



REGULAR COUNCIL MEETING AGENDA

Monday, December 16, 2019
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 9, 2019

7:00 p.m.

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

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

Staff Present: F. Cheung, Chief Administrative Officer
R. 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. ADOPTION OF AGENDA

- a. Adoption of the December 9, 2019 Regular Agenda

MOVED BY Councillor James

SECONDED BY Councillor Albrecht

THAT the December 9, 2019 regular agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from November 18, 2019

MOVED BY Councillor Martin

SECONDED BY Councillor James

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 18, 2019

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the minutes of the special (pre-closed) meeting held on November 18, 2019 be adopted as circulated.

CARRIED

3. DELEGATIONS

Mayor van den Broek advised that at its November 18, 2019 Council meeting, Council approved the motion from the Environmental Task Group to receive a presentation from the Green Teams of Canada and to consider adding three Green Teams of Canada events per year at a cost of \$2000 per event and that tonight's presentation will help inform Council of the work Green Teams of Canada does so they can be better prepared when deciding if they wish to support this funding request during the 2020 budget deliberations.

a. Green Teams of Canada

Lyda Salatian, representing Green Teams of Canada made a presentation to Council on the work of the Green Teams of Canada including:

- removal of invasive species;
- planting of native species;
- shoreline clean-up;
- educating where food comes from;
- engaging a large young demographic;
- training environmental leaders.

Ms. Salatian provided further information as follows:

- they create photo albums of their activities for use on social media;
- they write up a blog after each activity within 24 hours;
- volunteers are given environmental rewards;
- they are the largest environmental volunteer group in BC;
- benefits people get from volunteering with Green Teams of Canada:
 - sense of belonging
 - exercise
 - connected to nature
 - empowered
- their impact on Parks:
 - 23,650+ native trees, shrubs and plants planted
 - 4,050 cubic metres & 88,000 lbs invasive plants removed
 - 7,000 pounds of garbage removed
- They have received numerous awards;

- Their activities in Langley
 - Brydon Lagoon - April 23, 2019
 - Hunter Park - April 21, 2018
 - Sendall Gardens - Oct 28, 2017
 - Sendall Gardens - April 1, 2017
 - Portage Park - April 10 2015
 - Sendall Gardens - July 6 2013
- impacts in Langley:
 - 201 community members engaged
 - 449 hours contributed
 - 29.5 cubic meters of invasive plants removed
 - 1,367 native trees, shrubs and plants planted
- benefits to the City of Langley:
 - Increased engagement of a previously untapped younger demographic (aged 12-40)
 - Raised awareness of how climate change has an impact locally
 - Additional capacity for park staff and local groups to conduct conservation work
 - Media exposure for City of Langley, its existing groups/programs and local parks.

4. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – December 16, 2019

Regular Council Meeting – January 13, 2020

b. Library Happenings - Councillor Martin

Food for Fines

December 4, 2019 – January 15, 2020

Bring in commercially package, unexpired, non-perishable items to your library and FVRL will deduct \$2/item from your library fines/fees up to \$30 per library account

Resume and Cover Letter Workshop

Thursday, December 12, 6 pm – 8 pm

Looking for tips on writing a Canadian resume and cover letter that stands out? We will walk you through the content and format to help you land your next interview! Register at www.successbcsis.com/events or by calling 236-808-2323.

Christmas Sing-a-long

Tuesday, December 17, 2:30 pm – 3:30 pm

First Capital Chorus, a Langley-based barbershop harmony group, will be sharing their favourite seasonal songs and carols. Take a break from the hustle and bustle of the season to sing-a-long and enjoy hot chocolate and cookies at your library.

Titles & Tea Book Club
Tuesday, December 17, 2 pm – 3 pm

Join us to discuss this month's chosen work of fiction in a casual and welcoming setting. Book sets are provided by the library.

Make Yourself an Ugly Little Sweater
Wednesday, December 18, 6 pm – 8 pm

You provide the sweater, we provide the fun! Bring a plain sweater or stocking and turn it into a holiday masterpiece with ribbons, tinsel, and other gloriously gaudy decorations. Registration required, ages 12 and up.

Writers Critiques
Wednesday, December 18, 7 pm – 8:30 pm

If writing is your passion, this is the gathering for you. Prose writers (new and experienced) of almost any genre will read their work publicly, followed by group feedback. A partnership with the Langley Writers' Guild.

Special Holiday Storytime
Thursday, December 19, 10:30 am – 11:30 am

Celebrate the holiday season with this special extended Storytime! Read books, sing songs, and participate in some fun holiday-themed activities.

City of Langley Library
Ongoing Weekly Programs

For your information, the following programs run weekly year round, except when they fall on days the library is closed for holidays.

Babytime Mondays, 2:00 - 2:30 pm

Storytime Thursdays, 10:30 - 11:00 am

LEGO Club Mondays, 4:00 - 5:30 pm

Close Knit Langley Tuesdays, 2:30 – 5:00 pm

Scrabble Club Wednesdays, 1:30 – 3:30 pm

c. Engineering Update

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

- Installation of wire theft deterrents
- Walkway Maintenance – Before/After
- Worksafe video - Pump Station Inspection
- 200 St. boulevard maintenance
- 203 St., Fraser Hwy. to Logan Ave. – sewer replacement, fibre optic installation, traffic signal, repaving and addition of bus only lanes
- Transit ridership on 502 & 503 up over 30%
- Fraser Hwy. repaving
- Pleasantdale Creek trail and bridge improvements
- Douglas Park Community Garden
- Christmas light displays

Other Current Projects:

- Rotary Centennial Park Community Garden planning
- Call for Expressions of Interest for the Logan Creek Culvert replacements at the Langley Bypass
- Planning for retaining wall replacements in ESA area east of 203 St.
- Glover Rd. cycling lanes planning between Fraser Hwy. and Langley Bypass
- Michaud Cres. greenway plan
- Brydon Park off leash dog park and trail construction
- Nicholas park washroom construction

2019 Highlights – Year in Review:

- Bicycle racks ordered (12) for Downtown area
- Nicholas Spray Park resurfacing and repairs
- Walkway repaving & stairway completed to Conder Park
- Brydon Lagoon fountain
- Trail entrance improvements at 208 St. South of Douglas Crescent
- Pedestrian Bridge erosion protection - 201A St. alignment
- New bus bay installed on Glover Rd. South of Logan Ave.
- New speed humps Installed (206 St. at Douglas Park Elementary School, 206 St. at Blacklock Elementary School, 207A St. at Uplands Elementary School)
- City Park renewal – Now open to the public. Ribbon cutting held on Oct 21
- Trail improvements – Pleasantdale Creek Trail
- Trail improvements – entrance standard
- Boulevard maintenance – Before & After

- Installation of new crosswalk buttons
- Nicomekl River bank stabilization
- Nicomekl River bank maintenance work

d. Langley City Spotlight - Holiday Chaos

Francis Cheung, Chief Administrative Officer presented a video produced by the City of Langley showcasing the City's "Holiday Chaos" event.

5. BYLAWS

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

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 18, 2019 Bylaw No. 3115" be read a first time.

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 18, 2019 Bylaw No. 3115" be read a second time.

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 18, 2019 Bylaw No. 3115" be read a third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, staff advised that the increase in the flat rate from \$50 to \$75 per residential property two years ago reflected the actual cost to the City to maintain the pipes. This rate is not expected to decrease as the cost to repair pipes hasn't decreased.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Bylaw 3116 - Waterworks Regulation Bylaw

First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 22 Bylaw, 2019, No. 3116" be read a first time.

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 22 Bylaw, 2019, No. 3116" be read a second time.

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 22 Bylaw, 2019, No. 3116" be read a third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, staff advised that there is a dispute process outlined in the bylaw whereby the Engineering department can be asked to review a user's actual water meter.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3117 - Solid Waste Bylaw

First, second and third reading of a bylaw to amend the Solid Waste Bylaw

MOVED BY Councillor Martin
SECONDED BY Councillor James

THAT the bylaw cited as the "Solid Waste bylaw, 2016, No. 2991 Amendment No. 3, 2019 Bylaw No. 3117" be read a first time.

THAT the bylaw cited as the "Solid Waste bylaw, 2016, No. 2991 Amendment No. 3, 2019 Bylaw No. 3117" be read a second time.

THAT the bylaw cited as the "Solid Waste bylaw, 2016, No. 2991 Amendment No. 3, 2019 Bylaw No. 3117" be read a third time.

CARRIED

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

Carl Johannsen, Director of Development Services spoke to his report dated December 3, 2019 which provides information on the proposed redevelopment of the Langley Lions site. He advised that the staff report is an updated version of the report that was on the September Advisory Planning Commission meeting agenda. The updated report summarizes the details of this proposed master plan development and bylaws and provides additional information regarding the proposed tenant mix.

He further advised that the minutes of the September 11, 2019 Advisory Planning Commission had been distributed on-table to Council for information.

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

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 dated December 3, 2019, for information.

BEFORE THE QUESTION WAS CALLED a Council member suggested that, at some point in the future, partnership with communication companies be considered in order to obtain free internet for the buildings by providing use of the rooftops to communication companies.

The Chair of the Advisory Planning Commission advised that the Commission considered the form and character and site design of the application and that the commission supports this application.

In response to a question from a Council member, staff advised that a Public Hearing on this application is scheduled for January 13, 2020 and it is expected that BC Housing will be in attendance.

THE QUESTION WAS CALLED and the motion was

CARRIED

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.)

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108" be read a first time.

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108" be read a second time.

CARRIED

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

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

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*.

CARRIED

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

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 165, 2019, No. 3109" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 165, 2019, No. 3109" be read a second time.

CARRIED

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.

MOVED BY Councillor James
SECONDED BY Councillor Martin

THAT the bylaw cited as the "Discharge of Land Use Contract No. 16-73 and No. 11-75 Bylaw, 2019, No. 3110" be read a first time.

THAT the bylaw cited as the "Discharge of Land Use Contract No.16-73 and No. 11-75 Bylaw, 2019, No. 3110" be read a second time.

CARRIED

6. ADMINISTRATIVE REPORTS

a. 2019 Community Survey

Presentation from Catherine Knaus, Director with Ipsos Public Affairs

Catherine Knaus, Director with Ipsos Public Affairs provided an overview of key findings from the 2019 Community Survey conducted for the City by her firm. Her presentation included information on:

- objectives and methodology used in conducting the telephone and on-line surveys;
- key findings of the telephone survey results;
- identification of levels of support for various City initiatives;
- on-line survey results and comparison to telephone survey results.

In response to a question from a Council member, Francis Cheung, Chief Administrative Officer advised that the survey will be posted online as soon as possible.

In response to question from Council members, Ms. Knaus advised that:

- although the residents are rating their overall quality of life as high overall the rating of very good is 7 percentage points lower this year as compared to the 2004 baseline resulting in a decrease in the quality of life rating which indicates that there are some things happening in the community that are negatively impacting residents;
- the neighbourhoods that supported increasing density south of the Nicomekl were from the Douglas and Nicomekl communities.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT City Council receive the 2019 Community Survey for information.

CARRIED

b. Award of Banking Services Agreement

MOVED BY Councillor Pachal
SECONDED BY Councillor James

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.

CARRIED

c. Public Art Policy Update

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

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

CARRIED

d. 2018 Crime Prevention Task Group Recommendations Update

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT the report of the Crime Prevention Task Group dated November 18, 2019 entitled "2018 Crime Prevention Task Group Recommendations Update" be received for information.

CARRIED

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

2. Safer Drug Supply to Save Lives / Observed Inhalation Sites for Overdose Prevention

City of Victoria

3. Request to Purchase Advertising

BC Yukon Command of the Royal Canadian Legion's 15th Annual Military Service Recognition Book

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT all correspondence be received for information.

CARRIED

c. New Business

8. ADJOURNMENT

MOVED BY Councillor James
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 8:20pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

**Monday, December 9, 2019
4:23 p.m.
CKF Boardroom, Langley City Hall
20399 Douglas Crescent**

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

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

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Albrecht
SECONDED BY Councillor James

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

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

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

(g) litigation or potential litigation affecting the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

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

(d) a matter that, under another enactment, is such that the public must be excluded from the meeting.

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Pachal
SECONDED BY Councillor Wallace

THAT the Special (pre-closed) Council meeting adjourn at 4:24pm.

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: November 27, 2019

REQUESTED MEETING DATE: December 16, 2019

NAME: Tera Edell on behalf of the Magic of Christmas Committee

ORGANIZATION NAME: Langley City's Magic of Christmas Event Committee

ADDRESS: 20399 Douglas Crescent, Langley BC V3A 4B3

CONTACT NUMBER: 604 514 2902

EMAIL ADDRESS: tedell@langleycity.ca

TOPIC: Magic of Christmas Parade - Entry Award Winners

AUDIO/VISUAL NEEDS: None

ACTION YOU WISH COUNCIL TO TAKE: None, information only.



EXPLANATORY MEMO

INTERMUNICIPAL BUSINESS LICENSE BYLAW, 2012,
AMENDMENT NO. 4 BYLAW, 2019
No. 3114

The City of Langley participates in an Inter-Municipal Business License (IMBL) partnership, through the City's current IMBL Bylaw. This allows trade contractors and construction industry professionals to operate across 11 Fraser Valley municipalities without requiring separate business licenses from each local government.

The Village of Harrison Hot Springs and the City of Merritt have requested to join the IMBL partnership. In order to do this, the City's IMBL Bylaw will need to be amended by Council. Staff do not anticipate any negative budget impacts from adding these new municipalities, and staff recommends that Council amend the Inter-Municipal Business License Bylaw No. 2898 to include Harrison Hot Springs and Merritt.

Background

The IMBL allows contractors to carry on business in any of the participating municipalities without obtaining separate municipal business licenses. This reduces the cost of doing business for contractors, streamlines the licensing process, and makes it easier for contractors to do business in the participating municipalities.

Currently 11 communities participate in the Fraser Valley IMBL partnership, including the City of Langley, Township of Langley, City of Abbotsford, City of Chilliwack, City of Delta, District of Hope, District of Kent, City of Maple Ridge, District of Mission, City of Pitt Meadows and City of Surrey. The revenue generated from IMBLs is shared on the basis that the principal municipality (i.e. where the contractor is located) retains 90 percent of the business license fee revenue and the remaining 10 percent is evenly distributed amongst the other participating municipalities.

Harrison Hot Springs and Merritt are seeking to join the Fraser Valley IMBL due to the large percentage of their contractors working outside of their communities within the Fraser Valley region. At a meeting earlier in 2019 staff from the 11 participating IMBL municipalities agreed that adding Harrison Hot Springs and Merritt to the IMBL would be beneficial, but in order to do this all participating municipalities need to amend their IMBL Bylaws to add Harrison Hot Springs and Merritt prior to 2020.

In 2015 the District of Kent was added to the IMBL. This did not have a negative impact on partners' revenue, and furthered the positive effect of the program. Staff do not anticipate any negative budget implications or loss of business license revenue by allowing two more municipalities to join the Fraser Valley IMBL.



**INTERMUNICIPAL BUSINESS LICENSE BYLAW, 2012,
AMENDMENT NO. 4 BYLAW, 2019
No. 3114**

A Bylaw to amend the provisions of the Intermunicipal Business License bylaw.

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

1. Title

- (1) This bylaw shall be cited as the “Intermunicipal Business License Bylaw, 2012, Amendment No. 4 Bylaw, 2019, No. 3114”.

2. Amendments

- (1) Section 3(6) definition of “Participating Municipality” is amended by adding the words “Village of Harrison Hot Springs” after the words “Corporation of Delta” and adding the words “City of Merritt” after the words “City of Maple Ridge”.

READ A FIRST, SECOND AND THIRD TIME this eighteenth day of November, 2019.

ADOPTED this -- day of --, 2019.

MAYOR

CORPORATE OFFICER



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 2020 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 ninth day of December, 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 \$450.92 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 2020 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 ninth day of December, 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 ninth day of December, 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.



ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 166, 2019, BYLAW NO. 3113 DEVELOPMENT PERMIT APPLICATION DP 05-19

To consider a Rezoning Application and Development Permit Application from L. Gosselin to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floorspace.

The subject properties are currently zoned C2 Service Commercial and CD12 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated “Downtown Commercial” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	L. Gosselin
Owner:	Whitetail Homes (Logan) Ltd.; Miat Properties Ltd.
Civic Addresses:	20350 & 20370 Logan Avenue
Legal Description:	Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Site Area:	3,995 m ² (0.987 acres)
Number of Units:	144 apartment
Density:	360.5 units/ha (145.9 units/acre)
Gross Floor Area:	
Residential:	10,628 m ² (114,400 sq ft)
<u>Commercial:</u>	<u>287 m² (3,089 sq ft)</u>
Total:	10,915 m ² (117,489 sq ft)
Floor Space Ratio:	2.73
Lot Coverage:	77.1%
Parking Required:	214 spaces (including 11 h/c stalls)
Parking Provided:	
Commercial:	12 spaces
Resident:	156 spaces
<u>Visitor:</u>	<u>24 spaces</u>
Total	192 spaces (including 11 h/c stalls)
Existing Zoning:	C2 Service Commercial CD12 Comprehensive Development
Proposed Zoning:	C1 Downtown Commercial

OCP Designation:	Downtown Commercial
Variances Requested:	Front Setback - 2.0 m (4.0 m variance requested; 6.0 m is required setback) Rear Setback – 4.0 m (2.0 m variance requested; 6.0 m is required setback) Ext. Setback – 4.7 m (1.3 m variance requested; 6.0 m is required) Int. Setback – 0.0 m (6.0 m variance requested; 6.0 m is required setback) Off-Street Parking – 192 spaces provided (214 spaces required)
Development Cost Charges:	\$1,947,096.00 (City - \$1,375,056.00, GVS&DD - \$508,320.00, SD35 – \$63,720.00)
Community Amenity Charges:	\$288,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 166**

BYLAW No. 3113

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue to the C1 Downtown Commercial 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. 166, 2019, No. 3113”.

2. Amendment

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

- (a) PID: 008-631-361
Lot 87, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
- (b) PID: 004-888-812
Lot 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522

from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone in Schedule “A” – Official Zoning Map.

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

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

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

FINALLY ADOPTED this XXX day of XXX, 2019.

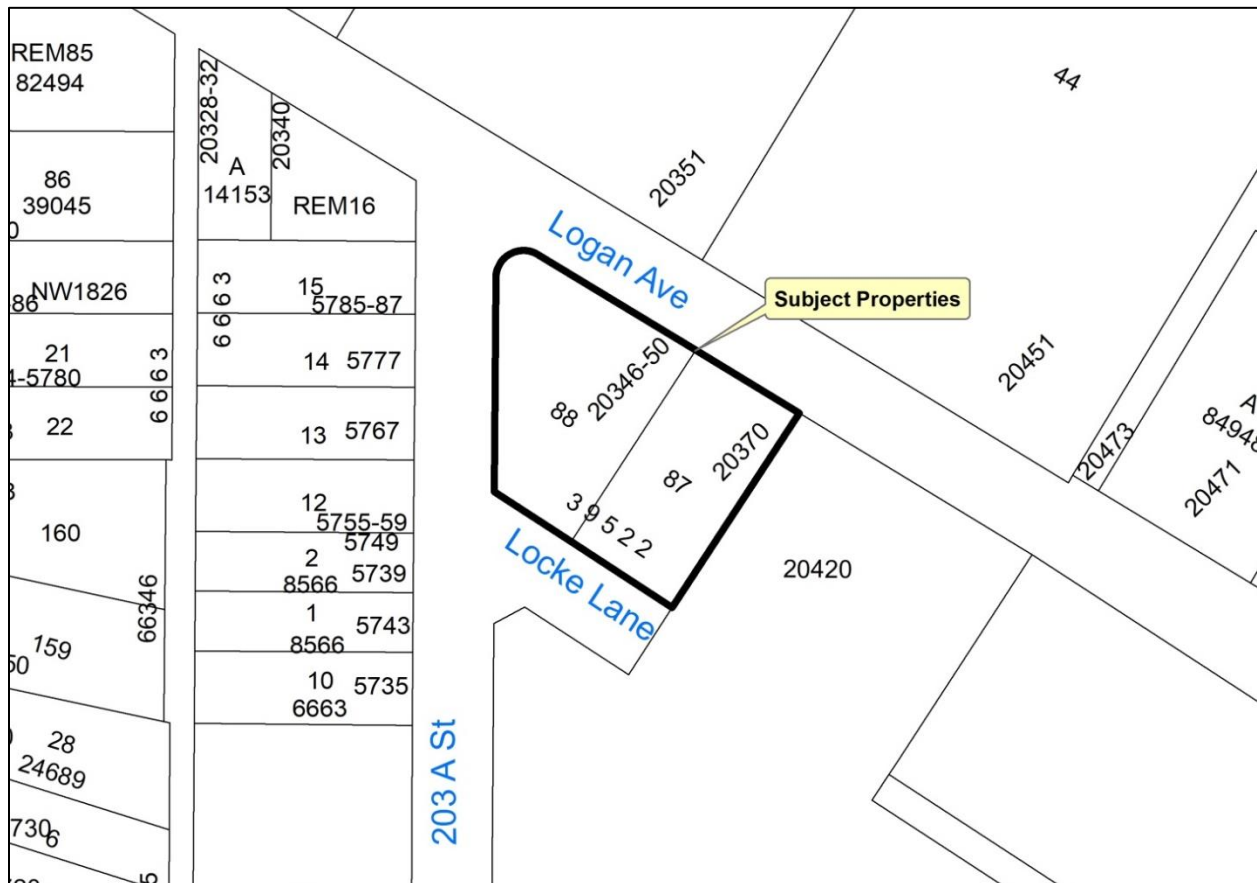
MAYOR

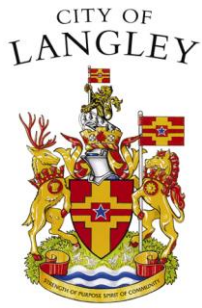
CORPORATE OFFICER



REZONING APPLICATION RZ 05-19 DEVELOPMENT PERMIT APPLICATION DP 05-19

Civic Address: 20350 & 20370 Logan Avenue
Legal Description: Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Applicant: L. Gosselin
Owner: Miat Properties Ltd.
Whitetail Homes (Logan) Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject: **Rezoning Application RZ 05-19 &
Development Permit Application DP 05-19**

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

File #: 6620.00
Bylaw #: 3113

Doc #:

Date: November 20, 2019

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by L. Gosselin, for a 6-storey mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace.

POLICY:

The subject properties are currently zoned C2 Service Commercial and CD12 Comprehensive Development in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan (OCP) Land Use Designation Map. All lands designated for Downtown Commercial use are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Application Summary Table:

Applicant:	L. Gosselin
Owner:	Whitetail Homes (Logan) Ltd.; Miat Properties Ltd.
Civic Addresses:	20350 & 20370 Logan Avenue
Legal Description:	Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Site Area:	3,995 m ² (0.987 acres)
Number of Units:	144 apartment
Density:	360.5 units/ha (145.9 units/acre)
Gross Floor Area:	
Residential:	10,628 m ² (114,400 sq ft)
Commercial:	287 m ² (3,089 sq ft)
Total:	10,915 m ² (117,489 sq ft)
Floor Space Ratio:	2.73
Lot Coverage:	77.1%
Parking Required:	214 spaces (including 11 h/c stalls)
Parking Provided:	
Commercial:	12 spaces
Resident:	156 spaces
Visitor:	24 spaces
Total	192 spaces (including 11 h/c stalls)
Existing Zoning:	C2 Service Commercial CD12 Comprehensive Development
Proposed Zoning:	C1 Downtown Commercial
OCP Designation:	Downtown Commercial
Variances Requested:	Front Setback - 2.0 m (4.0 m variance requested; 6.0 m is required setback) Rear Setback – 4.0 m (2.0 m variance requested; 6.0 m is required setback) Ext. Setback – 4.7 m (1.3 m variance requested; 6.0 m is required) Int. Setback – 0.0 m (6.0 m variance requested; 6.0 m is required setback) Off-Street Parking – 192 spaces provided (214 spaces required)
Development Cost	\$1,947,096.00 (City - \$1,375,056.00, GVS&DD -
Charges:	\$508,320.00, SD35 – \$63,720.00)
Community Amenity	\$288,000.00
Charges:	

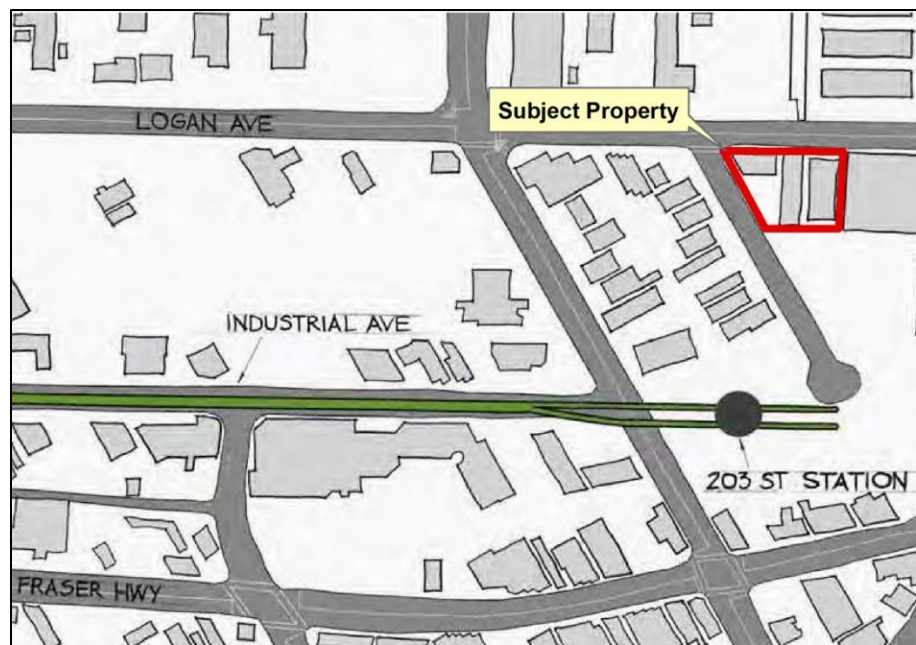
Discussion:

1. Context

The application site consists of two properties on Logan Avenue between 203A Street and the Cascades Casino parkade. The properties currently contain three buildings which house or recently housed Joe's Equipment & Garden Supply, Sunshine Autobody and other businesses. Across Logan Avenue (a 4-lane arterial road) to the north is the Duncan Way Industrial Area including a large storage business and the former Greyhound bus station. Several automotive service garages and parts shops are located on the west side of 203A Street. To the south and east of the site is the Cascades Casino/Coast Hotel & Convention Centre including a multi-storey parking garage (20420 Logan Avenue) that abuts the east property line.

The subject properties are part of the "Industrial Arts" Special Design District in the Downtown Master Plan and are identified in the Official Community Plan for commercial and light industrial uses with provision for some work/live units. At the time of the Downtown Master Plan, the area was envisioned as a Granville Island-inspired district of workshops and artist studios. In November 2019 TransLink identified the location of the future 203 Street/Downtown Langley SkyTrain station approximately 100 metres south of the development application site.

SkyTrain Alignment (green line) & 203 Street Station Location



2. Design

The proposal features a 6-storey, mixed-use building abutting the Cascades Casino parkade and fronting Logan Avenue and 203A Street. Recognizing that the OCP is under review and the development site is in close proximity to frequent transit service, a future bus transit exchange and recently confirmed future SkyTrain station, the applicant and City staff have worked together to refine the application design to better address the future SkyTrain. In deference to the SkyTrain station and bus exchange to the south, ground floor commercial units front a public plaza and outdoor seating area at the corner of 203A Street and Locke Lane. This creates an active and attractive frontage that reduces the design impact of the above-grade portion of the underground parkade (which is partially above grade due to soil conditions) and takes advantage of the following factors:

- Year-round sun exposure at the southwest corner of the site
- Availability of on-street parking on 203A Street and Locke Lane
- Pedestrian traffic generated by the planned SkyTrain station and bus exchange

Functionally the building is serviced by a two-level parkade accessed from Locke Lane. The upper parking level includes public parking for the commercial units as well as visitor parking for the apartments. Resident parking is secured behind a gate and ramps down to a lower (P1) level. The apartment entrance is located on Logan Avenue and a large amenity space (332 m²) on the second floor opens onto a landscaped private courtyard on top of the parking garage. The outdoor amenity space features a children's play area and community garden plots. Ground floor residential units on Logan Avenue and 203A Street enjoy direct access to the public sidewalk from their patios.

The building consists of three wings that wrap around a south facing central courtyard. The 6-storey massing is maintained in each wing, however, an interplay of elevation details including recessed windows, balconies, columnar elements, colours and finishes is employed by the architect to vary the perception of mass. The building height approximates that of the adjacent Coast Hotel (6-storeys) and the nearby Landing apartment (5 storeys) at 20299 Industrial Avenue. The architect is also employing a mix of materials and colours on the east-facing façade (party wall interface with Casino parkade) to create visual interest on the party wall portion that is visible above the parkade.

3. CPTED

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

4. Variances

To provide a required 2.0 metre road dedication along Logan Avenue (for future bike lanes) and ground level commercial and residential units that address the City's urban design expectations, the applicant is requesting the following variances from C1 zoning provisions:

- Front Setback reduction from 6.0 metres to 2.0 metres
- Exterior Setback reduction from 6.0 metres to 4.7 metres
- Rear Setback reduction from 6.0 metres to 4.0 metres
- Interior Setback reduction from 6.0 metres to 0.0 metres
- Off-Street Parking requirement relaxation from 214 spaces to 192 spaces (22 space or approximately 10 percent relaxation)

The requested parking relaxation is supported by a traffic engineer's report that calculates the anticipated parking demand based on traffic engineering standards, survey data from similar developments and other factors such as proximity to transit services. Staff also note that the proposed 10 percent relaxation is consistent with parking relaxation policies used in other municipalities for developments near SkyTrain or other frequent transit services. Staff support the relaxation, given the application is in close proximity to existing frequent transit service and future rapid transit, and the parking space reduction has also enabled the current design with ground-floor retail oriented towards the future SkyTrain station and bus transit exchange.

The current setback and off-street parking requirements for residential uses in the C1 zone will be reviewed as part of work on the new Official Community Plan and Zoning Bylaw.

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

5. Summary

Recognizing that an OCP update is underway and the location of the 203 Street SkyTrain station was only recently confirmed, and in the absence of updated plans and design guidelines for the area, the proposed building

reflects cooperation between the applicant and City and balances current development realities in the area and the future arrival of SkyTrain.

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed 144-unit mixed-use development. These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) *with 20% added to the calculated results to account for climate change.*
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format 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. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing an 8.0m minimum paved laneway along the Locke lane project frontage.
 7. A road dedication of 2.0m will be required along the entire Logan Ave. frontage of the proposed development.
 8. 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.
 9. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer's cost.
 10. Existing sidewalk to be removed and replaced along the project's Logan Ave. and 203A St. frontage complete with boulevard trees. Sidewalk shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.
 11. Design and construct a pedestrian cross-walk on 203A Ave. crossing Locke lane complete with concrete let-downs at both ends.
 12. 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.
 13. Existing and proposed ornamental 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 the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.

14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's Logan Ave. frontage by replacing with underground hydro/telecommunication infrastructure.
15. 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.

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 Logan Ave. 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:

2. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of as-built drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted.
8. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate exterior access was in place to accommodate fire apparatus. Interior floor access, 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 will be reviewed by the Advisory Planning Commission at the November 27, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the December 9, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,375,056.00 to City Development Cost Charge accounts and \$288,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Roy 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



MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

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

**WEDNESDAY, NOVEMBER 27, 2019
7:00 PM**

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Ellen Hall
Mike Haney
Dan Millsip
John Beimers
Constable Berthier Kyobela
School Trustee Tony Ward

Absent: Adrian Brugge
Jen Cook
Trish Wong

Staff: Carl Johannsen, Director of Development Services
Paula Kusack, Deputy Corporate Officer

Applicant: Luc Gosselin, Whitetail Homes
Lukas Wykpis, Keystone Architecture
Eric Poxleitner, Keystone Architecture
Noel Lim, Keystone Architecture

1) APPROVAL OF AGENDA

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the agenda for the November 27, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) RECEIPT OF MINUTES

MOVED BY Commission Member Hall
SECONDED BY Commission Member Haney

THAT the minutes for the September 11, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) **APPLICATION**

Rezoning Application RZ 05-19 Development Permit Applications DP 05-19 20350 & 20370 Logan Avenue

The Director of Development Services provided a brief overview of the proposed development noting its location, the land use of the surrounding areas, and the proposed future transit infrastructure. He added that the site is currently split between two different zones and the proposal is to rezone the entire site to C1 Downtown Commercial to permit the proposed development.

The Chair added that the application is coming before the APC in advance of the City's new Official Community Plan (OCP) but noted that it is in line with the direction of the new proposed OCP.

Mr. Wykpis advised that the proposal is a 6 storey mixed use, residential / commercial, building comprised of 144 units (114 - 1 bedroom, 5 – 1 bedroom + a flex room and 25 – 2 bedroom).

Mr. Wykpis reviewed the following development details:

- Site plan;
- Entry points;
- Commercial space;
- Underground parkade access and parking;
- 2nd floor amenity space;
- Floor plans;
- Storage space (located on all floors);
- Plaza seating;
- Street parking;
- Landscape Plan;
- CPTED report; and
- Sustainability principles including bike parking and electric car parking.

Mr. Poxleitner added that the building borders an industrial area on one side and an entertainment area on the other so the design has incorporated a bit of an industrial edge to help transition from one land use to the other.

Discussion continued about the landscape plan, outdoor patio space, grass amenity area, child play area and some community garden plots.

The Chair opened the floor for discussion.

Mr. Millsip inquired about the type of flooring planned for the bike storage locker on the 2nd floor, as it is a distance away from the elevator.

Mr. Wykpis noted that carpet is in the plan, however he advised that they could rearrange the entry to the bike storage to shorten the distance from the elevator thereby reducing the travel distance over carpeted areas.

Individual members raised questions and inquiries related to:

- Concern about loitering at the seating areas planned for the corner of 203A Street and Locke Road.
 - The area was considered in the CPTED review and it will be well lit and designed with that in mind.
 - Gates or low fencing should be considered for the walk-up units facing Logan Avenue to enhance security for the patios.
- Future land use on the west side of 203A Street?
 - The expectation is that the updated OCP will have similar land use in the area surrounding this development.
- Would like to see a more creative design for the north elevation to enhance the character of the building. Despite the fact that the north side faces an industrial area the elevation should have the same consideration aesthetically as the rest of the building.
- Consider extending balconies further to allow residents to have better eyes on the street.
 - It was noted that alternatively, recessed balconies provide privacy.
- Considering the number of units in the building perhaps add more bike storage.
 - Noted that residents with expensive bikes will not likely use public storage and will keep them in their unit. The expectation is that the public storage will not be full.
- Electric Vehicle Charging stations:
 - Strata council determines how usage of available charging stations is shared;
 - Suggestion to include more finished stations upfront instead of owners paying more for additional stations later;
 - Public are fighting over EV spots in other buildings, there is not enough for the number of people that own electric vehicles now.
 - It was noted that 10% of BC cars are electric today.
 - Consider roughing in stations for all parking spaces at the building stage to reduce costs later.
 - Consider providing buyers an option to upgrade if they want a charging station at their assigned parking spot for their own personal use.

- Mr. Gosselin noted that charging stations could be considered as an optional upgrade to a unit's parking space.
 - It was noted that 'rough in' refers to conduit only, not pulling the wire, however if buyers opted to 'upgrade', that fee would include completion of the charging station for the individual parking space.
- Applicant will consider rough-in on commercial EV charging spaces.
- User fees for residents to charge EV cars go directly to their suite.
- Ensure the building power supply is sufficient for the addition of more EV charging stations.
- It was noted that Metro Vancouver has a wealth of information in relation to EV charging stations in new buildings.
- Visitor parking;
- Setback requests:
 - Consider designs that allow more open space on future development sites, requiring less setback variances.
 - Staff noted that the setback allows for a 2m bike lane, meaning the space will not feel crowded.
- Construction / security of the storage lockers;
 - It was noted that the storage lockers are located on each floor to help enhance security as there is more resident traffic in the hallways than the parkade.
- Designated commercial parking spaces?
 - Applicant noted that the exact ratio has not been determined yet.

Mr. Gosselin noted that the original design was going in a completely different direction and has gone through many changes to get to this point. He commended City staff for assisting in the process and helping to realize the project as it is today.

The applicant left the meeting at 7:57pm.

The members reviewed the requested variances included in the application.

The Director of Development Services noted that across the region municipalities are making 10% - 20% reductions in required parking for developments in close proximity to transit and there is a good policy basis for that. This development is in line with the region. He reviewed the design process and noted the benefits gained to the community with the new building design and enhanced streetscape.

Discussion continued about the SkyTrain and how it will impact the City and the developments in the area.

The Chair inquired if it's possible to have the fire department review applications before they are presented to the APC. The Director of Development Services advised that the Fire Chief reviews the exterior plans prior to the APC receiving them. After the APC has reviewed the design the fire department conducts another review focusing on interior details, prior to building permit issuance.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Beimers

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

CARRIED

4) **ADVISORY PLANNING COMMISSION (APC) TRANSITION TO ADVISORY DESIGN PANEL (ADP)**

The Chair advised that staff presented Council with an amendment to the development review process. He invited staff to explain to the APC members.

The Director of Development Services explained that the Nexus of Community Plan that was adopted by Council last year, along with the anticipated arrival of SkyTrain, set the stage for an OCP and Zoning Bylaw review including a review of procedures around development. The Plan further recommended the consideration of the creation of an Advisory Design Panel (ADP) to replace the current APC. The main differences between an APC and an ADP are:

- ADP's typically include professional accredited architects and landscape architects in addition to local representation in its membership;
- There is no legislative requirement to meet specific membership criteria for ADP's, it is a select committee of Council and therefore membership is determined at the Council level.

Staff noted that local representation is a high priority and will be included in the membership composition. A new terms of reference will be presented to council for consideration in the new year.

MOVED BY Commission Member Haney
SECONDED BY Commission Member Millsip

THAT the Advisory Planning Commission membership supports the transition to an Advisory Design Panel.

CARRIED

6) **ADJOURNMENT**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 8:42 p.m.

CARRIED

CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct



sheet schedule

SD1.01	PROJECT DATA	SD3.01	P1 LEVEL PLAN
SD1.03	CONTEXT PLANS	SD3.02	1st FLOOR PLAN
SD1.05	STREETSCAPES	SD3.03	2nd FLOOR PLAN
SD1.20	SITE PLAN	SD3.04	3rd FLOOR PLAN
SD1.21	SITE SECTIONS	SD3.05	4th FLOOR PLAN
SD1.31	SHADOW STUDY	SD3.06	5th FLOOR PLAN
SD1.32	SHADOW STUDY	SD3.07	6th FLOOR PLAN
SD1.33	SHADOW STUDY	SD3.08	ROOF LEVEL PLAN
SD1.34	SHADOW STUDY	SD4.01	BUILDING ELEVATIONS
SD1.35	STREET VIEW RENDERING	SD4.02	BUILDING ELEVATIONS
SD1.36	COMMERCIAL RENDERING		
SD1.37	AMENITY RENDERING		

keystone architecture & planning ltd.

T 604.850.0577
F 1.855.398.4578

300 - 33131 south fraser way
abbotsford, bc v2s 2b1



LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

COVER PAGE
SCALE: N.T.S.

RE-ISSUED FOR DP
19-12-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD0.01

0.1.0 project data

PROJECT:	LOGAN AVENUE APARTMENTS
PROPOSED ZONING:	C1 (DOWNTOWN COMMERCIAL)
CIVIC ADDRESS:	20350 & 20370 LOGAN AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	
VARIANCES APPLIED FOR:	NORTH SETBACK REDUCTION FROM 6.0m TO 2.0m WEST SETBACK REDUCTION FROM 6.0m TO 4.7m SOUTH SETBACK REDUCTION FROM 6.0m TO 4.0m PARKING REDUCTION OF 22 STALLS
BYLAW EXEMPTIONS:	N/A
BCBC BUILDING AREA DEFINITION:	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION:	TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)
ZONING GROSS FLOOR AREA DEFINITION:	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
ZONING BUILDING GRADE DEFINITION:	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
ZONING BUILDING HEIGHT DEFINITION:	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM ALLOWABLE BUILDING HEIGHT:	46m (ZONING BYLAW)
MINIMUM BUILDING ELEVATION:	8.86m
SETBACKS:	AS NOTED ON PLANS
ZONING BUILDING GRADE:	11.15m
BUILDING HEIGHT:	6 STOREY - 18.55m (AS PER ZONING DEFINITION)
SITE AREA:	43,000 s.f. (3,994.8 s.m.)(0.987 Acres)
BUILDING AREA:	19,755 S.F. (1,835.3 S.M.)
ALLOWABLE LOT COVERAGE:	95%
PROPOSED LOT COVERAGE:	33,151.4 S.F. / 43,000 S.F. = 77.1%
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	117,489 S.F. (10,915.09 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	39,915 S.F. (3,708.23 S.M.)
PROPOSED FSR:	117,489 S.F. / 43,000 s.f. = 2.73 FSR

0.2.0 gross floor area break-down

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
CIRCULATION				
1st FLOOR	2083 SF	193.53 m²	1.8%	
2nd FLOOR	2413 SF	224.19 m²	2.1%	
3rd FLOOR	2963 SF	275.31 m²	2.5%	
4th FLOOR	2877 SF	267.30 m²	2.4%	
5th FLOOR	2877 SF	267.30 m²	2.4%	
6th FLOOR	2877 SF	267.30 m²	2.4%	
	16091 SF	1494.94 m²	13.7%	
COMMERCIAL				
1st FLOOR	3085 SF	286.63 m²	2.6%	
	3085 SF	286.63 m²	2.6%	
INDOOR AMENITY				
2nd FLOOR	3571 SF	331.76 m²	3.0%	(REQUIRED 2.3 S.M. PER UNIT)
	3571 SF	331.76 m²	3.0%	
RESIDENTIAL				
1st FLOOR	4619 SF	429.12 m²	3.9%	
2nd FLOOR	14576 SF	1354.15 m²	12.4%	
3rd FLOOR	17016 SF	1580.87 m²	14.5%	
4th FLOOR	17055 SF	1584.46 m²	14.5%	
5th FLOOR	17055 SF	1584.46 m²	14.5%	
6th FLOOR	17055 SF	1584.46 m²	14.5%	
	87376 SF	8117.51 m²	74.4%	
STORAGE				
2nd FLOOR	1142 SF	106.13 m²	1.0%	(REQUIRED 5.67 CUBIC METRES PER UNIT)
3rd FLOOR	1556 SF	144.52 m²	1.3%	
4th FLOOR	1556 SF	144.52 m²	1.3%	
5th FLOOR	1556 SF	144.52 m²	1.3%	
6th FLOOR	1556 SF	144.52 m²	1.3%	
	7365 SF	684.22 m²	6.3%	
	117489 SF	10915.06 m²	100.0%	
AREA GRAND TOTAL	117489 SF	10915.06 m²	100.0%	

0.2.1 gross floor area

LEVEL / AREA TYPE	AREA SF	AREA m²
GROSS FLOOR AREA		
1st FLOOR	9787 SF	909.28 m²
2nd FLOOR	21702 SF	2016.23 m²
3rd FLOOR	21535 SF	2000.70 m²
4th FLOOR	21488 SF	1996.28 m²
5th FLOOR	21488 SF	1996.28 m²
6th FLOOR	21488 SF	1996.28 m²
	117489 SF	10915.06 m²
	117489 SF	10915.06 m²
AREA GRAND TOTAL	117489 SF	10915.06 m²

0.2.2 parking requirements

REQUIRED (BYLAW REQUIREMENT)			
	UNIT #	FACTOR	TOTAL
TENANT (2 BED, 1 BED, STUDIO)	144	*1.2	172.8
VISITOR	144	*0.2	28.8
COMMERCIAL	3085 S.F.	3/1001 S.F. (OR FRACTION THEREOF)	12
TOTAL STALLS REQUIRED			214
PARKING PROVIDED			
	REGULAR	SMALL CAR	H/C TOTAL
LEVEL 1 (SURFACE)	30	32	5 67
P1 (UNDERGROUND)	83	36	6 125
TOTAL STALLS PROVIDED			192 (incl. 68 small car = 35.4%)
BIKE PARKING REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
BIKE STALLS (RESIDENT / UNIT)	144	*0.5	72
BIKE STALLS (VISITOR / BLDG)	1	*6	6
TOTAL STALLS REQUIRED			78
BIKE PARKING PROVIDED:			
P1: 12 STALLS + L1: 11 STALLS + L2: 55 STALLS = 78 STALLS			

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 Bed	22	15.3%	
1 Bed (Adaptable)	5	3.5%	
1 Bed (sm.)	87	60.4%	
1 Bed + Flex (Adaptable)	5	3.5%	
2 Bed	25	17.4%	
TOTAL UNITS: 144		100.0%	

NOTE: ADAPTABLE UNITS REQUIRED = 7.2 UNITS (5%)
ADAPTABLE UNITS PROVIDED = 10 UNITS



logan road ave. looking west



203a st. looking south/east @ south side of property



logan ave. looking south east



203a st looking south



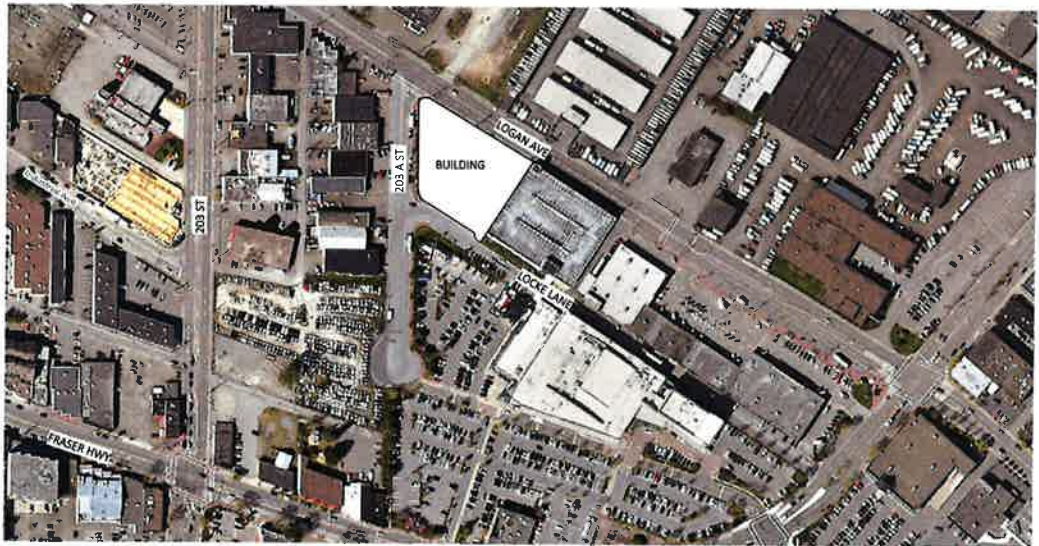
203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey



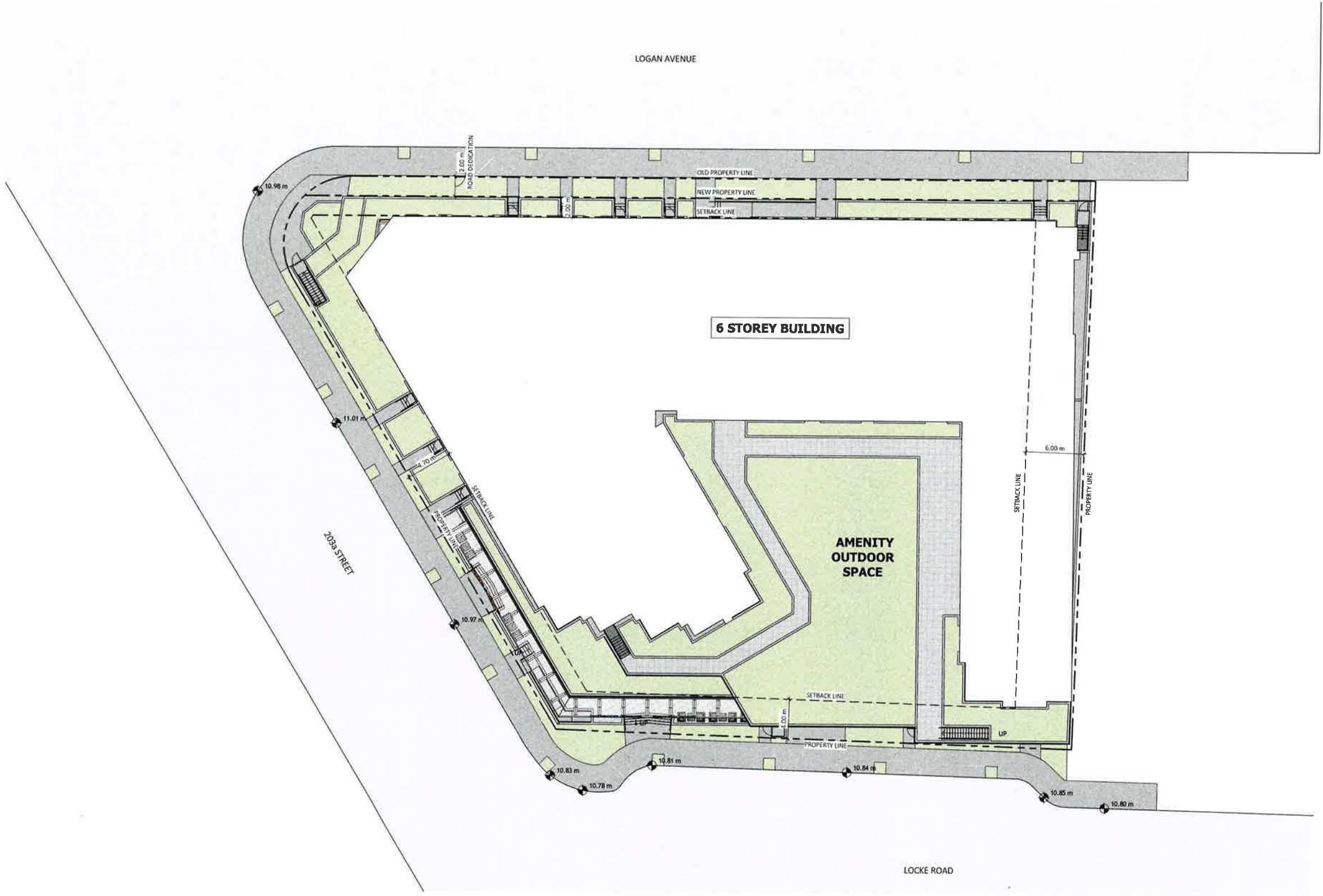
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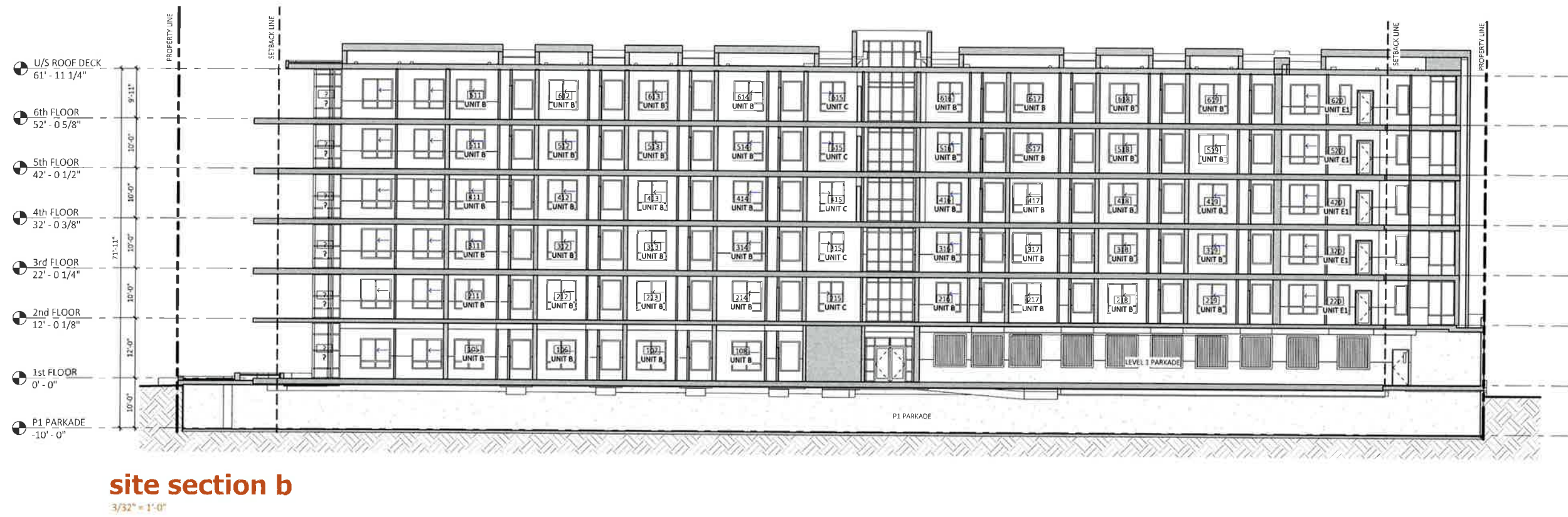
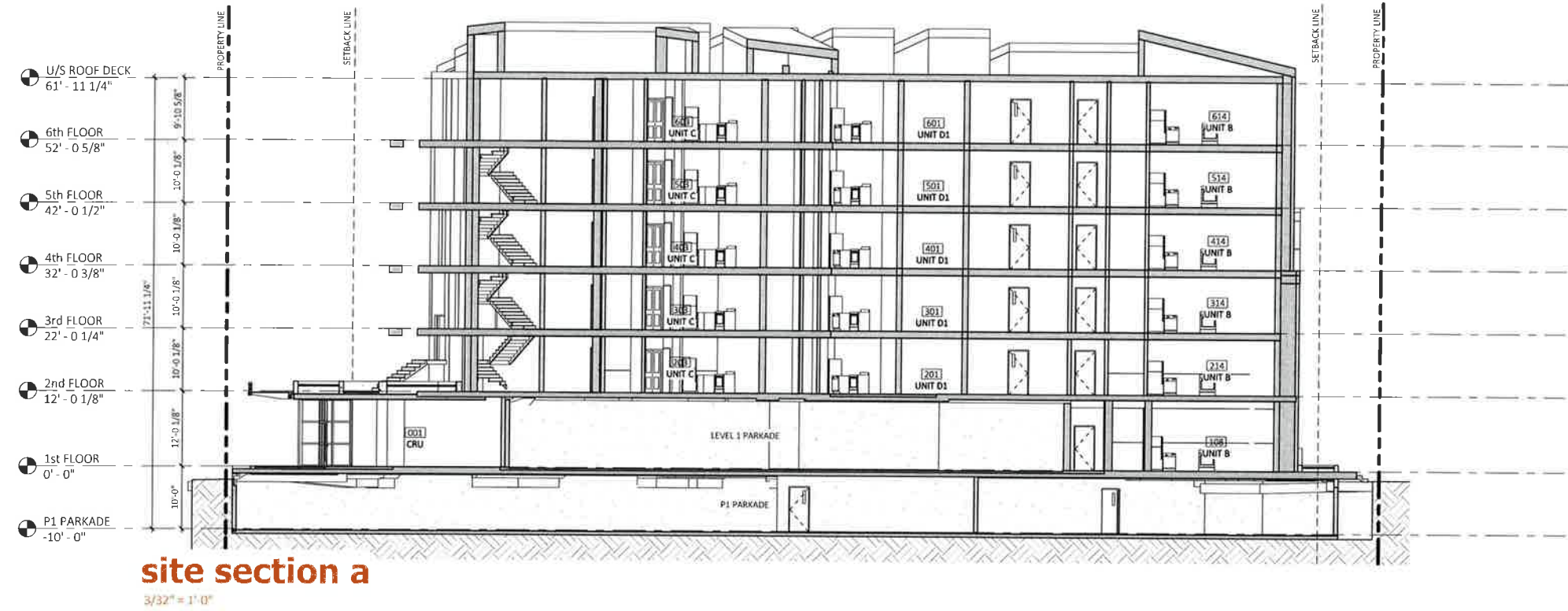
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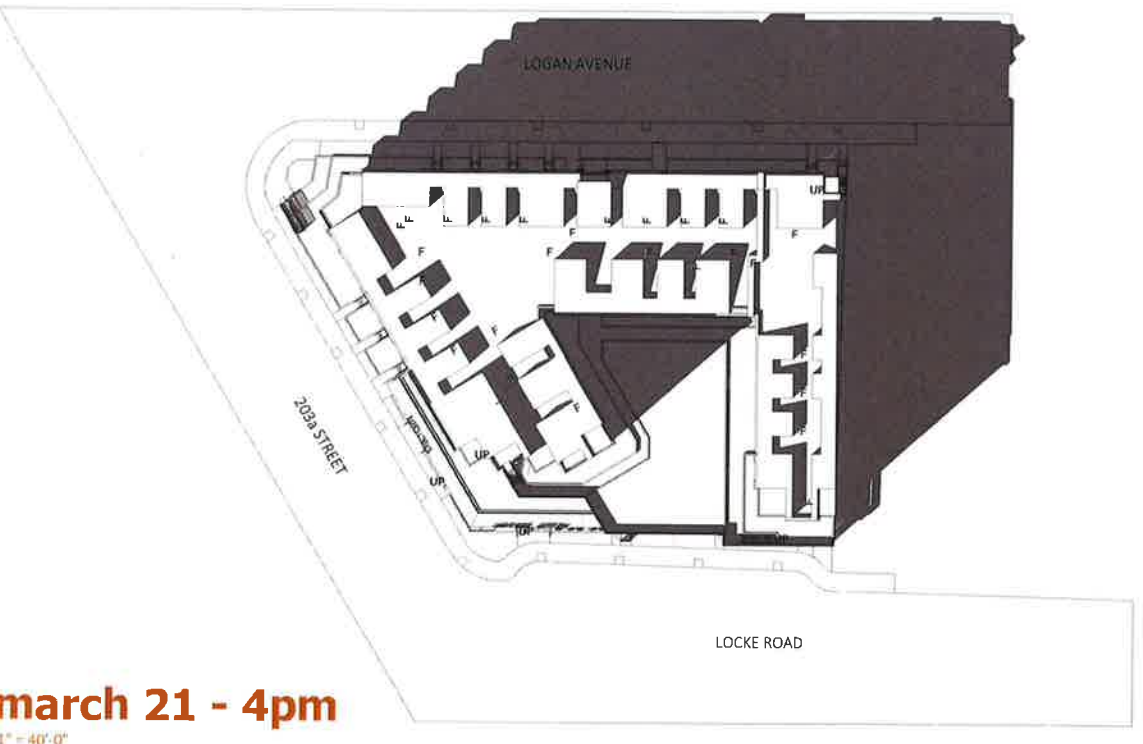
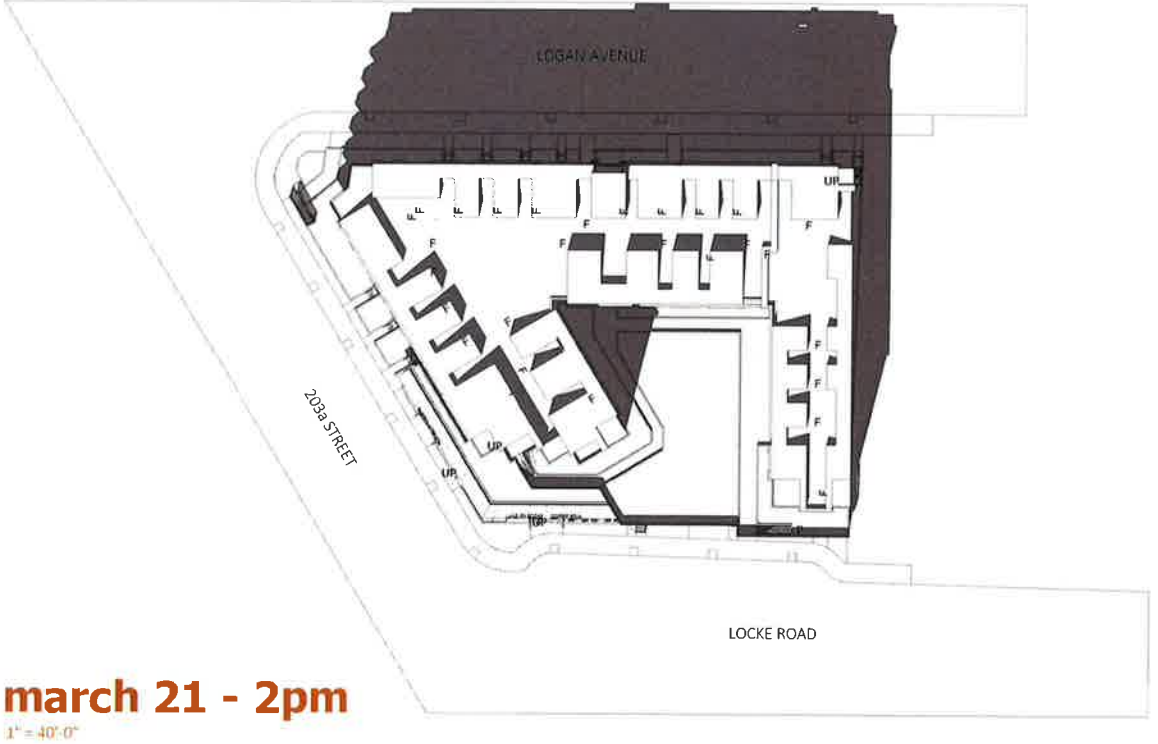
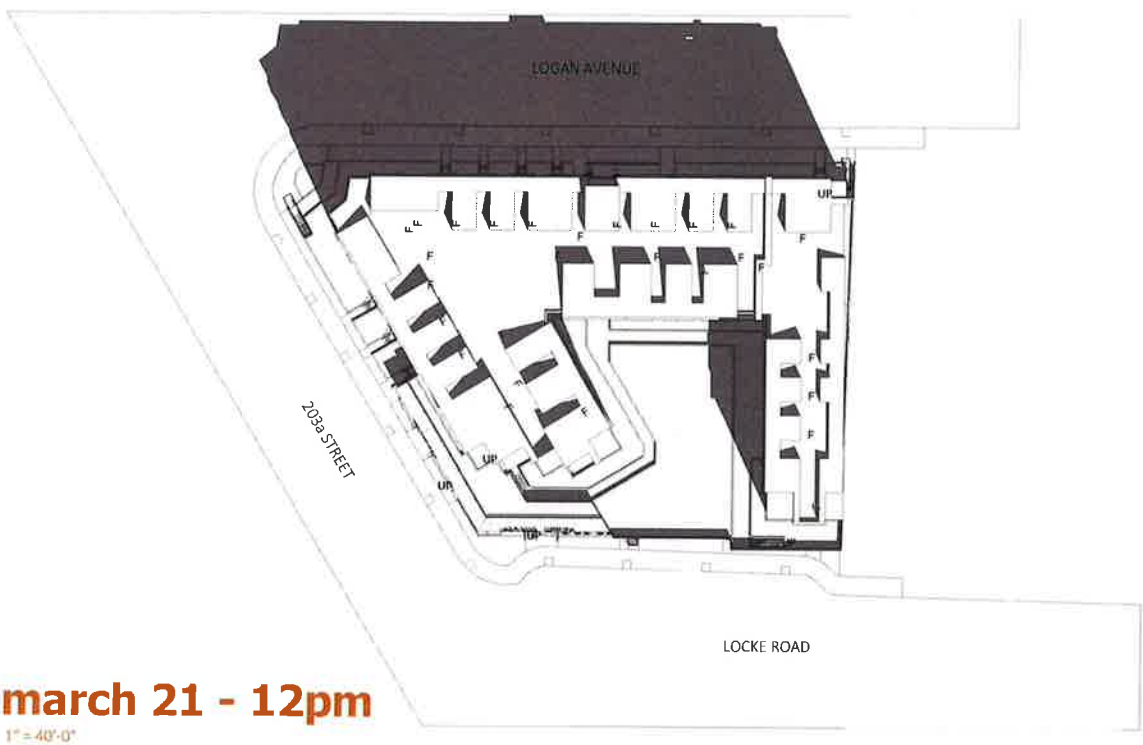
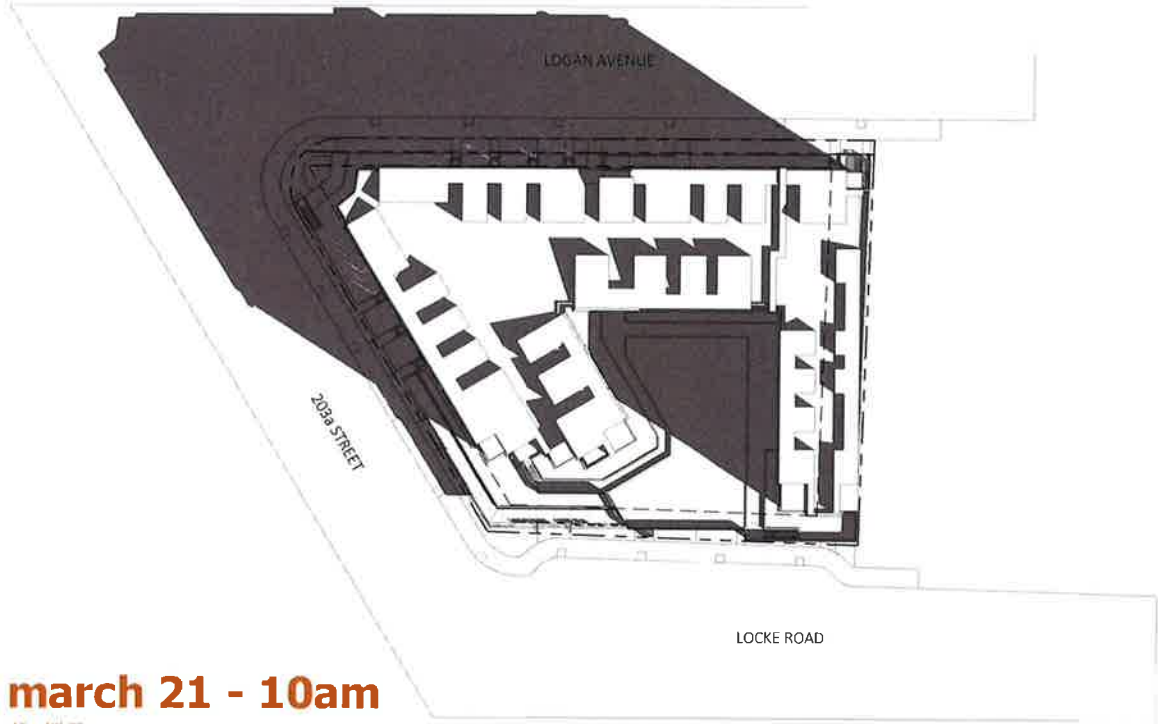


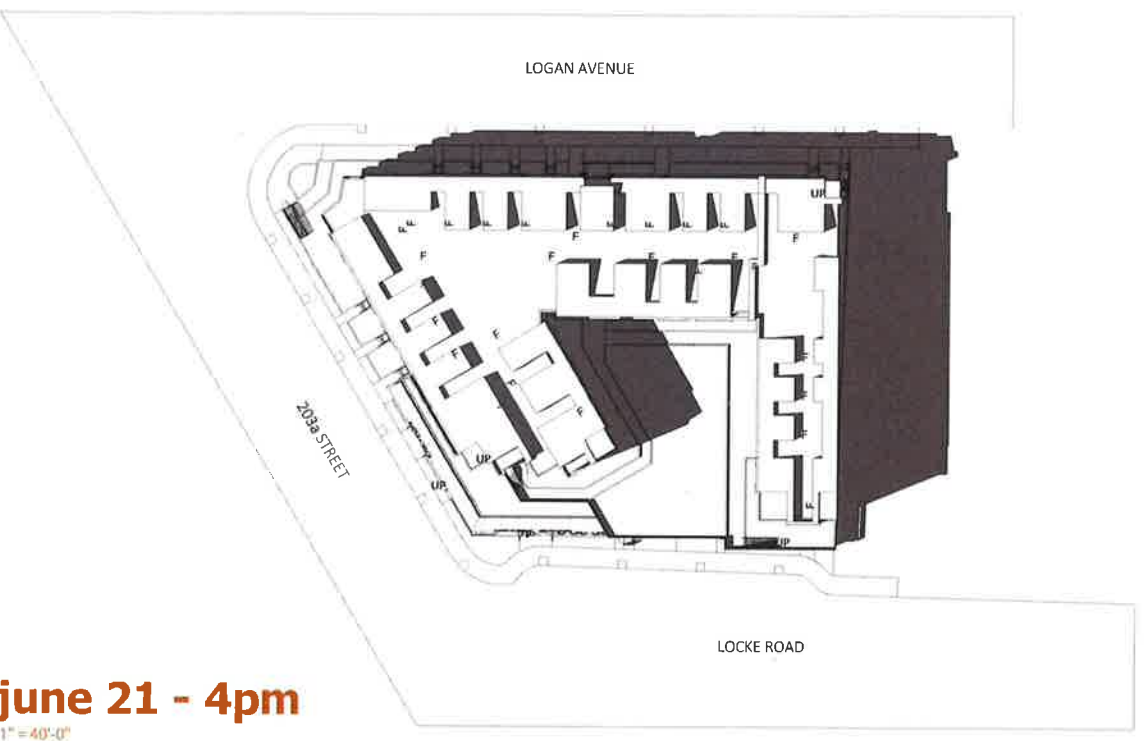
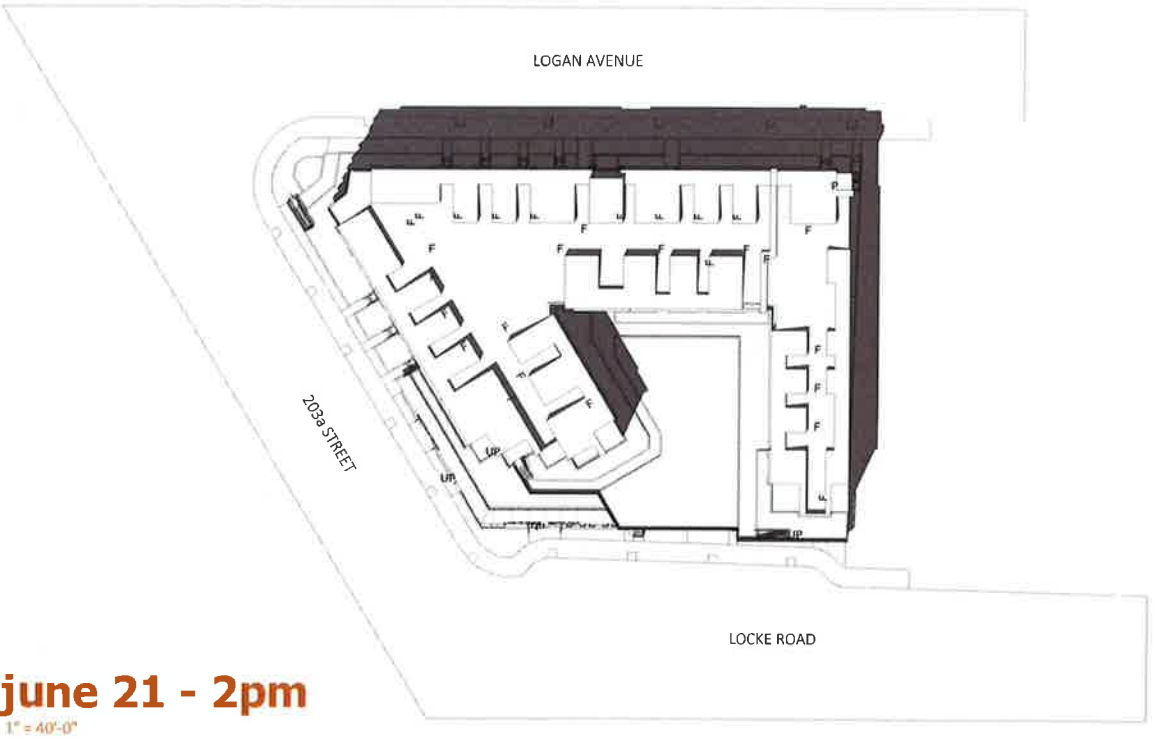
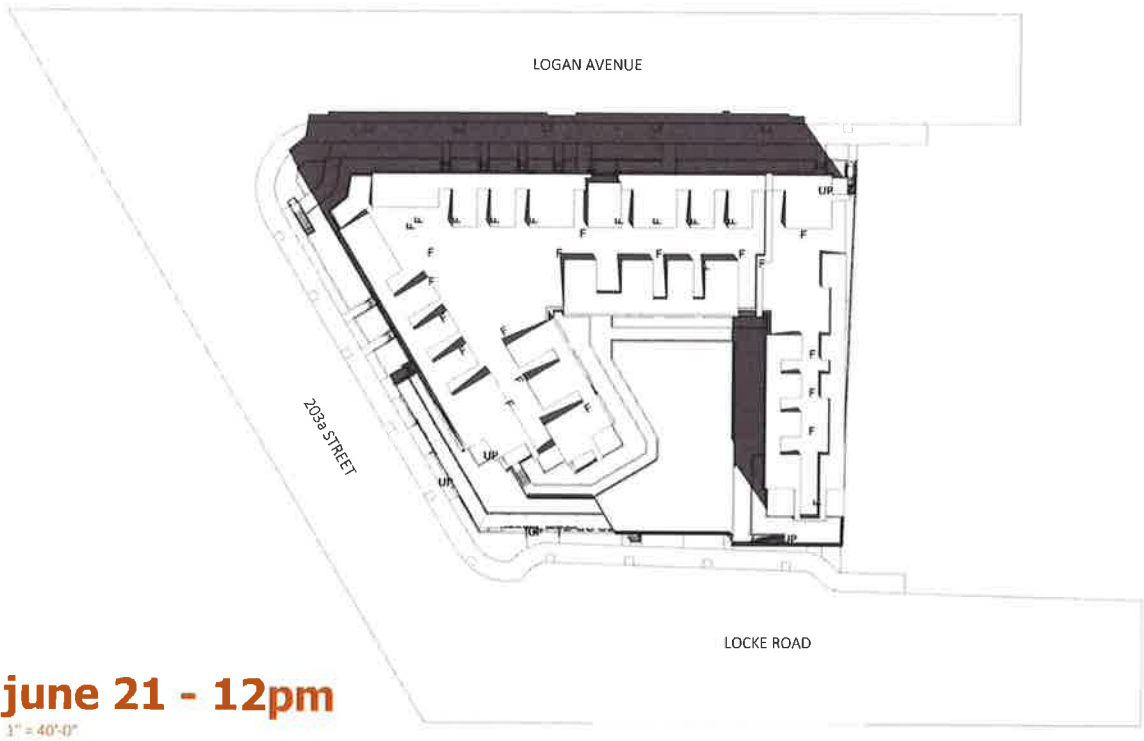
Logan ave.

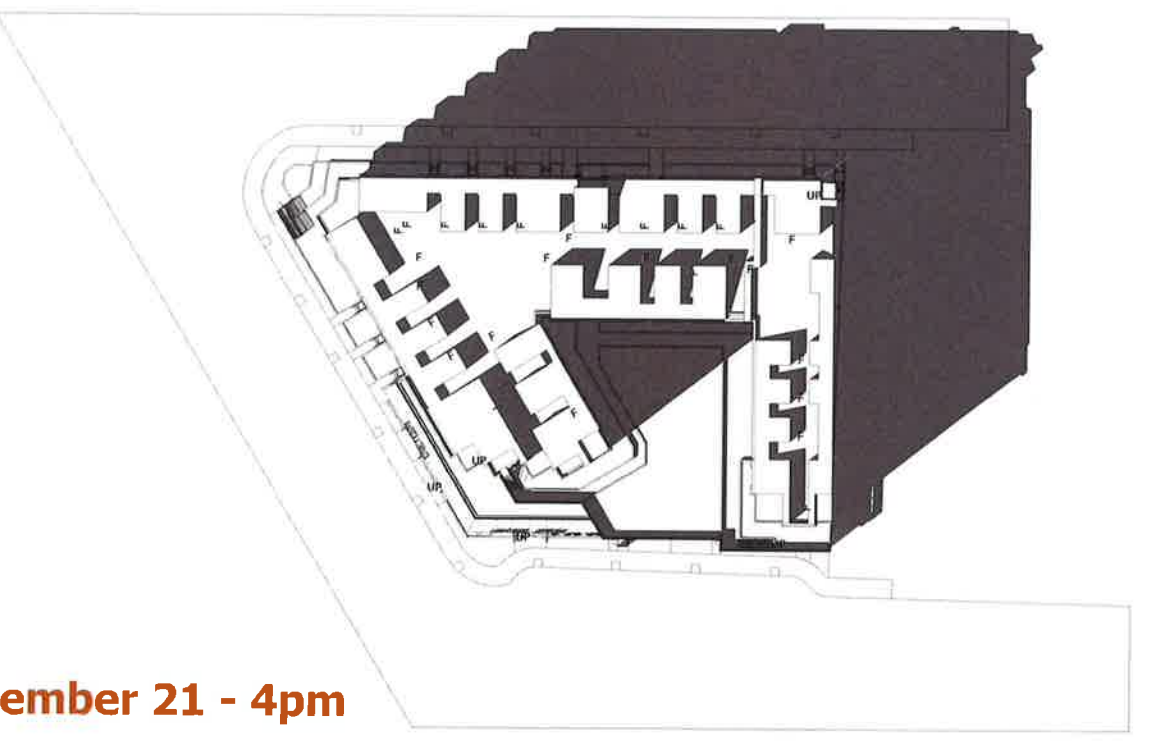
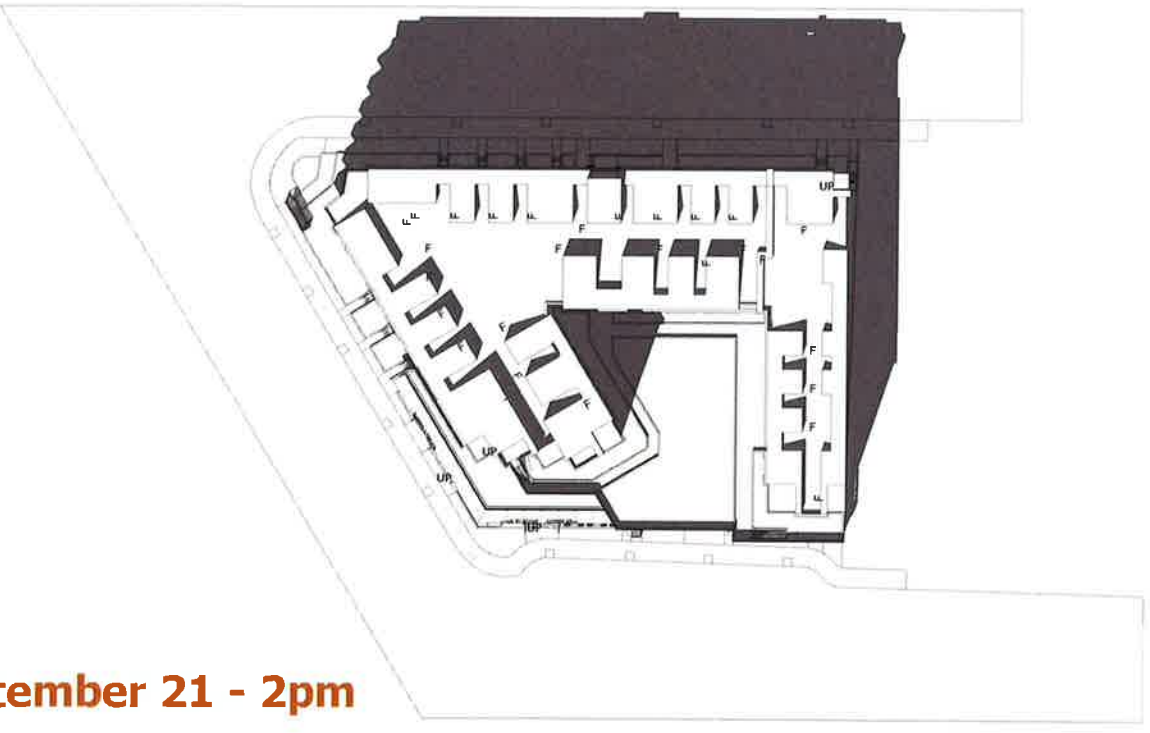
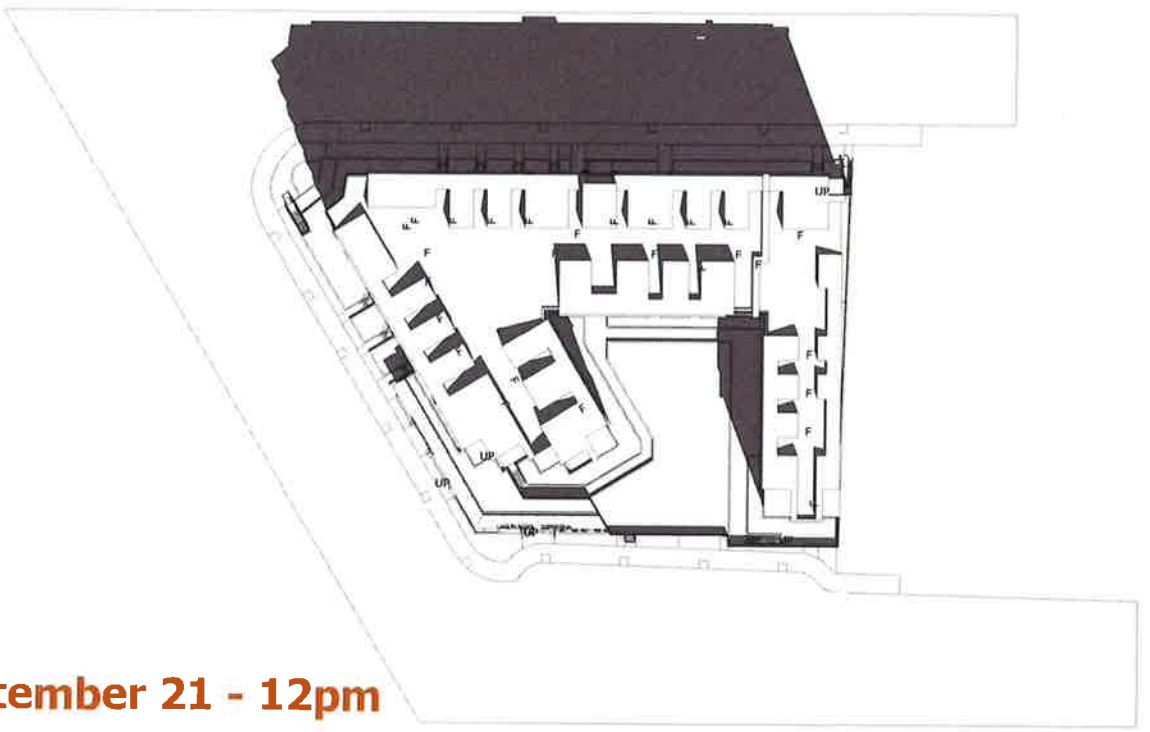
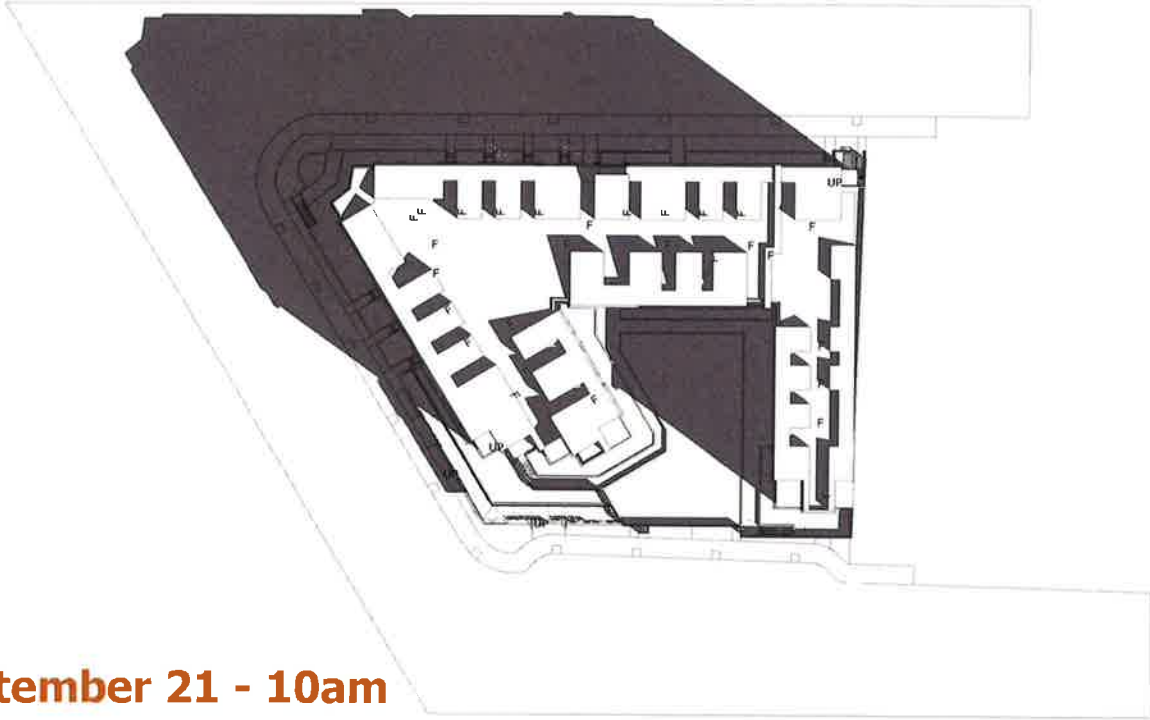
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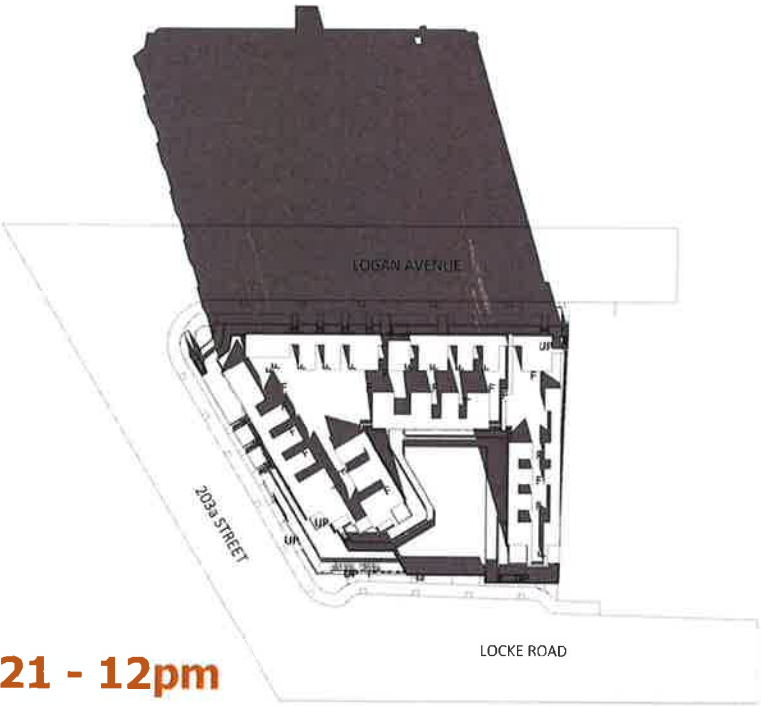




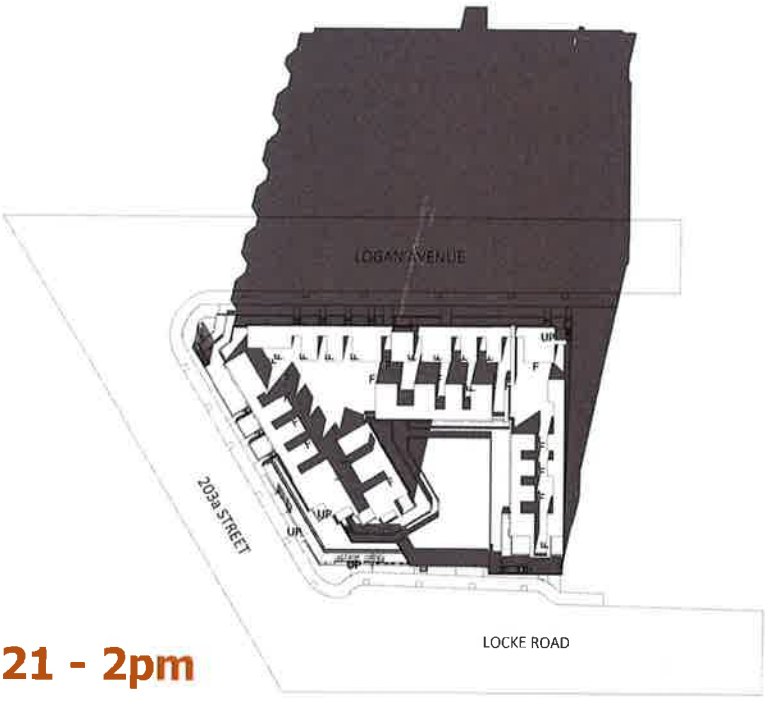




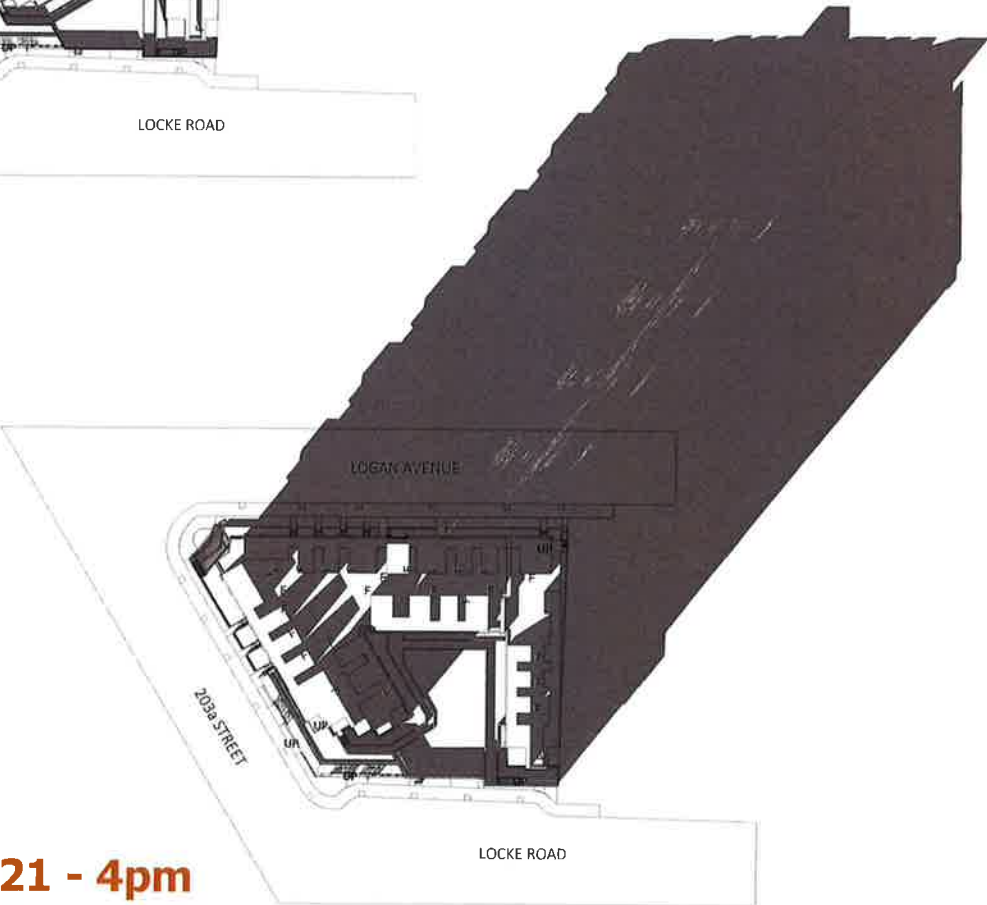
december 21 - 10am
1" = 60'-0"



december 21 - 12pm
1" = 60'-0"



december 21 - 2pm
1" = 60'-0"



december 21 - 4pm
1" = 60'-0"



LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

SHADOW STUDY
SCALE: 1" = 60'-0"



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SD1.34





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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

COMMERCIAL RENDERING

SCALE: N.T.S.

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SD1.36



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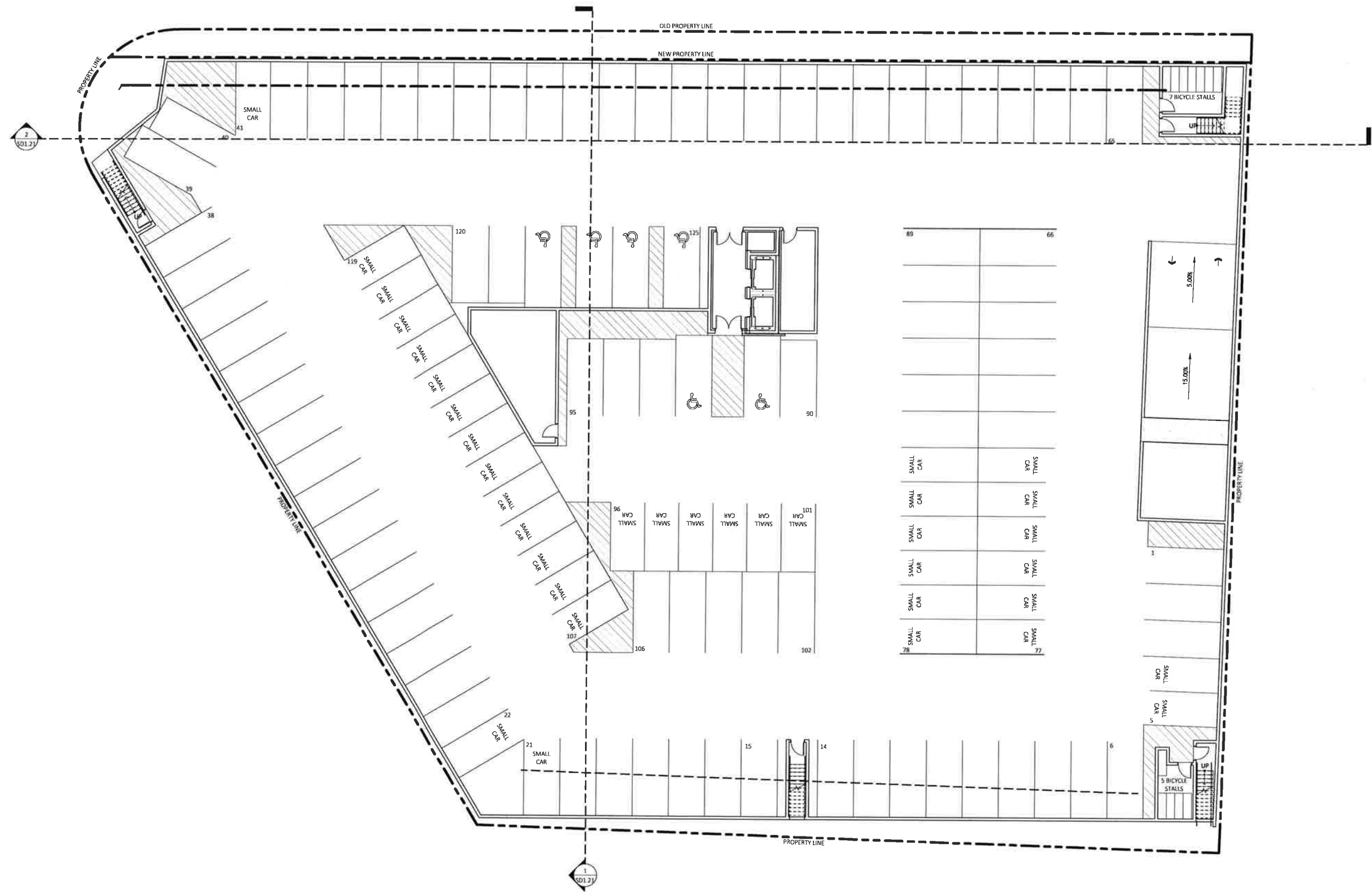
AMENITY RENDERING

SCALE: N.T.S.

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SD1.37



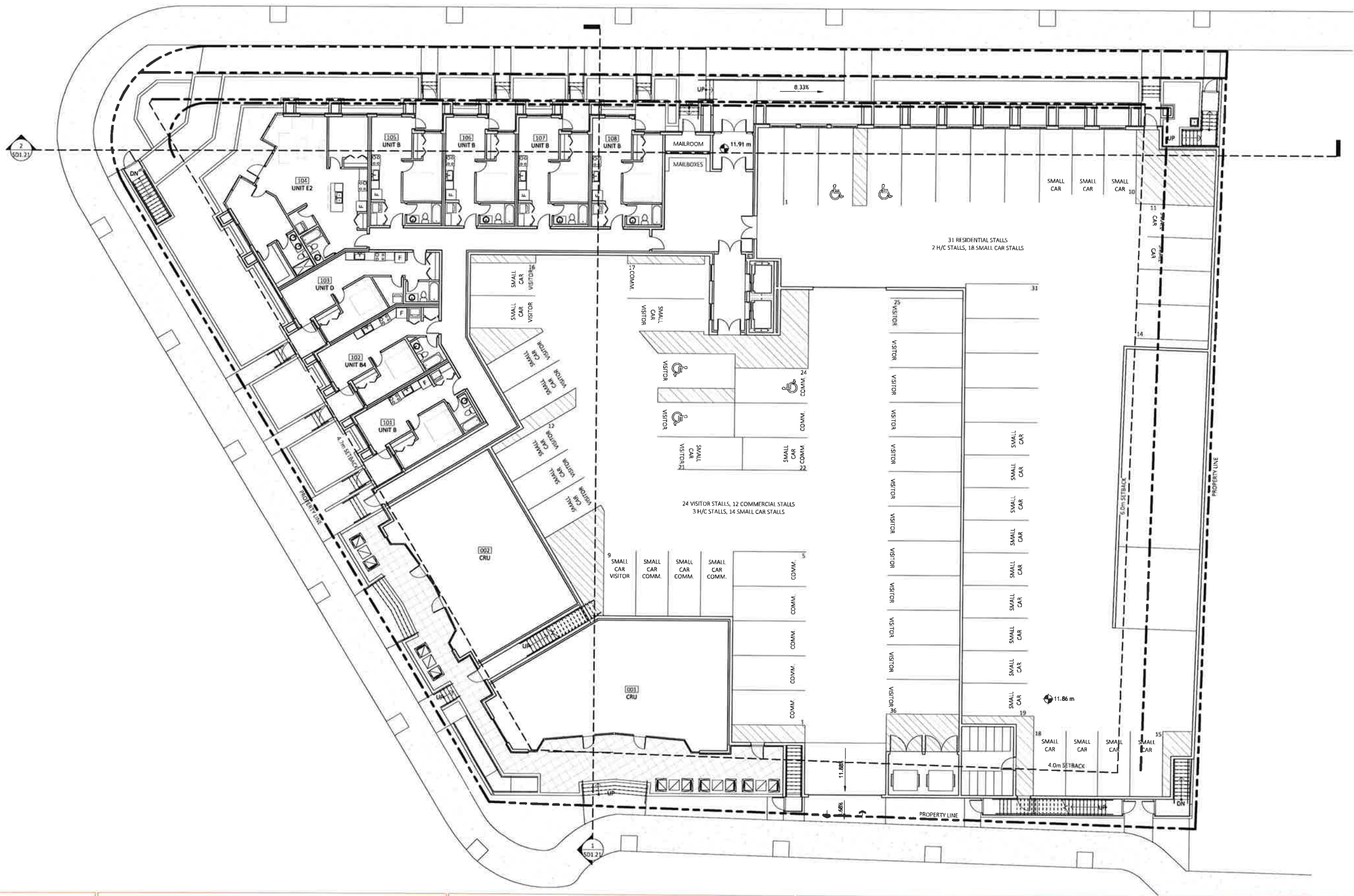
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"



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SD3.01



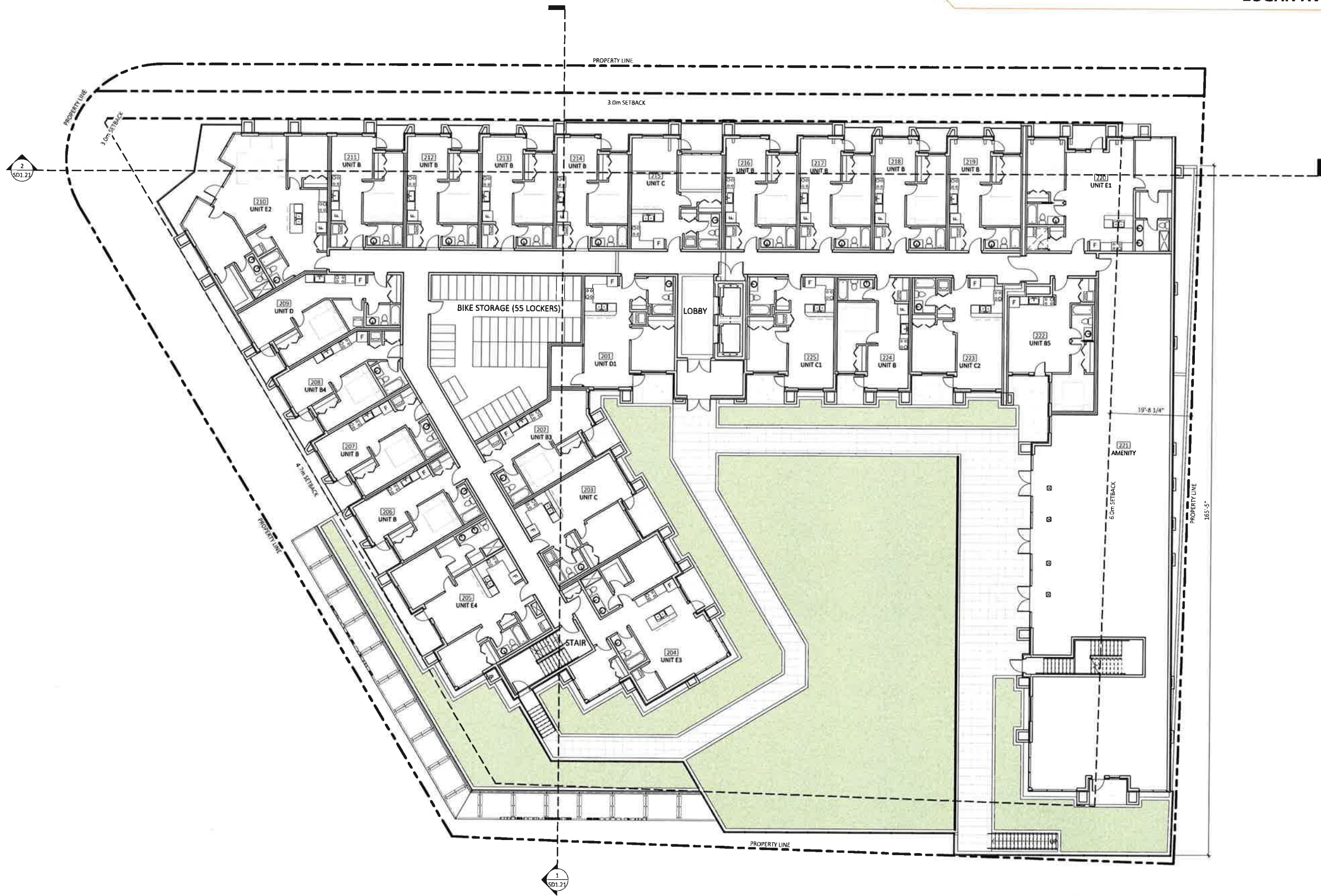
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

1st FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.02



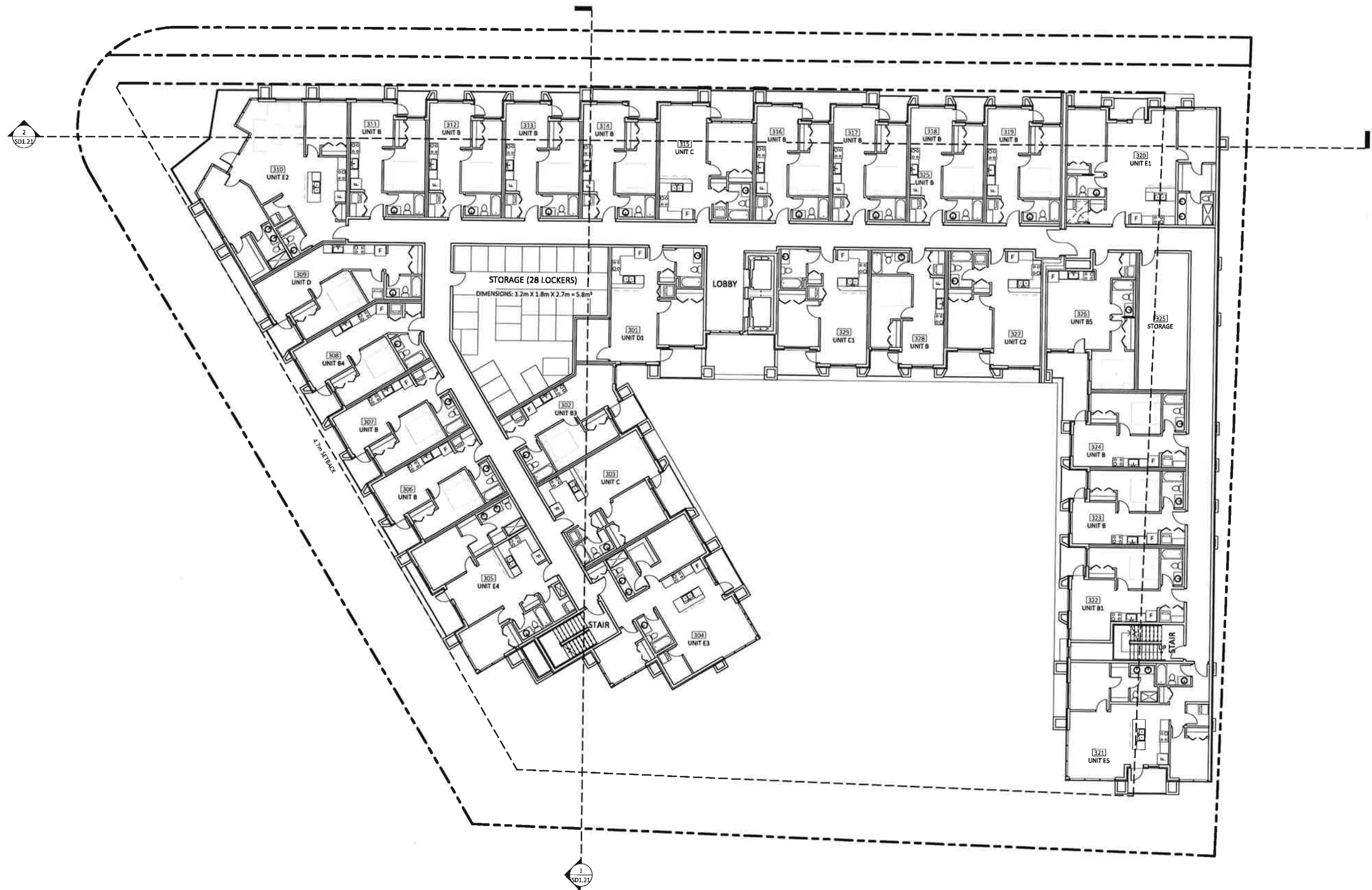
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.03



LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

3rd FLOOR PLAN

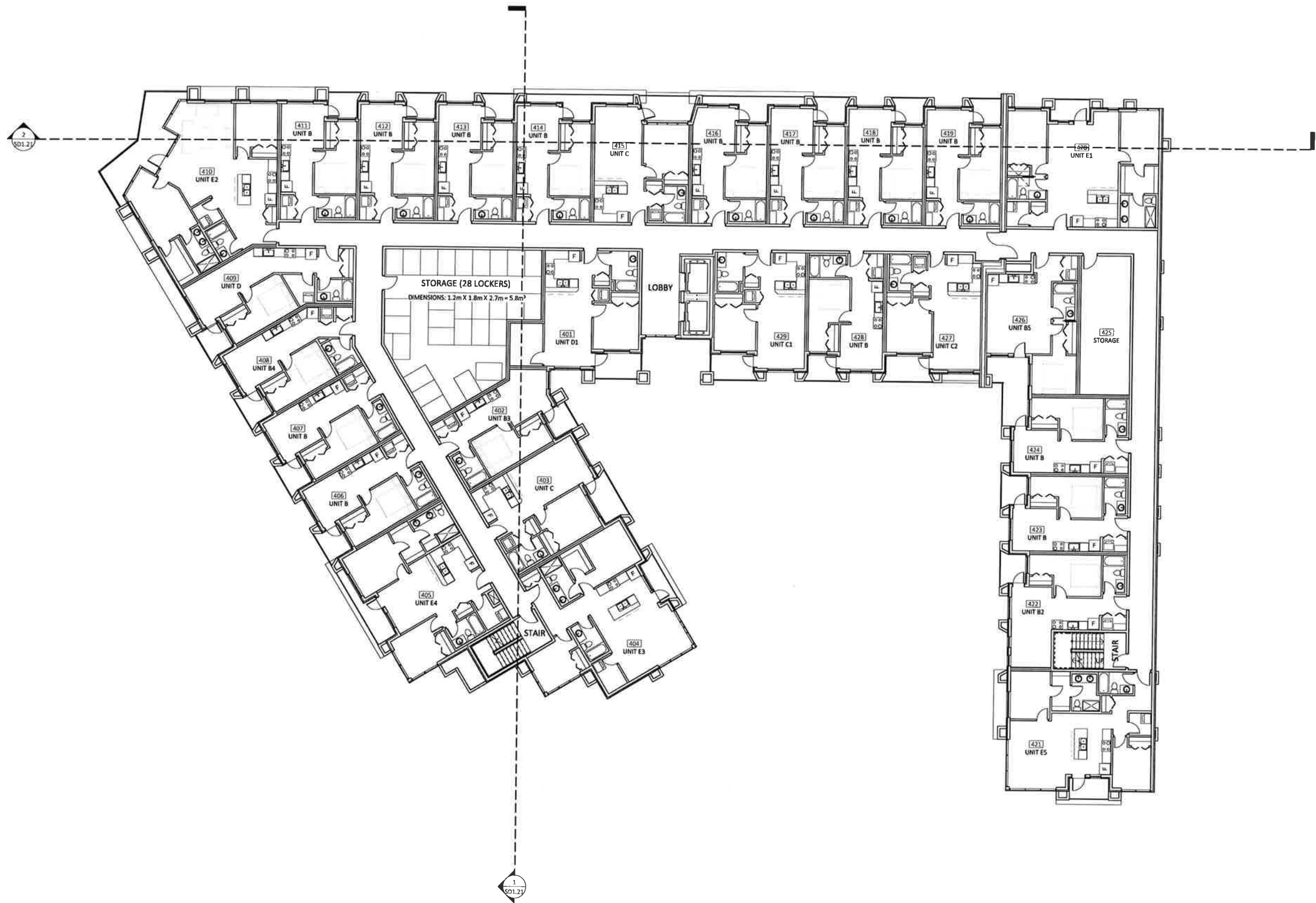
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SD3.04



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

4th FLOOR PLAN

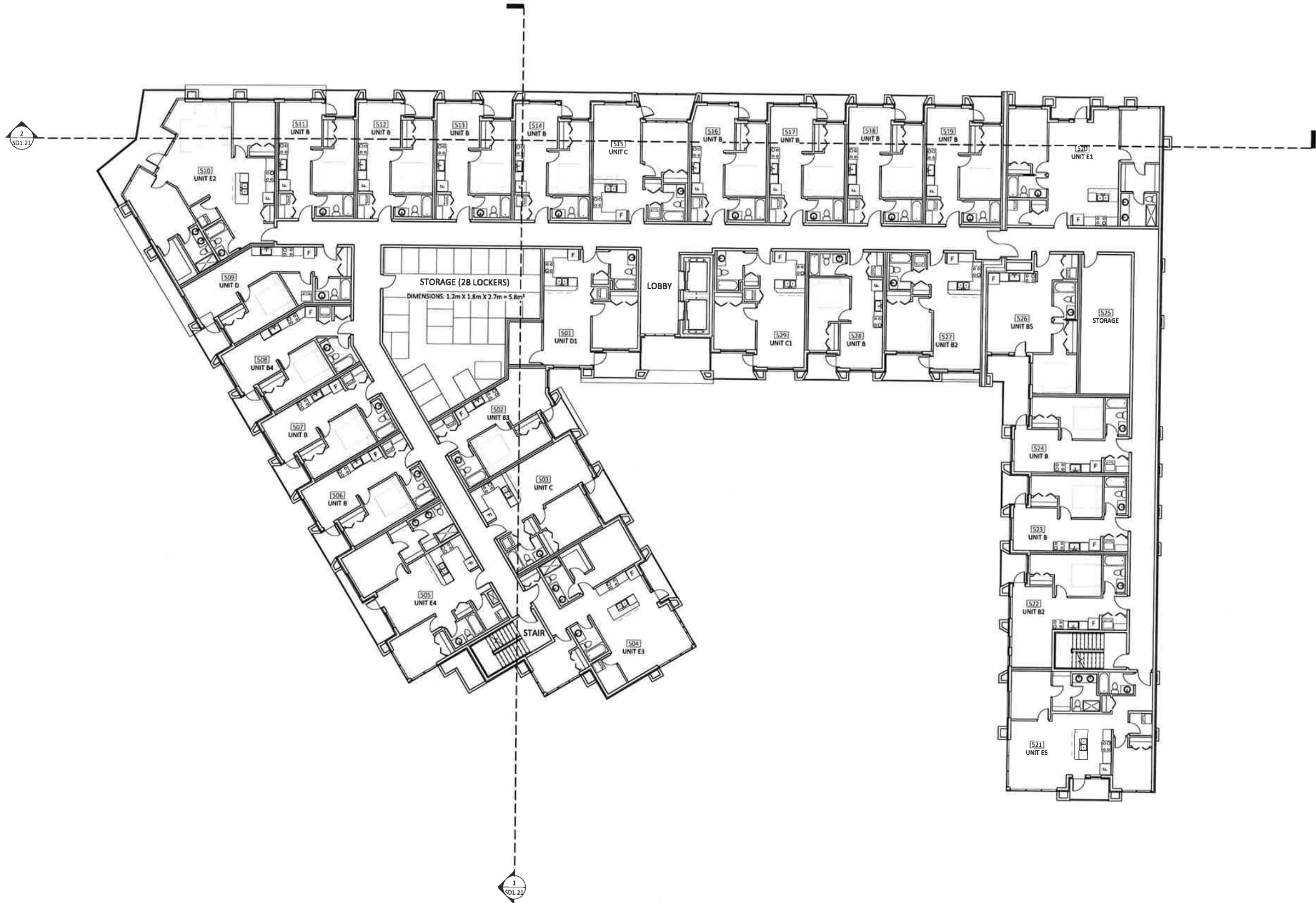
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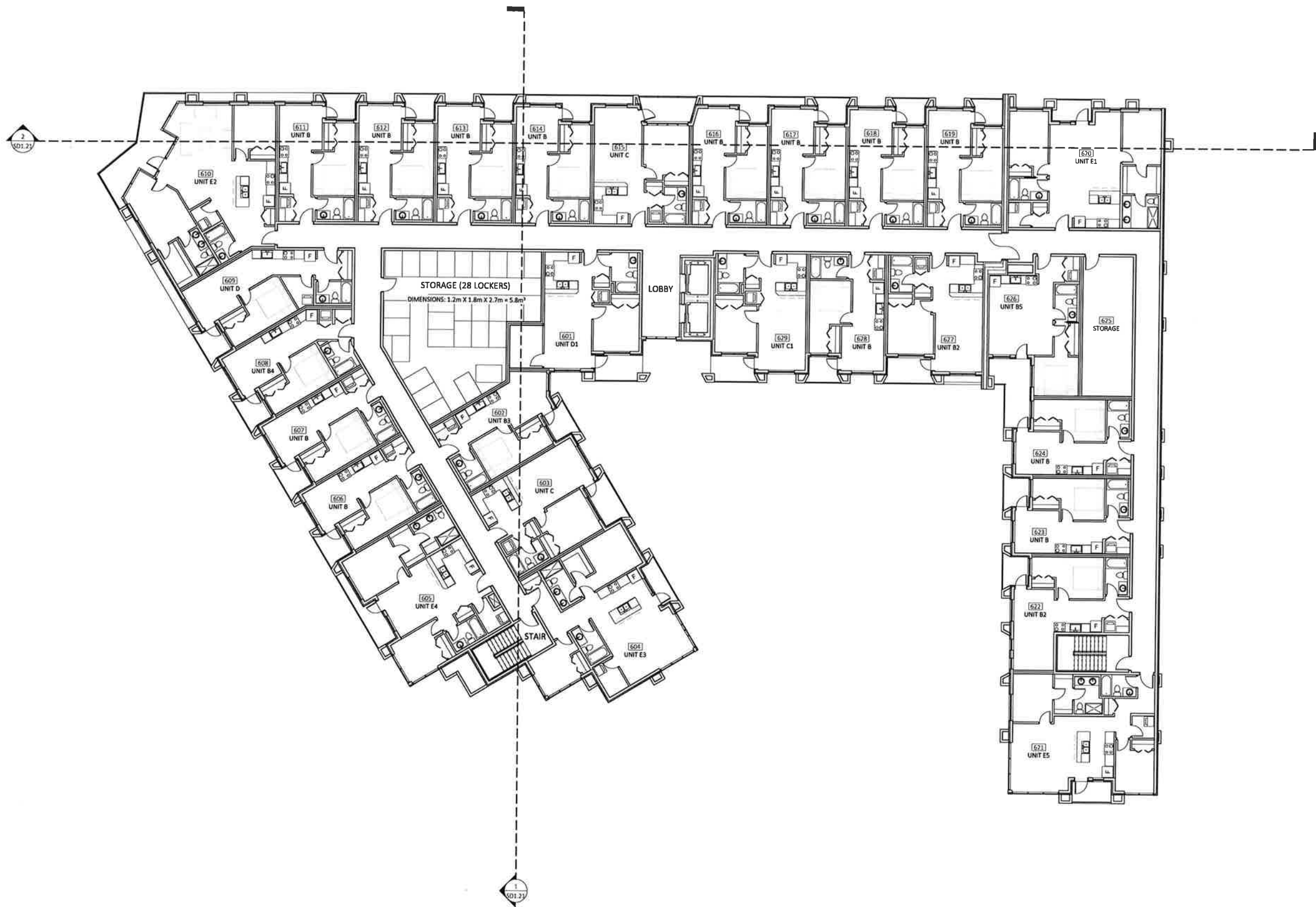


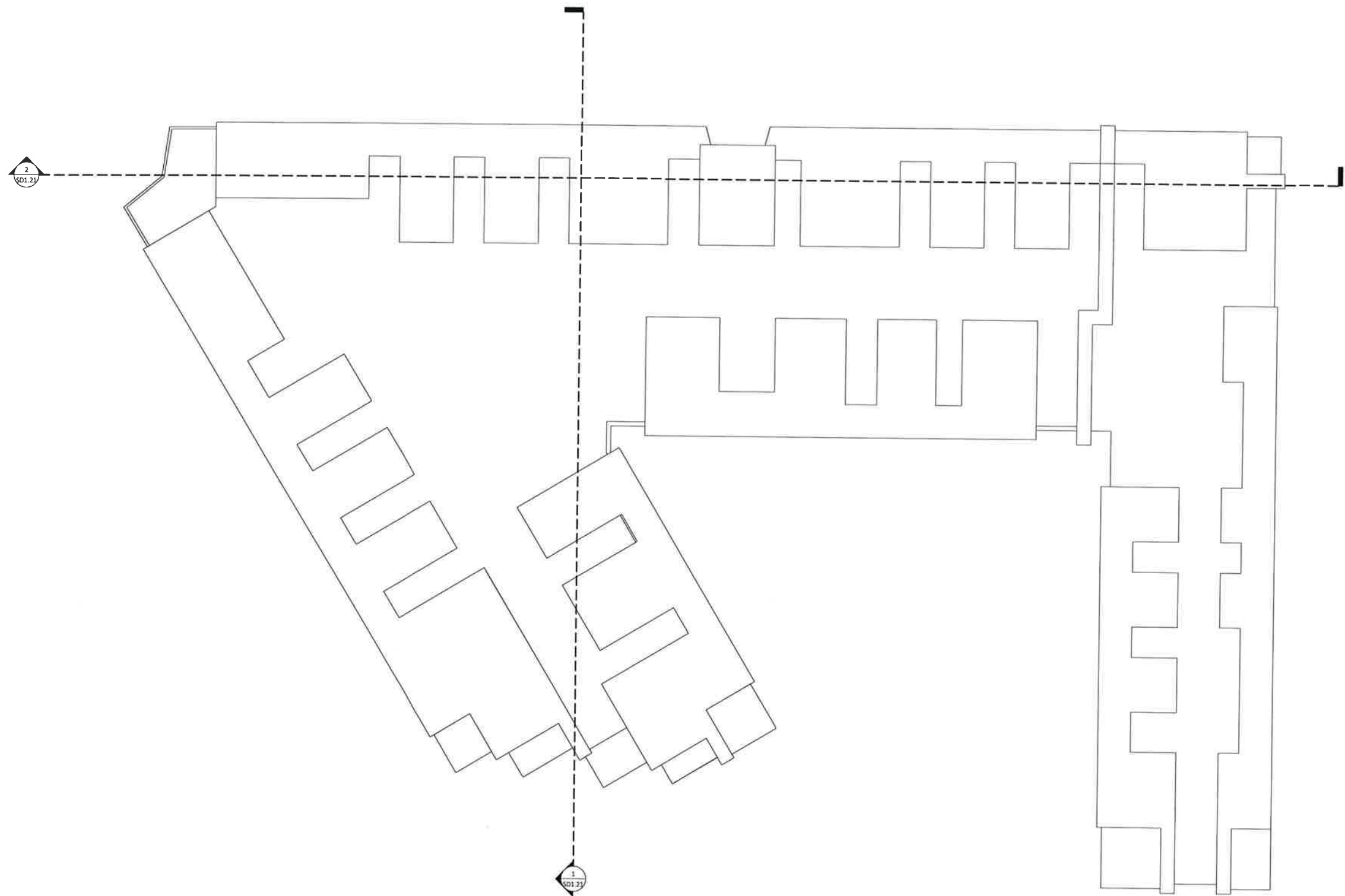
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD3.05









north elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: PEARL GRAY
- 3 CORRUGATED METAL :
- 'VICWEST', (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE)
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):
- 'LONGBOARD', COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 11 METAL FLASHING:
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'BLACK'
- 14 PLANTER:
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

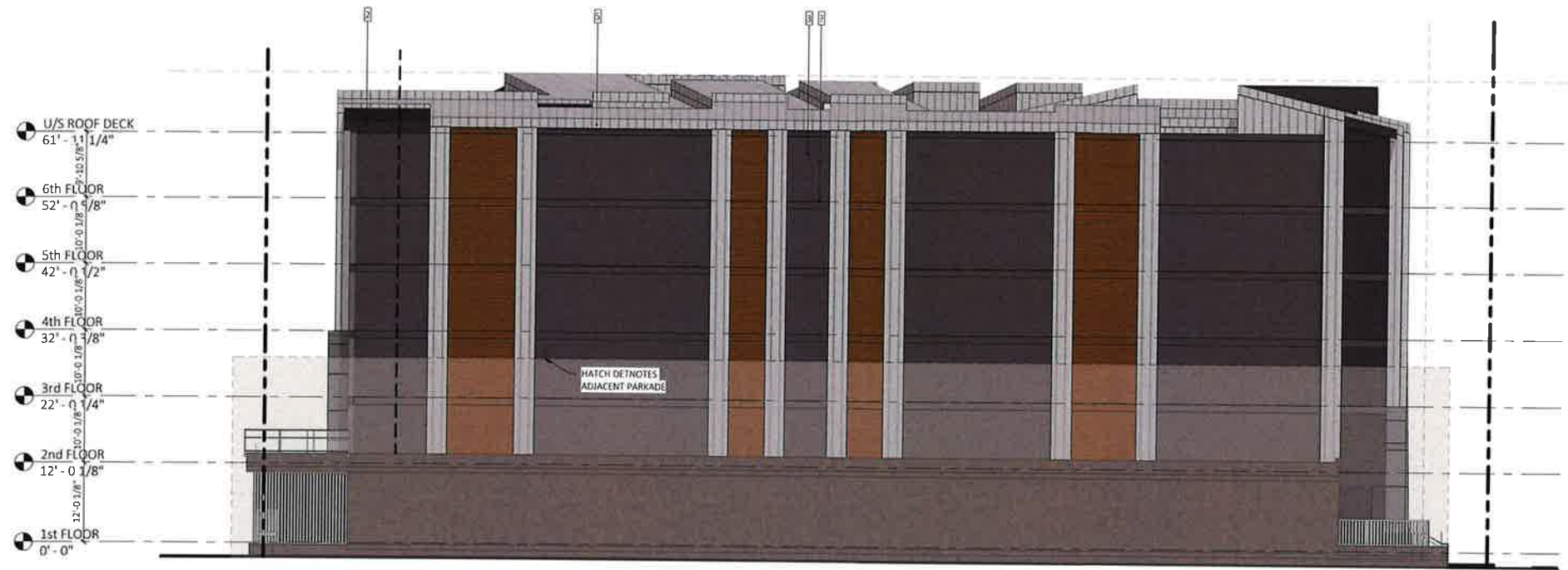
BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DP

19-12-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD4.01



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE'; COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE'; COLOUR: PEARL GRAY
- 3 CORRUGATED METAL:
- 'VICWEST'; (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE)
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):
- 'LONGBOARD'; COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 11 METAL FLASHING:
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE'; COLOUR: 'BLACK'
- 14 PLANTER:
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY

east elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"

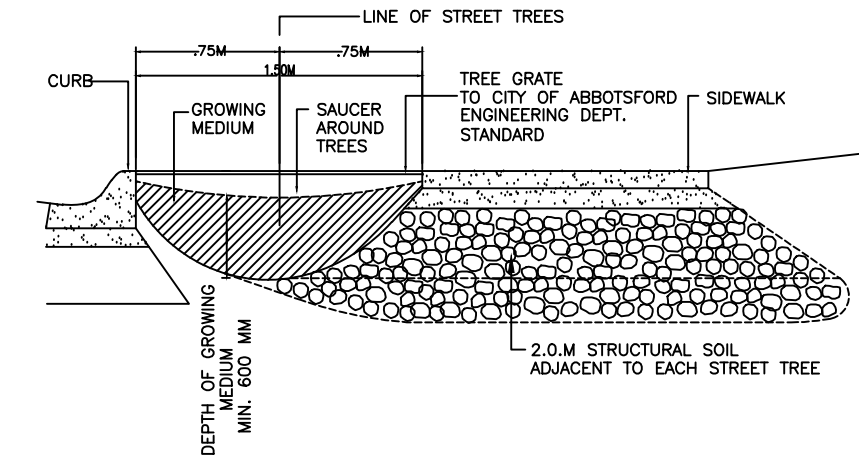
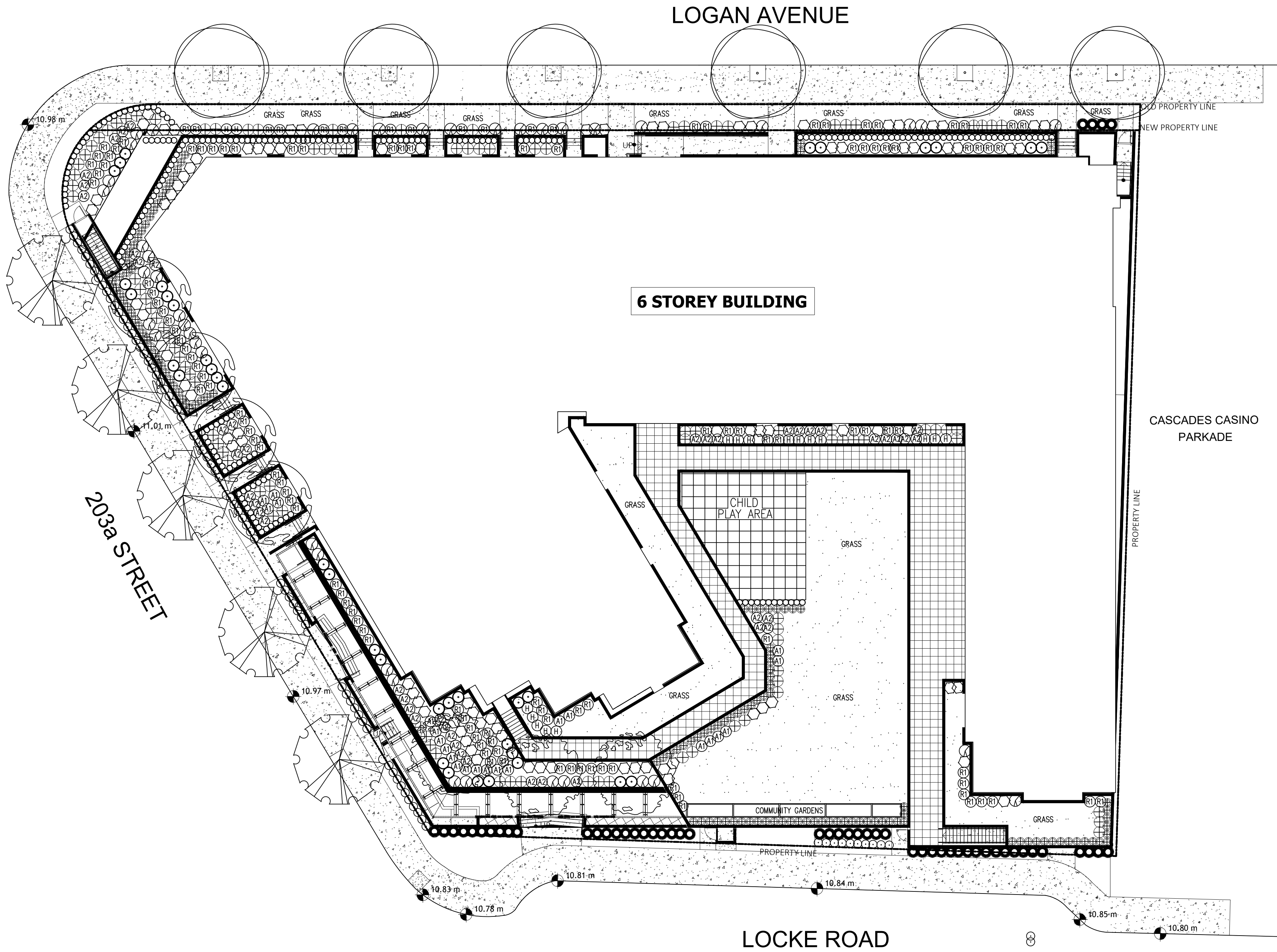


LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

BUILDING ELEVATIONS
SCALE: As indicated

RE-ISSUED FOR DP
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

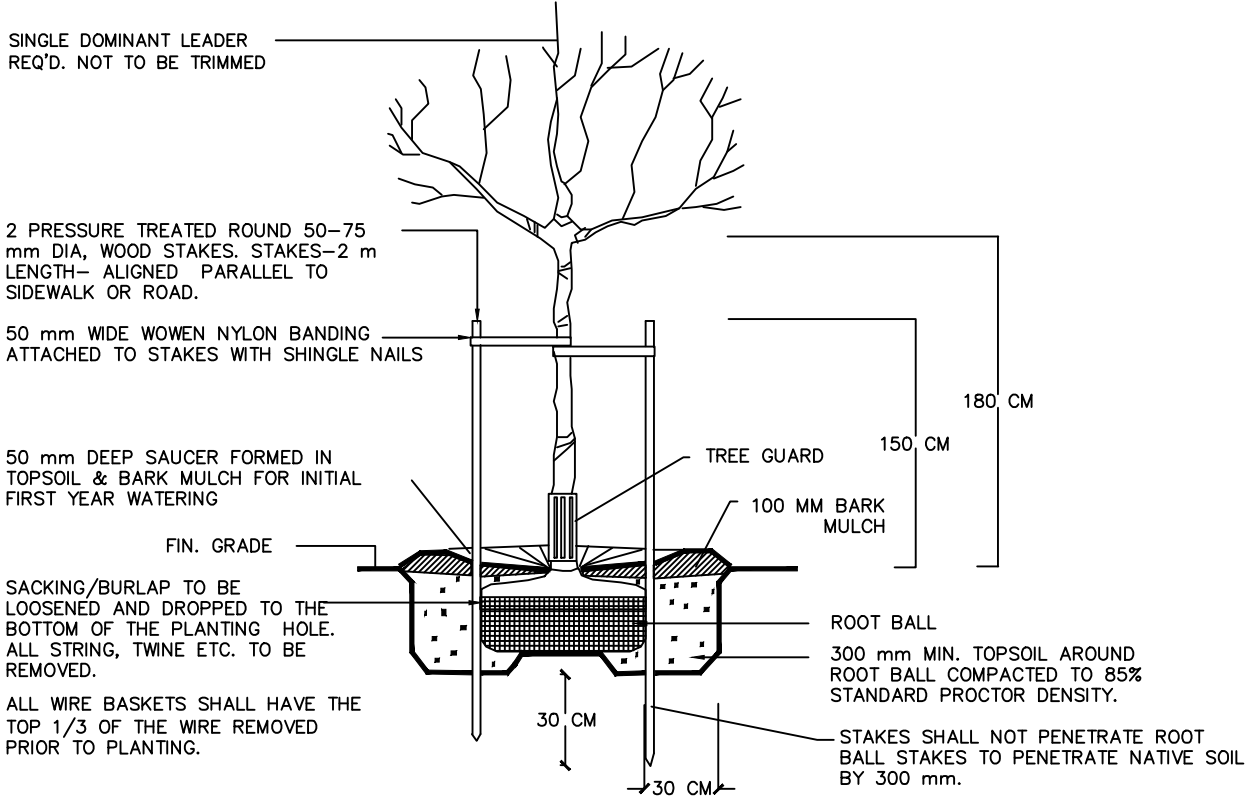
SD4.02



STREET TREE PLANTING DETAIL

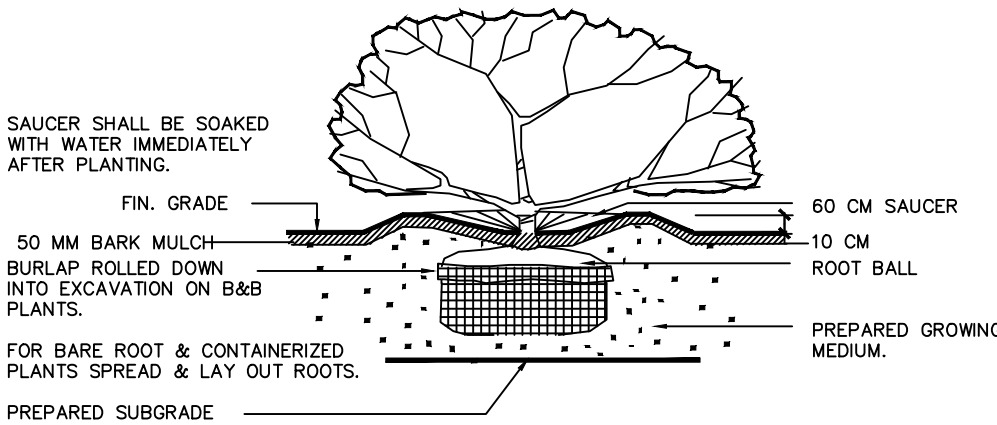
NOTES / GENERAL

- 1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
- 2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
- | | |
|--------------------|-------------------------|
| LAWN AREAS | 450 mm |
| GROUND COVER AREAS | 450 mm |
| SHRUB AREAS | 450 mm |
| TREE PITS | 300 mm AROUND ROOT BALL |
- 3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- 5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- 6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

KEY	BOTANICAL NAME	PLANT LIST				
		COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	SWEET GUM		6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		6 CM. CAL.	AS SHOWN	B. & B.
	PARROTIA PERSICA	PERSIAN IRONWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	98	#2 POT	85 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	22	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	43	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	83	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	60	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	29	#3 POT	90 CM. O.C.	
	BERBERIS THUNBERGII 'ATROPURPUREA'	PURPLE BERBERIS	77	#3 POT	70 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	116	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNITUM	SWARD FERN	10	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	17	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	30	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	232	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	43	1.50 METERS	70 CM. O.C.	

NOV/19	New Site Plan	3
AUG/19	Revised Site Plan	2
Feb/19	Revised Site Plan	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

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

PHONE (604) 857-2376

CLIENT

MR. LUC GOSSELIN
WHITETAIL HOMES

UNIT #104
3550 Mt. LEHMAN ROAD
ABBOTSFORD, B.C.
V4X 2M9

TITLE

PLAN VIEW

LANDSCAPE PLAN
LOGAN AVENUE
APARTMENTS
20350 20370 LOGAN AVENUE
CITY OF LANGLEY, B.C.

SCALE	1:200	DATE	FEB/19
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1



COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Arts and Culture Task Group
Recommendation – Linwood Park**

From: Arts and Culture Task Group

File #: 0110.00

Doc #:

Date: November 29, 2019

COMMITTEE RECOMMENDATION:

THAT City Council approve a Call To Artist for the creation of a wrap around mural using the Michaud Crescent Inter-Urban Railway as a theme, to be placed on the washroom building in Linwood Park. The Call to Artists will be for ages 16 years and over and will include a cost of up to \$2000 for materials and a \$1000 honorarium from the public art fund.

SUMMARY:

At the October 15, 2019, the Arts and Culture Task Group made the following motion:

THAT the Arts and Culture Task Group recommend that City Council consider the approval of a Call To Artist for the creation of a 10 x 10 mural using the Michaud Crescent Inter-Urban Railway as a theme, to be placed on the washroom building in Linwood Park. The Call to Artists will be for ages 16 years and over and will include a cost of up to \$1000 for materials and a \$500 honorarium from the public art fund.

The motion came out of discussions held by the group to have an impactful art piece such as a mural located in a visible space. The Michaud Crescent redesign has provided an opportunity to pay homage to the historical Interurban Rail as well as to have a mural created in a busy, well used public facility.

Prior to the reading of the October 15, 2019 motion, the group amended the main motion to read as follows:

THAT the Arts and Culture Task Group recommend that City Council approve a Call To Artist for the creation of a wrap around mural using the Michaud Crescent Inter-Urban Railway as a theme, to be placed on the washroom building in Linwood Park. The Call to Artists will be for ages 16 years and over and will include a cost of up to \$2000 for materials and a \$1000 honorarium from the public art fund.

Committee members are researching the heritage of the electric interurban railway through Langley City, this research will be included in the call to artists. For an interesting video of the last interurban train through Langley please see:
<https://www.langleyheritage.ca/videos/> scroll down to “the Last Ride”.

Respectfully Submitted,



Councillor Paul Albrecht
Chair



COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Arts and Culture Task Group
Recommendation – City Park**

From: Arts and Culture Task Group

File #: 0110.00

Doc #:

Date: November 29, 2019

COMMITTEE RECOMMENDATION:

THAT the Arts and Culture Task Group put out a Call to Artists for a feature art piece at City Park located near the picnic shelters at a value of up to \$20,000.00 from the public art fund.

SUMMARY:

At the July 22, 2019 council meeting, council approved the following motion:

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

As a picnic shelter renewal is being undertaken at City Park, the group has determined that this provides an opportunity for a piece of public art to be created in cooperation with the City and the Task Group. With this in mind, the group would like to have a Call to Artists drafted and presents the following motion for consideration:

THAT Langley City Council approve that the Arts and Culture Task Group put out a Call to Artists for a feature art piece at City Park located near the picnic shelters at a value of up to \$20,000.00.

It was discussed by the group that the Call to Artists will include details on the park, the amenities that are available within the park, and the usage.



Additionally, the group agrees that the art piece will be a stand-alone piece. Some suggestions for the piece are that it is an interactive 3D piece, it uses natural or artificial light to cast a shadow; that it is symbolic to any, or all of the four cornerstones: community, experiences, connected and integration; and that it is thought provoking.

Respectfully Submitted,



Councillor Paul Albrecht
Chair



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Crime Prevention Task Group Terms of Reference
Amendment and Extension

File #: 0110.00

Doc #:

From: Councillor Nathan Pachal
Chair, Crime Prevention Task Group

Date: December 6, 2019

RECOMMENDATION:

THAT Council adopt the amended Terms of Reference for the 2020 Crime Prevention Task Group; and

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

PURPOSE:

The purpose of the report is to seek Council's approval of amendments to the Crime Prevention Task Group Terms of Reference and to extend the Terms of Reference to December 31, 2020 to allow them to fulfill the mandate.

POLICY:

The terms of reference establishes the mandate, composition, authority, and terms of the task group.

COMMENTS/ANALYSIS:

At the October 24, 2019 Crime Prevention Task Group meeting members discussed the future of the task group. Overall they felt the work they have been doing and the action items they have accomplished are valuable and effective in the community. They feel the work they do brings the community together with outreach and education opportunities. The 'Know Your Neighbour' campaign is effective in

connecting face to face with residents and they received positive feedback about the information they share when going door to door.

After two years of working together they felt their most relevant and effective work included the following initiatives:

- The Know Your Neighbour campaign
- Community events
- Social media campaigns to prevent crime
- Informing the business community about initiatives and opportunities to reduce and prevent crime.

The consensus of the group was that they would like to continue to do this type of work and that the mandate should accurately reflect the work they are doing.

The discussion concluded with the following recommendation:

THAT the Crime Prevention Task Group recommends that Council allow the Crime Prevention Task Group to continue with its work next year with a particular focus on the Know Your Neighbour Campaign, business crime prevention outreach, online crime prevention outreach and continued educational opportunities for the task group members with regard to crime prevention in general.

BUDGET IMPLICATIONS:

N/A

SUMMARY:

The Crime Prevention Task Group members are seeking Council's support to amend the Terms of Reference to reflect the work that the group would like to focus on in 2020, extend the term to December 31, 2020 and to remove mandate items that they do not feel are actionable at their level or are already being addressed by the City.

ALTERNATIVES:

Leave the Crime Prevention Task Group Terms of Reference unchanged.

Respectfully Submitted,



Nathan Pachal
Chair, Crime Prevention Task Group

Attachment(s):

1. Clean copy of the proposed 2020 Crime Prevention Task Group Terms of Reference.
2. Red lined copy of the proposed 2020 Crime Prevention Task Group Terms of Reference.
3. 2019 Crime Prevention Task Group Terms of Reference.

1.0 Background:

Crime Prevention

Crime prevention looks at people who are not involved in criminal activity and asks, “What can we do to make sure they never come into conflict with the law?” Crime prevention also looks at places and situations which are not yet troubled by much criminal activity and asks, “How can we make sure crime never becomes a significant problem here?”

Crime prevention can be broken down into people-, place- and situation-oriented strategies. The people-oriented strategy is usually known as “crime prevention through social development,” or CPSD¹. Place-oriented strategies are known as “crime prevention through environmental design,” or CPTED². When combined with situational approaches, these strategies form a holistic and effective crime prevention package.

Situational crime prevention looks at particular circumstances in which people interact with one another and with the built environment, identifies particular risky combinations, and looks for solutions specific to those situations. Solutions may include:

- Increasing the effort required to commit a crime, making it less attractive;
- Increasing the risk of being caught;
- Reducing the potential rewards of crime;
- Reducing provocations and temptations;
- Removing excuses for committing crime.

¹ CPSD involves long-term, integrated actions that deal with the root causes of crime. It aims to reduce risk factors that start people, particularly children and youth, on the road to crime, and to build protective factors that may mitigate those risks. CPSD works at making people healthy, responsible and resilient and promotes community values about non-violence and respect for other people and their property, and helps young people resist peer pressure and make good decisions.

² CPTED relates to places and things, the “built environment,” which can be either targets of criminal activity or the location where crime takes place. The proper design, effective use and maintenance of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in quality of life. Through the effective use of CPTED principles, crime, nuisance behaviour and the fear of crime can be reduced.

Some of these solutions involve a combination of people-oriented and place-oriented strategies that overlay with crime prevention through social development or environmental design.

Community Defense Model Program

This model is characterized by a collective effort of neighbourhood residents who can be organized to act collectively in an effort to reduce the opportunity for crime by assuming a more vigilant and proprietary concern over their neighbourhood. Principles include:

- Community-based;
- Informal social control;
- Local collective action;
- Behaviour reinforcement or modification;
- Situational crime prevention measures.

A community was suffering from a number of problems including drug trafficking, vandalism, litter, burglary, derelict housing stocks, etc. A consortium of local residents, community groups, as well as police and city agencies organized a 'block club', established to take ownership, resolve neighbourhood issues and to nurture social cohesion and informal social control. Residents were organized and trained by the police to identify, record and report suspected criminal activity on their blocks. Residents also worked with faith-based group to develop standards of conduct for the community.

2.0 Mandate:

The mandate of the group includes:

- Continuing to advance media messaging around crime prevention and community defense model programs in collaboration with the City's Communication Officer
- Continuing with the "Know Your Neighbour" campaign
- In partner with the Community Police Office, promoting and educating residents about existing RCMP programs such as Block Watch, crime prevention such as CPTED, and community defense model programs such as neighbourhood gatherings

- In partnership with the Community Police Office, Downtown Langley Business Association and Chamber of Commerce, promoting and educating business owners about existing RCMP programs, crime prevention, and community defense model programs
- Requesting presentations from the RCMP and local non-government agencies to educate members about on Crime Prevention and Community Defense Model programs, strategies, and issues.

3.0 Composition:

3.1 Membership:

- One non-voting member of City Council to be appointed by the Mayor
- Five Community-at-Large members to be appointed by City Council
- One member from the Downtown Langley Business Association
- One member from the Greater Langley Chamber of Commerce
- One member from the senior community
- One member from the youth community

The Chair shall be the appointed council member.

3.2 Staff Liaison

- One City of Langley staff to be appointed by the CAO
- One member from the Langley RCMP
- Additional staff and/or consultants may be invited to provide technical advice and assistance

3.3 Affiliated Agencies:

Representative(s) from the Affiliated Agencies will be requested to provide expert advice when deemed appropriate to assist the Task Group to fulfill its mandate.

4.0 Reporting Relationship:

The Group will report to City Council through its meeting minutes and by making recommendations to City Council utilizing Committee Reports to Council.

5.0 Accountability:

The Group is accountable to City Council. The Group will not have the authority to give direction to staff or to commit to expenditures of funds.

6.0 Administration:

The City of Langley will provide administrative support to the Membership to carry out the mandates of the group.

7.0 Meetings:

The Group shall meet monthly, or at the call of the Chair, in a facility provided by the participating partners.

A quorum shall be a majority of the total voting membership.

8.0 Terms:

The terms of the group shall cease on December 31, 2020. The terms may be extended to allow the group to fulfill its mandate.

1.0 Background:

Crime Prevention

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Some of these solutions involve a combination of people-oriented and place-oriented strategies that overlay with crime prevention through social development or environmental design.

Crime Reduction

~~Crime reduction starts with assessing the current problem and developing strategies to decrease the amount of criminal activity, or minimize the harm it causes.~~

~~Because crime reduction is focused on existing criminals, crime locations and situations, it relies heavily on information or intelligence which describes those people, places and situations in great detail. Examples of crime reduction include:~~

- ~~• Prolific offender management;~~
- ~~• Targeting crime “hot spots”;~~
- ~~• Managing major public gatherings.~~

~~Local governments experience the problems of crime firsthand but don’t have all the tools or resources needed to address them. Collaborative and problem-solving relationships through community mobilization are essential to the success of an intervention. The long-term success and sustainability of action plans are linked to the degree of community involvement and ownership of strategies.~~

Community Defense Model Program

This model is characterized by a collective effort of neighbourhood residents who can be organized to act collectively in an effort to reduce the opportunity for crime by assuming a more vigilant and proprietary concern over their neighbourhood. Principles include:

- Community-based;
- Informal social control;
- Local collective action;
- Behaviour reinforcement or modification;
- Situational crime prevention measures.

A community was suffering from a number of problems including drug trafficking, vandalism, litter, burglary, derelict housing stocks, etc. A consortium of local residents, community groups, as well as police and city agencies organized a ‘block club’,

established to take ownership, resolve neighbourhood issues and to nurture social cohesion and informal social control. Residents were organized and trained by the police to identify, record and report suspected criminal activity on their blocks. Residents also worked with faith-based group to develop standards of conduct for the community.

2.0 Mandate:

The mandate of the group includes:

- Continuing to ~~work on~~ advance media messaging around ~~Crime Prevention and community defense model programs and in collaboration with~~ the City's Communication Officer ~~to develop messaging to the public in the monthly newsletter.~~
- Continuing with the "Know Your Neighbour" campaign ~~including promotion during Public Safety Week and Anti-Fraud Week.~~
- ~~In partner with the Community Police Office, Advocate for an increase in RCMP foot and bike patrol in the downtown core and at crime hot spots, when appropriate and if needed.~~
- ~~Promoting and educating residents~~ the public about existing RCMP programs such as Block Watch, crime prevention such as CPTED, and community defense model programs such as neighbourhood gatherings
- ~~In partnership with the Community Police Office, Downtown Langley Business Association and Chamber of Commerce, promoting and educating business owners about existing RCMP programs, crime prevention, and community defense model programs~~
- ~~Work with the Youth Committee and the RCMP to discuss and educate the public about issues such as cyber bullying. Host community building programs, such as sports day, hockey games, and basketball games, targeting high risk youth and their parents.~~
- ~~Partner with the Community Police Office to educate the public about develop strategies such as CPTED reviews at geographic locations where there are high levels of crime, a bike registration program, bike safety training, scooter safety training, etc.~~
- ~~Partner with the Downtown Langley Business Association and Chamber of Commerce to introduce an incentive program for property owners to implement crime prevention initiatives including CPTED.~~
- ~~Partner with the Langley Seniors Resource Centre to create strategies to educate the public on how to address senior related issues such as elder abuse.~~

- ~~Conduct~~ Requesting presentations ~~with~~ from the RCMP ~~to~~ and ~~different stakeholders~~ local non-government agencies to educate members about on Crime pPrevention and Community Defense Model programs, ~~reduction strategies,~~ and topical issues.

3.0 Composition:

3.1 Membership:

- One non-voting member of City Council to be appointed by the Mayor
- Five Community-at-Large members to be appointed by City Council
- One member from the Downtown Langley Business Association
- One member from the Greater Langley Chamber of Commerce
- One member from the senior community
- One member from the youth community

The Chair shall be ~~elected from amongst its members~~ the appointed council member.

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- Prolific offender management;
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- Managing major public gatherings.

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Community Defense Model Program

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established to take ownership, resolve neighbourhood issues and to nurture social cohesion and informal social control. Residents were organized and trained by the police to identify, record and report suspected criminal activity on their blocks. Residents also worked with faith-based group to develop standards of conduct for the community.

2.0 Mandate:

The mandate of the group includes:

- Continue to work on media messaging around Crime Prevention and work with the City's Communication Officer to develop messaging to the public in the monthly newsletter.
- Continue with the "Know Your Neighbour" campaign including promotion during Public Safety Week and Anti-Fraud Week.
- Advocate for an increase in RCMP foot and bike patrol in the downtown core and at crime hot spots.
- Promote and educate the public about existing RCMP programs.
- Work with the Youth Committee and the RCMP to discuss and educate the public about issues such as cyber bullying. Host community building programs, such as sports day, hockey games, and basketball games, targeting high risk youth and their parents.
- Partner with the Community Police Office to develop strategies such as CPTED reviews at geographic locations where there are high levels of crime, a bike registration program, bike safety training, scooter safety training, etc.
- Partner with the Downtown Langley Business Association and Chamber of Commerce to introduce an incentive program for property owners to implement crime prevention initiatives including CPTED.
- Partner with the Langley Seniors Resource Centre to create strategies to educate the public on how to address senior related issues such as elder abuse.
- Conduct presentations with the RCMP to different stakeholders on crime prevention and reduction strategies.

3.0 Composition:

3.1 Membership:

- One member of City Council to be appointed by the Mayor
- Five Community-at-Large members to be appointed by City Council

- One member from the Downtown Langley Business Association
- One member from the Greater Langley Chamber of Commerce
- One member from the senior community
- One member from the youth community

The Chair shall be elected from amongst its members.

3.2 Staff Liaison

- One City of Langley staff to be appointed by the CAO
- One member from the Langley RCMP
- Additional staff and/or consultants may be invited to provide technical advice and assistance

3.3 Affiliated Agencies:

Representative(s) from the Affiliated Agencies will be requested to provide expert advice when deemed appropriate to assist the Task Group to fulfill its mandate.

4.0 Reporting Relationship:

The Group will report to City Council through its meeting notes and by making recommendations to City Council.

5.0 Accountability:

The Group is accountable to City Council. The Group will not have the authority to give direction to staff or to commit to expenditures of funds.

6.0 Administration:

The City of Langley will provide administrative support to the Membership to carry out the mandates of the group.

7.0 Meetings:

The Group shall meet monthly, or at the call of the Chair, in a facility provided by the participating partners.

A quorum shall be a majority of the total voting membership.

8.0 Terms:

The terms of the group shall cease on December 31, 2019. The terms may be extended to allow the group to fulfill its mandate.



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Langley City: Nexus of Community Progress
Report Ending 2019**

File #: 0110.00

Doc #: 169239

From: Francis Cheung, P. Eng.
Chief Administrative Officer

Date: December 10, 2019

RECOMMENDATION:

THAT the report of *Langley City: Nexus of Community Progress Report Ending 2019*, dated December 10, 2019 be received for information.

PURPOSE:

The purpose of this report is to provide a progress report ending 2019 on the recommendations from the *Langley City Vision: Recommendations and Implementation Report*.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

At its Regular Council meeting of July 23, 2018, City Council endorsed the report entitled *Langley City: Nexus of Community* and its companion document entitled *Langley City Vision: Recommendations and Implementation Report*. The recommendations provide implementation measures that address the four themes - 'community', 'connected', 'experiences' and 'integrated' - of the vision, a vision that includes aspirational goals and implementation measures to ensure that the City continues to move from dream to reality.

There were 23 recommendations identified to address the four themes. One recommendation is to provide an annual progress report card to facilitate ongoing publicity and evidence of the City's commitment to the Vision (see Attachment 1).

Since the adoption of the Vision in July 2018, City Council and staff have been steadfast with our commitment to the Vision with significant progress made on many of the recommendations as outlined in Attachment 2. City Council and staff will continue to provide annual progress report cards to demonstrate to our community the progress that has been made.

BUDGET IMPLICATIONS:

Not applicable.

ALTERNATIVES:

Not applicable.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachments:

1. *Langley City Vision: Recommendations and Implementation Report*
2. *Progress Update Ending 2019, Langley City Vision: Recommendations and Implementation Report*

Attachment 1

RECOMMENDATIONS	SHORT TERM (1 YEAR)	MEDIUM TERM (2-3 YEARS)	LONG TERM (3-5 YEARS)	ONGOING	AS OPP. ARISE
COMMUNICATION PLAN					
Communication Plan Council Approval					
Community Outreach Launch					
BUILDING A STRONG FOUNDATION					
Official Community Plan Update					
Zoning Bylaw Update					
Capital Plan					
Expand Development Services					
Advisory Design Panel					
COMMUNITY					
Downtown and Transit Corridor Masterplan					
Neighbourhood Plan(s)					
Prosperity Fund					
Review of Development Cost Charges					
Pre-Zoning					
Site Assembly					
Monitoring, Evaluation and Reporting				ANNUAL REVIEW	

RECOMMENDATIONS	SHORT TERM (1 YEAR)	MEDIUM TERM (2-3 YEARS)	LONG TERM (3-5 YEARS)	ONGOING	AS OPP. ARISE
CONNECTED					
Transit Hub					
Review of Transportation Planning					
Economic Development Commission					
Education Partnerships					
Business Partnerships					
EXPERIENCES					
Iconic Entertainment/Cultural Development					
Downtown Façade Program					
Neighbourhood Matching Fund					
INTEGRATION					
Healthcare Partnerships					
Housing Partnerships					
LEGEND					
Existing program revised to reflect new Vision					
Ongoing program annually updated					
Site specific partnership/initiative					
New or expanded program					

	RECOMMENDATIONS	PROGRESS
	COMMUNICATION PLAN	
✓	Communication Plan Council Approval	Completed
✓	Community Outreach Launch	On-going
	BUILDING A STRONG FOUNDATION	
✓	Official Community Plan Update	Underway, anticipated completion Q2 - 2020
✓	Zoning Bylaw Update	Underway, anticipated completion Q2 - 2020
✓	Capital Plan	On-going
✓	Expand Development Services	New Planning Assistant hired, Q3 - 2019
✓	Advisory Design Panel	New Terms of Reference approved by Council, Q4 - 2019
	COMMUNITY	
	Downtown and Transit Corridor Masterplan	Q2 - 2020
✓	Neighbourhood Plan(s)	Nicomekl River Neighbourhood Plan underway, anticipated completion Q1 - 2020
✓	Prosperity Fund	Approved by Council, Q4 - 2018
	Review of Development Cost Charges	Q4 - 2020
	Pre-Zoning	Q4 - 2020
✓	Site Assembly	On-going and as opportunity arise
✓	Report Card	Q4 - Annually
	CONNECTED	
	Transit Hub	Q1 - 2021
	Review of Transportation Planning	Q3 - 2020
✓	Economic Development Commission	Creation of Task Group, Q4 - 2018
	Education Partnerships	As opportunity arise
	Business Partnerships	As opportunity arise
	EXPERIENCES	
✓	Iconic Entertainment/Cultural Development	Creation of Task Group, Performing Arts and Cultural Centre, Q4 - 2018
	Downtown Façade Program	On-going
	Neighbourhood Matching Fund	On-going
	INTEGRATED	
	Health Care Partnerships	As opportunity arise
	Housing Partnerships	As opportunity arise