



PUBLIC HEARING AGENDA

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

Pages

1. CALL TO ORDER

Mayor van den Broek calls the Public Hearing to order.

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

The Corporate Officer advises how the Hearing has been publicized and of any correspondence received.

2. BUSINESS

a. Logan Avenue Apartments

1. Bylaw 3113 - Zoning Bylaw Amendment and Development Permit DP 05-19

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floor space.

The Mayor invites Lukas Wykpis, Keystone Architecture, to present the proposed bylaw and development permit application.

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

b. Langley Lions Redevelopment Project

- | | | |
|----|--|-----|
| 1. | Bylaw 3108 - Official Community Plan Amendment - Langley Lions Housing | 46 |
| | <p>To amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 in order to accommodate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex located at 20355 and 20385 54 Avenue and 5421 204 Street. The amendments consist of the following:</p> <ul style="list-style-type: none">• Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies;• Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines;• Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation. | |
| 2. | Bylaw 3109 - Zoning Bylaw Amendment and Development Permit DP 04-19 | 72 |
| | <p>To amend Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone to accommodate a 981 unit multi-phase redevelopment of the Langley Lions seniors housing complex and to rezone the properties located at 20355 and 20385 54 Avenue and 5421 204 Street to the new zone. Also, to approve the first phase of the redevelopment through the issuance of Development Permit DP 04-19 for an 8 story 101-unit rental apartment building.</p> | |
| 3. | Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 and No. 11-75 | 155 |
| | <p>To authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the property located at 20355 – 54 Avenue to facilitate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex.</p> | |

4. Langley Lions Redevelopment Project - Introduction of Proposed Development

The Mayor invites Carl Johannsen, Director of Development Services to introduce the Langley Lions Redevelopment Project:

- Bylaw 3108 - Official Community Plan Amendment
- Bylaw 3109 - Zoning Bylaw Amendment & Development Permit
- Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 & 11-75

The Director of Development Services invites the applicant to present the proposal:

- Dane K. Jansen, Principal, DYS Architecture
- Glenn Gardner, Senior Associate, DYS Architecture
- Jeanette Dagenais, Executive Director, Langley Lions Housing Society

5. Langley Lions Redevelopment Project - Public Input Opportunity

159

The Mayor invites those in attendance who deem their interest in property affected by the proposed OCP, Zoning and Land Use Contract Discharge bylaws and the proposed development permit for the Langley Lions Redevelopment Project to present their comments.

3. MOTION TO CLOSE PUBLIC HEARING



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)
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 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 16th day of December, 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.

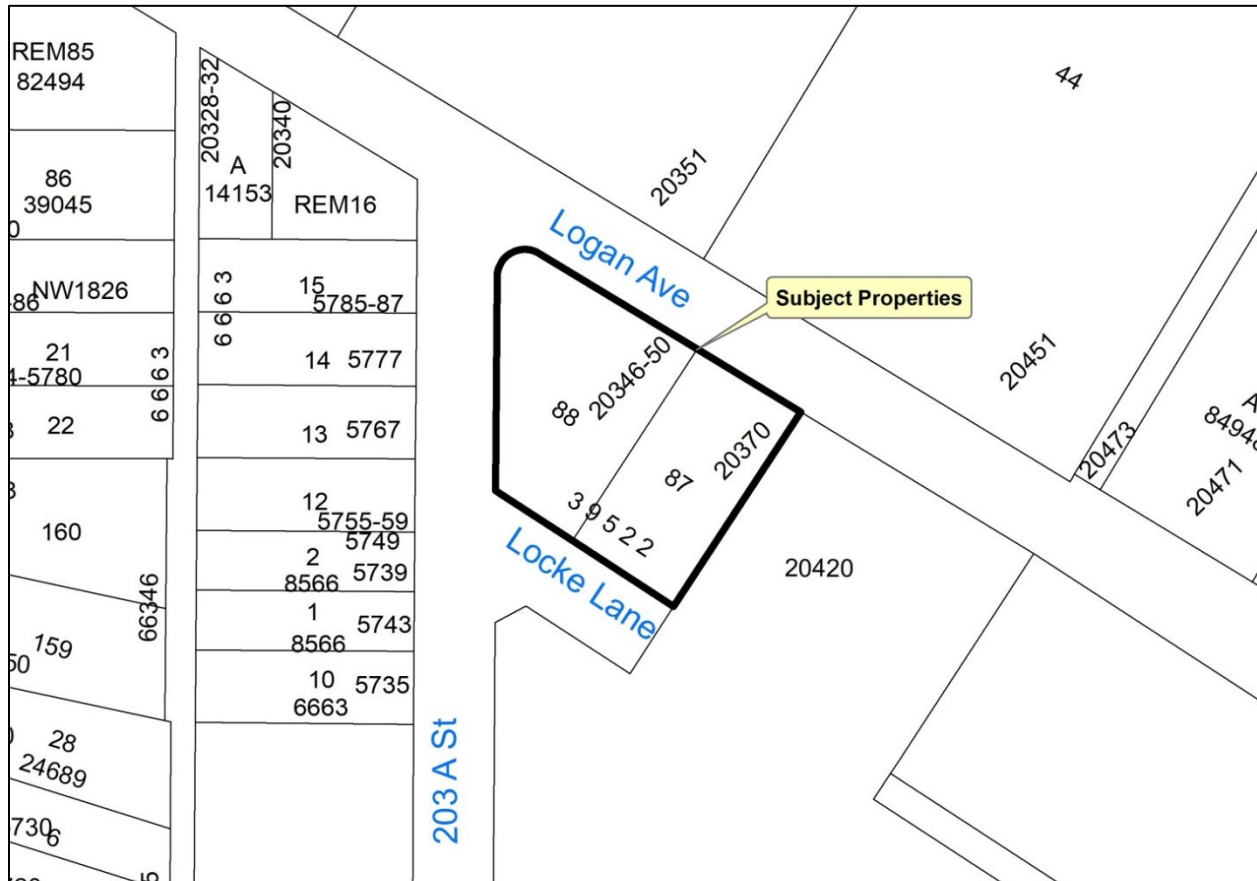
MAYOR

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
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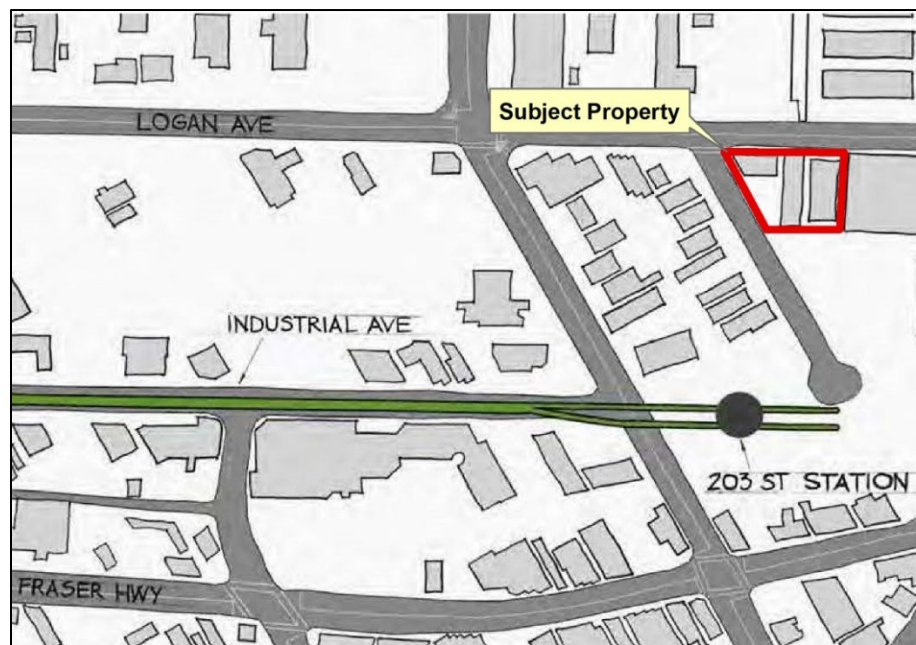
Discussion:

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		

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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



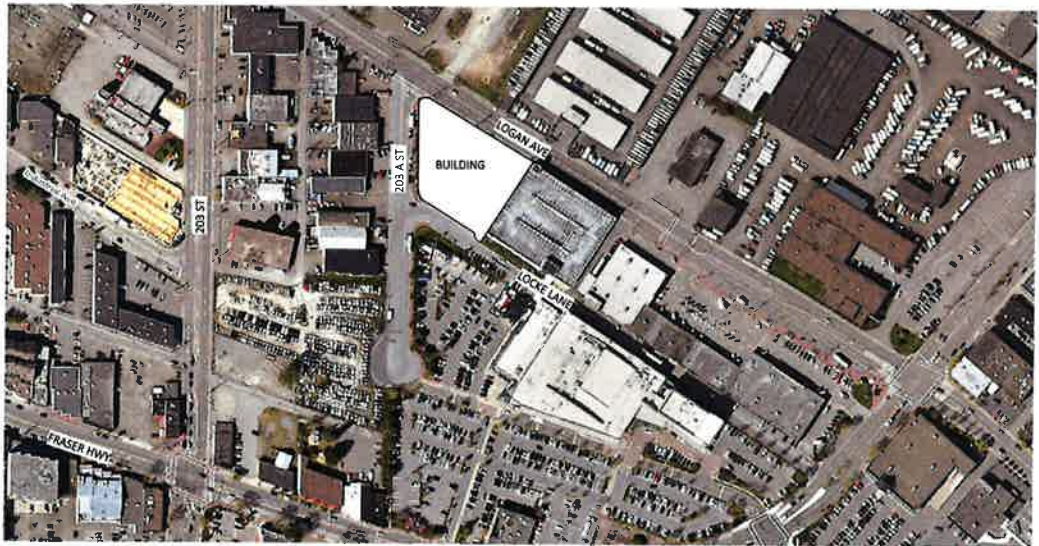
203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey



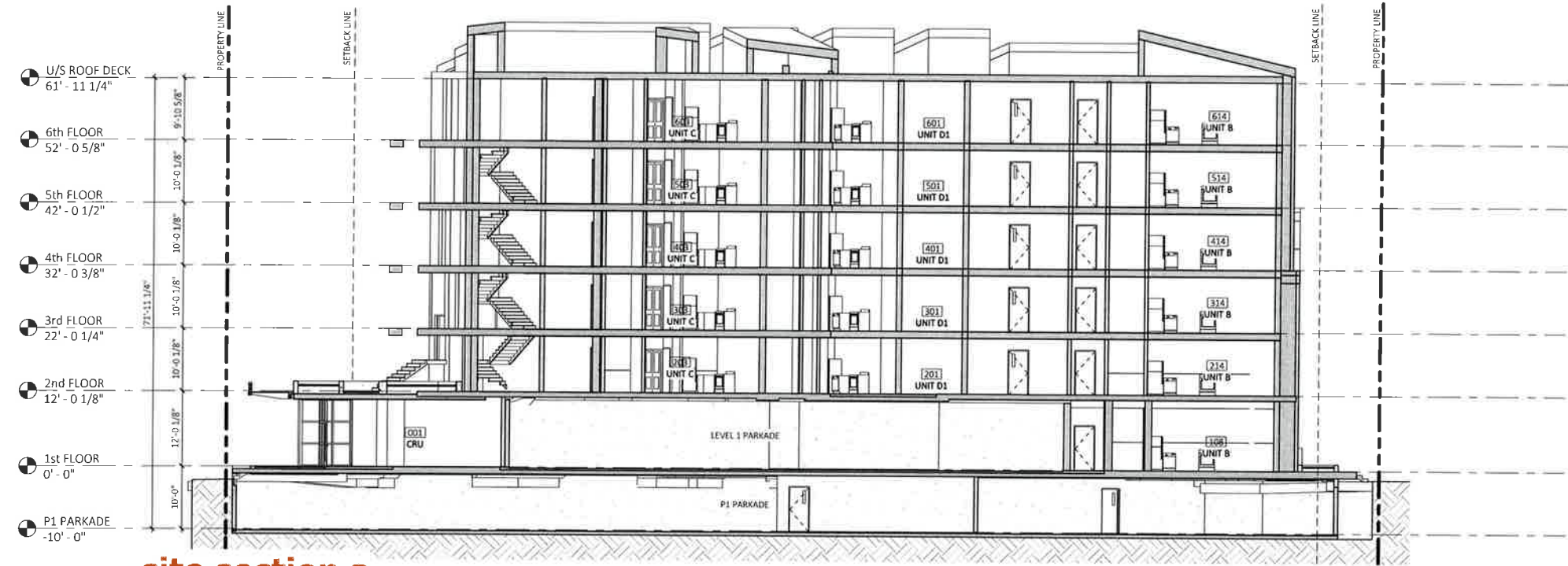
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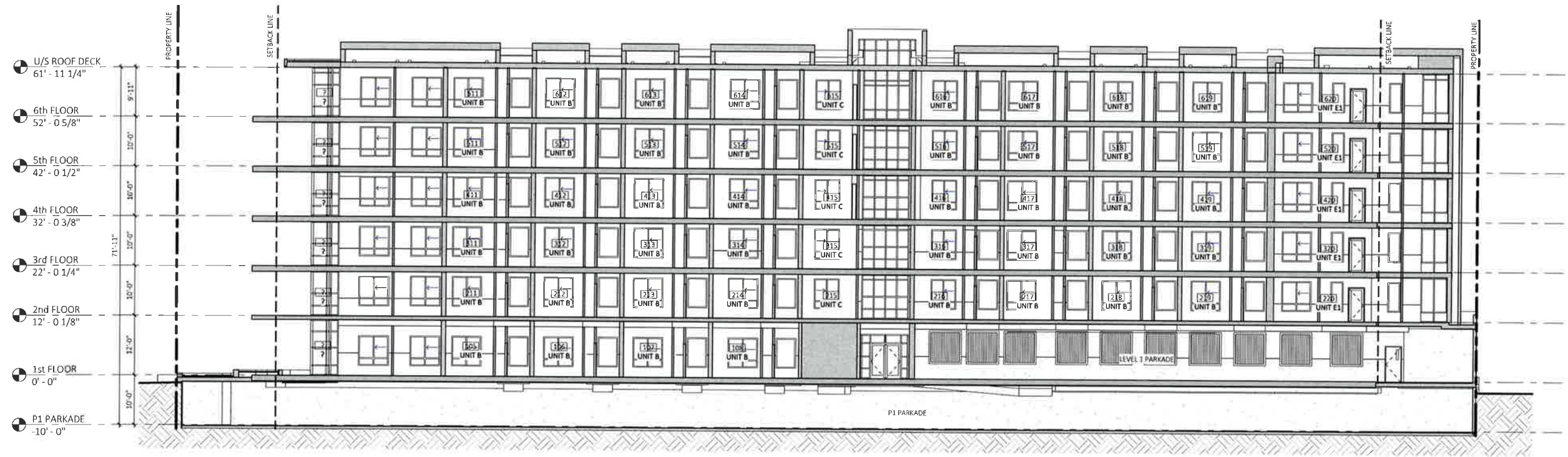
Logan ave.

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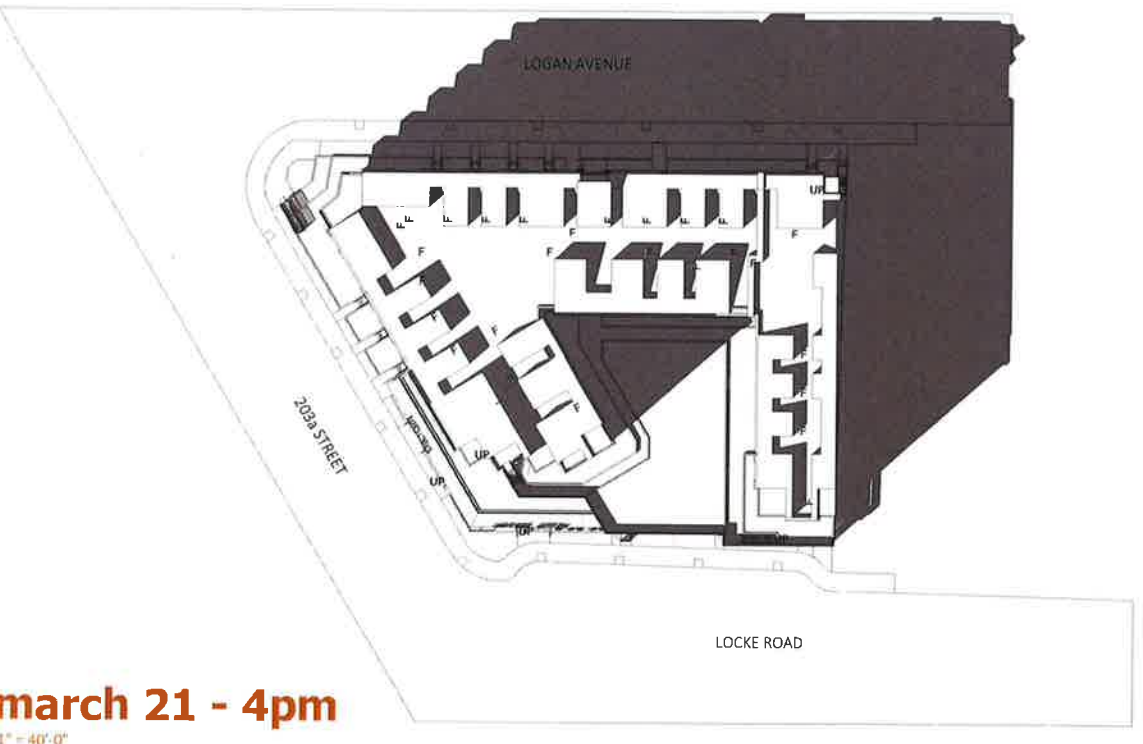
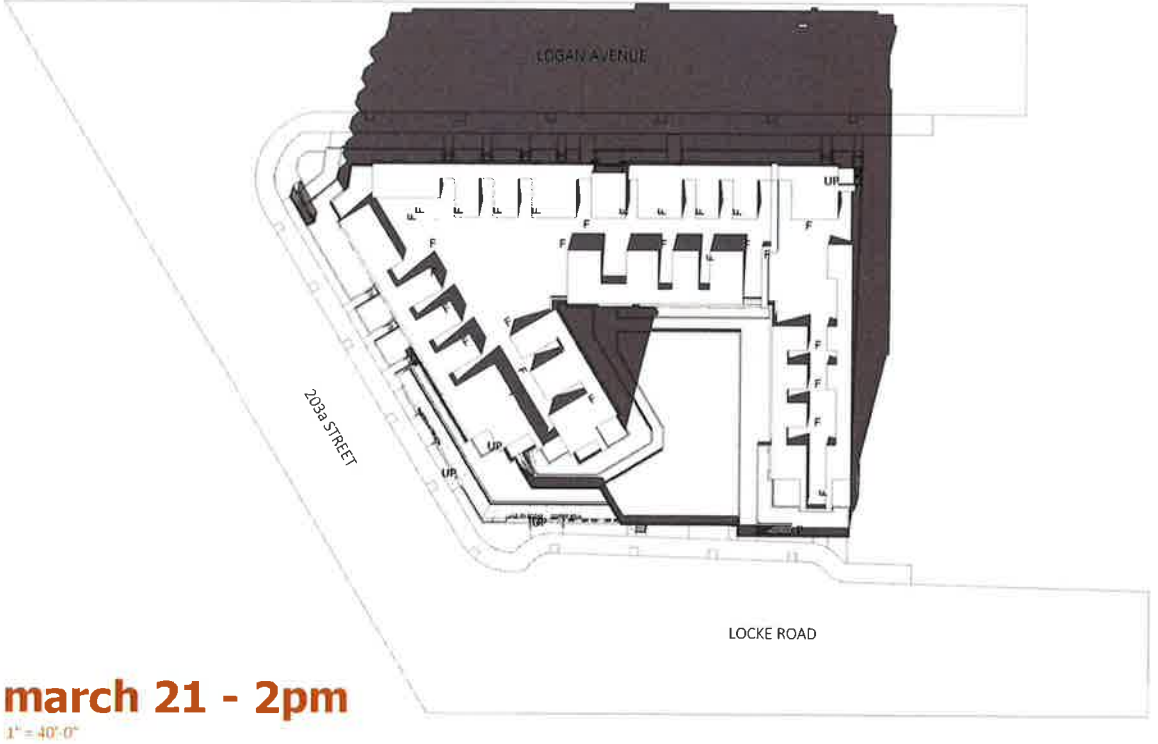
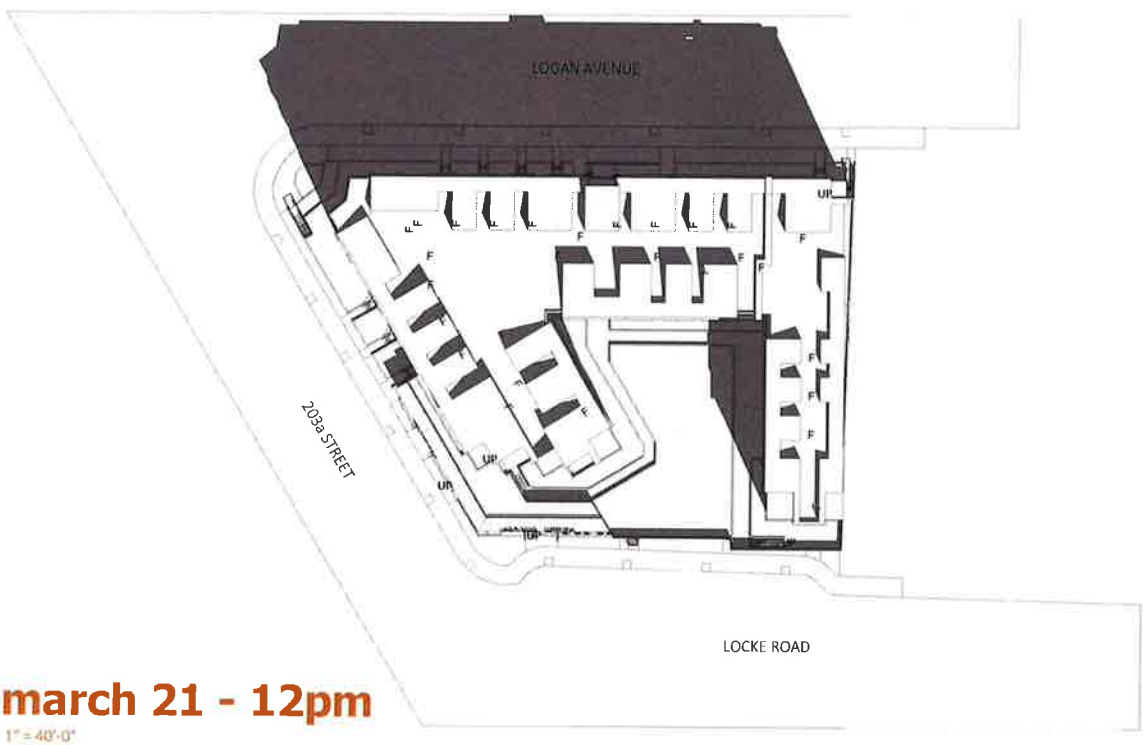
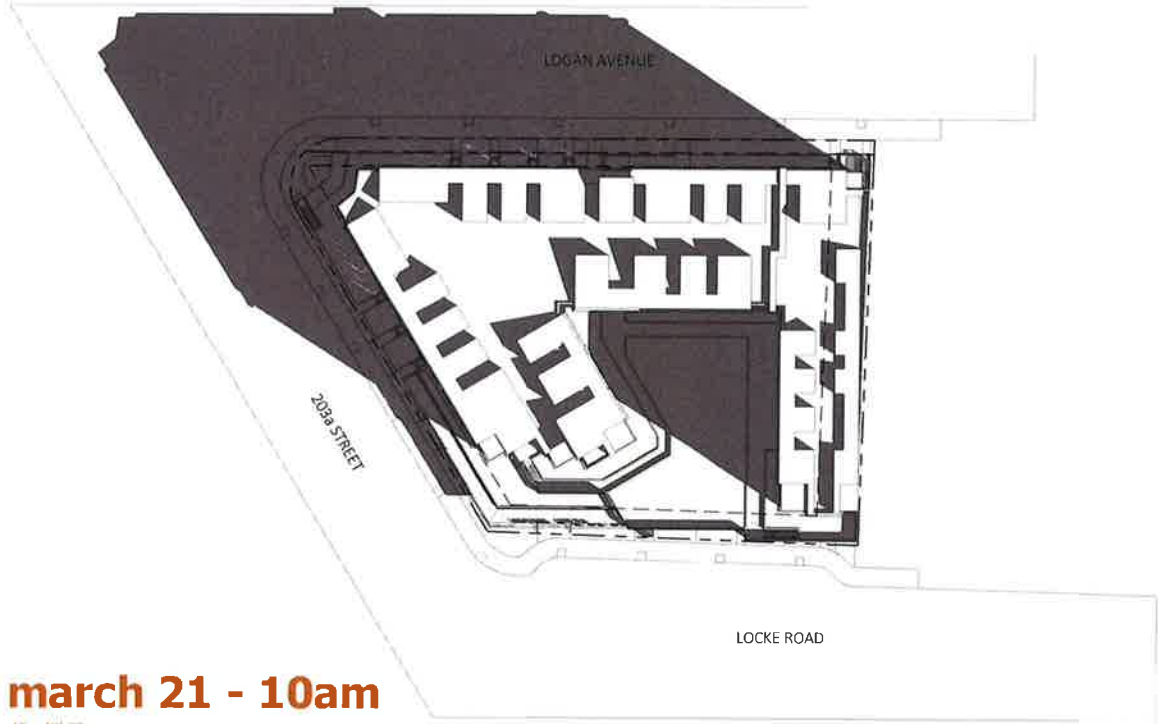
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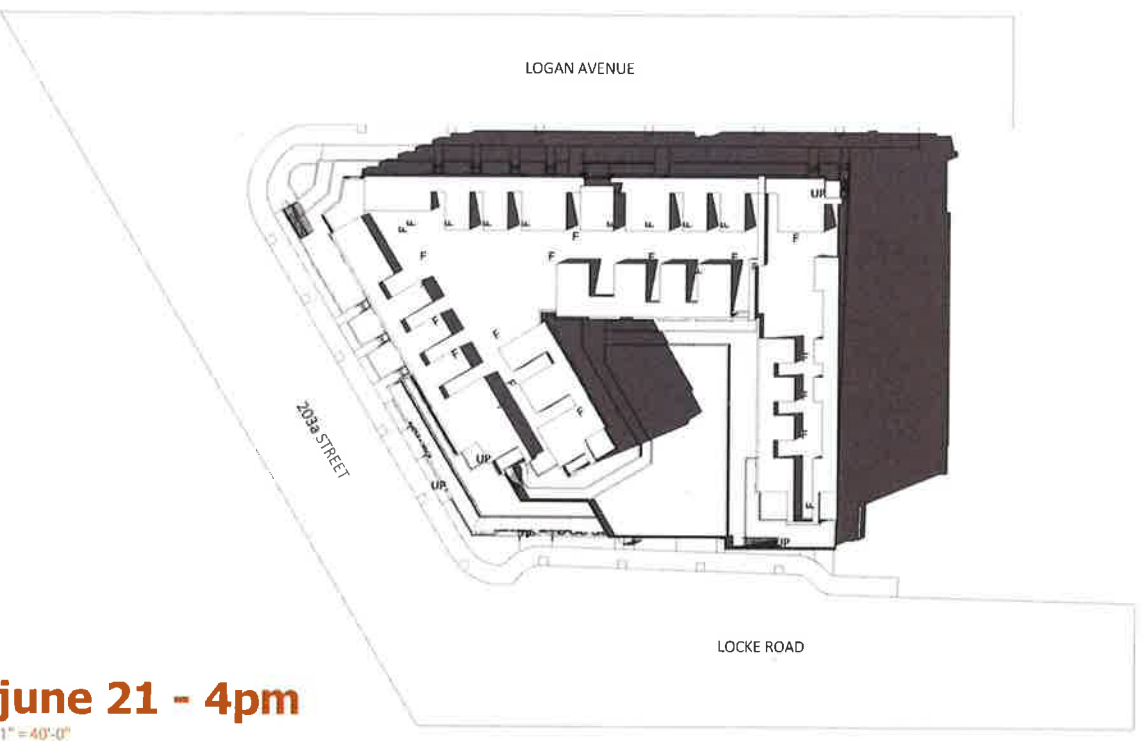
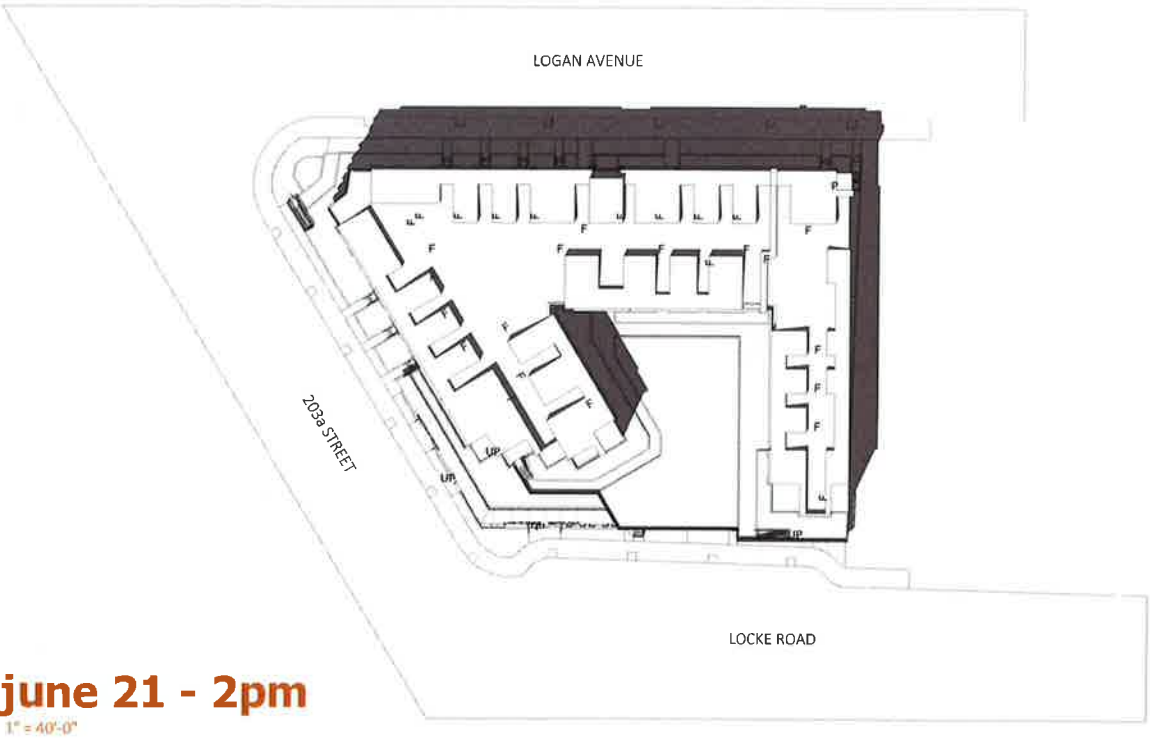
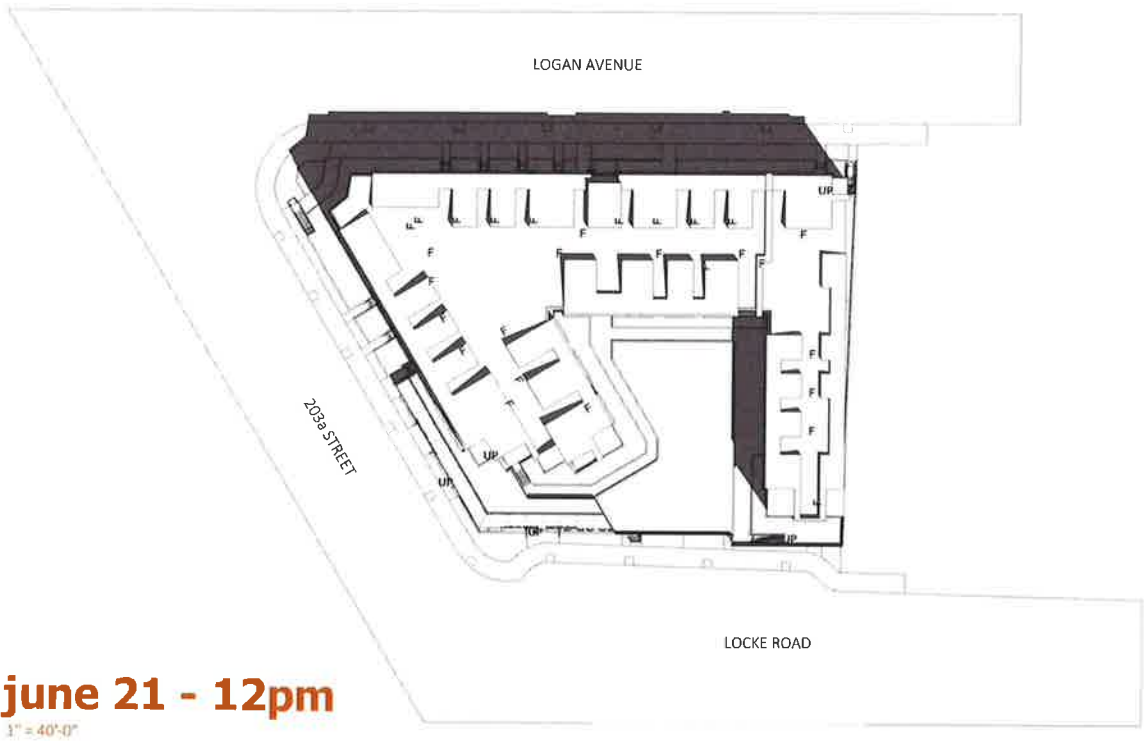
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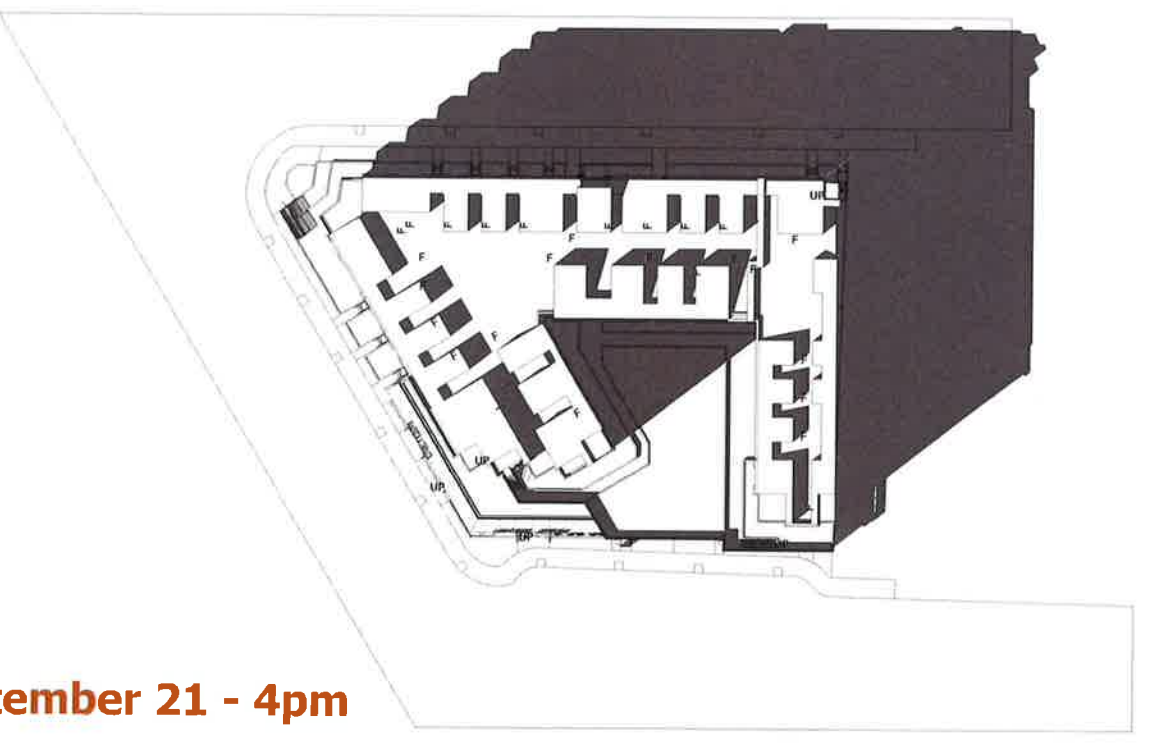
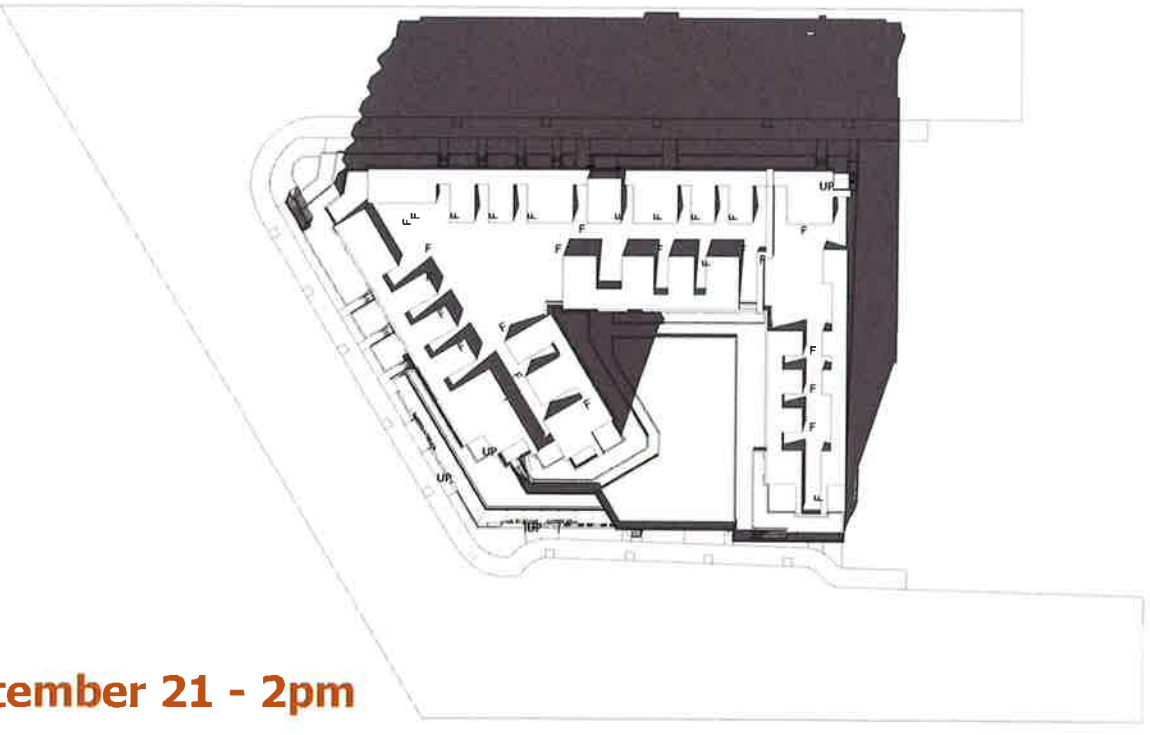
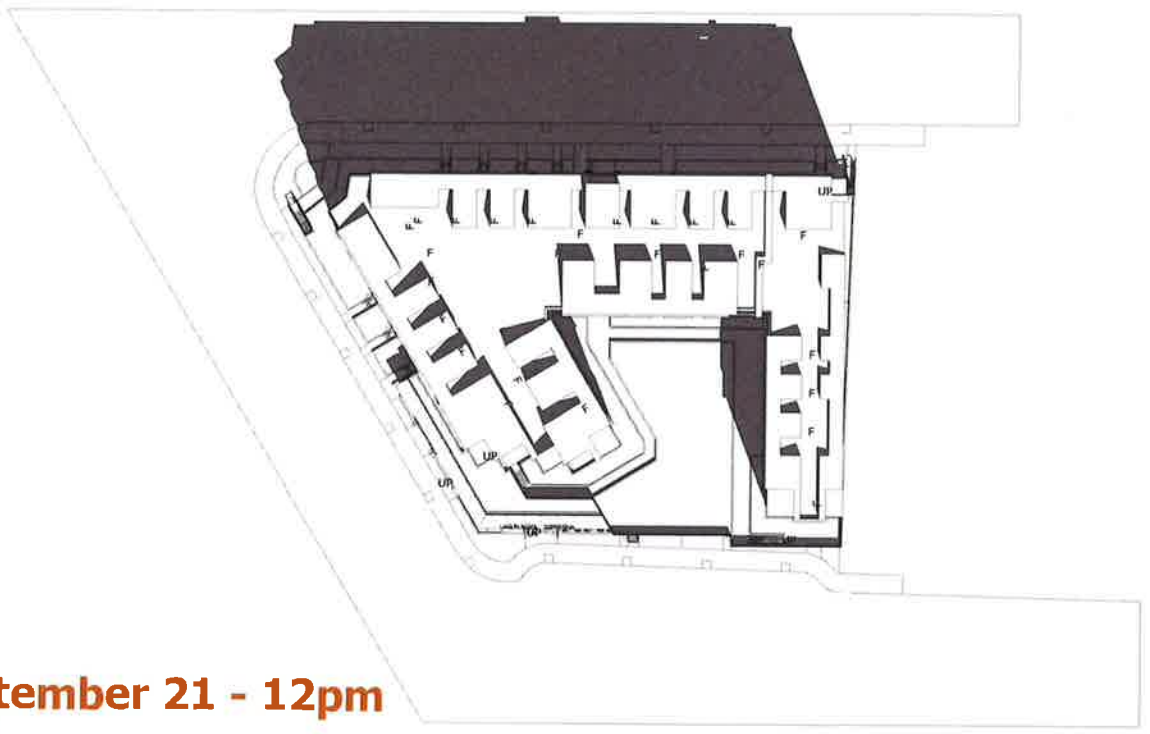
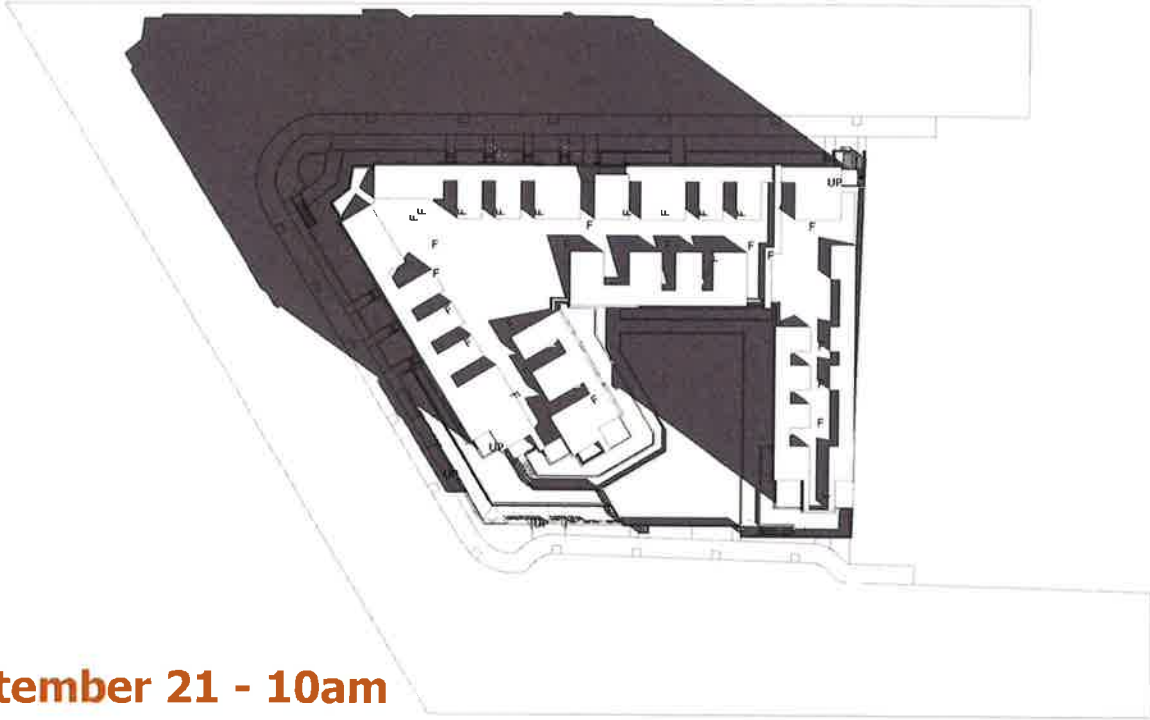


site section b

3/32" = 1'-0"







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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

SHADOW STUDY

SCALE: 1" = 40'-0"



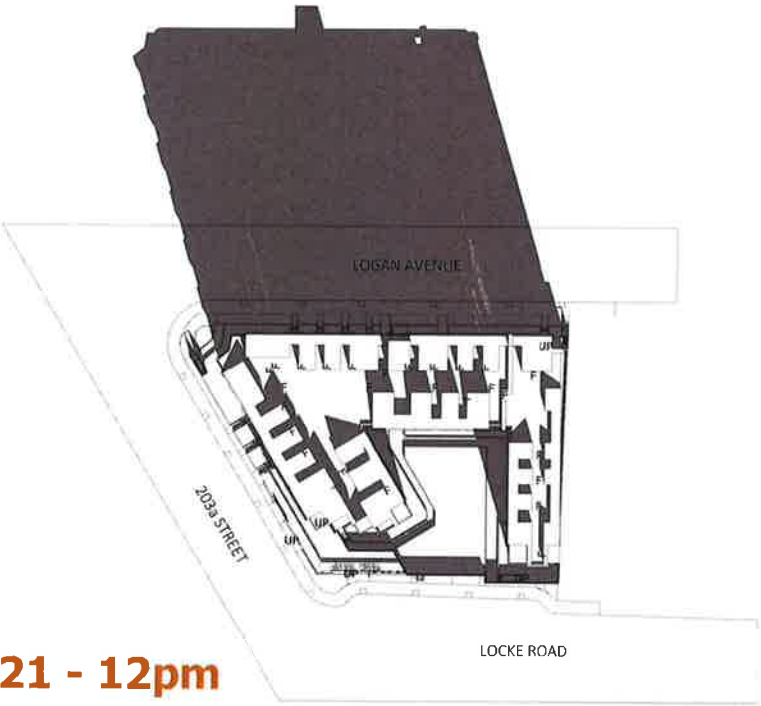
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

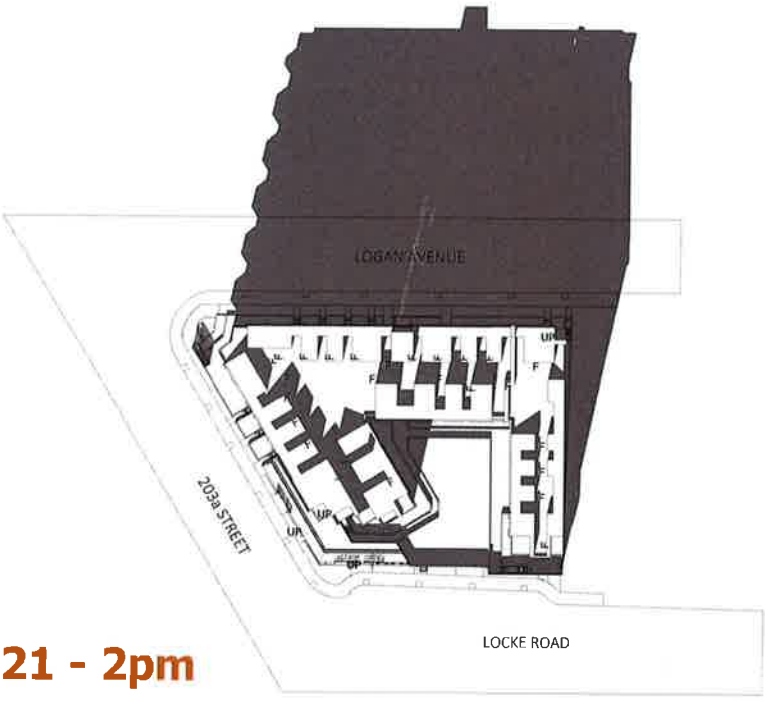
SD1.33



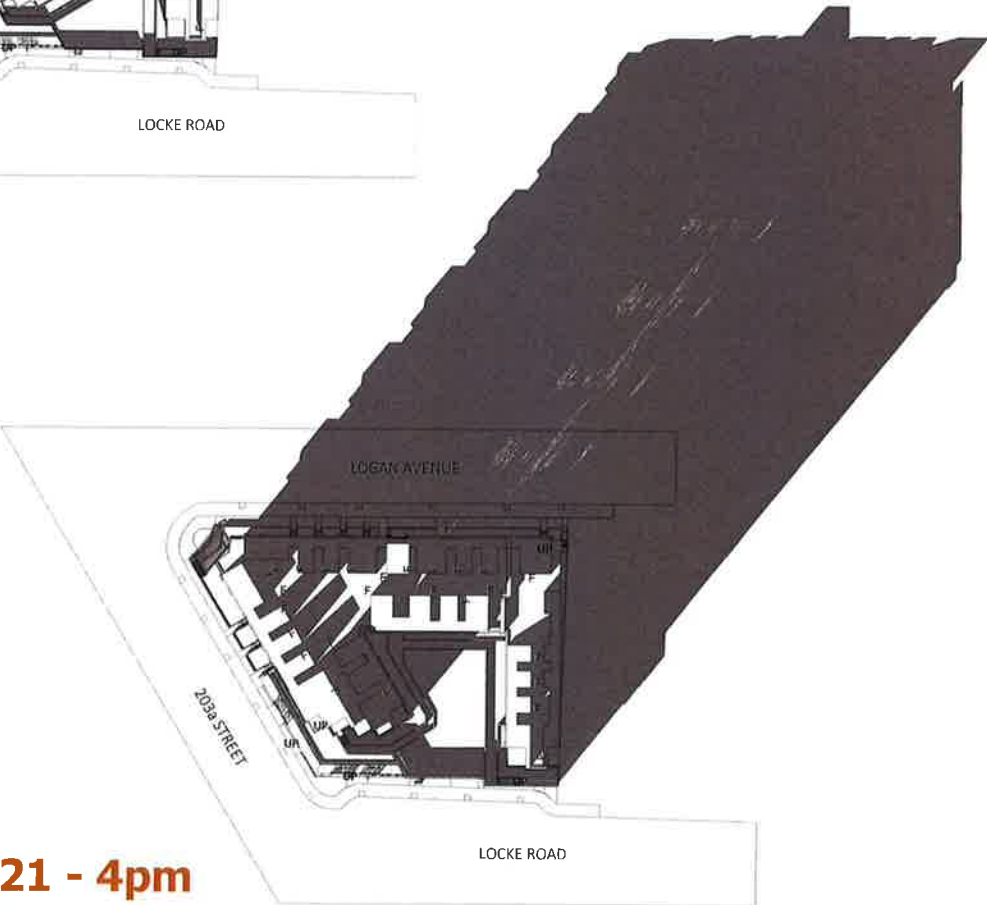
december 21 - 10am
1" = 60'-0"



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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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD1.34



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

STREET VIEW RENDERING

SCALE: N.T.S.

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD1.35



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COMMERCIAL RENDERING

SCALE: N.T.S.

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD1.36



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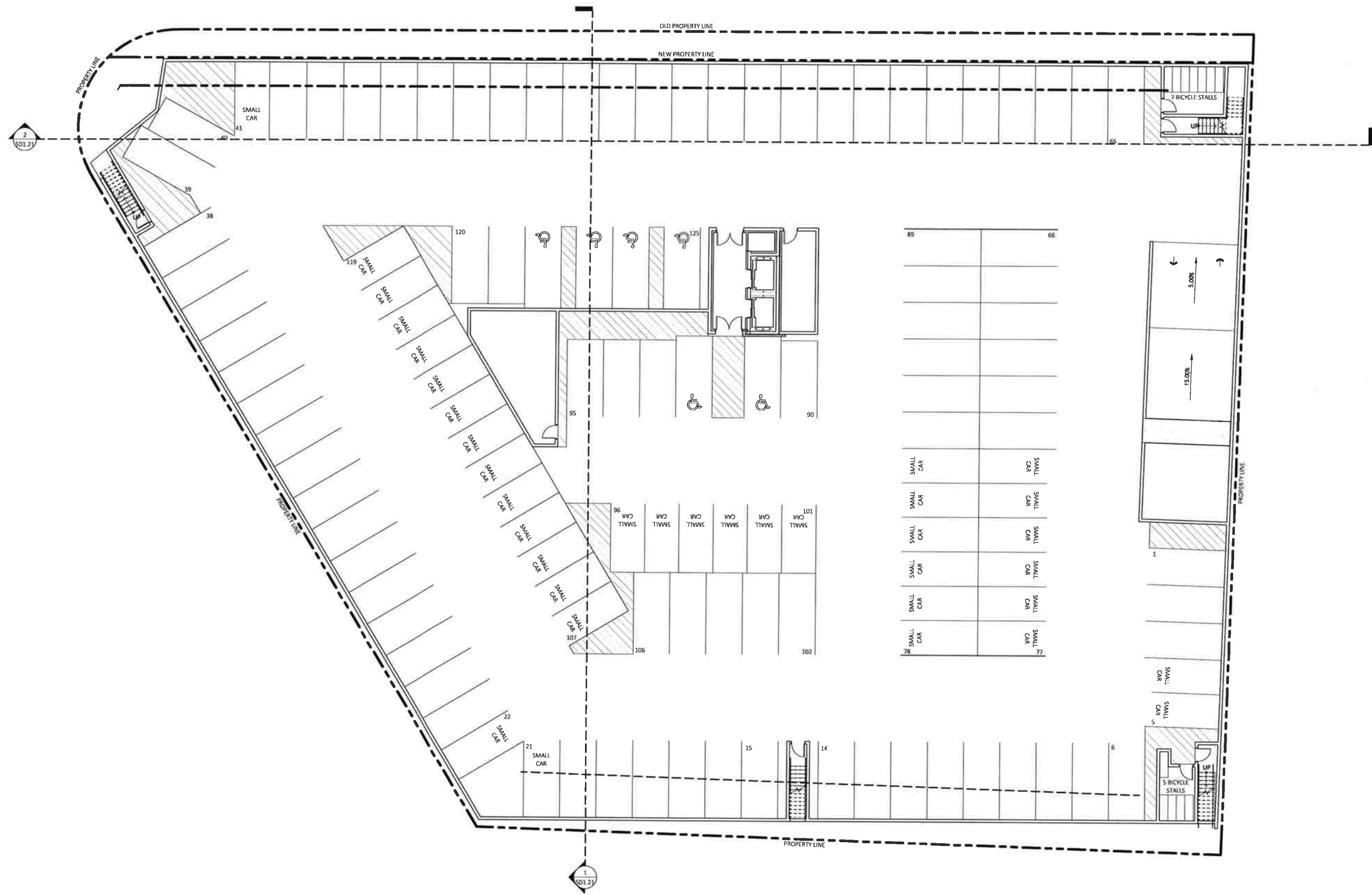
AMENITY RENDERING

SCALE: N.T.S.

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PROJECT NUMBER: 18-181

SD1.37



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

P1 LEVEL PLAN

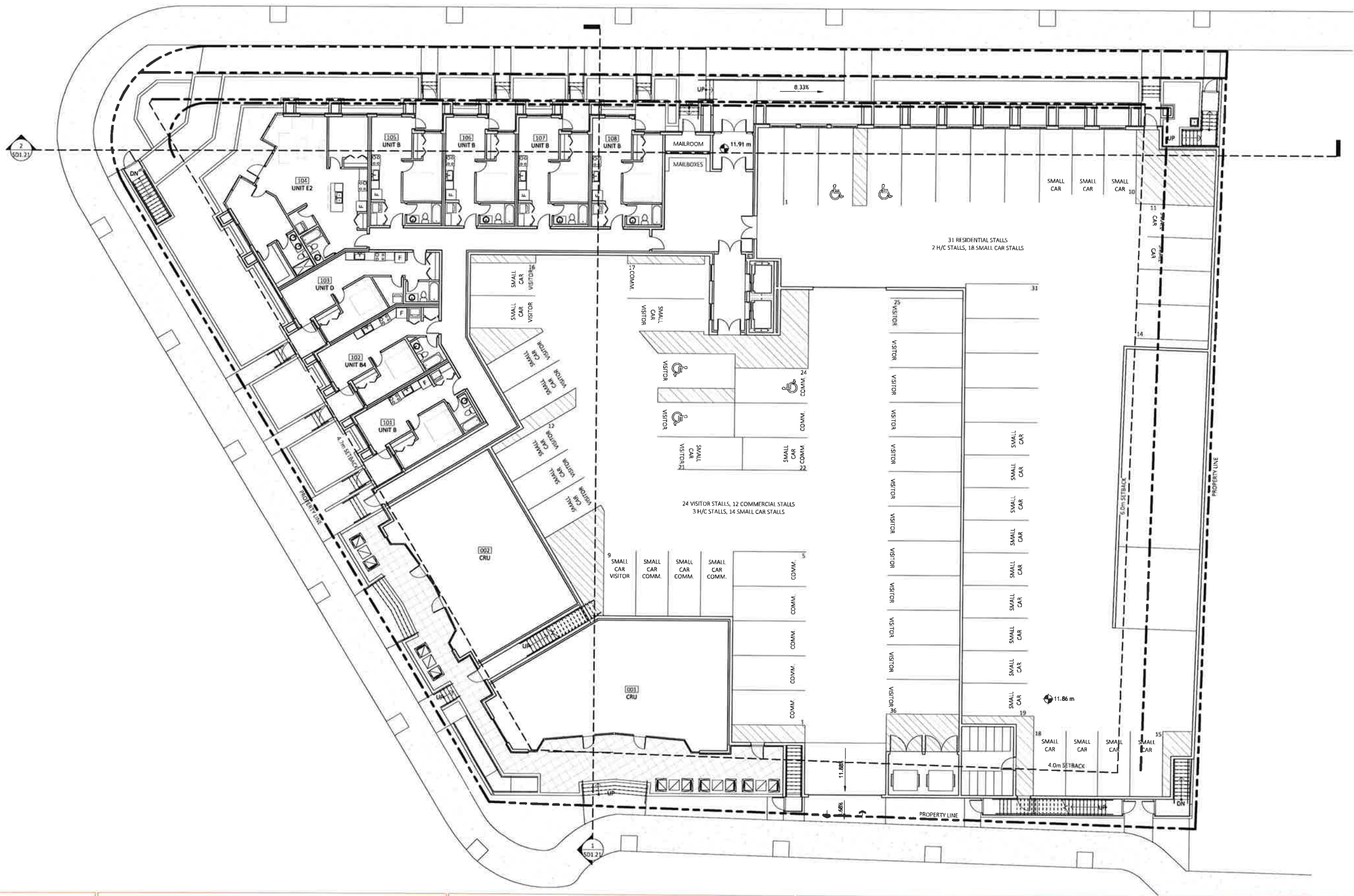
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD3.01



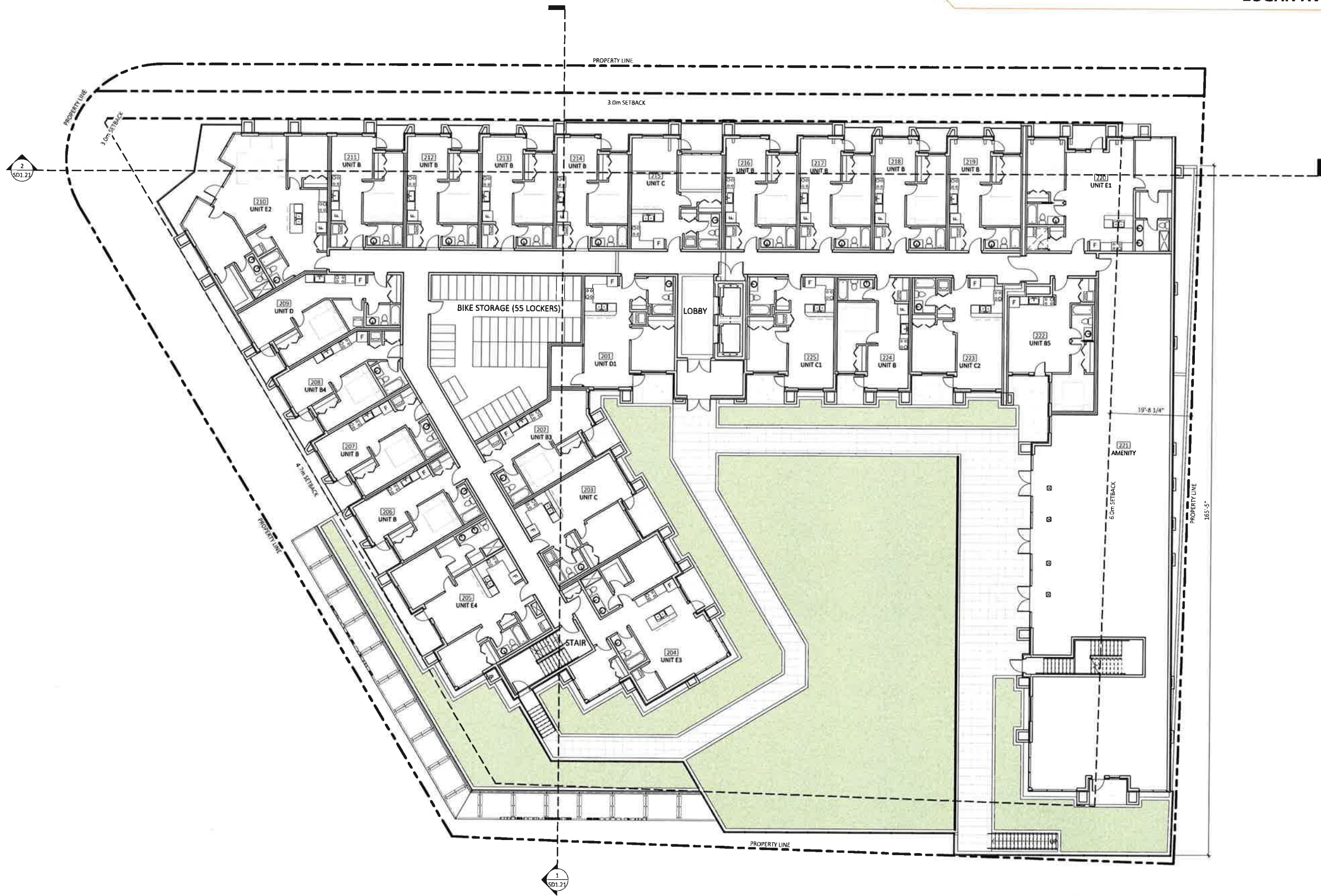
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

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



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

SD3.02



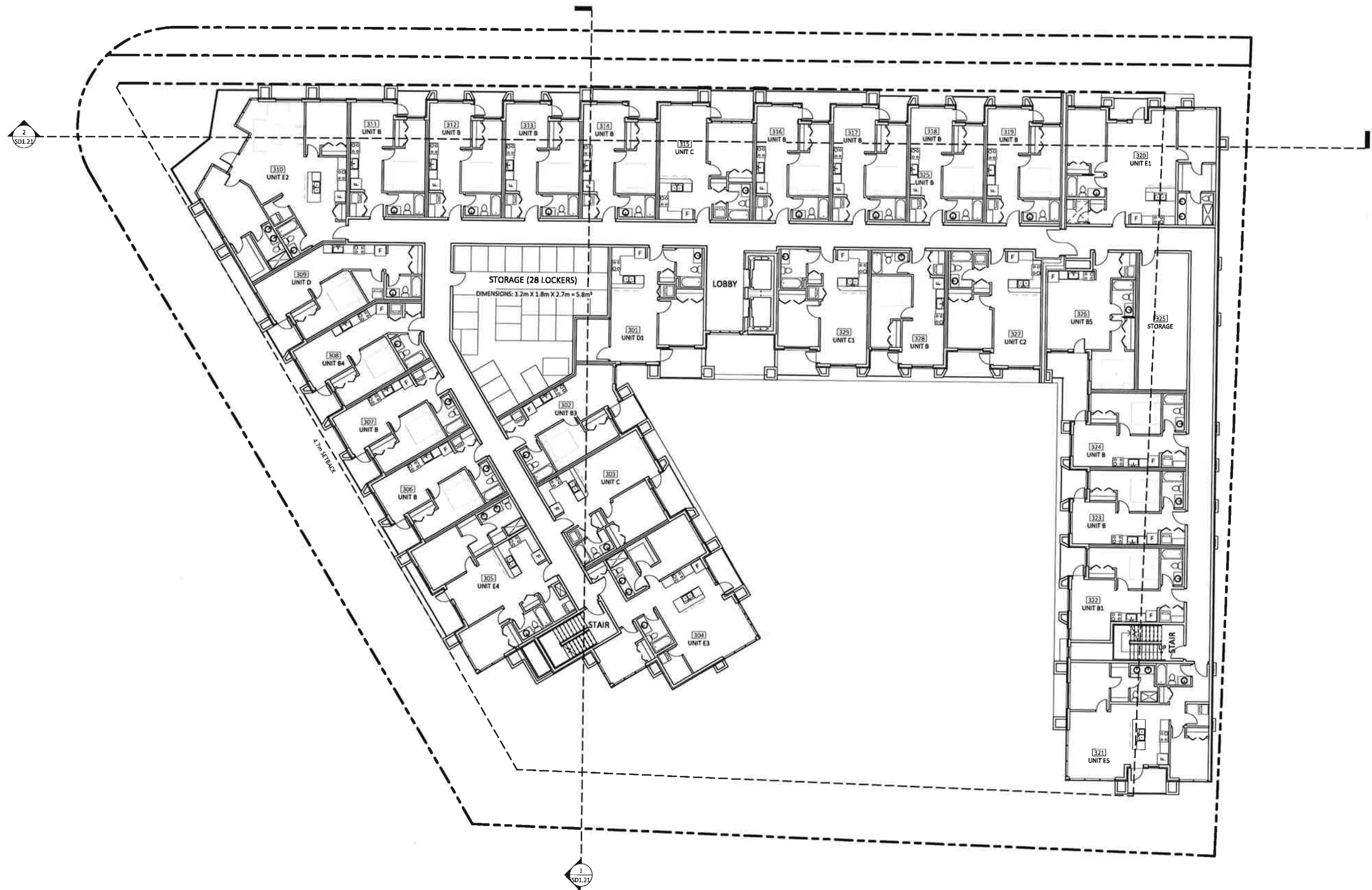
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

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



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PROJECT NUMBER: 18-181

SD3.03



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

3rd FLOOR PLAN

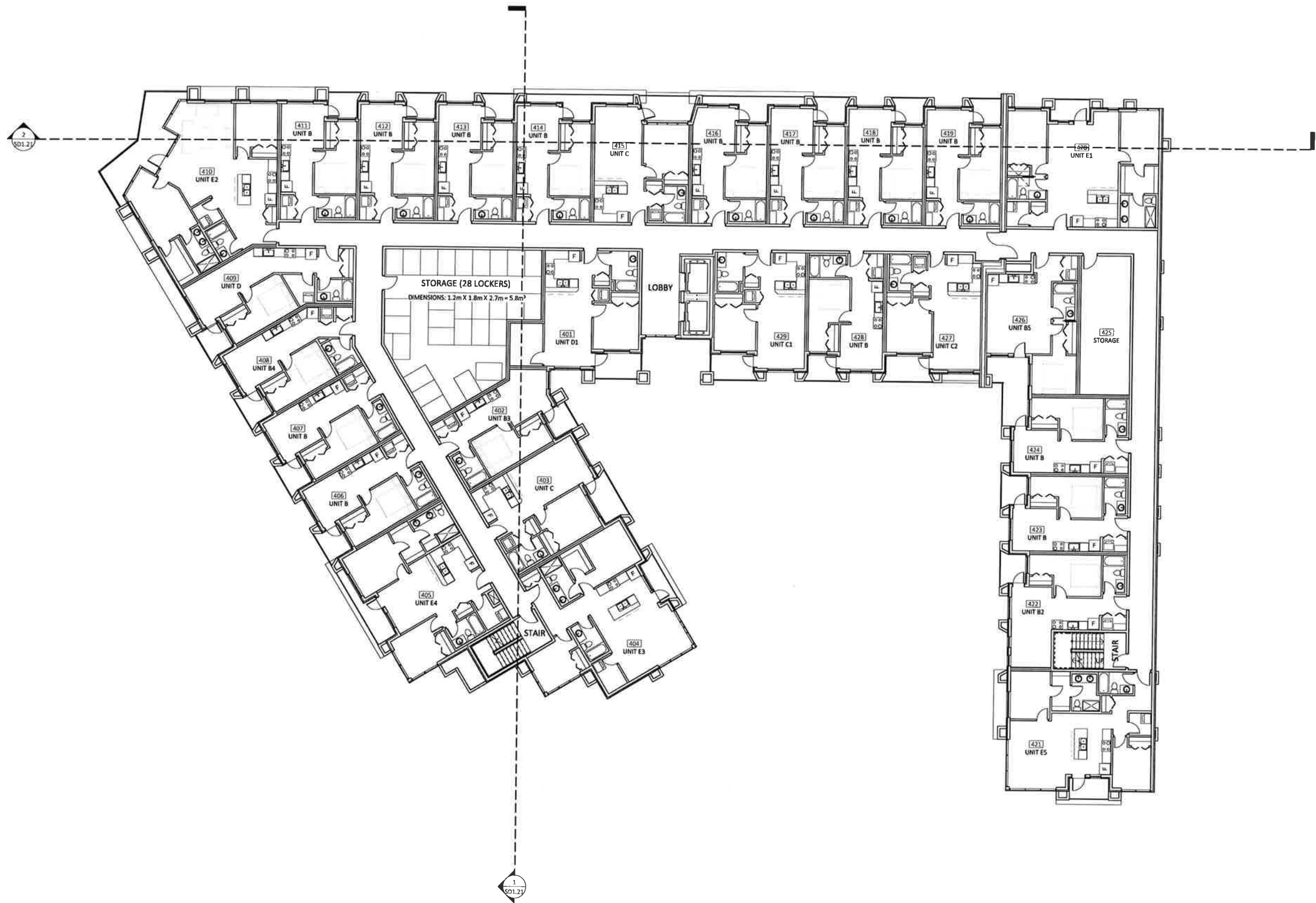
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CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD3.04



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

4th FLOOR PLAN

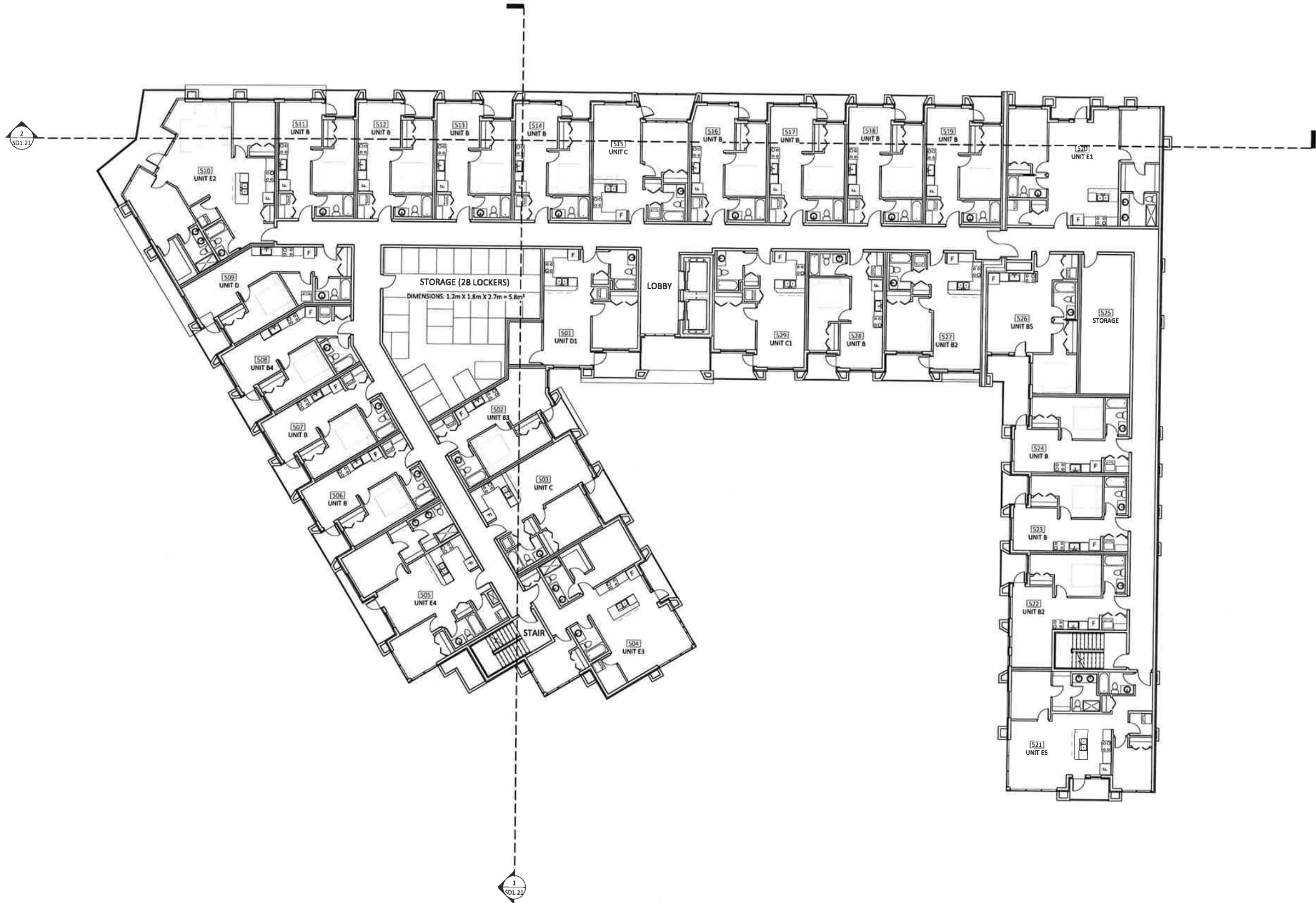
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SD3.05



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LOGAN AVENUE APARTMENTS

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5th FLOOR PLAN

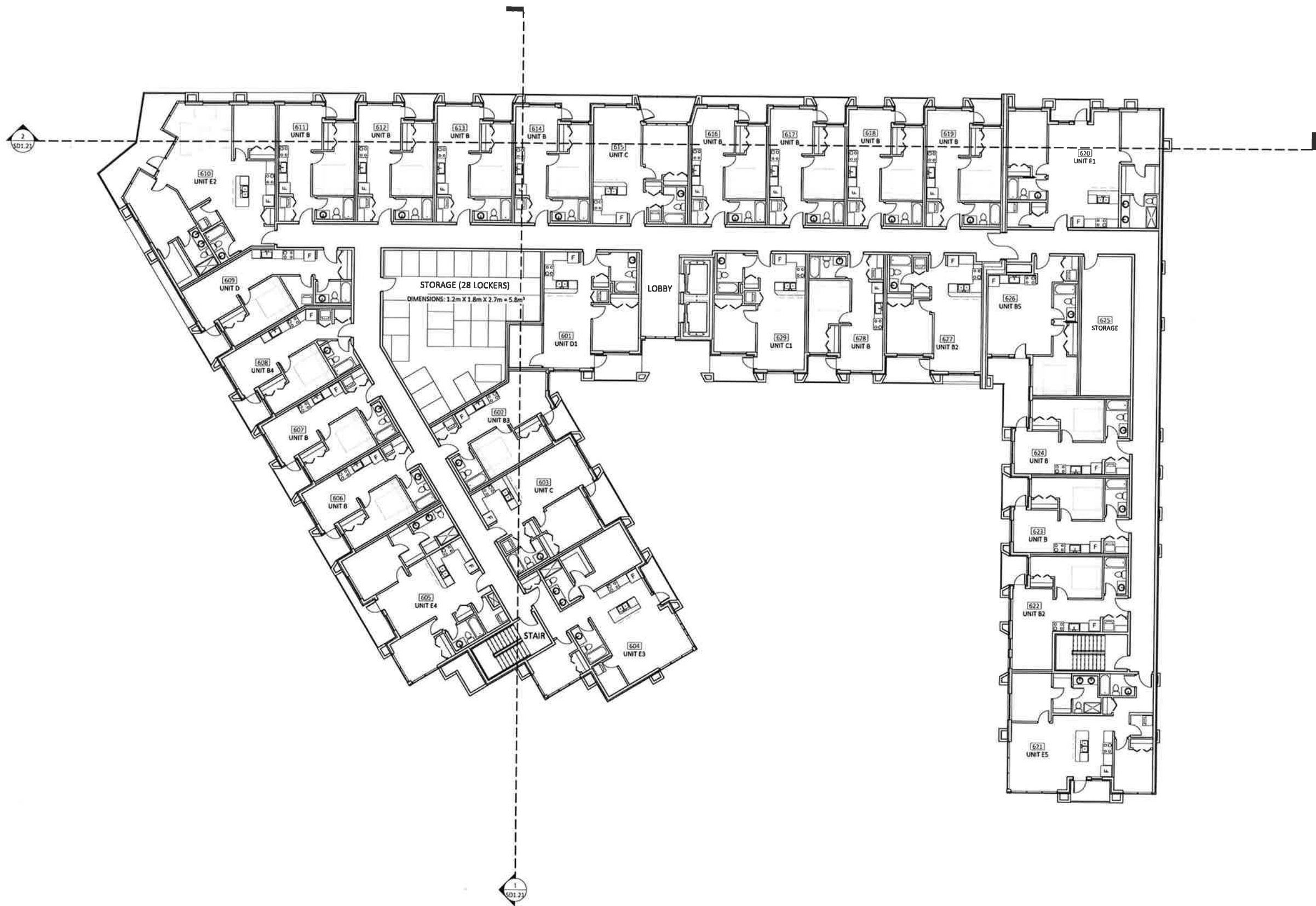
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PROJECT NUMBER: 18-181

SD3.06



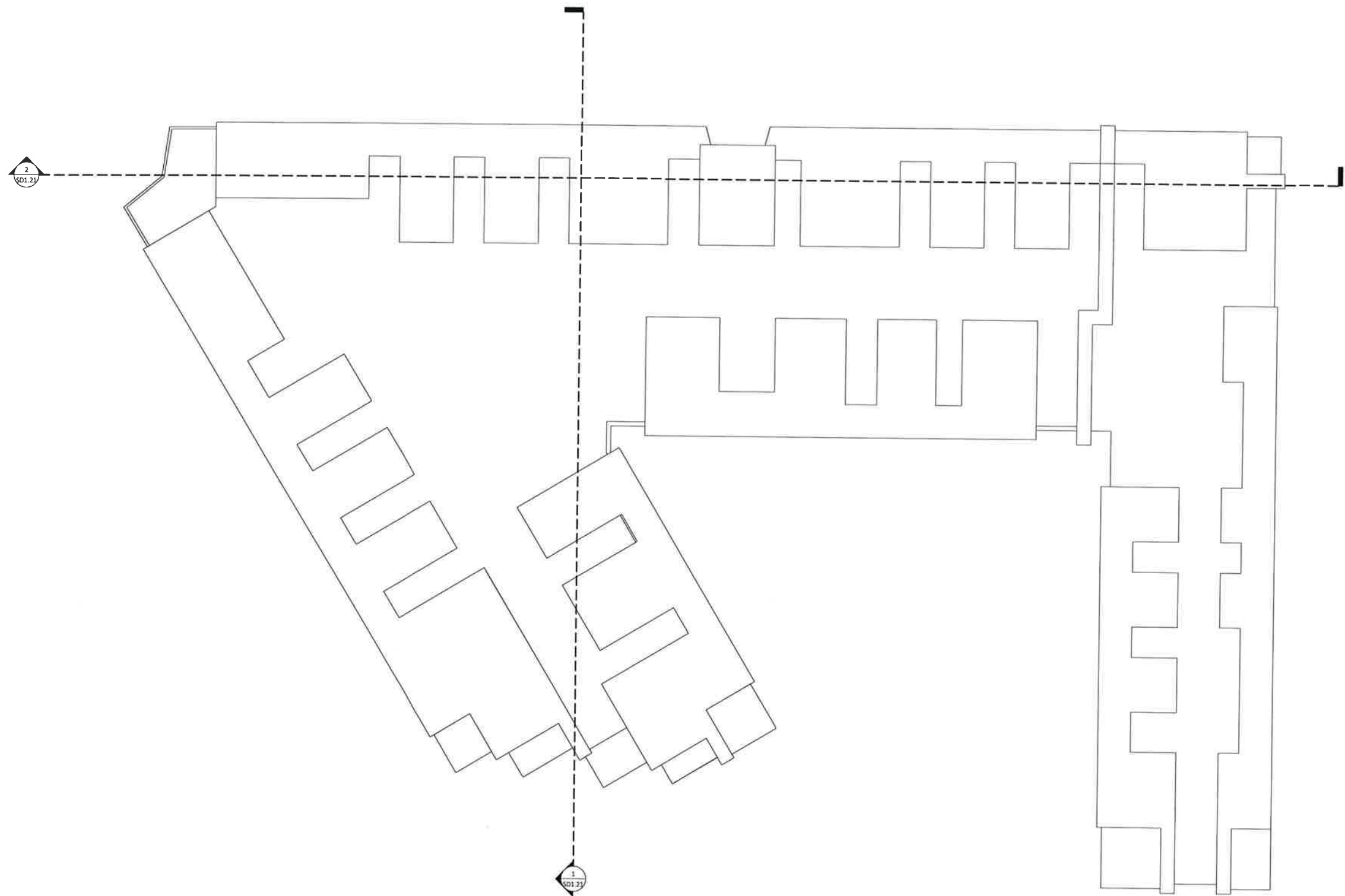
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

6th FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.07



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

ROOF LEVEL PLAN

SCALE: 3/32" = 1'-0"



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

SD3.08



north elevation

3/32" = 1'-0"

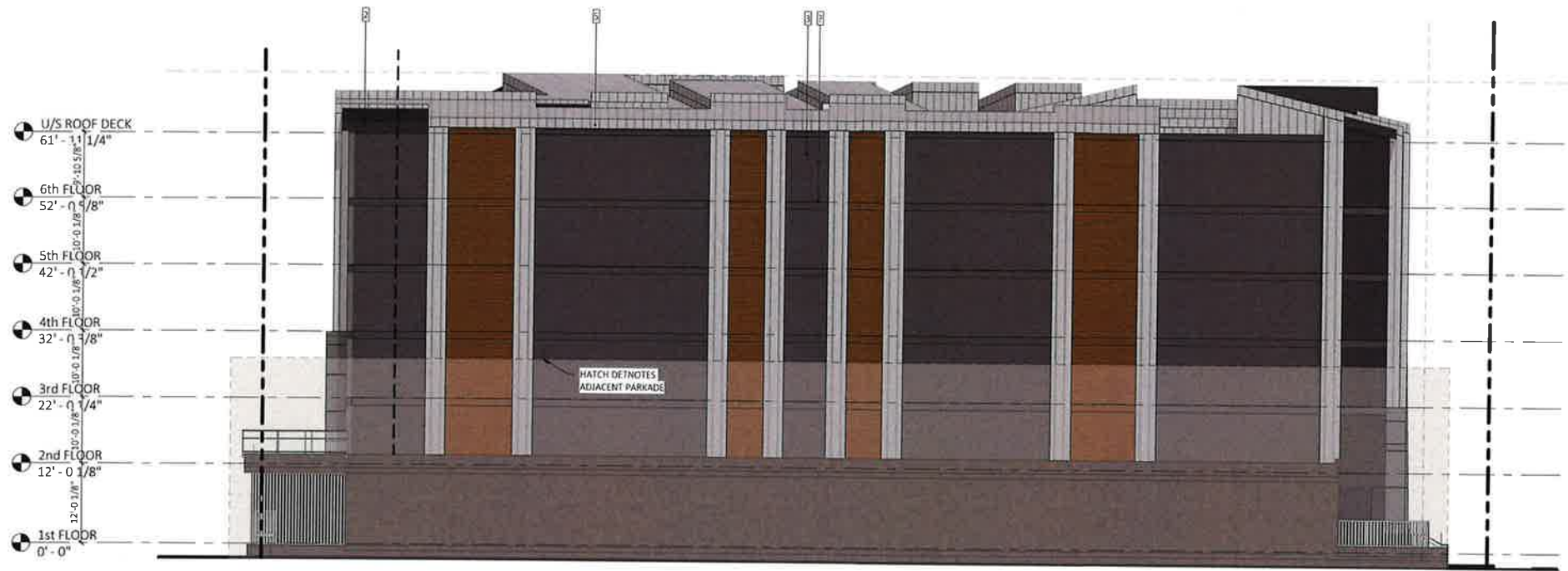


west elevation

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



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

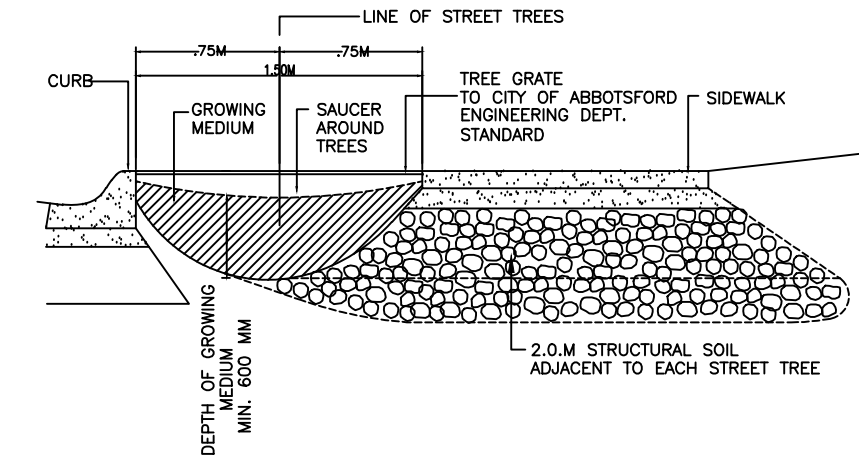
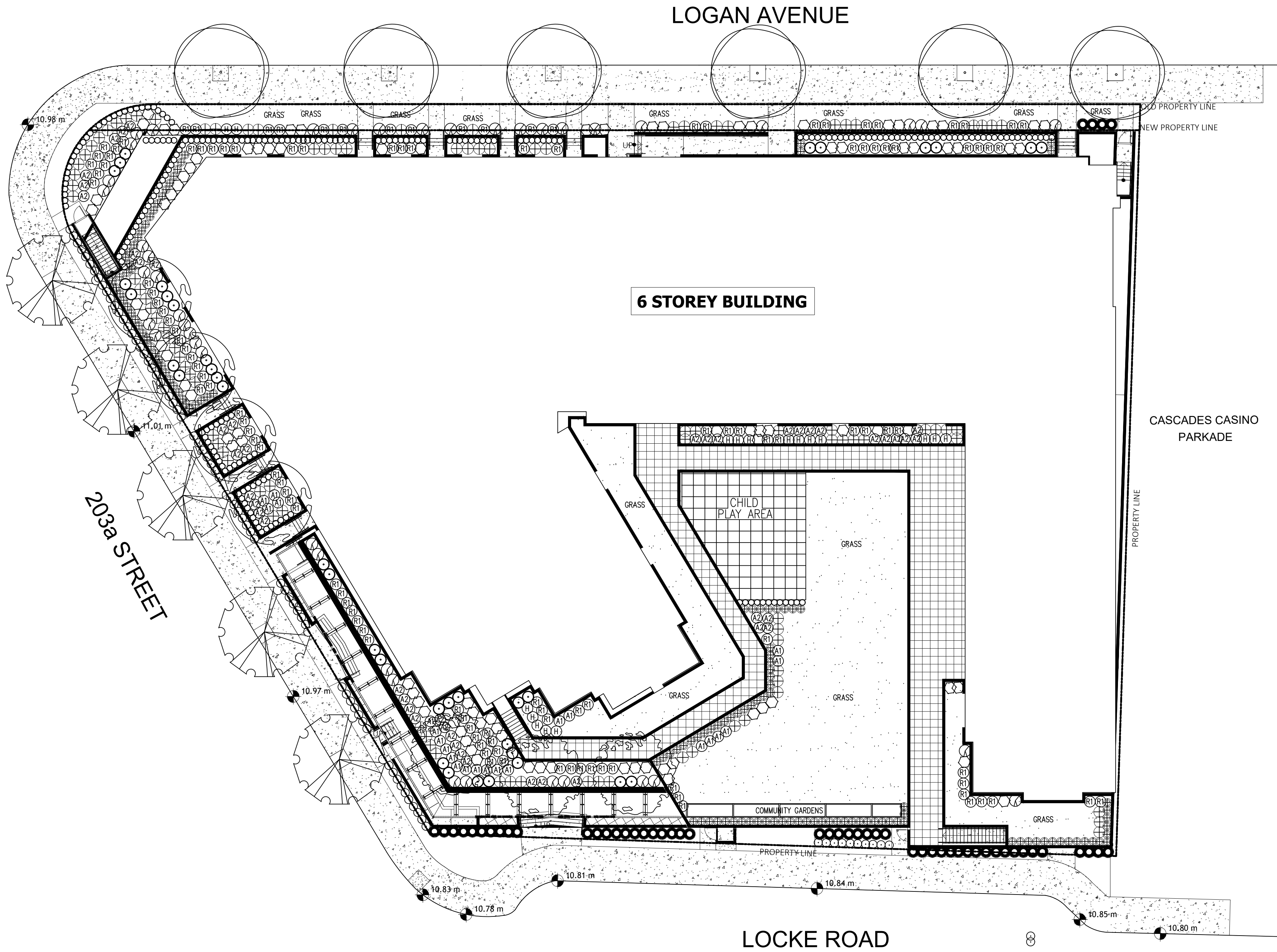
BUILDING ELEVATIONS

SCALE: As indicated

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

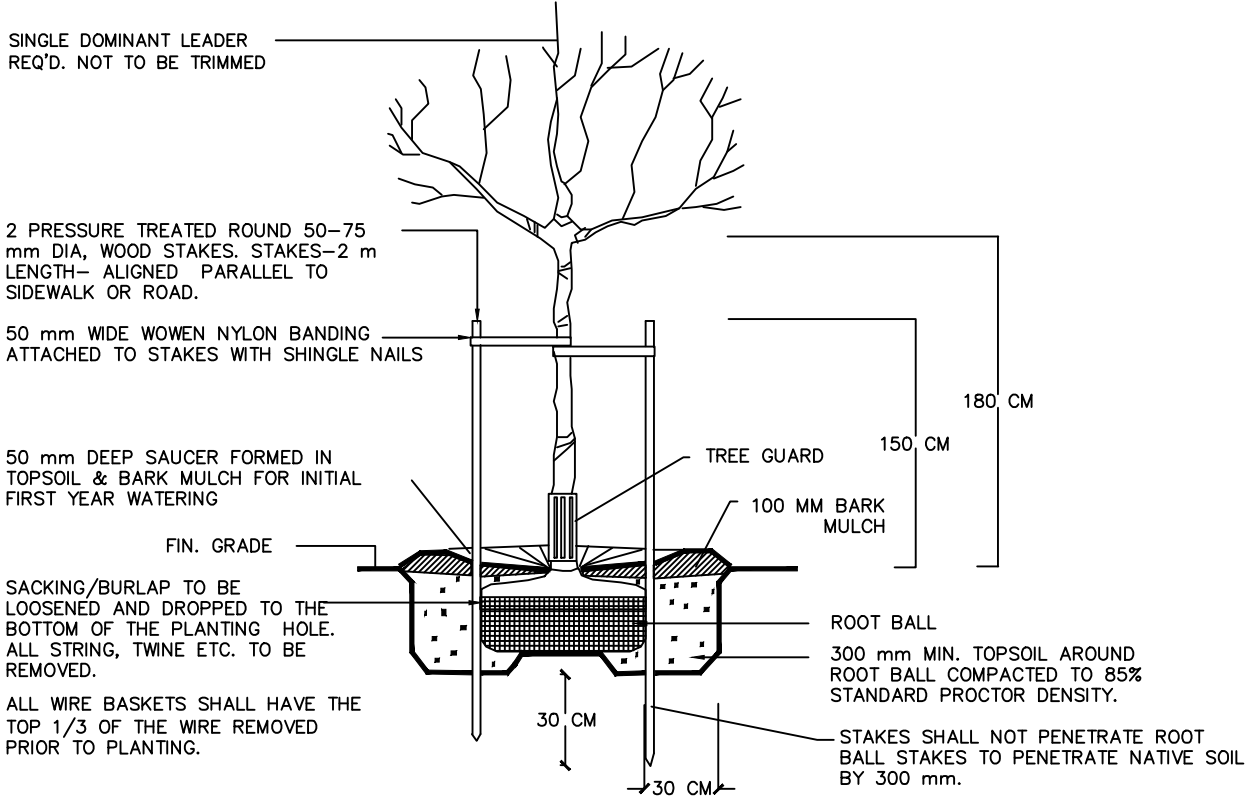
SD4.02



STREET TREE PLANTING DETAIL

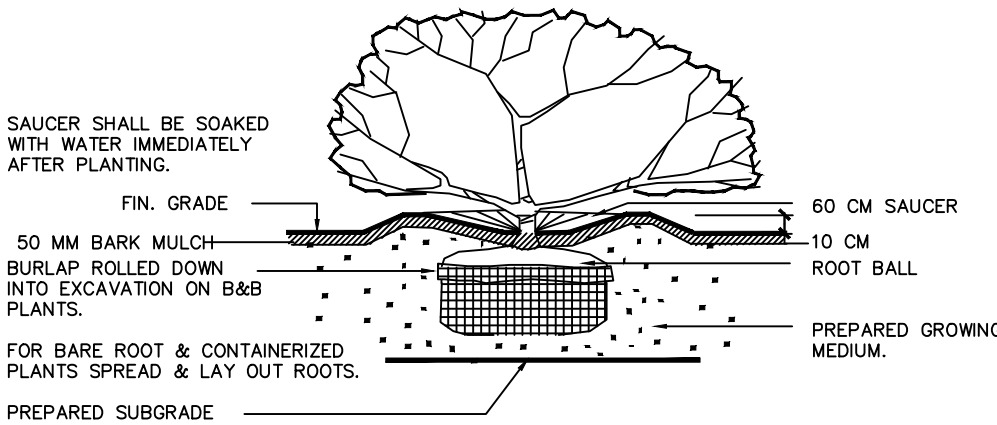
NOTES / GENERAL

- 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 MUNIFOLIUM	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



EXPLANATORY MEMO

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

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

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

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



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

BYLAW No. 3108

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

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

1. Title

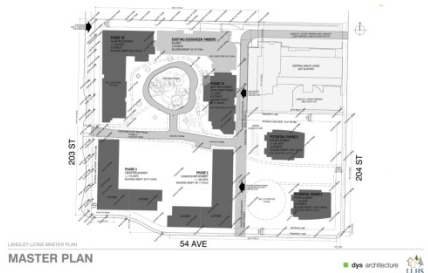
- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108”.

2. Amendment

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

- (a) by inserting after Section 16.5 Old Yale Road Seniors District the following new section and by renumbering subsequent sections accordingly:

16.6 Langley Lions Seniors District



*Langley Lions Seniors District
Master Plan*

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

Policy 16.6.1

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

Policy 16.6.2



LANGLEY LAND MASTER PLAN
BIRCH PERSPECTIVES LOOKING NORTHEAST
Birch Building Replacement

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

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

Policy 16.6.3

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

Policy 16.6.4

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

Policy 16.6.5

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

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

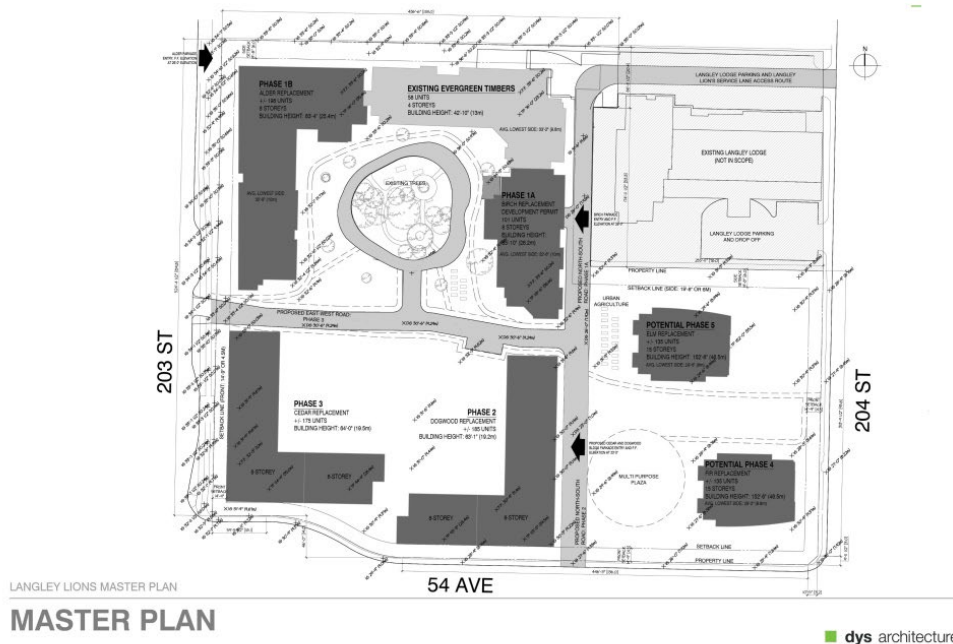
OCP Land Use Designation	Zone													
	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old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

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

Designation Criteria:

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

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



Langley Lions Seniors District
Master Plan

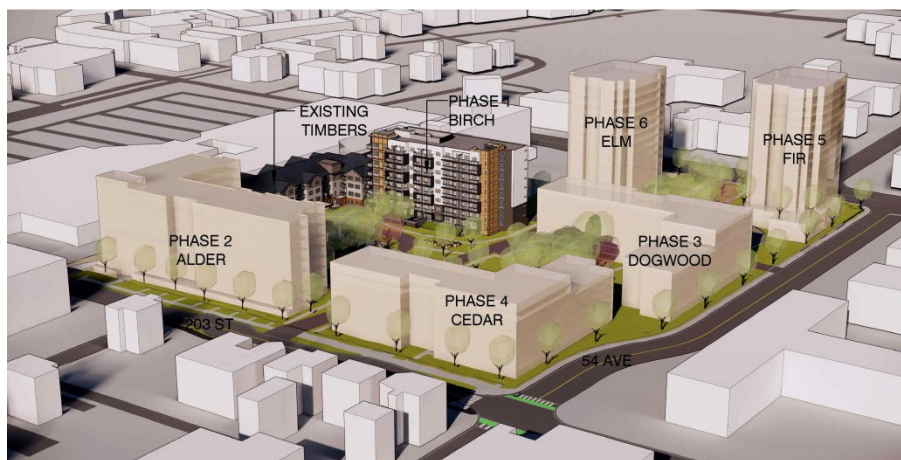
17.6 Langley Lions Seniors District

Objective:

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

17.6.1 General Site Design

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



Langley Lions Seniors District – Phasing Plan



Birch Building Replacement – West Facade

Building Form and Design

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



Birch Building Replacement – East Facade

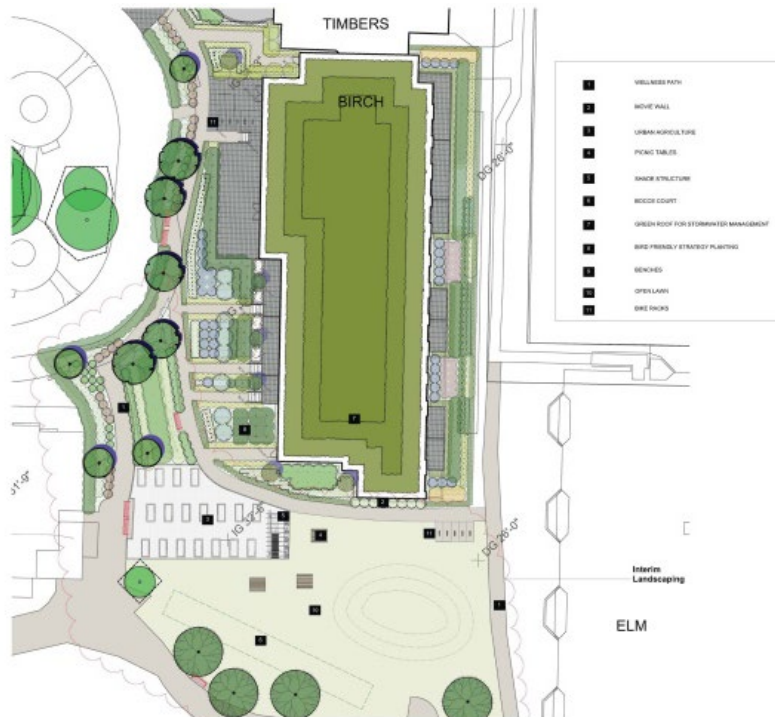
Exterior Finishes and Building Envelope

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

17.6.2 Phase-specific Building and Open Space Design

Phase 1-2

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



Birch Building Replacement Landscape Plan

south end of the Birch Building;

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

Phase 3-4

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



Overall Landscape Plan

Phase 5-6

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

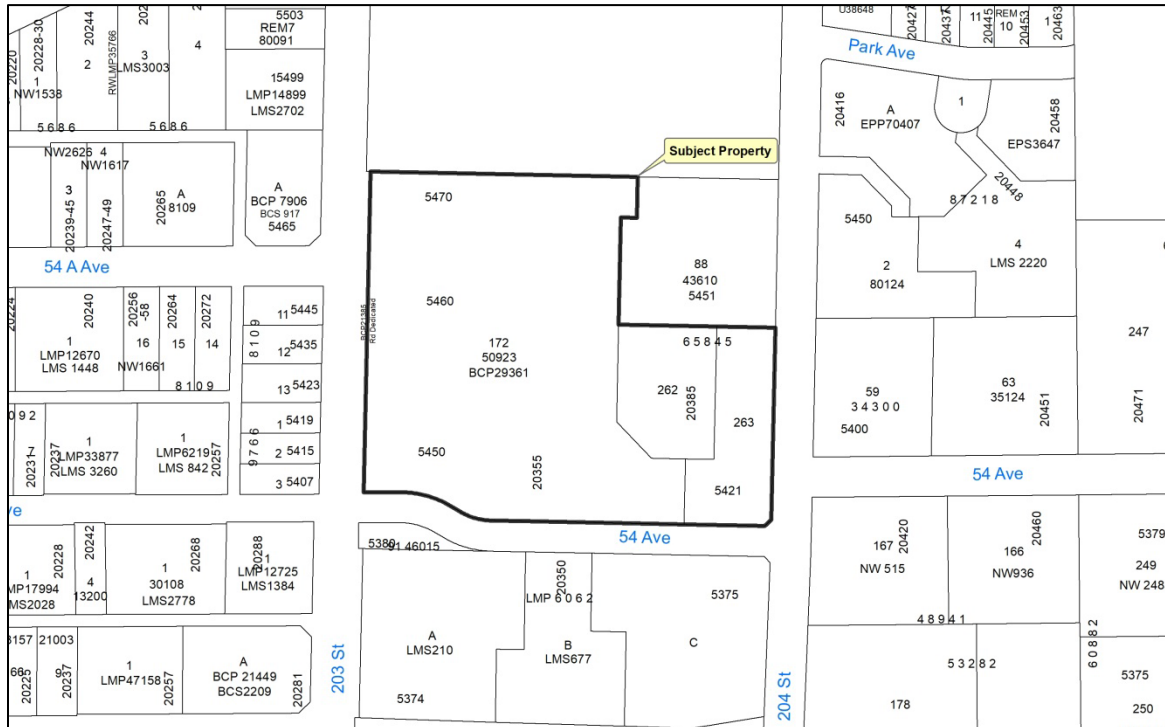
17.6.3 General Landscaping

- ⇒ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇒ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with in-ground irrigation systems;
- ⇒ All new trees shall be a minimum 6.0 cm caliper;

- ⇒ Street trees shall comply with the City of Langley Street Tree Master Plan and;
- ⇒ Provide community garden spaces in easily accessible and well-lit areas, near higher traffic pedestrian pathways and near buildings with fenestration, entries and outdoor amenity areas to maximize passive surveillance.

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

Schedule A



READ A FIRST AND SECOND TIME this 9th day of December, 2019.

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

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

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

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

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

Doc #:

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

Date: December 3, 2019

RECOMMENDATION:

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

PURPOSE:

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

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

POLICY:

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

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

COMMENTS/ANALYSIS:

Application Summary Table

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

Discussion:

1. Background

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

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

2. Site Context

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

3. Development Proposal

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

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

4. Official Community Plan

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

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

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

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

5. Zoning Bylaw

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

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

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

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

6. Master Plan: Phases

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

Master Plan - Phases:

Phase 1 (constructed in the next 2 years)

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

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

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

Phase 3 (constructed 5 to 10 years from now)

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

Phase 4 (constructed 5 to 10 years from now)

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

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

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

7. Master Plan: Urban Design Considerations

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

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

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

Master Plan - Key Urban Design Elements

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

Phases 1-2

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

Phases 3-4

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

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

Phases 5-6

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

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

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

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

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

9. Land Use Contracts

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

10. Securing Tenure - Housing Agreements

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

Birch Building Replacement:

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

Overall:

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

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

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

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

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

Engineering Requirements:

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

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the developer's expense. Any upgrades required to service the site shall be designed and installed at the developer's expense. All existing services shall be capped at the main by the City, at the developer's expense prior to applying for a demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
6. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
7. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an

expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated as per the geotechnical engineer's recommendations to the centerline at the developer's expense.

8. Existing sidewalk to be removed and replaced along the project's 204 St. and 54 Ave. frontages complete with a planting strip, boulevard trees and sidewalk bump-outs for appropriately spaced benches.
9. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing 8.0m minimum accessible paved laneway widths and appropriate radii within the project complex.
10. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per current City of Langley standards.
11. Eliminate the existing utility pole on the 204 St. frontage.
12. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.
13. A 4 meter corner truncation will be required at 203 St. and 54 Ave. for a future traffic signal.

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

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. The City plans to construct a future bike lane (future works) on 204 St. The developer will be required to make a cash-in-lieu contribution for the design, construction and administration of said future works (amount to be determined).
4. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

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

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

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

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

BUDGET IMPLICATIONS:

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

SUMMARY:

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

ALTERNATIVES:

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

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



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

Concurrence:



Rory Thompson
Fire Chief

Attachments:

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

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 165, 2019, BYLAW No. 3109
DEVELOPMENT PERMIT APPLICATION DP 04-19**

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

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

Background Information:

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

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



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

BYLAW No. 3109

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

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

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

1. Title

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

2. Amendment

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

“OOO. CD70 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

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

2. Permitted Uses

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

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

3. Site Dimensions

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

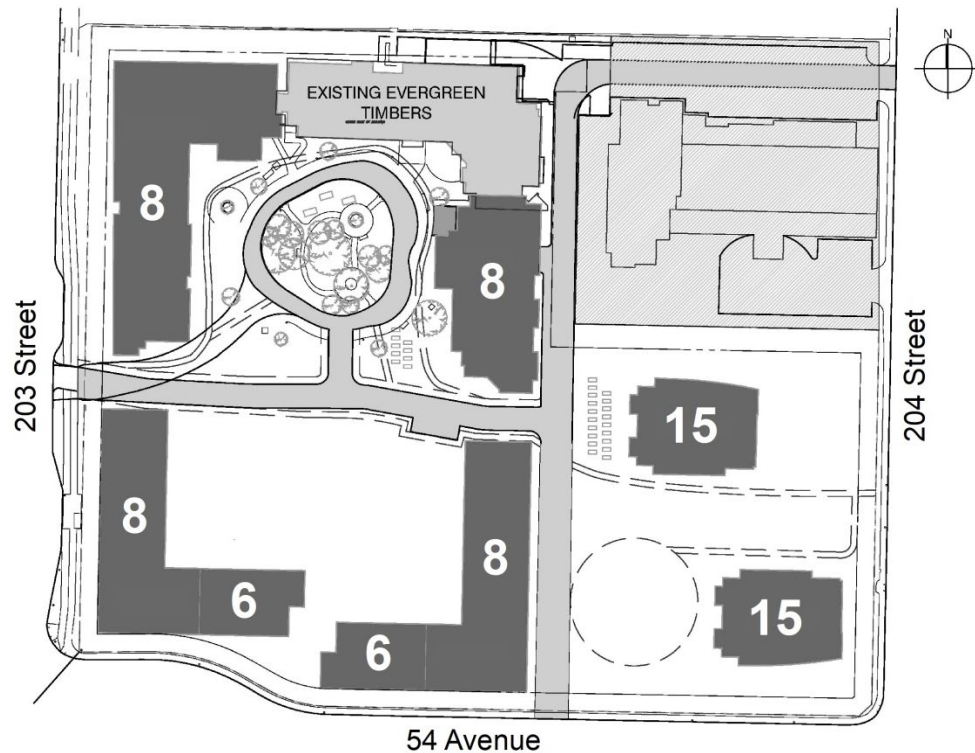
- (a) Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923;
- (b) Lot 262, District Lot 36, Group 2, New Westminster District, Plan 65845;
- (c) Lot 263, District Lot 36, Group 2, New Westminster District, Plan 65845.

4. Maximum Density

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

5. Siting, and Maximum Height of Buildings and Structures

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



6. Lot Coverage

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

7. Off-Street Parking

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

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

8. Special Regulations

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

9. Other Regulations

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

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

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

READ A FIRST AND SECOND TIME this 9th day of December, 2019.

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

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

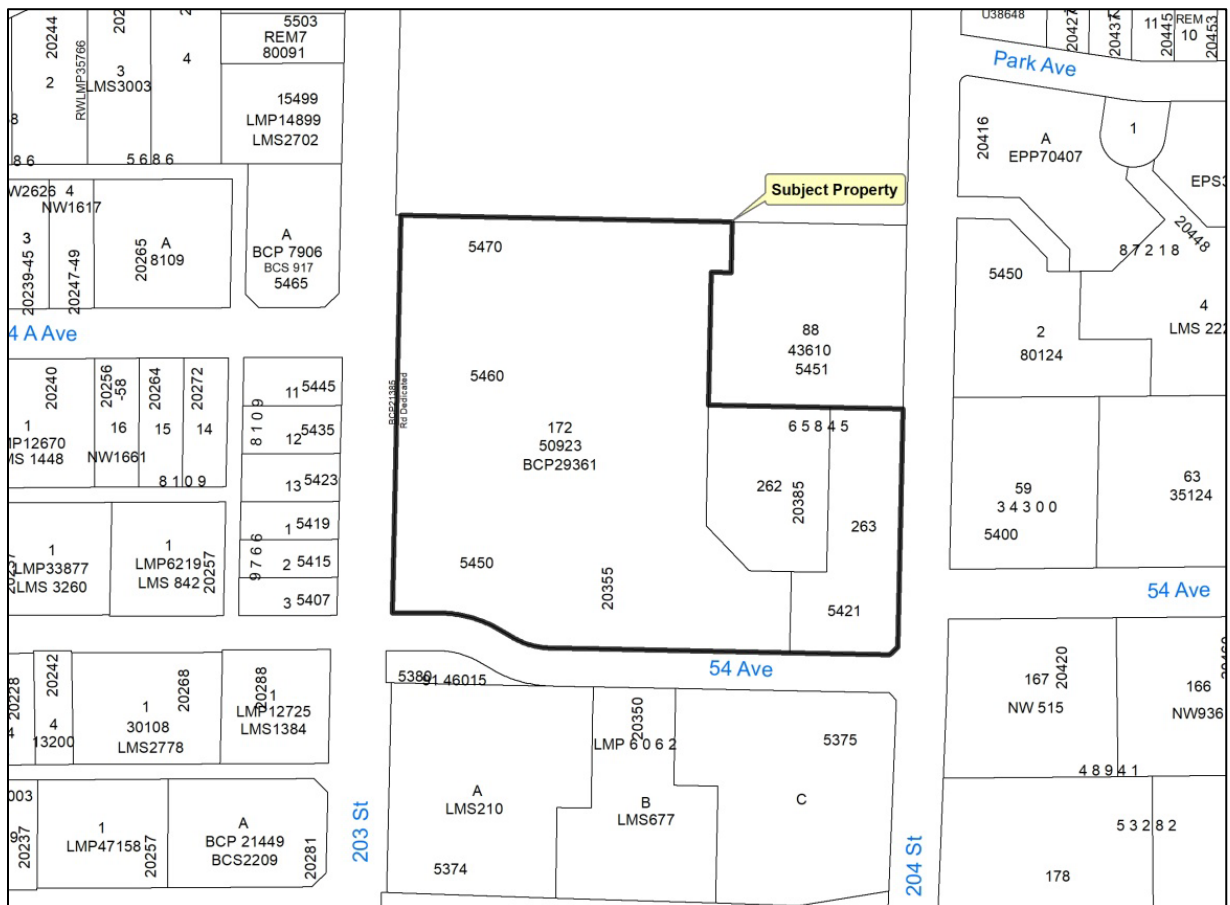
MAYOR

CORPORATE OFFICER



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

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





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject: **OCP Amendment Application OCP 01-19
Rezoning Application RZ 04-19
Development Permit Application DP 04-19
Land Use Contract Application LUC 01-19**

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

File #: 6620.00
Bylaw #: 3108, 3109,
3110

Doc #:

Date: September 4, 2019

COMMITTEE RECOMMENDATION:

1. THAT the Official Community Plan Amendment Application OCP 01-19, Rezoning Application RZ 04-19 and Land Use Contract Amendment Application LUC 01-19 for a 981-unit redevelopment of the Langley Lions seniors housing complex be approved, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report; and
2. THAT the proposed Langley Lions Master Plan and Development Permit Application DP 04-19 for an 8-storey, 101-unit first phase (Phase 1A - Birch Building replacement) be approved.

PURPOSE OF REPORT:

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

POLICY:

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

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

COMMENTS/ANALYSIS:

Application Summary Table

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54A Avenue; 5421 – 204 Street
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units: Total: Phase 1A:	981 units 101 units
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area: Total: Phase 1A:	72,177 m ² (776,913 sq ft) 6,886 m ² (74,125 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%
Total Parking Provided: Total: Phase 1A:	273 spaces 26 spaces (incl. 2 H/C)
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation: Proposed OCP Designation:	High Density Residential Langley Lions Seniors District
Variances Requested:	None
Development Cost Charges: (Phase 1A)	\$349,702.50* (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished 66-unit Birch Building
Community Amenity Charge: (Phase 1A)	101 Units @ \$2,000/unit = \$202,000.00

Discussion:

1. Background

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

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

2. Site Context

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

3. Development Proposal

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

would be phased in a counterclockwise procession through the site ending in the southeast corner with the two 15-storey buildings. The phasing plan is closely linked to a tenant relocation plan designed to ensure that no off-site displacement of tenants is required.

4. Official Community Plan

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

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

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

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

5. Zoning Bylaw

The subject properties are currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density. The existing

zoning does not permit the proposed densities and land uses in the applicant's master plan. In addition, the RM2 and RM3 zones restrict building height to a maximum of four storeys. Since there are no existing zones in the City to accommodate the proposed development, the developer is applying for a custom, site-specific CD70 (Comprehensive Development) zoning designation.

The proposed CD70 zone would also include provisions for reduced off-street parking requirements based on the recommendations of the applicant's traffic engineer in the Transportation Impact Assessment. The revised parking requirement would be 0.25 spaces/unit. The current bylaw requirements for "congregate housing" and "seniors-oriented multiple unit residential" are 0.50 space/unit and 1.00 spaces/unit. The recommended requirements are based on a survey of actual parking demand (observed as 0.18 spaces/unit) in the existing development as well as an analysis of comparable projects in other municipalities. Staff support the proposed off-street parking requirements as they reflect actual demand in a lower income seniors rental housing development, which is also located in close proximity to transit services, future rapid transit and downtown shops and services. These parking requirements can also be reviewed as future phases come forward as Development Permit applications, if necessary.

6. Master Plan: Phases

The applicant is proposing to redevelop the entire Lions site according to a long-term Master Plan. Staff reviewed the applicant's initial master plan (Sheet A1.01 in attached plan set), and then worked with the applicant's architect to update the master plan according to these phases (see Sheet A1.01a 'Master Plan Update' in attached plan set):

Updated Master Plan - Phases:

Phase 1 (constructed in the next 2 to 5 years)

- Phase 1A: Birch Replacement. The first overall phase and first Development Permit Application of the Lions redevelopment involves the construction of a 101 unit, eight storey Birch building. The new Birch building is to be located in the same area as the previous Birch building, and be connected to the existing Timbers building (to support shared services provision for residents).
- Phase 1B: Alder Replacement. This eight storey building (with approximately 198 units and located adjacent to 203 Street) is to replace the existing Alder building and also connect to the Timbers building.

Phase 2 (constructed 5 to 10 years from now)

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

Phase 3 (constructed 5 to 10 years from now)

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

Phase 4-5 (long term; constructed 10+ years from now)

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

7. Master Plan: Urban Design Considerations

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

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

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

Updated Master Plan - Key Urban Design Elements

Based on this updated Master Plan (Sheet A1.01a), the following key elements are to be incorporated into the site and building designs of Phases 1-5:

Phase 1 (1A - 1B)

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

Phase 2-3

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

(developed as a part of Phase 1) and 54 Avenue is also required to support site connectivity, circulation and convenient parkade/loading access.

Phases 4-5

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

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

at the southwest corner (204 Street/54 Avenue) / along 54 Avenue as a public amenity and green space that softens the interface between the taller/denser Lions site and adjacent properties.

8. Development Permit for Phase 1A (see Sheets A1.07 – A4.03)

While the applicant has provided a phased Master Plan for the long term redevelopment of the site, the Development Permit application only includes a key component of the immediate first phase, Phase 1A, for which detailed plans are provided. The plans for Phase 1A (replacement of the Birch Building) show an 8-storey, 101-unit apartment building near the centre of the block bounded by 203 Street, 54 Avenue and 204 Street. The flat roofed structure sits atop an underground parking garage accessed from a north-south lane at the rear of the building.

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

9. Land Use Contracts

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

10. Securing Tenure - Housing Agreements

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

Birch Building Replacement:

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

Overall:

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

In order to ensure that the proposed housing units are developed and maintained for the intended purposes, the owner will be required to enter into a housing agreement with the City in accordance with Section 483 of the *Local Government Act*. The housing agreement is a form of restrictive covenant which must be adopted by bylaw and is registered against the titles of the properties.

Further details and analysis regarding the anticipated tenant mix, allocation and age/income levels will be presented along with the proposed OCP Amendment and Zoning Bylaw amendments at a future Council meeting.

Engineering Requirements:

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

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.

3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the developer's expense. Any upgrades required to service the site shall be designed and installed at the developer's expense. All existing services shall be capped at the main by the City, at the developer's expense prior to applying for a demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
6. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
7. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated as per the geotechnical engineer's recommendations to the centerline at the developer's expense.
8. Existing sidewalk to be removed and replaced along the project's 204 St. and 54 Ave. frontages complete with a planting strip, boulevard trees and sidewalk bump-outs for appropriately spaced benches.

9. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing 8.0m minimum accessible paved laneway widths and appropriate radii within the project complex.
10. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per current City of Langley standards.
11. Eliminate the existing utility pole on the 204 St. frontage.
12. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.
13. A 4 meter corner truncation will be required at 203 St. and 54 Ave. for a future traffic signal.

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

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. The City plans to construct a future bike lane (future works) on 204 St. The developer will be required to make a cash-in-lieu contribution for the design, construction and administration of said future works (amount to be determined).
4. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
5. The City would require a \$40,000 bond for the installation of a water meter to current standards.

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 11, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 30, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



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

Concurrence:



Carl Johannsen, MCIP, RPP
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, SEPTEMBER 11, 2019
7:00 PM

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Adrian Brugge
Jen Cook
Ellen Hall
Mike Haney
Dan Millsip
John Beimers

Absent: Trish Wong
School Trustee Tony Ward
Constable Berthier Kyobela

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

Applicant: Dane Jansen, DYS Architecture
Glenn Gardner, DYS Architecture
Nate Mallari, DYS Architecture
Stuart Thomas, Terra Housing
Kelly Lin, Terra Housing
Marg Sherba, Langley Lions Housing Society Board Member
Sid Gullion, Langley Lions Housing Society Board Member

The Chair welcomed everyone and introduced the City's new Director of Development Services, Carl Johannsen. Mr. Johannsen provided a brief history of his employment and noted he's excited to be with the City.

1) **APPROVAL OF AGENDA**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the agenda for the September 11, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Cook
SECONDED BY Commission Member Brugge

THAT the minutes for the June 12, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) **Official Community Plan (OCP) Amendment Application OCP 01-19** **Rezoning Application RZ 04-19 Development Permit Application DP 04-19** **Land Use Contract Application LUC 01-19** **5421 204 Street; 20455 and 20385 54 Avenue**

The Director of Development Services welcomed the consulting team from DYS Architecture and Terra Housing and provided an overview of the application noting it included a master planned redevelopment of the Langley Lions seniors housing complex and illustrated a high-level footprint which was consistent with the proposed OCP guidelines. He reviewed components of the development and noted that as a phased development, each phase would require its own development permit application. The project supports the renewal and expansion of much needed affordable housing and will benefit from being in close proximity to the planned rapid transit hub.

The Deputy Director of Development Services provided a brief overview of the development including the following:

- It is a large site at seven acres;
- Surrounding developments include a mixture of three and four storey buildings;
- It is located on the edge of the downtown core;
- Will be about 500m from the future skytrain location;
- The proposed development exceeds the maximum density currently allowed for the site and requires Official Community Plan and Zoning Bylaw amendments. A rezoning to a comprehensive development zone is proposed for the development to proceed;
- The site is also affected by Land Use Contracts which are still in effect today and registered against title. Development would require a discharge of the Land Use Contracts

The Deputy Director of Development Services invited the applicant to present the proposal.

Mr. Jansen presented the development. The intent is to replace the current housing and increase the stock along the way. He reviewed key elements of the development including:

- Retaining valuable open spaces;
- Improve vehicular access;

- Build in such a way as not to displace current residents from the site;
- First floor concrete and then timber for remaining floors.

He reviewed the order in which the buildings will be demolished and rebuilt through the phases. He noted that the last phase could be as many as fifteen storeys depending how Langley evolves between now and then.

Mr. Mallari provided some technical information about the timber construction, soil conditions and construction time. He reviewed the following details:

- Pedestrian access between buildings;
- Access points for the fire department;
- Amenity space;
- Parking plans;
- Elevations;
- Tree retention;
- Outer cladding.

Mr. Gardener reviewed the findings of the security consultant hired to provide input on Crime Prevention Through Environmental Design (CPTED) principles which included:

- Access control for pedestrians and vehicles;
- CCTV monitoring;
- Intercoms;
- Natural surveillance;
- Territoriality using landscape design;
- Lighting;
- Resident patios on both sides of the building to increase eyes on the property;
- Glazed vision panels in the parkade, improving sightlines;
- Anti-graffiti sealant on all exposed concrete;
- Latchable gates on all outdoor spaces.

It was noted that all of the security recommendations were incorporated into the development proposal.

Mr. Gardener further noted that they adhered to a Sustainability Checklist provided by the City which included the following provisions:

- Incorporate recycling for construction materials;
- Stormwater management plan;
- Heat recovery ventilation to have an onsite renewable energy system;
- Water conservation.

It was also noted that the phase one landscape plan includes an urban agriculture space.

The Chair invited members to discuss the form and character and site design of the proposed development with regard to phase one, Birch building replacement.

Discussion ensued about the following:

- Current number of units and proposed number of units;
- Upgrades and additions to neighbourhood amenities to accommodate the increase in density (sideswalks, street trees etc);
- Parking;
- Tenant demographic;
- Funding for the project.

Further discussion took place about the number of parking stalls proposed for the Birch building. It was noted that a parking study was conducted and the proposal reflects the recommended number of stalls. The project is mixed income rental housing and all of it is below market housing. Most residents that qualify for this housing do not have cars and the majority of the parking provided is to accommodate visitors. The current parking available at the Timbers building is underused.

There was discussion about the current and proposed tenant mix for the Birch building and the following was noted:

- Concern that the Low-Income Deep Subsidy allocation is too low in comparison to the needs in the community;
- Mix of senior versus non-senior tenants;
 - Mr. Thomas noted that the Langley Lions Housing Society Board commissioned a third-party firm to assess how safe the current tenants felt with the current tenant mix and eighty percent chose the highest safety ranking available in the survey. The Board is aware of the sensitivities and are training staff to better service the tenants.
 - Staff noted that when the development is presented to Council they will have more information on the income mix of existing tenants and age group of existing and future tenants.
- Focus of Langley Lions Senior Housing is to service individual seniors needing below market housing. Affordable housing for families is not their mandate.

With regard to the form and character of the proposed building it was noted that:

- The colours on the east and west elevations could be brightened up;
- Colour on the north and south sides could be broken up a little and brightened as well;
- Some balconies are boxed in. Would like to see some walls pulled back, while maintaining the overall design, to increase the visibility to the street without having to lean all the way over the balcony and also increase the amount of natural light in the unit.

Mr. Jansen noted that they are considering a green roof to retain water that would be reused for irrigation.

Additional comments included:

- The whole property will be rezoned at the phase one application, however staff noted that the comprehensive development zoning allows flexibility and

each phase will have its own development permit application where modifications can be made.

- Would like a 'seniors only' building considered in future phases;
- The buildings will be air conditioned;
- Project included LED lighting throughout;
- Ensure there is adequate sanitary and storm sewer capacity and water supply;
- Consider having the public hearing at a larger venue as a high turnout is expected;
- Pest management strategy needs to be in place during construction and relocation of current tenants;
- New building life is 60-65 years minimum
- Consider reducing required parking as the development is in close proximity to public transit;
- Tenant occupation for 'under 55 years of age' should be reduced to 10% of total, from the approximate 20% that is the current occupation.

The Chair thanked the consultant and the Lions board members adding that the housing society is valued in our community as they provide a very important service and the City looks forward to working with all the partners on this great addition to the community.

The applicants left the meeting at 8:20pm.

The Chair stated that he felt the proposed development is addressing a housing crisis need and felt that it was good for the City. He reminded members that they are considering amendments that will give approval in principle to the overall plan for the entire site. He invited members to speak to the proposal.

Councillor Pachal echoed the Chair's statement noting that the zoning amendment will set the stage for this and remaining phases of the development.

The Chair noted that the OCP will be redone in the near future however the amendment they are considering to accommodate this project will allow the development to get started.

Members discussed the following:

- More scooter parking would benefit the residents;
- Electrical plug ins to charge scooters;
- Demand for parking will decrease as mass transit opportunities in the City increase over time. Proposed parking is more than adequate;
- The close proximity to services will give residents more mobility;
- Fire and ambulance access. Staff noted the fire department has determined that there is adequate access.

Staff noted that parking ratios can be reviewed at the development permit application stage. There will be flexibility for parking as each phase develops. Zoning locks in use and density, not parking.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

1.THAT the Official Community Plan Amendment Application OCP 01-19, Rezoning Application RZ 04-19 and Land Use Contract Amendment Application LUC 01-19 for a 981-unit redevelopment of the Langley Lions seniors housing complex be approved, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report; and

2.THAT the proposed Langley Lions Master Plan and Development Permit Application DP 04-19 for an 8-storey, 101-unit first phase (Phase 1A - Birch Building replacement) be approved.

CARRIED

5) **NEXT MEETING:**

October 9, 2019 (Tentative)

6) **ADJOURNMENT**

MOVED BY Commission Member Haney
SECONDED BY Commission Member Cook

THAT the meeting adjourn at 8:50 P.M.

CARRIED

Rudy Storteboom

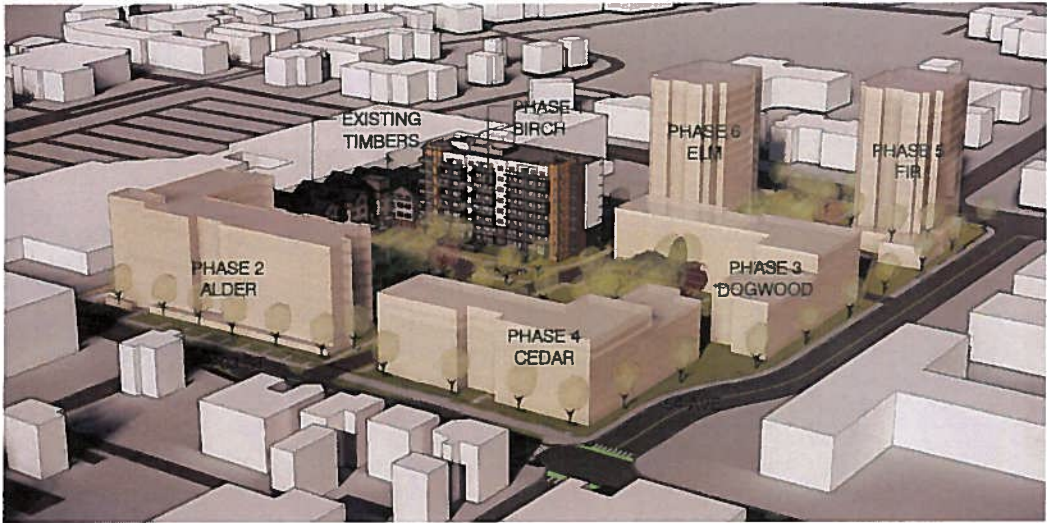
CHAIR



DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct

CLIENT



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

LANGLEY LIONS MASTER PLAN

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

OCT 10, 2019 SUBMISSION

PROJECT

LANGLEY LIONS
 MASTER PLAN
 LANGLEY BC

COVER SHEET

REZONING

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Other drawings that have previously been sealed, stamped, or otherwise used in connection with this project shall not be used for any other purpose without the written consent of dys architecture. Payment of all fees due to dys architecture is a condition of use of this drawing. This drawing shall be submitted to the City of Langley for review and approval.

PROJECT A217398
 DRAWN CHECKED

SCALE N/A
 DATE NOV 15, 2019

A0.00

PROJECT TEAM

CLIENT

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d/y ARCHITECTURE
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ENVELOPE / ENERGY MODEL

esp GLOBAL INC
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TABLE OF CONTENTS

ARCHITECTURAL

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

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

LANDSCAPE

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

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

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PROJECT INFORMATION

LEGAL DESCRIPTION

LOT 172 EXCEPT PART OF PLAN BC201285 PLAN 50023
AND LOTS 262 AND 263 PLAN 65845
ALL OF DISTRICT LOT 36 GROUP 2 HMD PID: 004-219-775

ADDRESS

TIMBERS & BRICH: #5470 203 ST. LANGLEY V3A 0R5
ALDER: #5460 203 ST. LANGLEY V3A 0R5
CEDAR: #5450 203 ST. LANGLEY V3A 0R5
DOGWOOD: #5400 203 ST. LANGLEY V3A 0R5
ELM: #5385 54 AVE. LANGLEY V3A 0R5
FIR: #5421 204 ST. LANGLEY V3A 0R5

SITE LOT AREA

28 693.52 sq m (111 007.37 sq ft)

RESIDENTIAL UNITS

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

LOT COVERAGE

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

GROSS FLOOR AREA

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

F.A.R.

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

DENSITY

339.6 UNITS PER HECTARE

BLDG. HEIGHT (OF PROPOSED BUILDINGS)

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

SETBACKS

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

PARKING (FOR PROPOSED PHASE 1A BIRCH REPLACEMENT BUILDING)

SPACES: 24

H.C.: 2

TOTAL: 26

PARKING (FOR PROPOSED MASTERPLAN)

EXISTING SPACES: 127

PROPOSED SPACES: 373

OPEN AIR SPACE (LANDSCAPED)

APPROXIMATELY 5.2%
LANDSCAPED AREA: 14 911.0 sq m (160 500 sq ft)
BUILDING AREA: 10 542.7 sq m (113 481.2 sq ft)
DRIVE ASPIRES: 3 436.3 sq m (36 987.6 sq ft)

WOOD ADJUTMENT SPACE (m²)

232.0 m² (2497 sq ft) required

119.0 m² (1278 sq ft) provided in Birch Replacement
120.8 m² (1300.0 sq ft) provided in the existing Evergreen Timbers

STORAGE AREA (m²)

3.7 m² per Unit
Total Units: 101 x 3.2 = 323.2 m²

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PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

PROJECT INFORMATION

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LANGLEY LIONS MASTER PLAN PHASE 1A BIRCH REPLACEMENT BUILDING

Langley, BC

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

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

BIRCH REPLACEMENT BUILDING UNIT COUNT

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

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

BICYCLE SPACES	
REQUIRED	51
PROVIDED	62

SCOOTER SPACES	
REQUIRED	0
PROVIDED	16

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

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

LANGLEY LIONS MASTER PLAN MASTERPLAN PROJECT INFORMATION AND STATISTICS

Langley, BC

PHASE	BLDG	GROUND FLOOR AREA		# STOREYS	GROSS FLOOR AREA		F.A.R.	*EXISTING AVG. GRADE LOWEST SIDE		BLDG. HEIGHT		# DWELLING UNITS	PROPOSED PARKING (0.25)
		SQ. M.	SQ. FT.		SQ. M.	SQ. FT.		M.	FT.	M.	FT.		
EXISTING BUILDING	EVERGREEN TIMBERS	1384.255	14900	4	5296.96	57016	0.18	10.1	33'-0"	13.7	45'-0"	58	36
1 (DEVELOPMENT PERMIT)	BIRCH	888.89	9567.9	8	7111.37	76546.2	0.25	10.0	32'-8"	26.2	85'-10"	101	26
2	ALDER	1692.51	18218	8	15436.56	144630	0.47	10.0	32'-8"	25.4	83'-4"	198	50
3	DOGWOOD	2071.90	22301.71	6	12481.37	133810.28	0.43	9.2	30'-2"	19.2	63'-1"	174	44
4	CEDAR	2091.55	22513.27	6	12549.30	135079.62	0.43	9.4	30'-9"	19.5	64'-0"	180	45
5	FIR	719.22	7741.62	15	10789.30	116124.1	0.37	8.6	28'-2"	46.3	152'-6"	133	34
6	ELM	719.22	7741.62	15	10789.30	116124.1	0.37	9.0	29'-6"	46.3	152'-6"	133	34
		9567.53	102984.12		72402.16	779330.68	2.51					981	259

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

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

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PROJECT STATS

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 LANGLEY BC

**URBAN CONTEXT
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AO-04



SITE:

The site plan shows a residential development with several distinct phases and landscaping areas. The phases are labeled as follows:

- ALDER PHASE 1**: Located in the upper left corner.
- DOUGLASS EVERGREEN TIMBERS**: Located in the upper center, adjacent to Alder Phase 1.
- BIRCH PHASE**: Located in the upper right, adjacent to Douglas Evergreen Timbers.
- ELM PHASE 1**: Located in the middle right section.
- REDWOOD PHASE 1**: Located in the lower right section.
- CECATA PHASE 1**: Located in the lower left section.
- DOGWOOD PHASE 1**: Located in the lower center, adjacent to Cecata Phase 1.

The plan also includes a central landscaped area with a circular feature and various other smaller landscaped areas throughout the site. A north arrow is located in the upper right corner of the plan.

PROJECT

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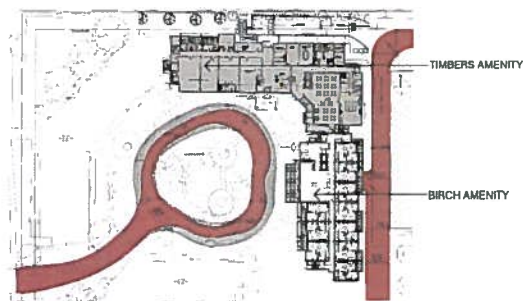
BIRCH REPLACEMENT:

The 8 storey high Birch replacement development has been placed generally within the footprint of the original Birch building. This is in part due to the future road systems and fire truck access points but largely owing to the concept of maintaining the existing central space. The central garden and treed area is the focus of the existing buildings. It is a place for residents to gather and is the focus of events for all the buildings. The client group mandated that the central open space be preserved in redeveloping all the buildings.



The Birch building is an extension of the Timbers independent living building. As a result, the main floors of both the Timbers and the Birch replacement are linked at the same finished floor height. Since the inner courtyard slopes down from the Timbers entrance, the Birch's main floor is half a storey above grade requiring stairs in entry lobby and the elevators to be accessed from both sides to bridge the grade difference for universal access.

A 1201.0 ft² amenity space is provided adjacent to the entrance lobby. Since the Birch is seen to be an extension of the adjacent Timbers, the amenity space has been sized to meet BC Housing's standards but will be below the area required by the city. This is due to the extensive amenity areas in the adjacent Timbers building the will supplement the shortfall in amenity area in the Birch.



BUILDING PHASING AND TENANT RELOCATION:

One of the requirements for the master plan is to generate a Birch replacement building with a sufficient number of units to compensate for some of those units lost when portions of the Birch were destroyed by fire and to eventually replace the Alder. It is a strategy throughout the master plan that as new buildings are being created that there is enough capacity to accommodate the tenants of the next building to be replaced at each phase.

In advance of studying the master plan, NAV Canada was contacted to determine the site's capacity for height. It was determined that buildings of up to about 180 feet (16-18 stories) could be achieved on the Langley Lyons housing site. Given the scale of the neighbouring buildings to the east, south and west, it was determined that the buildings on the western portion of the site would be held to eight stories.

It is anticipated that all the buildings on the western portion of the site will be constructed of Cross Laminated Timber (CLT) for the residential levels due to the site's poor soil conditions. The system of wood slab floors sitting on steel columns has necessitated that all the party walls are aligned across the building. Fortunately with all the buildings featuring one bedroom units, this has been accomplished in the Birch Replacement project and anticipated in the forms of the future Alder, Dogwood and Cedar buildings. The underground of each of the buildings will be concrete below the 8 floors of light weight CLT construction.

The Birch redevelopment will provide 101 one bedroom units that replaces the 66 units lost in the fire, plus a further 35 units, in preparation for decanting the 68 units in the existing Alder building as part of the phased redevelopment of the site. Due to BC Housing's mandate, 7 units will be accessible while the remaining 94 units will be adaptable.

Given BC Housing's energy and sustainability goals, the building is targeting Step Code 3 as a minimum.

MASTER PLAN ROAD SYSTEMS:

In preserving the existing central open space between the Birch, the Timbers, the Alder, and north of the Cedar, the circular road system will be maintained and upgraded for fire truck access. The fire department requires a second route adjacent to the Birch. The existing loading access for the Timbers passes through the Langley Lodge parking lot and turns south for truck turning. In developing the Birch replacement building, the access road will be extended to link up with an east west connector that will in the short term link to the inner loop road. In the long term the extension of the north-south route will link down to 54 Avenue. This new route will be widened to provide for firetruck access. The new north-south lane will also provide access to the Birch replacement parking, and its garbage pickup. The north-south road will also provide service access to the Dogwood and Cedar replacement buildings, as well as the future replacement of the Fir and the Elm.

Once the Cedar has been re-developed, the access off of 203 Street at the midpoint of the site will be converted into a more linear east-west route linking to the north-south service access road. It will also improve access to the central open space loop.

PROJECT

LANGLEY LYONS
MASTER PLAN
LANGLEY BC

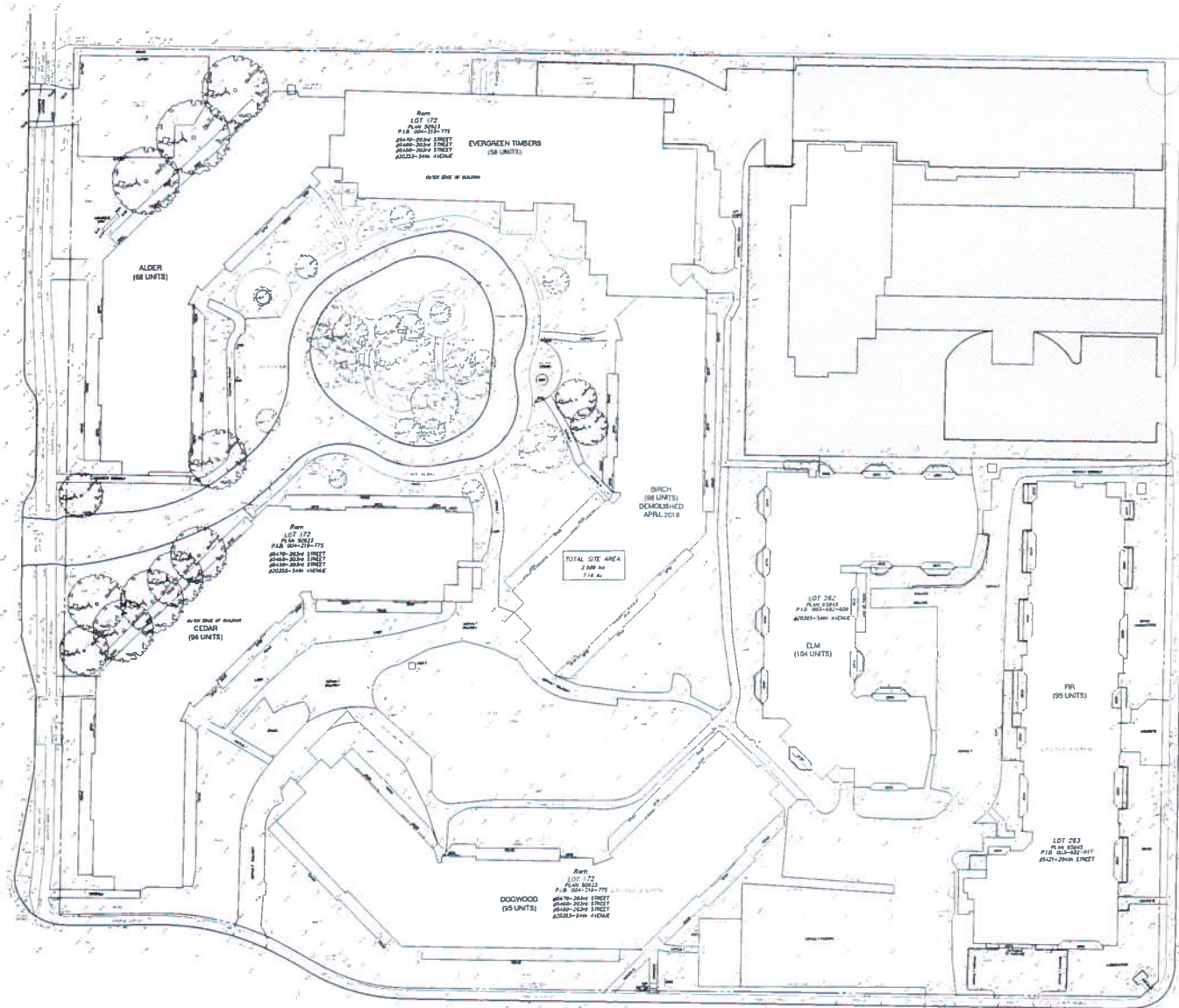
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203 ST



204 ST

54 AVE

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

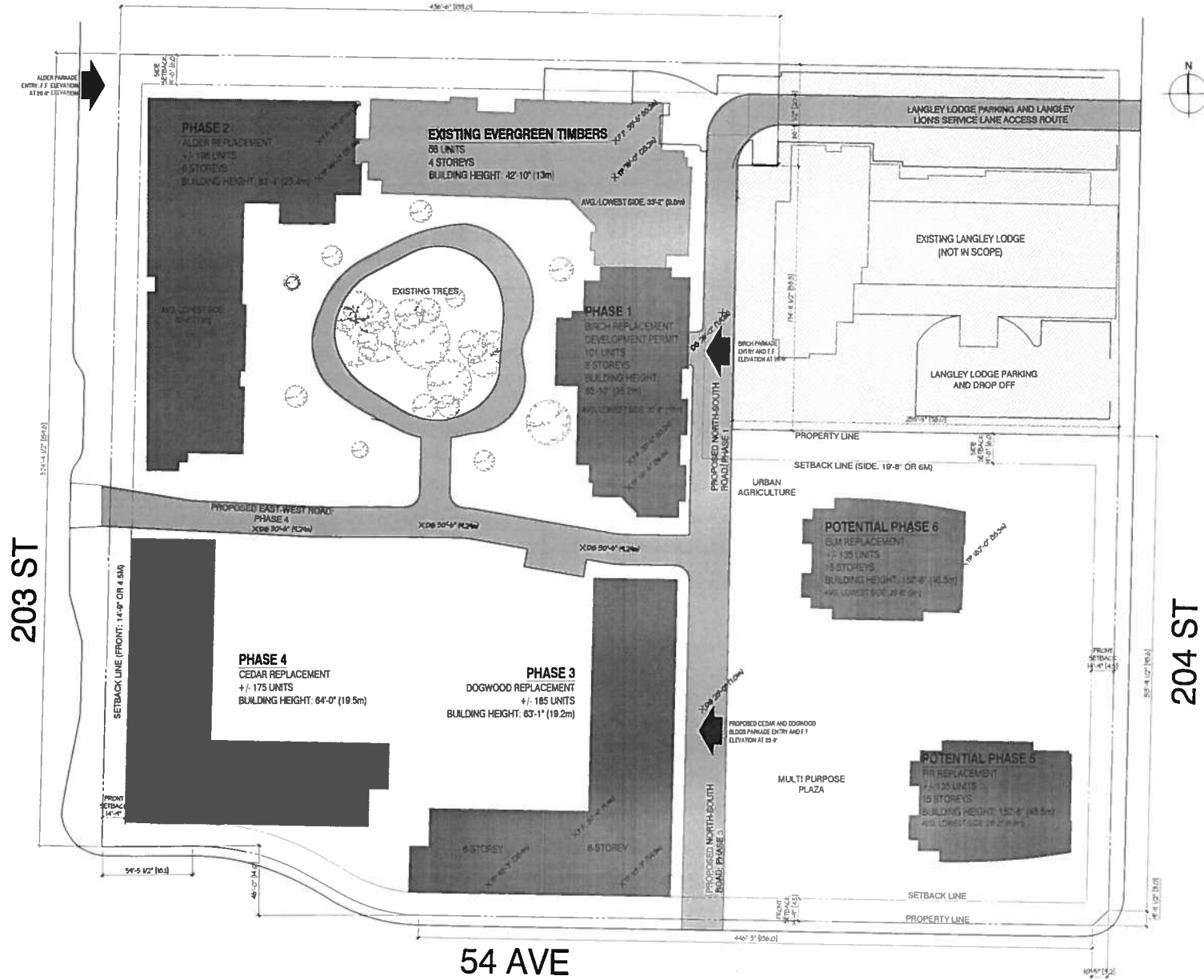
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PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

MASTER PLAN

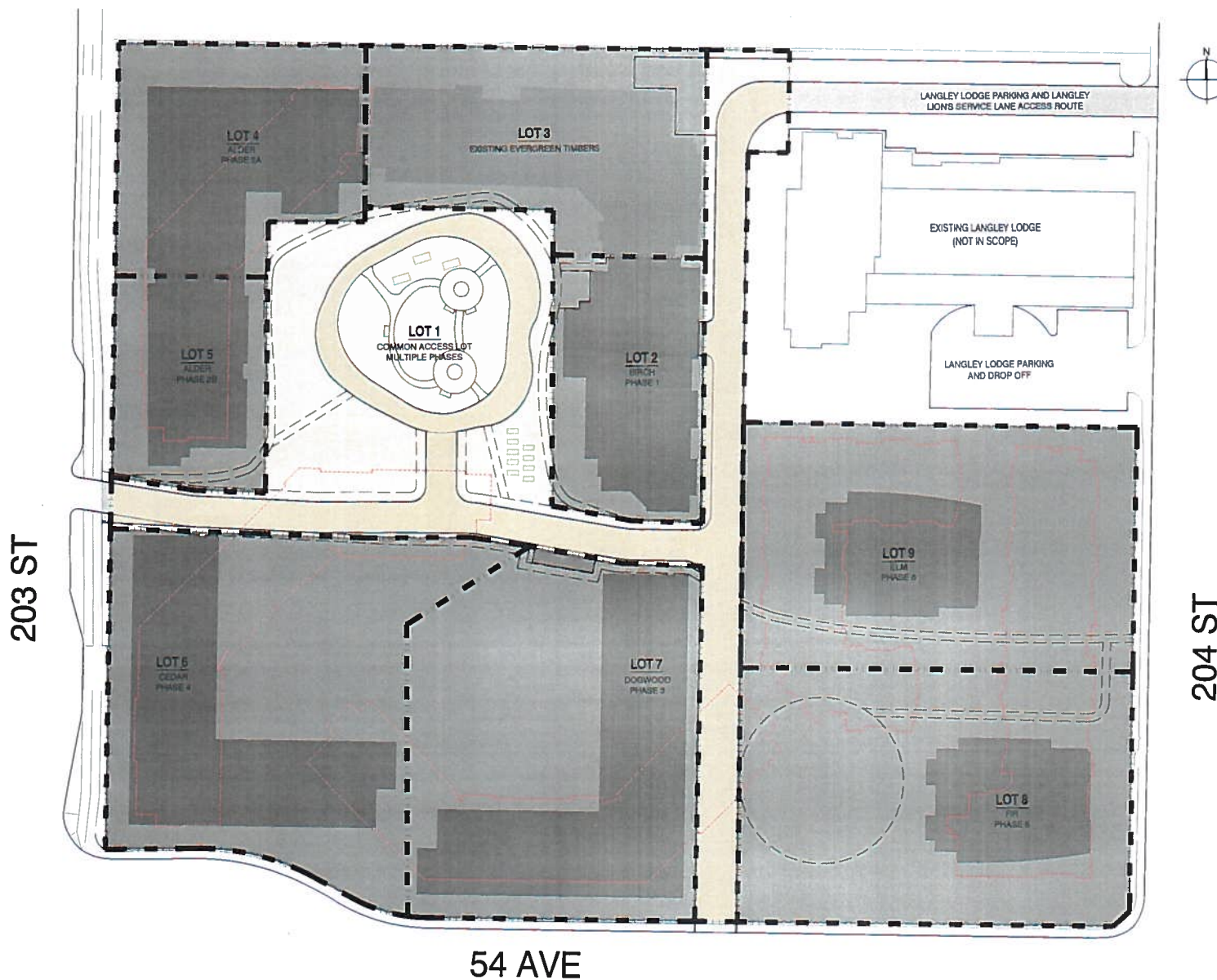
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PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

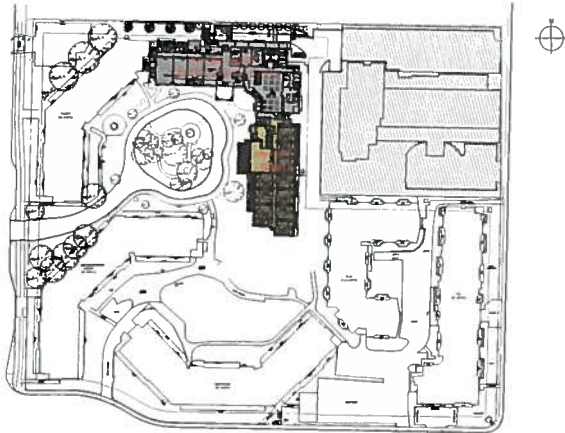
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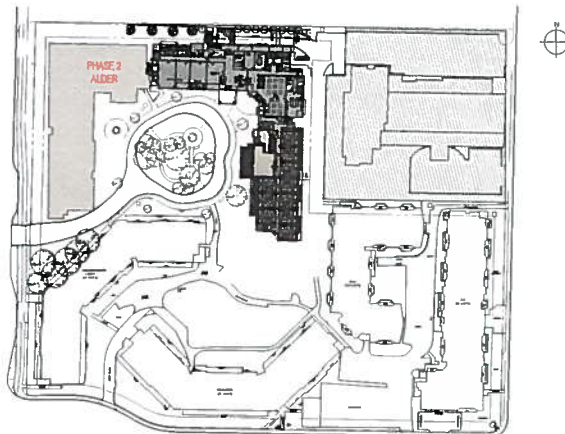
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PHASE 1: BIRCH REPLACEMENT AND NORTH-SOUTH SERVICE ROAD



VIEW LOOKING NORTH EAST

PHASE 2: ALDER REPLACEMENT

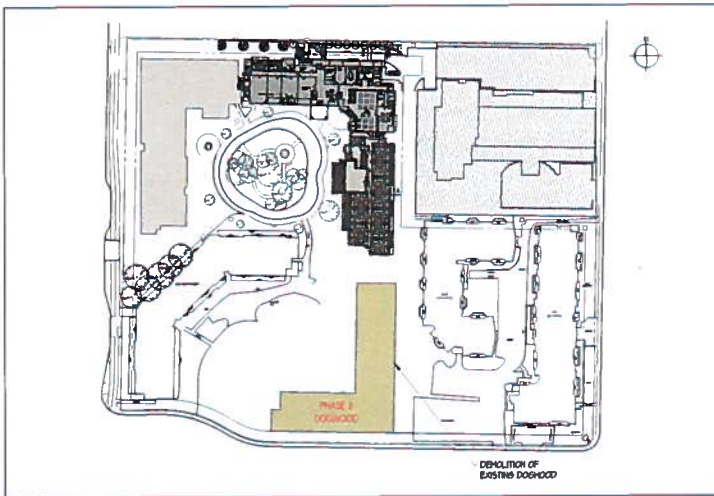


VIEW LOOKING NORTH EAST

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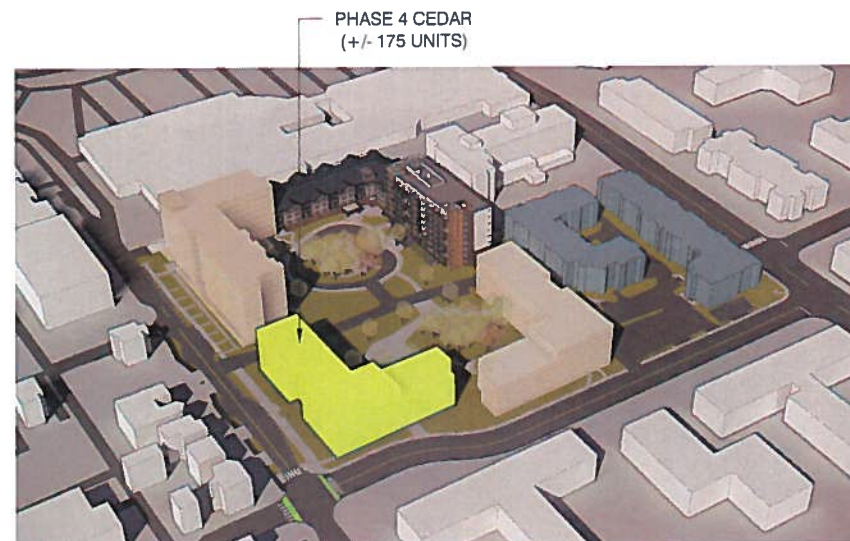
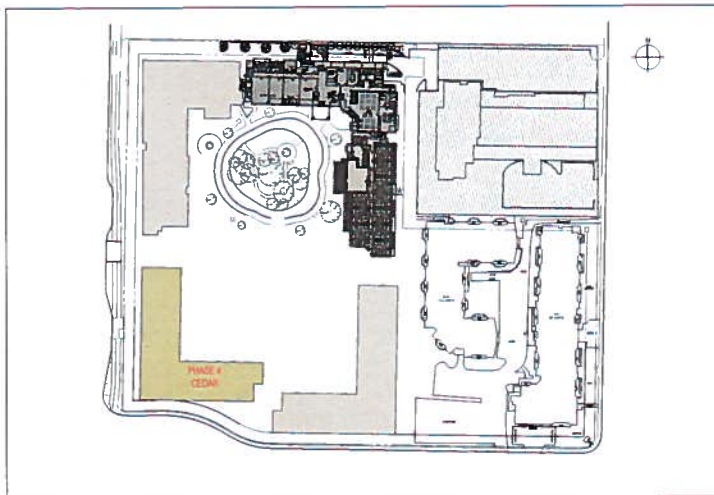


PHASE 3: DOGWOOD REPLACEMENT AND NORTH-SOUTH SERVICE ROAD EXTENSION



VIEW LOOKING EAST

PHASE 4: CEDAR REPLACEMENT AND EAST-WEST SERVICE ROAD



VIEW LOOKING NORTH WEST

PROJECT

**LANGLEY LIONS
 MASTER PLAN
 LANGLEY BC**

MASTER PLAN PHASE 3 AND 4 DOGWOOD AND CEDAR REPLACEMENTS REZONING

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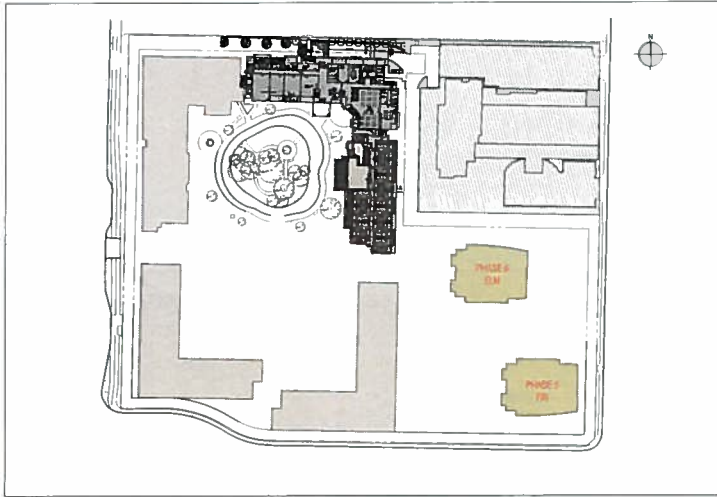
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PHASE 5 & 6: FIR AND ELM SITE POTENTIAL DEVELOPMENT



VIEW LOOKING SOUTH EAST

LANGLEY LIONS MASTER PLAN PHASING UNIT REPLACEMENT SUMMARY

PHASE					ORIGINAL BUILDING UNIT COUNT											
PHASE	REPLACEMENT	STORIES	CURRENTLY EXISTING UNITS	PROPOSED UNITS	BIRCH		ALDER		DOCKWOOD		CEDAR		FIR		ELM	
					66	UNITS	88	UNITS	88	UNITS	88	UNITS	88	UNITS	88	UNITS
EXISTING	THAMES	4	96	96												
1	BIRCH	8	0*	201	66		35	21								
2	ALDER	8	0*	201				35		75						
3	DOCKWOOD	6	0*	179							28	91	56			
4	CEDAR	6	0*	179											48	137 Additional Units
5	FIR	75	0*	135												
6	ELM	88	0*	230												230 Additional Units
TOTAL			918	961												
*ORIGINAL BUILDINGS HAS BEEN BEEN DEMOLISHED																

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PROJECT

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MASTER PLAN**
LANGLEY BC

MASTER PLAN PHASE 5 AND 6 FIR AND ELM REPLACEMENTS REZONING

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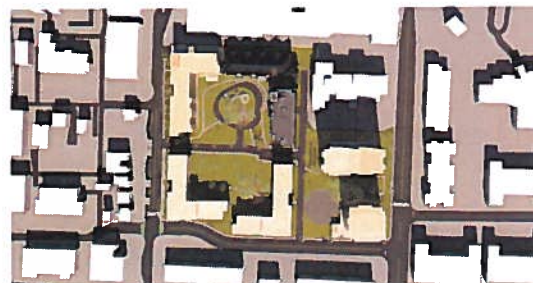
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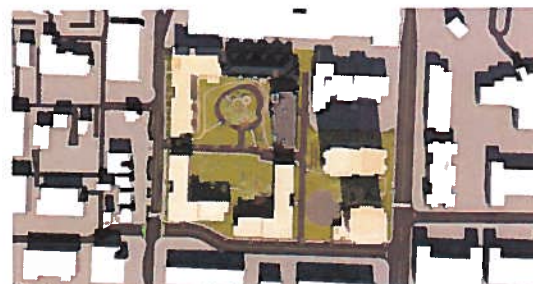
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MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**MASTER PLAN
 SHADOW STUDY**

REZONING

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PROJECT A217398

DRAWN

CHECKED

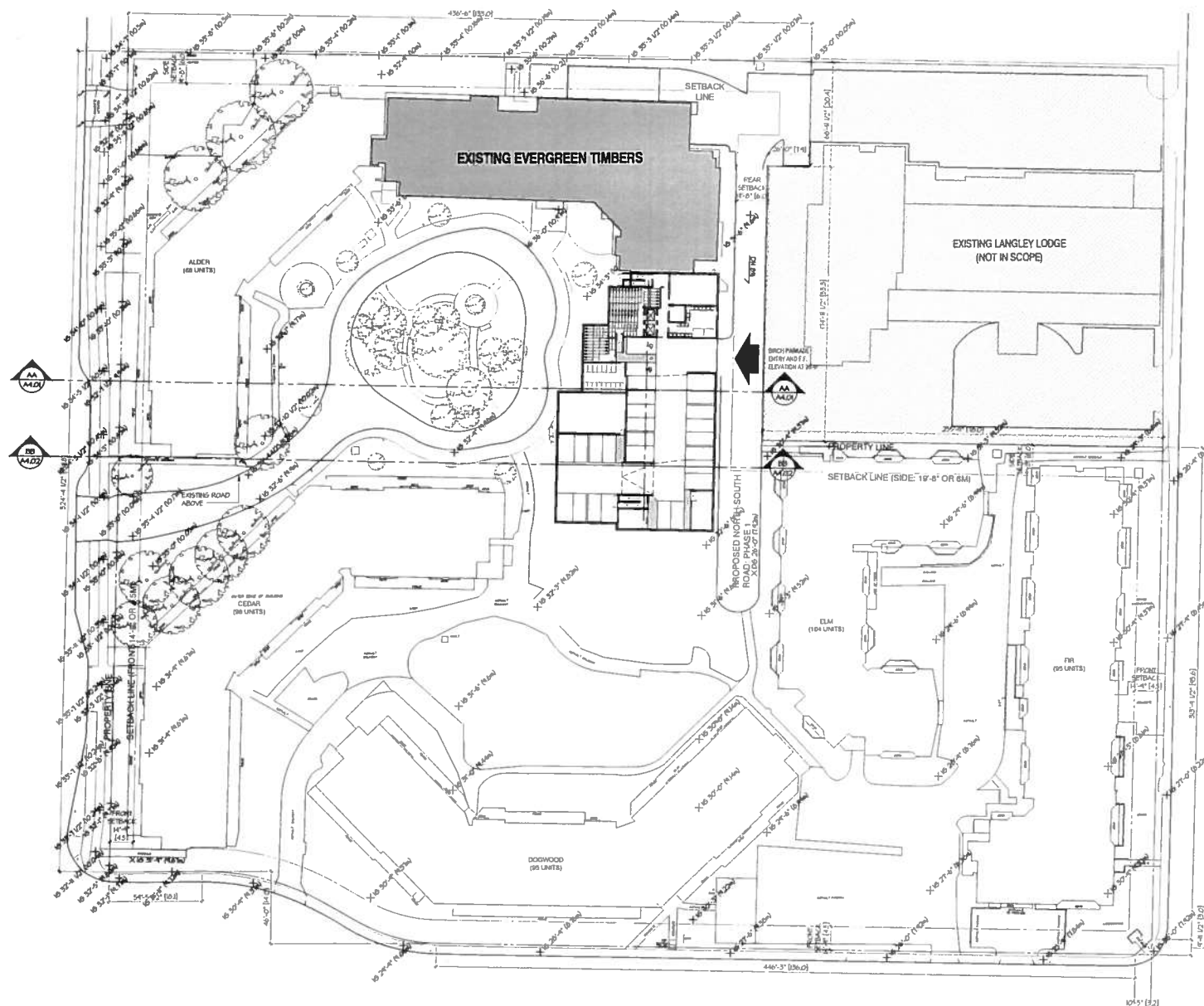
SCALE N/A

DATE NOV 15, 2019



A1.05

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**PHASE 1 BIRCH
PARKING PLAN**

REZONING

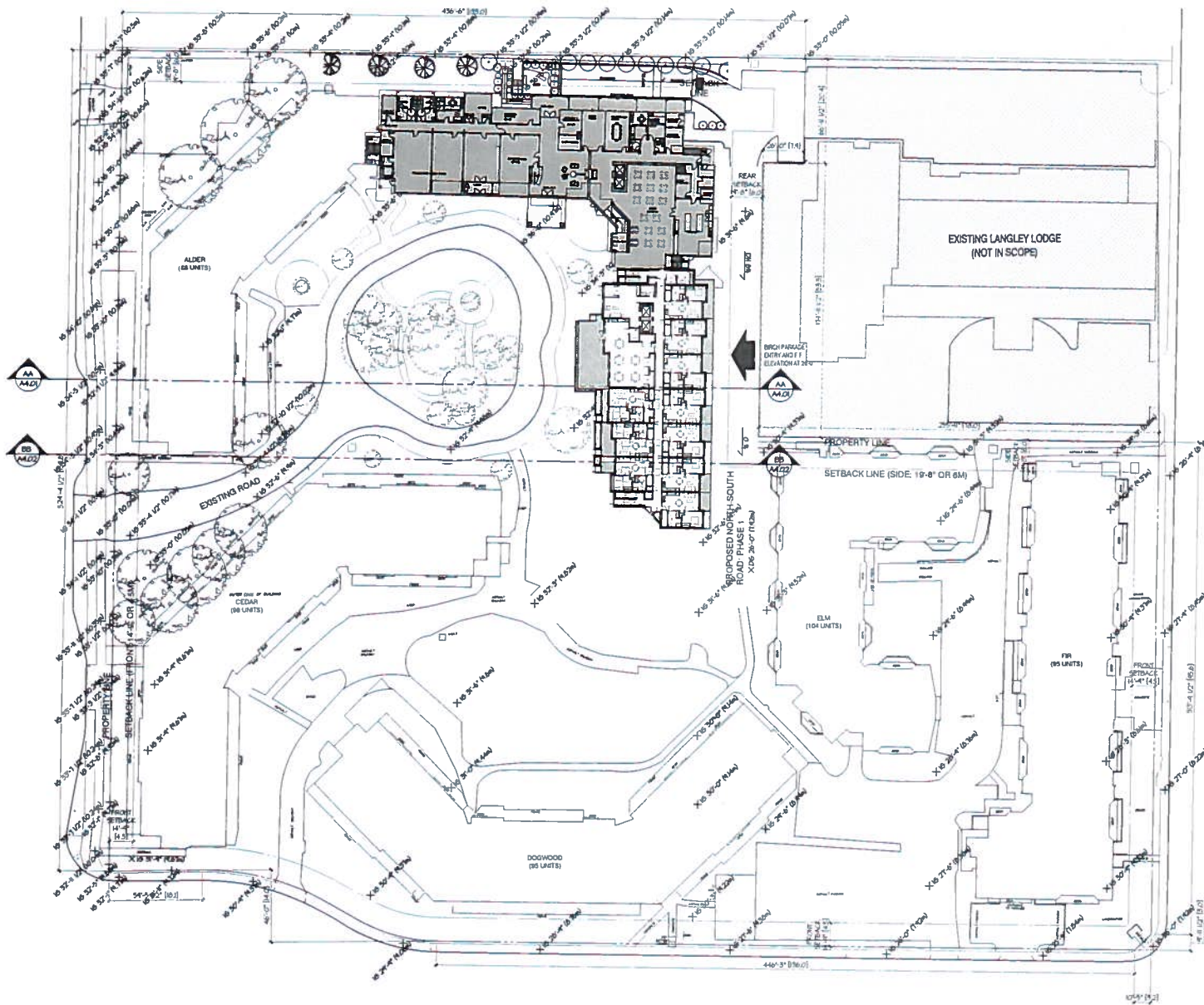
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PROJECT A217398
DRAWN NM CHECKED DJ

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

A1.08

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**PHASE 1 BIRCH
GROUND FLOOR PLAN**

REZONING

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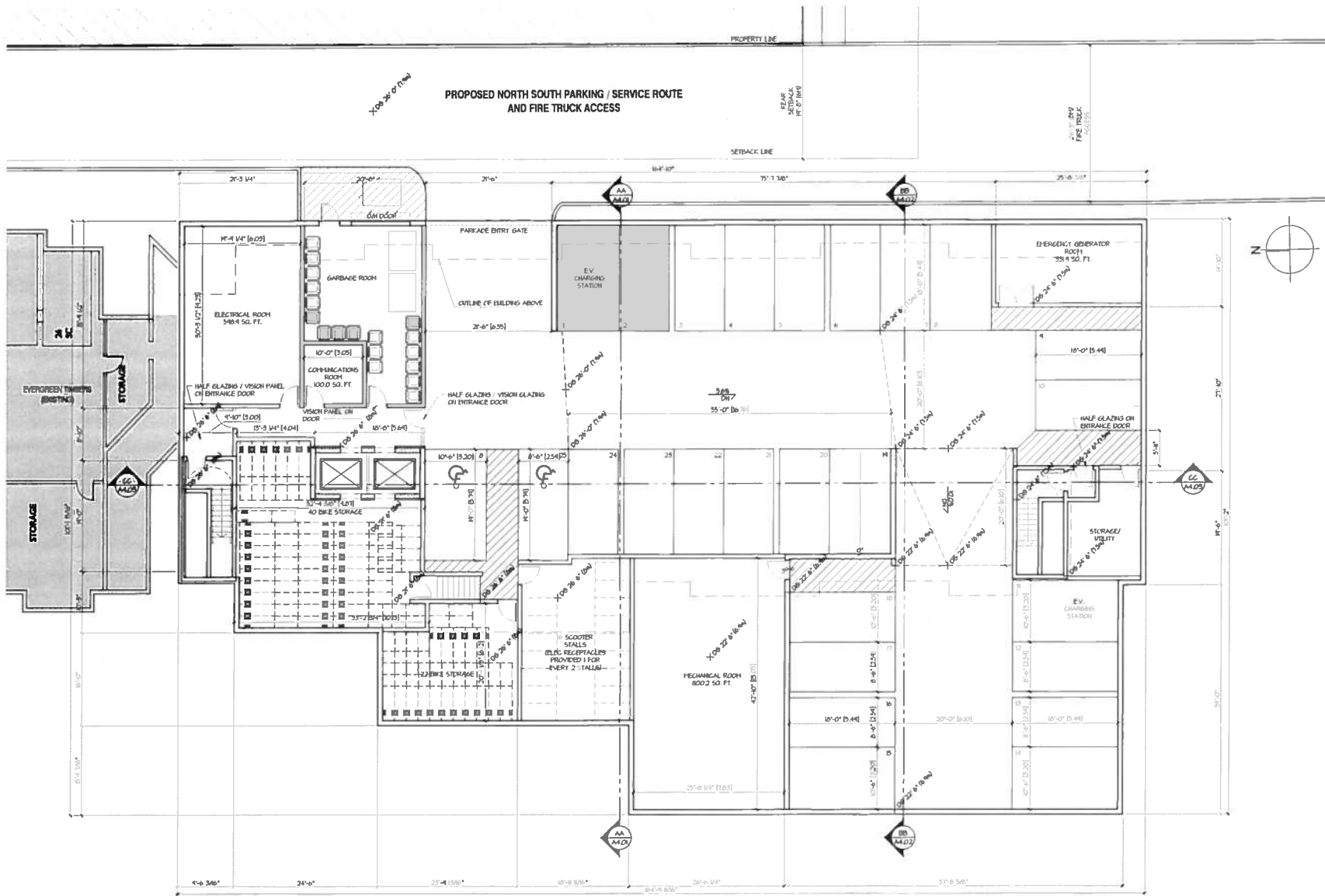
Working drawings and two government land use documents. Conditions shall comply with the requirements of all applicable laws, codes, and regulations. The architect shall be responsible for the design and construction of the project. The architect shall be responsible for the design and construction of the project. The architect shall be responsible for the design and construction of the project.

PROJECT A217338
DRAWN NM CHECKED DJ

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

A1.09

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEYBC**

**BIRCH REPLACEMENT
PARKING PLAN**

REZONING

The drawings are an indication of intent, to the property of the client and may not be representative of the actual conditions of the site. The client is responsible for all dimensions and conditions on the site and the drawings shall be subject to change as the drawings are developed. These drawings shall be submitted to the appropriate authorities for review and approval. The client is responsible for all dimensions and conditions on the site and the drawings shall be subject to change as the drawings are developed.

These drawings shall not constitute any legal document. The client is responsible for all dimensions and conditions on the site and the drawings shall be subject to change as the drawings are developed. These drawings shall be submitted to the appropriate authorities for review and approval. The client is responsible for all dimensions and conditions on the site and the drawings shall be subject to change as the drawings are developed.

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

A2.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**BIRCH REPLACEMENT
LEVEL 01 PLAN**

REZONING

This drawing, as an instrument of service, is the property of the architect and may not be reproduced or used in any manner without the written consent of the architect. All drawings are for the client's use only and are not to be used for any other purpose without the written consent of the architect. The client agrees to indemnify and hold the architect harmless from all claims and damages arising out of the use of the drawings and instruments of service. This drawing shall be submitted to the City of Langley for review and approval as required by the City of Langley's zoning bylaws.

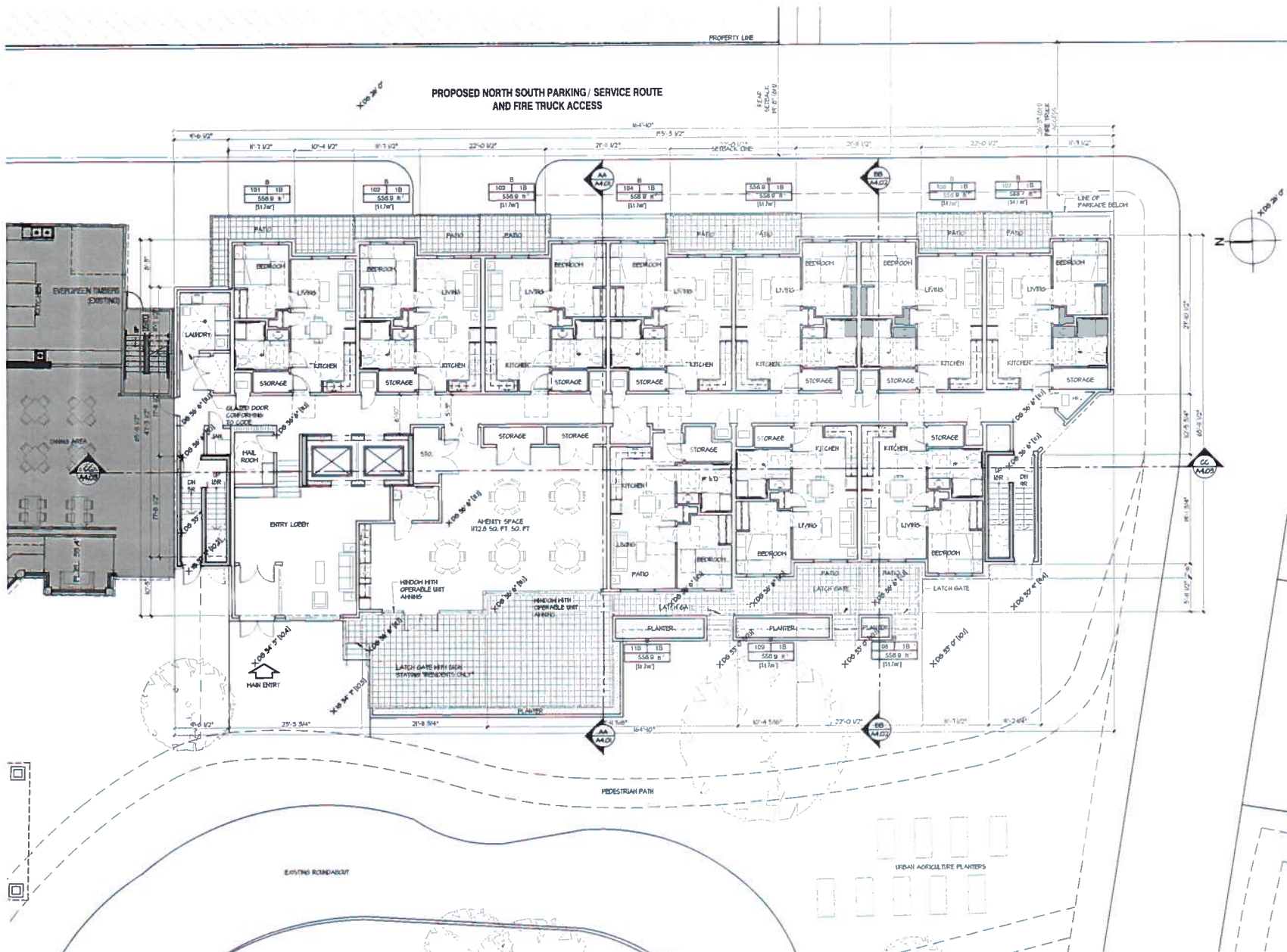
PROJECT A217398

DRAWN NM CHECKED DJ

SCALE 1/8" = 1'-0"

DATE NOV 15, 2019

A2.02



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



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

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

REZONING

This drawing, as an instrument of service, is the property of the undersigned and may not be reproduced without their permission and printed charge that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of the undersigned. Payment of all sums due to the undersigned up to the date of use of this drawing is a condition precedent to

Within drawings shall have provisions over noted dimensions. Construction shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217308
DRAWN NM CHECKED DJ

SCALE 1/8" = 1'-0" 

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

A2.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**BIRCH REPLACEMENT
ROOF PLAN**

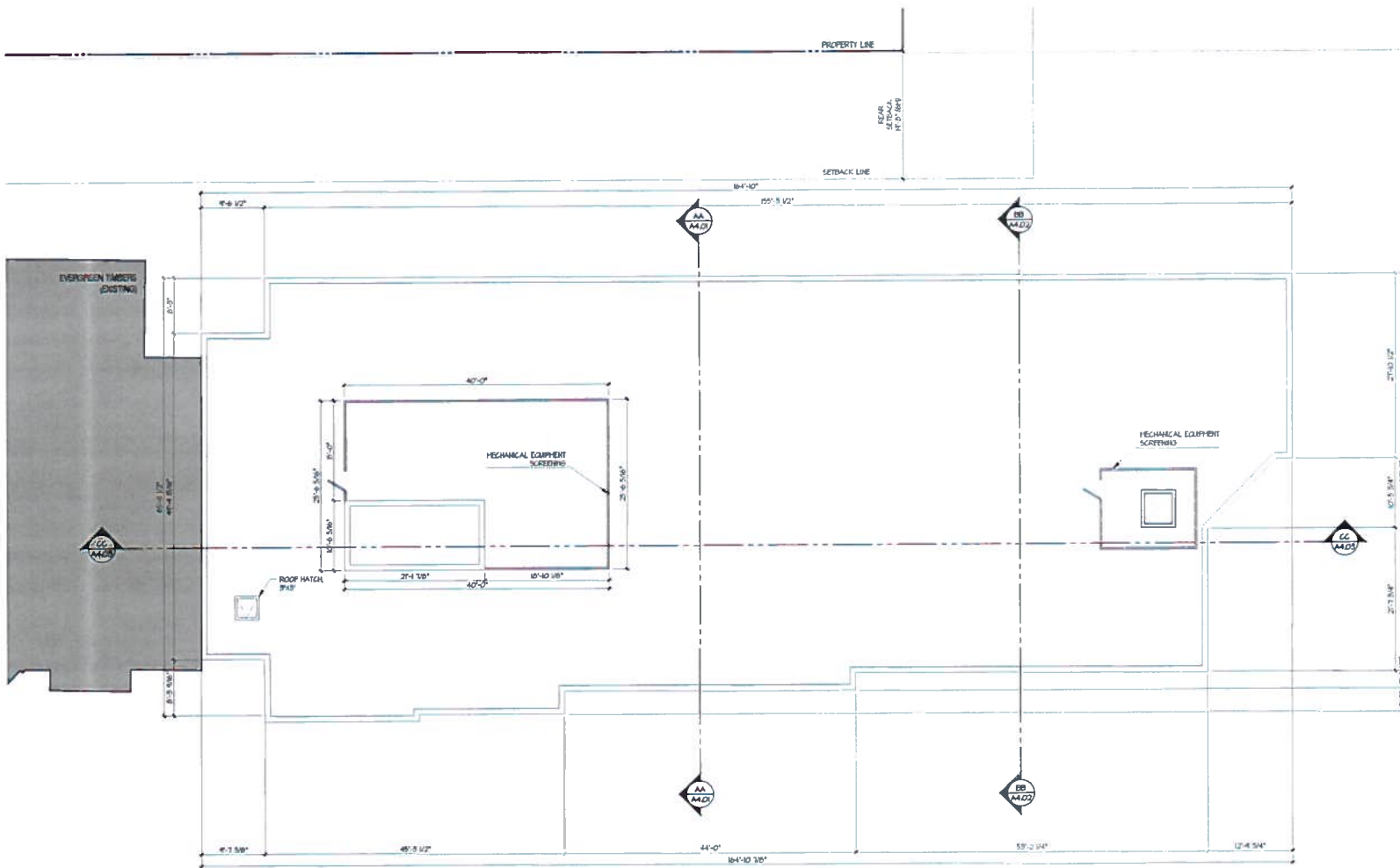
REZONING

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Unless otherwise noted, all dimensions are in feet and inches. Dimensions shall be taken to the centerline of the building unless otherwise noted. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the design of the building and the construction of the building. The architect is not responsible for any other aspects of the building or for any other consequences arising therefrom.

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

A2.04



CLIENT

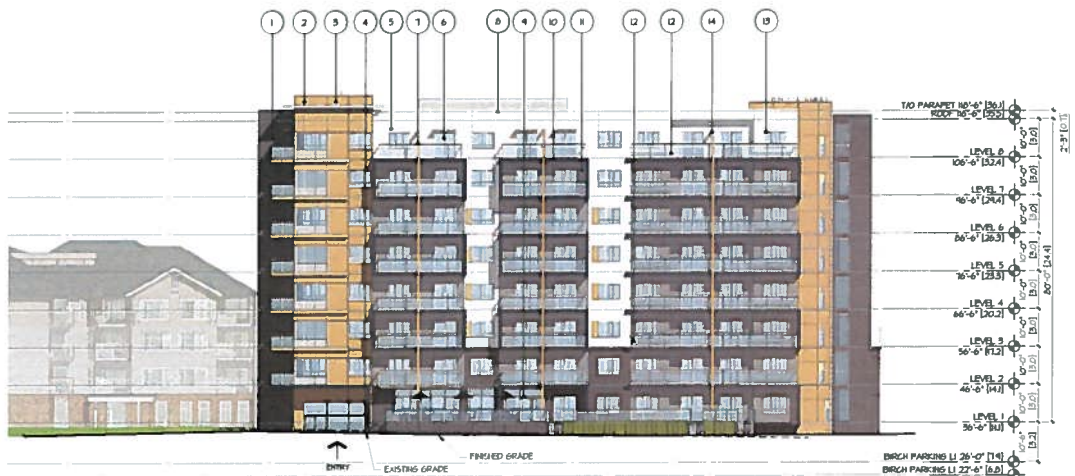


MATERIAL / FINISH LEGEND

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



SOUTH ELEVATION
BIRCH BUILDING



WEST ELEVATION
BIRCH BUILDING



PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

BIRCH REPLACEMENT
SOUTH AND WEST
ELEVATIONS
REZONING

This drawing is an instrument of service, in the property of the consultant and may not be reproduced, modified, or otherwise used without the written consent of the consultant. The drawing is for use as a guide only and does not constitute a contract. The drawing is subject to change without notice. The drawing is not to be used for any other purpose without the written consent of the consultant. The drawing is not to be used for any other purpose without the written consent of the consultant.

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

A3.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

BIRCH REPLACEMENT NORTH AND EAST ELEVATIONS REZONING

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Without disclaimer shall have no responsibility for any errors or omissions in the drawings. The drawings are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture.

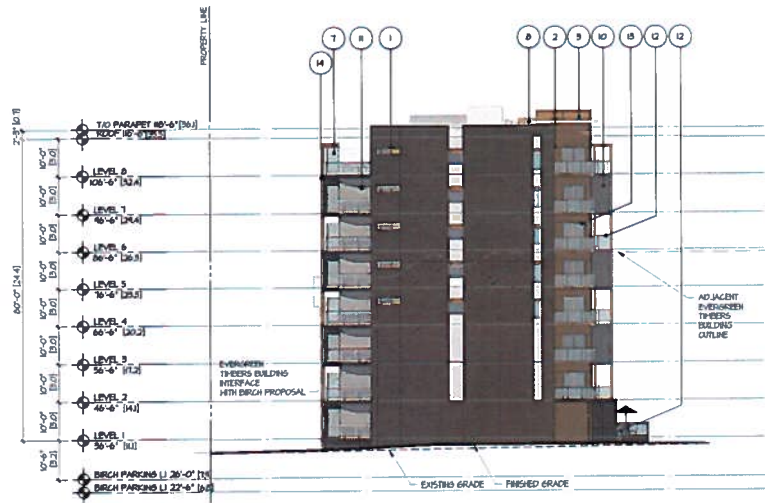
PROJECT A217398

DRAWN RM CHECKED DJ

SCALE 1/16" = 1'-0"

DATE NOV 15, 2019

A3.02



**NORTH ELEVATION
BIRCH BUILDING**



**EAST ELEVATION
BIRCH BUILDING**

MATERIAL / FINISH LEGEND

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

CLIENT



LOOKING SOUTHEAST



LOOKING EAST



LOOKING NORTHEAST



LOOKING SOUTHWEST

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**BIRCH REPLACEMENT
 PERSPECTIVES
 REZONING**

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When documents show two perspectives and are not dimensioned, the architect shall verify that the dimensions for all dimensions and materials are the same. The architect shall be responsible for the accuracy and completeness of the information provided in this drawing. The architect is not responsible for the accuracy or completeness of the information provided in this drawing. The architect is not responsible for the accuracy or completeness of the information provided in this drawing.

PROJECT A217398

DRAWN NM CHECKED DJ

SCALE N.A.
 DATE NOV 15, 2019

A3.03

CLIENT



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

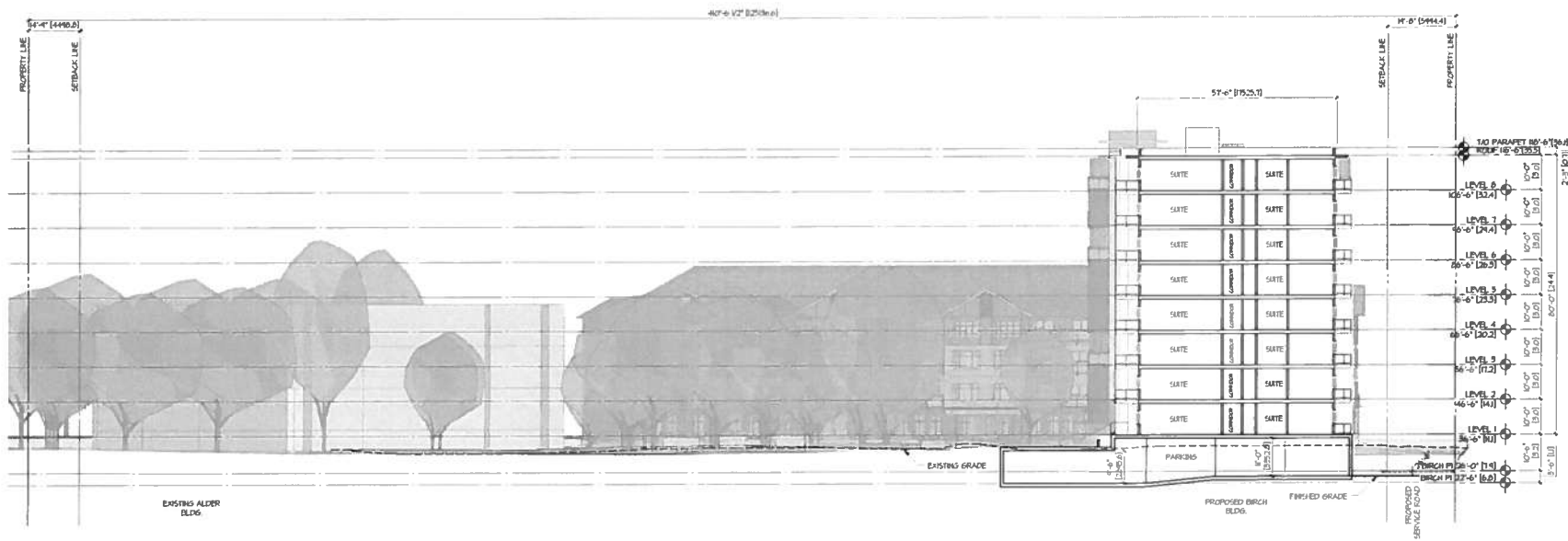
**SITE SECTION AA
 REZONING**

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

A4.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SITE SECTION BB
REZONING**

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PROJECT A217398
DRAWN JS CHECKED DJ

SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

A4.02



Architectural floor plan of a multi-story building, likely a parking garage or multi-unit residential building. The plan shows a central vertical corridor labeled "ELEVATOR SHAFT". To the left of the shaft is a "MAIL" room and a "Bike STORAGE" area. To the right of the shaft is a large grid of rooms, mostly labeled "SUITE". At the bottom, there are "PARKING ENTRY" and "PARKING" areas, along with a "PARKING RAMP" and a "RAMP ENTRY". The right side of the plan shows a series of levels from Level 1 to Level 6, with dimensions and elevations. A north arrow is located in the top right corner. A scale bar at the bottom right indicates dimensions in feet and inches.



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

SECTION CC - BIRCH REZONING

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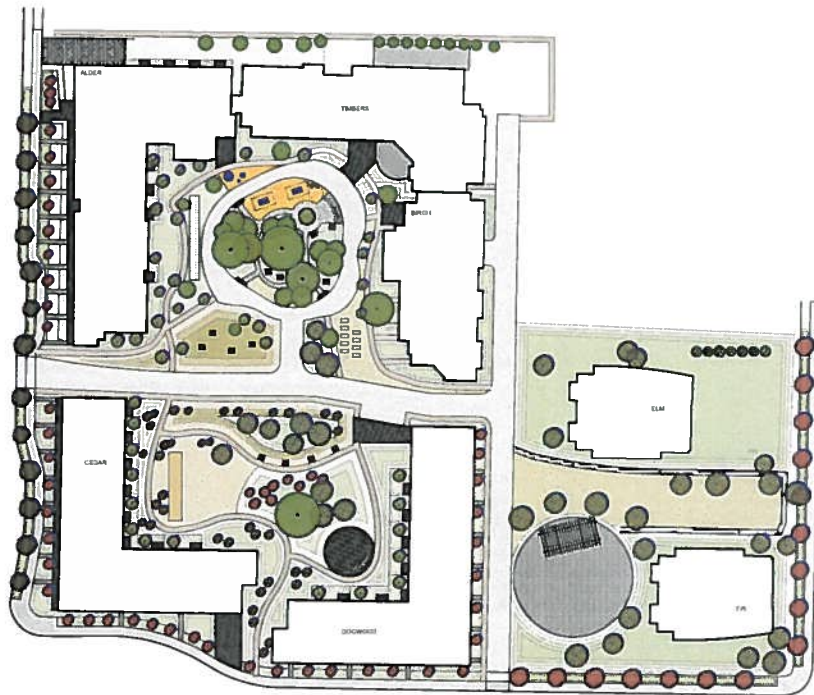
Unidirectional drawings shall have prominence over similar dimensions. Contractors shall verify and be responsible for all dimensions and materials on drawings and the architect shall be informed of any variations from the drawings and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217398
DRAWN JS CHECKED DJ

SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

PLOT STAMP 2019-Nov-15 12:10pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_bs.dwg - A4.03 - SECTION CC

A4.03



LANGLEY LIONS MANOR for Terra Housing

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

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

CONSULTANT TEAM

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

DRAWING LIST

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

Revised
Rev. Date Revision Notes

Revised
Rev. Date Revision Notes
A 2013.11.15 Housing of the Metropolitan DP Phase 1

Photocredit: Tera

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

Drawing Title
Cover Sheet

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

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

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

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

TEXTURE:
"COARSE GRAVEL, LARGER THAN 15mm AND SMALLER THAN 40mm; 0-1%
"ALL GRAVEL, LARGER THAN 20mm AND SMALLER THAN 40mm; 0-5%
"SAND LARGER THAN 60mm AND SMALLER
THAN 20mm; 50-70%
"SILT LARGER THAN 60mm AND SMALLER
THAN 60mm; 10-25%
"CLAY SMALLER THAN 60mm; 0-20%
"CLAY AND SILT COMBINED, MAXIMUM 25%
ORGANIC CONTENT: 3-15%
Availability: 6.0-7.0

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

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

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

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

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

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

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

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

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

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

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

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

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

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

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

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

LIGHTING LEGEND	
	STEP LIGHT
	BOLLARD LIGHT
	DOWN LIGHT

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

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

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

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	4	Acer circinatum	vine maple	as shown	15' full height	full, bushy plants
Be	5	Benulus nigra 'Hortage'	river birch	as shown	3'- 4m specimen/ (B&B)	low branching/ vary height
Di	4	Davidia involuta	down tree	as shown	7m cal/ B&B	2m standards/ full crown
SHRUBS / GROUNDCOVERS / PERENNIALS						
Agw	169	Ardisia cuneata 'Pleasant White'	Grand White Evergreen azalea	0.5096' #2 cont.		full/ bushy plants
Auc	8	Arbutus unedo compacta	strawberry madrone	1.0666' 1m, 1m B&B		full/ bushy plants
Co	110	Cornus sericea	red osier dogwood	0.9144' #3 cont.		full/ bushy plants
Caas	29	Camelia sasanqua	camellia	1.2192' #5 cont.		full/ bushy plants
Cal	37	Cornus sericea 'Tawamea'	yellow twig dogwood	0.9144' #3 cont.		full/ bushy plants
Co	6	Corylopsis speciosa	winter hazel	1.2192' #7 cont.		full/ bushy plants
Cih	36	Caeanthus thyrsiflorus	California lilac	1.0666' #5 cont.		full/ bushy plants
Do	20	Diagnos odora	Fragrant Daylily	0.9144' #2 cont.		full/ bushy plants
Ex	7	Excoecaria 'ebbingen' 'Gilt Edge'	variegated hybrid alder	2.45' cont.		full/ bushy plants
Fl	32	Fuquomyia fortunei	Wintercreeper	0.35' #7 cont.		bushy plants
End	232	Escallonia Newport compacta	dwarf Escallonia	0.4572' #2 cont.		full/ bushy plants
Fg	35	Fothergilla gardenii	dwarf fothergilla	0.762' #2 cont.		full/ bushy plants
Hr	6	Hydrangea macrophylla	big leaf hydrangea	1.0208' #3 cont.		full/ bushy plants
Hpl	23	Hydrangea paniculata 'Baby lace'	Baby Lace Hydrangea	0.9144' #3 cont.		full/ bushy plants
Hpl	24	Hydrangea paniculata 'Little Lime'	Little Lime Hardy Hydrangea	0.9144' #3 cont.		full/ bushy plants
Hq	13	Hydrangea quercifolia	oakleaf hydrangea	1.2192' #3 cont.		full/ bushy plants
Hs	6	Hibiscus syriacus 'Sugar Tip'	rose of sharon	0.9144' #2 cont.		full/ bushy plants
Ioc	263	Ilex ornata compacta	Japanese Holly	0.4572' #5 cont.		full/ bushy plants
Maa	25	Mahonia aquifolium	hall Oregon grape	0.5096' #3 cont.		full/ bushy plants
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	1.0208' 1.5m B&B		full/ bushy plants
Mn	27	Magnolia nervosa	longleaf magnolia	0.4572' #1 cont.		full/ bushy plants
Mrs	3	Magnolia stell. Royal Star	Royal Star Magnolia	1.2192' 1.5m		full/ bushy plants
On	79	Osmanthus burkwoodii	Fragrant Osmanthus	0.5096' #5 cont.		full/ bushy plants
Or	7	Osmanthus fragrans 'Conquer Yellow'	conquer yellow sweet olive	1.5764' #7 cont.		full/ bushy plants
Rsa	65	Rosa rugosa alba	white rose	0.9144' #2 cont.		full/ bushy plants
Rs	28	Ribes sanguineum 'King Edward'	flowering currant	0.9144' #5 cont.		full/ bushy plants
Vva	6	Vitis vinifera atropurpurea	Purple Leaf Grape	0.9144' #2 cont./ staked		full/ bushy plants
	0			0'		
LAWN						
			Non Netted, grown on sand			

NOTES:

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

SITE FURNISHINGS - PHASE 1						
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER/COMMENT	COLOUR
1	1A.11.1	URBAN AG. PLANTER	Yankee	Custom	Cedar, 5TK grade	Natural
2	1A.11.2	PICNIC TABLE	1728x1688mm	MLPT210-S-W-WCA	IPE	Natural
3	1.11.3	WOOD ARBOUR	1850x630mm	MLB400-W	Custom	Natural
4	2A.11.2	BENCH	1850x630mm	MLB400-W	Maglin	Wooden seat, surface mount
5	2A.11.1	BIKE RACK	610x864mm	Urban Staple UB-1000-S	Urban Racks	Stainless Steel
6	2A.11.2	COMPOST BIN	2743x762mm	Kistano-Triple Bin	Cedar Creek EWood	Natural
7	4A.11.2	POTTING TABLE		Custom		
MATERIALS						
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER/HIGHLIGHT	COLOUR
PAVER A	3A.10.0	ABBOTSFORD PAVES	225x112.5mm	STANDARD	Abbotsford Co.	Charcoal
PAVER B		ASPHALT				
PAVER C	1A.10.0	DECOMPOSED GRANITE				

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

Revised
By: Date: Revision Notes:

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

10/20/2025/10/20

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

Drawing Title

Notes and Schedules

1.000
1.000 Add new line 1
1.000 Add new line 2
1.000 Add new line 3

Project No. 21024
Project Manager
Client
City
Drawing No.
1.0.1
Total Sheets

Plot Date
2025.11.15
21024-Langley Lions Manor - DP Phase 1

TREES



SHRUBS AND PERENNIALS



Project Name: Langley Lions Manor
Date: 2019-11-15
Revision: 01

Project Name: Langley Lions Manor
Date: 2019-11-15
Revision: 01

Project Name: Langley Lions Manor

eta ENGINEERING & DESIGN
1000 West 3rd Avenue
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Project: Langley Lions Manor
Rezon for Master Plan/
DP Phase 1
5450 5470 203 St
Langley BC

Drawing Title: Plant Palette

Project Name: Langley Lions Manor
Project Manager: [Name]
Client: [Name]
Location: [Name]
Drawing Title: Plant Palette
Scale: 1:100
Date: 2019-11-15
Revision: 01

Project Name: Langley Lions Manor
Project Manager: [Name]
Client: [Name]
Location: [Name]
Drawing Title: Plant Palette
Scale: 1:100
Date: 2019-11-15
Revision: 01

BIRD FRIENDLY STRATEGY

TREES



SHRUBS AND PERENIALS



Project:
Site: Date: Revision: 1/15

Sheet:
No.: 2019-11-15
Drawing Title: Featuring the Master Plan DP Phase 1

Photocourtesy: Getty

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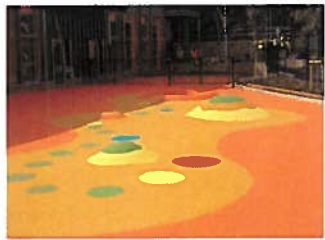
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Project:
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450 5470 203 St
Langley BC

Drawing Title:
Bird Friendly Strategy

Sheet:
Large Add Issue 1
Large Add Issue 2
Large Add Issue 3
Project Manager:
Project No.: 21024
Drawn By:
Checked By:
Reviewed By:
Date:
Scale:
Total Sheets:
L05

Plot Date:
19-11-14
21024-Langley Lions Manor DP Phase 1



A close-up photograph of a dark brown, textured surface, possibly a book cover or endpaper. The texture is composed of a repeating pattern of small, rectangular tiles or bricks, arranged in a staggered, herringbone-like fashion. The lighting creates subtle highlights and shadows, emphasizing the three-dimensional quality of the pattern.



Issue No.	Date	Issue Title
A	2019-11-15	Figuring to Madagay (EP 14-000)

Strommeyer, Todd

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Shipping Tax

Layer
Layer Address: 0x1
Layer Address: 0x2
Layer Address: 0x3



Project Manager
Project Manager
Duration
21824
Start Date
2003/01/01
Project Manager

Printed
on 11/14
21224 Lee-guy Lee on March 18, 2012

[illegible]

Quest No.	Date	Issue Status
A	2012-11-15	Revised by the Management EEP4-2012

24. Department of Justice

eta 1960年創立 德國萊比錫

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Page 10

5450-5470 203 St
Langley BC

Training fee

Precedent Images

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Log#
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Log# Address 0x00000000
Log# Address 0x00000000

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Project Manager
Hyundai Motor
Created By
Erasmus Hy
Reviewed By
Erasmus Hy
Date
(DATE)

Post Date
02/11/18
270224 [Lip-poy] [Lara Meyer] [H*VZ] vsm



1 Phase 1
Scale: 1:150

Revised
Rev. Date Revision Notes

Rev. Date Revision Notes
A 2012.11.15 Redesign for Sustainability: DP Phase 1

Prepared by:

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Project:

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

5450 5470 203 St
Langley BC

Drawing Title:

Site Plan - Phase 1

Layer:
Layer Address: 1
Layer Address: 2
Layer Address: 3

Project Manager:
Project Manager: 21824

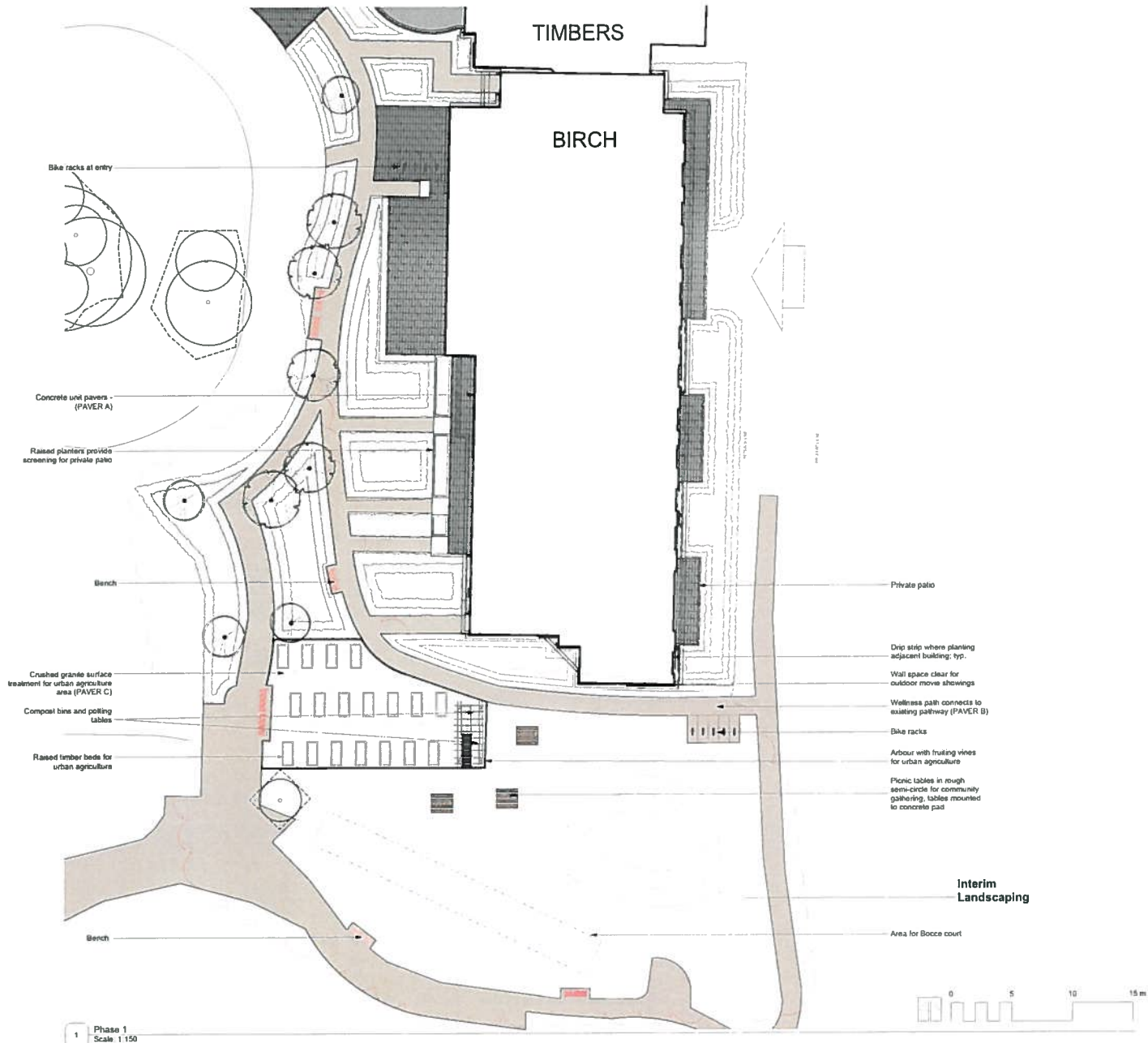
Drawn by:
Drawn by: 06-10-2012

Reviewed by:
Reviewed by: 03/13/13

Plot Sheet:
13 of 14
21824-Langley Lions Manor 10/12/12.dwg

L3.1

Total Sheets



Revised
Rev. Date Revision Notes

Sheet
Rev. Date Revision Notes
A 2023 11 15 Revising for September 2024 page 1

Photocourtesy: B&B

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

Drawing Title

Materials Plan

Sheet
Langley Address sheet 1
Langley Address sheet 2
Langley Address sheet 3

Project Name	Project ID
Interpret Manager	21 5024
Client	eta
Location	Langley BC
Project Type	Rezoning
Project Status	Completed
Project Date	2023/11/15
Project File	21 5024 - Langley Lions Manor (2024) v01

Plot Date:
12 11 24
21 5024 - Langley Lions Manor (2024) v01



Revision
Rev. Date Revision Notes

Rev. Date Revision Notes
A 2019-11-15 Response to Supervisor LPP Phase 1

100% Reduced Text

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

5450-5470 203 St
Langley BC

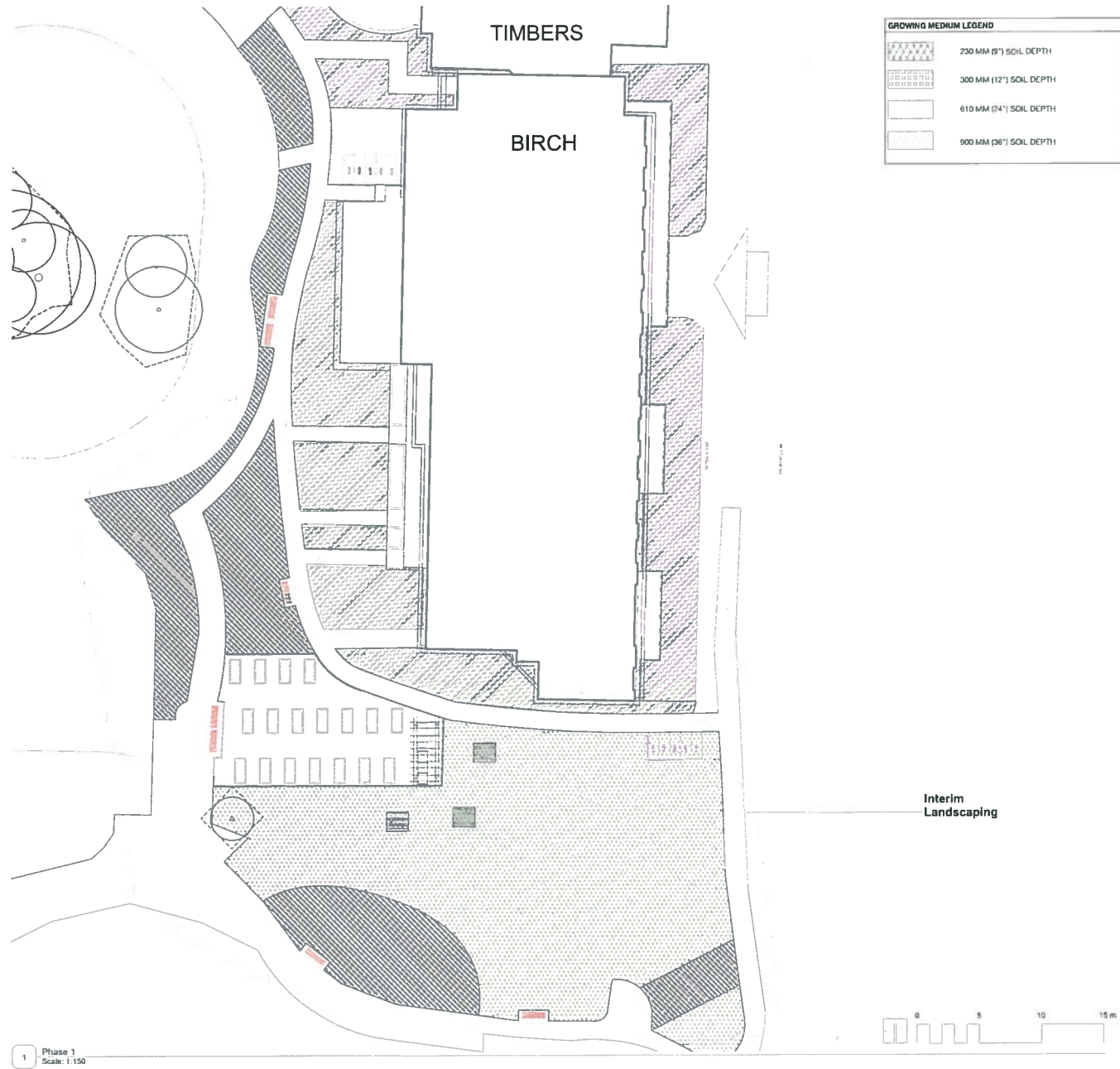
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Lighting Plan

1. Light
Light Address line 1
Light Address line 2
Light Address line 3

Project Manager	Project ID
Project Manager	21824
Drawn By	Drawn By
Checked By	Checked By
Reviewed By	Reviewed By
Approved By	Approved By
Scale	Scale
1:150	1:150
Sheet No.	Sheet No.
L3.3	L3.3
Total Sheets	Total Sheets

Plot Date
12-11-14
21824 Langley Lions Manor 10-11-14



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

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

eta ENVIRONMENTAL TECHNOLOGIES

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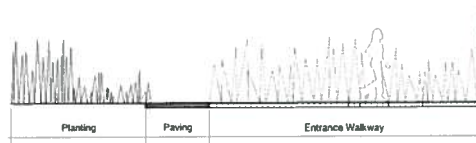
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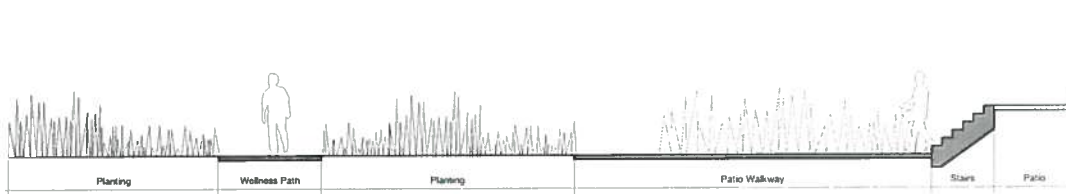
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 2673 St
Langley BC

Drawing Title
Soil Depth Plan

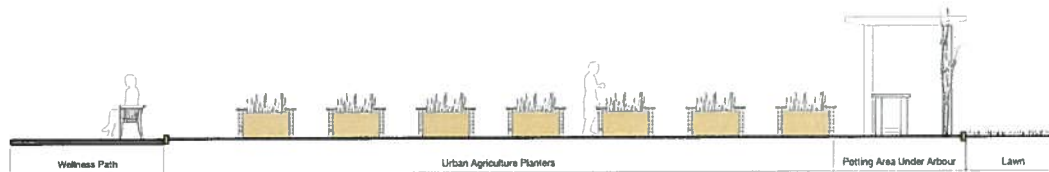
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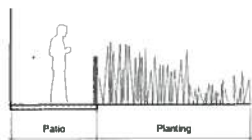
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Scale: 1:50



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



3 Urban Agriculture Area
Scale: 1:50



4 Eastern Patio
Scale: 1:50



Revised
Rev. Date Revision Notes

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

Professional Seal

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

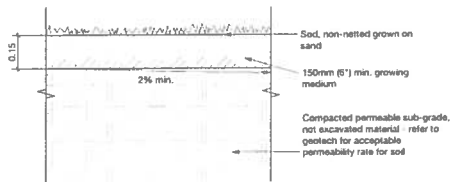
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Landscape Sections

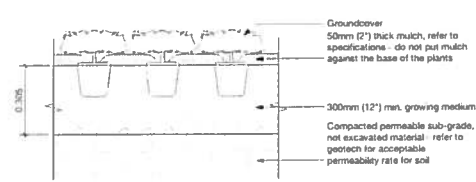
Sheet
Landscape Section 1
Landscape Section 2
Landscape Section 3

Project Manager	Project ID
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Location	Scale
Langley BC	1:50
Drawn By	Checked By
Reviewed By	Approved By
00123456	
Total Sheets	

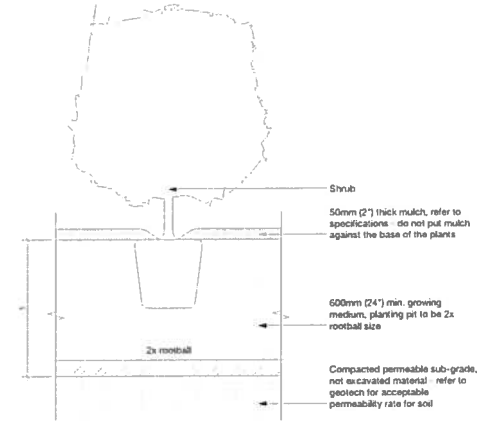
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10/11/14
21624-Landscape Section DP Phase 1



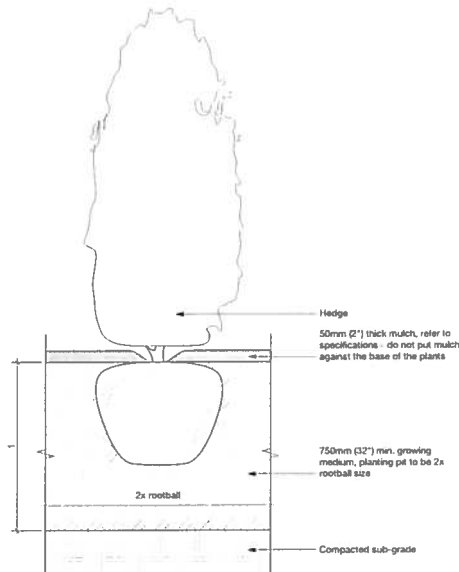
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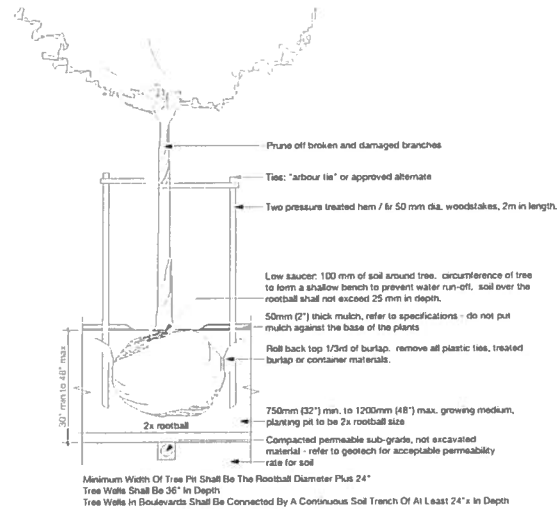
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Scale: 1:10



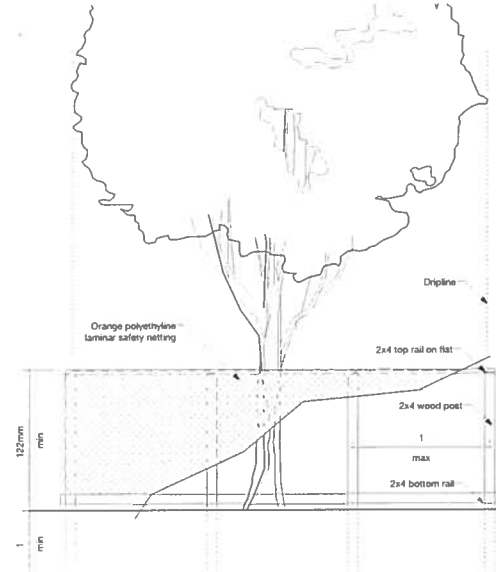
3 DETAIL: Shrubs at Grade
Scale: 1:10



4 DETAIL: Hedge at Grade
Scale: 1:10



5 DETAIL: Trees at Grade
Scale: 1:20



6 DETAIL: Tree Protection Fence
Scale: 1:20

Revised
Re. Date Revision Notes

Sheet
No. Title Project Name
A 2019-11-15 Rezoning for Lions Manor DP Phase 1

Prepared by: [Name]

eta

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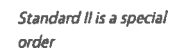
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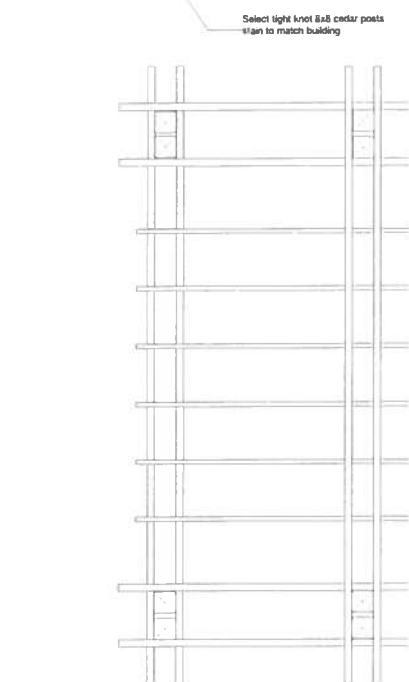
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 201 St
Langley BC

Softscape Details

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Plot Date
2019-11-14
218241 Langley, Lions Manor 181-182



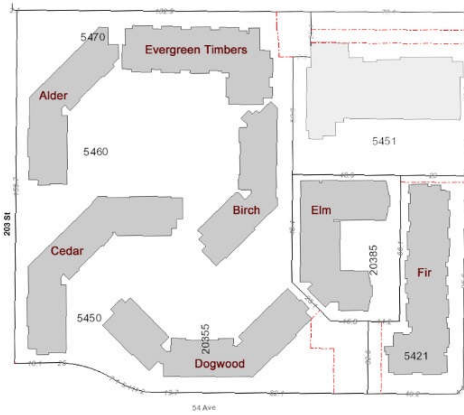


Technical drawing of a vine support structure. The drawing shows a series of vertical posts and horizontal beams. Annotations include:

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



Langley Lions Housing Society – Rental Housing Project RELOCATION PLAN



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

Design & Relocation Plan

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

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

Phase 1A

As Birch was damaged by fire in 2017, it was most urgently in need of replacement. The tenants have already been relocated and the building has been demolished. The Phase 1A plan will replace the demolished Birch building with a 101-unit, eight-storey building. The new Birch building will have the capacity to house the tenants relocated from the 66 unit Alder building, which has been compromised structurally due to soil stability issues. It will also have 30 Fraser Health funded assisted living units. Residents will live independently with some assistance and will access the services provided in the Evergreen Timbers through a covered link which will connect the Birch and Evergreen Timbers buildings. After rehousing the existing Alder tenants who wish to move to the new building, there will be some additional units which can be used for the relocation of the Cedar residents in Phase One B.

Phase 1B

Phase 1B will demolish the vacated Alder building and will construct a new 8-storey building that is structurally sound for the soil conditions on site. This building will have 198+/- units total that can accommodate the existing Cedar residents (98) in preparation for the demolition of existing Cedar building in Phase 2. The additional 100 units in the new Alder building can be used to relocate the existing Dogwood tenants (98) with about 2 units available for other tenants in need.

Phase 2

In Phase 2 the Cedar building will be demolished and replaced with a building that has 8-storey on the east wing and 6-storey on the west wing. It is anticipated to have about 30 units per floor, about 175 units in total which can house the Elm tenants (102). The additional 73 units in the new Cedar can be used to relocate some of the existing Fir tenants (95) and/or other new tenants.



Phase 3

In Phase 3 the Dogwood building will be demolished and replaced with a 185-unit building that has a 6-storey east wing and 8-storey west wing. The new Dogwood can house the residents from Fir (22 of 95) and provide additional capacity (about 163 units).

Future Expansion (Phase 4 and 5)

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

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



Langley Lions Housing Society

Tenant Mix - Birch Building

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

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

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

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

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

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

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

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



Langley Lions Housing Society

Comparison for Affordability Rent Levels

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

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

Majority of LLHS buildings on the Property

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

Fir and Evergreen Timber

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

According to BC Housing Community Housing Fund:

New Birch

Following BC Housing's Community Housing Fund programming:

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



Langley Lions Housing Society

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

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



EXPLANATORY NOTE

BYLAW NO. 3110

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

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

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



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

BYLAW NO. 3110

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

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

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

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

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

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

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

READ A FIRST AND SECOND TIME this 9th day of December, 2019.

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

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

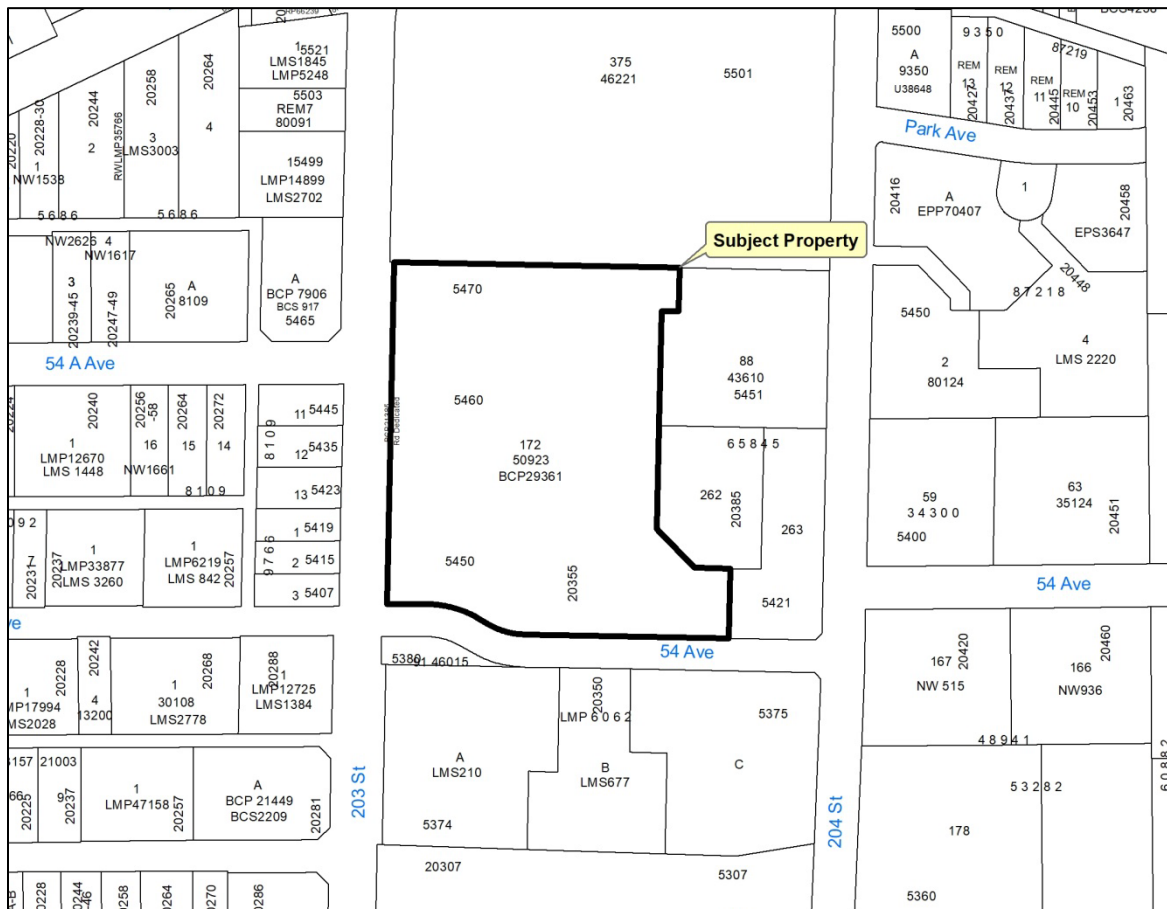
FINALLY ADOPTED this ----- of -----, XXXX.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

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





Stepping Stone

Community Services Society

20101 Michaud Crescent, Langley, BC V3A 8L9 • Phone: 604 530-5033 • Fax: 604 530-3811 • www.sscss.org

January 8, 2020

To City of Langley Mayor and Council:

On behalf of Stepping Stone Community Services Society I am writing this letter in support of Langley Lions Housing Society's plan for a 981 unit multi-phase redevelopment of the complex located at 20355 and 20385 54 Avenue and 5421 204 Street. The first phase will be to build the new 'Birch' building with increased capacity to 101 units. The Society is also looking to the future and planning to replace other aging buildings. This is a progressive plan that will ensure that Langley has affordable housing for those in need for years to come.

Stepping Stone has a long standing, positive working relationship with Langley Lions Housing. As a local non-profit organization that provides a range of services that support people in Langley who face many challenges including mental health, homelessness and risk of homelessness, we recognize that one of the most critical issues facing the City of Langley is affordable housing. Indeed, it is the lack of affordable housing that can be attributed to many of the challenges facing our community at present.

Langley Lions Housing redevelopment plan will increase the number of units that would provide affordable housing to seniors and other persons in need in Langley and help address a critical issue facing our community.

Should you wish to contact me, I can be reached at 604-530-5033 or jburden@sscsc.org

Sincerely,

Janet Burden
Executive Director

Sharilyn Benson

22 (1)

Pitt Meadows, BC

January 7, 2020

Development Services Department
Langley City Hall
20399 Douglas Crescent
Langley, BC V3A 4B3

**RE: Langley Lions Housing Society
Public Hearing – January 13, 2020
Proposed By Law # 3108 #3109 #3110**


To Whom It May Concern:

I am 100% in agreement to the proposed by laws submitted by Langley Lions Housing Society.

As I work in the field of affordable housing, I do see the great need for more housing for low income households.

I would like to give two thumbs up to Langley Lions Housing Society for their proposal for more affordable housing in the Langley community.

Keep up the good work.


Yours Sincerely
Sharilyn Benson

Paula Kusack

Subject: FW: Langley Lions Housing Society

-----Original Message-----

From: 22 (1)

Sent: January-08-20 3:05 PM

To: Dev Services

Subject: Langley Lions Housing Society

In the Notice of Public Hearing for the Langley Lions Housing Society they are referred to as Langley Lions Seniors Housing. They no longer use Seniors and are simply Housing. They have moved from being housing for seniors to housing where the need is which will include housing for individuals with mental health and addiction issues. I don't object to this but want to make sure appropriate staffing and supports are in place.

The public hearing notice is totally misleading and most people will assume this is a development totally benefiting seniors. This is absolutely not the case. The public hearing notice needs to be reissued with the proper name and proper description of what the development will entail.

Kory

STAFF NOTE:

According to Langley Lions Housing Society, 86.3% of the tenants within the existing Langley Lions housing complex are seniors (aged 55+). A minimum of 80% of the tenants of the proposed Birch Building replacement will be seniors as per the funding agreement with BC Housing. Staff are recommending to Council that at least 85% of the tenants of future phases of the master-planned redevelopment be seniors. The property owner would be required to enter into housing agreements for each phase of the redevelopment securing the required tenant mix. Thus the existing complex and the master-planned redevelopment proposed in this application are overwhelmingly devoted to seniors housing. The name of the proposed new OCP land use designation, "Langley Lions Seniors District", reflects that emphasis.

Paula Kusack

Subject: FW: Property development

From: Ilona Bacskai 22 (1)
Sent: January 7, 2020 7:30 PM
To: WebInfo <webinfo@langleycity.ca>
Subject: Property development

Dear Development Service Department Team,

I'm Eszter Clara Berei and a resident of 22 (1), Langley (Elm building) 22 (1). I had been living here since February (signed on 11th, by the tenancy agreement) 2017. I'm fully aware of the substandard building conditions (in all but the new one behind the Army and Navy) on the actual property. Within the newly hired separate management from the other buildings on the property. I'm a certified draft person 22 (1). I looked at the proposed property division maps of the 2 different approaches. I'm disturbed by the fact the property lines are missed and redrawn from the 1972 first development on this very building. The other buildings were built after for special housing for seniors in the care and management of the Langley Lions Senior Housing Society and its board members. But I would question of their ownership in this matter of property development. The lot number 50923 and divided to two lots in 1965, with straight line divisions to the 65845 (I assume the family divided it between relatives). After the 203 street lot was divided further to two partitions in 1988, was sold and where the senior center with nursing facility built. But this Elm building was built in 1972 with the attached parking lot, what I want to remove from the property by the first proposal. Also some part of the seniors center property portion marked as subject property. The Fir and Elm building still one unit of two portions of the same property, but with misappropriated survey lines, by the given proposal of developments.

(also the across building of Brighton has no solid division from the property of 1960 lot, but had different developments on, by family inheritance and estate sale.

The Brighton originally built in 1977. 22 (1) (2012 September-2013 December), knowing the efforts to elevate the extremely substandard conditions (due to marijuana grow-up operations in about 2006- by the management). 22 (1) by moving soon as had been possible, (as my complaints had been dismissed by the tenancy board, without reason or rulings). With the recent renovations, I don't know if they rewired the removed hydro meters to have minimal building code requirements for the 3rd floor, but look nice from the outside.

Sincerely,

Ilona Bacskai maiden name (AKA Eszter Clara Berei 22 (1) from 2013 December; AKA married name from Ontario: Ilona McNicholl until 2000)

Please feel free to contact me: 22 (1)