for tax increases (63% vs. 48% of 11-20 years, 58% of 21+ years).

This year’s results are on par with both 2016 and the municipal norm.

Value For Taxes

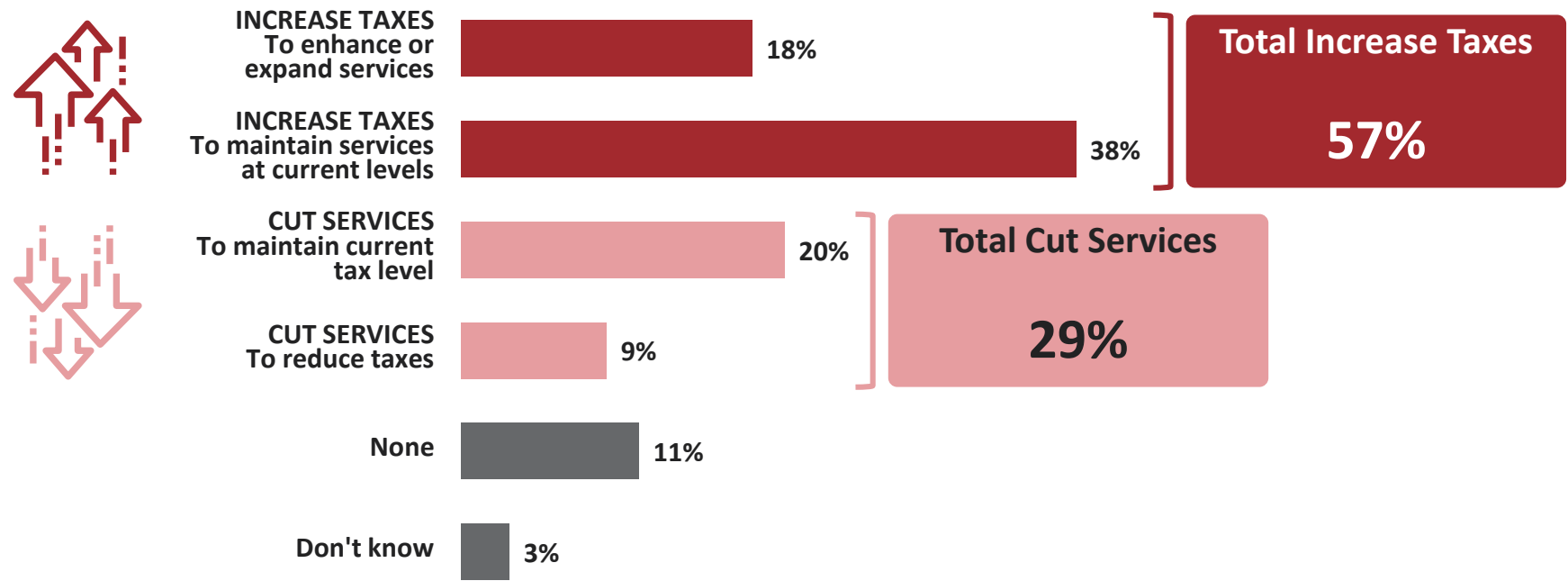


	2004	2007	2010	2013	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
Total Good Value	83%	83%	81%	84%	86%	87%	85%
Very good value	22%	16%	17%	18%	19%	19%	22%

Base: All respondents (n=500)

Q10. Overall, do you think you get good value or poor value for the taxes you pay? (Is that very or fairly good/poor value)?

Balancing Taxation and Service Delivery Levels



	2004	2007	2010	2013	2016	2019	NORM
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)	
Total Increase Taxes	59%	57%	51%	50%	58%	57%	56%
Total Cut Services	34%	28%	34%	29%	29%	29%	33%

Base: All respondents (n=500)

Q11. Municipal property taxes are the primary way to pay for services provided by the City of Langley. Due to the increased cost of maintaining current service levels and infrastructure, the City must balance taxation and service delivery levels. To deal with this situation, which of the following four options would you most like the City to pursue?

Support for Financing Options

There are divided opinions as to whether the City should increase property taxes or incur debt to help finance amenities and infrastructure. Overall, opposition exceeds support by a slim margin.

- **Increasing property taxes:** 46% support, 51% oppose.
 - Support is higher among those who have lived in the City of Langley for 10 years or less (55% vs. 35% of 11-20 years, 47% of 21+ years).
- **Incurring debt:** 45% support, 51% oppose.
 - Support is consistent across all key demographic subgroups.

While overall support and opposition levels are similar, the intensity of opposition (e.g. 'strongly oppose') is two to three times higher than the intensity of support (e.g. 'strongly support').

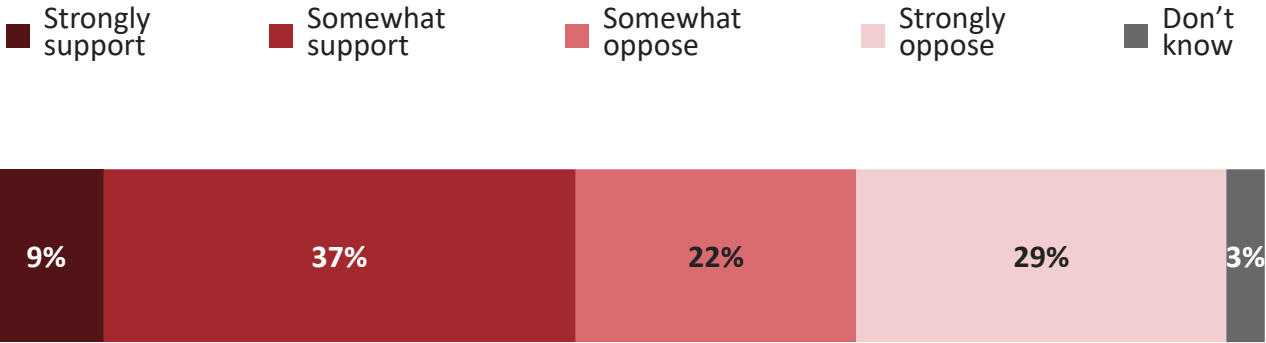
- **Increasing property taxes:** 9% 'strongly support', 29% 'strongly oppose'.
- **Incurring debt:** 10% 'strongly support', 22% 'strongly oppose'.

Year-over-year tracking and normative comparisons are unavailable for this question.

Support For Financing Options



Increasing property taxes



SUMMARY	
Total Support	Total Oppose
46%	51%



Incurring debt



Total Support	Total Oppose
45%	51%

Base: All respondents (n=500)

Q12A. Like the rest of the region, Langley City is growing and will require new amenities and infrastructure to keep pace with this growth and replace aging infrastructure. To help finance amenities and infrastructure, would you support or oppose the City...? (Is that strongly or somewhat support/oppose?)

COMMUNICATION, WEBSITE & SOCIAL MEDIA



Satisfaction and Preferred Methods of Communication

SATISFACTION WITH OPPORTUNITIES FOR INPUT

Overall, three-quarters (75%) of residents say they are satisfied with the amount of opportunity they have available to be heard regarding decisions affecting their neighbourhood (21% 'very satisfied', 54% 'somewhat satisfied'). A total of 22% say they are dissatisfied, including 10% saying 'very dissatisfied' and 12% saying 'somewhat dissatisfied'.

- Satisfaction (combined 'very/somewhat satisfied' responses) is higher among those who have lived in the City of Langley for 10 years or less (81% vs. 66% of 11-20 years, 76% of 21+ years) and those with household incomes of <\$100K (includes 84% of <\$60K and 78% of \$60K-<\$100K vs. 60% of \$100K+).

This year's results are consistent with 2016.

Normative comparisons are unavailable for this question.

PREFERRED METHODS OF COMMUNICATION *(Coded Open-Ends, Multiple Responses Allowed)*

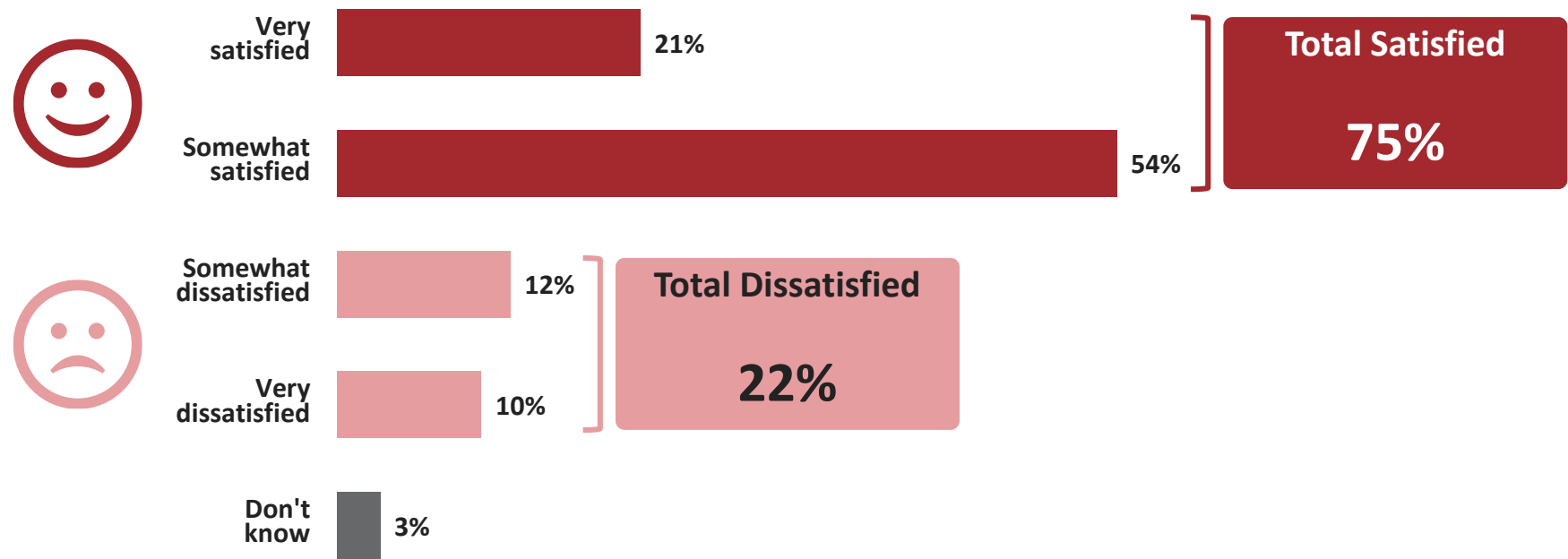
Residents identify "email" (41%) and "direct mail" (36%) as the best ways of receiving City information. Another 24% mention "newspaper".

- "Email" mentions are higher among those who are 18-54 years of age (48% vs. 31% of 55+ years), those living in Uplands, Blacklock, and Simonds (63%, 60%, and 53% vs. 31% in Douglas, 36% in Nicomekl, 42% in Alice Brown), those living in households with children under the age of 18 (52% vs. 36% of those without children at home), and those with household incomes of \$100K+ (53% vs. 29% of <\$60K, 44% of \$60K-<\$100K).
- "Direct mail" mentions are higher among women (43% vs. 29% of men).
- "Newspaper" mentions are higher among those who are 55+ years of age (34% vs. 17% of 18-54 years) and those with household incomes of <\$60K (33% vs. 18% of \$100K+, 24% of \$60K-<\$100K).

While these were also the three leading responses in 2016, "newspaper" mentions are down 8 percentage points this year.

The preferred methods of communication in the City of Langley are consistent with the municipal norm.

Satisfaction With Opportunities For Input



	2004	2007	2010	2013	2016	2019
	(n=600)	(n=600)	(n=600)	(n=600)	(n=601)	(n=500)
Total Satisfied	79%	72%	75%	70%	74%	75%
Very satisfied	27%	19%	19%	18%	17%	21%

Base: All respondents (n=500)

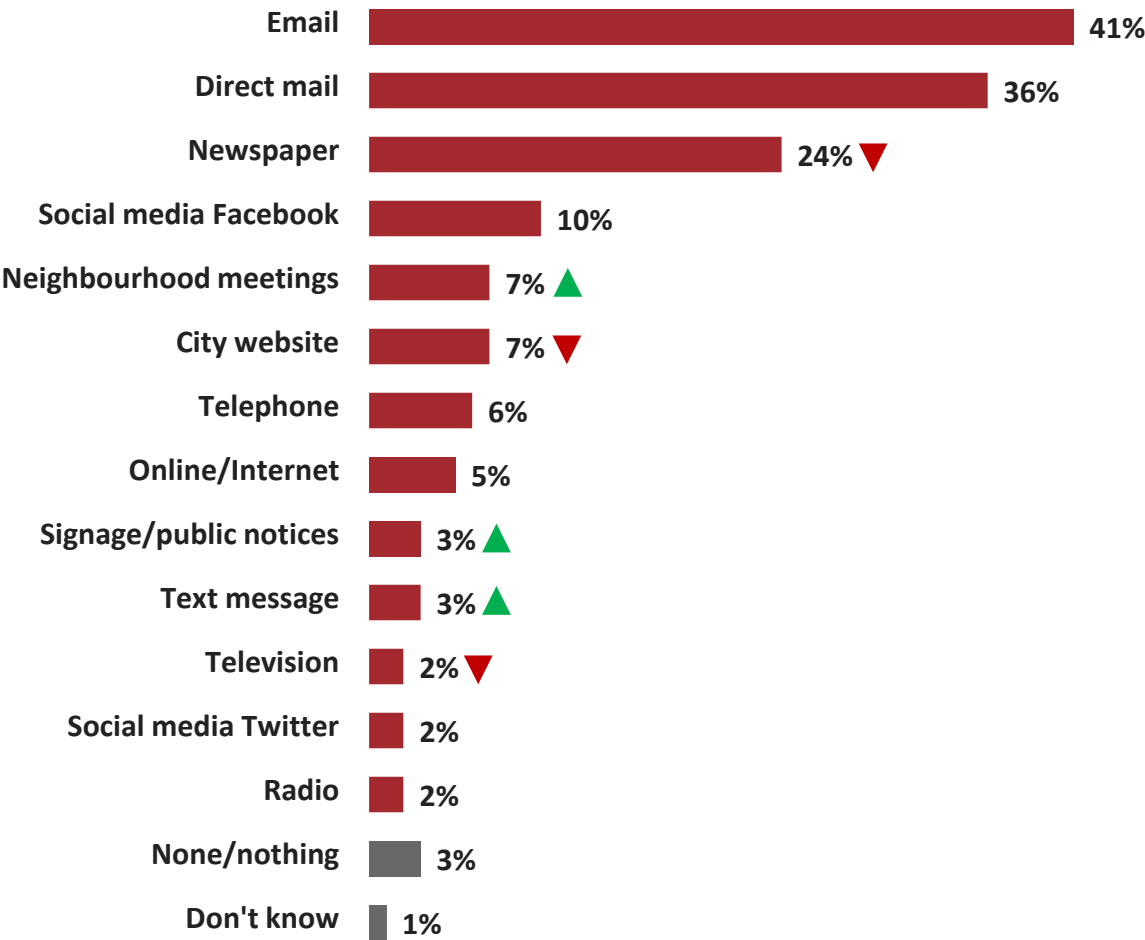
Q13. Are you satisfied or dissatisfied with the amount of opportunity you have available to be heard regarding decisions affecting your neighbourhood? (Would that be very or somewhat satisfied/dissatisfied)?

172

Significantly higher/
lower than 2016.

Preferred Methods of Communication

(Coded Open-Ends, Multiple Responses Allowed)



Top Mentions (NORM)

Email	35%
Mail	26%
Newspaper	22%
Newsletter/flyer/brochure	17%
Municipal website	16%

Top Mentions (2016)

(n=601)

Direct mail	40%
Email	34%
Newspaper	32%
City website	13%
Online/Internet	7%

Note: Mentions 1% or less not shown.

Base: All respondents (n=500)

Q15. What methods would be best for the City to communicate information to you? Any others?

Langley City Council Meetings

ATTENDED OR WATCHED LANGLEY CITY COUNCIL MEETING

Overall, 20% of residents say they personally viewed at least one Langley City Council meeting in the past 12 months, either by attending in-person or watching live broadcasts on Shaw TV cable or by web-streaming.

- Those living in Simonds are more likely to say they attended or watched at least one Langley City Council meeting in the past 12 months (31% vs. 6% in Alice Brown, 14% in Douglas, 16% in Uplands, 18% in Blacklock, 24% in Nicomekl).

Claimed attendance/viewership is on par with 2016.

Normative comparisons are unavailable for this question.

REASONS FOR NOT ATTENDING OR WATCHING LANGLEY CITY COUNCIL MEETINGS *(Among those saying they did not attend or watch any Langley City Council meetings in the past 12 months) (Coded Open-Ends)*

Among those saying they did not attend or watch any Langley City Council meetings in the past 12 months, the number one reason given is “not aware of when meetings are held/broadcast” (27%). Other reasons include “not interested” (15%), “too time consuming” (14%), and “busy/no time” (11%).

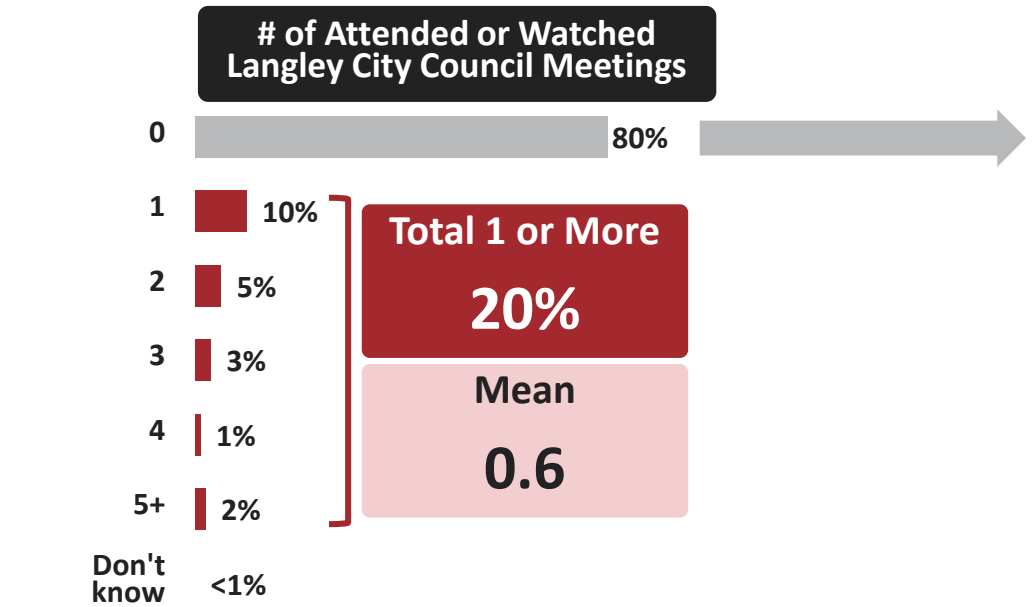
- Mentions of “not interested” are higher among those who are 55+ years of age (21% vs. 11% of 18-54 years). Conversely, time constraints are more of a barrier for those who are 18-54 years, with 18% mentioning “too time consuming” (vs. 8% of 55+ years) and 15% mentioning “busy/no time” (vs. 5% of 55+ years).
- Time is also more likely to be a barrier for those living in households with children under the age of 18 and those with household incomes of \$100K+.

This year’s results are consistent with 2016.

Normative comparisons are unavailable for this question.

COMMUNICATION, WEBSITE & SOCIAL MEDIA

Langley City Council Meetings

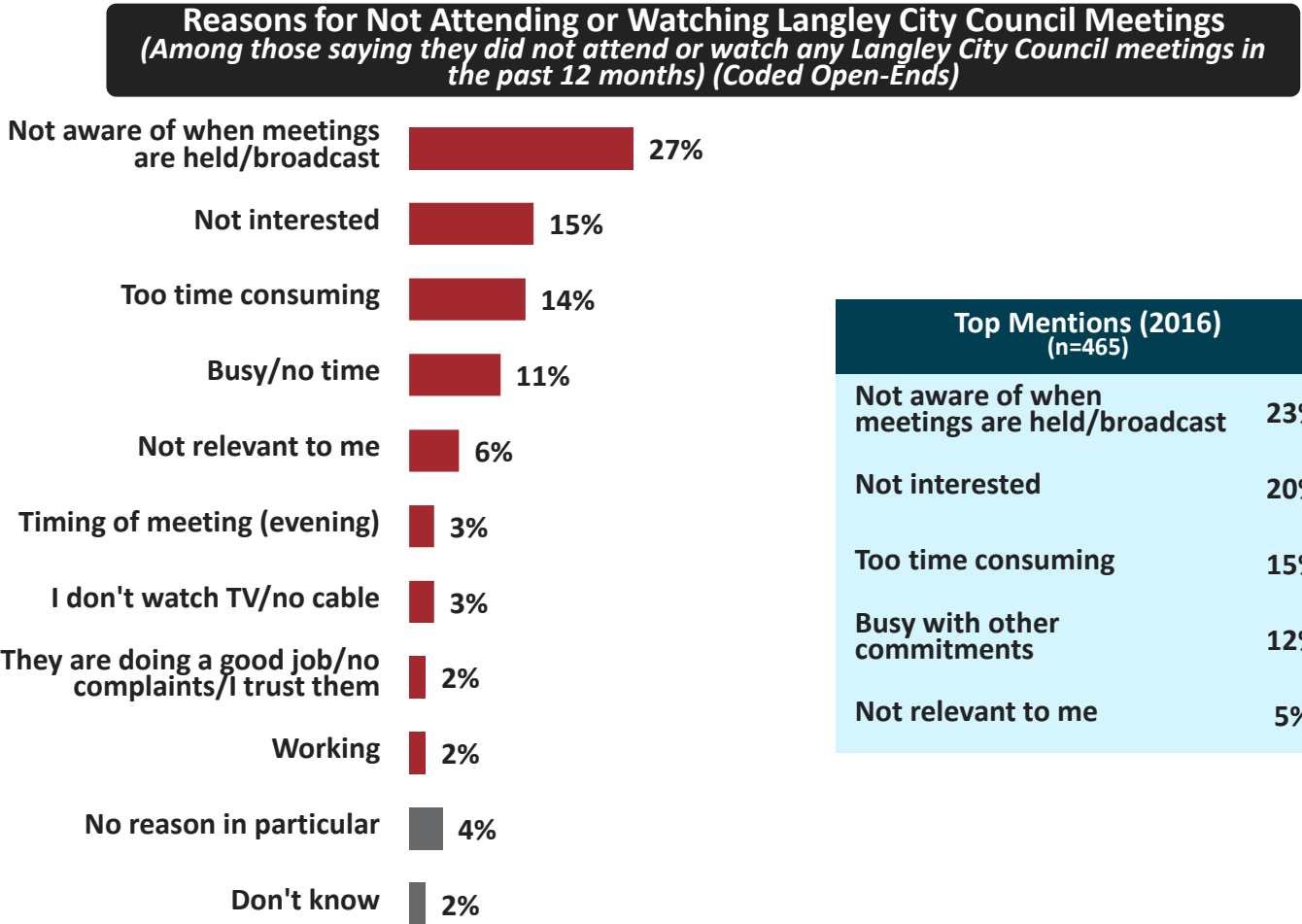


		Total 1 or More
2010*	(n=600)	25%
2013*	(n=600)	20%
2016	(n=601)	22%
2019	(n=500)	20%

Base: All respondents (n=500)

Q16. In the past 12 months, how many Langley City Council meetings have you personally attended in-person or watched live broadcasts on Shaw TV cable or by web-streaming?

**Slightly different question wording.*



Top Mentions (2016) (n=465)	
Not aware of when meetings are held/broadcast	23%
Not interested	20%
Too time consuming	15%
Busy with other commitments	12%
Not relevant to me	5%

Note: Mentions 1% or less not shown.

Base: Those saying they did not attend or watch any Langley City Council meetings in the past 12 months (n=402)

Q17. What is the main reason why you do not watch or attend Langley City Council Meetings?

Visit City Website and Social Media in Past 12 Months

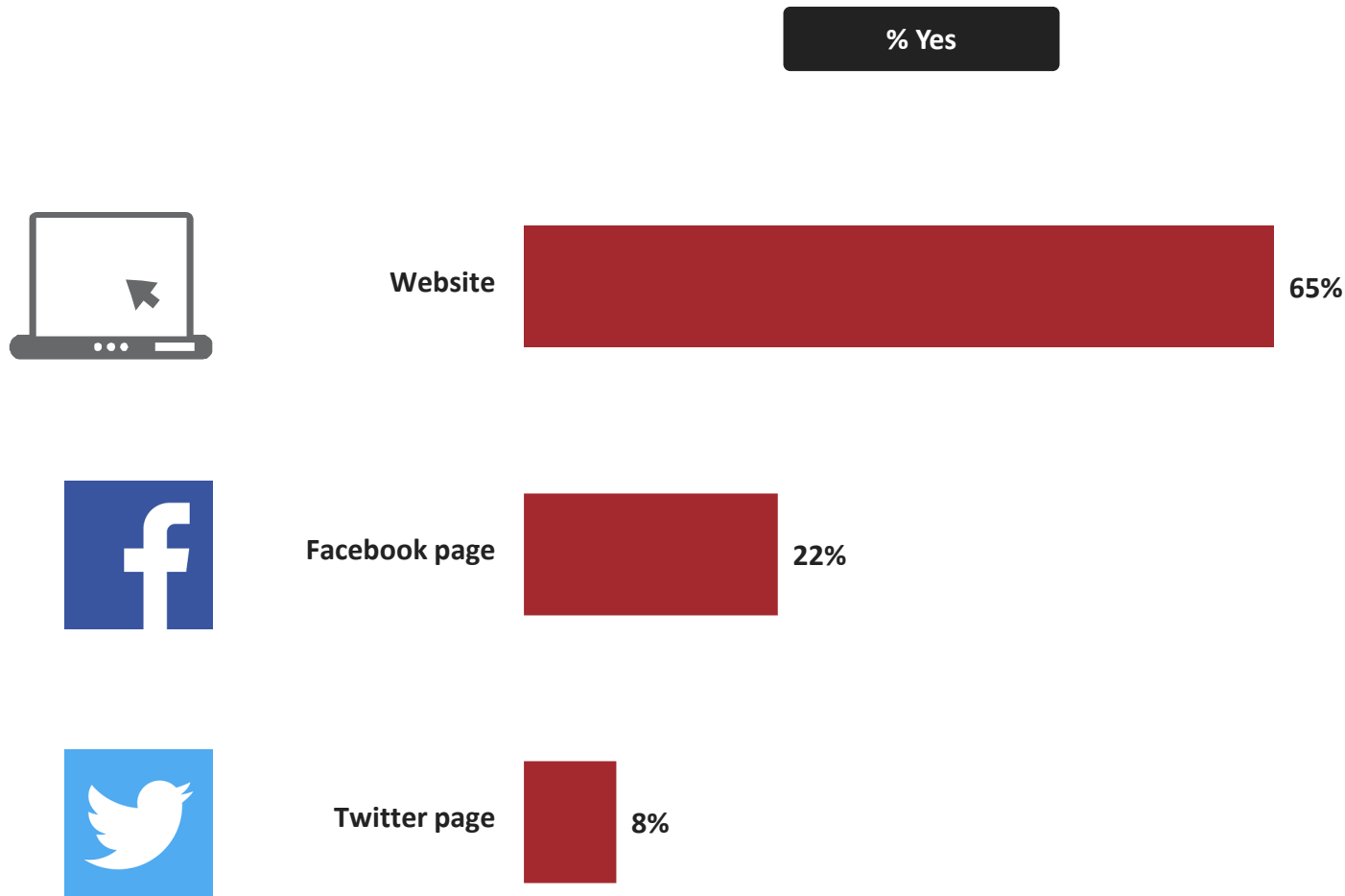
Nearly two-thirds (65%) of residents say they personally visited the City of Langley's **website** in the past 12 months. Social media usage is significantly lower, with 22% saying they visited the City's **Facebook** page and 8% saying they visited the City's **Twitter** page.

- Claimed website usage is higher among those who are 18-54 years of age (73% vs. 54% of 55+ years), those living in Simonds (84% vs. 49% in Alice Brown, 58% in Nicomekl, 63% in Douglas, 77% in Uplands, 77% in Blacklock), those living in households with children under the age of 18 (77% vs. 60% of those without children at home), homeowners (69% vs. 53% of renters), and those with household incomes of \$60K+ (includes 72% of \$60K-<\$100K and 77% of \$100K+).
- Claimed usage of the City's Facebook page is generally consistent across all key demographic segments, with one exception – specifically, those with household incomes of \$100K+ are more likely to say they visited the City's Facebook page in the past 12 months (33% vs. 18% of <\$60K, 21% of \$60K-<\$100K).
- Claimed usage of the City's Twitter page is higher among those who are 18-54 years of age (11% vs. 3% of 55+ years), those who have lived in the City of Langley for 21+ years (16% vs. 4% of 11-20 years, 5% of 10 years or less), and those with household incomes of \$100K+ (14% vs. 2% of <\$60K, 7% of \$60K-<\$100K).

Claimed usage of the City's Facebook page has doubled since 2016 (up 11 percentage points). While claimed usage of the City's website and Twitter page are also up slightly, these results are not statistically significant.

Claimed website usage in the City of Langley is on par with the municipal norm. Normative comparisons for social media are unavailable.

Visit City Website and Social Media in Past 12 Months



% YES		
NORM	2016 (n=601)	2019 (n=500)
61%	59%	65%
n/a	11%	22% ▲
n/a	5%	8%

Usefulness of Online Content and Information

(Among claimed users of each offering)

Among those saying they visited the City's **website** in the past 12 months, a strong majority (94%) say they found the content of information and online services useful. This includes nearly one-half (48%) saying 'very useful'.

- Those living in Simonds are *less* likely to say they found the website useful (77% vs. 99% in Nicomekl, 98% in Alice Brown, 97% in Blacklock, 97% in Douglas, 94% in Uplands).

In comparison, the City's social media offerings score relatively lower (both overall and in intensity), although a majority of users still say they found these to be useful.

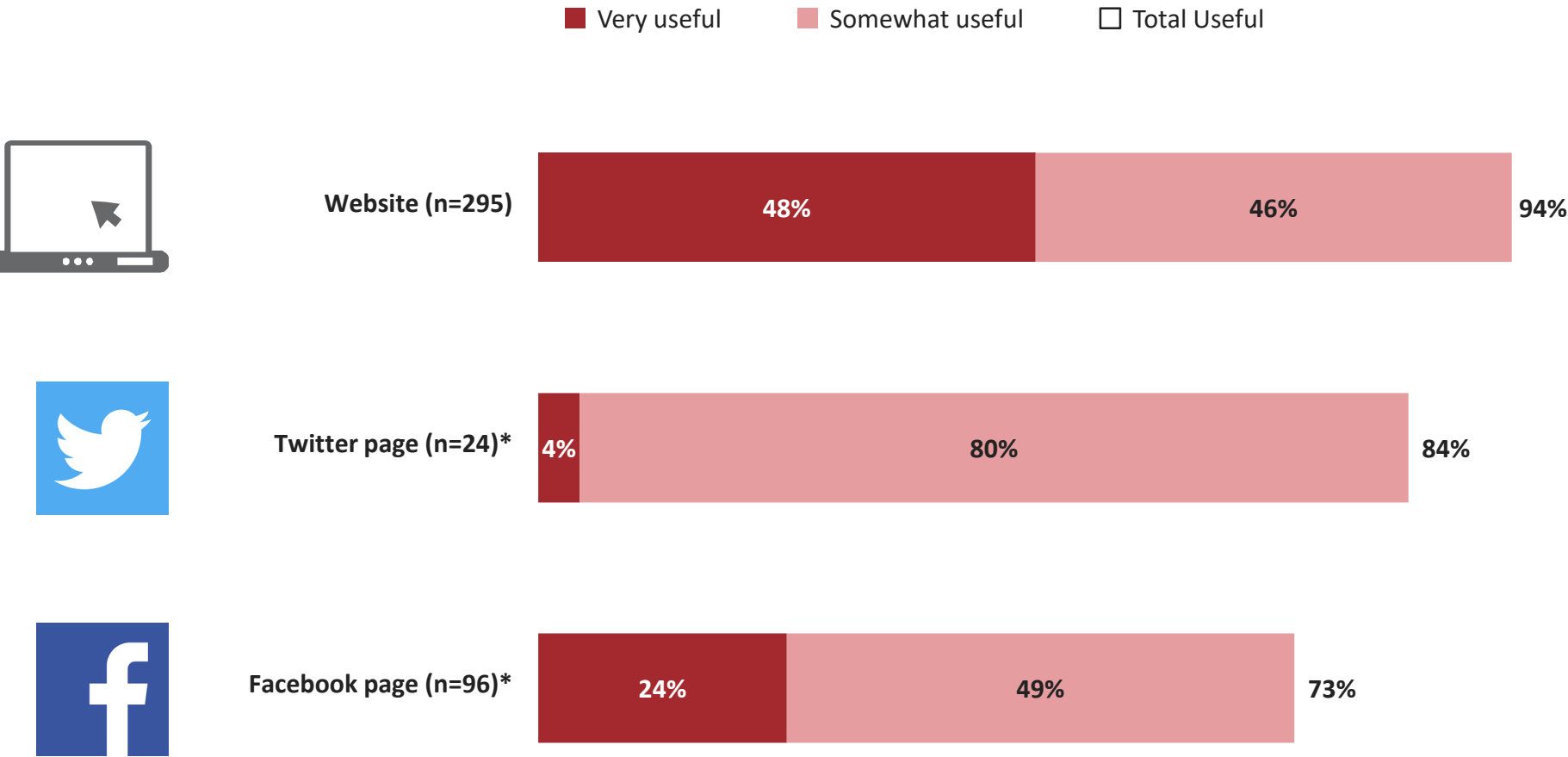
- Among those saying they visited the City's **Twitter** page in the past 12 months, 84% say they found the content of information and online services useful (4% 'very useful'). However, with only 24 respondents answering this question, these results should be interpreted caution.
- Among those saying they visited the City's **Facebook** page in the past 12 months, 73% say they found the content of information and online services useful (24% 'very useful').

This year's results are similar to 2016.

Perceived website usefulness in the City of Langley is also on par with the municipal norm. Normative comparisons for social media are unavailable.

Usefulness of Online Content and Information

(Among claimed users of each offering)



% TOTAL USEFUL		
NORM	2016 (n=varies)	2019 (n=varies)
93%	95% (n=330)	94% (n=295)
n/a	89% (n=23)*	84% (n=24)*
n/a	80% (n=64)*	73% (n=96)*

* Small base size, interpret with caution.

Base: Those saying they visited the City’s website/Facebook/Twitter page in the past 12 months (n=varies)

Q21. How useful was the content of information and online services available on the City’s...?

SUPPORT FOR VARIOUS INITIATIVES



Support for Parks and Recreation Improvements

There is support for several different parks and recreation improvements in the City of Langley, with a majority of residents saying they would support (combined 'strongly/somewhat support' responses) each of the following:

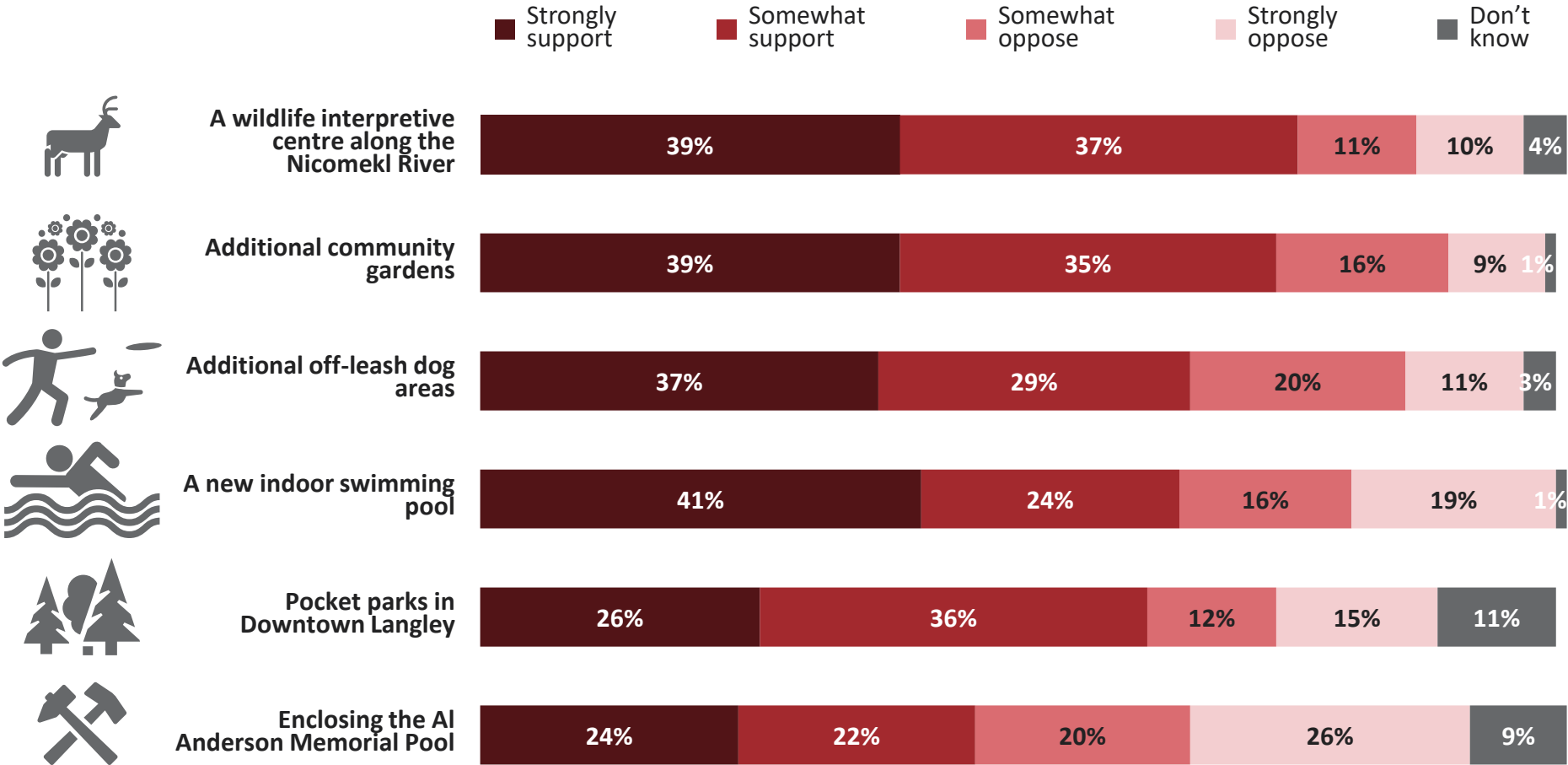
- **A wildlife interpretive centre along the Nicomkel River (76%)**
 - Support is higher among those who are 18-54 years of age (79% vs. 70% of 55+ years).
- **Additional community gardens (74%)**
 - Support is higher among renters (85% vs. 71% of homeowners).
- **Additional off-leash dog areas (65%)**
 - Support is higher among those who have lived in the City of Langley for 10 years or less (73% vs. 55% of 11-20 years, 67% of 21+ years).
- **A new indoor swimming pool (64%)**
 - Support is higher among those living in Douglas (74% vs. 49% in Blacklock, 51% in Simonds, 65% in Nicomekl, 65% in Alice Brown, 68% in Uplands) and renters (76% vs. 61% of homeowners).
- **Pocket parks in Downtown Langley (62%)**
 - Support is higher among those living in Alice Brown, Douglas, and Nicomekl (80%, 66%, and 66% vs. 42% in Blacklock, 52% in Simonds, 58% in Uplands), renters (74% vs. 58% of homeowners), and those who have lived in the City of Langley for 10 years or less (70% vs. 53% of 11-20 years, 62% of 21+ years).

There is less support for **enclosing the Al Anderson Memorial Pool (45%)**. A total of 46% of residents say they are opposed.

- Support is higher among those living in Alice Brown and Douglas (54% and 53% vs. 29% in Blacklock, 37% in Simonds, 41% in Uplands, 46% in Nicomekl), renters (59% vs. 41% of homeowners), and those with household incomes of <\$60K (61% vs. 36% of \$100K+, 45% of \$60K-<\$100K).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Parks and Recreation Improvements



SUMMARY	
Total Support	Total Oppose
76%	21%
74%	25%
65%	32%
64%	35%
62%	27%
45%	46%

Base: All respondents (n=500)

Q39. Recognizing that there would be additional construction and operating costs, would you support or oppose each of the following parks and recreation improvements in the City of Langley? (Is that strongly or somewhat support/oppose?)

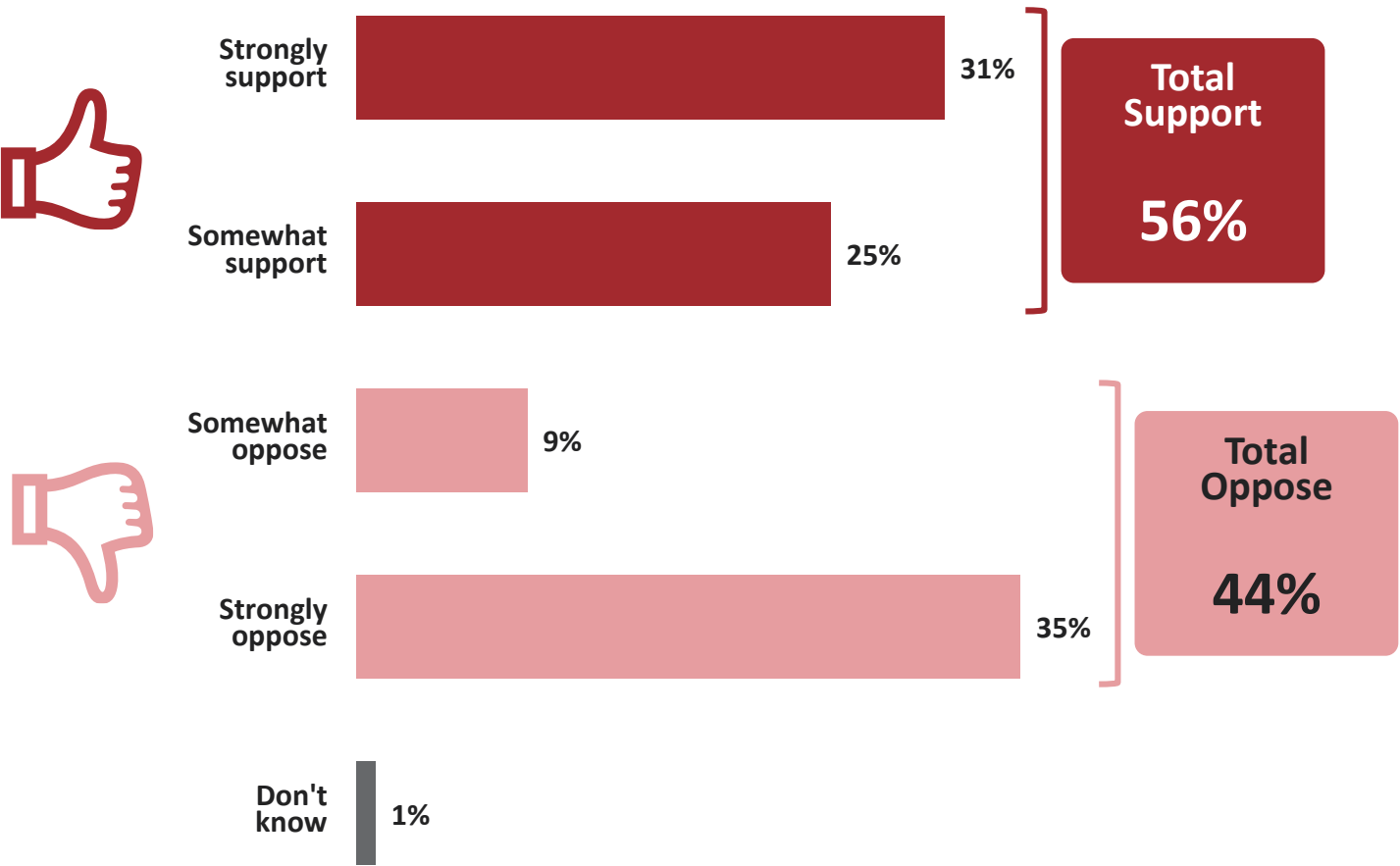
Support for Cannabis Retail Stores

Overall, 56% of residents say they would support allowing cannabis retail stores in the City of Langley. A large minority (44%) say they are opposed. Moreover, both sides have relatively strong opinions, with 31% saying 'strongly support' and 35% saying 'strongly oppose'.

- Support (combined 'strongly/somewhat support' responses) is higher among those who are 18-54 years of age (62% vs. 45% of 55+ years) and those living outside of Simonds (includes 66% in Alice Brown, 62% in Uplands, 58% in Douglas, 58% in Nicomekl, and 54% in Blacklock vs. 36% in Simonds).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Cannabis Retail Stores



Base: All respondents (n=500)

Q40. Cannabis retail stores are currently prohibited in the City's zoning bylaw. Would you support or oppose allowing cannabis retail stores in the City of Langley? (Is that strongly or somewhat support/oppose?)

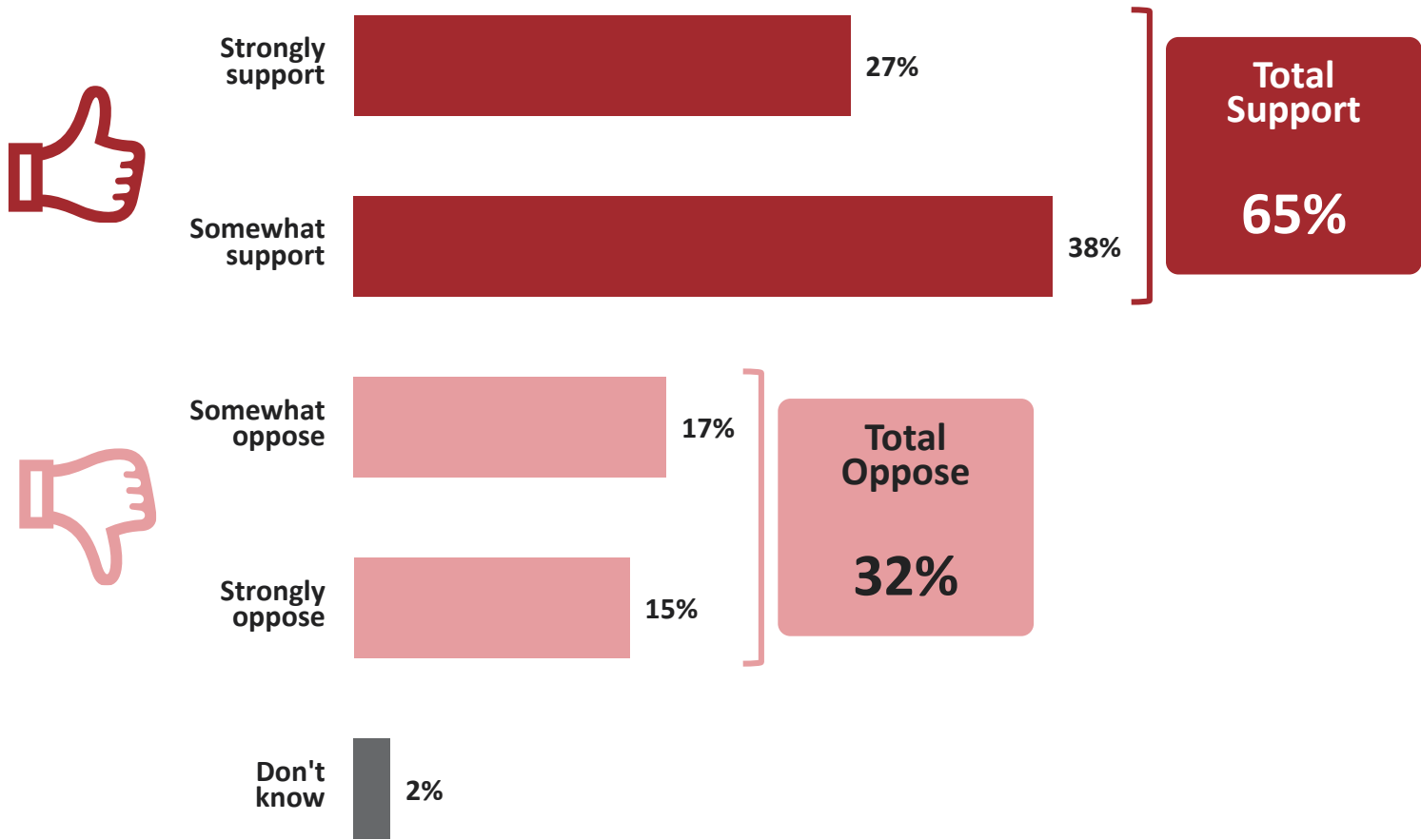
Support for Neighbourhood Commercial Nodes South of the Nicomkel River

Nearly two-thirds (65%) of residents say they would support the development of neighbourhood commercial nodes in residential areas south of the Nicomekl River (27% 'strongly support', 38% 'somewhat support'). One-third (32%) say they are opposed, including 15% saying 'strongly oppose' and 17% saying 'somewhat oppose'.

- Overall support (combined 'strongly/somewhat support' responses) is higher among renters than homeowners (76% vs. 62%).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support For Neighbourhood Commercial Nodes South of the Nicomekl River



Base: All respondents (n=500)

Q41. In order to provide small scale shops, cafes and offices within walking distance of residents, would you support or oppose the development of neighbourhood commercial nodes in residential areas south of the Nicomekl River? (Is that strongly or somewhat support/oppose?)

Support for Different Types of Development South of the Nicomekl River

Residents support several different types of development south of the Nicomekl River to improve housing choice and affordability.

Overall, there is the greatest support (combined 'strongly/somewhat support' responses) for **duplexes** (73%), followed by **townhouses** (67%) and **smaller lot sizes** (61%).

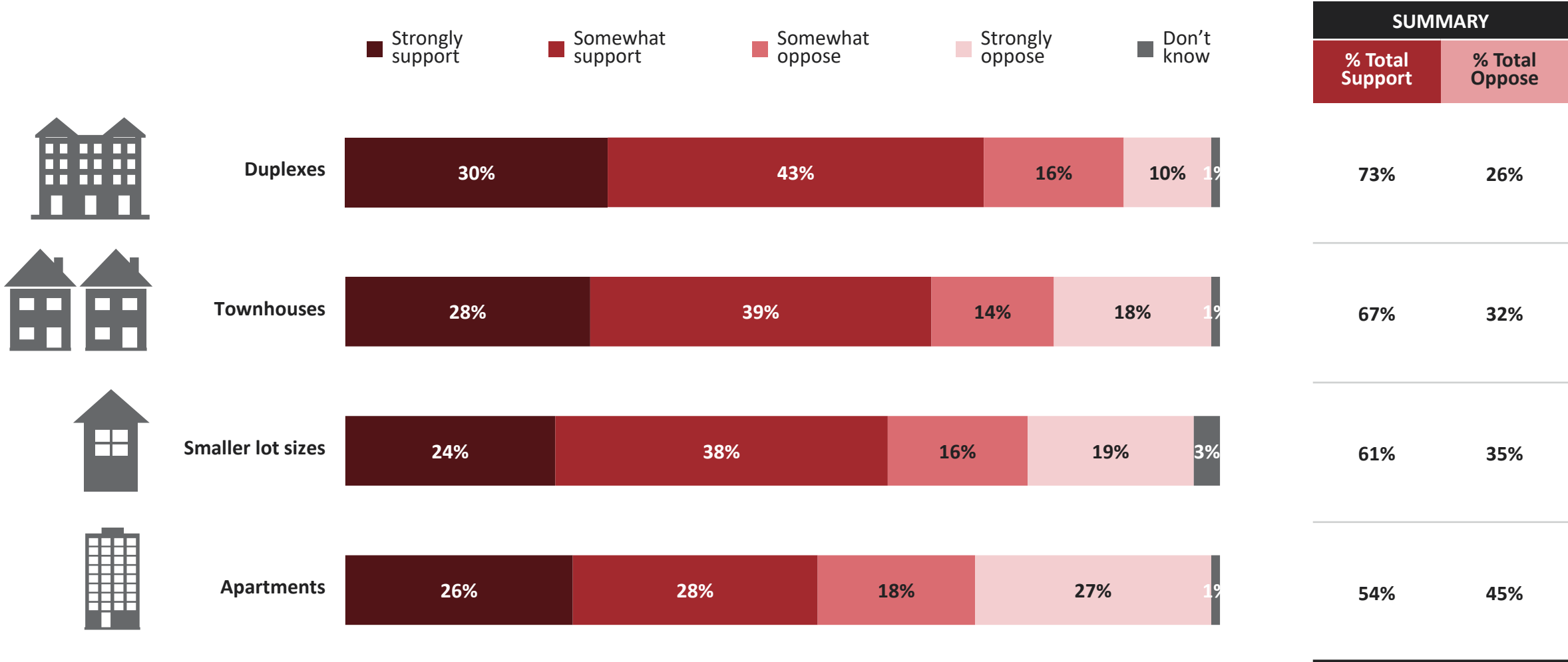
- Renters are more likely than homeowners to say they support all of these types of development.
 - 84% of renters support duplexes (vs. 70% of homeowners).
 - 86% of renters support townhouses (vs. 61% of homeowners).
 - 77% of renters support smaller lot sizes (vs. 57% of homeowners).
- Support for smaller lot sizes is also higher among those who are 18-54 years of age (67% vs. 53% of 55+ years).

A small majority (54%) say they would support **apartments**. In comparison, 45% say they are opposed.

- Again, support is higher among renters than homeowners (75% vs. 47%).
- Support is also higher among those living in Douglas and Nicomekl (65% and 57% vs. 35% in Simonds, 37% in Alice Brown, 49% in Uplands, 54% in Blacklock) and those with household incomes of <\$60K (74% vs. 46% of \$60K-<\$100K, 54% of \$100K+).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Different Types of Development South of the Nicomekl River



Base: All respondents (n=500)

Q42. To improve housing choice and affordability, would you support or oppose allowing each of the following types of development in designated areas south of the Nicomekl River? (Is that strongly or somewhat support/oppose?)

Support for Different Types of Secondary Suites

Two-thirds (66%) of residents say they would support (combined 'strongly/somewhat support' responses) allowing **secondary suites in separate, detached buildings such as coach houses, garden suites, or back yard suites** in the City of Langley.

- Support is higher among those who are 18-54 years of age (71% vs. 58% of 55+ years) and renters (83% vs. 60% of homeowners).

There is significantly less support for allowing **secondary suites in houses that are not owner-occupied** (36%). The majority (62%) of residents say they are opposed, with a plurality saying 'strongly oppose' (43%).

- Again, support is higher among those who are 18-54 years of age (45% vs. 22% of 55+ years) and renters (59% vs. 29% of homeowners).
- Support is also higher among those living in Simonds, Alice Brown, Douglas, and Nicomekl (51%, 39%, 37%, and 36% vs. 17% in Blacklock, 27% in Uplands).

Year-over-year tracking and normative comparisons are unavailable for this question.

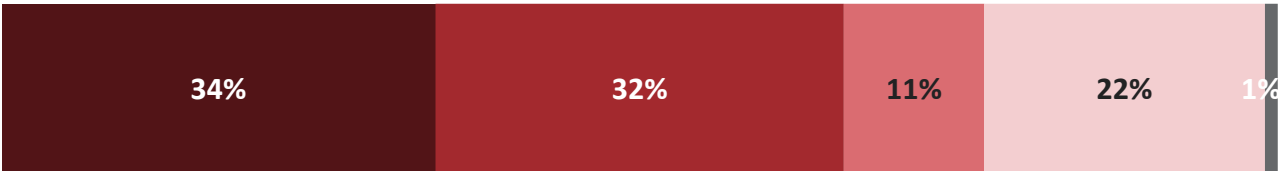
Support for Different Types of Secondary Suites

Strongly support Somewhat support Somewhat oppose Strongly oppose Don't know

SUMMARY	
Total Support	Total Oppose



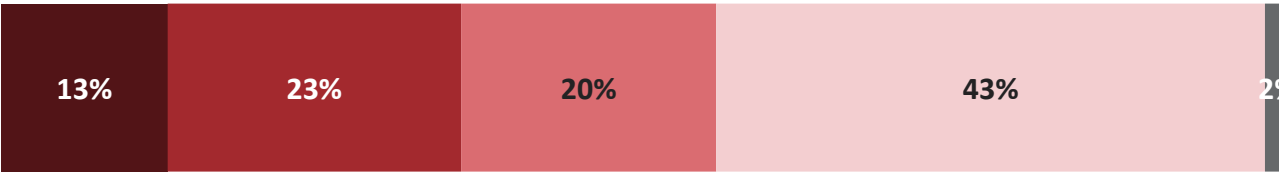
Secondary suites in separate, detached buildings such as coach houses, garden suites, or back yard suites



66% 34%



Secondary suites in houses that are not owner-occupied



36% 62%

Base: All respondents (n=500)

Q43. Currently, secondary suites in the City of Langley are only permitted within the principal building – i.e., the house – on a single-family lot. Secondary suites are also only permitted in houses that are owner-occupied. This requirement was intended to achieve a higher level of maintenance and supervision for secondary suites. Would you support or oppose allowing each of the following types of secondary suites in the City of Langley? (Is that strongly or somewhat support/oppose?)

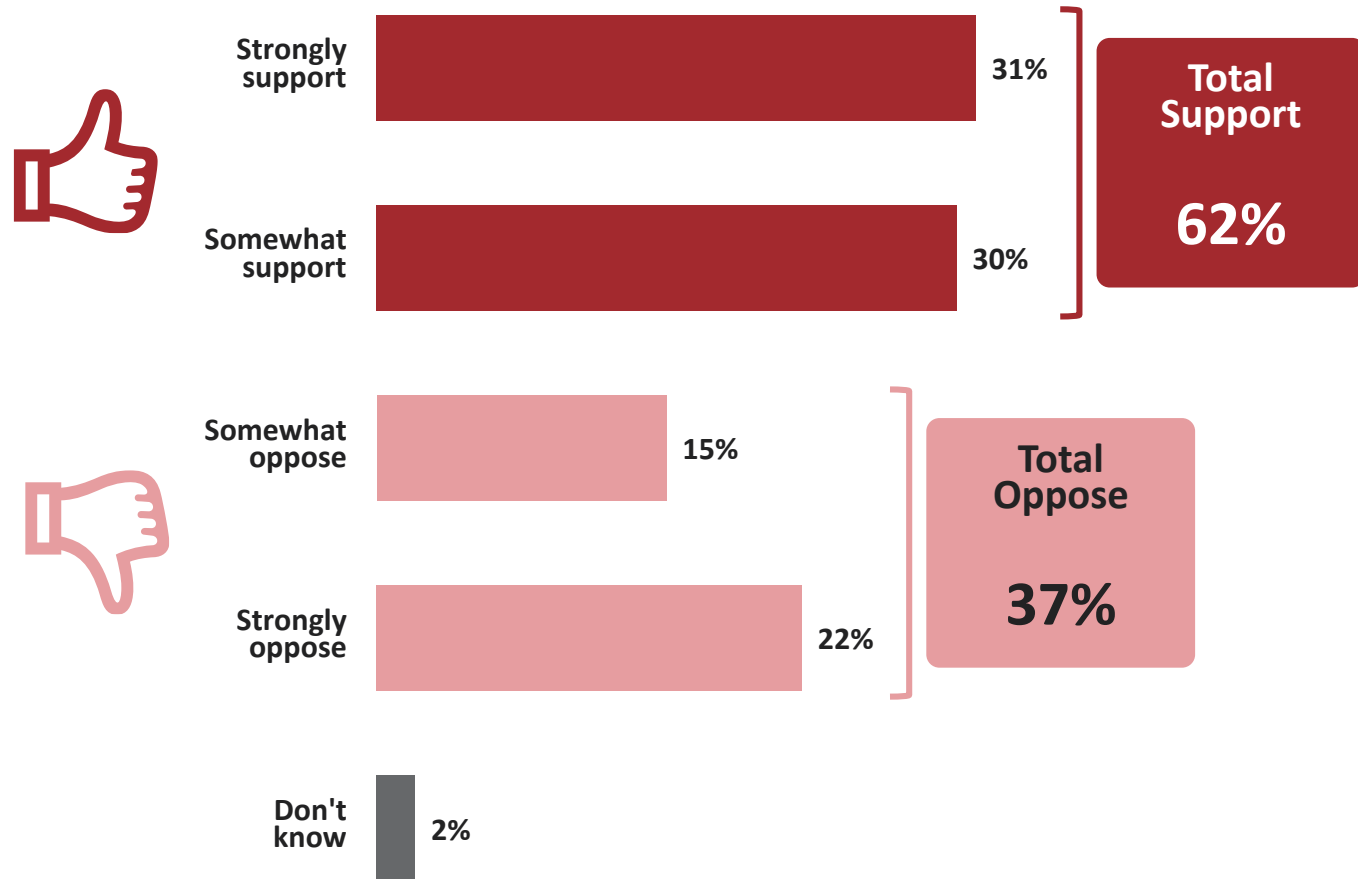
Support for Financial Incentives to Increase Stock of Affordable Housing

The majority (62%) of residents say they would support the City of Langley providing financial incentives to increase the stock of affordable housing in the city (31% 'strongly support', 30% 'somewhat support'). Slightly less than four-in-ten (37%) say they are opposed, including 22% saying 'strongly oppose' and 15% saying 'somewhat oppose'.

- Support (combined 'strongly/somewhat support' responses) is higher among renters (76% vs. 57% of homeowners), those who have lived in the City of Langley for 10 years or less (72% vs. 53% of 21+ years, 57% of 11-20 years), and those with household incomes of <\$60K (71% vs. 51% of \$100K+, 65% of \$60K-<\$100K).
- Support is consistent across all neighbourhoods, with the exception of Blacklock where only three-in-ten (30%) residents say they support providing financial incentives to increase the city's stock of affordable housing (vs. 69% in Nicomekl, 68% in Douglas, 60% in Simonds, 57% in Alice Brown, 55% in Uplands). The majority (64%) of Blacklock residents say they oppose this initiative.

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Financial Incentives to Increase Stock of Affordable Housing



Base: All respondents (n=500)

Q44. Would you support or oppose the City of Langley providing financial incentives to increase the stock of affordable housing in the city? For example, this could include providing land, grants, or subsidies; or forgoing property taxes, fees or levies charged to developers. (Is that strongly or somewhat support/oppose?)

Support for Different Regulatory Measures to Protect/Expand Stock of Affordable Housing

Of the evaluated regulatory measures, there is the greatest support (combined 'strongly/somewhat support' responses) for **tenant protection or relocation policies for residential rental units undergoing redevelopment or major renovations from owners and developers (73%)** and **inclusionary zoning requiring developers to provide a component of below market units within their development (72%)**.

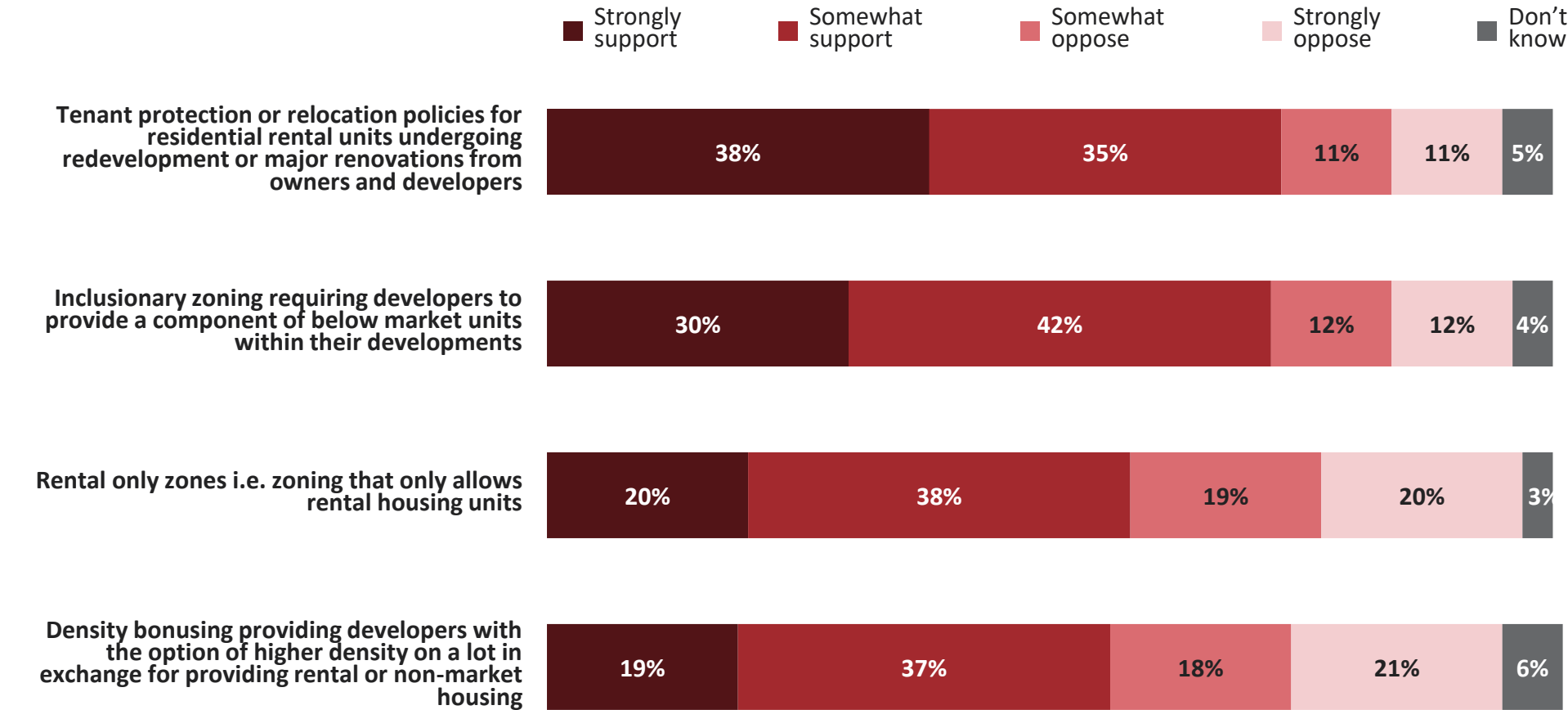
- Support for tenant protection or relocation policies is higher among those with household incomes of <\$60K (84% vs. 68% of \$100K+, 69% of \$60K-<\$100K).
- Support for inclusionary zoning is higher among renters (83% vs. 69% of homeowners).

In comparison, relatively fewer (but still the majority) of residents say they would support **rental only zones, i.e. zoning that only allows rental housing units (58%)** and **density bonusing providing developers with the option of higher density on a lot in exchange for providing rental or non-marketing housing (56%)**.

- Support for rental only zones is higher among those living in Uplands and Nicomekl (71% and 67% vs. 39% in Alice Brown, 42% in Blacklock, 52% in Simonds, 57% in Douglas) and renters (78% vs. 53% of homeowners).
- Support for density bonusing is higher among men (66% vs. 47% of women), those who are 18-54 years of age (61% vs. 48% of 55+ years), renters (68% vs. 53% of homeowners), and those who have lived in the City of Langley for 10 years or less (66% vs. 44% of 11-20 years, 56% of 21+ years).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Different Regulatory Measures to Protect/Expand Stock of Affordable Housing



SUMMARY	
Total Support	Total Oppose
73%	22%
72%	23%
58%	39%
56%	38%

Base: All respondents (n=500)

Q45. Would you support or oppose each of the following regulatory measures designed to protect or expand the City's stock of affordable housing? (Is that strongly or somewhat support/oppose?)

Support for Parking Meters and Permits

SUPPORT FOR PAY PARKING METERS DOWNTOWN

There is little support for implementing pay parking meters in downtown City of Langley, with only 16% of residents saying they would support this initiative (3% 'strongly support', 13% 'somewhat support'). The vast majority (84%) say they are opposed, including more than two-thirds (68%) saying 'strongly oppose' and 15% saying 'somewhat oppose'.

- Overall support (combined 'strongly/somewhat support' responses) is higher among renters than homeowners (25% vs. 13%).

Overall support is consistent with 2016. However, there has been a small but significant 3 percentage point drop in those saying 'strongly support'.

Normative comparisons are unavailable for this question.

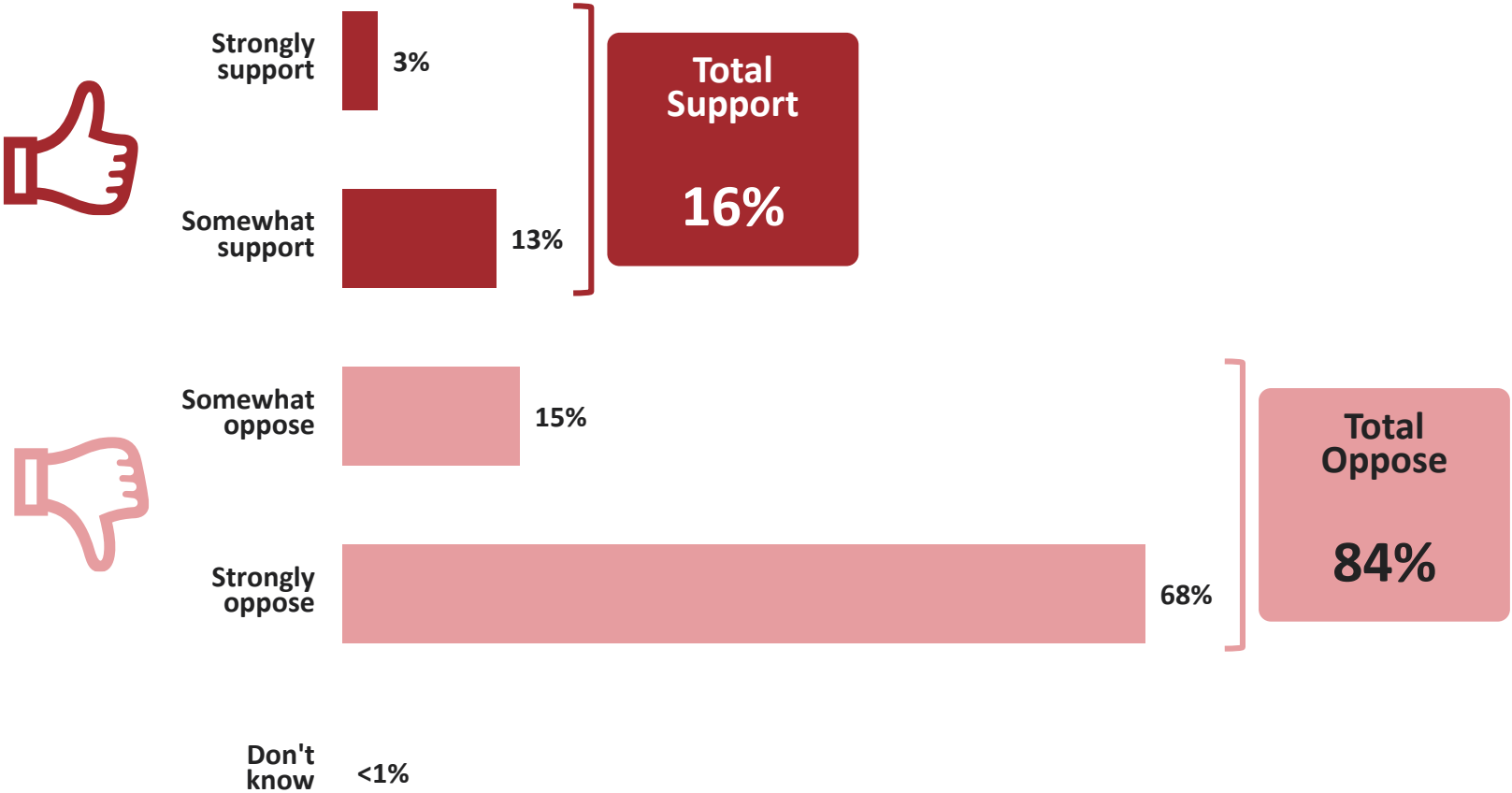
SUPPORT FOR PARKING PERMITS

Slightly over four-in-ten (41%) residents say they would support the City regulating on-street parking through the issuance of permits in areas with chronic parking shortages (12% 'support strongly', 29% 'somewhat support'). The majority (56%) of residents say they oppose this initiative, including 33% saying 'strongly oppose' and 24% saying 'somewhat oppose'.

- Renters are more likely than homeowners to support parking permits (55% vs. 36%).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Pay Parking Meters Downtown



2016 (n=601)	2019 (n=500)
6%	3% ▼
16%	16%
10%	13%
14%	15%
83%	84%
69%	68%
1%	<1%

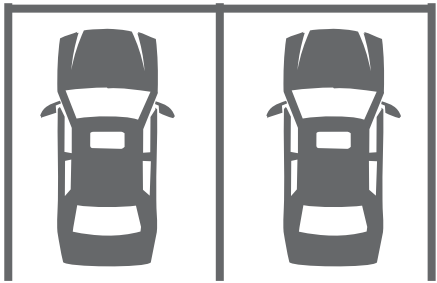
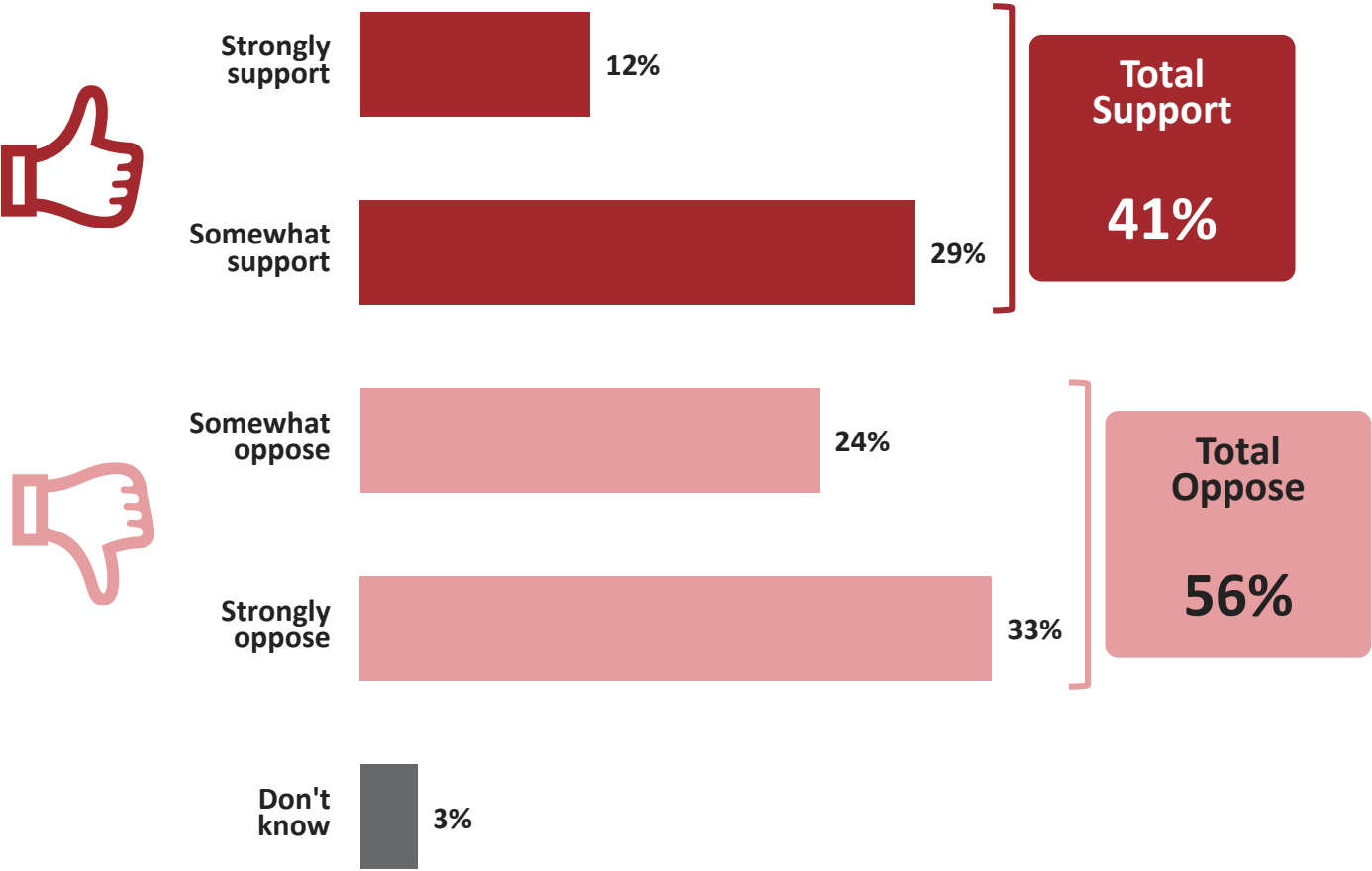
Base: All respondents (n=500)

Q29. In an effort to provide greater turnover and address the perceived shortage of parking in the City’s downtown, would you support or oppose the implementation of pay parking meters in downtown Langley? (Is that strongly or somewhat support/oppose?)

Significantly higher/
lower than 2016.

SUPPORT FOR VARIOUS INITIATIVES (PARKING)

Support for Parking Permits



Base: All respondents (n=500)

Q46. Recognizing that it would entail additional enforcement and staffing costs, would you support or oppose the City regulating on-street parking through the issuance of permits in areas with chronic parking shortages? (Is that strongly or somewhat support/oppose?)

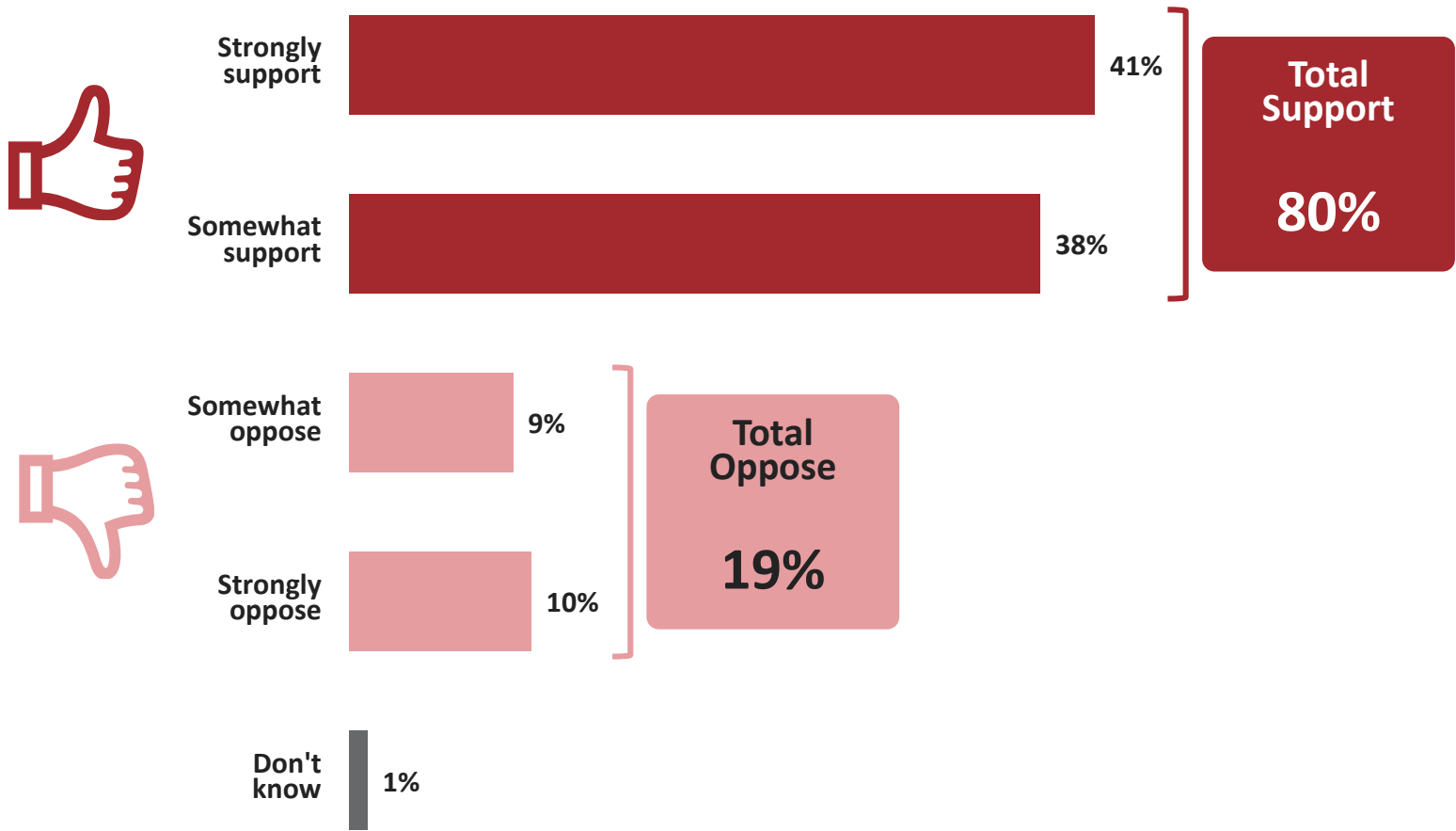
Support for Funding Performing Arts Centre

Residents are highly supportive of the City funding part of the construction and operating cost of a performing arts centre in downtown City of Langley. Overall, 80% say they would support this initiative, including 41% saying 'strongly support' and 38% saying 'somewhat support'. Just under two-in-ten (19%) say they are opposed (10% 'strongly oppose', 9% 'somewhat oppose').

- Support (combined 'strongly/somewhat support' responses) is higher among those with household incomes of <\$60K (87% vs. 74% of \$100K+, 79% of \$60K-<\$100K).

Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Funding Performing Arts Centre



Base: All respondents (n=500)

Q47. The City is pursuing the development of a performing arts centre in Downtown Langley. Would you support or oppose the City funding part of the construction and operating cost of a performing arts centre? (Is that strongly or somewhat support/oppose?)

Support for Waste and Recyclables Toter Service

SUPPORT FOR WASTE AND RECYCLABLES TOTER SERVICE

The majority (72%) of residents say they would support the City moving to toter service for biweekly collection of waste and recyclables (39% 'strongly support', 32% 'somewhat support'). Slightly over two-in-ten (22%) say they are opposed, including 15% saying 'strongly oppose' and 7% saying 'somewhat oppose'.

- Support (combined 'strongly/somewhat support' responses) is higher among those living in Blacklock (85% vs. 61% in Uplands, 64% in Simonds, 70% in Alice Brown, 72% in Nicomekl, 73% in Douglas).

Year-over-year tracking and normative comparisons are unavailable for this question.

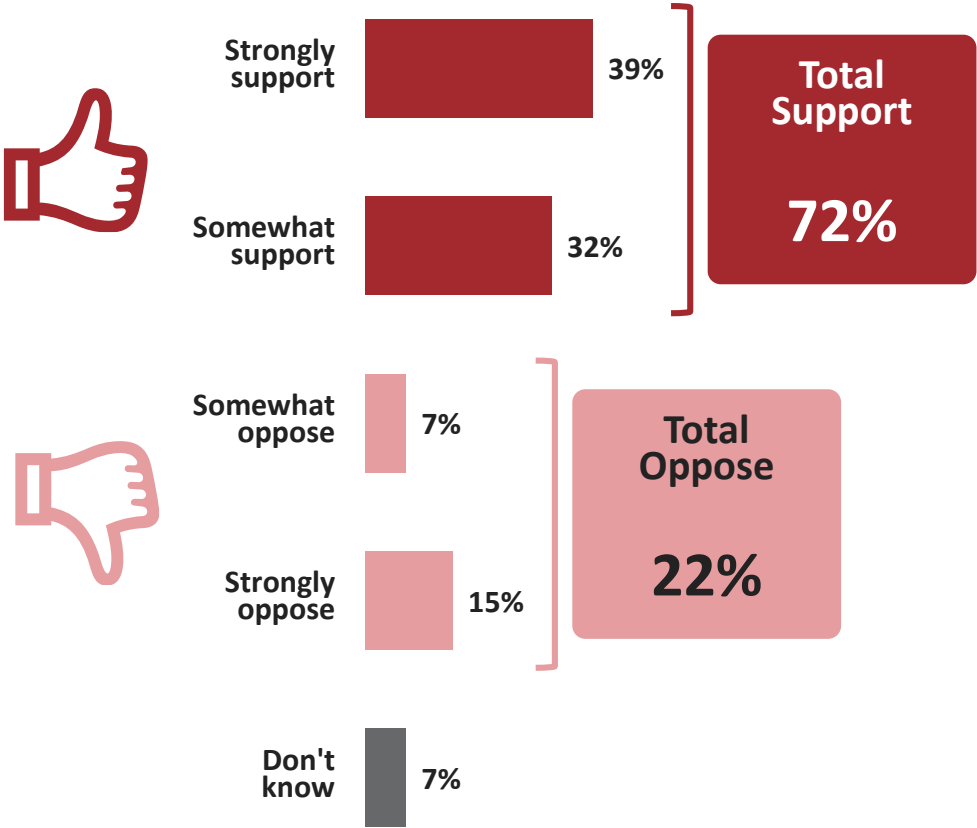
ADDITIONAL \$ AMOUNT WILLING TO PAY FOR TOTER SERVICE

Currently, residents pay \$198 per year for solid waste collection. Slightly more than three-quarters (76%) of residents indicate they would be willing to pay more for toter service, with nearly one-half (49%) saying they would be willing to paying at least an additional \$20 (includes 21% saying \$20, 11% saying \$30, 3% saying \$40, and 14% saying \$50). Another 27% say they would be willing to pay an additional \$10. Only 13% say they would be unwilling to pay any extra for toter service while 10% are unsure how much (if any) extra they would be willing to pay.

- Residents who are 55+ years of age are more likely to say they are unwilling to pay any extra for toter service (19% say \$0 vs. 10% of 18-54 years).

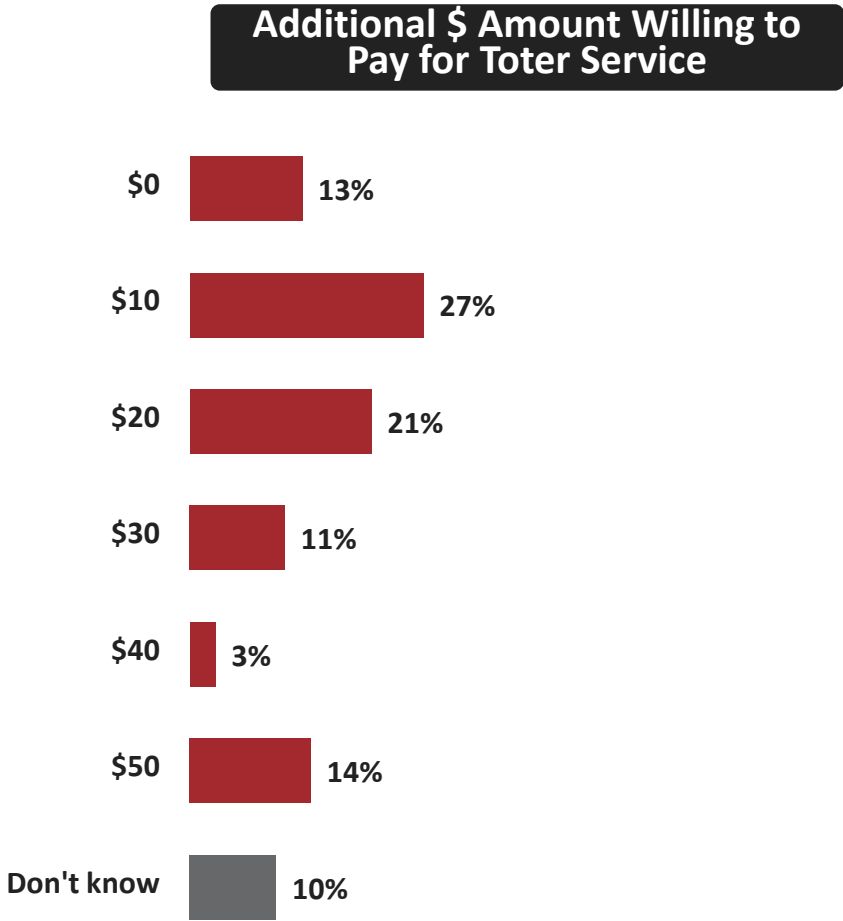
Year-over-year tracking and normative comparisons are unavailable for this question.

Support for Waste and Recyclables Toter Service



Base: All respondents (n=500)

Q48. The City of Langley is considering moving to toter-style biweekly collection of waste and recyclables. Toters are large, heavy duty plastic bins with wheels that would be supplied by the City of Langley. Would you support or oppose the City moving to toter service for biweekly collection of waste and recyclables? (Is that strongly or somewhat support/oppose?)



Base: All respondents (n=500)

Q49. Currently, residents pay \$198 per year for solid waste collection. What is the maximum additional amount that you would be willing to pay for toter service?

WEIGHTED SAMPLE CHARACTERISTICS



Weighted Sample Characteristics

GENDER



AGE

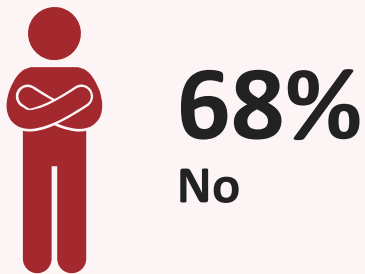
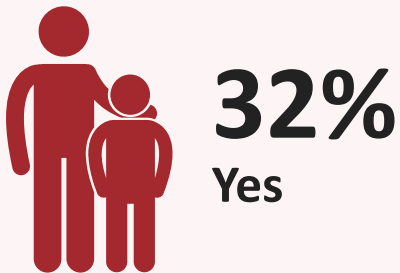


REGION

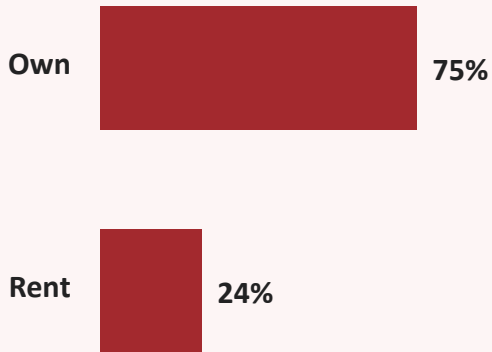


Nicomekl	35%
Douglas	28%
Simonds	13%
Blacklock	11%
Alice Brown	7%
Uplands	7%

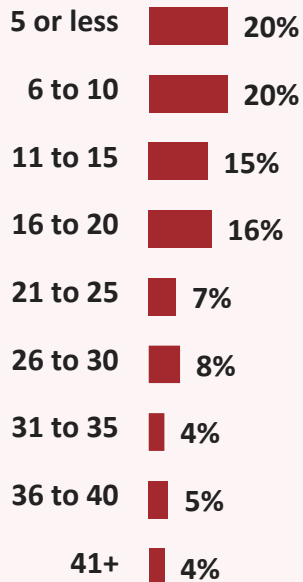
CHILDREN UNDER 18 IN HOUSEHOLD



HOMEOWNERSHIP

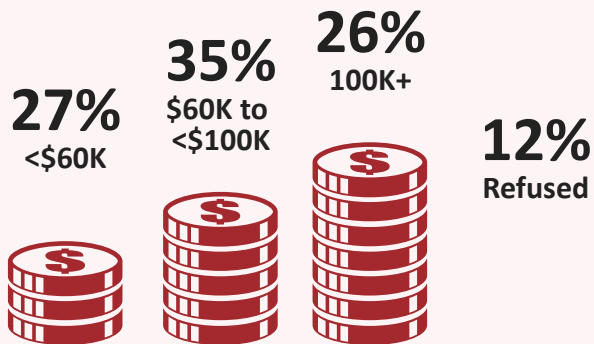


NUMBER OF YEARS IN LANGLEY



Mean
16.5 years

HOUSEHOLD INCOME



APPENDIX (ONLINE SURVEY RESULTS)



Summary of Results (page 1 of 5)

Overall, online survey respondents echo many similar sentiments, themes, and issues as those who participated in the random telephone survey.

However, ratings among online survey respondents are notably lower for most survey measures.

Moreover, there are five questions to which online survey respondents demonstrate different opinions than telephone survey respondents. These are:

- Overall community safety: 35% of online survey respondents agree that the City of Langley is a place where residents feel safe and secure (vs. 67% of telephone survey respondents).
- Support for cannabis retail stores: 49% of online survey respondents say they would support allowing cannabis retail stores in the City of Langley (vs. 56% telephone).
- Support for different types of development south of the Nicomekl River: 46% of online survey respondents say they would support allowing apartments in designated areas south of the Nicomekl River (vs. 54% telephone). The majority of both online and telephone survey respondents support duplexes, townhouses, and smaller lot sizes.
- Support for financial incentives to increase the city's stock of affordable housing: 45% of online survey respondents say they would support the City providing financial incentives to increase the stock of affordable housing in the city (vs. 62% telephone).
- Support for different regulatory measures to protect or expand the stock of affordable housing: 47% of online survey respondents say they would support density bonusing (vs. 56% telephone) and 46% of online survey respondents say they would support rental only zones (vs. 58% telephone). The majority of both online and telephone survey respondents support tenant protection or relocation policies and inclusionary zoning.

Online survey respondents are slightly more likely than telephone survey respondents to watch or attend Langley City Council meetings. They are also more likely to visit the City's website and social media offerings (particularly Facebook).

A summary of the key findings for online vs. telephone can be found on the following pages.

Summary of Results (page 2 of 5)

QUALITY OF LIFE

- 78% of online survey respondents rate the overall quality of life in the City of Langley as 'very good' or 'good' (vs. 95% of telephone survey respondents).
- Overall, 26% of online survey respondents say the quality of life in the City of Langley has 'stayed the same' over the past three years. Among those noticing a change, more say the quality of life has 'worsened' (55%) than 'improved' (13%), resulting in a net momentum score of -42 percentage points (vs. -17 percentage points telephone).

ISSUE AGENDA

- Social (61%) and crime (52%) top the issue agenda of online survey respondents, followed by transportation (18%). These are also the three most frequently mentioned issues among telephone survey respondents (49% social, 29% crime, 21% transportation).

COMMUNITY SAFETY AND SECURITY

- 35% of online survey respondents agree that the City of Langley is a place where residents feel safe and secure; the majority (64%) disagree with this statement. In contrast, 67% of telephone survey respondents agree vs. 33% who disagree.
- 71% of online survey respondents say they feel less secure in their community now as compared to three years ago (vs. 53% telephone).

CITY ACCOUNTABILITY AND OPENNESS

- Slightly more the six-in-ten online survey respondents agree that the City of Langley believes in and practices open and accessible government (63% vs. 79% telephone) and that the City of Langley is accountable to the community for leadership and good governance (62% vs. 83% telephone).

CITY SERVICES

- 81% of online survey respondents say they are satisfied with the overall level and quality of services provided by the City of Langley (vs. 93% telephone).
- Online survey respondents' satisfaction with individual services ranges from 91% for public works to 55% for emergency preparedness and 54% for bylaw enforcement. Online survey respondents' satisfaction ratings are lower than the ratings provided by telephone survey respondents for all evaluated services.

Summary of Results (page 3 of 5)

FINANCIAL PLANNING

- 65% of online survey respondents say they receive good value for their municipal taxes (vs. 87% telephone).
- When it comes to balancing taxation and service delivery levels, online survey respondents prefer tax increases (46%) over service cuts (28%). Telephone survey respondents also prefer tax increases (57%) over service cuts (29%).
- To help finance amenities and infrastructure, fewer than one-half of online survey respondents say they would support the City increasing property taxes (47% vs. 46% telephone) or incurring debt (41% vs. 45% telephone).

COMMUNICATION, WEBSITE & SOCIAL MEDIA

- 54% of online survey respondents say they are satisfied with the amount of opportunity they have available to be heard regarding decisions affecting their neighbourhood (vs. 75% telephone).
- Online and telephone survey respondents both say that email is the best way for the City to communicate information to them (54% and 41%, respectively). While social media Facebook places second among online survey respondents (30%), only 10% of telephone survey respondents mention Facebook.
- 26% of online survey respondents say they attended or watched a live broadcast of a Langley City Council meeting in the past 12 months (vs. 20% telephone).
- 87% of online survey respondents say they visited the City's website in the past 12 months (vs. 65% telephone). Just under one-half (45%) of online survey respondents say they visited the City's Facebook page (vs. 22% telephone) and 9% visited the City's Twitter page (vs. 8% telephone).

Summary of Results (page 4 of 5)

SUPPORT FOR VARIOUS INITIATIVES

- Parks and recreation
 - Online survey respondents demonstrate moderate support for parks and recreation improvements. Support is highest for a wildlife interpretive centre along the Nicomekl River (67%) and lowest for enclosing the Al Anderson Memorial Pool (44%). This is consistent with the telephone survey results although online survey respondents tend to demonstrate lower levels of support overall.
- Planning & land use
 - 49% of online survey respondents say they would support allowing cannabis retail stores in the City of Langley (vs. 56% telephone).
 - 64% of online survey respondents say they would support the development of neighbourhood commercial nodes in residential areas south of the Nicomekl River (vs. 65% telephone).
 - The majority of online survey respondents say they would support duplexes (66%), townhouses (63%), and smaller lot sizes (60%) in designated areas south of the Nicomekl River. Less than one-half (46%) say they would support apartments. In comparison, a small majority (54%) of telephone survey respondents say they would support apartments.
 - 63% of online survey respondents say they would support allowing secondary suites in separate, detached buildings (vs. 66% telephone). Only 34% of online survey respondents say they would support secondary suites in houses that are not owner-occupied (vs. 36% telephone).
- Affordable housing
 - 45% of online survey respondents say they would support the City providing financial incentives to increase the stock of affordable housing in the city (vs. 62% telephone).
 - To project or expand the city's stock of affordable housing, the majority of online survey respondents say they would support tenant protection or relocation policies (73%) and inclusionary zoning (67%). Fewer than one-half say they would support density bonusing (47%) and rental only zones (46%). In comparison, the majority of telephone survey respondents say they would support density bonusing (56%) and rental only zones (58%).

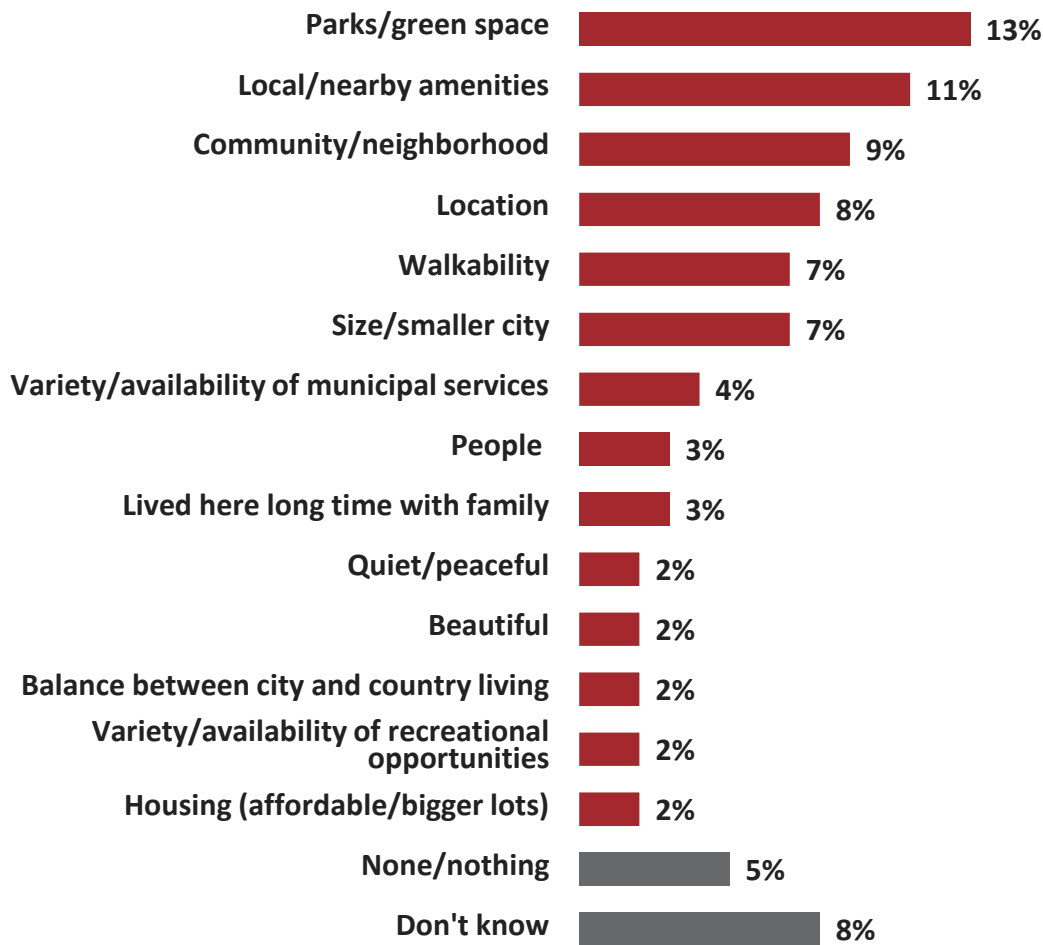
Summary of Results (page 5 of 5)

SUPPORT FOR VARIOUS INITIATIVES (cont'd)

- Parking
 - 16% of online survey respondents say they would support pay parking meters downtown (identical to 16% telephone).
 - 34% of online survey respondents say they would support the City issuing parking permits in areas with chronic parking shortages (vs. 41% telephone).
- Performing arts centre
 - 63% of online survey respondents say they would support the City funding part of the construction and operating cost of a performing arts centre (vs. 80% telephone).
- Solid waste collection
 - 62% of online survey respondents say they would support the City moving to toter service for biweekly collection of waste and recyclables (vs. 72% telephone).
 - 36% of online survey respondents indicate they would be willing to pay more for toter service (vs. 76% telephone).

Best Part about Living in the City of Langley

(Coded Open-Ends)



Top Mentions (Phone Survey) (n=500)

Location	13%
Community/neighbourhood	9%
Local/nearby amenities	9%
Convenience/easy access	6%
Quiet/peaceful	6%
Parks/green space	6%

Note: Mentions 1% or less not shown.

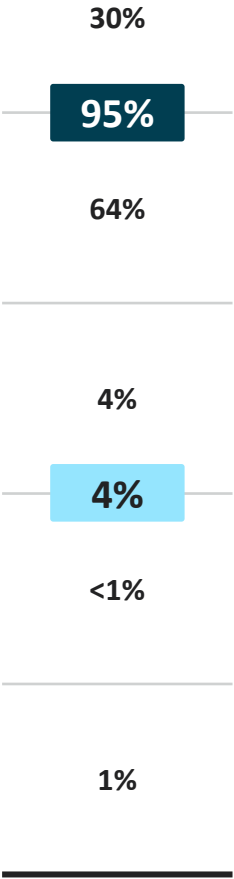
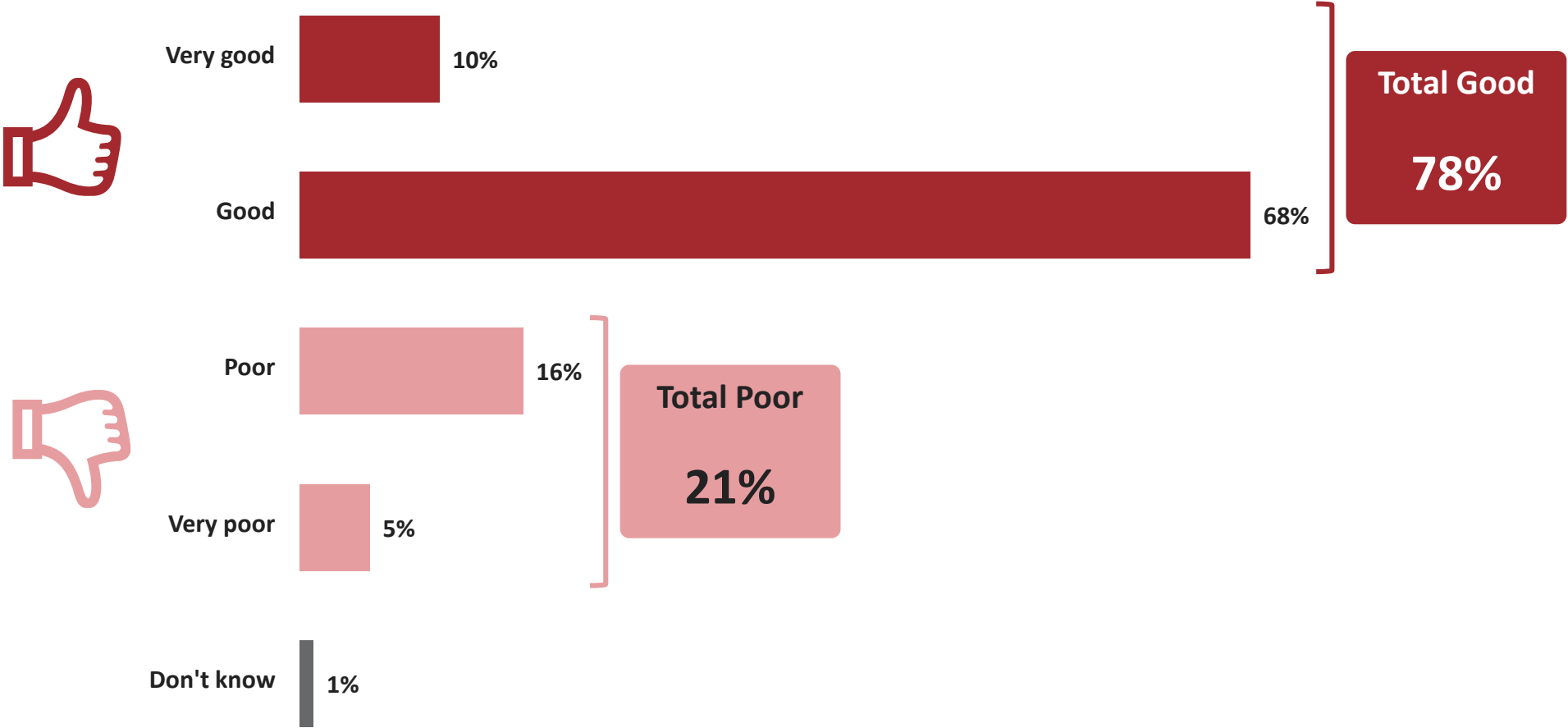
Base: All respondents (n=439)

Q2. What do you like best about living in the City of Langley?

APPENDIX (ONLINE SURVEY RESULTS)

Overall Quality of Life

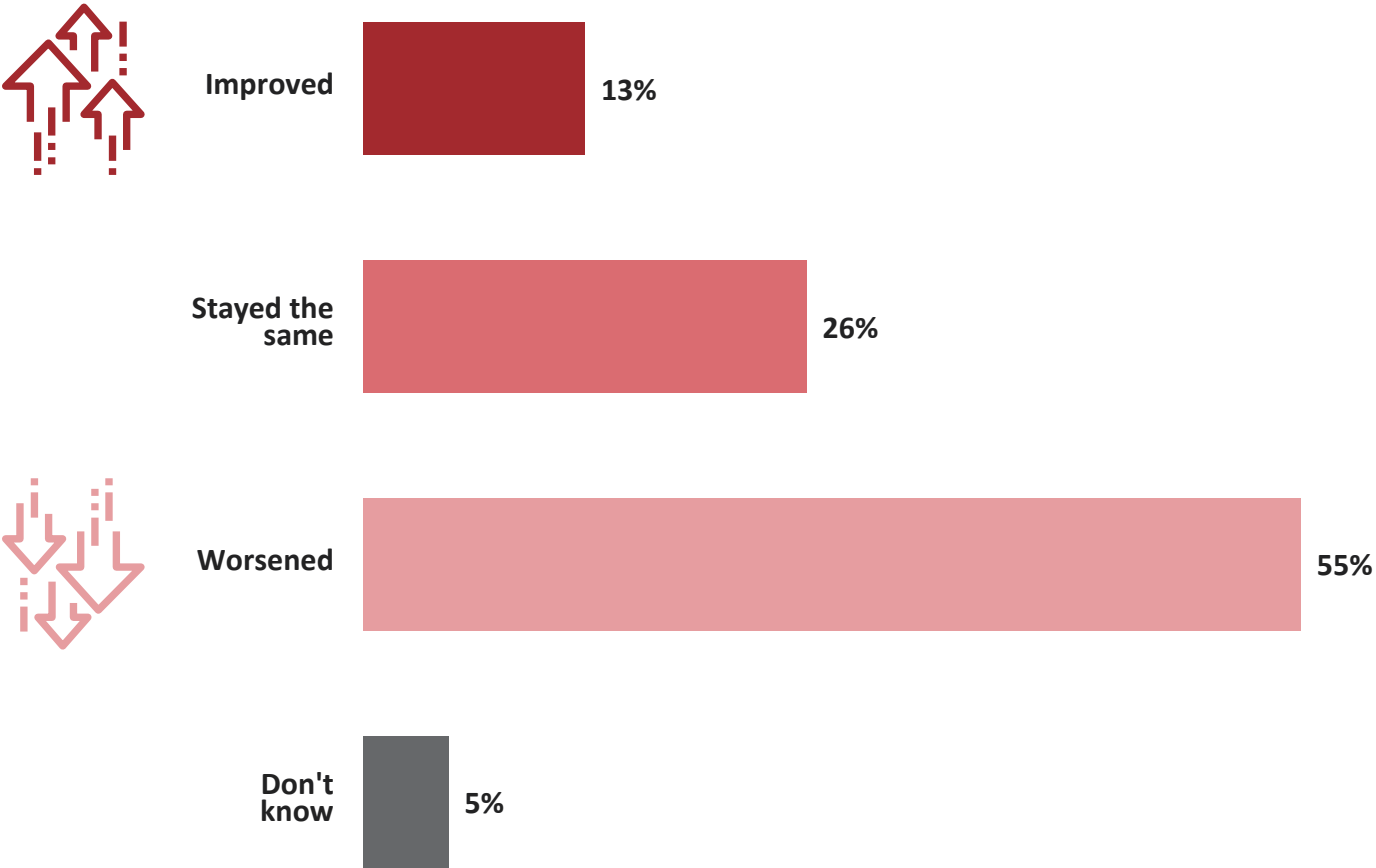
Phone Survey
(n=500)



APPENDIX (ONLINE SURVEY RESULTS)

Change in Quality of Life

Phone Survey
(n=500)





NET Score (2019)
Improved – Worsened

Online: -42
Phone: -17

15%

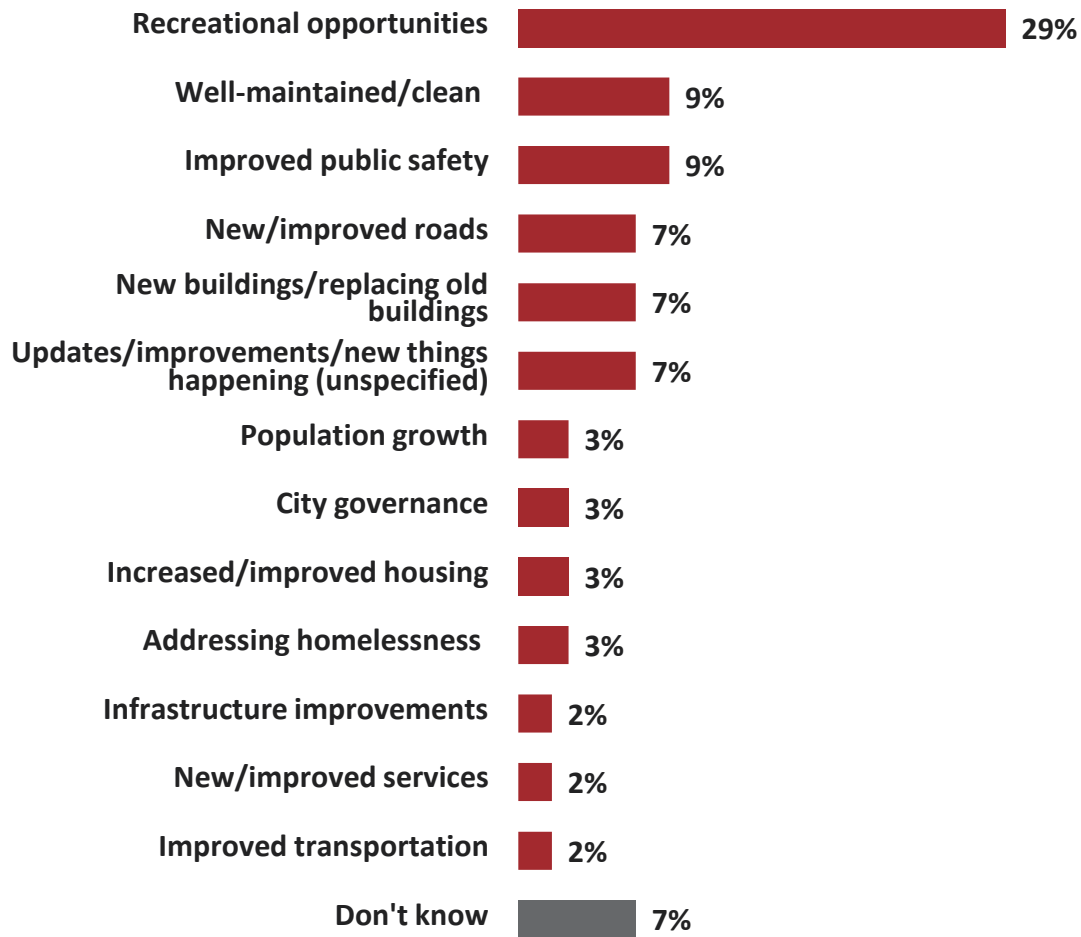
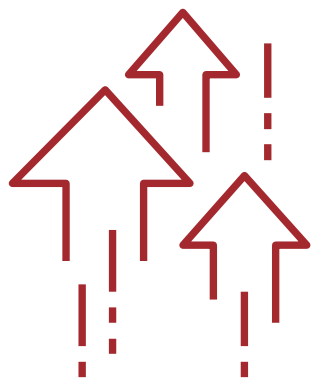
50%

32%

3%

Reasons Quality of Life has Improved

(Among those saying the quality of life has improved) (Coded Open-Ends)



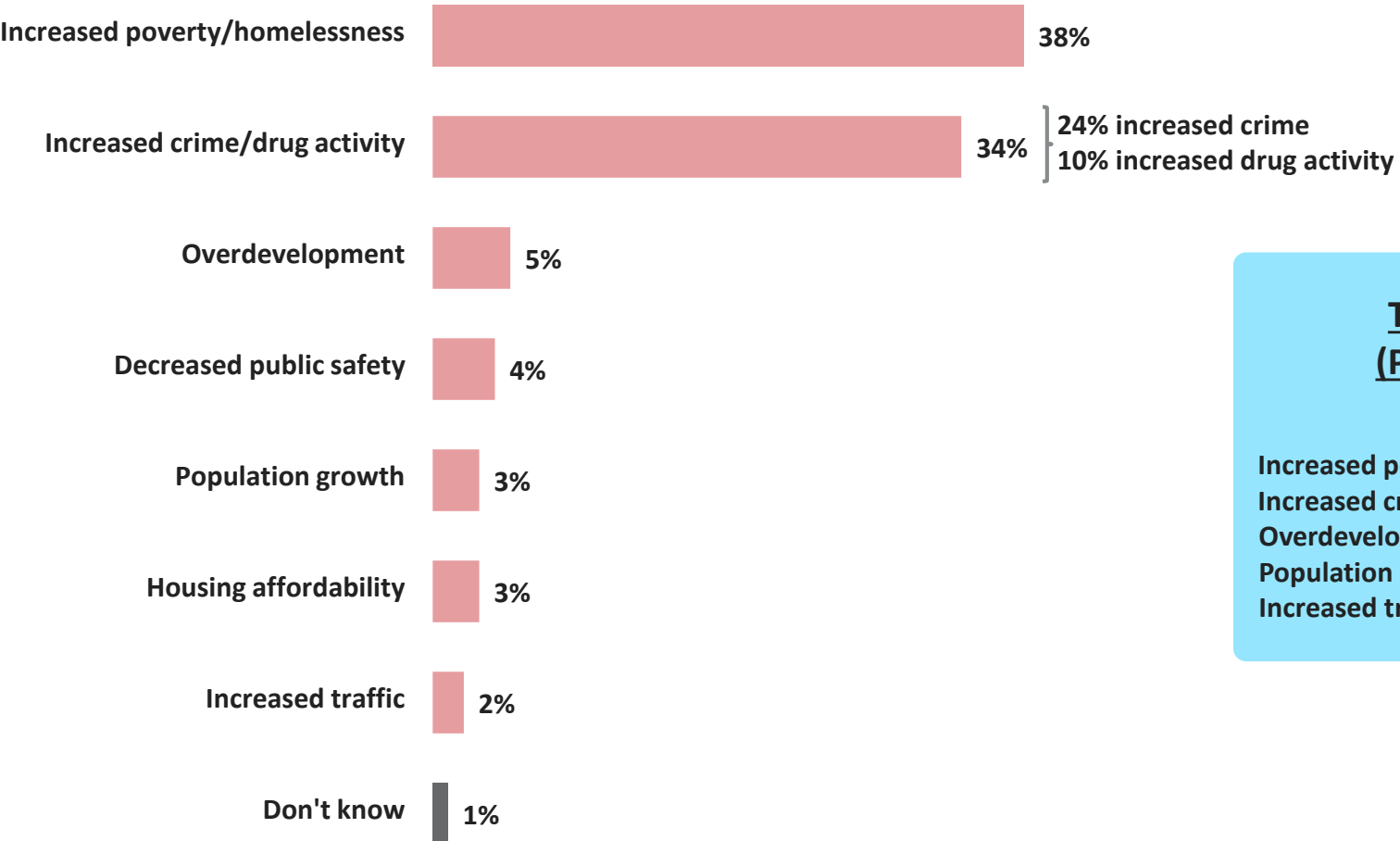
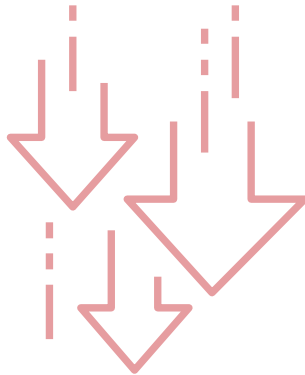
Note: Mentions 1% or less not shown.
*Small base size, interpret with caution.
Base: Those saying the quality of life has improved (n=58)*
Q5. Why do you think the quality of life has improved?

Top Mentions
(Phone Survey)
(n=73)*

Recreational opportunities	13%
Well-maintained/clean	10%
Updates/improvements	7%
New/improved roads	7%
Growth/development	7%

Reasons Quality of Life has Worsened

(Among those saying the quality of life has worsened) (Coded Open-Ends)



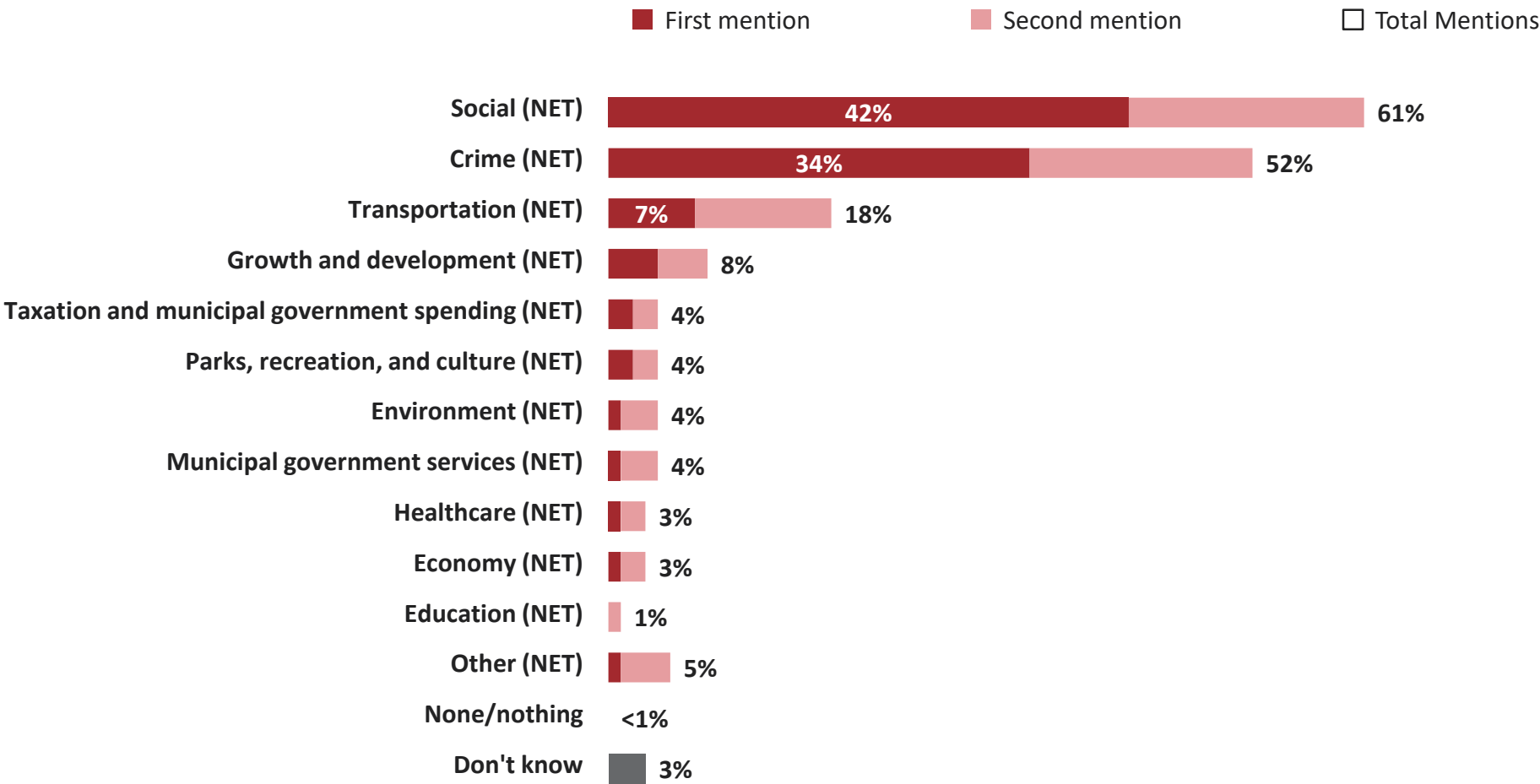
Top Mentions
(Phone Survey)
(n=168)

Increased poverty/homelessness	40%
Increased crime/drug activity	22%
Overdevelopment	8%
Population growth	6%
Increased traffic	6%

Note: Mentions 1% or less not shown.
Base: Those saying the quality of life has worsened (n=241)
Q6. Why do you think the quality of life has worsened?

Important Community Issues

(Coded Open-Ends, Multiple Responses Allowed)



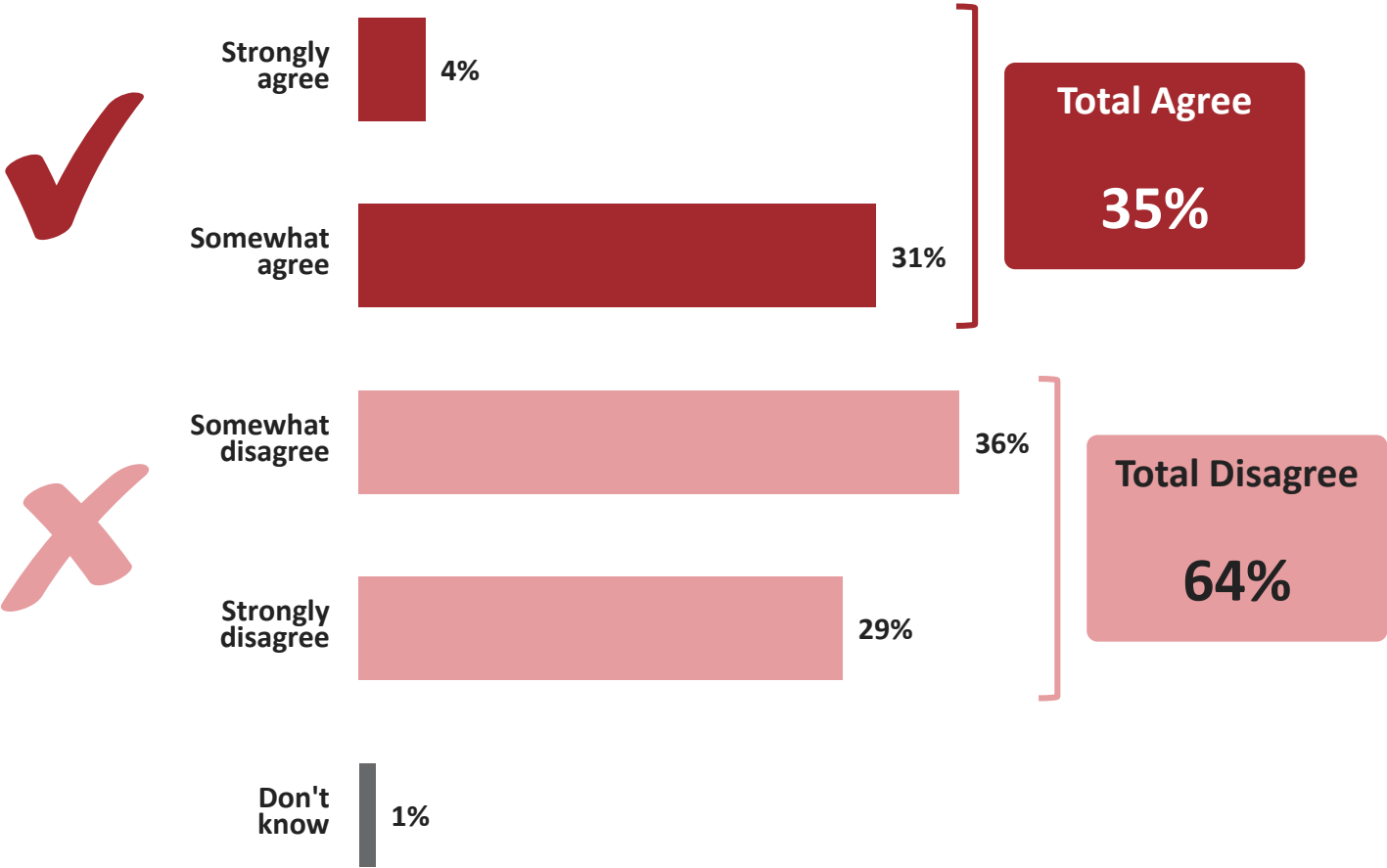
Phone Survey (n=500)
49%
29%
21%
5%
4%
4%
3%
3%
2%
1%
5%
5%
11%
1%

Base: All respondents (n=439)

Q1. In your view, as a resident of the City of Langley, what are the most important issues facing your community, that is, the issues you feel should receive the greatest attention from your local leaders?

Overall Community Safety

Phone Survey
(n=500)



18%

67%

49%

24%

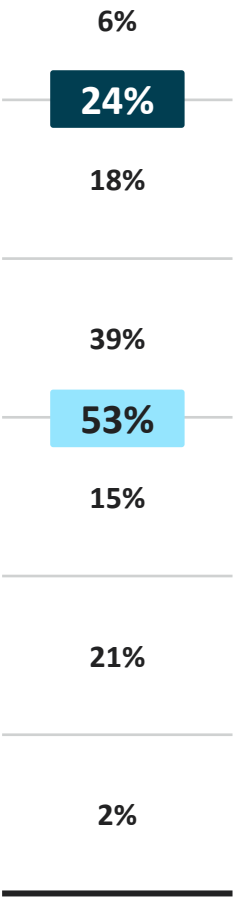
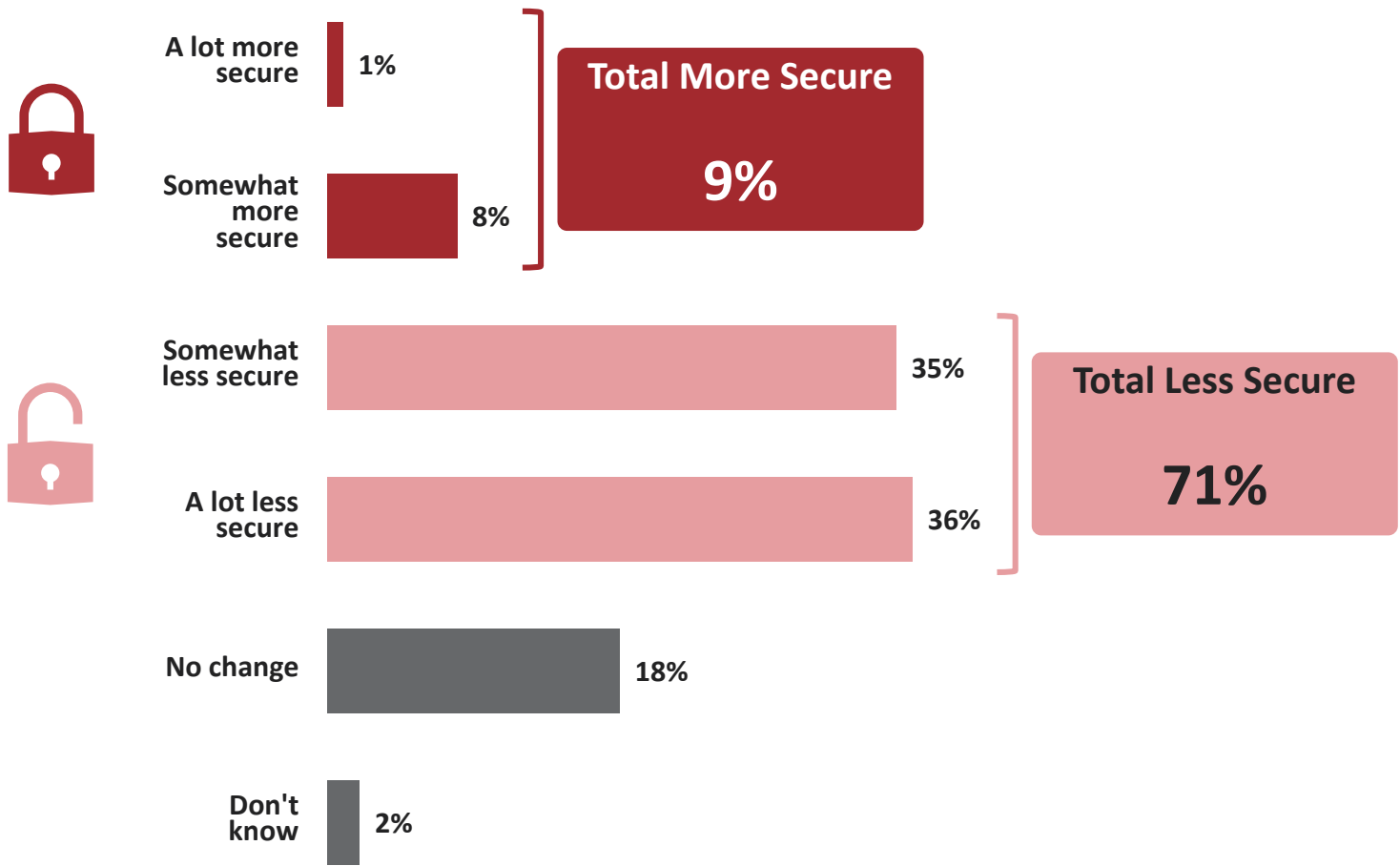
33%

8%

<1%

Change in Community Safety

Phone Survey
(n=500)



City Accountability and Openness

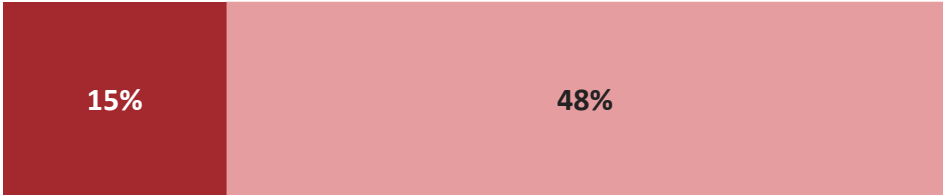
TOTAL AGREE

Phone Survey
(n=500)

Strongly agree Somewhat agree Total Agree



The City of Langley believes in and practices open and accessible government



79%



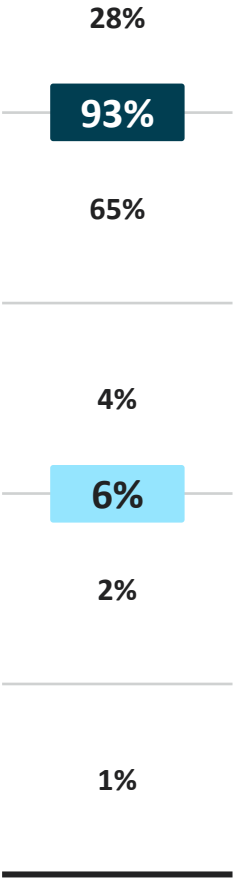
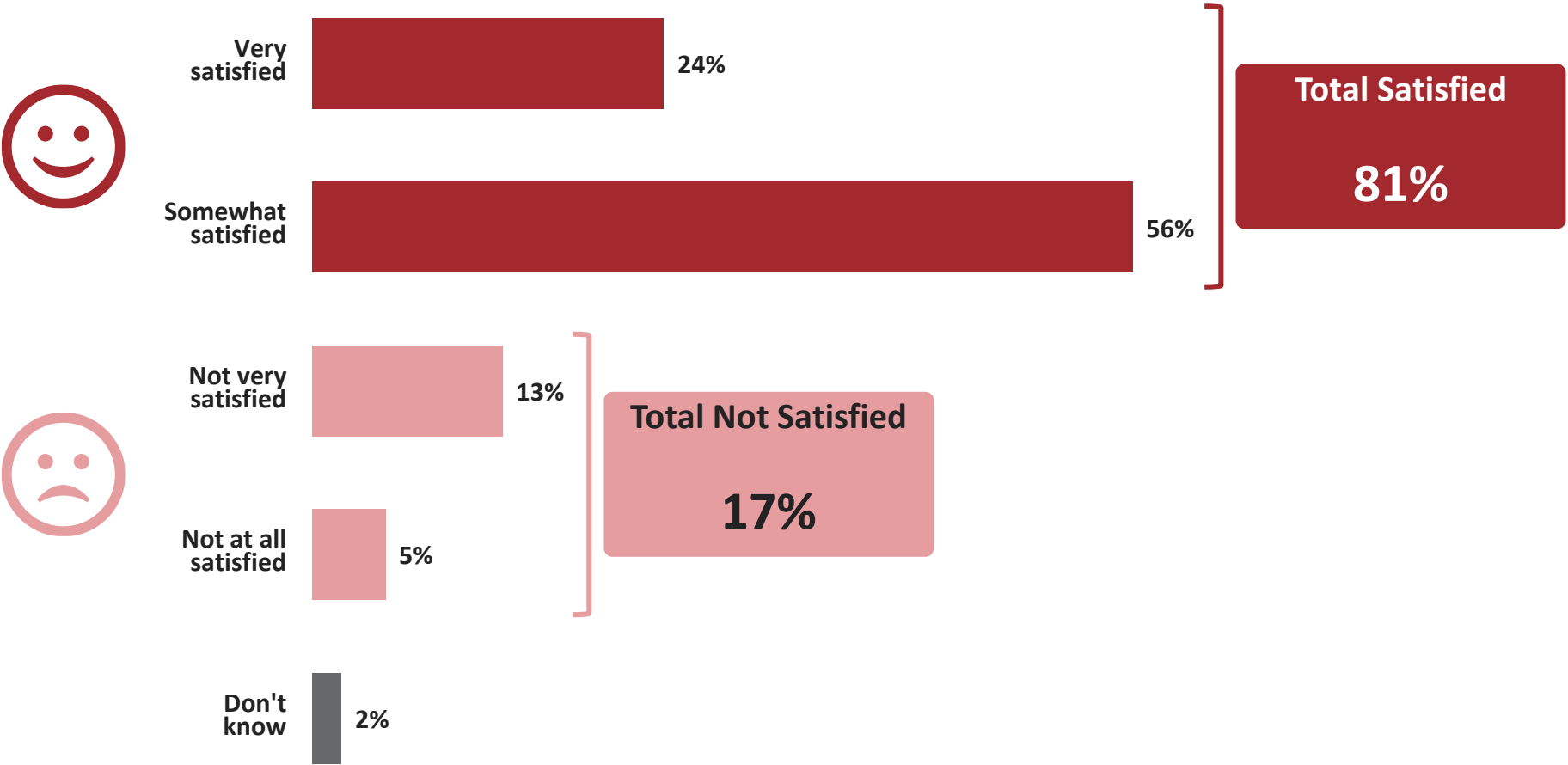
The City of Langley is accountable to the community for leadership and good governance



83%

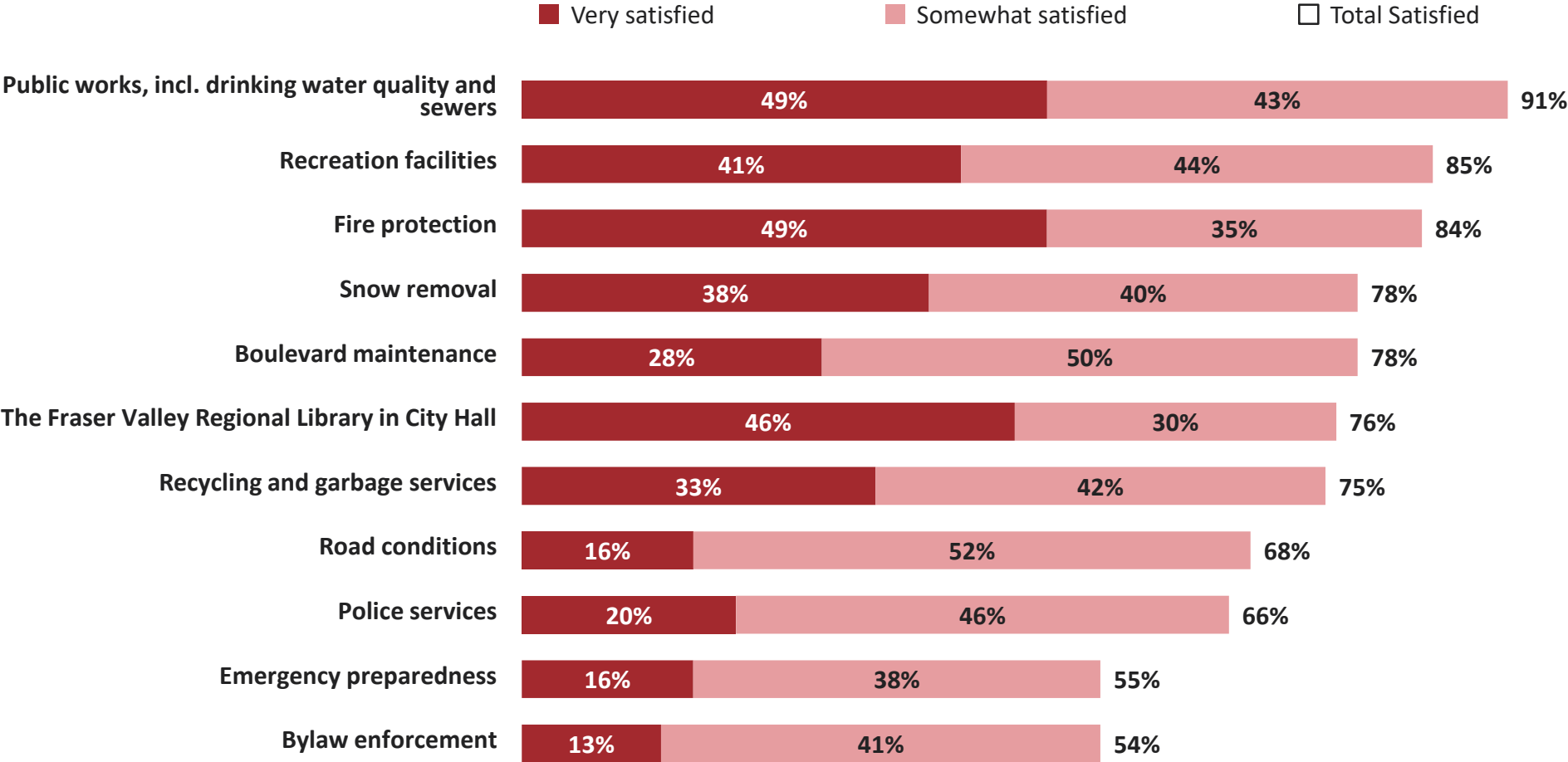
Overall Satisfaction with City Services

Phone Survey
(n=500)



Base: All respondents (n=439)

Satisfaction with Individual Services

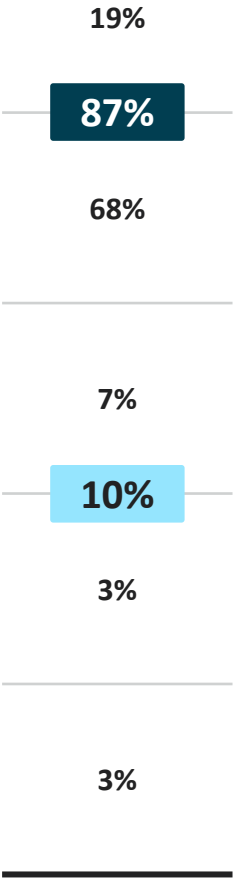
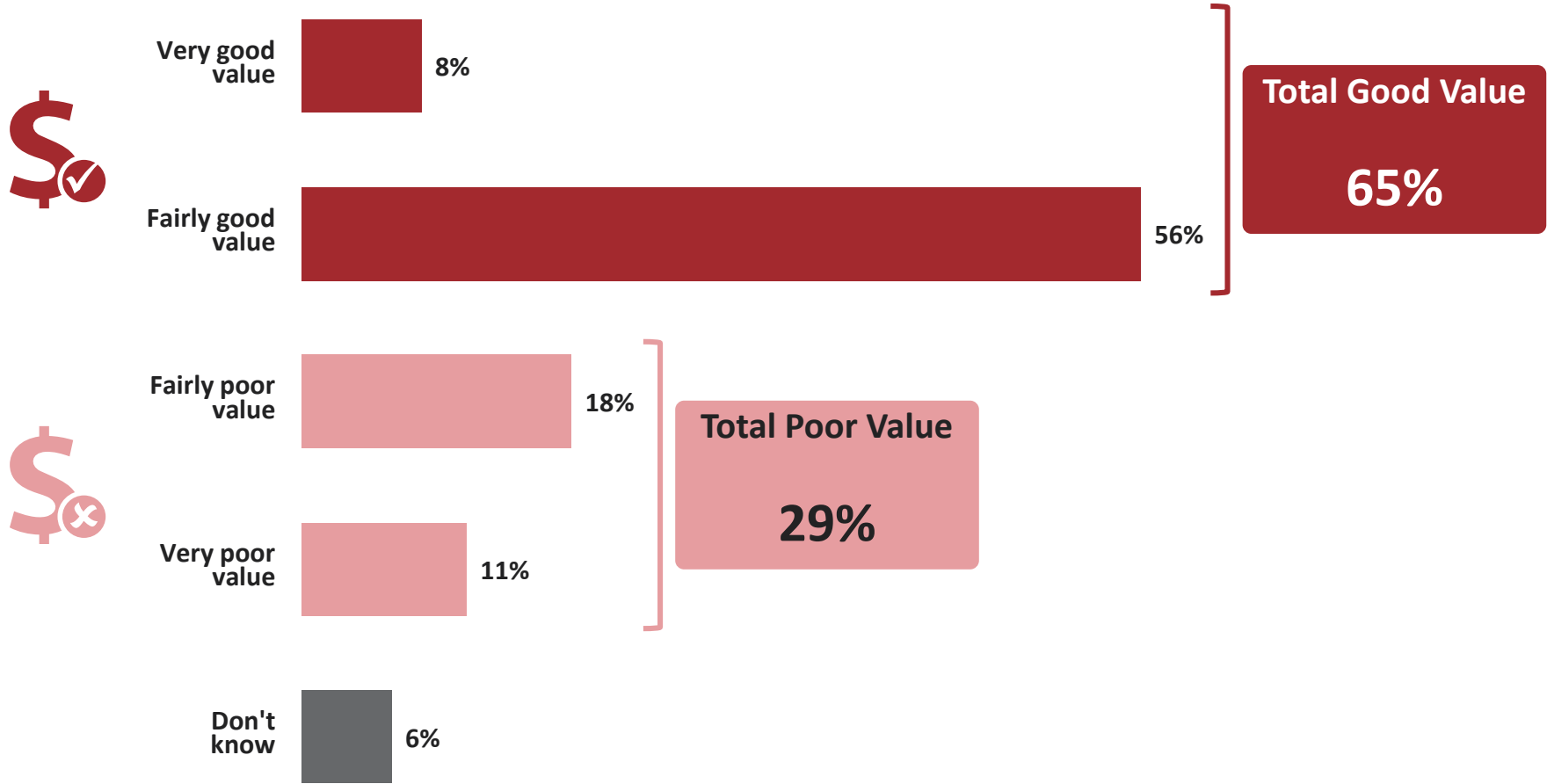


TOTAL SATISFIED
Phone Survey (n=500)
96%
91%
94%
81%
82%
87%
82%
80%
83%
77%
71%

Base: All respondents (n=439)
Q9. How satisfied are you with each of the following services provided by the City of Langley?

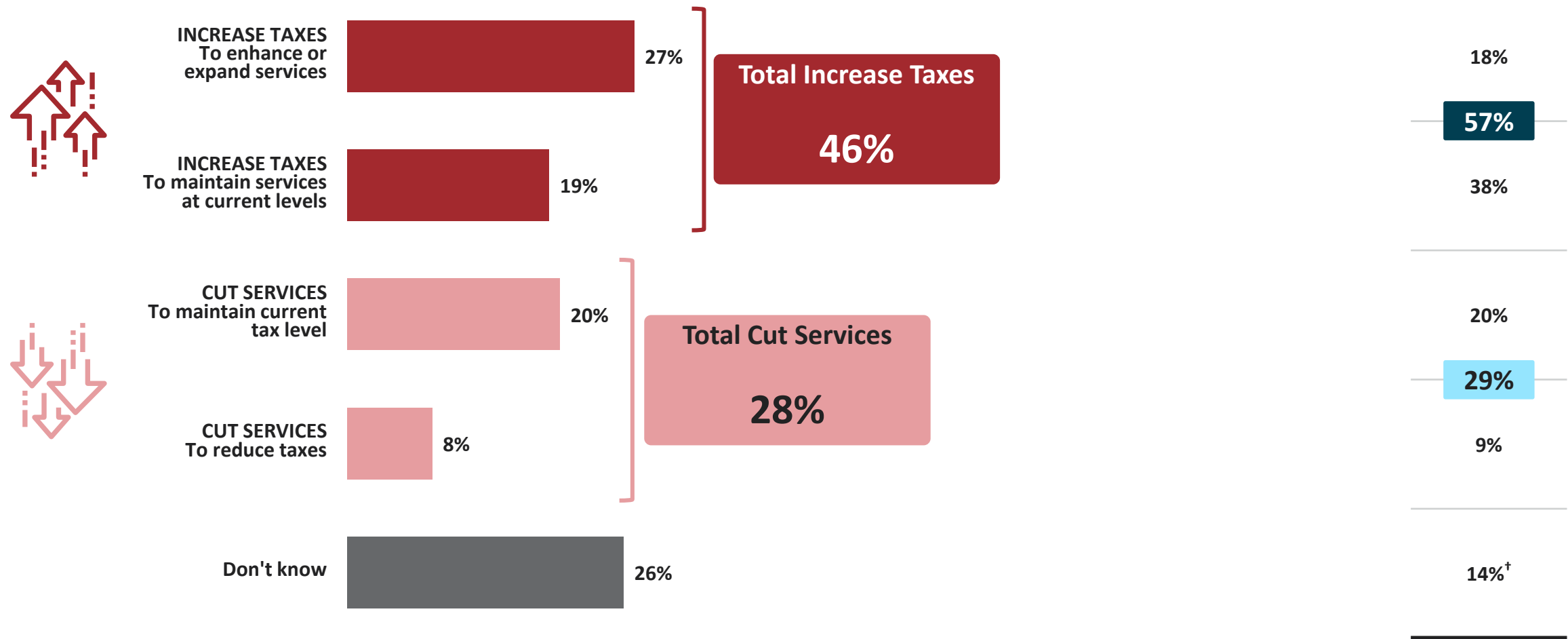
Value For Taxes

Phone Survey
(n=500)



Balancing Taxation and Service Delivery Levels

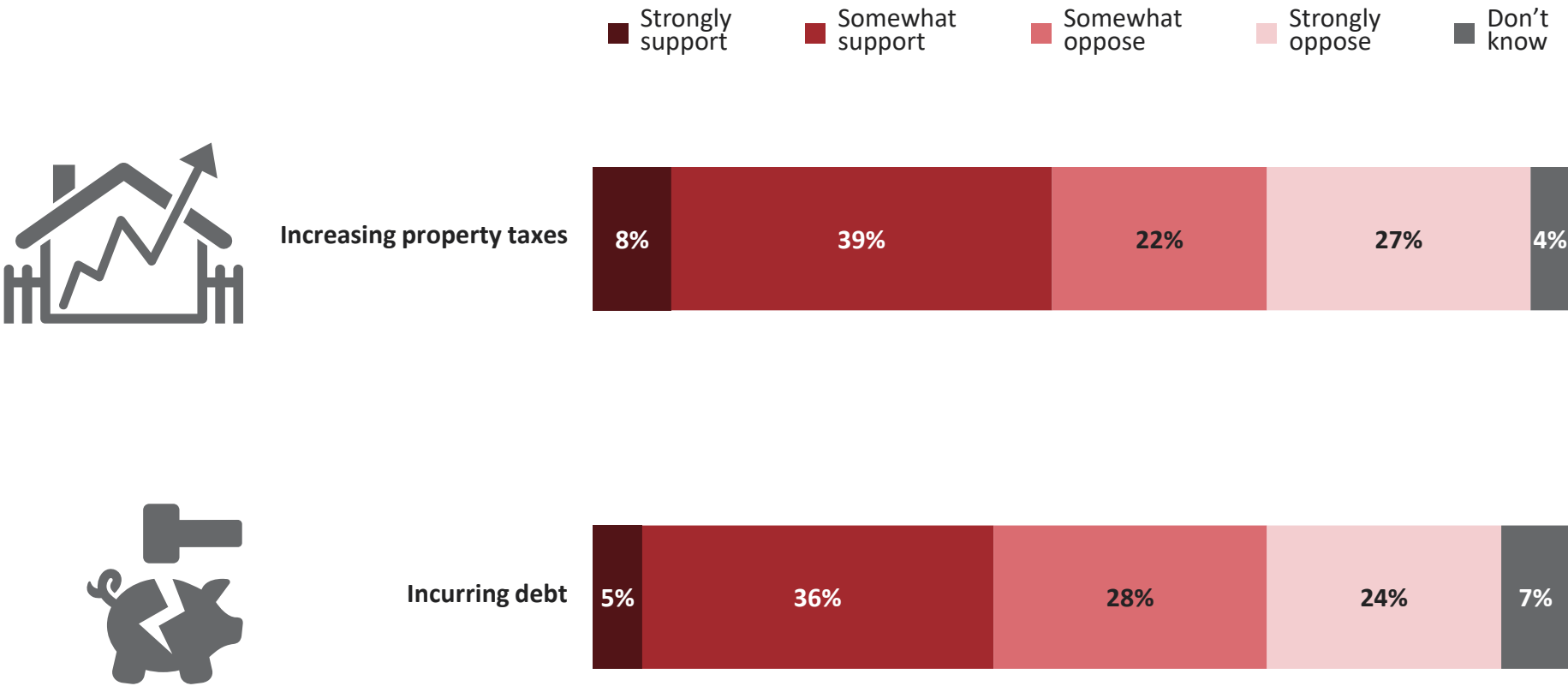
Phone Survey
(n=500)



Base: All respondents (n=439) [†] Note: In the phone survey, respondents were given the option of saying either 'None' (11%) or 'Don't know' (3%).

Q11. Municipal property taxes are the primary way to pay for services provided by the City of Langley. Due to the increased cost of maintaining current service levels and infrastructure, the City must balance taxation and service delivery levels. To deal with this situation, which of the following four options would you most like the City to pursue?

Support For Financing Options



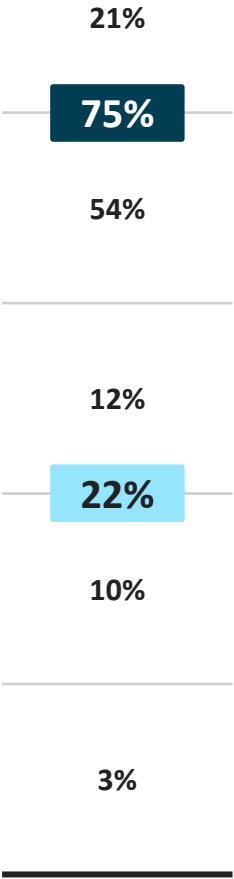
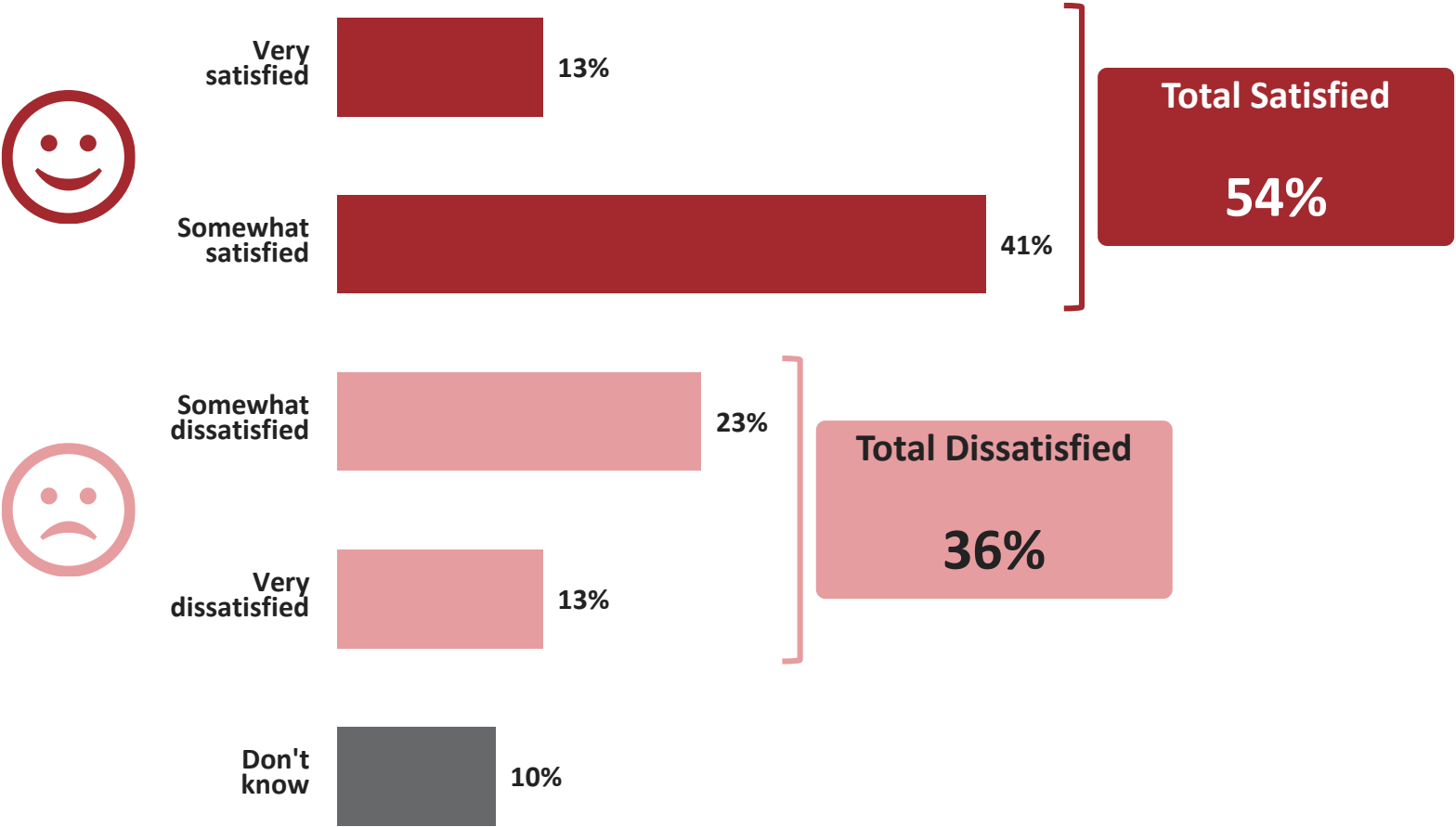
ONLINE SURVEY (n=439)		PHONE SURVEY (n=500)	
Total Support	Total Oppose	Total Support	Total Oppose
47%	49%	46%	51%
41%	52%	45%	51%

Base: All respondents (n=439)

Q12A. Like the rest of the region, Langley City is growing and will require new amenities and infrastructure to keep pace with this growth and replace aging infrastructure. To help finance amenities and infrastructure, would you support or oppose the City...?

Satisfaction With Opportunities For Input

Phone Survey
(n=500)

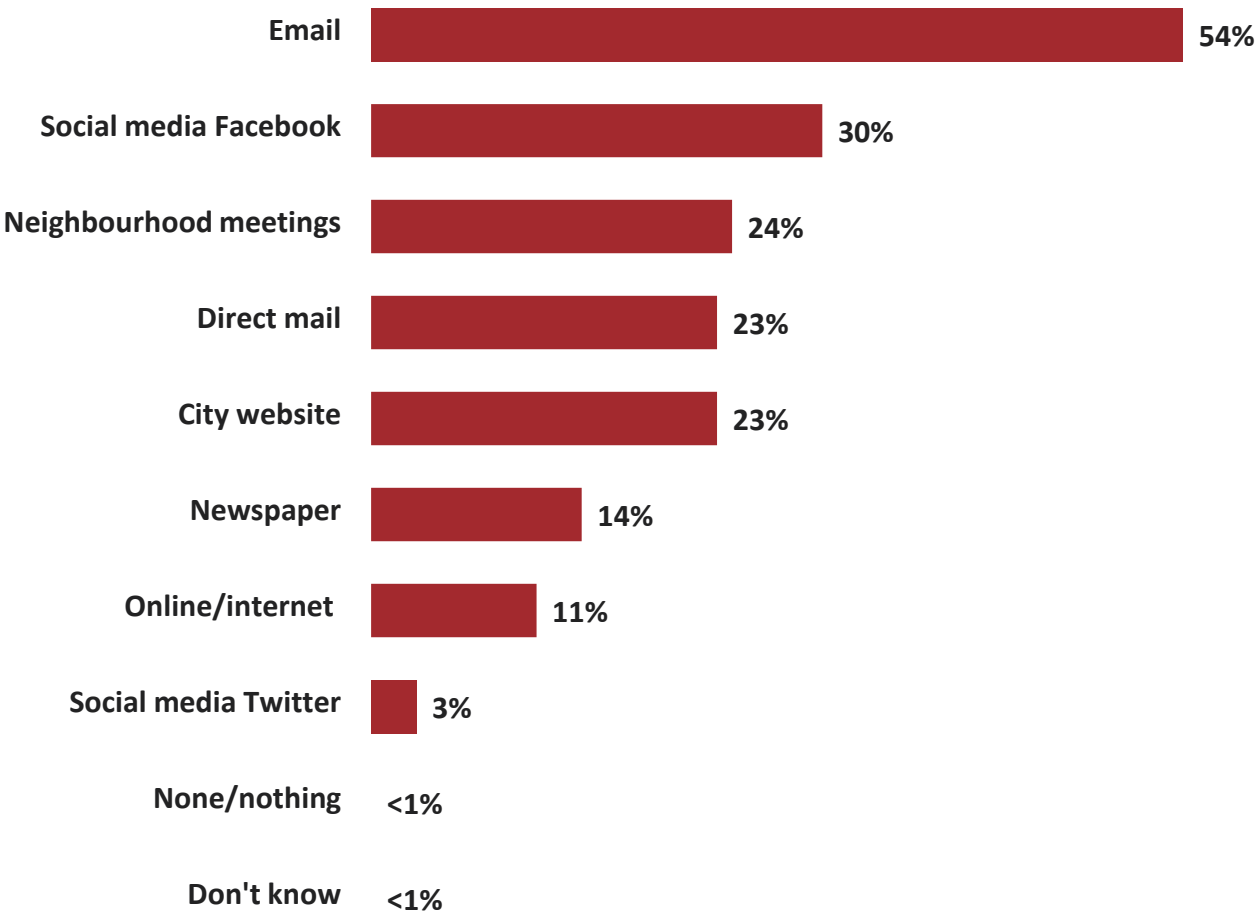


Base: All respondents (n=439)

Q13. Are you satisfied or dissatisfied with the amount of opportunity you have available to be heard regarding decisions affecting your neighbourhood?

Preferred Methods of Communication

(Coded Open-Ends, Multiple Responses Allowed)



Top Mentions (Phone Survey)

(n=500)

Email	41%
Direct mail	36%
Newspaper	24%
Social media Facebook	10%
Neighbourhood meetings	7%
City website	7%

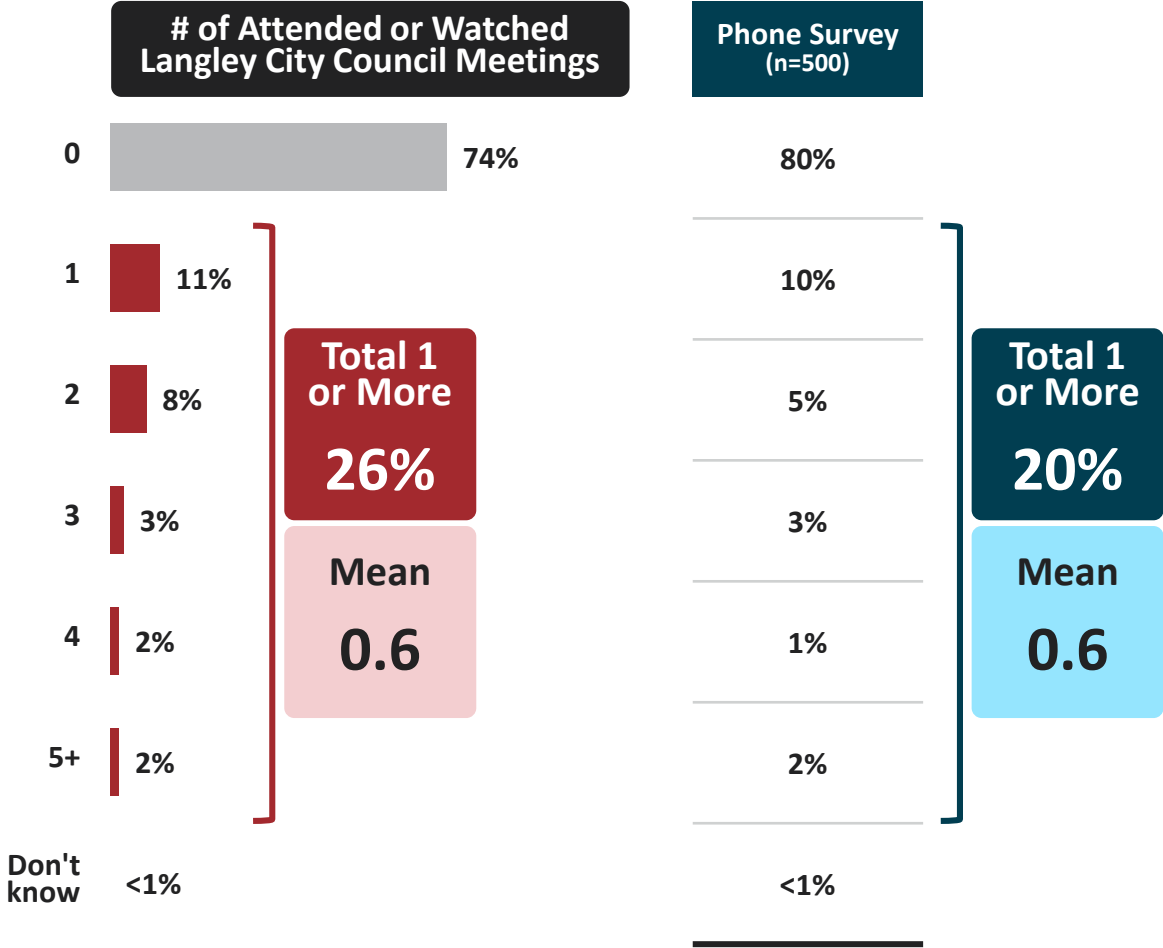
Note: Mentions 1% or less not shown.

Base: All respondents (n=439)

Q15. What methods would be best for the City to communicate information to you? 225

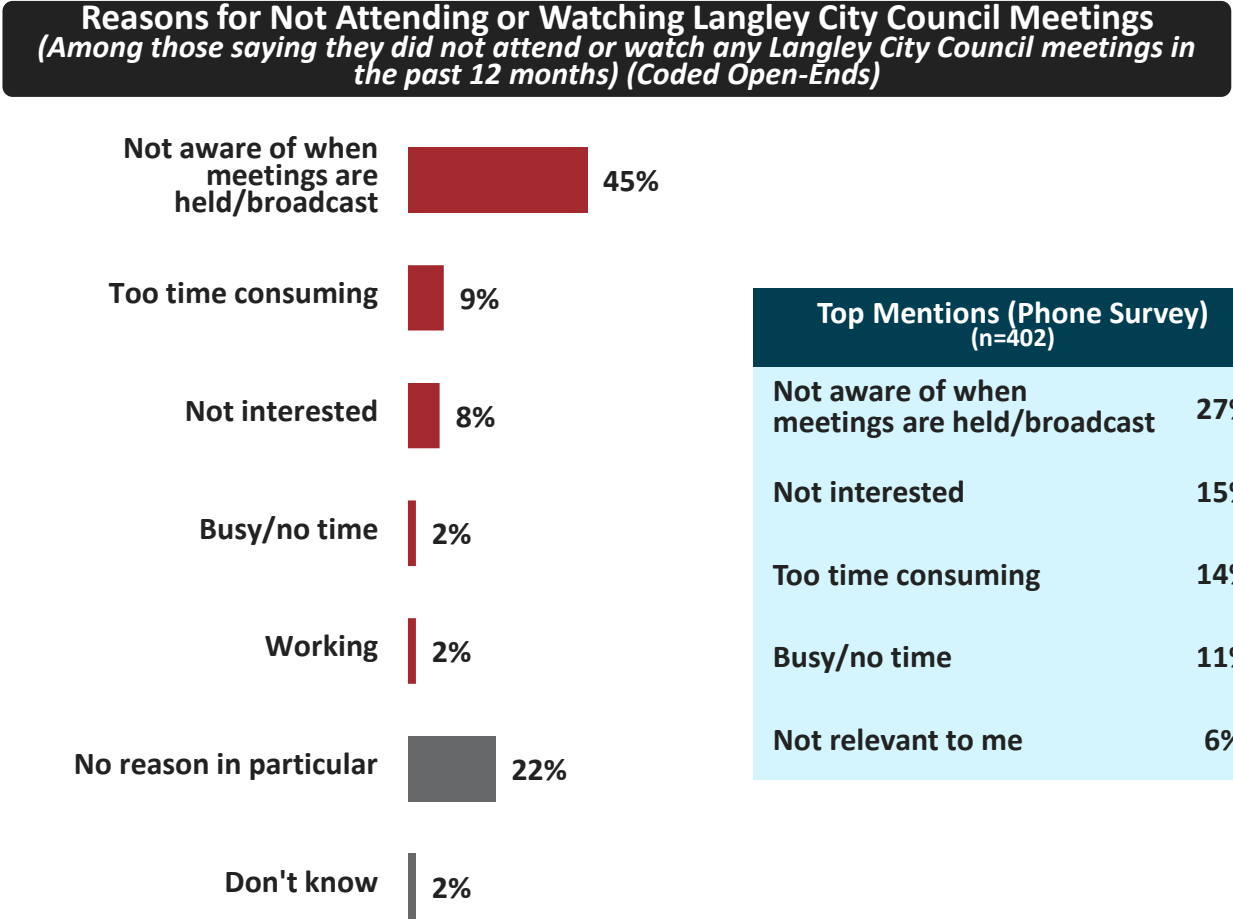
APPENDIX (ONLINE SURVEY RESULTS)

Langley City Council Meetings



Base: All respondents (n=439)

Q16. In the past 12 months, how many Langley City Council meetings have you personally attended in-person or watched live broadcasts on Shaw TV cable or by web-streaming?

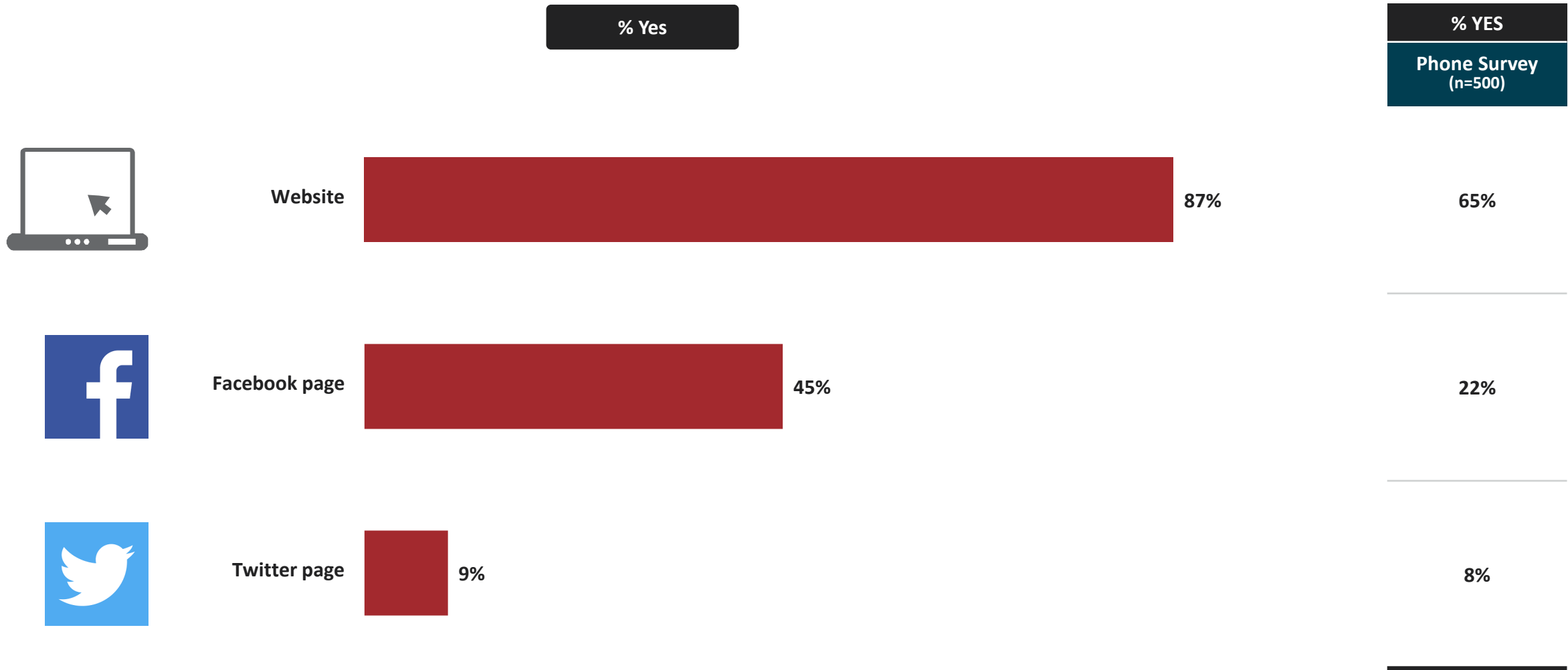


Note: Mentions 1% or less not shown.

Base: Those saying they did not attend or watch any Langley City Council meetings in the past 12 months (n=323)

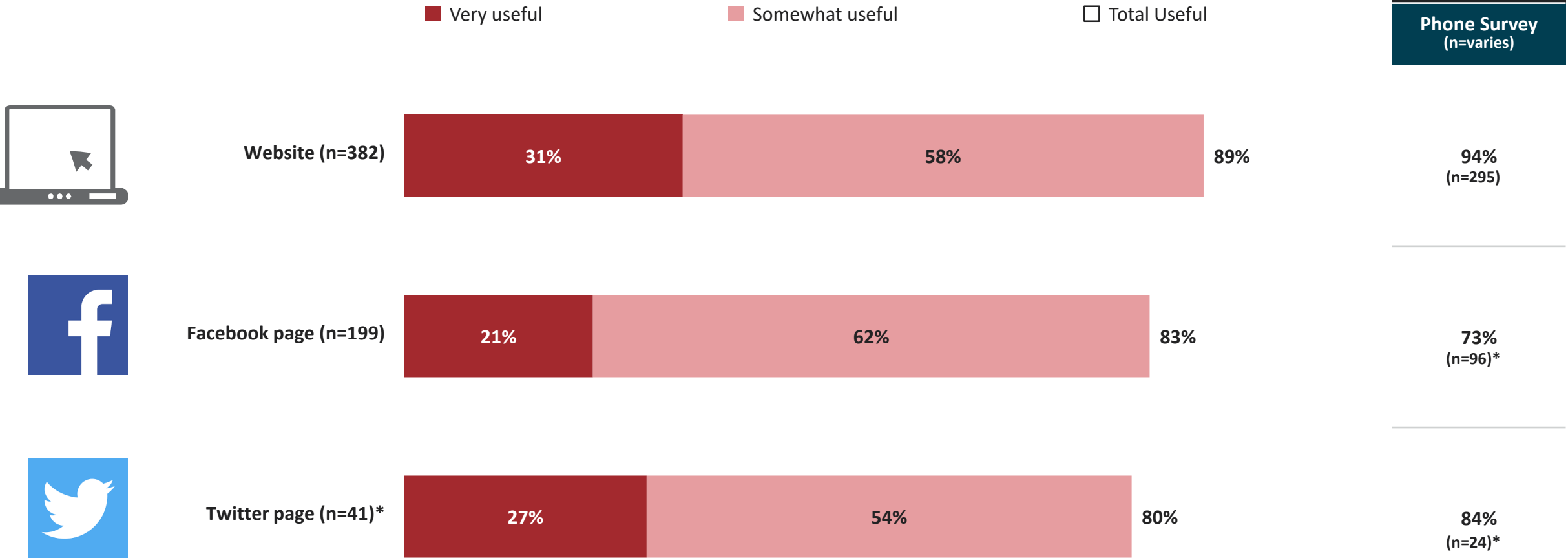
Q17. What is the main reason why you do not watch or attend Langley City Council Meetings?

Visit City Website and Social Media in Past 12 Months



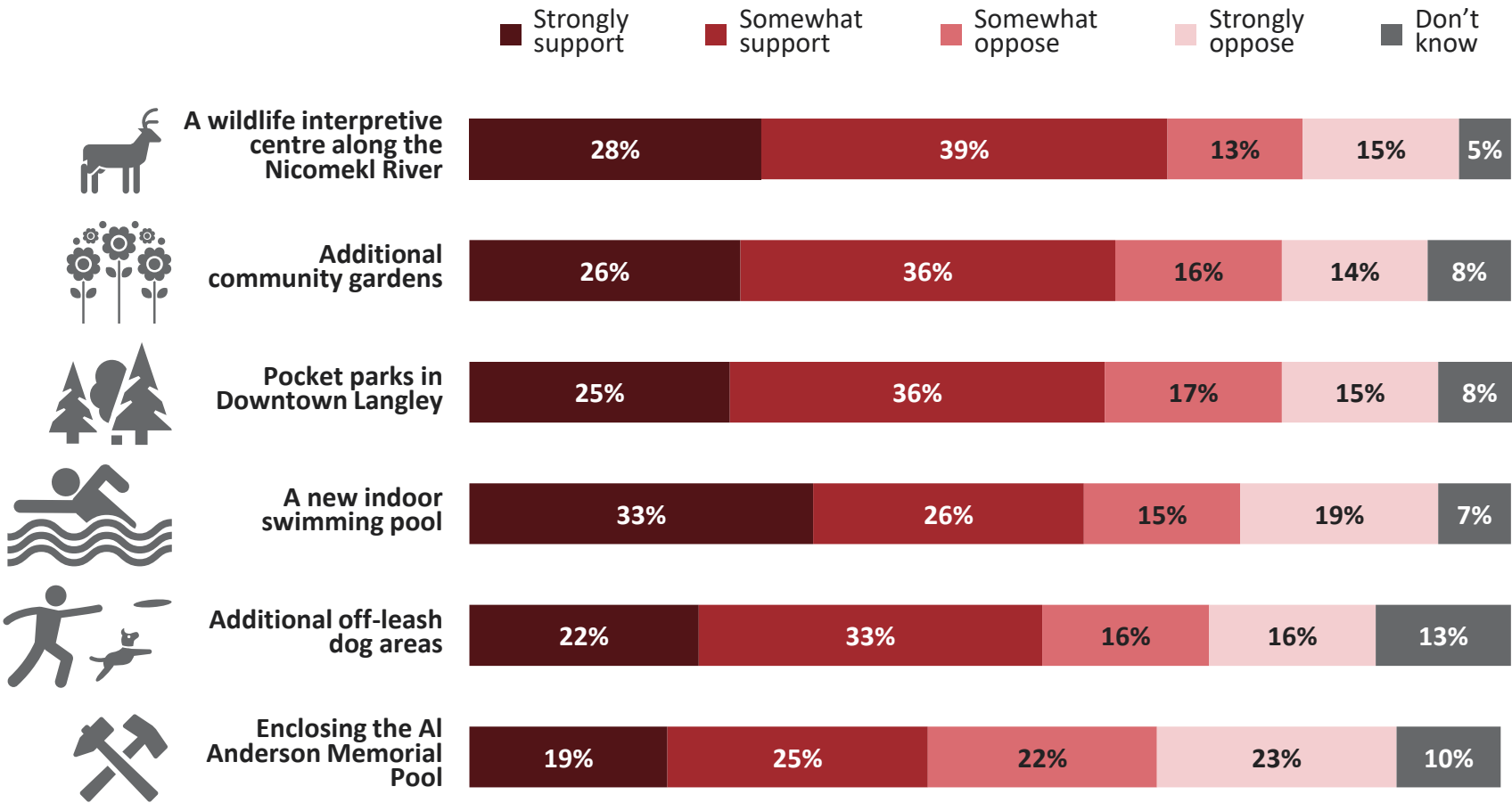
Usefulness of Online Content and Information

(Among claimed users of each offering)



*Small base size, interpret with caution.
Base: Those saying they visited the City’s website/Facebook/Twitter page in the past 12 months (n=varies)
Q21. How useful was the content of information and online services available on the City’s...?

Support for Parks and Recreation Improvements



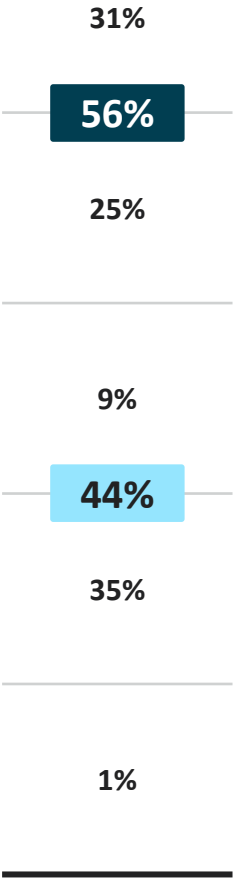
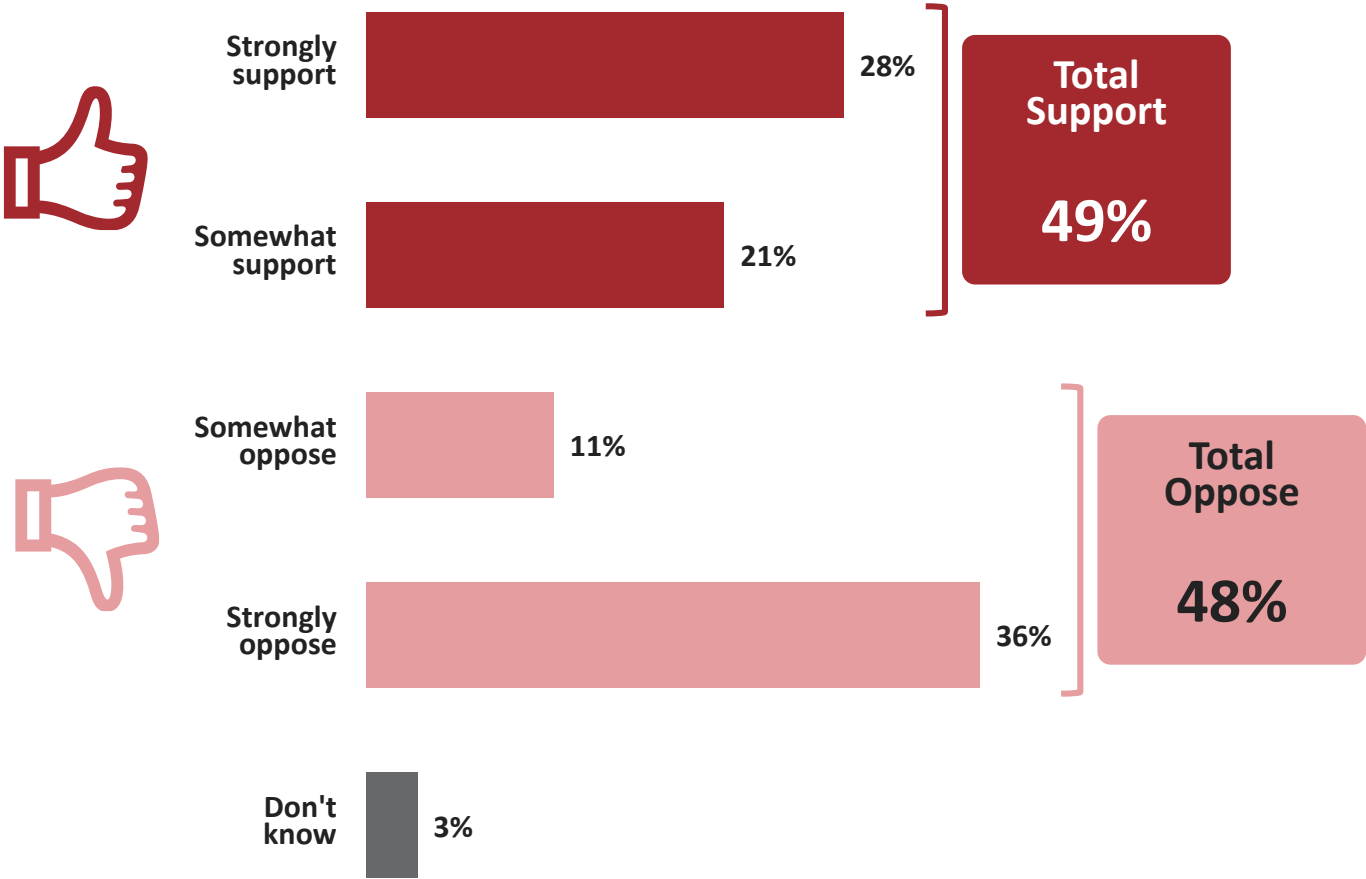
ONLINE SURVEY (n=439)		PHONE SURVEY (n=500)	
% Total Support	% Total Oppose	% Total Support	% Total Oppose
67%	28%	76%	21%
63%	29%	74%	25%
60%	32%	62%	27%
59%	34%	64%	35%
55%	32%	65%	32%
44%	46%	45%	46%

Base: All respondents (n=439)

Q39. Recognizing that there would be additional construction and operating costs, would you support or oppose each of the following parks and recreation improvements in the City of Langley?

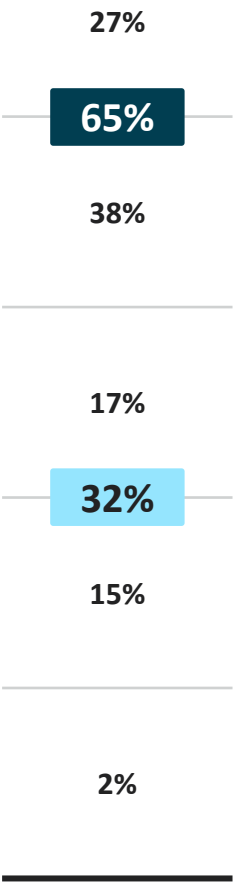
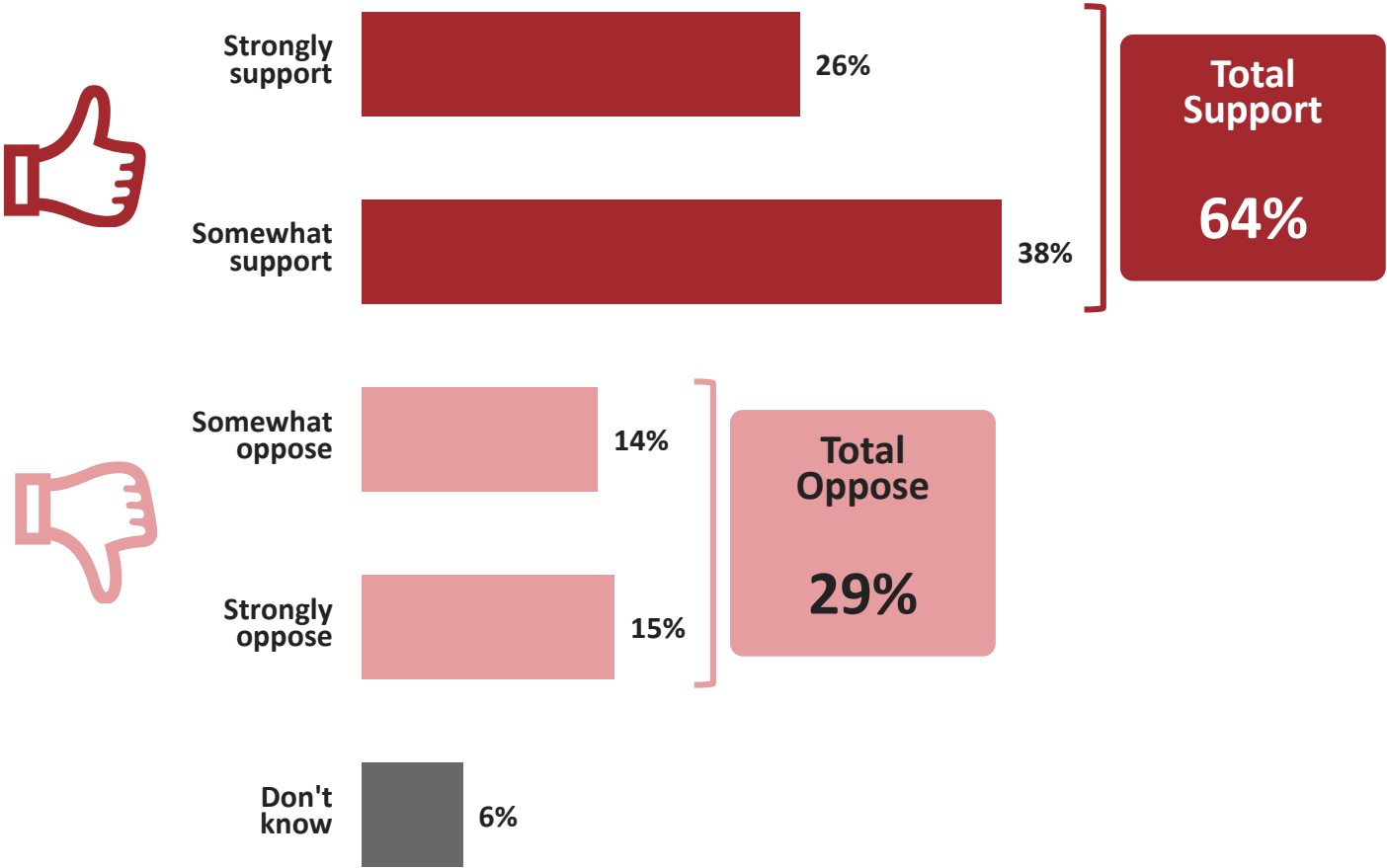
Support for Cannabis Retail Stores

Phone Survey
(n=500)



Support For Neighbourhood Commercial Nodes South of the Nicomekl River

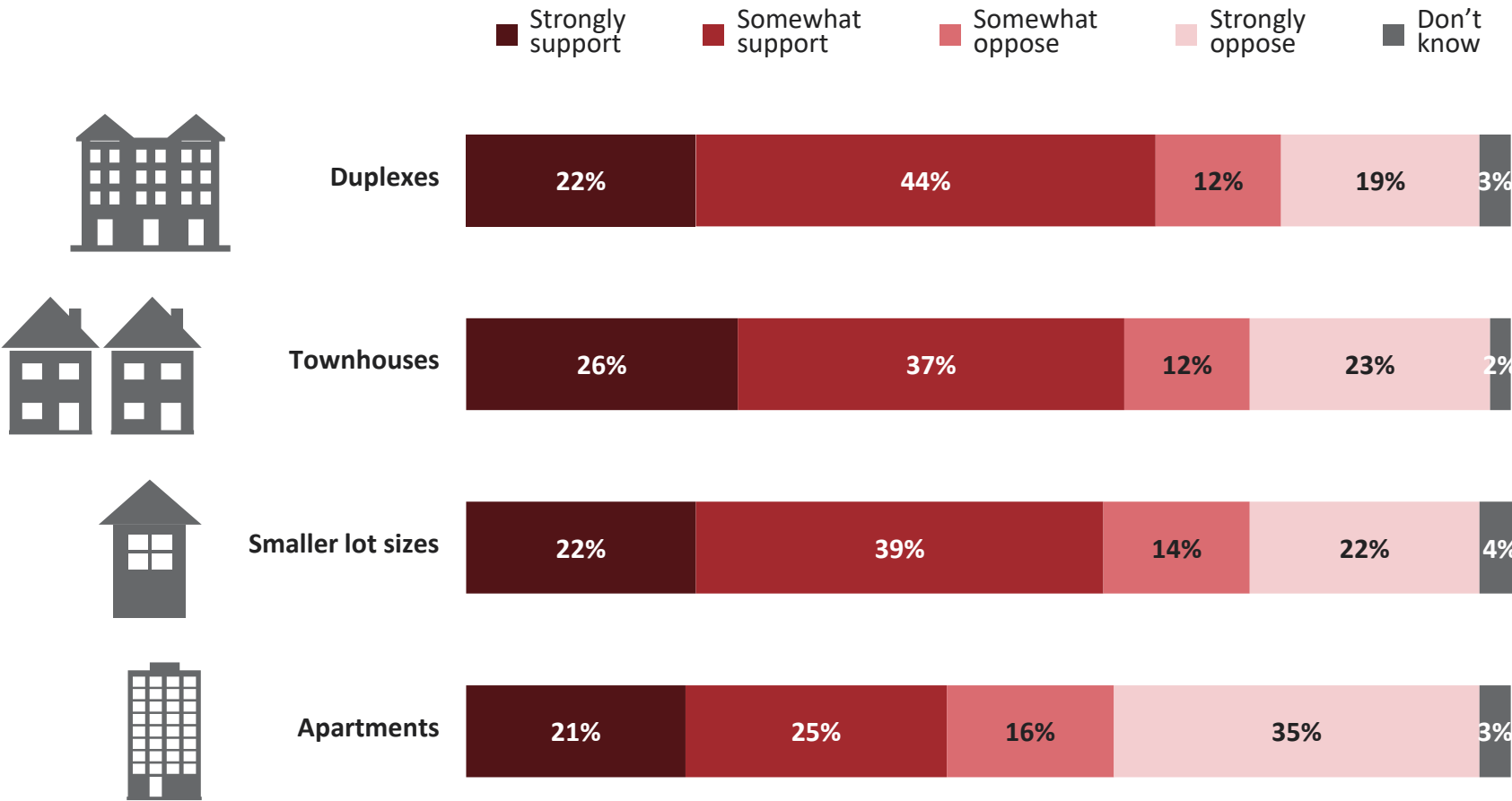
Phone Survey
(n=500)



Base: All respondents (n=439)

Q41. In order to provide small scale shops, cafes and offices within walking distance of residents, would you support or oppose the development of neighbourhood commercial nodes in residential areas south of the Nicomekl River?

Support for Different Types of Development South of the Nicomekl River

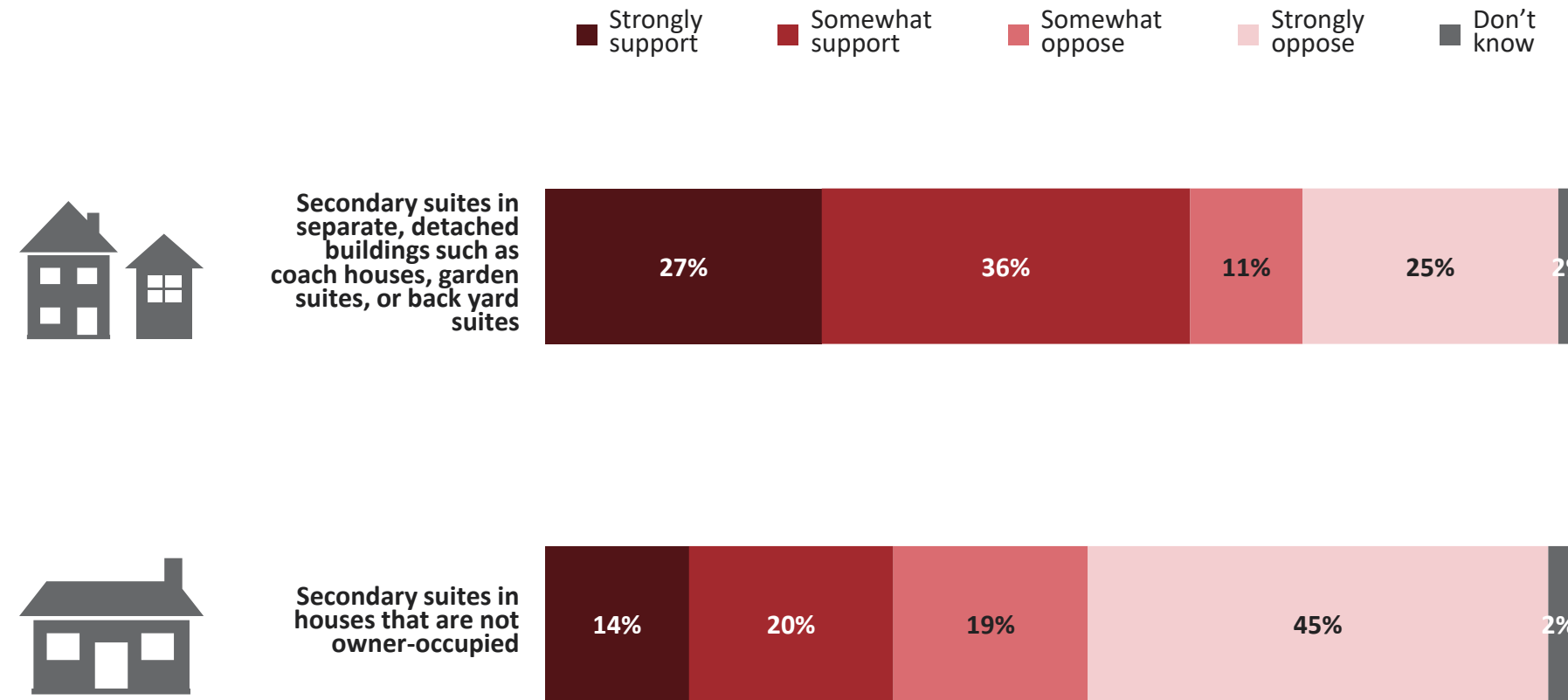


ONLINE SURVEY (n=439)		PHONE SURVEY (n=500)	
% Total Support	% Total Oppose	% Total Support	% Total Oppose
66%	31%	73%	26%
63%	35%	67%	32%
60%	36%	61%	35%
46%	51%	54%	45%

Base: All respondents (n=439)

Q42. To improve housing choice and affordability, would you support or oppose allowing each of the following types of development in designated areas south of the Nicomekl River?

Support for Different Types of Secondary Suites

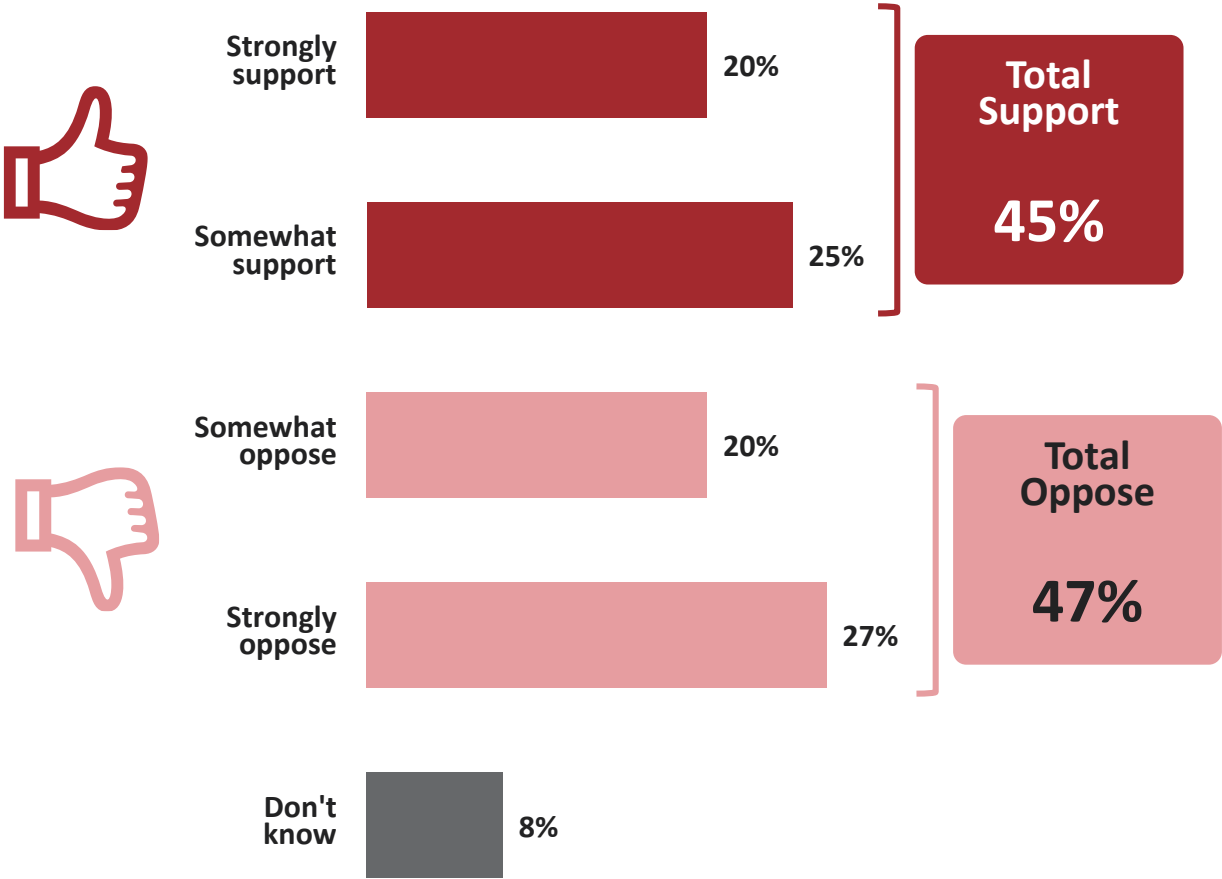


ONLINE SURVEY (n=439)		PHONE SURVEY (n=500)	
% Total Support	% Total Oppose	% Total Support	% Total Oppose
63%	36%	66%	34%
34%	64%	36%	62%

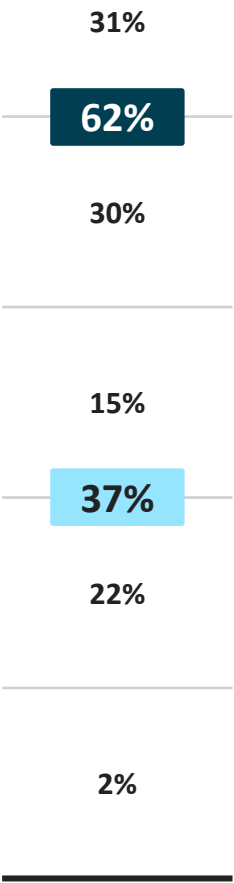
Base: All respondents (n=439)

Q43. Currently, secondary suites in the City of Langley are only permitted within the principal building – i.e., the house – on a single-family lot. Secondary suites are also only permitted in houses that are owner-occupied. This requirement was intended to achieve a higher level of maintenance and supervision for secondary suites. Would you support or oppose allowing each of the following types of secondary suites in the City of Langley?

Support for Financial Incentives to Increase Stock of Affordable Housing



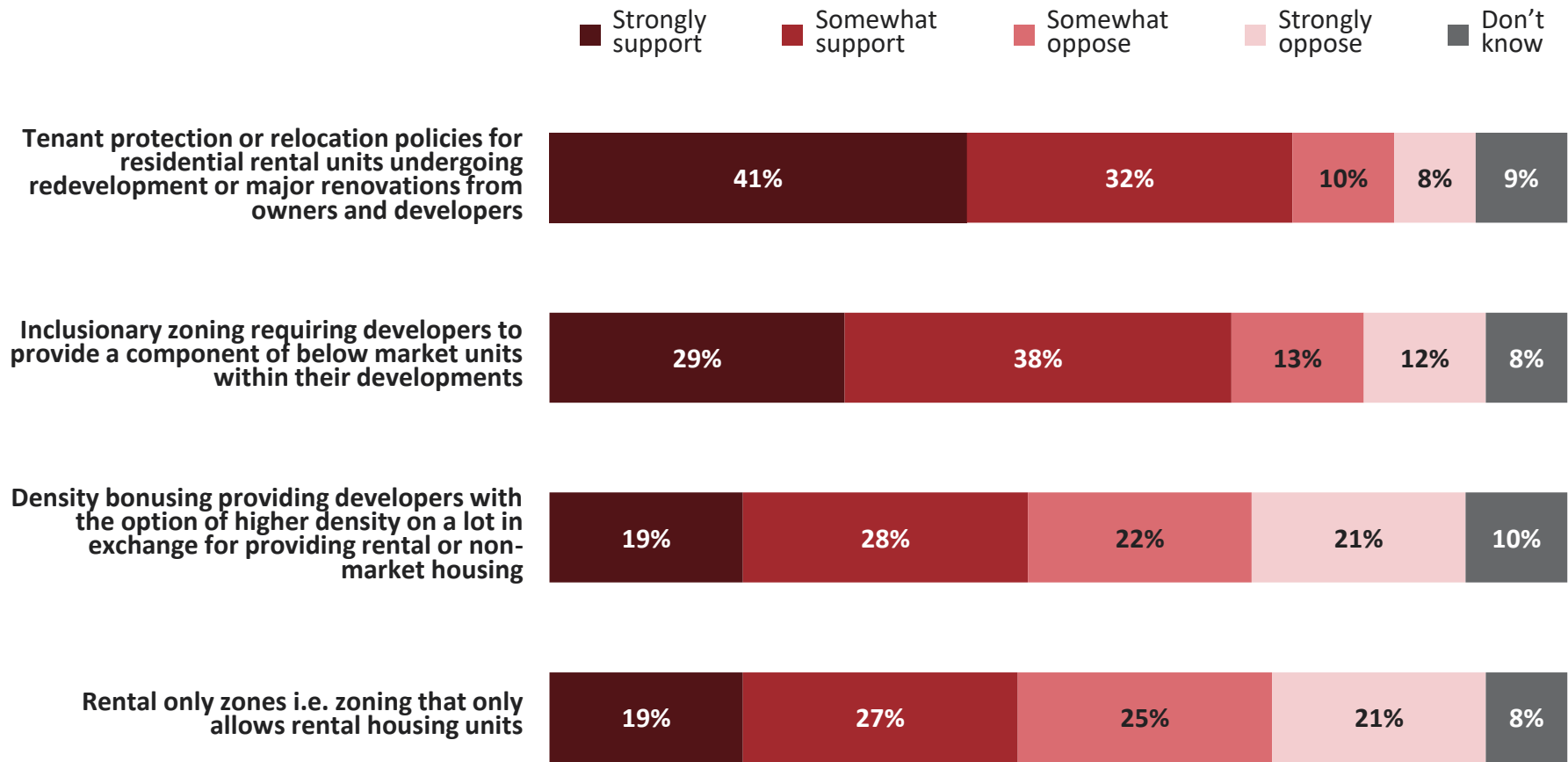
Phone Survey
(n=500)



Base: All respondents (n=439)

Q44. Would you support or oppose the City of Langley providing financial incentives to increase the stock of affordable housing in the city? For example, this could include providing land, grants, or subsidies; or forgoing property taxes, fees or levies charged to developers.

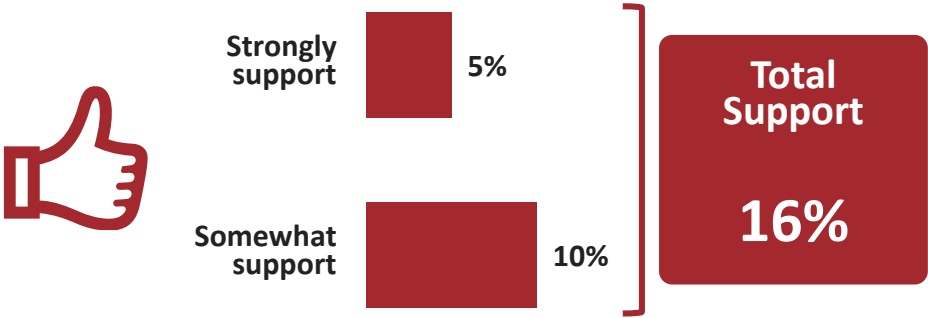
Support for Different Regulatory Measures to Protect/Expand Stock of Affordable Housing



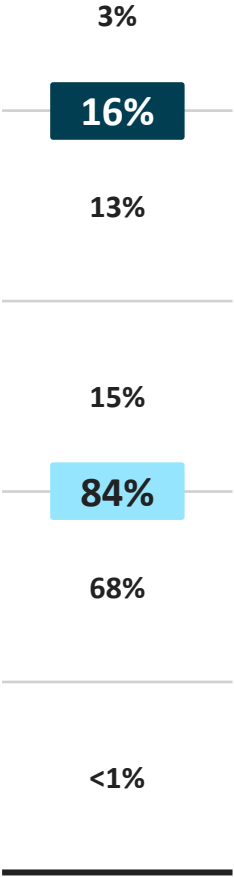
ONLINE SURVEY (n=439)		PHONE SURVEY (n=500)	
% Total Support	% Total Oppose	% Total Support	% Total Oppose
73%	18%	73%	22%
67%	25%	72%	23%
47%	43%	56%	38%
46%	46%	58%	39%

Support for Pay Parking Meters Downtown

Phone Survey
(n=500)



Don't know
2%

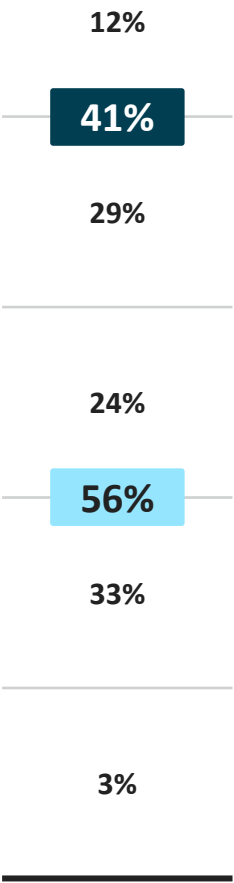
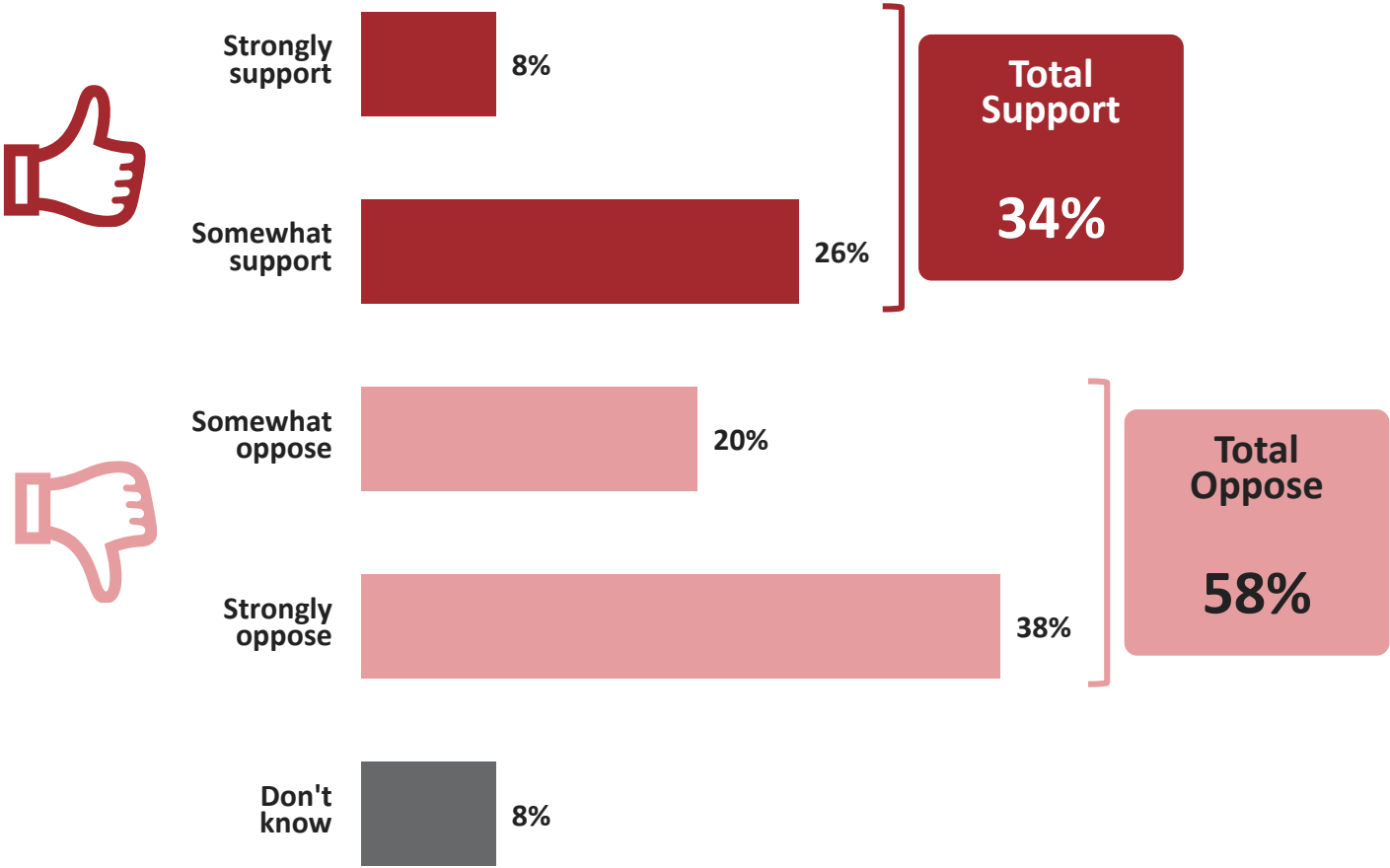


Base: All respondents (n=439)

Q29. In an effort to provide greater turnover and address the perceived shortage of parking in the City's downtown, would you support or oppose the implementation of pay parking meters in downtown Langley?

Support for Parking Permits

Phone Survey
(n=500)

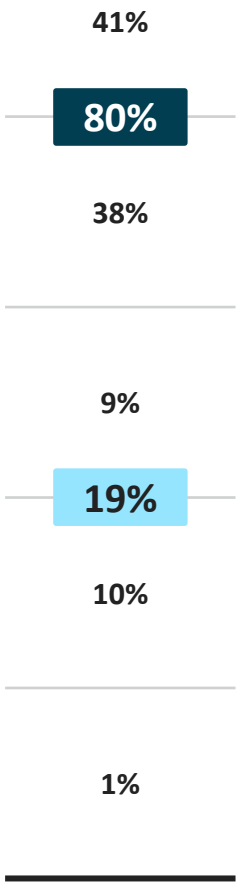
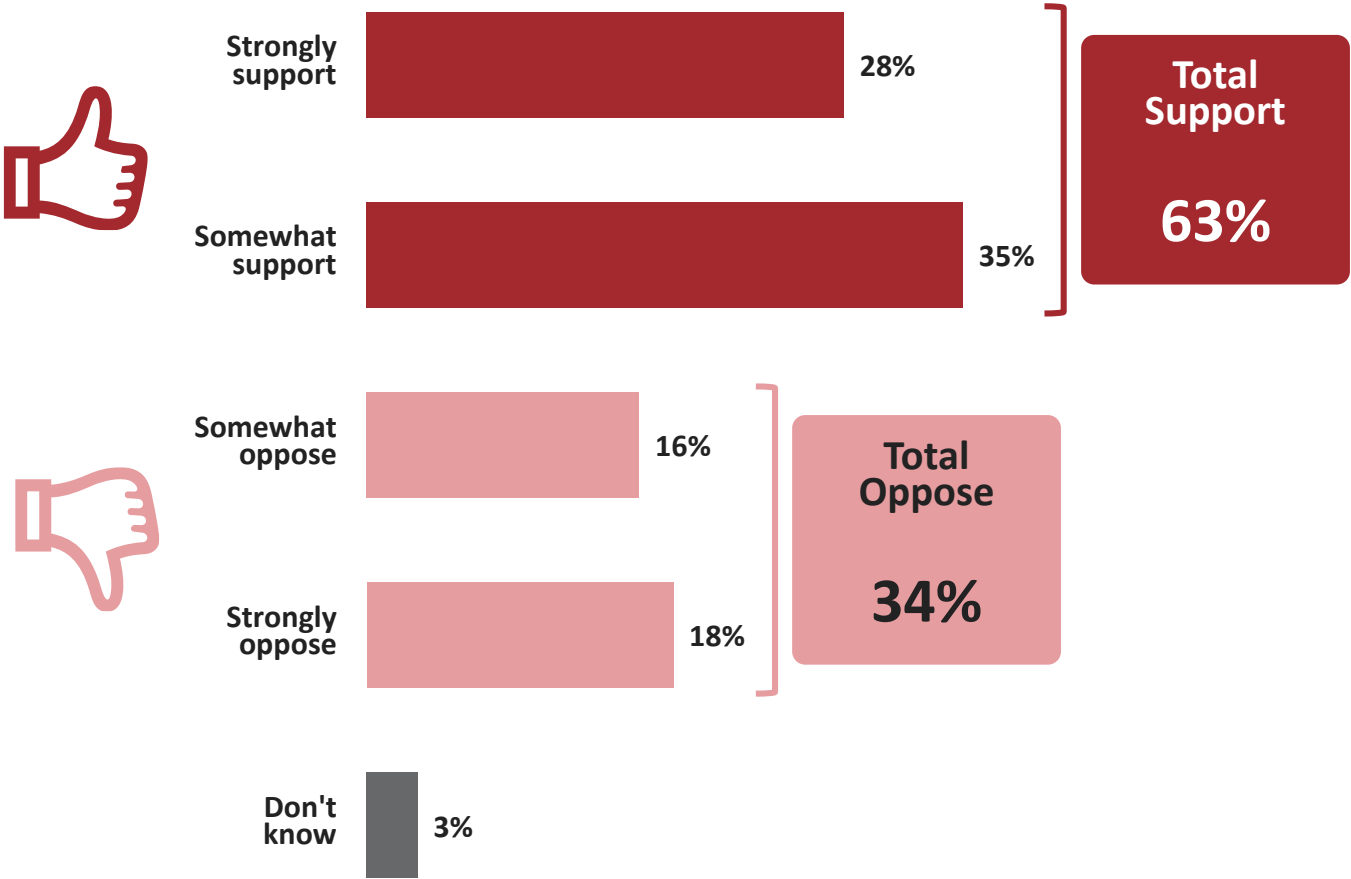


Base: All respondents (n=439)

Q46. Recognizing that it would entail additional enforcement and staffing costs, would you support or oppose the City regulating on-street parking through the issuance of permits in areas with chronic parking shortages?

Support for Funding Performing Arts Centre

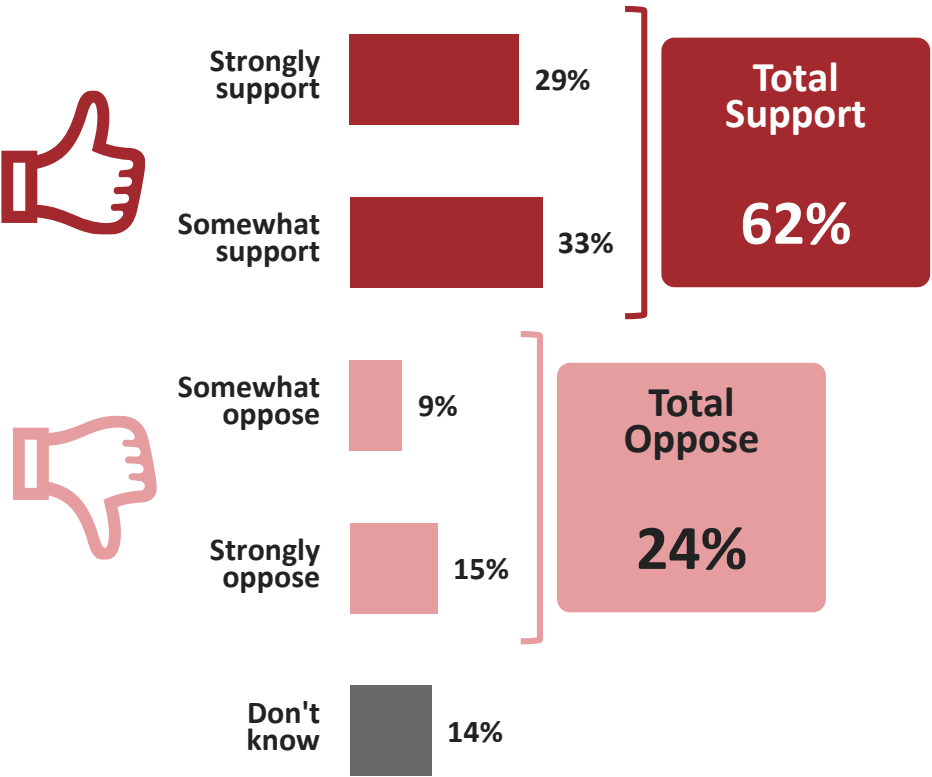
Phone Survey
(n=500)



Base: All respondents (n=439)

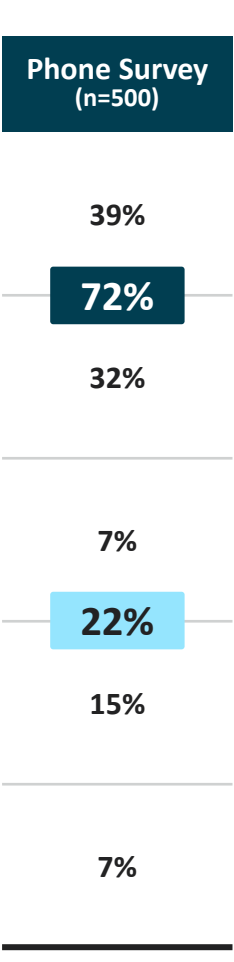
Q47. The City is pursuing the development of a performing arts centre in Downtown Langley. Would you support or oppose the City funding part of the construction and operating cost of a performing arts centre?

Support for Waste and Recyclables Toter Service

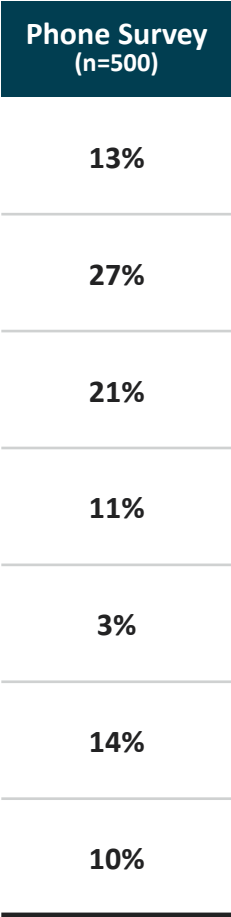
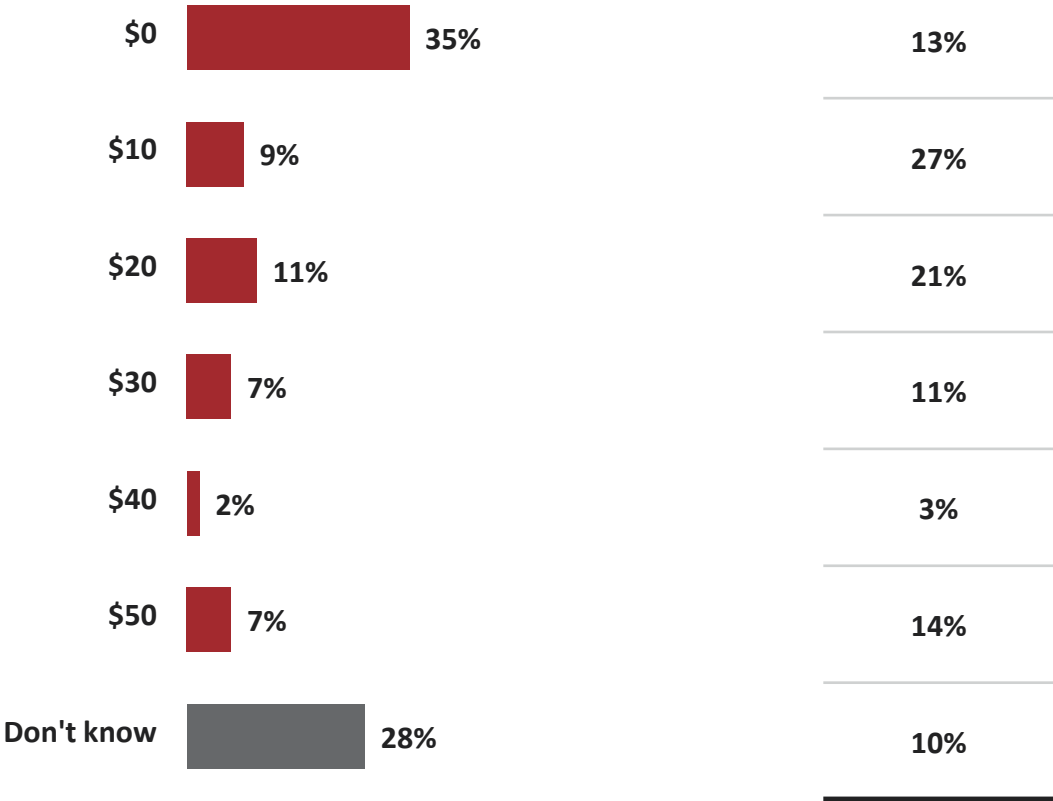


Base: All respondents (n=439)

Q48. The City of Langley is considering moving to toter-style biweekly collection of waste and recyclables. Toters are large, heavy duty plastic bins with wheels that would be supplied by the City of Langley. Would you support or oppose the City moving to toter service for biweekly collection of waste and recyclables?



Additional \$ Amount Willing to Pay for Toter Service

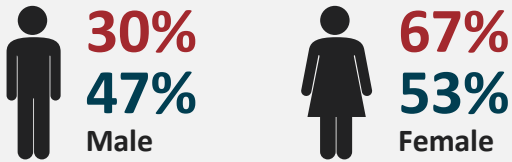


Base: All respondents (n=439)

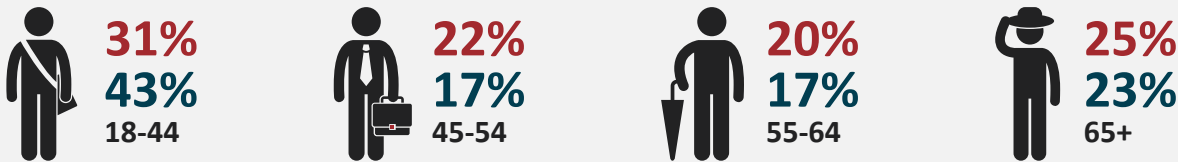
Q49. Currently, residents pay \$198 per year for solid waste collection. What is the maximum additional amount that you would be willing to pay for toter service?

Weighted Sample Characteristics (Online Survey Results)

GENDER



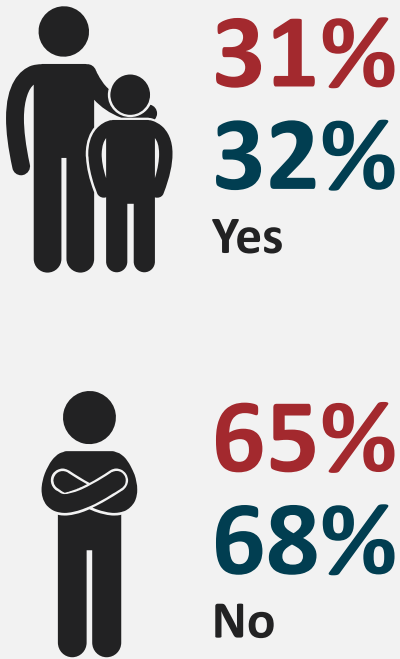
AGE



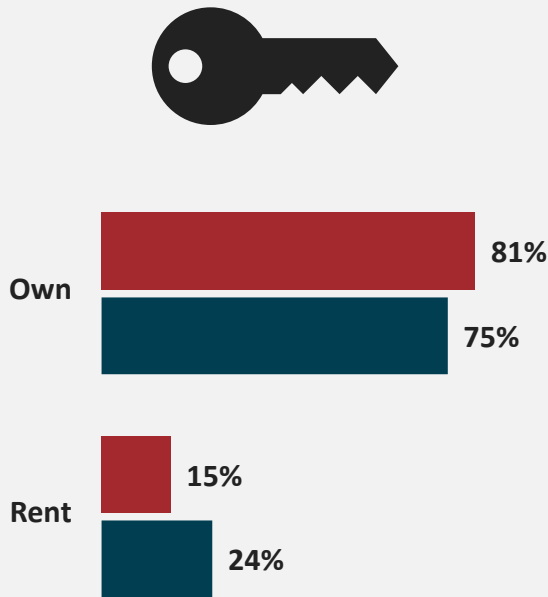
REGION

	Online	Phone
Nicomekl	29%	35%
Douglas	16%	28%
Simonds	15%	13%
Blacklock	14%	11%
Alice Brown	6%	7%
Uplands	8%	7%
Other	10%	0%

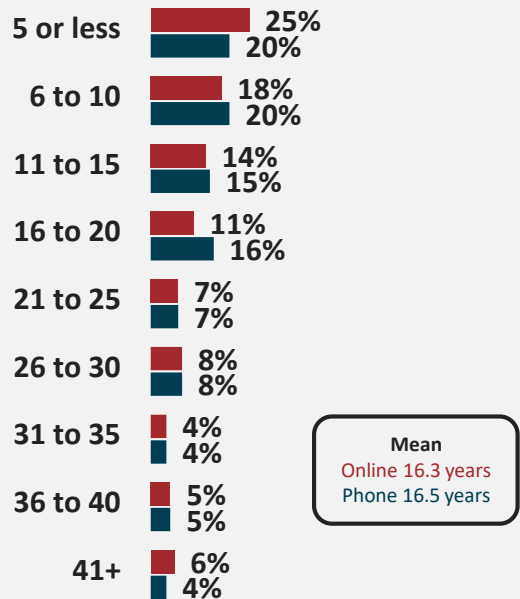
CHILDREN UNDER 18 IN HOUSEHOLD



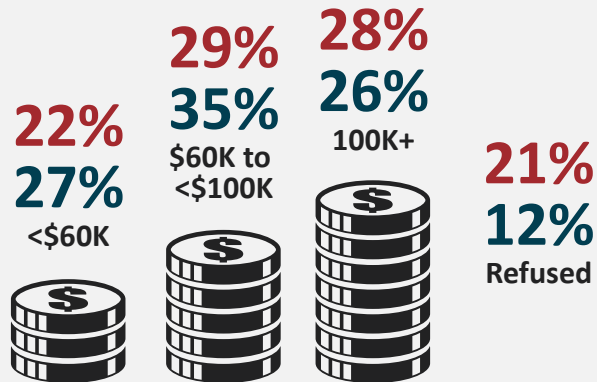
HOMEOWNERSHIP



NUMBER OF YEARS IN LANGLEY



HOUSEHOLD INCOME





REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Banking Services Agreement

File #: 1610.00

Doc #:

From: Graham Flack, CPA, CMA
Deputy Director of Corporate Services

Date: December 2, 2019

RECOMMENDATION:

THAT the City of Langley enter into a 5 year banking services agreement with BMO Bank of Montreal as the primary supplier of banking services.

PURPOSE:

The purpose of the report is to allow staff to enter into a 5 year banking services agreement with BMO Bank of Montreal with an option for a 5 year renewal after the first term.

POLICY:

N/A

COMMENTS/ANALYSIS:

The City has been using TD Commercial Banking since 2005, and the City's banking agreement is approaching expiry. A request for proposal was undertaken and staff is recommending that the City switch to BMO Bank of Montreal.

Six financial institutions submitted a response to the City of Langley's banking services request for proposals. BMO Bank of Montreal provided both the highest interest rate on our accounts and lowest annual service charges.

BUDGET IMPLICATIONS:

There will be an approximate annual reduction of \$1,050 in our banking fees and service charges, as well as an annual increase of approximately \$60,000 in interest income.

ALTERNATIVES:

Renew our banking services agreement with TD Commercial Banking for another 5 year term.

- City staff have been satisfied with the services TD Commercial Banking has provided; however we would forego the extra interest income and fee savings offered by the BMO Bank of Montreal if we remain with TD Commercial Banking for another 5 year term.

Respectfully Submitted,



Graham Flack, CPA, CMA
Deputy Director of Corporate Services

Concurrence:



Darrin Leite, CPA, CA
Director of Corporate Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Public Art Policy Update

File #: 3900

Doc #:

From: Kim Hilton
Director of Recreation, Culture and Community
Services

Date: December 3, 2019

RECOMMENDATION:

THAT City Council approve the amended Public Art Policy CO-23.

PURPOSE:

The purpose of the report is to provide council with the changes to the Public Art Policy originally adopted September 11, 2006.

POLICY:

CO-23 Public Art Policy

COMMENTS/ANALYSIS:

The Public Art Policy CO-23 was originally adopted on September 11, 2006. The policy refers to the Public Art Advisory Committee which has been disbanded and a new Arts and Culture Task Group has been formed since the policy was adopted. To avoid having to update the policy each time the committee/task group name changes, it has been replaced with “the committee tasked with public art”. The policy framework has also been updated to reflect Langley City’s new policy template.

BUDGET IMPLICATIONS:

None

ALTERNATIVES:

N/A

Respectfully Submitted,



Kim Hilton
Director of Recreation, Culture and Community Services.

Attachments:


1. Original Public Art Policy CO-23
2. Amended Public Art Policy CO-23

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

	Title: Public Art Policy	Number: CO-23
	<i>Authority (if applicable):</i>	<i>Section: Council</i>
	<i>Date Adopted: September 11, 2006</i>	<i>Motion: 06/195 08-016 Amendment</i>
	<i>Historical Changes (Amended, Repealed, or Replaced):</i>	
	<i>Cross Reference:</i>	

Preamble:

1. Public art has evolved from its decorative and monumental roots to include a wide range of innovative concepts and artistic practices. Contemporary public art derives its inspiration from the specific site -- its history, its local context and the way people interact with the space. Public art can be decorative (banners, mosaics, etc.), functional (transit/street design and land reclamation projects), or even more whimsical (gumball machines that dispense works of children's art). By marking significant places and experiences, public art creates an awareness of the history, orientation, identity and spirit of the community.

Policy

2. The purpose of the Public Art Policy is to:
 - (a) increase the livability and artistic richness of the city by making art an on-going part of our environment;
 - (b) increase public awareness and appreciation of the visual arts;
 - (c) stimulate the creation of new works and the growth of the visual arts within the municipality;
 - (d) provide a mechanism whereby citizens can be involved in the design of their public environment; and
 - (e) serve as an act of public trust and stewardship for public art.
- 3) The program components
 - (a) Integrate public art in civic developments which includes new construction, renewals and capital improvement projects; .
 - (b) Encourage developers of residential properties containing five or more units and non-residential buildings of 500 square meters or more to commission site-specific works of art that are integrated into exterior architectural or landscape features and/or open spaces adjacent to the development project that are accessible to the public and
 - (c) Encourage the design and creation of small-scale neighbourhood art initiatives.

Procedures


- 4.1 Public Art Advisory Committee will provide overall direction on selection procedures and criteria for public art commissions which will go through a two phase selection process.
- 4.2 When gifts, donations or bequests are proposed for the commissioning or placement of works of art in a publicly-owned location the Public Art Advisory Committee shall review the proposal for artistic merit, site suitability and City liability including maintenance, and make a recommendation accordingly to City Council.
- 4.3 Works of art within and belonging to the City shall be examined regularly for condition and location, and shall be maintained in the best possible condition by the City. Maintenance procedures and schedules are initially developed with the artist, the City and the Public Art Advisory Committee. The City is also responsible for insurance costs of public art works installed on civic property or City right of ways.
- 4.4 The City can lend moveable works of art from its permanent collection for short or extended loan periods, or can rent/borrow works of art for a set period. Conditions will be noted in a signed loan/rental agreement with the City.
- 4.5 De-Accessioning Public Art: De-accessioning is the process of removing an object permanently from the collection. De-accessioning will only be considered after 10 years have elapsed from the date of installation or acceptance of the work or under the special conditions laid out in the de-accessioning guidelines. The Public Art Advisory Committee will make a recommendation accordingly to City council.
- 4.6 The City will create and maintain an updated inventory of public artworks with detailed information as outlined in the inventory guidelines.

Financing

- 5.1 The annual budget allocation should cover the planning, design, fabrication, installation and preservation of the public art collection and related administrative and promotion costs.
- 5.2 A fixed annual allocation of \$5000 will fund the yearly work plan.

Policy and Procedure Review

- 6.1 The Public Art Advisory Committee will review the Policy and Procedures and make recommendations to the City council as required.

	Title: Public Art Policy	Policy No: CO-23
	Category: Council Policy	Section: Administration
	Authority: Council	
	Date Adopted: September 11, 2006	

Purpose:

The purpose of the Public Art Policy is to:

- (a) Increase the livability and artistic richness of the city by making art an on-going part of our environment;
- (b) Increase public awareness and appreciation of the visual arts;
- (c) Stimulate the creation of new works and the growth of the visual arts within the municipality;
- (d) Provide a mechanism whereby citizens can be involved in the design of their public environment; and
- (e) Serve as an act of public trust and stewardship for public art.

Scope:

- (a) Integrate public art in civic developments which includes new construction, renewals, capital improvement and public infrastructure projects.
- (b) Encourage developers of residential properties containing five or more units and non-residential buildings of 500 square meters or more to commission site-specific works of art that are integrated into exterior architectural or landscape features and/or open spaces adjacent to the development project that are accessible to the public and
- (c) Encourage the design and creation of small-scale neighbourhood art initiatives.

Policy Statement:

- a) The committee tasked with public art will provide overall direction on selection procedures and criteria for public art commissions which will go through a two phase selection process.
- b) When gifts, donations or bequests are proposed for the commissioning or placement of works of art in a publicly-owned location the committee tasked with public art shall review the proposal for artistic merit, site suitability and City liability including maintenance, and make a recommendation accordingly to City Council.

- c) Works of art within and belonging to the City shall be examined regularly for condition and location, and shall be maintained in the best possible condition by the City. Maintenance procedures and schedules are initially developed with the artist, the City and the committee tasked with public art. The City is also responsible for insurance costs of public art works installed on civic property or City right of ways.
- d) The City can lend moveable works of art from its permanent collection for short or extended loan periods, or can rent/borrow works of art for a set period. Conditions will be noted in a signed loan/rental agreement with the City.
- e) De-Accessioning Public Art: De-accessioning will only be considered after 10 years have elapsed from the date of installation or acceptance of the work or under the special conditions laid out in the de-accessioning guidelines. The committee tasked with public art will make a recommendation accordingly to City council.
- f) The City will create and maintain an updated inventory of public artworks with detailed information as outlined in the inventory guidelines.
- g) The annual budget allocation should cover the planning, design, fabrication, installation and preservation of the public art collection and related administrative and promotion costs.
- h) A fixed annual allocation of \$5000 will fund the yearly work plan.
- i) The committee tasked with public art will review the Policy and Procedures and make recommendations to the City council as required.

Definitions:

City means Langley City.

De-accessioning is the process of removing an object permanently from the collection.

Policy Number:	CO-23
Policy Owner:	Director of Recreation, Culture and Community Services
Endorsed by:	SMT
Final Approval:	Council
Date Approved:	September 11, 2006
Revision Date:	December 9, 2019
Amendments:	
Related Policies:	CO-30 – Public Art Project Weighting (In Response to a Request for Proposal)
Related Publications:	



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2018 Crime Prevention Task Group
Recommendations Update

File #: 0110.00

Doc #:

From: Councillor Nathan Pachal
Chair, Crime Prevention Task Group

Date: November 18, 2019

RECOMMENDATION:

THAT the report of the Crime Prevention Task Group dated November 18, 2019 be received for information.

PURPOSE:

The purpose of this report is to provide an update to Council on recommendations stemming from the Crime Prevention Task Group that were adopted by Council on April 9, 2018. The staff resolutions were reported back to the Crime Prevention Task Group by Staff and Councillor Pachal at a meeting in late 2018.

POLICY:

N/A

COMMENTS/ANALYSIS:

On February 22, 2018 the Crime Prevention Task Group made a number of recommendations that were adopted by Council on April 9, 2018. A meeting was held with all relevant departments and the recommendations were discussed. Staff researched the recommendations and came to a number of resolutions. The resolutions were reported back to the Crime Prevention Committee at a meeting in late 2018 and will be outlined in the Summary section of this report. The initial adopted recommendations were as follows:

COMMITTEE RECOMMENDATION A:

WHEREAS the task group mandate includes allocating adequate budget to implement CPTED recommendations; and

WHEREAS bringing eyes and ears to public spaces is a well-known and accepted CPTED principle;

BE IT RESOLVED THAT the Task Group recommends that Council instruct staff to investigate the feasibility of implementing the following top four initiatives, this calendar year:

- Addition of attractive night lighting in the downtown core: increases security and could be in coordination with the laneway activation;
- Guided floodplain group walking tours: focus on evening times and highlight nature and wildlife within the floodplain. (perhaps the City could recruit a KPU horticulture student to advise on the nature aspect);
- Promote Point of Pride Program more actively to keep trails clean, promote within schools;
- Graffiti wall: a wall that celebrates community artists and provides a space for legal spray painting. It has been known to help prevent unwanted graffiti in problem areas

COMMITTEE RECOMMENDATION B:

THAT Council consider the following initiatives for inclusion in the staff work plans in future years:

- Additional lighting in laneways would encourage safety and security;
- Consider lighting in the floodplain to encourage use after dark;
- Guided floodplain group walking tours: focus on evening times and highlight nature and wildlife within the floodplain. It was noted that perhaps the City could recruit a KPU horticulture student to advise on the nature aspect;
- BMX Jam Night at Penzer Park;
- Community street parties;
- Yoga in the park;
- Lawn bowling: host event that pairs seniors and youth as a team;
- More community gardens;
- Create “Buy and Sell Zone” at Langley RCMP for safe exchange of goods bought and sold online (similar to Abbotsford Police Dept.).

COMMITTEE RECOMMENDATION C:

THAT Council instructs staff to investigate the cost of installing additional lighting in key floodplain trails for inclusion in a future budget discussion.

BUDGET IMPLICATIONS:

N/A

SUMMARY:

The recommendations adopted Council and their resolutions are outlined below:

Recommendation:

Addition of attractive night lighting in the downtown core: increases security and could be in coordination with the laneway activation.

Resolution:

Three new lights were installed in the lane north of Fraser Hwy west and east of Salt Lane and four additional lights were installed in Fuller lane south of Fraser Hwy.

Recommendation:

Guided floodplain group walking tours: focus on evening times and highlight nature and wildlife within the floodplain. (Perhaps the City could recruit a KPU horticulture student to advise on the nature aspect).

Resolution:

Langley City currently offers City walks throughout our trail system on Thursday evenings throughout the summer from 6:30-8pm. Walks continued during the summer of 2019. Langley Field Naturalists provided two brochures – Birds in Langley and Butterflies in Langley. KPU has not been contacted to date.

Recommendation:

Promote Point of Pride Program more actively to keep trails clean, promote within schools.

Resolution:

Point of Pride: the Adopt a Street, Trail and Park Program is promoted through the tri-annual recreation guide, at neighbourhood meetings, community day and the e-newsletter. Information is posted on the School District electronic bulletin board. The next update will be in spring 2020. Statistics for the past couple of years of POP participants who hand in their logs:

<u>Year</u>	<u># Members</u>	<u># Hours</u>
2015	25	403.5
2016	26	680.25
2017	27	888.80
2018	22	882.00

Recommendation:

Graffiti wall: a wall that celebrates community artists and provides a space for legal spray painting. It has been known to help prevent unwanted graffiti in problem areas.

Resolution:

Staff felt that a graffiti wall may actually attract graffiti. We are not currently experiencing much of a problem in the City. The will be re-visited should the situation change.

Recommendation:

Consider lighting in the floodplain to encourage use after dark.

Resolution:

Staff raised a number of concerns: CPTED – There are differing schools of thought. One is that lighting actually attracts rather than detracts from criminality. The opposite however, has been argued. Staff also expressed that there may be environmental concerns around lighting up the floodplain area at night. Finally, there was a concern that people that we want using the area might not.

Recommendation:

BMX Jam Night at Penzer Park.

Resolution:

Langley City hosts annual "Take Your Kid Mountain Biking Day"; the City also holds various events and camps at the Penzer Activity Park.

Recommendation:

Community street parties.

Resolution:

This is being promoted through the Know Your Neighbor door to door campaign. Grant money is available for neighborhood get togethers that will be promoted by the Crime Prevention Task Group and volunteers.

Recommendation:

Yoga in the park.

Resolution:

Langley City has hosted Pilates at Sendall Gardens in the past. Currently the Fresh Air Fitness is running Thursdays at Douglas Park from 12:15-1:15 for people to learn how to use the equipment and a fun work out.

Recommendation:

Lawn bowling: host event that pairs seniors and youth as a team.

Resolution:

In the past during youth week, the youth have opted to pair up with the council and seniors for a lawn bowling event. Last year, 2018, the youth decided not to run this particular event. Langley City Recreation has connected the lawn bowling executive to Douglas Park Community School.

Recommendation:

More community gardens.

Resolution:

Michaud is completed. Douglas Park is being looked at for future garden.

Recommendation:

Create “Buy and Sell Zone” at Langley RCMP.

Resolution:

The RCMP encourages people through their media lines for people to come and do these types of transactions at the detachment. There is no space to have a dedicated outside area.

ALTERNATIVES:

THAT Council ask staff to re-visit any of the recommendations/resolutions.

Respectfully Submitted,



Councillor Nathan Pachal
Chair, Crime Prevention Task Group

Paula Kusack

Subject: FW: Request Regarding Metro Vancouver Appointments

From: Laura Dick 22 (1)

Sent: November 23, 2019 10:10 AM

To: bdingwall@pittmeadows.bc.ca; dwalker@whiterockcity.ca; jfroese@tol.ca; john.mcewen@anmore.com; kennedy.stewart@vancouver.ca; mayor.mclaughlin@lionsbay.ca; mayor@burnaby.ca; mayor@cnv.org; Mayor Val van den Broek <vvandenbroek@langleycity.ca>; mayor@surrey.ca; mayorea@richmond.ca; <mayorea@richmond.ca>; mayorharvie@delta.ca; mbooth@westvancouver.ca; mmorden@mapleridge.ca; nbelenkie@belcarra.ca; westb@portcoquitlam.ca

Subject: Request Regarding Metro Vancouver Appointments

Dear Mayor and Council,

The attached letter from the City of New Westminster has just been made public through the City of Port Moody's upcoming council meeting agenda package. I have thanked the Mayor and Council of New Westminster very much for the letter dated October 2nd regarding the untenable situation we in Port Moody, and clearly in the rest of Metro, find ourselves in. I am gratified that all the work myself and a group of citizens have been doing to apply pressure on the Provincial government to correct such a significant gap in legislation is being supported by other municipalities.

Although technically Port Moody's mayors challenges have been "resolved", for many people Alternative Measures is just a form of plea bargaining. He has not been exonerated and still stands before us a person of extreme suspect moral values.

I sincerely hope the balance of Mayors and Council in Metro as well as the Province recognize the intent of the attached letter. I would ask and suggest that a similar letter(s) of support would go a long way to potentially resolving this issue. No municipality should be faced with the prospect of significant chaos and loss of functionality because of an elected officials personal criminal issues.

With respect,

Laura Dick
Port Moody

22 (1)

<https://pub-portmoody.escribemeetings.com/filestream.ashx?DocumentId=5310>

Sent from my iPad



Jonathan X. Côté
Mayor

October 2, 2019

Port Moody City Council
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Members of Council,

Re: Request Regarding Metro Vancouver Appointments

In the context of the news reports regarding the City of Port Moody's Mayor, at a Closed meeting on September 30, 2019, New Westminster City Council passed the following resolution:

Whereas, it is a great privilege to be elected to City Office;

Whereas it is incredibly important to earn and keep the public's trust while serving in public office; and

Whereas as elected officials, it is our responsibility to act on behalf of the public good in all municipalities; and,

Whereas it is our responsibility to speak out when faced with situations that harm and erode the public's trust in elected officials and municipal processes; and,

Whereas it is very difficult to remain silent while serving on municipality boards and committees with another public official who has been named in a serious incident involving sexual assault.

THEREFORE BE IT RESOLVED:

THAT a letter from Mayor and Council be sent to the City of Port Moody Council requesting that they consider nominating an alternate to Rob Vagramov to serve as a director on the Metro Board;

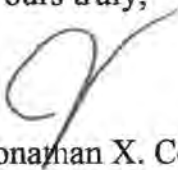
THAT an additional letter be sent to the Metro Vancouver Chair and Vice-Chair asking that Rob Vagramov be removed from his committee appointments until such time as his legal challenges have been resolved;

THAT both of these letters from Mayor and Council be sent immediately; and,

THAT Council write a letter to the Provincial Government requesting action be taken quickly on the 2018 Union of BC Municipalities motions related to these situations.

Your attention to this matter is appreciated.

Yours truly,



Jonathan X. Cote
Mayor

Cc: Dorothy Shermer, Corporate Officer



November 12, 2019

Dear UBCM Member Local Governments,

I am writing on behalf of Victoria City Council, requesting favourable consideration of these resolutions and that you share this support with the Provincial Government for the following resolutions. Unfortunately, despite the fact that we are have an opioid crisis across the Province, these resolutions did not make it onto the floor of the UBCM at this year's convention as the resolutions session ran out of time.

(B171) Safer Drug Supply to Save Lives

Whereas It has been two years since BC declared a public-health emergency due to increased overdoses, yet the death toll for those consuming substances continues to rise due to an unpredictable and highly-toxic drug supply;

And whereas people with opioid use disorder, a chronic relapsing medical condition, are at high risk of overdose- related harms including death and an estimated 42,200 people inject toxic substances in British Columbia, it is not possible for the treatment system to rapidly increase services fast enough to manage this number of people as "patients" within a medical treatment model given the many challenges in achieving and retaining the people on opioid use disorder treatment, people at risk of overdose in British Columbia do not have access to a safer alternative to the unpredictable, highly-toxic drug supply:

Therefore be it resolved that in an effort to save lives and reduce harm due to an unpredictable and highly-toxic drug supply, and as part of a holistic response to the public-health emergency, including prevention, treatment, and recovery, that the Province of British Columbia work with local communities, Health Authorities across the Province, the Ministry of Mental Health and Addictions, and the Ministry of Health ensure that people at risk of overdose harm have access to safer alternatives.

(B172) Observed Inhalation Sites for Overdose Prevention


Whereas British Columbia is currently experiencing an unprecedented public health emergency due to an unpredictable and highly-toxic drug supply, and smoking or inhalation is the second most common mode of consumption among all people who have died from a suspected illicit drug overdose and the most common mode of consumption among men and those between the ages of 15 and 29;

And whereas observed consumption services (i.e. supervised consumption services and overdose prevention services) are evidence-based harm reduction approaches shown to reduce overdose-related harm, and there is not adequate access to observed consumption services that provide space for inhalation where communities are facing crisis:

Therefore be it resolved that to ensure that people at risk of overdose across BC have access to observed consumption services that provide space for inhalation, that the Province of British Columbia fund and work through local communities, Health Authorities across the Province, the Ministry of Mental Health and Addictions and the Ministry of Health to provide these services as part of a holistic response to the public-health emergency, including prevention, treatment, and recovery.

We eagerly look forward to your support on this matter.

Sincerely,



Lisa Helps
Victoria Mayor

Paula Kusack

Subject: FW: BC/YUKON COMMAND OF THE ROYAL CANADIAN LEGION- 15th Annual Military Service Recognition Book
Attachments: BCCL20 RATES.pdf

From: Morton Henwood <mhenwood@campaign-office.com>

Sent: December 3, 2019 11:20 AM

To: Debra Joyal <djoyal@langleycity.ca>

Subject: BC/YUKON COMMAND OF THE ROYAL CANADIAN LEGION- 15th Annual Military Service Recognition Book

ATT: MAYOR AND COUNCIL

**PLEASE SUPPORT OUR VETERANS
LEST WE FORGET
75 TH ANNIVERSARY OF THE END OF WORD WAR II**

Hello

Thank you for taking a moment of your time today to review the following information regarding this years Remembrance Project

Please find attached a copy of our **Advertisement Letter** and **Rate Sheet** for the **British Columbia Yukon Command of The Royal Canadian Legion's 15th Annual Military Service Recognition Book** to honor and recognize our Veterans.

This unique remembrance publication includes past and present day Veterans biographies and photographs. With the help of our Veterans, their families and friends, submissions are collected at local legion branches and our next edition is scheduled for release in **November 2020**, in advance of our Annual Remembrance Day Ceremonies.

It is available for all to see at local legion branches and online at the BC/Yukon Command Legion's website: <https://www.legionbcyukon.ca/what-we-do/military-service-recognition-book> It helps us, and our younger generations, appreciate and never forget the Sacrifices made by our Veterans for the freedoms we enjoy today.

We would sincerely appreciate **CITY OF LANGLEY'S** support and appreciation for our Veterans by purchasing an advertisement in our next edition.

With this year marking the **75th Anniversary of The End of the Second World War**, many of our supporters are designing their ad space to honour the sacrifice and courage of those who secured freedom for us all.

If you require any additional information, please reply to this email or phone me at our toll-free number below. I will follow up with you in the near future.

Thank you for your consideration and/or support.

Sincerely,

Mort Henwood

Advertising Rep/ Military Service Recognition Book

BC/Yukon Command

Royal Canadian Legion Campaign Office

1-866-354-6277

+ <mailto:bccl@fenety.com>



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www.legionbcyukon.ca

British Columbia / Yukon Command The Royal Canadian Legion

“Military Service Recognition Book”

Dear Sir/Madam:

Thank you for your interest in the **BC/Yukon Command / The Royal Canadian Legion**, representing **British Columbia** and the **Yukon’s Veterans**. Please accept this written request for your support, as per our recent telephone conversation.

Our **BC/Yukon Command Legion** is very proud to be printing another **5,000 copies** of our Annual **“Military Service Recognition Book”**, scheduled for release by Remembrance Day 2020, to help identify and recognize many of the brave **Veterans** of British Columbia and the Yukon who served our Country so well during times of great conflict. This annual publication goes a long way to help the Legion in our job as the **“Keepers of Remembrance”**, so that none of us forget the selfless contributions made by our **Veterans**.

We would like to have your organization’s support for this Remembrance project by sponsoring an advertisement space in our **“Military Service Recognition Book.”** Proceeds raised from this important project will allow us to fund the printing of this unique publication and will also help our Command to improve our services to **Veterans** and the more than 150 communities that we serve throughout British Columbia and the Yukon. The Legion is recognized as one of Canada’s largest “Community Service” organizations, and we are an integral part of the communities we serve. This project ensures the Legion’s continued success in providing these very worthwhile services.

Please find enclosed a rate sheet for your review, along with a detailed list of some of the many community activities in our **149 Branches and 80 Ladies Auxiliaries** in the **BC/Yukon Command**. Whatever you are able to contribute to this worthwhile endeavor would be greatly appreciated. For further information please contact **BC/Yukon Command Office** toll free at **1-866-354-6277**.

Thank you for your consideration and/or support.

Sincerely,

Valerie MacGregor
President of BC/Yukon Command of The Royal Canadian Legion



www.legionbcyukon.ca

British Columbia / Yukon Command The Royal Canadian Legion

“Military Service Recognition Book”

Advertising Prices

<u>Ad Size</u>	<u>Cost</u>	<u>GST</u>	<u>Total</u>
Full Colour Outside Back Cover	\$1,885.71	+	\$94.29 = \$1,980.00
Inside Front/Back Cover (Full Colour)	\$1,676.19	+	\$83.81 = \$1,760.00
Full Colour 2-Page Spread	\$3,138.10	+	\$156.90 = \$3,295.00
Full Page (Full Colour) 7" X 9.735"	\$1,571.43	+	\$78.57 = \$1,650.00
Full Page 7" X 9.735"	\$1,047.62	+	\$52.38 = \$1,100.00
½ Page (Full Colour) 7" X 4.735"	\$909.52	+	\$45.48 = \$955.00
½ Page 7" X 4.735"	\$623.81	+	\$31.19 = \$655.00
¼ Page (Full Colour) 3.375" X 4.735"	\$566.67	+	\$28.33 = \$595.00
¼ Page 3.375" X 4.735"	\$442.86	+	\$22.14 = \$465.00
1/10 Page (Business Card-Full Colour)	\$309.52	+	\$15.48 = \$325.00
1/10 Page (Business Card) 3.375" X 1.735"	\$261.90	+	\$13.10 = \$275.00

G.S.T. Registration # R10 793 3913

All typesetting and layout charges are included in the above prices.

A complimentary copy of this year's publication will be received by all advertisers purchasing space of 1/10 page and up, along with a Certificate of Appreciation from the BC/Yukon Command.



PLEASE MAKE CHEQUE PAYABLE TO:

BC/Yukon Command
The Royal Canadian Legion
(BC/Y RCL)
(Campaign Office)
P O Box 5555
Vancouver, BC V6B 4B5

