



## REGULAR COUNCIL MEETING AGENDA

Monday, January 13, 2020  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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Use of Douglas Park on the 3rd Saturday in June

55

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

**Monday, December 16, 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 16, 2019 Regular Agenda

MOVED BY Councillor Albrecht

SECONDED BY Councillor James

THAT the December 16, 2019 agenda be adopted as circulated.

CARRIED

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

- a. Regular Meeting Minutes from December 9, 2019

MOVED BY Councillor Wallace

SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on December 9, 2019 be adopted as circulated.

CARRIED

b. Special (Pre-Closed) Meeting Minutes from December 9, 2019

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on December 9, 2019 be adopted as circulated.

CARRIED

3. **COMMUNITY SPOTLIGHTS**

a. Magic of Christmas Parade Entry Award Winners

Councillor Albrecht and Councillor Wallace, Chair and Co-Chair of the Magic of Christmas Parade Committee recognized partners for the event: the Downtown Langley Business Association and the Langley Advance Times and sponsors of this year's parade: B&B Contractors, Lucid Water Supply and Telus. The winners in the three Christmas parade entry categories were announced as follows:

Corporate – Cooper Equipment Rentals

Non-Retail – Young at Arts

Non-Profit – Langley Community Services Society

The winners were presented with gift baskets.

4. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – January 13, 2020

Regular Council Meeting – January 27, 2020

b. Acknowledgement of passing Former Council Member Jack Arnold – Councillor Storteboom

Councillor Storteboom acknowledged the recent passing of former Council Member Jack Arnold, who served on Council 30 years.

c. Recreation Update

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

Special Events

- Winter Events Handout now available
- Youth Night Reindeer Games – Grades 6-12, Saturday December 21, 2019

Programs

- Winter Recreation Guide available
- Baby Sitter Training - Ages 11-16 years
- Holiday Fitness Schedules
- Holiday Gymnasium Schedules
- Choose to Move – Ages 65+

d. Discover Langley City - Councillor Albrecht

**Discover Langley City Progress from 2018 to 2019**

Discover Langley City has made great strides in upgrading its resources and programs in the last year. DLC now has many innovative tools to help spread the message of Langley City's attractions, festivals, events, food and beverage, meeting and conventions, and unique sports tournaments. These strategies are used to grow the appeal of Langley City as a destination and increase overnight stays at our accommodation providers.

This results in a greater economic impact to the benefit of the residents and businesses of Langley City as our audience continues to grow. Tourism is important to a community because new and big business opportunities can start with a visit to a new destination either on vacation or attending an event, a business meeting or conference. When visitors, business leaders and key decision makers are introduced to new destinations, they begin to see potential and new opportunities for growth in the community.

One of the most effective means to measure tourism effects on a community, and the effectiveness of its Destination Marketing Organization, is with the Municipal and Regional District Tax (MRDT) revenue, which is revenue generated by visitors staying in our hotels. We expect to end the year with a 15% increase over 2018.

MRDT Revenue for 2018  
\$171,404

MRDT Revenue for 2019 (Projected)  
\$196,302

Some accomplishments over the last year include:

- Implementation of comprehensive brand strategy
- expansion of DLC display
- monthly newsletter
- events sponsorship
- new analytics tools for social media marketing
- over 1000 Facebook followers
- almost 1400 Instagram followers
- introducing video highlights
- grant applications for summer jobs was a success
- updated office space to help raise awareness of Tourism Langley.

## 5. **BYLAWS**

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

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

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

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

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, staff advised that contractors pay the same for the intermunicipal business license regardless of which participating municipality they obtain it from.

THE QUESTION WAS CALLED and it was

**CARRIED**

b. Bylaw 3115 - Sanitary Sewer and Storm Sewer Rates Bylaw

Final reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates

MOVED BY Councillor James  
SECONDED BY Councillor Martin

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 final time.

CARRIED

c. Bylaw 3116 - Waterworks Regulation Bylaw

Final reading of a bylaw to amend the Waterworks Regulation Bylaw

MOVED BY Councillor Albrecht  
SECONDED BY Councillor James

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

CARRIED

d. Bylaw 3117 - Solid Waste Bylaw

Final 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 final time.

CARRIED

e. Bylaw 3113 - Zoning Amendment Bylaw and Development Permit DP 05-19 (20350 and 20370 Logan Avenue)

First and second reading of a bylaw to amend the Zoning Bylaw to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287m<sup>2</sup> (3,085 sq. ft.) commercial floor space at 20350 and 20370 Logan Avenue inclusive of setback and off-street parking variances

Carl Johannsen, Director of Development Services provided an overview of the proposed development.

MOVED BY Councillor Martin  
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 166, 2019, No. 3113" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 166, 2019, No. 3113" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Planning Commission, advised that this development proposal was considered by the commission at its November 27, 2019 meeting; he spoke to various aspects of the proposed development and advised that the proposal was approved by the commission.

In response to questions from a Council member, staff advised that:

- at the Public Hearing the applicant can clarify whether a child's play area is intended for a portion of the outside public space and how many plots are envisioned for the community garden.

THE QUESTION WAS CALLED and it was

CARRIED

## 6. **COMMITTEE REPORTS**

### a. Arts and Culture Task Group Recommendation - Linwood Park

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Wallace

THAT City Council approve a Call To Artist for the creation of a wraparound 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.

BEFORE THE QUESTION WAS CALLED in response to questions from a Council member, Councillor Albrecht, Chair of the task group advised that:

- the Committee came up with the theme to recognize that Michaud Crescent was a part of the historical Inter-Urban Railway;
- following receipt of submissions, the task group will bring its recommendation to Council for review;
- the Public Art Fund currently has \$42,000.



THE QUESTION WAS CALLED and it was

CARRIED

b. Arts and Culture Task Group Recommendation - City Park

MOVED BY Councillor Albrecht

SECONDED BY Councillor Wallace

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.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht, Chair of the task group spoke to the recommendation, indicating the recommendation came out of a previous recommendation of the task group that was passed by Council to consider incorporating art work into Langley City capital projects such as the picnic shelter renewal at City Park and to incorporate the four cornerstones referenced in Langley's Nexus of Community Vision.

In response to a question from a Council member, staff advised that there are more plans for City Park including replacement of the picnic shelters and field redevelopment south of the baseball diamonds.

In response to questions from a Council member, the Chair of the task group advised:

- the task group will be doing the assessment/judging of the submissions and providing a recommendation to Council for endorsement.

Discussion ensued regarding the roles and responsibilities of the task group and Council with respect to the selection process for art submissions in response to calls to artists undertaken by the City.

Staff clarified that the task group is coordinating this call to artists with the redevelopment of City Park and that there is no intention that the art piece will have to be taken out due to the redevelopment.

THE QUESTION WAS CALLED and the motion was

CARRIED

Mayor van den Broek opposed

**7. ADMINISTRATIVE REPORTS**

- a. Crime Prevention Task Group - Terms of Reference Amendment and Extension

MOVED BY Councillor Pachal  
SECONDED BY Councillor James

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.

CARRIED

- b. Langley City: Nexus of Community 2019 Progress Report

Francis Cheung, Chief Administrative Officer provided a PowerPoint presentation on progress to date on the Nexus of Community recommendations

Councillor Storteboom left the meeting at 7:56 pm and did not return for the remainder of the meeting.

MOVED BY Councillor Wallace  
SECONDED BY Councillor Martin

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

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

1. Metro Vancouver Board Member Appointment

MOVED BY Councillor Pachal  
SECONDED BY Councillor James

THAT Mayor Val van den Broek be appointed to the Metro Vancouver Board of Directors for 2020; and

THAT Councillor Gayle Martin be appointed as an alternate.

CARRIED

2. Fraser Valley Regional Library Board Member Appointment

MOVED BY Councillor Pachal  
SECONDED BY Mayor van den Broek

THAT Councillor Gayle Martin be appointed to the Fraser Valley Regional Library Board for 2020; and

THAT Councillor Teri James be appointed as an alternate.

CARRIED

- b. Correspondence
- c. New Business

9. **ADJOURNMENT**

MOVED BY Councillor Martin  
SECONDED BY Councillor James

THAT the meeting adjourn at 8:00pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



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

**Monday, December 16, 2019  
4:45 p.m.  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent**

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

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

### **1. MOTION TO HOLD A CLOSED MEETING**

MOVED BY Councillor Wallace  
SECONDED BY Councillor Martin

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;
- (c) labour relations or other employee relations;
- (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;

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

BEFORE THE QUESTION WAS CALLED discussion ensued regarding whether Item 3(e) met the test for being dealt with in a closed meeting.

MOVED BY Councillor Martin

SECONDED BY Councillor James

THAT Item 3(e) be removed from the Closed Meeting Agenda.

CARRIED

Councillor Storteboom opposed

Discussion ensued regarding how the item had been dealt with prior to it coming before Council.

In response to a question from a Council member, staff advised that the item had been put on the Closed Agenda pursuant to Section 90 (1)(k) of the Community Charter.

THE QUESTION ON THE MAIN MOTION WAS CALLED and the motion was

CARRIED

## **2. ADJOURNMENT**

MOVED BY Councillor Pachal

SECONDED BY Councillor James

THAT the Special (pre-closed) Council meeting adjourn at 4:55pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 159, 2019, BYLAW No. 3091  
DEVELOPMENT PERMIT APPLICATION DP 17-18**

To consider a Rezoning Application and Development Permit Application by Skyline Real Estate Consulting Inc. to accommodate a 5-storey, 104-unit condominium development .

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

**Background Information:**

<b>Applicant:</b>	Skyline Real Estate Consulting Inc.
<b>Owner:</b>	1160173 B.C. Ltd., 1117094 B.C. Ltd. G. Grewal, B. Grewal
<b>Civic Addresses:</b>	5460, 5470, 5480, 5490, 5500, 5510-199A Street
<b>Legal Description:</b>	Lots, 80, 81, 82, 83, 84, 85, Section 3, Township 8, New Westminster District, Plan 33088
<b>Site Area:</b>	1.33 acres
<b>Lot Coverage:</b>	40%
<b>Total Parking Required:</b>	155 stalls (including 21 visitor stalls)
<b>Total Parking Provided:</b>	158 stalls (including 21 visitor stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD67 (Comprehensive Development Zone)
<b>OCP Designation:</b>	High-Density Residential
<b>Variances Requested:</b>	None
<b>Community Amenity Charges:</b>	\$208,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 159**

**BYLAW No. 3091**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD67) and to rezone the property located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street to the new zone.

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

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 159, 2019, No. 3091”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 67 (CD67) Zone: immediately after Comprehensive Development -66 (CD66) Zone:

**“LLL. CD67 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 104-unit condominium development.



## 2. Permitted Uses

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

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

## 3. Site Dimensions

The following lot shall form the site and shall be zoned CD 67 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-172-719  
Lot 80, Section 3, Township 8, New Westminster District Plan 33088
- (b) PID: 006-795-846  
Lot 81, Section 3, Township 8, New Westminster District Plan 33088
- (c) PID: 001-582-677  
Lot 82, Section 3, Township 8, New Westminster District Plan 33088
- (d) PID: 006-795-871  
Lot 83, Section 3, Township 8, New Westminster District Plan 33088
- (e) PID: 004-389-085  
Lot 84, Section 3, Township 8, New Westminster District Plan 33088
- (f) PID: 002-940-027  
Lot 85, Section 3, Township 8, New Westminster District Plan 33088

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 22 pages and dated October 5, 2018 prepared by Keystone Architecture & Planning Ltd. and PMG Landscape Architects 1 copy of which is attached to Development Permit 17-18.

#### **5. Special Regulations**

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

#### **6. Other Regulations**

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

- (a) General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.”

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

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this eleventh day of February, 2019.

READ A THIRD TIME this twenty fifth day of February, 2019.

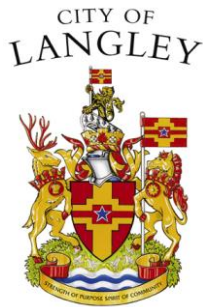
FINALLY ADOPTED this    day of    , 2019.

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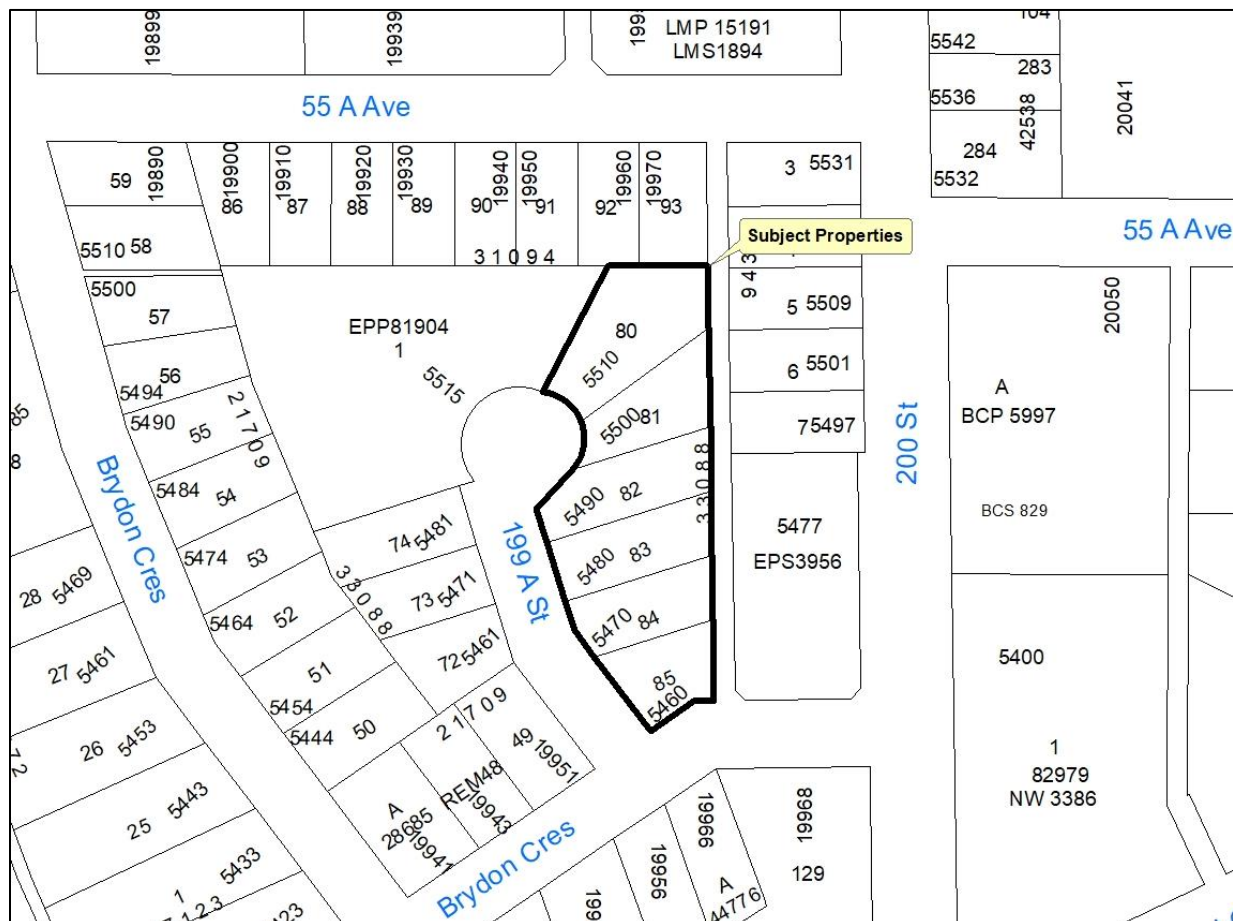
**MAYOR**

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**CORPORATE OFFICER**



**Civic Address:** 5460, 5470, 5480, 5490, 5500, 5510 – 199A Street  
**Legal Description:** Lots 80, 81, 82, 83, 84, 85, Section 3, Township 8, New  
 Westminster District, Plan 33088  
**Applicant:** Skyline Real Estate Consulting Inc.  
**Owner:** 1160173 B.C. Ltd.; 1117094 B.C. Ltd.; G. Grewal, B. Grewal





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ -16-18  
Development Permit Application DP-17-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: November 14, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ-16-18/ Development Permit Application DP-17-18 to accommodate a 5 storey, 104-unit condominium development located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Skyline Real Estate Consulting Inc. to accommodate a 5-storey, 104-unit condominium development.

## POLICY:

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

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	Skyline Real Estate Consulting Inc.
<b>Owners:</b>	1117094 B.C. Ltd., 1160173 B.C. Ltd., G.&B. Grewal
<b>Civic Addresses:</b>	5460, 5470, 5480, 5490, 5500, 5510-199A
<b>Legal Description:</b>	Lots, 80, 81, 82, 83, 84, 85, Section 3, Township 8, New Westminster District Plan 33088
<b>Site Area:</b>	1.33 acres
<b>Lot Coverage:</b>	40.5 %
<b>Total Parking Required:</b>	155 stalls (including 21 visitor stalls)
<b>Total Parking Provided:</b>	158 stalls (including 21 visitor stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD67 (Comprehensive Development Zone)
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$1,266,459 (includes \$147,447 SF Credit)
<b>Community Amenity Charges:</b>	\$208,000.00

### Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **104 unit condominium 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. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. The City plans to construct a pedestrian bridge across Baldi Creek and related trail works located approximately 200m southwest of the proposed development. This will provide a connection to a proposed new walkway between Brydon Crescent and the Baldi Creek Trail located south of the proposed development. The City requires the developer to contribute \$200,000 towards the cost of the bridge design, construction and trail improvements.
3. 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 and 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".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
5. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
6. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. Works to be designed by the Developers engineer and approved by the City Engineer.
7. The street lighting fronting the site shall be analyzed by an approved lighting consultant and upgraded to current City of Langley Standards.
8. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
9. Modifications to the double cul-de-sac bulb fronting the site shall be designed and constructed as per the City of Langley Subdivision and Development Control Bylaw. City infrastructure, hydro/tel and gas shall be

relocated, at the Developer's expense, to suit the new design. New curb and gutter, asphalt roadway, sidewalks and street trees are required within the new cul-de-sac.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$40,000 bond for the installation of a water meters to current standards.

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

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

Amenities in Multi-family and Commercial Developments - June 2015 Update”.

**Discussion:**

The applicant is proposing to redevelop six existing single family residential properties with an attractive, 104 unit 5-storey condominium apartment building. Access to the underground parkade and visitor parking for tenant parking is off the rear lane. The proposed condominium offers a wide variety of suites and floor-plans, with 5 one-bedroom, 5 one-bedroom and den, 94 two-bedroom and den suites. A variety of architectural elements are incorporated into the design.

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

The subject application complies with the Official Community Plan's Development Permit Area Guidelines by Multifamily Residential Areas.

**Fire Department Comments:**

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

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the December 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 14, 2019 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,266,459.00 to Development Cost Charge accounts and \$208,000.00 in Community Amenity Charges.



**ALTERNATIVES:**

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

Prepared by:



---

Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



---

Rick Bomhof, Director of Engineering,  
Parks & Environment

Concurrence:



---

Rory Thompson, Fire Chief

*Attachment(s):*



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, DECEMBER 12, 2018  
7:00 PM**

**Present:** Councillor Paul Albrecht (Chairman)  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Cst. Kyobela, Langley RCMP  
Kimberley Lubinich  
Dan Millsip

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

**Absent:** Ron Madsen  
Kim Mullin  
Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Beimers  
SECONDED BY Commission Member Millsip

THAT the minutes for the October 10, 2018 Advisory Planning  
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 16-18 / DEVELOPMENT PERMIT  
APPLICATION DP 17-18- 5460, 5470, 5480, 5490, 5500, 5510-  
199A STREET**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application and introduced Lukas Wykpis and Steven Bartok, Keystone Architecture & Planning Ltd. who presented the proposed development. Following discussion on the architectural design and scale, fire -fighting access, adaptable units, CPTED measures, building form and character, light color roof treatment, bike lanes, amenity spaces, off-site improvements context with adjacent developments, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Lubinich

THAT Rezoning Application RZ 16-18 /Development Permit Application DP 17-18 to accommodate a 5-storey, 104 unit strata development, located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

**CARRIED**

3) **REZONING APPLICATION RZ 17-18 / DEVELOPMENT PERMIT  
APPLICATION DP 18-18- 20172-20176-53A AVENUE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Jaswinder Singh and Rajinder Singh, Flat Architecture Inc. who presented the applications. Following discussion on architectural design, CPTED security measures, building form and character, parking, amenity spaces, context with adjacent developments, south elevation enhancement it was:

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT Rezoning Application RZ 17-18 / Development Permit Application DP 18-18 to accommodate a 4-storey, 14-unit stacked townhouse development located at 20172-20176-53A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

**CARRIED**

4) **Next Meetings:**

Wednesday, February 13, 2019

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn  
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:55 P.M.

CARRIED

---

***ADVISORY PLANNING COMMISSION CHAIRMAN***

---

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

*Certified Correct*



## sheet schedule

SD0.01	COVER PAGE	SD2.01	UNIT PLANS
SD1.01	PROJECT DATA	SD2.02	UNIT PLANS
SD1.02	CONTEXT PLANS	SD2.03	UNIT PLANS
SD1.20	SITE PLAN	SD2.04	UNIT PLANS
SD1.21	SITE SECTIONS	SD2.05	UNIT PLANS
SD1.31	SHADOW STUDY	SD3.01	P1 LEVEL PLAN
SD1.32	3D MASSING PERSPECTIVES	SD3.02	1st & 2nd LEVEL PLANS
SD1.33	3D MASSING PERSPECTIVES	SD3.03	3rd - 5th LEVEL PLANS
SD1.34	3D MASSING PERSPECTIVES	SD3.04	ROOF LEVEL PLAN
		SD4.01	BUILDING ELEVATIONS
		SD4.02	BUILDING ELEVATIONS
		SD5.01	DEVELOPMENT INFORMATION
		SD5.02	Unnamed

**keystone architecture & planning ltd.**

T 604.850.0577 | 300 - 33131 south fraser way  
F 1.855.398.4578 | abbotsford, bc v2s 2b1



**SKYLINE APARTMENTS**  
199A STREET & BRYDON CRESCENT, LANGLEY, BC

**COVER PAGE**  
SCALE:

27

**ISSUED FOR DEVELOPMENT PERMIT**  
19/01/04 - REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD0.01**





bridge community church



nicomekl elementary school

## location

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF LANGLEY ON 199A ST. AND BRYDON CRESC. IT IS SURROUNDED BY EXISTING RESIDENTIAL HOMES. THERE ARE MANY NEARBY APARTMENT BUILDINGS. WITHIN HALF A KILOMETER LIES BRIDGE COMMUNITY CHURCH AND NICOMEKL ELEMENTARY SCHOOL.

bridge community church  
nearby aptm.  
(53a avenue)

adjacent townhouse development  
skyline aptm.  
development location

neighbouring aptm.  
(brydon cresc. & 200st.)

nicomekl elementary school  
(0.5km away)



location map/langley



neighbouring apartment  
(brydon cresc. & 200 street)



nearby apartment  
(53a avenue)



199a looking southeast



199a turnaround



corner of 199a st. & brydon cresc.



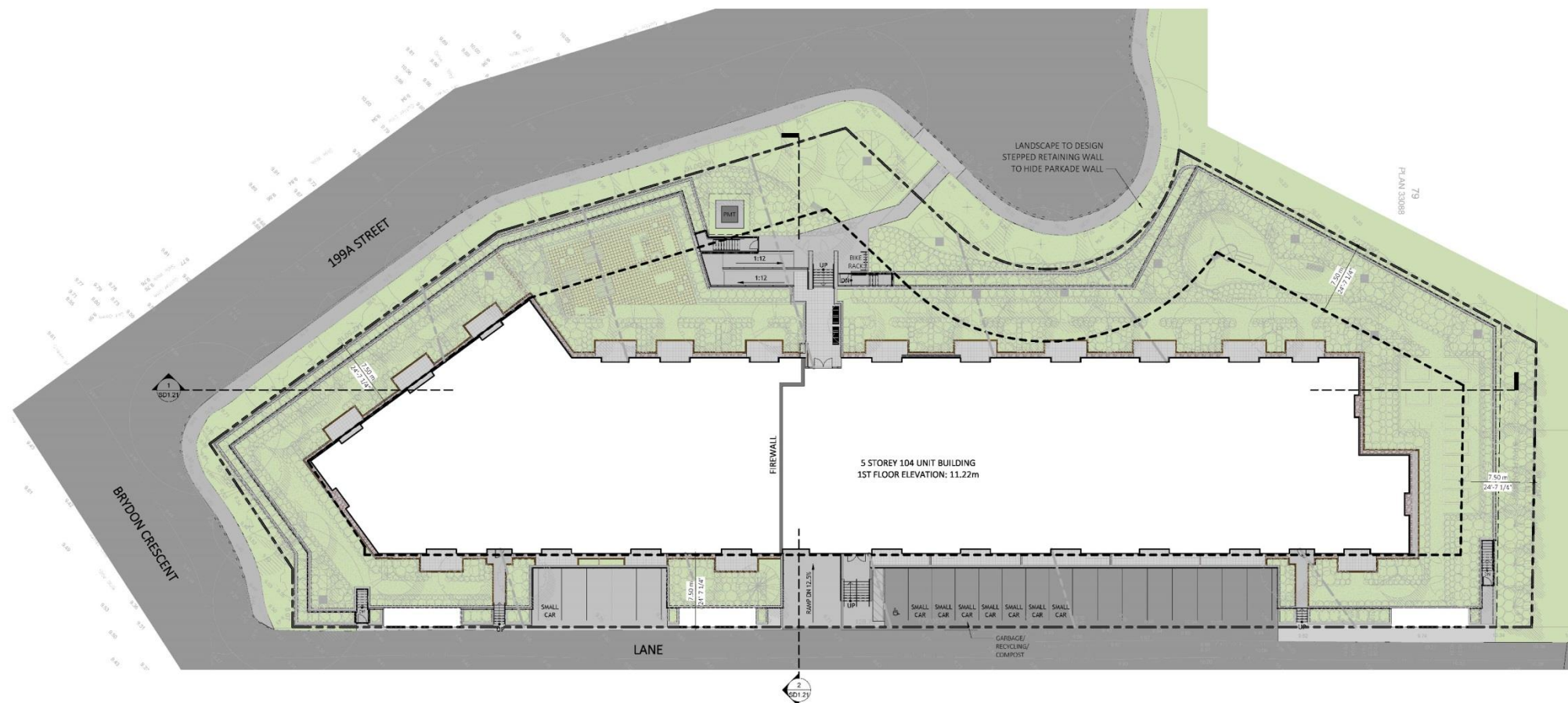
lane

skyline aptm.  
development  
location



aerial view looking n/e





## site plan

1/16" = 1'-0"



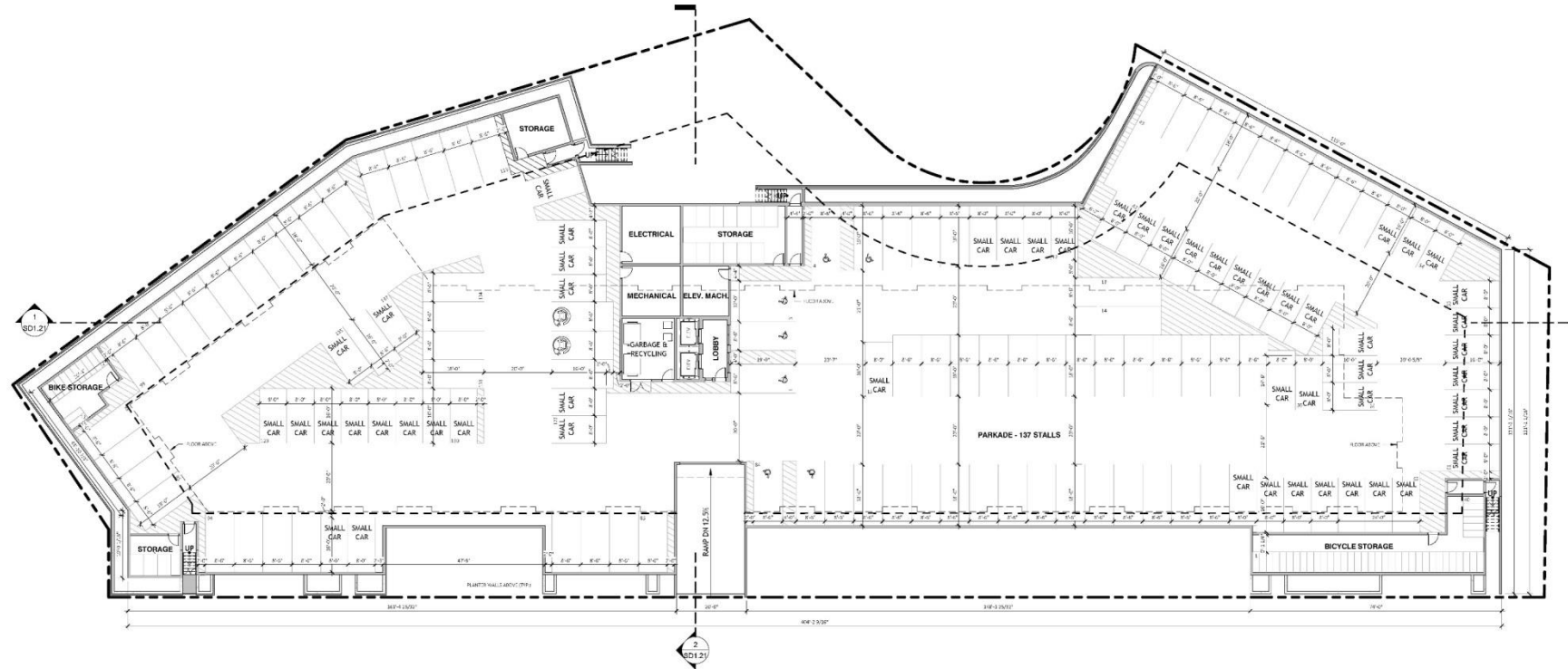
**SKYLINE APARTMENTS**  
199A STREET & BRYDON CRESCENT, LANGLEY, BC

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

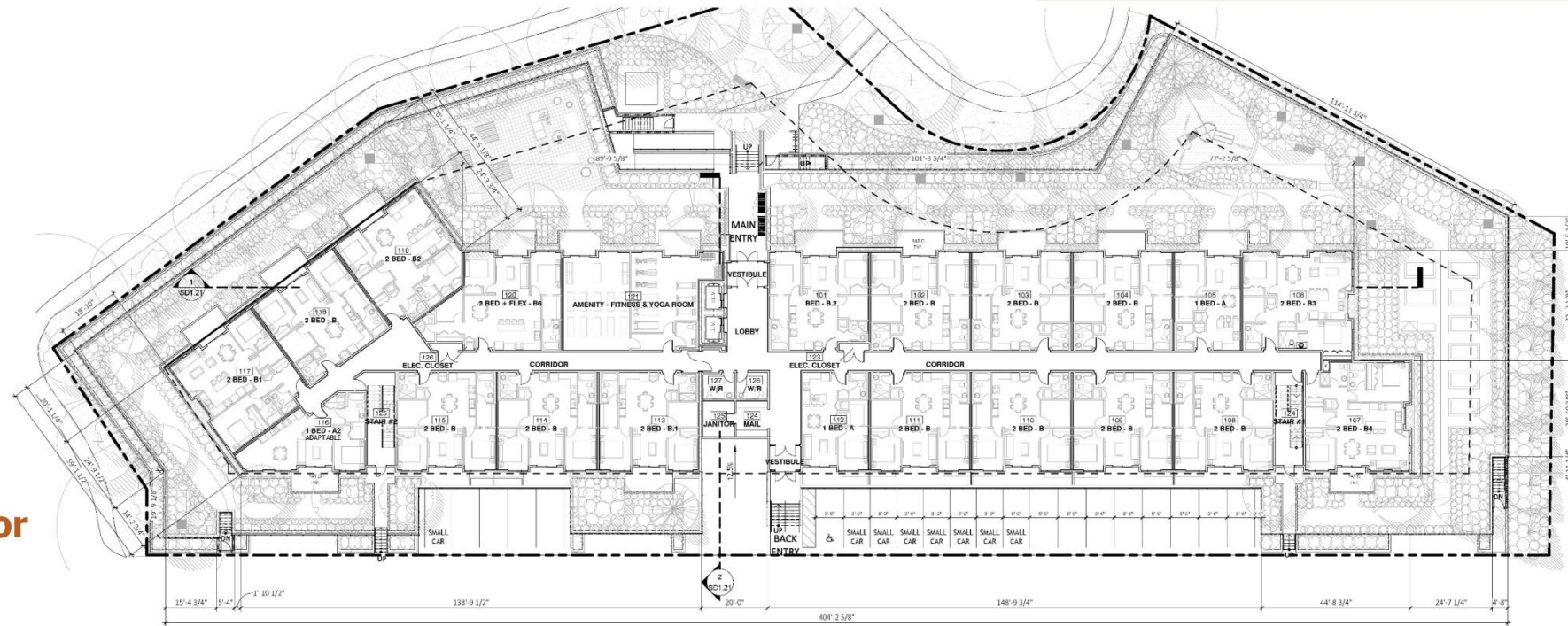
29 →

**ISSUED FOR DEVELOPMENT PERMIT**  
19/01/04 - REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD1.20**

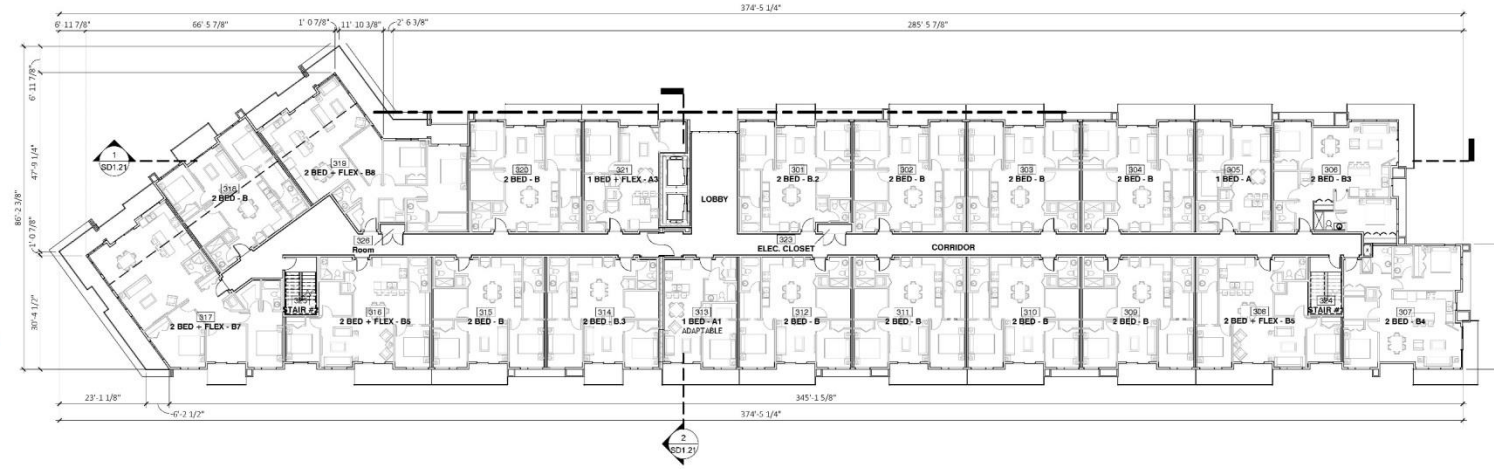






### 3rd floor

1/16" = 1'-0"



### 4th-5th floor

1/16" = 1'-0"









east elevation (south half)

3/32" = 1'-0"

### material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: NIGHT GRAY
2. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: GRAY SLATE
3. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: PEARL GRAY
4. CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE: COLOUR: PLYMING BLUF
5. ALUMINUM FACED COMPOSITE (AL3):  
- ARCHITECTURAL PANEL SYSTEM: COLOUR: '61 LIP'
6. ALUMINUM FACED COMPOSITE (AL3):  
- ARCHITECTURAL PANEL SYSTEM: COLOUR: 'RED'
7. WINDOW VINYL:  
- COLOUR: 'GRAY EXT. / WHITE INT.'
8. SLIDING PATIO DOOR VINYL:  
- COLOUR: 'GRAY EXT. / WHITE INT.'
9. ALUMINUM GLAZED SYSTEM:  
- COLOUR: '13 FAR AND OFF'
10. ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK'
11. EXTERIOR METAL DOOR:  
- BENJAMIN MOORE: COLOUR: 'BLACK' 2132-10
12. CONCRETE WALL:  
- COLOUR: 'GRAY C/W ANTI-GRAFFITI COATING'
13. HARDIE FASCIA BOARD (SMOOTH):  
- JAMES HARDIE: COLOUR: ARCTIC WHITE
14. STEEL TRELLIS:  
- COLOUR: 'STEEL DARK GRAY'
15. BRICK:  
- 'MODULAR FACE BRICK' COLOUR: DARK GRAY
16. CORRUGATED METAL:  
- COLOUR: 'RED'



south elevation

3/32" = 1'-0"



east elevation (north half)

3/32" = 1'-0"









**south/east perspective**



**south/west perspective**



**north/west perspective**



**north/east perspective**





MAGLIN BENCH



MAGLIN BIKE RACK



WISHBONE BAYVIEW PICNIC TABLE



LANDSCAPE FORMS ROSA PLANTER



HAUSER LIGHT CONCRETE FIREBOWL 32"



SUNBURY CEDAR POTTING TABLE



HAUSER OUTDOOR LOUNGE SEATING



KOMPAN - CIRCUIT ELE400037-3717

PLANT SCHEDULE				PMG PROJECT NUMBER: 18-177	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
1	11	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL, 1.8M STD, B&B	
2	6	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL, 2M STD, B&B	
3	11	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL, 1.5M STD, B&B	
4	12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL, B&B	
5	10	QUERCUS T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL, 1.8M STD, B&B	
6	2	PRINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LEMBER PINE	2M HT, B&B	
7	8	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT, B&B	

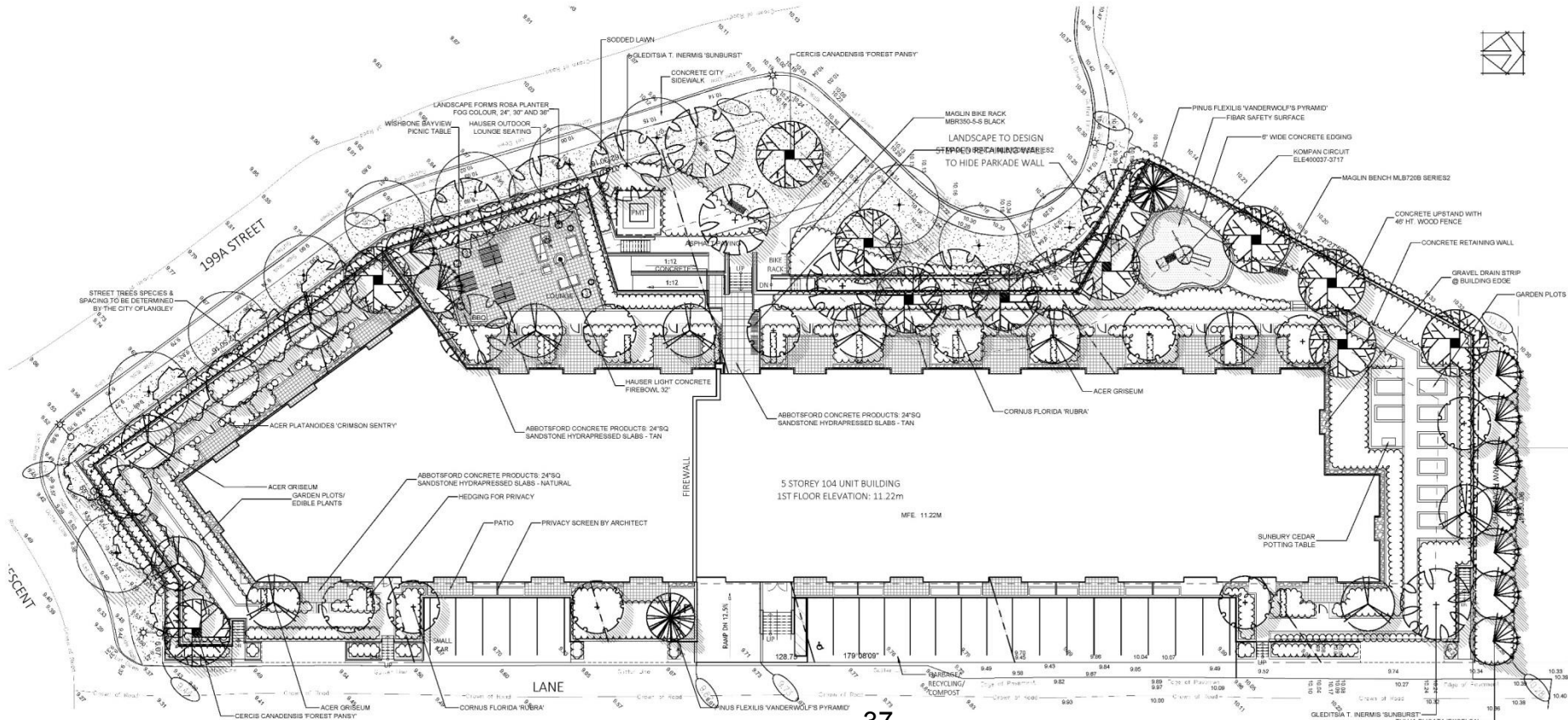
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIG-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Bell Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JUL 22	REV SITE PLAN	RI
2	18 JUL 22	REV AS PER ARCH COMMENTS	MM

CLIENT:

PROJECT:

SKYLINE APARTMENTS

BYRON & 199 A  
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE  
PLAN

DATE: 18 SEPT 22

SCALE: 1/25"=1'-0"

DRAWN: MM

DESIGN: MM

CHKD: MCV

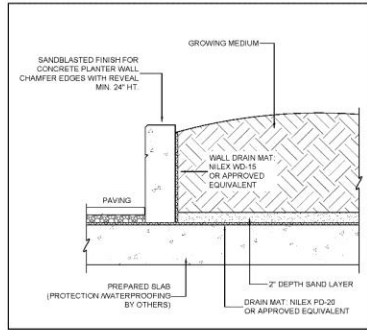
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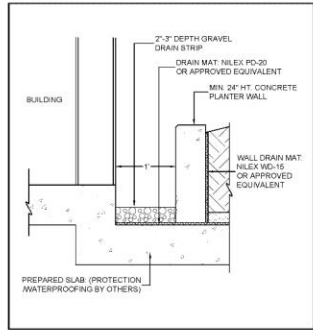
OF 2

PMG PROJECT NUMBER:

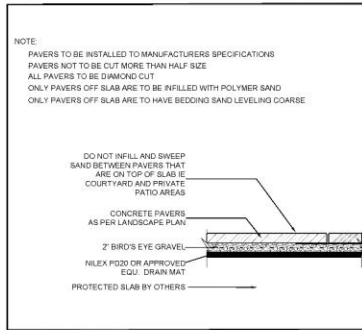
18-177



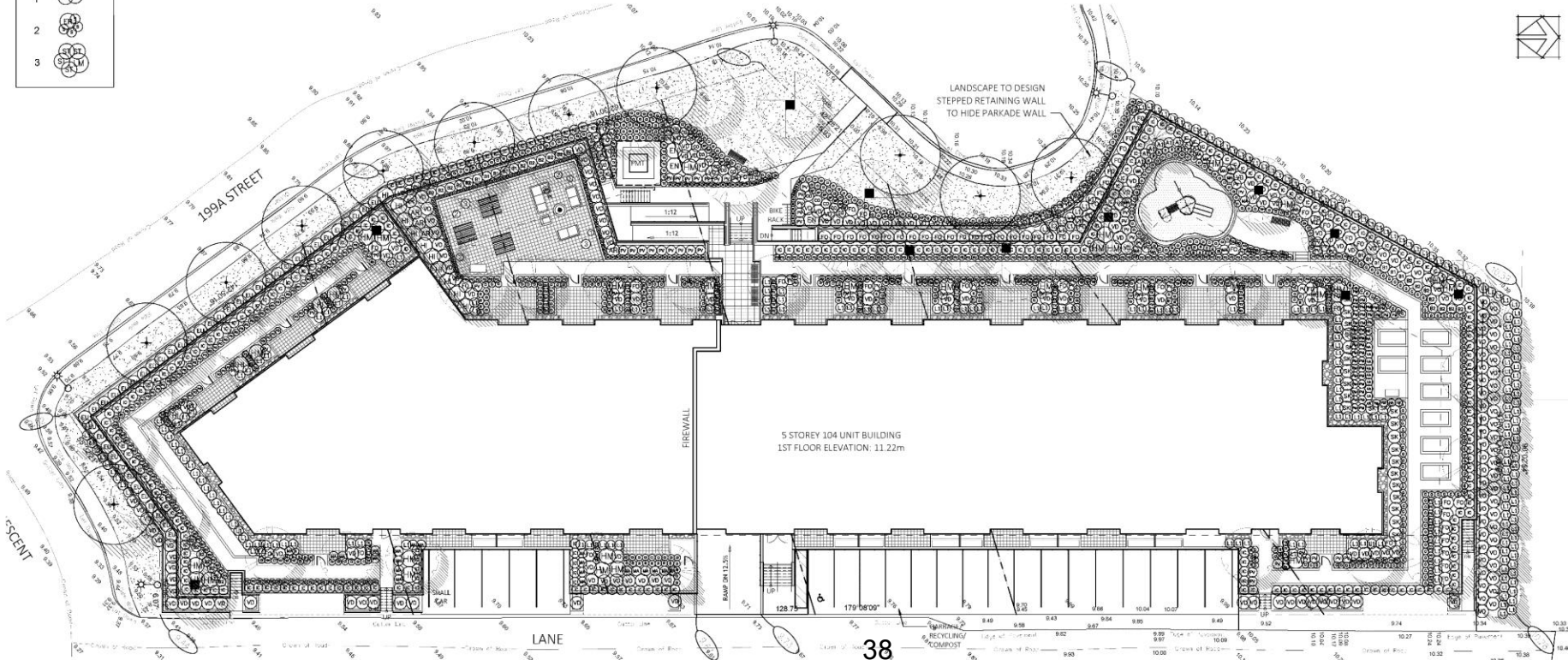
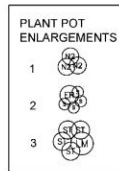
1 PLANTER WALL ON SLAB  
1"=1'-0"



2 DRAIN ROCK STRIP AT BUILDING  
1"=1'-0"



3 HYDRAPRESSED SLABS ON SLAB  
1"=1'-0"



## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
5		ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 80CM
6		AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA, RED VIOLET	#2 POT, 25CM
14		CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT, 50CM
3		ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT, 50CM
43		EVONYMUS ALATA SELECT	FIRE BALL BURNING BUSH	#2 POT, 30CM
70		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT, 40CM
13		HIBISCUS SYRIACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#3 POT, 50CM
30		HYDRANGEA PANDULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIME GREEN PINK	#2 POT, 50CM
293		ILEX CRENATA 'GREEN THUMB'	HOLLY, COMPACT	#2 POT, 30CM
23		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
16		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
89		TALUS X MEDIA 'HICKS'	HICKS' YEW	1.2M B&B
26		VACCINIUM 'CHIPPewa'	CHIPPewa BLUEBERRY	#2 POT, 30CM
11		VACCINIUM 'NORTHBELL'	NORTHBELL BLUEBERRY	#2 POT, 50CM
75		VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#3 POT, 60CM
112		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS				
378		CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
15		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
33		MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
354		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
8		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
2		LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
3		HEPETA X R. WALKER	DWARF GATMINT	15 CM POT
69		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
66		RUDBECKIA FULGIDA VAR. BULLIANTII	GOLDSTURM RUDBECKIA, YELLOW	15CM POT
53		SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
58		STACHYS BYZANTINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
EC				
3		ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH, PINK	#1 POT
48		FRAGRARIA ANANASSA	GARDEN STRAWBERRY	1CM POT
130		GAULTHERIA SHALLON	SALAL	#1 POT, 20CM
258		LONICERA PLEATA	PRIVET HONEYBUCKLE	#1 POT, 25CM
38		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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Suite C100 - 4185 Bell Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0511 ; f: 604 294-0022

SEAL:

1	18 JAN 03	REV AS PER ARCH COMMENTS	NM
2	18 NOV 21	REV FOR PLAN	RI
NO.	DATE	REVISION DESCRIPTION	DR
CLIENT:			
PROJECT:			
SKYLINE APARTMENTS			
BRYDON & 199 A			
LANGLEY, B.C.			
DRAWING TITLE:			
LANDSCAPE SHRUB PLAN			
DATE: 18 SEPT 12			
SCALE: 1/16"=1'-0"			
DRAWN: NM			
DESIGN: NM			
CHK'D: MAC			
PROJECT NUMBER: 18-177			

18177-3.2H

L2

OF 2



## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

### Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents of the building.
- Site lighting will evenly illuminate all public areas

### Natural Access Control:

- There are two clearly-defined entry points.

### Territoriality

- Each 1<sup>st</sup> floor unit has access to grassed yard area, which increases the sense of ownership

### Maintenance & Management

- Owner will initial programs, such as:
  - Landscape maintenance program, to avoid overgrowth
  - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

## ADDITIONAL PROJECT FEATURES

### Adaptable Units:

- 6 adaptable 1 bed or 1 bed + flex units

### A/C:

- We have provided A/C rough in for each unit

## PROJECT SUSTAINABILITY PRINCIPALS

### Bike Parking:

- 52 tenant bike stalls provided in the parkade and 6 on the surface

### Electric Car Parking:

- We have made allowance for electric car rough ins for all 137 parking stalls in the parkade

### New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

### Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

### Heat Island Effect:

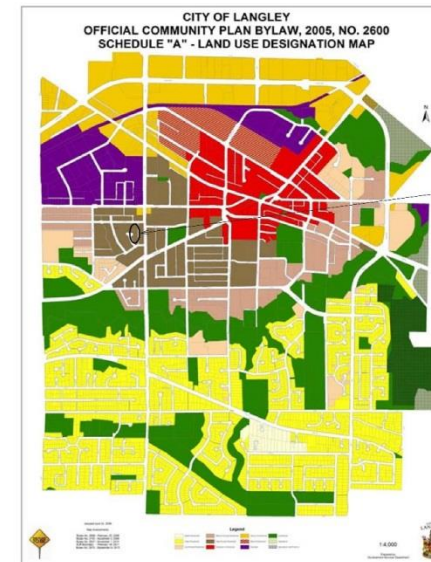
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

## CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

- Land use designation proposed – High Density Residential
- Proposed Density 198 Units/Hectare.  
198 x 0.537 Ha = 106 units.

### 104 units proposed

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



SUBJECT PROPERTY  
OCP DESIGNATED -  
HIGH DENSITY RESIDENTIAL



## CITY OF LANGLEY

### MOTION

#### **Development Permit Application No. 17-18:**

---

THAT Development Permit Application DP-17-18 to accommodate a 5 storey, 104-unit condominium development located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2019 Annual Reports for City Committees

File #: 0110.00

Doc #: 169922

From: Francis Cheung, P.Eng  
Chief Administrative Officer

Date: January 8, 2020

---

## RECOMMENDATION:

THAT the 2019 Annual Reports for the following City Committees be received for information:

- Community Day Committee
- Youth Committee
- Magic of Christmas Parade Committee

---

## PURPOSE:

The purpose of the report is to provide City Council with an outline of the activities and budget expenditures of specific City committees for 2019.

## POLICY:

Council Policy CO-28, 'Annual Reports for Committees', states that specific City committees must submit an annual report to the Chief Administrative Officer each year.

## COMMENTS/ANALYSIS:

The attached Annual Reports provide Council with a snapshot of the respective activities of the Community Day, Youth and Magic of Christmas Parade committees for year.

## BUDGET IMPLICATIONS:

As noted in each attached report.

**ALTERNATIVES:**

Not applicable.

Respectfully Submitted,



---

Francis Cheung, P.Eng  
Chief Administrative Officer

**Attachments:**

Annual Reports to the Chief Administrative Officer for:

1. 2019 Community Day Committee – Doc#167370
2. 2019 Youth Committee – Doc#169888
3. 2019 Magic of Christmas Parade Committee – Doc#169581



# ANNUAL REPORT TO CHIEF ADMINISTRATIVE OFFICER

To: **Francis Cheung**  
**Chief Administrative Officer**

Subject: **2019 Annual Report for Community Day  
Committee**

File #: 8100.00

Doc #: 167370

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

Date: December 16, 2019

---

## **MEMBERSHIP LIST:**

Councillor Rosemary Wallace, Chair  
Councillor Teri James, Co-Chair  
Steve Nicholson, Member at Large  
Debbie White, Member at Large  
Janet Bennett, Member at Large  
Lisa Farquharson, Member at Large  
Sandy Shih, Member at Large  
Jenny Hinch, Member at Large  
Aman Sahota, Member at Large  
Kim Hilton, staff  
Tera Edell, staff  
Jonn Epplette, staff  
Samantha Paulson, staff  
Brent Perry, staff  
Michele Payne, staff

## **NUMBER OF MEETINGS HELD:**

Eight meetings were held on the following dates:

- January 24, 2019
- February 21, 2019
- March 21, 2019
- April 3, 2019
- May 7, 2019
- May 23, 2019

- June 13, 2019
- June 20, 2019 (debrief)

### **ACTIVITIES, HIGHLIGHTS AND ACCOMPLISHMENTS:**

- The 25<sup>th</sup> Annual Community Day Event was well attended throughout the day. The weather was sunny and hot. Lineups at the children's activities certainly developed as the day went on, however with additional equipment rented this year, lineups were kept to a minimum.
- CLA hosted the street hockey event again this year with special guests from the Rivermen Hockey team.
- For the second year in a row, children and youth activities were enhanced– mini-golf; hamster run, hungry hippo, obstacle course, rock climbing wall, the Eliminator, two bouncy castles and the basketball shoot
- Approximately 52 interactive community booths set up
- The council planting and free draws were extremely popular as usual, this year people did not have to stay on site to win the prizes which meant several people had to pick up their prizes at Douglas Recreation Centre the following week.
- Joining the Food Truck Festival with Community Day was a big success and the beer garden was a nice addition as well. The beer garden was removed somewhat from the park activities but located nicely within the food truck site.
- Nearly Neil and the Solitary Band rocked the afternoon away.
- Staff and volunteers worked efficiently together to get the venue setup and cleaned up.
- Added signage helped particularly with information booth, first aid station and beer garden.
- Douglas Park Community School Society raised \$2951.88 to help the students at that school.

### **STAFF MEMBER TIME SPENT:**

- Kim Hilton – 17 paid hours
- Recreation Staff – 75 paid hours
- Kyle Simpson/Operations Staff – 79 paid hours
- Jonn Epplette/Parks Staff – 15 paid hours
- Michele Payne – 27 paid hours
- Samantha Paulson – 7 paid hours
- Tera Edell – 17 paid hours
- Brent Perry – 10 paid hours

Total staff paid hours – 247

Total volunteer hours – 100

### **BUDGET – MONIES RECEIVED AND MONIES EXPENDED:**

#### **Budget:**

City of Langley Budget	\$ 8300
Christian Life Assembly donation	\$ 1000
Nearly Neil & the Legendary Band	\$ 5000
Total Budget	\$14300

#### **Expenses:**

Entertainment	\$5300
Child & Youth Activities	\$2742.95
Advertising	\$4049.78
Food Purchases	\$182.73
General	<u>\$1981.12</u>
Total Expenses	\$14256.58

### **SUBCOMMITTEES ACTIVITIES:**

N/A

### **WORK PROGRAM FOR FOLLOWING YEAR: COMMUNITY DAY 2020**

- Continue with the professional sound tech/company to ensure there are no issues with sound
- Enhance the stage décor with plants and other decorations
- Continue with the beer garden; evening concert, food trucks, additional seating and roving entertainment if budget permits
- Raffle off some of the prizes throughout the event but keep the grand prize for the finale
- Posters out a minimum of one month prior to event
- Maintain or increase the promotions – radio, print and social media
- Connect with Farmer's Market to see if they would move to Douglas Park for the one day

### **INVOLVEMENT OF THIRD PARTIES:**

Sponsorships were as follows:

- Aldergrove Credit Union – tent
- CLA - \$1000 donation, hockey rink and volunteers
- Langley Advance Times – promotional advertising
- Paid-on-Call Firefighters Association – firefighter challenge
- Southgate Church – KidZone, volunteers
- Save on Foods
- Safeway
- Superstore
- AM Convenience Market
- No Frills
- Crown Coffee

- Starbucks
- Otter Co-op
- Super Save
- Tim Hortons
- Langley Elks – beer garden
- COLNETT
- Greater Vancouver Food Truck Festival

**GENERAL COMMENTS:**

The 25<sup>th</sup> Anniversary of Community Day was a real hit. Combining the Food truck festival with the event and brining in a bigger performer proved to be a good combination for this celebration. New activities are added each year to keep the audience active. The quality of entertainment is high and keeps the event participants of all ages engaged.

Respectfully Submitted,



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Kim Hilton  
Director of Recreation, Culture & Community Services





# ANNUAL REPORT TO CHIEF ADMINISTRATIVE OFFICER

To: **Francis Cheung**  
**Chief Administrative Officer**

Subject: **Annual Report for City of Langley Youth  
Advisory Committee**

File #:

Doc #: 169888

From: Christine Daum  
Recreation Supervisor  
Recreation, Culture & Community Services

Date: January 6, 2020

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## **MEMBERSHIP LIST**

Rosemary Wallace  
Nathan Pachal  
Maegan Urban  
Jayde Marno  
Josh Kim  
Erika Gow  
Alexa Adams  
Natalie Hagyard  
Nicolette Prashad  
Ava Balfour  
Kaylee Downey  
Sajjan Grewal  
Lida Magnus  
Una Chang  
Jinny Yoo  
Ava Gilbertson  
Kaylee Allison  
Kim Hilton  
  
Christine Daum  
Rebecca Gannon-Snow  
Michele Payne

## **October 2018 - June 2019:**

- City Councillor Representative (Chair)
- Alt. City Councillor Representative
- Aldergrove Community Secondary
- Kwantlen Polytechnic University
- Brookwood Secondary School
- DW Poppy Secondary School
- Langley Secondary School
- Langley Secondary School
- RE Mountain Secondary
- Langley Secondary
- Langley Secondary School
- LFMSS
- LFMSS
- Walnut Grove Secondary
- HD Stafford Middle School
- HD Stafford Middle School
- HD Stafford Middle School
- Director of Recreation, Culture and  
Community Services
- Recreation Supervisor
- Recreation Leader
- Clerk Typist III

### **NUMBER OF MEETINGS**

8 Meetings:

1. October 11, 2018
2. November 1, 2018
3. December 6, 2018
4. January 10, 2019
5. February 7, 2019
6. March 7, 2019
7. April 4, 2019
8. May 16, 2019

### **ACTIVITIES, HIGHLIGHTS, AND ACCOMPLISHMENTS**

- In October 2018, Youth Committee members volunteered at the Friendsgiving event at Timms Community Centre feeding over 30 Youth a Thanksgiving-style dinner.
- In November 2018, the Youth Committee coordinated with the Langley City Parks department to help decorate Douglas Park for the Remembrance Day Ceremony. Youth Council members joined the Recreation staff to spray paint poppies along the grass near the Cenotaph and the Douglas Park stage.
- In December 2018, the Youth Council participated in the Langley Christmas Parade. The Youth Council hosted a tent offering refreshments for the parade participants as well as an Instagram contest for parade goers.
- Youth Committee members also volunteered at the Youth Christmas PJ Party on December 22 helping staff manage popcorn and slushy stations for youth.
- The Youth Committee, with help from the Recreation Leader, was responsible for the brainstorming and planning of Youth Week 2019 events. Planning began in February 2019 and continued through until April 2019, giving the youth involved a sense of ownership and community as well as a personal stake in the event planning process.
- Youth Week (May1-7) included a total of 8 events across a broad spectrum of recreational initiatives, including performing arts, sports, fitness, games, and more. All events were tailored toward different youth demographics within the community, and continued the trend of highest overall youth turnout for the second Youth Week in a row. With the help of the City of Langley Youth Committee and community businesses, we were

able to plan and execute these events at zero cost to the local youth population.

**Youth Week 2018 Events:**

April 27	Krispy Kreme Fundraiser
May 1	FVRL Geocache Treasure Hunt
May 2	Paint Party and Dinner
May 2	Screenagers Movie Night
May 3	Hawaii on Ice Skate Party
May 4	Youth Glow Dance Party
May 5	Langley Walk – Youth Booth
May 6 & May 7	3 vs 3 Basketball Tournament

**STAFF MEMBER TIME SPENT:**

- The Youth Recreation Leader – Approx. 65 hours
  - o Planning and attending meetings regarding Youth Committee Events including: the Remembrance Day Ceremony, Magic of Christmas Parade, Fundraisers, and Youth Week 2019.
- Recreation workers – Approx. 20 hours
  - o Facilitating Youth Week 2019 events

**BUDGET – MONIES RECEIVED AND MONIES EXPENDED:**

Money used for Youth Week is either raised through Youth Committee run fundraisers or is received through City of Langley RCCS Budget and fundraising Initiatives including sponsorships and grants.

**SUBCOMMITTEES ACTIVITIES:**

N/A

**WORK PROGRAM FOR THE 2019/2020 COMMITTEE:**

- Participation in the Remembrance Ceremony
- Participation in the Magic of Christmas Event
- Continue creating unique new Youth Week events in 2020 while building on the successes of Youth Week 2019
- Increased outreach and partnerships with local businesses and youth organizations
- Search out new funding sources in the forms of grants and sponsorships for events.
- Continue to foster partnerships for programming and events with schools and organizations such as the Youth HUB
- A bigger focus on youth-driven initiatives outside of Youth Week ie. Raising awareness for concurrent social and environmental issues.
- Increase feedback from Youth Committee regarding programing and events offered within Langley City.

- Involve the Youth Committee in social media and marketing initiatives throughout Youth Week and other events.
- Create an atmosphere of excitement and change through engaged youth who want to make a difference in their community.

**INVOLVEMENT OF THIRD PARTIES** (i.e. sponsors, service clubs, organizations, donors, etc.):

Sponsorship/Donations for Youth Week 2018:

- No Frills – 4 x \$25 gift cards. 3 used as draw prizes. 1 spent on snacks and drinks. Donations of food for Friendsgiving and other events including apples, water, granola bars, oranges, Gatorade and fruit snacks
- Youth Unlimited- passenger van for school pick-ups to HUB
- Twin Rinks – Ice time and skate rentals.

**GENERAL COMMENTS:**

The 2018/2019 Youth Committee were eager to contribute their time to a variety of events resulting in many fun, successful youth events in the City of Langley. Issues including youth diversity and food sustainability were topics this Committee was interested in discussing and finding solutions for and will likely be an on-going focus for future committees. Many of the committee members expressed interest in continuing on with this committee for the upcoming term.

Respectfully Submitted.



Christine Daum  
Recreation Supervisor



# ANNUAL REPORT TO CHIEF ADMINISTRATIVE OFFICER

To: **Francis Cheung**  
**Chief Administrative Officer**

Subject: **Annual Report for the  
Magic of Christmas**

File #: 8100.00

Doc #: 169581

From: Tera Edell  
Recreation Supervisor

Date: December 20, 2019

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## **MEMBERSHIP LIST:**

Councillor Paul Albrecht, Chair  
Councillor Rosemary Wallace, Vice-Chair  
Teri James, Representative from the Downtown Langley Business Association  
Jane Ilot, Representative from the Langley Advance Times  
Leigh Castron, Volunteer  
Sandra Pilkey, Volunteer  
Wendy Thomas, Volunteer  
Tera Edell - Staff Member  
Karlo Tamondong - Staff Member

## **NUMBER OF MEETINGS HELD:**

Six meetings were held on the following dates:

- September 17
- October 9
- October 22
- November 13
- November 26
- December 3

## **ACTIVITIES, HIGHLIGHTS AND ACCOMPLISHMENTS:**

- Kept three locations for pre-parade activities; family activities took place at Innes Plaza, McBurney Plaza and St. Andrews Plaza. This allowed families to attend and to divide up the crowds. Each station included: Craft/Activity Station, Face Painters, Balloon Twisters, Volunteers, Information Booth, & Music (Kettner Creative).



- We added a live music location at Salt Lane where we have a 35-member band playing Christmas music from 4:00pm to 6:00pm.
- We used our custom sleigh for the second year; much easier to access and get ready for the event, but also requires support from engineering operations to load onto a trailer and storage.
- Kettner Creative was back this year to provide music along the parade route.
- The number of overall entries increased for 2019 with 48; past year entry numbers: 2018 (37), 2017 (41) than 2016 (46). The entries that did participate, for the most part, put in more of an effort.
- For the fourth year the committee partnered with Sources Food Bank to hold a food drive to collect donations. Donations were collected at the parade registration booth and McBurney Plaza.
- Langley Advance newspaper partnered with the committee and provided a colouring contest for the community and judged/awarded three “Best in Show” awards for the parade; awards were presented at the December 9<sup>th</sup> Council Meeting.
- The weather cooperated with our event this year, and as a result the crowds were larger, some of the largest that I can remember.
- Traffic Control and public safety along the parade route was improved again in 2019, but at a cost. The committee hired 8 paid Traffic Control Persons, all with vehicles, to control all major intersections; this included the setup/takedown of lane closures, barricades, signage, etc. This decreased our need for volunteers and allowed us to place volunteers in safer locations such as parking lots and laneways versus main intersections.
- Bylaw work alongside clover towing drivers, from 2:45pm to 4:30pm to deal with vehicles parked along the parade route in the closure area. On the night of the event they only towed 6 vehicles, but had many that were loaded onto the truck and then the owner appeared so it was unloaded. This caused a headache for all involved.

**STAFF MEMBER TIME SPENT (hours):**

- Operations Staff - 48 (pre/post event)
- Operations Staff - 7 (day of event)
- Parks Staff - 40 (pre-event)
- Bylaw Staff - 2.5 (day of event)
- Tera Edell - 60 (event overall) *\*estimate*
- Karlo Tamondong - 20
- Other Recreation Staff - 10 (pre-event), 60 (day of event)

## **BUDGET – MONIES RECEIVED AND MONIES EXPENDED:**

### **Revenue**

Christmas Parade Budget	\$20,000.00
Events Budget	\$340.98
Registration Fees	\$428.55
Sponsor - DLBA	\$2,500.00
Sponsor - B&B Construction	\$1,500.00
Sponsor - Telus	\$500.00
Sponsor - Lucid Water	\$500.00
Total	<u>\$25,269.53</u>

### **Expenses**

Bob & Dee McLennan - Santa	\$450.00
Kettner Creative Sound	\$2,504.25
Langley Advance - Advertising	\$5,784.00
Langley Minor Hockey - Volunteers	\$800.00
Parade Entertainment	\$300.00
Santa Float Decorations	\$63.88
Social Media	\$200.00
Sponsorship Signage	\$558.88
Tents & Lights	\$5,130.39
Valley Traffic - TCP's	\$8,160.00
Volunteer Supplies (Hot Chocolate)	\$45.81
What's On Langley Magazine	\$500.00
Committee Thank You Dinner	\$82.82
Ultra-Digital - Posters	\$73.92
ReSound	\$196.77
SOCAN	\$418.81
Total	<u>\$25,269.53</u>

### **In-Kind Sponsorship provided:**

- Langley Advance = \$11,500 value
- Clover Towing = \$3000 value
- Starbucks = \$50 value

### **WORK PROGRAM FOR FOLLOWING YEAR:**

- Push sponsorship package out to businesses earlier in the year; January - February of the event year.
- Council plans to change how they are involved in the parade in 2020.
- More of an issue in 2019 - committee is considering fencing, but the cost will be a factor, however the safety of the participants and spectators is a priority. Issues with safety, particularly along the one-way section need to be discussed. Vehicles had to navigate through crowds as the space was barely wide enough to drive down and felt uncomfortable.
- Add Washrooms along the Parade Route
- Have RCMP involved again in 2020; more resources may be required to accommodate the full closure of Fraser Highway earlier in the day.
- Consider having multiple food trucks as a part of the pre-parade activities.
- Consider a new location for the Christmas Tree for the event. Space is becoming an issue and the tree does not stand out in its current location.

### **INVOLVEMENT OF THIRD PARTIES:**

The following groups supported the event this year.

- Clover Towing
- Downtown Langley Business Association
- Langley Advance Newspaper
- Langley Minor Hockey Association

### **GENERAL COMMENTS:**

The 2019 event experienced the highest number of spectators and entries along the parade route, however the pre-parade activities saw a decrease in participation. This could be because it was spread out more, but it could also be the timing of the pre-parade activities is too long. This will be up for discussion for the 2020 event. The budget was also increased for 2019, which allowed the committee to create a better event and increase our advertising. I believe this help draw in more spectators and new businesses to participate in the parade. Overall the event was a success and enjoyed by all.

Respectfully Submitted,



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Tera Edell,  
Recreation Supervisor



## Lower Fraser Valley Aboriginal Society

*- Lifting Indigenous Families Together for 20 years -*

**RECEIVED**

NOV 26 2019

**ADMINISTRATION DEPT  
CITY OF LANGLEY**

November 20, 2019

Mayor Val van den Broek  
Langley City Hall  
20399 Douglas Crescent  
Langley, BC V3A 4B3

HAND DELIVERED

Dear Mayor van den Broek,

**Re: National Indigenous Peoples Day at Douglas Park**

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It has been a pleasure to get to know you during your first term in office as Mayor. Your support of our organization and of our community is noticed and appreciated.

I am writing to ask you for your help on a matter relating to the scheduling of City events as it relates to our community.

As you know, June 21<sup>st</sup> is National Indigenous Peoples Day, formerly known as National Aboriginal Day. National Indigenous Peoples Day (NIPD) is an official day of celebration to recognize and honour the heritage, cultures and valuable contributions to society by First Nations, Inuit and Métis peoples. This date is of great significance to our urban Indigenous families.

Every year for the last eight years, our non-profit society has hosted NIPD festivities at Douglas Park in Langley City. Through the amazing financial and in-kind support we receive from the City and others, we are able to host this important cultural event that brings together upwards of 500 of our urban Indigenous population from across the City, Township and beyond. Each year we invite Mayor and Council to participate and engage with our people, and we appreciate your attendance at our events. The event is open to all who want to celebrate and acknowledge Indigenous Culture through song, dance, art and food.

In recognition of the cultural significance of June 21<sup>st</sup> and the summer solstice, it is best if we hold our NIPD event on the Saturday nearest June 21<sup>st</sup>. Furthermore, one of our funders requires us to hold the event as close as possible to June 21<sup>st</sup>. Holding the event on a Saturday ensures greater accessibility for all and allows for the many volunteers, vendors, staff and participants to spend the day enjoying the event with their families. (Father's Day often falls on this weekend as well, so we avoid using the Sunday.)

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Nonetheless, the City has been hosting its Annual Community Days Event at Douglas Park on the third Saturday of June. Unfortunately, that schedule often clashes with the optimal date for our NIPD Celebration.

In the spirit of Reconciliation and in building stronger relationships with Langley's Indigenous community, I would like to request that, for the upcoming year, we have access to Douglas Park on Saturday June 20<sup>th</sup>, 2020 for NIPD. Also, for future years, I would like to request that the City be mindful of National Indigenous Peoples Day and allow us continued access to Douglas Park for our celebration on the Saturday closest to June 21<sup>st</sup>.

If you would like to set up a time to discuss this please don't hesitate to call me directly at 778-316-8250. Thank you for your time.

Sincerely,

Katie Pearson, CEO

Lower Fraser Valley Aboriginal Society