



REGULAR COUNCIL MEETING AGENDA

Monday, May 11, 2020
3:00 P.M.
Remote Video / Teleconference

Pages

1. ADOPTION OF AGENDA

- a. Adoption of the May 11, 2020 Regular Agenda

2. COMMITTEE OF THE WHOLE

A Committee of the Whole meeting provides Council the opportunity to receive input from the public and allows Council a greater opportunity to speak to and debate specific agenda items.

Note: As this meeting will be held in the absence of the public via video-conference, public input for this meeting will be received by written submission only.

- a. Bylaw 3127 - 2020 - 2024 Financial Plan Amendment Bylaw
Presentation from Darrin Leite, Director of Corporate Services

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3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from April 27, 2020
- b. Special (Pre-Closed) Meeting Minutes from April 20, 2020

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4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Bylaw 3127 - 2020-2024 Financial Plan Amendment Bylaw
Third and final reading of a bylaw to amend the 2020 - 2024 Financial Plan Bylaw

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5. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – May 25, 2020 at 3pm
Regular Council Meeting – June 15, 2020 at 3pm

- b. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment

6. **BYLAWS**

- a. Bylaw No. 3122 - Tax Rate Bylaw 21
Final reading of a bylaw to levy property value taxes for municipal purposes for the year 2020
- b. Bylaw 3128 - Tax Penalty Addition Bylaw Amendment 24
Final reading of a bylaw to amend the Tax Penalty Addition Bylaw
- c. Bylaw 3125 - Zoning Amendment and Development Permit No. DP 01-20 26
First and second reading of a bylaw to rezone properties located at 5326, 5334, 5340, 5360 – 200 Street and 5321, 5331, 5341, 5361 – 200A Street to accommodate a 4-storey, 92-unit rental apartment development

7. **ADMINISTRATIVE REPORTS**

- a. Bylaw 3125 - Waiver of Public Hearing for Rezoning Application RZ01-20 83

8. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
 - 1. Federation of Canadian Municipalities – Election to the Board of Directors 87
- b. Correspondence
 - 1. Health Canada 88
Response to Langley City's request to the Minister of Health for support for a universal public national pharmacare program
 - 2. Child Find British Columbia 90
May 25, 2020 - National Missing Children's Month and Missing Children's Day
 - 3. HUB Langley 92
Request for reallocation of road space during the COVID-19 pandemic

c. New Business

1. Motion to hold a Closed Meeting

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

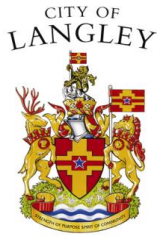
(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

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

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

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

9. ADJOURNMENT



EXPLANATORY NOTE

BYLAW No. 3127

The original 2020 – 2024 Financial Plan (“Financial Plan”) that was adopted in February 2020 had proposed a \$1.95 million increase to bridge the financial gap for 2020 which equated to an overall 6.67% property tax increase. City Council recognizes the current economic challenges for our residents, property and business owners in our community due to the COVID-19 pandemic. Therefore, City Council has decided to take substantial measures to mitigate the taxation impact outlined in the Financial Plan to ease the financial pressures on the taxpayers of the City of Langley. These measures include:

- Deferral of the borrowing of \$10 million in 2020 as part of the Nexus of Community Plan to 2021 which will eliminate the debt servicing costs of \$827,665 or 2.83%.
- Deferral of several new staffing positions until future years, a reduction of \$120,855 or 0.42%.
- Reducing the contribution to the Capital Works Reserve for infrastructure renewal from \$100,000 contribution to \$50,000, a reduction of \$50,000 or 0.17%.
- Increasing new building permit revenue projections to \$400,000 or 1.37%. This revenue projection may not be sustainable in future years and will be reassessed for 2021.

The amended 2020 – 2024 Financial Plan has reduced the increase to bridge the funding gap to \$536,000 from \$1.95 million. The amended overall property tax increase will be 1.83%.

Although the total net increase in expenditures results in a 1.83% overall taxation increase, including utility rate increases, the average changes in 2020 are as follows:

Classification	Average Assessed Value	Annual Increase	Monthly Increase	% Increase
Single family	\$858,799	\$ 78	\$ 6.46	2.44%
Multi-family	\$401,664	\$ 37	\$ 3.12	2.41%

The original average increase for Business class properties and Light Industrial class properties was 7%. The amended average increase for Business class properties and Light Industrial class properties will see an average increase of 2.01% and 2.14% respectively. This rate maintains a competitive ratio between residential and business class properties, ensuring that Langley City remains an attractive municipality to locate a business.

The pandemic has necessitated the closure of Cascades Casino. The Capital Improvement Plan has been redrafted to reduce the anticipated casino proceeds to

be received in 2020 from \$7.2 million in half, to \$3.6 million. This change in funding will necessitate deferral of future year capital projects, but the current year 2020 plan can continue to be carried out.

Municipal Governments are required under the Provincial Community Charter to adopt a balanced budget and cannot use debt to pay for operating expenditures like the Province, and Federal governments are able to do. Property taxes are collected halfway through the year and provide the City with the cash flow to ensure the City can provide the essential services such as water, sewer, roads, fire and police services. As well, the City has to pay other taxing authorities like Translink, Metro Vancouver and the BC Assessment Authority on time. Therefore, City Council will maintain the July 2, 2020 property tax payment deadline.

The property tax penalty for residential property owners was previously 5% after the July 2 tax due date and a further 5% after August 2. In 2020, the penalty will be reduced to 2% after the July 2 tax due date, and the second penalty date will be extended to October 1 at 8%. The Province has mandated that the Business, Light Industrial and Non-profit classed properties will have one penalty date of October 1 at 10%.

City Council believes that the reduction in the property tax rate will help to ease the financial burden for the residential and business property taxpayers. We will work together to overcome the current economic crisis and restore hope for an exciting future.



2020 – 2024 FINANCIAL PLAN, BYLAW 2020, No. 3120, AMENDMENT No. 1

BYLAW No. 3127

A Bylaw to amend the Financial Plan for 2020 - 2024.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120, Amendment No. 1, Bylaw, 3127”.

2. Amendment

- (1) Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.
- (2) Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST AND SECOND TIME this twenty seventh day of April, 2020.

AN OPPORTUNITY FOR PUBLIC COMMENT PROVIDED this – day of --, 2020.

READ A THIRD TIME AND FINALLY ADOPTED this – day of --, 2020.

MAYOR

CORPORATE OFFICER

Schedule “A”

CONSOLIDATED FINANCIAL PLAN SUMMARY								
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Consolidated Revenues								
Property Value Taxes	\$ 26,952,217	\$ 29,191,145	\$ 29,026,233	\$ 29,854,230	\$ 31,494,380	\$ 33,170,735	\$ 34,863,970	\$ 36,573,615
Fees and Charges	12,360,645	11,663,200	12,022,088	12,301,835	12,897,920	13,666,810	14,492,970	15,241,850
Revenue Other Services	13,476,249	10,965,475	12,560,177	11,061,640	11,060,770	11,059,880	11,058,970	11,058,040
	52,789,111	51,819,820	53,608,498	53,217,705	55,453,070	57,897,425	60,415,910	62,873,505
Consolidated Expenditures								
General Government Services	4,214,436	5,052,615	4,722,768	5,023,585	5,107,040	5,192,200	5,279,120	5,367,820
Policing Service	11,901,631	12,955,340	12,027,969	12,833,470	13,291,460	13,756,900	14,229,960	14,710,860
Fire Rescue Service	4,127,331	5,172,485	4,601,718	5,375,530	5,495,720	5,618,840	5,745,010	5,874,320
Other Protective Services	798,061	853,365	805,176	878,285	895,145	912,355	929,895	947,775
Engineering and Operations	3,034,421	3,148,070	3,230,663	3,242,115	3,282,770	3,324,240	3,366,530	3,409,630
Development Services	1,103,779	1,428,880	1,322,000	1,376,745	1,397,910	1,419,510	1,441,540	1,463,990
Solid Waste	655,515	689,770	683,060	709,610	727,680	745,920	764,320	782,910
Recreation	3,914,361	4,224,090	4,137,361	4,450,485	4,522,080	4,613,410	4,706,990	4,802,880
Parks	1,953,972	2,144,610	2,027,621	2,268,805	2,296,400	2,324,560	2,353,260	2,382,540
Sewer & Drainage	2,838,431	3,082,970	2,950,597	3,123,675	3,429,490	3,817,910	4,203,840	4,471,860
Water	3,460,509	3,779,195	3,606,564	3,769,660	3,953,970	4,230,510	4,566,710	4,942,520
Interest	31,198	55,200	57,743	55,200	55,200	55,200	55,200	55,200
Amortization	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	43,690,728	47,336,590	40,173,240	48,807,165	50,254,865	51,911,555	53,642,375	55,312,305
Excess of revenue over expenditures	9,098,383	4,483,230	13,435,258	4,410,540	5,198,205	5,985,870	6,773,535	7,561,200
Add:								
Transfer from Reserve Accounts	774,703	1,321,565	654,433	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	340,000	-	-	-	-	-	-
Transfer from Equity	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	6,431,786	6,411,565	654,433	6,627,565	6,727,565	6,827,565	6,927,565	7,027,565
Deduct:								
Debt Servicing	-	-	-	-	827,665	1,655,330	2,482,995	3,310,660
Transfer to Reserve Accounts	10,761,987	9,249,825	11,295,767	9,343,135	9,403,135	9,463,135	9,523,135	9,583,135
Transfer to Statutory Reserves	4,681,118	1,644,970	2,176,107	1,694,970	1,694,970	1,694,970	1,694,970	1,694,970
	15,443,105	10,894,795	13,471,874	11,038,105	11,925,770	12,813,435	13,701,100	14,588,765
Surplus (Deficit)	\$ 87,064	\$ -	\$ 617,817	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule "B"

CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
General Government	827,370	10,047,500	10,047,500	5,447,500	7,647,500	8,047,500	47,500	47,500	47,500	47,500
Protective Services	742,230	922,250	1,469,750	199,750	2,550,000	60,000	50,000	50,000	50,000	50,000
Engineering Operations	3,523,200	2,589,200	2,368,200	21,658,975	4,233,630	13,461,200	4,518,705	7,900,300	2,818,675	20,931,655
Development Services	40,000	-	-	30,000	-	-	-	-	-	-
Parks & Recreation	1,551,500	2,381,000	565,000	1,150,000	1,830,000	2,740,000	795,000	1,240,000	790,000	10,850,000
Sewer Utility	1,994,000	350,000	598,500	6,207,125	2,050,000	3,423,870	2,017,615	1,105,355	1,302,850	5,675,895
Water Utility	835,000	1,065,000	1,025,000	4,248,850	1,450,550	1,931,550	2,079,910	1,558,805	926,925	2,262,855
Total Projects	9,513,300	17,354,950	16,073,950	38,942,200	19,761,680	29,664,120	9,508,730	11,901,960	5,935,950	39,817,905
<u>Available funding</u>										
Capital Works Reserve	1,325,035	753,760	241,760	1,449,331	844,821	1,527,685	819,926	959,035	27,545	1,583,250
Casino Revenues	2,809,000	3,873,435	3,251,575	17,498,435	5,881,915	7,760,005	4,749,145	7,436,290	3,153,977	19,431,300
Community Amenity Funds	537,875	425,750	-	-	300,000	300,000	-	-	-	-
Community Works (Gas Tax)	275,000	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,372,890	503,690	566,405	2,787,125	652,165	8,225,540	2,075,275	2,037,936	1,883,820	13,860,080
Fire Department Equipment	-	55,000	420,000	-	-	-	-	-	-	-
Future Police Cost Reserve	207,230	149,750	149,750	149,750	35,000	35,000	35,000	35,000	35,000	35,000
Grants	735,270	450,000	-	533,335	-	-	-	-	-	500,000
Machinery Replacement	540,000	516,000	180,000	185,000	155,000	190,000	180,000	180,000	180,000	180,000
Municipal Road Network Reserve	50,000	-	-	2,136,000	-	-	-	-	-	1,600,000
Office Equipment	50,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Parks & Recreation	216,750	52,375	14,225	332,150	217,900	74,275	279,275	179,150	173,000	181,750
Sewer Future Capital	454,750	128,890	243,935	2,350,515	565,750	711,805	528,900	267,299	37,780	1,302,370
Special Bond Reserve	104,500	-	-	-	-	-	-	-	-	-
Water Future Capital	835,000	265,000	825,000	1,339,260	927,830	658,510	659,910	625,950	263,528	962,855
Total Funding	9,513,300	7,354,950	6,073,950	28,942,200	9,761,680	19,664,120	9,508,730	11,901,960	5,935,950	39,817,905
Project Specific Borrowing	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-
Debt Require to Fund Projects	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 27, 2020
3:00 p.m.
Remote Video / Teleconference

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

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Acting Fire Chief
G. Flack, Deputy Director of Corporate Services
G. Sherlock, Emergency Coordinator
K. Kenney, Corporate Officer

Mayor van den Broek advised that April 28, 2020 is National Day of Mourning, a time to honour those workers who have been killed, injured, or suffered illness as a result of workplace-related circumstances. She expressed condolences on behalf of the City of Langley to the family, and the RCMP family, of Constable Heidi Stevenson who lost her life in the line of duty during the mass shooting in Nova Scotia, and to the family and friends of all the victims of the shooting. She further expressed condolences to those who have lost family members to the COVID-19 virus.

Mayor van den Broek acknowledged all the frontline workers supporting all of us during the COVID-19 pandemic and invited everyone to take a moment of silence on April 28 at 11:00 am to acknowledge National Day of Mourning and all that it represents.

1. **ADOPTION OF AGENDA**

- a. Adoption of the April 27, 2020 Regular Agenda

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the April 27, 2020 agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from April 6, 2020

MOVED BY Councillor James
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on April 6, 2020 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from April 20, 2020

MOVED BY Councillor Storteboom
SECONDED BY Councillor James

THAT the minutes of the special (pre-closed) meeting held on April 20, 2020 be adopted as circulated.

CARRIED

3. MAYOR'S REPORT

- a. Upcoming Meetings

Regular Council Meeting – May 11, 2020 - 3pm
Regular Council Meeting – May 25, 2020 - 3pm

- b. Library Happenings - Councillor Martin

FVRL eCard

FVRL launched a new eCard on April 2, and almost 2000 new digital cards have been issued, at a current rate of almost 100 per day. Many existing customers who have not recently used their cards are also reaching out to update their accounts to be able to access our collections.

All of our digital content, including eBooks, audiobooks, magazines, video streaming, eLearning, is available 24/7 online. Borrowing and streaming limits have been doubled for our most popular eBook, audiobook and streaming services, including OverDrive, RBdigital, Kanopy and Acorn TV.

Usage of our online resources has skyrocketed! In OverDrive, our most popular eBook resource, the average number of new users daily has more than doubled, and average daily checkouts of eBooks has increased by 48% over the same period in 2019. The collection is being expanded with new titles and additional copies of existing titles to keep up with unprecedented demand.

Virtual Storytimes and Babytimes

FVRL has done a soft launch of virtual storytimes and babytimes. A full promotional launch is planned for the near future. As of Friday, April 24 we had posted 15 storytimes and 6 babytimes on Facebook and Youtube, with many more in the works to maintain this ongoing service.

Even without promotion, the storytimes have organically garnered many thousands of views. Our very first storytime (pictured) has close to five thousand views already! Many customers are commenting to express their excitement and appreciation for these virtual programs.

While the storytimes and babytimes will continue, staff are also exploring ideas for other types of virtual programs, including those for adults.

Teen Creativity Contest

FVRL's 5th Annual Teen Creativity contest has been extended to May 31! Show us your creative writing, display your artistic skills, build a robot, write a song, loop a video! It can be anything you put your mind to. Teens can win one of 12 VISA gift cards.

In response to a question from a Council member, staff advised that they can advise the Langley School District of the Teen Creativity Contest.

c. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on recreation activities for April:

- Recreation at Home Videos and Links
- Online Events Community Engagement
 - Virtual MS Walk May 24
- Online Programs for Youth
- Instagram Challenges Weekly for Youth
- Stay Active Stay Safe

d. Emergency Operations Centre (EOC) COVID-19 Update

Ginger Sherlock, Emergency Coordinator and Scott Kennedy, Acting Fire Chief provided an update to Council on the City of Langley's Emergency Operations Centre response to the COVID-19 pandemic, providing information on the following:

- Initial briefing recap
 - Local authority focus – 10 critical infrastructure sectors
 - Health information from Fraser Health Authority on COVID-19
- Pandemic timeline and Langley timeline
- EOC organizational structure and roles

- Activities in sustained response
- Anticipating Recovery

In response to a question from a Council member, Acting Fire Chief Kennedy advised that the EOC currently has enough staff capacity to address the challenges and that morale is good.

4. BYLAWS

a. Bylaw No. 3127 - Financial Plan Bylaw Amendment

First and second reading of a bylaw to amend the 2020 - 2024 Financial Plan Bylaw

Darrin Leite, Director of Corporate Services advised that the original 2020-2024 Financial Plan was adopted in February this year and had proposed an increase of \$1,949,070 to bridge the financial gap for 2020 which equated to an overall property tax increase of 6.67%.

Subsequently, in response to the current economic challenges faced by city residents, businesses and property owners due to the COVID-19 Pandemic, Council has decided to take measures to mitigate the taxation impact outlined in the Financial Plan to ease the financial pressures on taxpayers.

These measures include:

- deferring borrowing of \$10 million in 2020, which was part of the Nexus of Community Plan, to 2021;
- deferring some new staffing position to future years;
- reducing our contribution to the capital works reserve for infrastructure renewal;
- increasing building permit revenue projection;
- reducing some staff training costs;

These proposed amendments to the Financial Plan will reduce the funding increase for 2020 from \$1,949,070 to \$535,550 equating to a reduction in the overall tax increase from 6.67% to 1.83%.

Mr. Leite noted that the 1.83% tax increase does not include utility rate increases. When the utility rates are included the combined average rates are as follows:

Average Single Family Dwelling – 2.44%
Average Multi-Family Dwelling – 2.41%
Business/Light Industrial – 2.01%/2.14%

Mr. Leite further provided information on the following:

- impacts to the capital improvement plan due to anticipated reduction in casino proceeds;
- cash flow considerations if taxpayers cannot pay their taxes on time;
- ability for City to delay payment of school taxes to end of year;
- requirement that City still pay taxing authorities such as TransLink on time;
- altering tax due dates and penalty dates to further assist taxpayers.

In response to a question from a Council member, Mr. Leite advised that the City's financial software system cannot be reconfigured at this time to permit more than two penalty dates in order to further spread out penalty amounts into smaller increments.

MOVED BY Councillor Martin
SECONDED BY Councillor James

THAT the bylaw cited as the "Financial Plan 2020 - 2024 Bylaw, 2020, No. 3120, Amendment No. 1 Bylaw, No. 3127" be read a first time.

THAT the bylaw cited as the "Financial Plan 2020 - 2024 Bylaw, 2020, No. 3120, Amendment No. 1 Bylaw, No. 3127" be read a second time.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, staff advised that before third reading and adoption of the Financial Plan amendment there will be an opportunity for public input on the bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Bylaw No. 3122 - Tax Rate Bylaw

First, second and third reading of a bylaw to levy property value taxes for municipal purposes for the year 2020

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the bylaw cited as the "2020 Tax Rates Bylaw, 2020, No. 3122" be read a first time.

THAT the bylaw cited as the "2020 Tax Rates Bylaw, 2020, No. 3122" be read a second time.

THAT the bylaw cited as the "2020 Tax Rates Bylaw, 2020, No. 3122" be read a third time.

CARRIED

c. Bylaw 3128 - Tax Penalty Addition Bylaw Amendment

First, second and third reading of a bylaw to amend the Tax Penalty Addition Bylaw

MOVED BY Councillor Storteboom

SECONDED BY Councillor James

THAT the bylaw cited as the "Tax Penalty Addition Bylaw, 1983, No. 1267, Amendment No. 3, Bylaw No. 3128" be read a first time.

THAT the bylaw cited as the "Tax Penalty Addition Bylaw, 1983, No. 1267, Amendment No. 3, Bylaw No. 3128" be read a second time.

THAT the bylaw cited as the "Tax Penalty Addition Bylaw, 1983, No. 1267, Amendment No. 3, Bylaw No. 3128" be read a third time.

CARRIED

5. **ADMINISTRATIVE REPORTS**

a. Temporary Exclusion of Public from Open Meetings

MOVED BY Councillor Albrecht

SECONDED BY Councillor James

THAT as permitted under Ministerial Order No. M083, open meetings of Council be held in the absence of the public until such time as the provincial declaration of state of emergency has been lifted.

BEFORE THE QUESTION WAS CALLED, in response to questions from Council members, staff advised that:

- staff can investigate posting the videos of the Council meetings on the home page of the City's website for easier access by the public;
- the proposed motion, if adopted, would formalize Council's decision to hold Council and committee meetings in the absence of the public until the provincial declaration of state of emergency is lifted, as permitted under Ministerial Order M083;
- the opportunity for the public to provide input into the Financial Plan amendment will be by way of submission of written comments by email or regular mail.

THE QUESTION WAS CALLED and the motion was

CARRIED

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. Langley Care Foundation

Grant Request

Mayor van den Broek advised that the Langley Care Foundation contacted the City advising that they wished to withdraw their grant request as they received what was needed through community donations.

2. Cystic Fibrosis Canada, British Columbia and Yukon Region

May is 'Cystic Fibrosis Awareness Month'

3. Canadian Perinatal Mental Health Collaborative

May 3-10, 2020 "Maternal Mental Health Week"

c. New Business

1. Release of Motions from April 6, 2020 Closed Meeting of Council

Postponement of Alternative Approval Process for Loan Authorization Bylaw No. 3112:

THAT the Alternative Approval Process for Property Acquisition and Infrastructure Upgrades Loan Authorization Bylaw 2020, No. 3112 be postponed pending a report to Council on considerations in determining whether to proceed with the current Loan Authorization Bylaw

Advisory Design Panel Member Appointments:

1. THAT the following people be appointed to the City's Advisory Design Panel for a term of one year, expiring December 31, 2020:

Scott Thompson, City of Langley Resident

Rob Chorney, City of Langley Resident

Heidi Tobler, Business Community Representative (DLBA)

Garth White, Business Community Representative (Chamber of Commerce)

Clark Kavolinas, BC Society of Landscape Architects

Chad Neufeld, BC Society of Landscape Architects

Mark Lesack, Architectural Institute of BC

Wendy Crowe, Architectural Institute of BC

2. THAT the following person be appointed to the City's Advisory Design Panel as the Accessibility Representative, for a term of one year, expiring December 31, 2020:

Ella van Enter

7. **ADJOURNMENT**

MOVED BY Councillor Wallace

SECONDED BY Councillor Pachal

THAT the meeting adjourn at 3:58pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

**Monday, April 20, 2020
3:00 p.m.
VIA Remote Video / Teleconference**

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

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Acting Fire Chief
D. Leite, Director of Corporate Services
G. Flack, Deputy Director of Corporate Services
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer

At 3:00 pm all members confirmed their attendance remotely. All staff were present remotely.

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

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

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

(c) labour relations or other employee relations;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the

council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Albrecht

SECONDED BY Councillor James

THAT the Special (pre-closed) Council meeting adjourn at 3:02pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



EXPLANATORY NOTE

BYLAW No. 3127

The original 2020 – 2024 Financial Plan (“Financial Plan”) that was adopted in February 2020 had proposed a \$1.95 million increase to bridge the financial gap for 2020 which equated to an overall 6.67% property tax increase. City Council recognizes the current economic challenges for our residents, property and business owners in our community due to the COVID-19 pandemic. Therefore, City Council has decided to take substantial measures to mitigate the taxation impact outlined in the Financial Plan to ease the financial pressures on the taxpayers of the City of Langley. These measures include:

- Deferral of the borrowing of \$10 million in 2020 as part of the Nexus of Community Plan to 2021 which will eliminate the debt servicing costs of \$827,665 or 2.83%.
- Deferral of several new staffing positions until future years, a reduction of \$120,855 or 0.42%.
- Reducing the contribution to the Capital Works Reserve for infrastructure renewal from \$100,000 contribution to \$50,000, a reduction of \$50,000 or 0.17%.
- Increasing new building permit revenue projections to \$400,000 or 1.37%. This revenue projection may not be sustainable in future years and will be reassessed for 2021.

The amended 2020 – 2024 Financial Plan has reduced the increase to bridge the funding gap to \$536,000 from \$1.95 million. The amended overall property tax increase will be 1.83%.

Although the total net increase in expenditures results in a 1.83% overall taxation increase, including utility rate increases, the average changes in 2020 are as follows:

Classification	Average Assessed Value	Annual Increase	Monthly Increase	% Increase
Single family	\$858,799	\$ 78	\$ 6.46	2.44%
Multi-family	\$401,664	\$ 37	\$ 3.12	2.41%

The original average increase for Business class properties and Light Industrial class properties was 7%. The amended average increase for Business class properties and Light Industrial class properties will see an average increase of 2.01% and 2.14% respectively. This rate maintains a competitive ratio between residential and business class properties, ensuring that Langley City remains an attractive municipality to locate a business.

The pandemic has necessitated the closure of Cascades Casino. The Capital Improvement Plan has been redrafted to reduce the anticipated casino proceeds to

be received in 2020 from \$7.2 million in half, to \$3.6 million. This change in funding will necessitate deferral of future year capital projects, but the current year 2020 plan can continue to be carried out.

Municipal Governments are required under the Provincial Community Charter to adopt a balanced budget and cannot use debt to pay for operating expenditures like the Province, and Federal governments are able to do. Property taxes are collected halfway through the year and provide the City with the cash flow to ensure the City can provide the essential services such as water, sewer, roads, fire and police services. As well, the City has to pay other taxing authorities like Translink, Metro Vancouver and the BC Assessment Authority on time. Therefore, City Council will maintain the July 2, 2020 property tax payment deadline.

The property tax penalty for residential property owners was previously 5% after the July 2 tax due date and a further 5% after August 2. In 2020, the penalty will be reduced to 2% after the July 2 tax due date, and the second penalty date will be extended to October 1 at 8%. The Province has mandated that the Business, Light Industrial and Non-profit classed properties will have one penalty date of October 1 at 10%.

City Council believes that the reduction in the property tax rate will help to ease the financial burden for the residential and business property taxpayers. We will work together to overcome the current economic crisis and restore hope for an exciting future.



2020 – 2024 FINANCIAL PLAN, BYLAW 2020, No. 3120, AMENDMENT No. 1

BYLAW No. 3127

A Bylaw to amend the Financial Plan for 2020 - 2024.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120, Amendment No. 1, Bylaw, 3127”.

2. Amendment

- (1) Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.
- (2) Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST AND SECOND TIME this twenty seventh day of April, 2020.

AN OPPORTUNITY FOR PUBLIC COMMENT PROVIDED this – day of --, 2020.

READ A THIRD TIME AND FINALLY ADOPTED this – day of --, 2020.

MAYOR

CORPORATE OFFICER

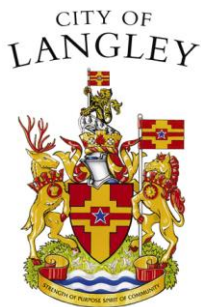
Schedule "A"

CONSOLIDATED FINANCIAL PLAN SUMMARY								
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Consolidated Revenues								
Property Value Taxes	\$ 26,952,217	\$ 29,191,145	\$ 29,026,233	\$ 29,854,230	\$ 31,494,380	\$ 33,170,735	\$ 34,863,970	\$ 36,573,615
Fees and Charges	12,360,645	11,663,200	12,022,088	12,301,835	12,897,920	13,666,810	14,492,970	15,241,850
Revenue Other Services	13,476,249	10,965,475	12,560,177	11,061,640	11,060,770	11,059,880	11,058,970	11,058,040
	52,789,111	51,819,820	53,608,498	53,217,705	55,453,070	57,897,425	60,415,910	62,873,505
Consolidated Expenditures								
General Government Services	4,214,436	5,052,615	4,722,768	5,023,585	5,107,040	5,192,200	5,279,120	5,367,820
Policing Service	11,901,631	12,955,340	12,027,969	12,833,470	13,291,460	13,756,900	14,229,960	14,710,860
Fire Rescue Service	4,127,331	5,172,485	4,601,718	5,375,530	5,495,720	5,618,840	5,745,010	5,874,320
Other Protective Services	798,061	853,365	805,176	878,285	895,145	912,355	929,895	947,775
Engineering and Operations	3,034,421	3,148,070	3,230,663	3,242,115	3,282,770	3,324,240	3,366,530	3,409,630
Development Services	1,103,779	1,428,880	1,322,000	1,376,745	1,397,910	1,419,510	1,441,540	1,463,990
Solid Waste	655,515	689,770	683,060	709,610	727,680	745,920	764,320	782,910
Recreation	3,914,361	4,224,090	4,137,361	4,450,485	4,522,080	4,613,410	4,706,990	4,802,880
Parks	1,953,972	2,144,610	2,027,621	2,268,805	2,296,400	2,324,560	2,353,260	2,382,540
Sewer & Drainage	2,838,431	3,082,970	2,950,597	3,123,675	3,429,490	3,817,910	4,203,840	4,471,860
Water	3,460,509	3,779,195	3,606,564	3,769,660	3,953,970	4,230,510	4,566,710	4,942,520
Interest	31,198	55,200	57,743	55,200	55,200	55,200	55,200	55,200
Amortization	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	43,690,728	47,336,590	40,173,240	48,807,165	50,254,865	51,911,555	53,642,375	55,312,305
Excess of revenue over expenditures	9,098,383	4,483,230	13,435,258	4,410,540	5,198,205	5,985,870	6,773,535	7,561,200
Add:								
Transfer from Reserve Accounts	774,703	1,321,565	654,433	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	340,000	-	-	-	-	-	-
Transfer from Equity	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	6,431,786	6,411,565	654,433	6,627,565	6,727,565	6,827,565	6,927,565	7,027,565
Deduct:								
Debt Servicing	-	-	-	-	827,665	1,655,330	2,482,995	3,310,660
Transfer to Reserve Accounts	10,761,987	9,249,825	11,295,767	9,343,135	9,403,135	9,463,135	9,523,135	9,583,135
Transfer to Statutory Reserves	4,681,118	1,644,970	2,176,107	1,694,970	1,694,970	1,694,970	1,694,970	1,694,970
	15,443,105	10,894,795	13,471,874	11,038,105	11,925,770	12,813,435	13,701,100	14,588,765
Surplus (Deficit)	\$ 87,064	\$ -	\$ 617,817	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule "B"

CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
General Government	827,370	10,047,500	10,047,500	5,447,500	7,647,500	8,047,500	47,500	47,500	47,500	47,500
Protective Services	742,230	922,250	1,469,750	199,750	2,550,000	60,000	50,000	50,000	50,000	50,000
Engineering Operations	3,523,200	2,589,200	2,368,200	21,658,975	4,233,630	13,461,200	4,518,705	7,900,300	2,818,675	20,931,655
Development Services	40,000	-	-	30,000	-	-	-	-	-	-
Parks & Recreation	1,551,500	2,381,000	565,000	1,150,000	1,830,000	2,740,000	795,000	1,240,000	790,000	10,850,000
Sewer Utility	1,994,000	350,000	598,500	6,207,125	2,050,000	3,423,870	2,017,615	1,105,355	1,302,850	5,675,895
Water Utility	835,000	1,065,000	1,025,000	4,248,850	1,450,550	1,931,550	2,079,910	1,558,805	926,925	2,262,855
Total Projects	9,513,300	17,354,950	16,073,950	38,942,200	19,761,680	29,664,120	9,508,730	11,901,960	5,935,950	39,817,905
<u>Available funding</u>										
Capital Works Reserve	1,325,035	753,760	241,760	1,449,331	844,821	1,527,685	819,926	959,035	27,545	1,583,250
Casino Revenues	2,809,000	3,873,435	3,251,575	17,498,435	5,881,915	7,760,005	4,749,145	7,436,290	3,153,977	19,431,300
Community Amenity Funds	537,875	425,750	-	-	300,000	300,000	-	-	-	-
Community Works (Gas Tax)	275,000	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,372,890	503,690	566,405	2,787,125	652,165	8,225,540	2,075,275	2,037,936	1,883,820	13,860,080
Fire Department Equipment	-	55,000	420,000	-	-	-	-	-	-	-
Future Police Cost Reserve	207,230	149,750	149,750	149,750	35,000	35,000	35,000	35,000	35,000	35,000
Grants	735,270	450,000	-	533,335	-	-	-	-	-	500,000
Machinery Replacement	540,000	516,000	180,000	185,000	155,000	190,000	180,000	180,000	180,000	180,000
Municipal Road Network Reserve	50,000	-	-	2,136,000	-	-	-	-	-	1,600,000
Office Equipment	50,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Parks & Recreation	216,750	52,375	14,225	332,150	217,900	74,275	279,275	179,150	173,000	181,750
Sewer Future Capital	454,750	128,890	243,935	2,350,515	565,750	711,805	528,900	267,299	37,780	1,302,370
Special Bond Reserve	104,500	-	-	-	-	-	-	-	-	-
Water Future Capital	835,000	265,000	825,000	1,339,260	927,830	658,510	659,910	625,950	263,528	962,855
Total Funding	9,513,300	7,354,950	6,073,950	28,942,200	9,761,680	19,664,120	9,508,730	11,901,960	5,935,950	39,817,905
Project Specific Borrowing	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-
Debt Require to Fund Projects	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-



EXPLANATORY MEMO

2020 TAX RATE BYLAW, 2020, No. 3122

A taxation revenue increase of 1.83% is required to fully fund the 2020 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

	Properties	Ratio	\$ Change	% Change
Average Single Family Residential	3,323	1.000	\$ 37.28	1.79 %
Average Strata Dwelling	6,242	1.000	\$ 17.72	1.82 %
Average Light Industrial Property	77	2.500	\$ 439.56	2.14 %
Average Business Property	622	2.600	\$ 277.56	2.01 %

The following table outlines the distribution of the property taxes amount of the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	49.6%	\$ 14,809,114
Utilities (2)	0.6%	188,039
Light Industrial (5)	6.0%	1,778,430
Business & Other (6)	43.5%	12,996,907
Recreations / Non Profit (8)	0.3%	81,711
Farmland (9)	0.0%	29
Total	100.0%	\$ 29,854,230

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. During the Financial Planning process, City Council expressed a desire to maintain the tax burden close to the average ratio between the classes (1 : 3) identified in Metro Vancouver. The ratio in 2020 will be 1 : 2.600 between the residential and business class.

Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.



2020 TAX RATE BYLAW No. 3122

BYLAW No. 3122

A Bylaw to Levy property value taxes for municipal purposes
for the year 2020

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

1. The following tax rates appearing in Schedule "A", attached to and forming a part of this bylaw, are imposed and levied for the 2020 year for:

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body.

and are imposed on the basis of the assessed value of the land and improvements.

2. This Bylaw may be cited for all purposes as the "2020 Tax Rates Bylaw, 2020 No. 3122".

READ A FIRST, SECOND and THIRD TIME this twenty seventh day of April, 2020.

FINALLY ADOPTED this -- day of --, 2020

MAYOR

CORPORATE OFFICER

**2020 Tax Rate Bylaw No. 3122
Schedule A**

Municipal Taxes							
Property Class		"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other
1	Residential	2.4665	1.0603	0.4441	0.1425	0.0041	0.8155
2	Utility	40.0000	17.1948	7.2024	2.3112	0.0670	13.2246
3	Supportive Housing	2.4665	1.0603	0.4441	0.1425	0.0041	0.8155
4	Major Industry	-	-	-	-	-	-
5	Light Industry	6.1664	2.6508	1.1103	0.3563	0.0103	2.0387
6	Business/Other	6.4130	2.7568	1.1547	0.3705	0.0107	2.1203
7	Managed Forest	-	-	-	-	-	-
8	Rec/Non-profit	6.4130	2.7568	1.1547	0.3705	0.0107	2.1203
9	Farm	2.4665	1.0603	0.4441	0.1425	0.0041	0.8155

Regional Tax Requisitions	
Property Class	(GVRD) Metro Vancouver
1 Residential	0.0516
2 Utility	0.1806
3 Supportive Housing	0.0516
4 Major Industry	0.1754
5 Light Industry	0.1754
6 Business/Other	0.1264
7 Managed Forest	0.1548
8 Rec/Non-profit	0.0516
9 Farm	0.0516



EXPLANATORY NOTE

TAX PENALTY ADDITION BYLAW, 1983, No. 1267, AMENDMENT No. 3, BYLAW No. 3128

The purpose of Bylaw No. 3128 is to change the percentage of the penalty for the 2020 Property Taxes from 5% in July and 5% in August, to 2% in July and 8% in October. Recognizing the current economic challenges faced by the residents and property owners in our community due to the COVID-19 pandemic, this redistribution of assessed penalties and extension of the final penalty date are intended to provide some measure of relief if property tax payments are not paid in full by the tax due date of July 2, 2020.



**TAX PENALTY ADDITION BYLAW 1983, No. 1267,
AMENDMENT No. 3,**

BYLAW No. 3128

A Bylaw to amend the Tax Penalty Addition Bylaw 1983, No. 1267.

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

Title

1. This bylaw may be cited as the “Tax Penalty Addition Bylaw, 1983, No. 1267, Amendment No. 3, Bylaw No. 3128”. This bylaw amendment shall come into full force and effect on the date of adoption for the year 2020.

Amendment

1. The Tax Penalty Addition Bylaw, 1983, No. 1267, and any amendments are hereby amended by:
 - a. deleting Five percent (5%) from section 1) and inserting Two percent (2%).
 - b. deleting Five percent (5%) from section 2) and inserting Eight percent (8%).
 - c. deleting the Second day of August from section 2) and inserting the First day of October.

READ A FIRST, SECOND, AND THIRD TIME this twenty seventh day of April, 2020.

ADOPTED this ____ day of _____, 2020.

MAYOR

CORPORATE OFFICER



ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 167, 2020, BYLAW No. 3125 DEVELOPMENT PERMIT APPLICATION DP 01-20

To consider a Rezoning Application and Development Permit Application from Weststone Properties Ltd. to accommodate a 4-storey, 92-unit rental apartment development.

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

Background Information:

Applicant:	Weststone Properties Ltd.
Owners:	C. Purba, M. Birring, G. Dosanjh; J. Kaye, T. Bantassios; S. Danilchuk, I. Danilchuk; N. Liu; F. Pownall; J. Husereau, M. Oscar, G. Briere; R. Singh; R. Berlinguette, L. Berlinguette, K. Duggan-Lambert
Civic Addresses:	5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street
Legal Description:	Lots 287, 288, 289, District Lot 305, Group 2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot 305, Group 2, New Westminster District, Plan 33845
Site Area:	4,880 m ² (1.206 acres)
Number of Units:	92 apartments
Density:	188.5 units/ha (76.3 units/acre)
Gross Floor Area:	8,309 m ² (89,438 sq ft)
Floor Space Ratio:	1.703
Lot Coverage:	43.0%
Total Parking Required:	135 spaces (including 7 h/c spaces)
Parking Provided:	
Resident	116 spaces
Visitor	19 spaces
Total	135 spaces (including 7 h/c spaces)
OCP Designation:	High Density Residential (HDR)

Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Setbacks – 6.0 m (7.5 m min.) all sides Lot Coverage – 43% (40% max.) Visitor Parking - underground (surface)
Development Cost Charges:	\$1,147,767.00 (City - \$731,236.00, GVS&DD - \$281,336.00, TransLink - \$93,600.00, SD35 - \$41,595.00)
Community Amenity Charges:	\$184,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 167**

BYLAW No. 3125

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street to the RM3 (Multiple Residential High Density) Zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 167, 2020, No. 3125”.

2. Amendment

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

- (a) PID: 006-534-716
Lot 287, District Lot 305, Group 2, New Westminster District, Plan 427737
- (b) PID: 006-534-724
Lot 288, District Lot 305, Group 2, New Westminster District, Plan 427737
- (c) PID: 000-559-865
Lot 289, District Lot 305, Group 2, New Westminster District, Plan 427737
- (d) PID: 004-387-813
Lot 292, District Lot 305, Group 2, New Westminster District, Plan 42982
- (e) PID: 002-494-108
Lot 293, District Lot 305, Group 2, New Westminster District, Plan 42982

- (f) PID: 002-856-891
Lot 294, District Lot 305, Group 2, New Westminster District, Plan
42982
- (g) PID: 006-678-980
Lot 44, District Lot 305, Group 2, New Westminster District, Plan
31810
- (h) PID: 001-766-015
Lot 93, District Lot 305, Group 2, New Westminster District, Plan
33845

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential
High Density Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this -- day of --, 2020.

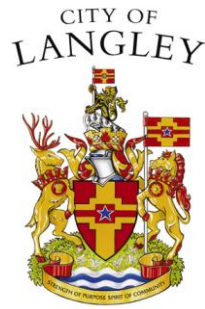
A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was
held this -- day of --, 2020.

READ A THIRD TIME this -- day of --, 2020.

FINALLY ADOPTED this -- day of --, 2020.

MAYOR

CORPORATE OFFICER



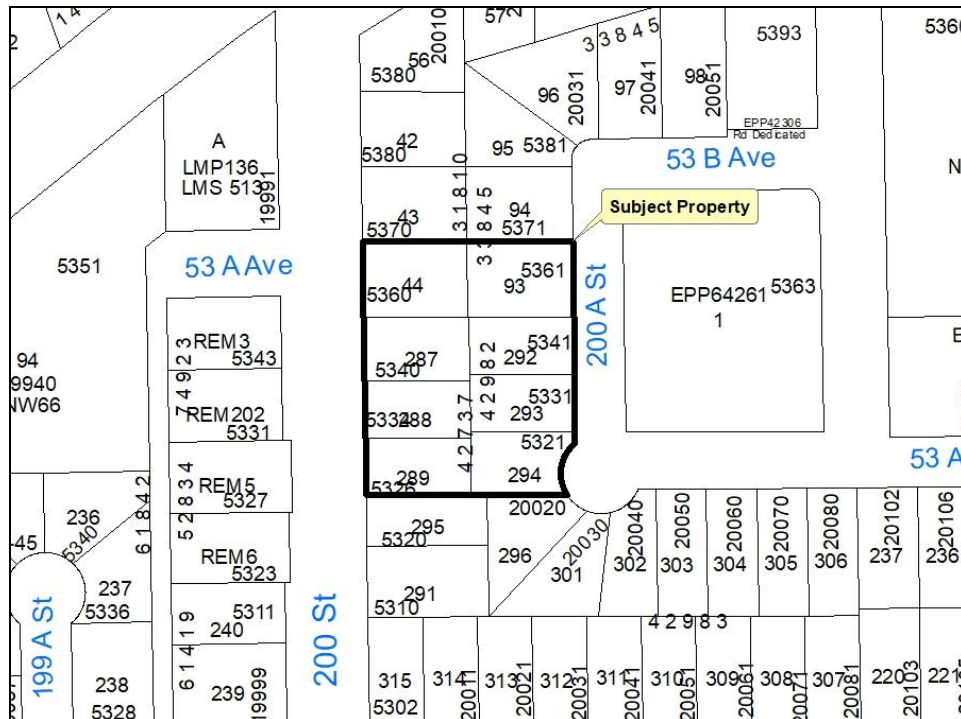
REZONING APPLICATION RZ 01-20 DEVELOPMENT PERMIT APPLICATION DP 01-20

Civic Address: 5326, 5334, 5340, 5360 – 200 Street;
5321, 5331, 5341, 5361 – 200A Street

Legal Description: Lots 287, 288, 289, District Lot 305, Group 2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot 305, Group 2, New Westminster District, Plan 33845

Applicant: Weststone Properties Ltd.

Owner: C. Purba, M. Birring, G. Dosanjh; J. Kaye, T. Bantassios; S. Danilchuk, I. Danilchuk; N. Liu; F. Pownall; J. Husereau, M. Oscar, G. Briere; R. Singh; R. Berlinguette, L. Berlinguette, K. Duggan-Lambert





EXPLANATORY MEMO

Advisory Design Panel Recommendations - RZ 01-20/DP 01-20 April 29, 2020

On April 29, 2020 the Advisory Design Panel (ADP) reviewed the RZ 01-20 / DP 01-20 application, and provided the following recommendations (see attached minutes for further details):

1. Upgrade the entry area (stairs and ramp) on 200A Street;
2. Consider massing of corner elements to add a more robust look;
3. Consider more colour on façade;
4. Widen corridor between courtyard and lobby, and add additional bathroom to amenity space; and
5. Review turn radius in parkade.

On April 30, 2020 staff met with the applicant to discuss these recommendations, and the applicant submitted revised drawings (attached to the Rezoning Bylaw and Development Permit) on May 4, 2020. The applicant has responded to the ADP's recommendations in the following manner:

1. Upgrade the entry area (stairs and ramp) on 200A Street
ADP discussion noted that the building entrance design on the 200A Street frontage could be upgraded to better match the design of the 200 Street frontage (which has 15-foot-wide stairs, for example) and present a grander, more welcoming entrance. Staff followed up with the applicant with an initial idea to upgrade the 200A entrance, by way of widening of the current 11-foot-wide entry stairs through moving the accessible ramp to the south. However, the applicant noted that moving the ramp to the south and widening the stairs to match the 200th staircase would be technically difficult, due to the location of a required storm water retention vault to the south and underground parkade to the north. Staff worked with the applicant to upgrade entrance area by instead pulling back the landscaping north of the stairs, adding enhanced parkade wall treatment and signage in lieu of this landscaping, and adding more paved area connecting the stairs to the sidewalk. This approach widens the entry to the staircase and opens up the staircase/sidewalk interface to create a visually broader, more welcoming entry. Through some minor adjustments the applicant was also able to slightly increase the width of these entry stairs (to 12 feet wide).
2. Consider massing of corner elements to add a more robust look

In response to this ADP recommendation the applicant has increased the thickness of the trim boards along the top edges of the roof and corners, to

create a more robust roof/cornice line. These trim boards are now 24 inches thick; previously the trim boards were 17 inches thick.

3. Consider more colour on the facade

ADP discussion noted a desire to add more colour variety to the building façade, although it was acknowledged by the ADP that specific colour direction could not be provided and that the applicant's colour scheme is part of the overall design concept. Staff also note that the OCP DP Guidelines do not include specific direction regarding the colour of building façades. In response the applicant added a dark coloured brick material to the façade of the amenity room, at the east end of the central courtyard, to provide more variety and improve the look of the façade.

4. Widen corridor between courtyard and lobby, and add additional bathroom to amenity space

Although this item was included in the ADP recommendation, given it is not a form and character item (ie. it is an interior design element) the ADP's intent was to only request the applicant consider widening the corridor and adding a bathroom. Following the ADP meeting, the applicant noted they did consider this suggestion, but decided to maintain the current interior design, as the corridor location is necessary to service a stairwell and provide enough floorspace for a usable amenity room and gym, and that an additional bathroom is not necessary given the anticipated volume of users. The applicant also noted that the corridor and entrance between the lobby and courtyard is intended for resident use only, hence the 'low key' entrance design and location in the courtyard. The applicant has, however, improved screening in the vicinity of the courtyard entrance to protect the privacy of an adjacent dwelling unit.

5. Review turn radius in parkade

The applicant has reviewed vehicle turn radius in the parkade to ensure there are functional turning movements between the visitor and resident parking sections.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.



MINUTES OF THE ADVISORY DESIGN PANEL MEETING

HELD VIA VIDEO CONFERENCE

WEDNESDAY, APRIL 29, 2020
7:00 PM

Present:

Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Rob Chorney
Wendy Crowe
Clark Kavolinas
Mark Lesack
Chad Neufeld
Scott Thompson
Heidi Tobler
Ella van Enter
Garth White
S/Sgt. Don Davidson
School Trustee Tony Ward

Staff:

Carl Johannsen, Director of Development Services
Roy Beddow, Deputy Director of Development Services
Kelly Kenney, Corporate Officer

1) APPROVAL OF AGENDA

MOVED BY Panel Member Thompson
SECONDED BY Panel Member Kavolinas

THAT the agenda for the April 29, 2020 Advisory Design Panel be approved.

CARRIED

2) **ADP MEMBERS ORIENTATION**

Carl Johannsen, Director of Development Services, provided an orientation to Panel members, providing information on:

- Nexus of Community Plan
- Purpose of Official Community Plan (OCP)
- OCP: Key Sections
- OCP and Regional Growth Strategy
- OCP: Land Use Map
- OCP: Growth Management
- Residential Development
- Commercial and Industrial Development
- Current Development
- Development Permit Area Guidelines
- OCP Update
- SkyTrain
- Land Use Concept
- Purpose of Zoning Bylaw
- Zoning Bylaw Update
- Advisory Design Panel (ADP) Purpose
- ADP: Areas of Evaluation
- ADP: Accountability to Council
- ADP: Recommendations to Council
- Typical Application Process
- ADP & DP Guidelines – Current vs. New

Kelly Kenney, Corporate Officer, provided information to Panel members on meeting procedures and protocols.

Mr. Johannsen advised that tonight's PowerPoint presentation would be made available to members.

The meeting recessed at 7:47 pm.

The meeting resumed at 7:49 pm with the following individuals having joined the meeting:

- Mr. Lukas Wykpiś, Keystone Architecture
- Stephen Heller, VDZ Landscape Architecture
- Dale Regehr, Weststone Properties Ltd (President)
- Rob Workman, Weststone Properties Ltd
- Carly Leahey, Weststone Properties Ltd
- Eric Poxleitner, Architect, Keystone Architecture
- Heather Greene, Project Coordinator, Keystone Architecture

3) **REZONING APPLICATION RZ 01-20**
DEVELOPMENT PERMIT APPLICATION 01-20

5326, 5334, 5340, 5360 – 200 Street
5321, 5331, 5341, 5361 – 200A Street
Weststone Properties LTD.

The applicant, Mr. Lukas Wykpis, Keystone Architecture, introduced the following individuals also in attendance:

- Stephen Heller, VDZ Landscape Architecture
- Dale Regehr, Weststone Properties Ltd (President)
- Rob Workman, Weststone Properties Ltd
- Carly Leakey, Weststone Properties Ltd
- Eric Poxleitner, Architect, Keystone Architecture
- Heather Greene, Project Coordinator, Keystone Architecture

Carl Johannsen, Director of Development Services, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

Mr. Wykpis presented the application, providing an overview of the building with details on the following:

- context plans;
- site plan;
- P1 level plan;
- 1st level floor plan (2nd, 3rd and 4th levels same layout).

Mr. Poxleitner spoke to the following:

- building elevations;
- renderings of north-west corner from 200th Street and west side from 200th Street;
- renderings of main entrance and south-east corner of building.

Mr. Heller spoke to the following:

- landscape site plan;
- planting plan;
- courtyard amenity plan.

Mr. Wykpis spoke to the following:

- CPTED principles;
- sustainability principles;
- OCP requirements.

In response to questions from Panel members, the applicant advised that:

- the building was named after one of the owner's children;
- top of grade from ground level is 1.4m on 200 St. side and approximately the same on 200A St. side;
- HD quality security cameras will be installed;
- mailroom will have steel door, accessible only with key fob and will have security cameras inside and outside the room
- property manager has experience managing rental buildings; going forward Weststone Properties Ltd looking at managing buildings themselves;
- five accessible units is not a building requirement but was requested by City staff;
- bike racks are missing from the layout plan, but will be located close to the two entrances for visitors and public to use;
- the building is fully purpose built rental;
- urban agriculture amenity was considered; however, the owner chose different amenities for the site;
- deep rooted street trees will be chosen with installation of root barrier as standard part of root insulation to prevent roots displacing concrete;
- the building's owner will be responsible for snow removal to ensure it is done properly;
- there is no specific target demographic for the building;
- LED lighting will be used throughout the site and will be dark sky compliant to ensure light from the building does not impact surrounding developments;
- property dedication of 2.55 m along the 200 St. frontage is required to allow enough space for construction of a multi-use pathway in the future; cash in lieu received once other properties to the north and south of the development are built will be used to construct the multi-use pathway; in the interim sidewalk and street trees will be constructed with this development;
- requested setback variance reflects new Zoning Bylaw best practices; lot coverage variance is a technical variance as it exceeds maximum permitted by only 3%; visitor parking variance requested to put visitor parking underground, current bylaw requires it to be on surface; all variances are in keeping with the new OCP;
- building could be 5 stories, applicant chose 4 stories in consideration of lot size and shape with two street frontages;
- building shadow study is not a requirement of the City; orientation of courtyard will be conducive to afternoon light;
- parkade level cannot be lowered due to geotechnical considerations;
- applicant will look to address potential maneuverability issue with ramp to parkade.

Panel members provided further comments to the applicant regarding the following:

- 200A Street entrance could be improved to be grander and more welcoming;
- architectural elements on the building corners could be improved to make them more robust in keeping with whole building;
- façade colour scheme could be improved by adding some colour/variety.

Mr. Wykpis, Mr. Heller, Mr. Regehr, Mr. Workman, Mr. Leakey, Mr. Poxleitner and Ms. Greene left the meeting.

Panel members provided further comments as follows:

- suggestion not to program the entire children's play area; in response staff advised that the City will look to add more detail to the City's development guidelines with respect to play structures;
- suggestion that it's incumbent on the City to ensure streetscape and pedestrian corridors are appropriate for high density in the area; in response staff advised that engineering staff are updating the Subdivision and Development Servicing Bylaw to ensure sidewalks are multi-use and pedestrian friendly;
- suggestion that there be an additional bathroom between the two amenity spaces.

In response to questions from Panel members, staff advised that:

- the civil design for the interim 200 St. boulevard treatment has not yet been completed and reviewed by Engineering staff but would follow existing building specifications with respect to sidewalk and boulevard widths and street trees. Staff indicated they could provide information to the Panel on what it will look like;
- although the City can't regulate interior building design under the Development Permit process, the applicant did acknowledge the concerns raised with respect to the corridor connecting the lobby area with the interior amenity spaces.

MOVED BY Panel Member Lesack
SECONDED BY Panel Member Kavolinas

THAT:

1. The staff report dated April 23, 2020 be received for information; and
2. The Advisory Design Panel recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - Upgrade entry area (stairs and ramp) on 200A;
 - Consider massing of corner elements to add to a more robust look;
 - Consider more colour on façade;
 - Widen corridor between courtyard and lobby, and add additional bathroom to amenity space;
 - Review turn radius in parkade.

CARRIED

4) **NEXT MEETING:**

June 10, 2020 (Tentative)

6) **ADJOURNMENT**

MOVED BY Panel Member Kavolinas
SECONDED BY Panel Member White

THAT the meeting adjourn at 9:06pm.

CARRIED

Rudy Storteboom

ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Rezoning Application RZ 01-20
Development Permit Application DP 01-20**

From: Roy M. Beddow, RPP, MCIP

File #: 6620.00
Bylaw #: 3125
Doc #:

Date: April 23, 2020

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a rezoning and Development Permit applications by Weststone Properties Ltd. for a 4-storey, 92-unit rental apartment development.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:

Owners:

Weststone Properties Ltd.

C. Purba, M. Birring, G. Dosanjh; J. Kaye,
T. Bantassios; S. Danilchuk, I. Danilchuk;
N. Liu; F. Pownall; J. Husereau, M. Oscar,
G. Briere; R. Singh; R. Berlinguette, L.

Civic Addresses:	Berlinguette, K. Duggan-Lambert 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street
Legal Description:	Lots 287, 288, 289, District Lot 305, Group 2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot 305, Group 2, New Westminster District, Plan 33845
Site Area:	4,880 m ² (1.206 acres)
Number of Units:	92 apartments
Density:	188.5 units/ha (76.3 units/acre)
Gross Floor Area:	8,309 m ² (89,438 sq ft)
Floor Space Ratio:	1.703
Lot Coverage:	43.0%
Total Parking Required:	135 spaces (including 7 h/c spaces)
Parking Provided:	
Resident	116 spaces
<u>Visitor</u>	<u>19 spaces</u>
Total	135 spaces (including 7 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Setbacks – 6.0 m (7.5 m min.) all sides Lot Coverage – 43 % (40 % max.) Visitor Parking - underground (surface)
Development Cost Charges:	\$1,147,767.00 (City - \$731,236.00, GVS&DD - \$281,336.00, TransLink - \$93,600.00, SD35 - \$41,595.00)
Community Amenity Contributions (CACs):	\$184,000.00

Discussion:

1. Context

The applicant is proposing to develop a 4-storey, 92-unit rental apartment building on a site comprised of eight single family lots located between 200 Street and 200A Street. The properties form part of an L-shaped block of single-family homes that has been the focus of intensive property acquisition

- Meridian – 5-Storey, 90-Unit Rental (2017)
- The Point – 4-Storey, 98-Unit Rental (2019)
- Henley – 4-Storey, 48-Unit Condominium (2020)



The site is well positioned with strong pedestrian connections to Downtown Langley and the planned 203 Street SkyTrain station (10-15 minute walk), Brydon Lagoon (10-15 minute walk) and the Nicomekl River trail network (5-10 minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The proposed rezoning is located on properties designated as High Density Residential (HDR) land use by the City's OCP, and this land use allows low-rise apartment buildings. The City is currently updating its OCP, and the proposed land use concept for the subject and surrounding properties is Low-Rise Residential. If this proposed land use is adopted by Council, this will allow the development of 4 to 6 storey apartment buildings in this area.

The proposed rezoning is consistent with the current OCP and proposed OCP land use concept.

3. Design

The applicant is proposing a U-shaped building embracing a west-facing courtyard to make the best use of this large (1.2 acre) site. The site was assembled, in consultation with City staff, to provide vehicular access from 200A Street since a driveway access to 200 Street is not considered desirable for safety or traffic flow. The applicant's choice of a west-facing courtyard was intended to maximize afternoon and early evening sun exposure to the units and the outdoor amenity areas. The courtyard area includes a communal patio with seating outside the amenity room and gym, a children's play area and a dog run.

The main building and parkade entrances are located on the east (200A Street) façade. The flat-roofed 4-storey building sits upon a single level of underground parking, and the building form and massing will fit in well with the anticipated future development of 4 to 6 storey apartment buildings on adjacent properties (as well as existing 4 to 5 storey apartments in the area).

The top of the parking structure projects above the grade of the site due to geotechnical conditions. The above-grade parkade wall has been designed to provide an attractive, highly landscaped interface with the public realm and sidewalks along the 200 Street and 200A Street frontages (west and east property lines). This interface includes stamped concrete pattern and colour treatments to add texture and character to exposed concrete wall elements around the entrance stairs and ramps. This interface also includes a tiered landscaping feature, with cedar plantings (to be 1.5 m high when planted) along the above-grade parkade wall, and lower shrubs between these cedars and the property line to provide a tiered or 'stepped-down' screening effect. This landscaping feature has a dedicated irrigation system to ensure the tiered foliage is healthy and robust. Staff support the applicant's approach to integrating the building frontages into the adjacent public realm along 200 and 200A Streets.

The building's facades are broken up through the vertical articulation of massing, balconies and roof elements. Exterior finishes and colours accentuate the articulation and lighten the upper floors. Materials include cementitious panels and siding, timber columns, concrete and concrete block retaining walls and planters, aluminum balcony railings and vinyl window frames.

Accessibility between the building entrances/open space and the 200 and 200A Street frontages is provided by ramps on both frontages, and locating the accessible parking spaces adjacent to the elevator core in the underground parkade.

Within the building unit sizes range from 535 square feet to 1,046 square feet. Forty (40) of the units are one bedroom types (1 BR or 1BR + Flex) and fifty-two (52) are two bedroom types (2 BR or 2BR + Flex). Tenant storage spaces are provided within the parkade and in storage rooms on floors 2-4. Indoor amenity space is provided on the 1st floor level in the form of an amenity room, fitness gym and theatre. All of the units have balconies or private ground level patios. Two elevators are provided to service the building.

4. 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.

5. Variances

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Setback reduction from 7.5 metres to 6.0 metres (all yards)
- Lot coverage (43%) exceeds maximum permitted (40%)
- Visitor parking spaces provided in parkade (rather than on surface)

The reduced setbacks are consistent with the proposed multifamily zone setbacks developed for the City's new zoning bylaw, which is intended to implement the new land uses being proposed as a part of the OCP Update. The additional lot coverage results from the provision, at the first floor level, of large indoor amenity areas (exceeding bylaw requirements), a manager's office and generous lobby and circulation areas. The visitor parking spaces are provided in a separate, secured portion of the underground parkade as the best solution for a site that lacks a rear lane from which visitor parking is

typically provided in a 90 degree configuration. Staff support the requested variances.

6. Summary

The proposed development is consistent with the City's OCP policies and Development Permit Area guidelines for this area. In addition, this project is also consistent with the Land Use Concept for the new OCP which identifies this area as "Low Rise Residential" (4-6 storeys, low rise apartments for the subject properties and surrounding area).

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed 92-Unit Apartment Development located at 5326-60 - 200 St.; 5321-61 - 200A St.

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.
4. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
 5. Provide FUS calculations, stamped and signed by a professional engineer. Through the City's engineering department, conduct a fire hydrant flow test to be used in the City's water modeling 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.
 6. 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.
 7. A property dedication of 2.55m will be required along the 200 St. frontage of the proposed development, as well as a 1.95m dedication along the 200A frontage of the proposed project.
 8. New sidewalk, barrier curb, gutter and a planting strip will be required along the 200A St. project frontage.
 9. New multi-use path, barrier curb, gutter and a planting strip will be required along the 200th St. project frontage. This requirement shall be satisfied by a cash-in-lieu contribution.
 10. 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.
 11. The condition of the existing pavement along the proposed project's 200A St. 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.
 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 street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet current City of Langley standards.
14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's 200A St. project frontage by replacing with underground hydro/telecommunication infrastructure.
15. Undergrounding of existing hydro/telecommunication infrastructure on 200th St. frontage.

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

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$40,000 bond for the installation of a water meter to current standards.
5. Permanent pavement restoration of all pavement cuts, all associated deposits and fees, shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.

2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of as-built drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted.
7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall accommodate 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 and personnel. Personnel access and ground ladder access must be preserved on the north and south side of the building. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject rezoning and DP application will be reviewed by the Advisory Design Panel (ADP) at the April 29, 2020 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes, and if applicable through an additional City staff report, prior to Council consideration of the proposed Rezoning and DP Applications.

A copy of the ADP minutes will be presented to Langley City Council at the May 11, 2020 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$731,236.00 to City Development Cost Charge accounts and \$184,000.00 in Community Amenity Contributions.

Prepared by:



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:



Scott Kennedy, Acting Fire Chief

attachments



sheet schedule

SD0.01 COVER PAGE
SD1.01 PROJECT DATA
SD1.03 CONTEXT PLANS
SD1.04 DESIGN RATIONALE
SD1.10 RENDERS
SD1.11 RENDERS
SD1.20 SITE PLAN
SD1.21 SITE SECTIONS
SD1.22 SITE SECTIONS
SD1.23 FIRE DEPARTMENT SITE PLAN
SD2.01 UNIT PLANS
SD2.02 UNIT PLANS
SD2.03 UNIT PLANS
SD2.04 UNIT PLANS

SD3.01 P1 LEVEL PLAN
SD3.02 1st LEVEL PLAN
SD3.03 2nd LEVEL PLAN
SD3.04 3rd LEVEL PLAN
SD3.05 4th LEVEL PLAN
SD3.06 ROOF LEVEL PLAN
SD4.01 BUILDING ELEVATIONS
SD4.02 BUILDING ELEVATIONS

keystone architecture & planning ltd.

T 604.850.0577
F 1.855.398.4578

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

KEYSTONE
ARCHITECTURE



keystonearch.ca

LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

COVER PAGE

SCALE: N.T.S.

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD0.01

MULTI-FAMILY RESIDENTIAL

0.1.0 project data

PROJECT:	LINCOLN APARTMENTS
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	5321, 5331, 5341 & 5361 200A ST + 5326, 5334, 5340 & 5360 200 ST, LANGLEY BC
LEGAL DESCRIPTION:	LOTS 292-295, PLAN NWP42982 + LOT 93, PLAN NWP33845 + LOT 44, PLAN NWP31810 + LOTS 287-289, PLAN NWP42737
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	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...
GROSS FLOOR AREA DEFINITION (ZONING):	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...
FIRST STOREY (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METRES ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF T...
FINISHED GRADE (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
PROPOSED GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL...
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MINIMUM BUILDING ELEVATION:	PROPOSED - 8.0m
AVERAGE FINISHED GRADE (ZONING):	9.52m
LOWEST AVERAGE GRADE (BCBC 2018):	9.52m
BUILDING HEIGHT (BCBC 2018):	4 STOREY - 12.48m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m, PROPOSED - 9.46m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m, PROPOSED - 14.23m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m, PROPOSED - 11.13m
SITE AREA (GROSS):	52,615.68 S.F. (1.208 ACRES) (0.488 Ha)
SITE AREA (NET):	49,174.12 S.F. (1.129 ACRES) (0.457 Ha)
LOT COVERAGE (GROSS):	23,019.79 S.F. / 52,615.68 S.F. = 43.8%
LOT COVERAGE (NET):	23,019.79 S.F. / 49,174.12 S.F. = 46.8%
BUILDING AREA:	23,019.79 S.F. (2,138.61 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE):	86,260 S.F. (RESIDENTIAL) + 3,178 S.F. (AMENITY SPACE) = 89,438 S.F. (8,309.06 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	43,883.56 S.F. (4,076.92 S.M.)
DENSITY ALLOWABLE:	198 UNITS/HECTARE = 198x0.488Ha = 96.624 = 96 UNITS MAX
DENSITY PROPOSED:	92 UNITS
SETBACKS:	6.0m
STORAGE PROVIDED:	725 S.F. (PARKADE) + 0 S.F. (1ST FLOOR) + 1,036 S.F. (2ND FLOOR) + 1,036 S.F. (3RD FLOOR) + 1,036 S.F. (4TH FLOOR) = 3,883 S.F. (360.74 S.M.)

0.2.0 gross floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
CIRCULATION			
1ST LEVEL	3429 SF	318.57 m²	3.8%
2ND LEVEL	2735 SF	254.13 m²	3.1%
3RD LEVEL	2531 SF	235.15 m²	2.8%
4TH LEVEL	2504 SF	232.68 m²	2.8%
	11200 SF	1040.52 m²	12.5%
INDOOR AMENITY			
1ST LEVEL	3136 SF	291.33 m²	3.5%
	3136 SF	291.33 m²	3.5%
RESIDENTIAL			
1ST LEVEL	16038 SF	1489.98 m²	17.9%
2ND LEVEL	18541 SF	1722.54 m²	20.7%
3RD LEVEL	18648 SF	1732.47 m²	20.8%
4TH LEVEL	18675 SF	1734.99 m²	20.9%
	71903 SF	6679.98 m²	80.4%
STORAGE			
2ND LEVEL	1068 SF	99.18 m²	1.2%
3RD LEVEL	1068 SF	99.18 m²	1.2%
4TH LEVEL	1067 SF	99.13 m²	1.2%
	3202 SF	297.49 m²	3.6%
	89441 SF	8309.33 m²	100.0%
AREA GRAND TOTAL	89441 SF	8309.33 m²	100.0%

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %
1-BED	30	32.6%
1-BED+FLEX	10	10.9%
2-BED	27	29.3%
2-BED (ADAPTABLE)	5	5.4%
2-BED+FLEX	20	21.7%
: 92	100.0%	100.0%
TOTAL UNITS: 92	100.0%	100.0%

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
TENANT (2 BED & FLEX, 2 BED)	UNITS / S.F.	FACTOR	TOTAL
TENANT (1 BED & FLEX, 1 BED)	52	*1.3	62+6 H/C
VISITOR	40	*1.2	48
	92	*0.2	18+1 H/C
TOTAL STALLS			135
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
TENANT (UNIT)	UNITS/BLOG/S...	FACTOR	TOTAL
VISITOR (BLOGS)	92	*0.5	46
	6		6
TOTAL STALLS			52

0.5.1 parking provided

PROVIDED	SMALL CAR	H/C	STANDARD	
TENANT	23	6	87	116
VISITOR	1	1	17	19
TOTAL STALLS	24	7	104	135
BIKE PARKING PROVIDED				
BIKE STALLS (TENANT / IN PARKADE)			47	
BIKE STALLS (VISITOR / ON SITE)			6	
TOTAL STALLS			53	53

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A	1-BED	2	569 SF	53 m²	1139 SF	105.77 m²
UNIT A	1-BED	4	576 SF	54 m²	2305 SF	214.12 m²
UNIT A	1-BED	5	580 SF	54 m²	2900 SF	269.37 m²
UNIT A	1-BED	15	587 SF	55 m²	8803 SF	817.78 m²
UNIT A	1-BED	1	615 SF	57 m²	615 SF	57.18 m²
UNIT A: 27					15761 SF	1464.24 m²
UNIT A1	1-BED	1	577 SF	54 m²	577 SF	53.62 m²
UNIT A1	1-BED	2	586 SF	54 m²	1172 SF	108.89 m²
UNIT A1: 3					1749 SF	162.51 m²
UNIT B	1-BED+FLEX	1	649 SF	60 m²	649 SF	60.31 m²
UNIT B	1-BED+FLEX	2	657 SF	61 m²	1314 SF	122.06 m²
UNIT B: 3					1963 SF	182.37 m²
UNIT B1	1-BED+FLEX	2	693 SF	64 m²	1386 SF	128.74 m²
UNIT B1	1-BED+FLEX	1	3458 SF	321 m²	3458 SF	321.23 m²
UNIT B1: 3					4843 SF	449.97 m²
UNIT B2	1-BED+FLEX	1	690 SF	64 m²	690 SF	64.11 m²
UNIT B2: 1					690 SF	64.11 m²
UNIT B3	1-BED+FLEX	1	707 SF	66 m²	707 SF	65.64 m²
UNIT B3	1-BED+FLEX	2	716 SF	67 m²	1432 SF	133.07 m²
UNIT B3: 3					2139 SF	198.71 m²
UNIT C	2-BED	1	817 SF	76 m²	817 SF	75.91 m²
UNIT C	2-BED	1	818 SF	76 m²	818 SF	76.00 m²
UNIT C	2-BED	3	819 SF	76 m²	2456 SF	228.20 m²
UNIT C	2-BED	1	821 SF	76 m²	821 SF	76.28 m²
UNIT C	2-BED	8	828 SF	77 m²	6624 SF	615.42 m²
UNIT C	2-BED	3	829 SF	77 m²	2486 SF	230.99 m²
UNIT C	2-BED	1	832 SF	77 m²	832 SF	77.31 m²
UNIT C	2-BED	2	833 SF	77 m²	1666 SF	154.81 m²
UNIT C	2-BED	1	836 SF	78 m²	836 SF	77.68 m²
UNIT C	2-BED	1	838 SF	78 m²	838 SF	77.81 m²
UNIT C: 22					18196 SF	1690.42 m²
UNIT C1	2-BED	4	956 SF	89 m²	3823 SF	355.18 m²
UNIT C1: 4					3823 SF	355.18 m²
UNIT C2	2-BED	1	824 SF	77 m²	824 SF	76.51 m²
UNIT C2: 1					824 SF	76.51 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	1	819 SF	76 m²	819 SF	76.10 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	3	829 SF	77 m²	2486 SF	230.99 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	1	833 SF	77 m²	833 SF	77.40 m²
UNIT C3 (ADAP.): 5					4139 SF	384.50 m²
UNIT D	2-BED+FLEX	2	992 SF	92 m²	1984 SF	184.35 m²
UNIT D	2-BED+FLEX	6	997 SF	93 m²	5982 SF	555.71 m²
UNIT D: 8					7966 SF	740.06 m²
UNIT D1	2-BED+FLEX	2	1037 SF	96 m²	2074 SF	192.67 m²
UNIT D1	2-BED+FLEX	5	1041 SF	97 m²	5206 SF	483.69 m²
UNIT D1	2-BED+FLEX	1	1046 SF	97 m²	1046 SF	97.22 m²
UNIT D1: 8					8327 SF	773.58 m²
UNIT D2	2-BED+FLEX	1	1000 SF	93 m²	1000 SF	92.88 m²
UNIT D2	2-BED+FLEX	1	1001 SF	93 m²	1001 SF	92.97 m²
UNIT D2	2-BED+FLEX	1	1010 SF	94 m²	1010 SF	93.83 m²
UNIT D2	2-BED+FLEX	1	1012 SF	94 m²	1012 SF	94.02 m²
UNIT D2: 4					4022 SF	373.69 m²
: 92					74442 SF	6915.85 m²



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

PROJECT DATA

SCALE: N.T.S.

ISSUED FOR DP RE-SUBMISSION

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD1.01



200 st looking north



200 st looking south



200a st looking north



200a st looking south

location

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON 200 STREET AND 200A STREET. SURROUNDED WITH BOTH SINGLE AND MULTI-FAMILY HOUSING THE LOCATION IS MINUTES AWAY FROM THE FRASER HIGHWAY. ONE BLOCK SOUTH IS NICOMEKL ELEMENTARY SCHOOL WHICH BACKS ONTO NICOMEKL TRAIL, WITH RESIDENTIAL AREA BETWEEN IT AND THE PROPOSED DEVELOPMENT.



linwood park

proposed development location

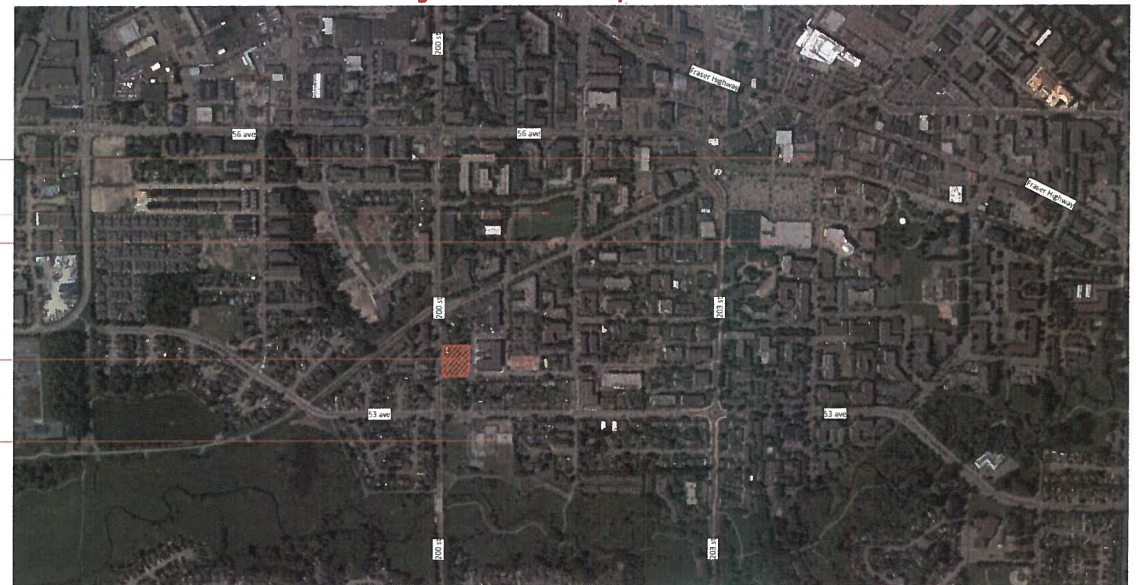


enlarged site location map

langley city hall and library
linwood park
langley mall

proposed development location

nicomekl elementary school



site location map



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

CONTEXT PLANS

SCALE: N.T.S.



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SD1.03

design rationale

project description

THE PROPOSED DEVELOPMENT IS A FOUR-STORY WOOD FRAME 92-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A RAISED CONCRETE PARKADE WITH LARGE CENTRALIZED RAMPS AND STAIRS CONNECTING PEDESTRIANS FROM BOTH STREETS TO THE DEVELOPMENT THROUGH THE MAIN EAST ENTRANCE AT 200A STREET AND A CENTRAL COURTYARD FROM 200TH STREET.

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS, WITH A LARGE OUTDOOR AMENITY SPACE IN THE FORM OF AN OPEN COURTYARD ORIENTED WEST TOWARD 200TH STREET. THIS CREATES A SENSE OF OPENNESS AND WELCOMING TO THE PUBLIC REALM YET MAINTAINS A PRIVATE GREEN SPACE WITHIN THE DEVELOPMENT THROUGH TERRACING AND LANDSCAPING.

THE BUILDING FACADE IS RHYTHMICALLY DIVIDED AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY AS TO CREATE A SENSE OF INDIVIDUALITY AND TO APPEAR AS SEPARATE SMALLER BUILDINGS ALONG THE STREET FRONT, WITH A GROUND FLOOR PLANE SCALED AND MASSED TO ALLOW A PEDESTRIAN-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE, AND CHARCOAL TONES ALONG WITH MASONRY ELEMENTS ALONG THE GROUND PLANE TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE ALONG THIS BUSY STREET WITHIN THE CITY OF LANGLEY, AND IN CONTEXT WITH THE OTHER NEW DEVELOPMENTS IN THE NEIGHBORHOOD. FEATURE DARK-TONED PROJECTIONS ALONG THE FACADE BREAK UP THE BUILDING HEIGHT AND BRING VISUAL INTEREST TO THE BUILDING FACADE.

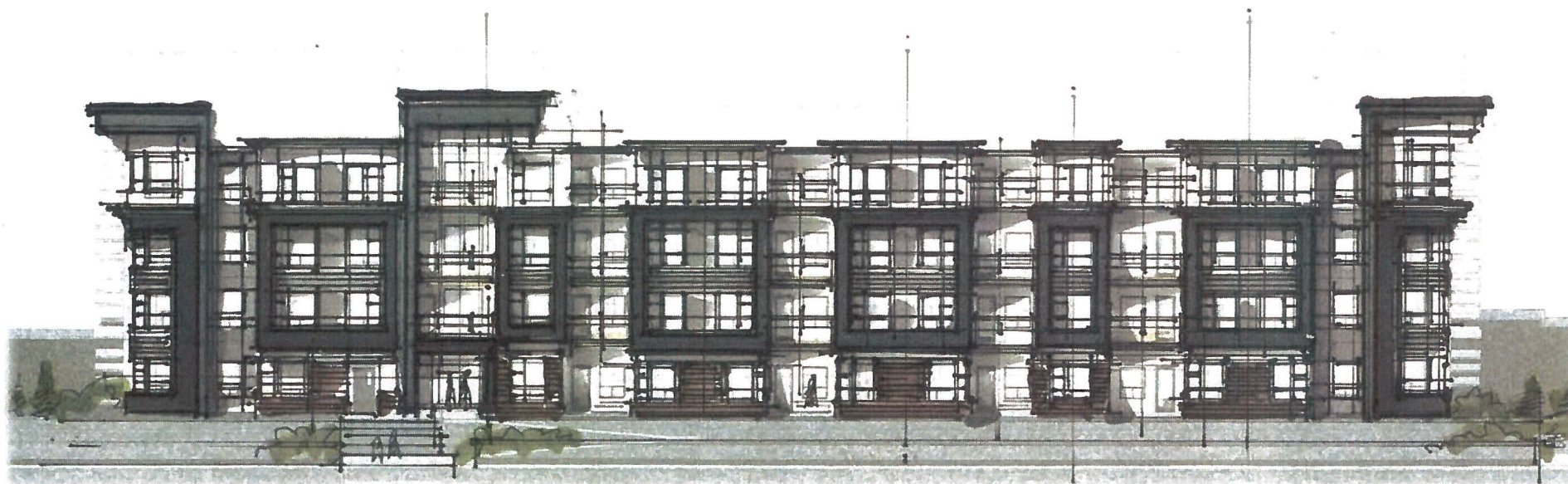
MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS PANEL, AND LAP SIDING WITH POWDER-COATED BLACK PICKET GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE ALONG THE STREET AND COURTYARD ENTRIES, AND ALSO PROVIDE A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM. THE BALCONIES ALSO PROVIDE ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



east elevation concept sketch



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST • 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

DESIGN RATIONALE

SCALE: N.T.S.

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SD1.04



North-West Corner, from 200th St.

12" = 1'-0"

West Side, from 200th St.

12" = 1'-0"



keystonearch.ca

LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

RENDERS

SCALE: 12" = 1'-0"

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CITY OF LANGLEY FILE #
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SD1.10



Main Entrance off 200A St.

12" = 1'-0"

South-East Corner, along 200A St.

12" = 1'-0"



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LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

RENDERS

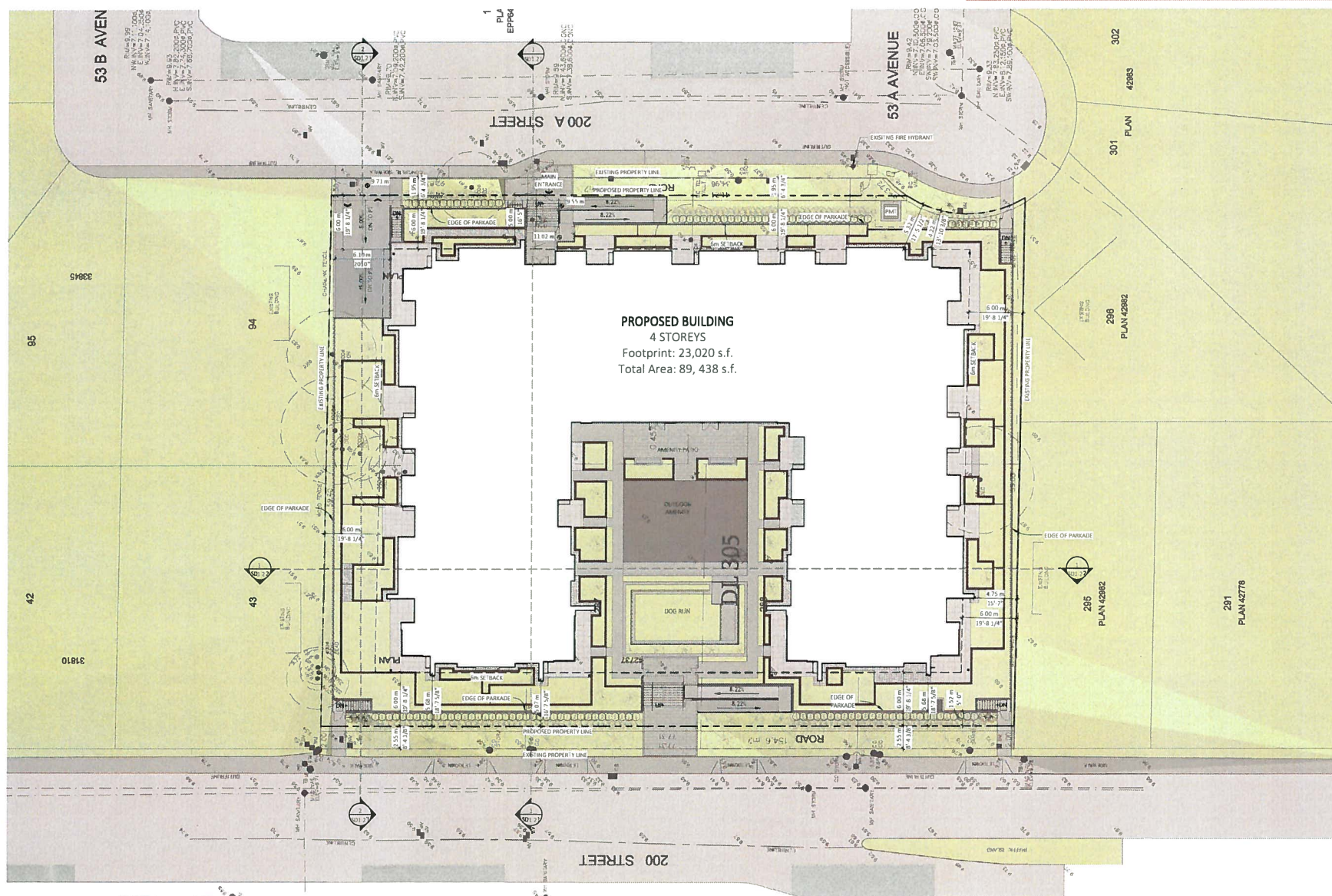
SCALE: 12" = 1'-0"

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION II:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD1.11



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

SITE PLAN

SCALE: 1/16" = 1'-0"



ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146

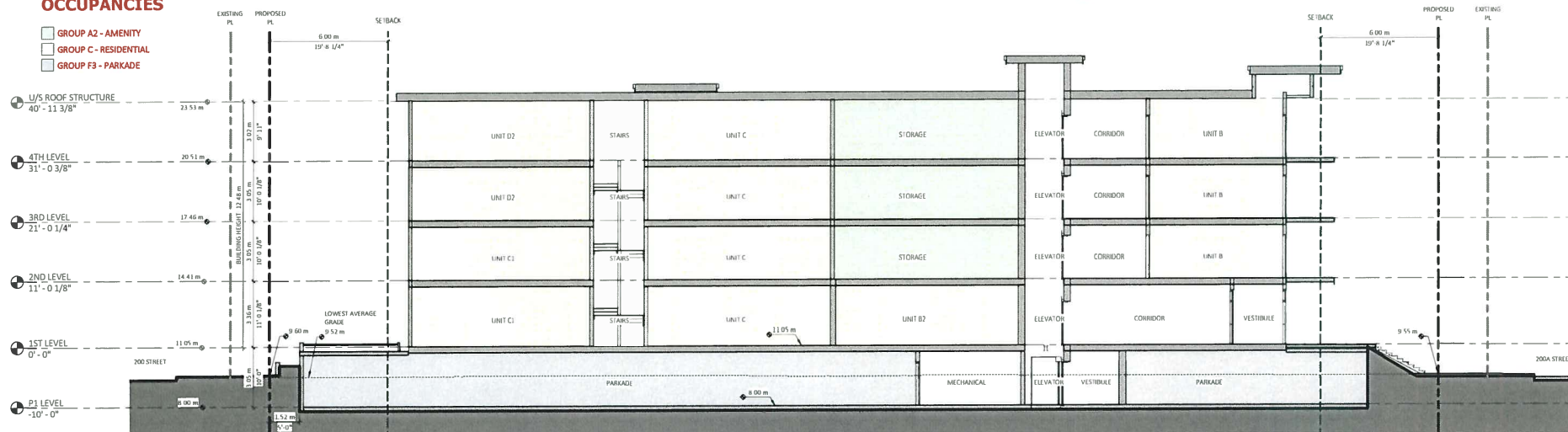


SD1.20

MULTI-FAMILY RESIDENTIAL

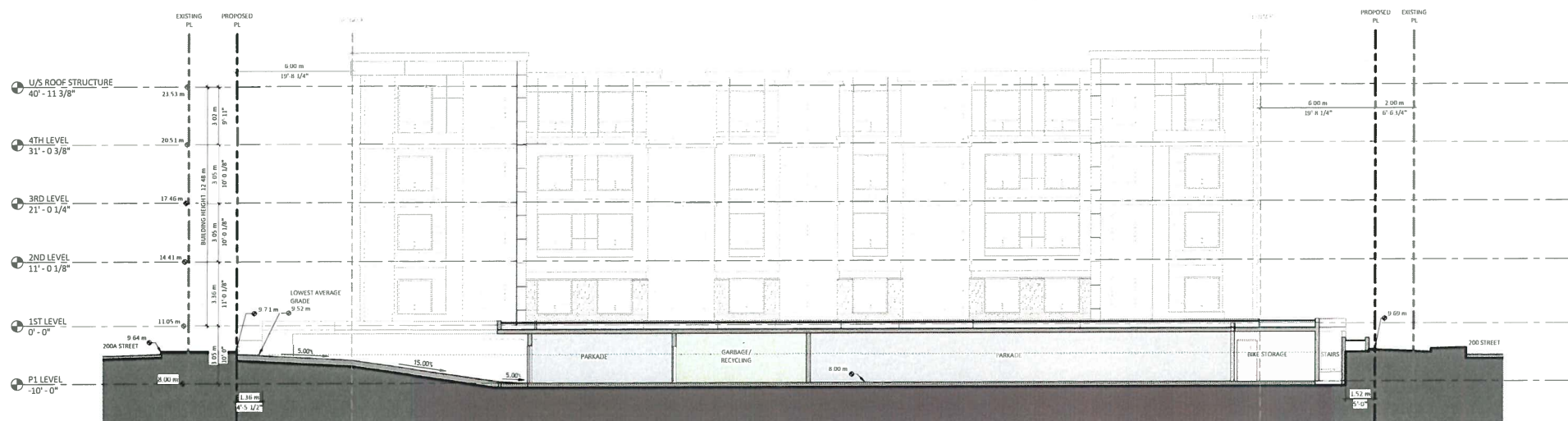
OCCUPANCIES

- ☐ GROUP A2 - AMENITY
- ☐ GROUP C - RESIDENTIAL
- ☐ GROUP F3 - PARKADE



SITE SECTION 1

1/8" = 1'-0"



SITE SECTION 2

1/8" = 1'-0"



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

SITE SECTIONS

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

RE-ISSUED FOR DEVELOPMENT PERMIT

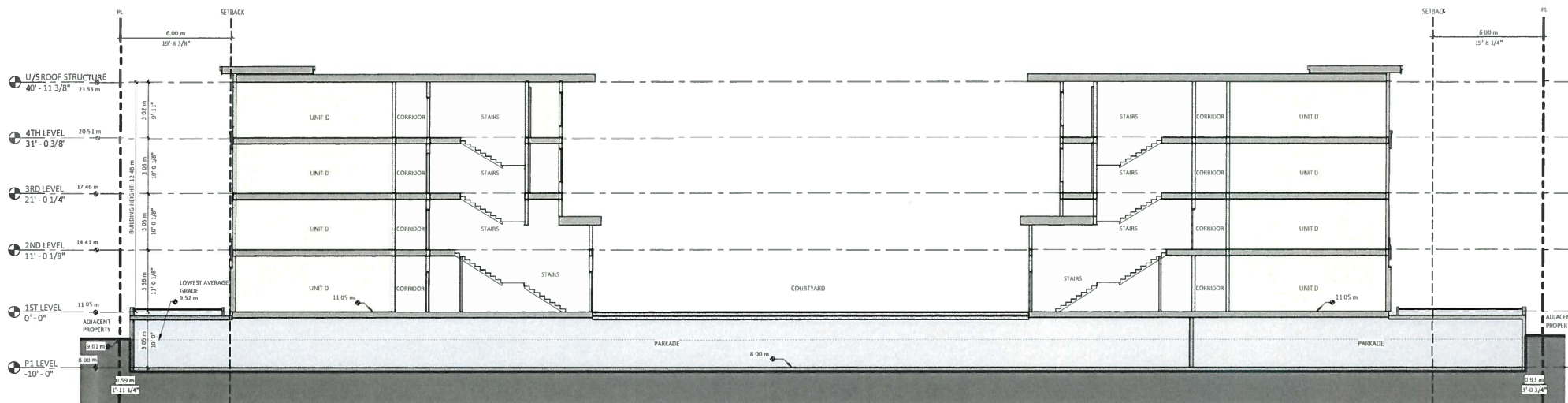
20-05-04 REVISION II:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD1.21

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



SITE SECTION 3

1/8" = 1'-0"



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5325, 5334, 5340, & 5360 200 ST, LANGLEY, BC

SITE SECTIONS

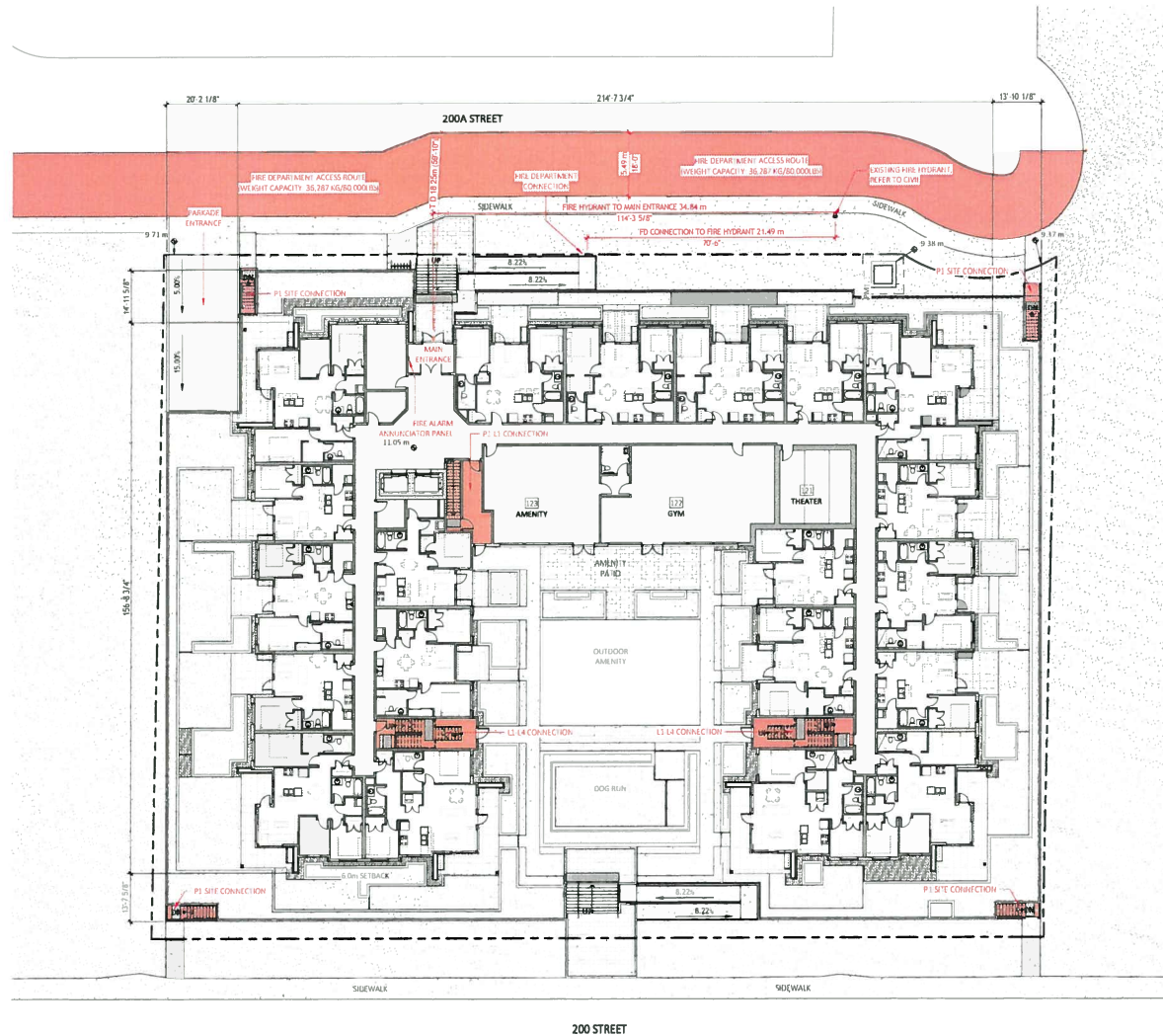
SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

20-05-04 REVISION #:
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SD1.22



FIRE DEPARTMENT SITE PLAN
1/16" = 1'-0"



LINCOLN APARTMENTS
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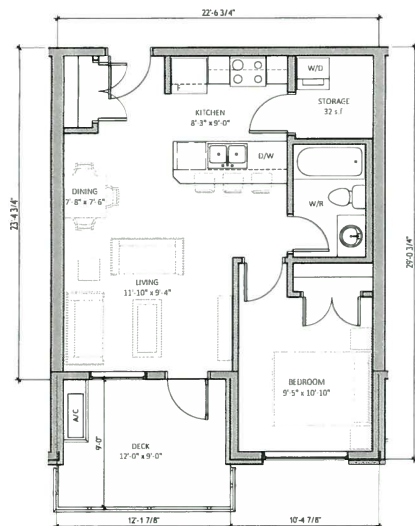
FIRE DEPARTMENT SITE PLAN
SCALE: 1/16" = 1'-0"



ISSUED FOR DP RE-SUBMISSION
20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146

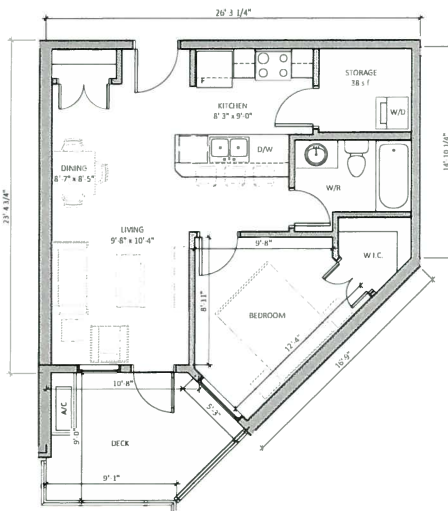


SD1.23



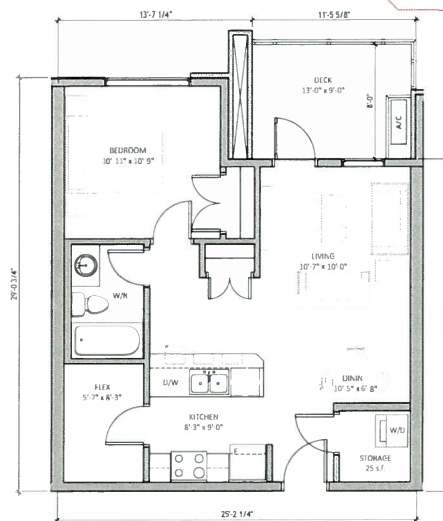
UNIT A - 1-BED

1/4" = 1'-0"
AREA: 587 s.f.
COUNT: 27



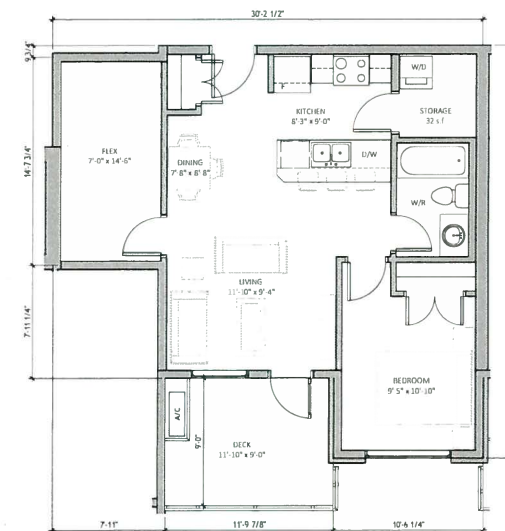
UNIT A1 - 1-BED

1/4" = 1'-0"
AREA: 599 s.f.
COUNT: 3



UNIT B - 1-BED+FLEX

1/4" = 1'-0"
AREA: 657 s.f.
COUNT: 3



UNIT B1 - 1-BED+FLEX

1/4" = 1'-0"
AREA: 708 s.f.
COUNT: 3



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST • 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

UNIT PLANS

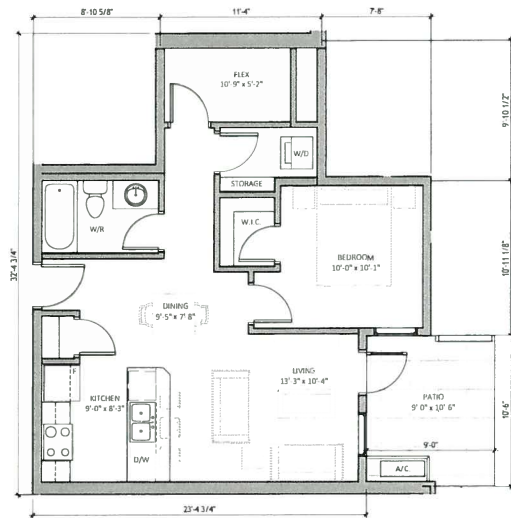
SCALE: 1/4" = 1'-0"

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 19-146

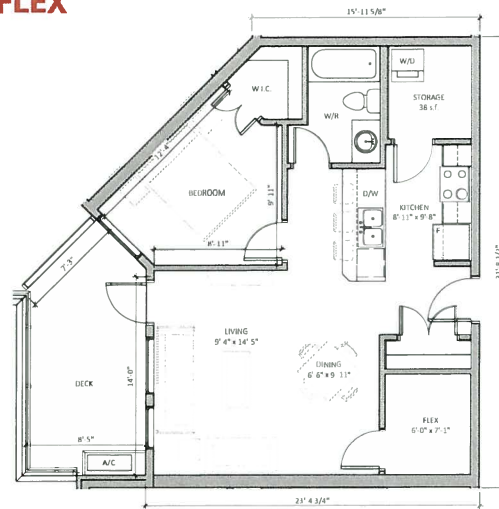


SD2.01



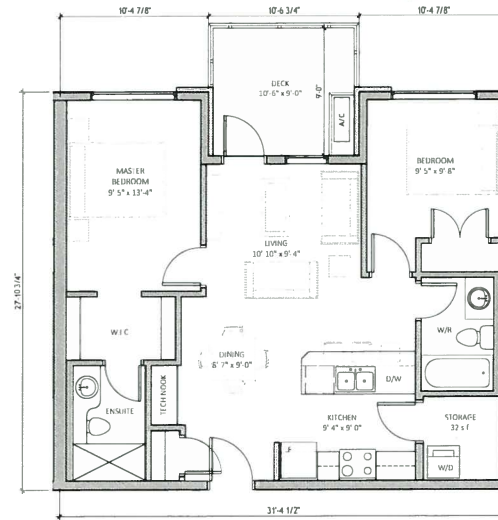
UNIT B2 - 1-BED+FLEX

1/4" = 1'-0"
AREA: 690 s.f.
COUNT: 1



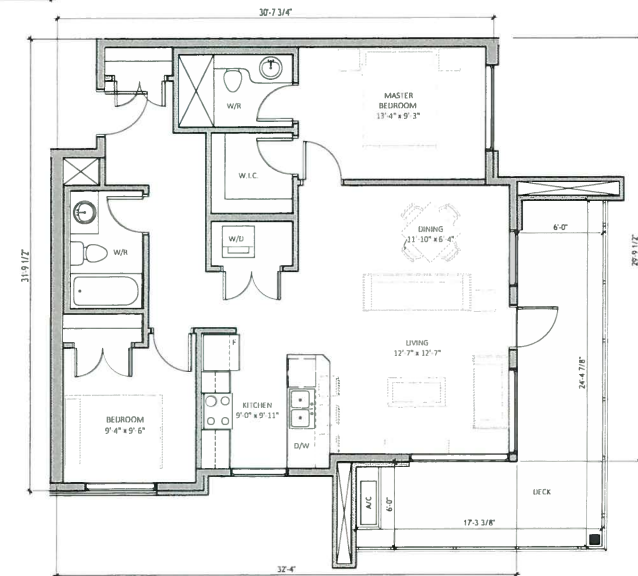
UNIT B3 - 1-BED+FLEX

1/4" = 1'-0"
AREA: 716 s.f.
COUNT: 1



UNIT C - 2-BED

1/4" = 1'-0"
AREA: 828 s.f.
COUNT: 22



UNIT C1 - 2-BED

1/4" = 1'-0"
AREA: 958 s.f.
COUNT: 4



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

UNIT PLANS

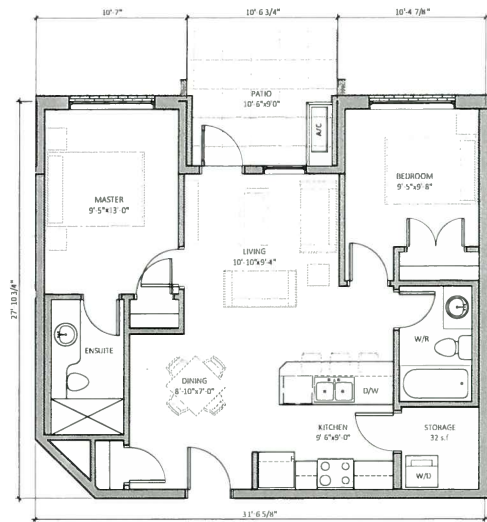
SCALE: 1/4" = 1'-0"

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 19-146

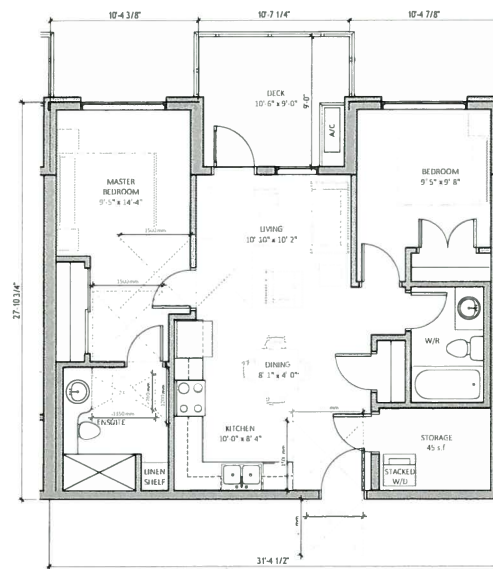


SD2.02



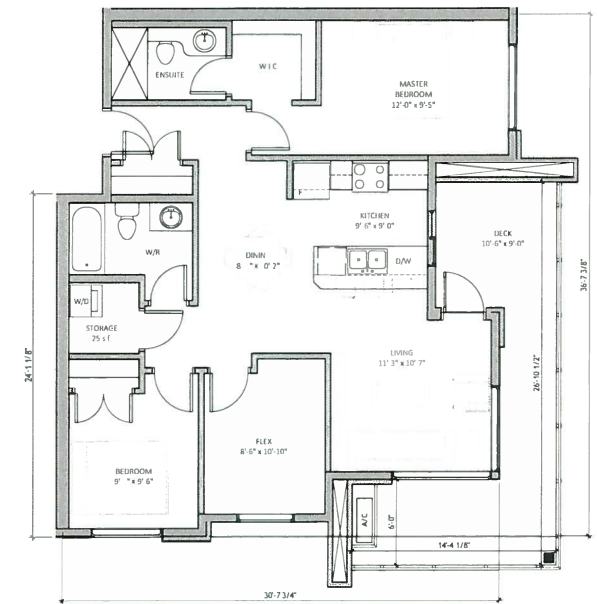
UNIT C2 - 2-BED

1/4" = 1'-0"
AREA: 824 s.f.
COUNT: 1



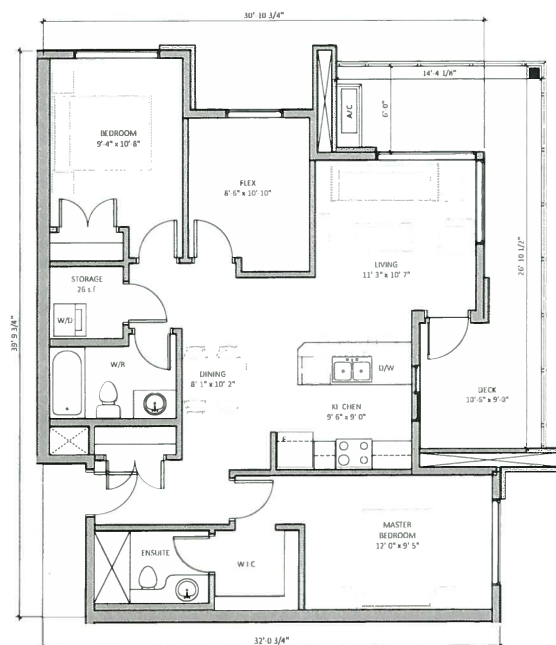
UNIT C3 - 2-BED ADAPTABLE

1/4" = 1'-0"
AREA: 828 s.f.
COUNT: 5



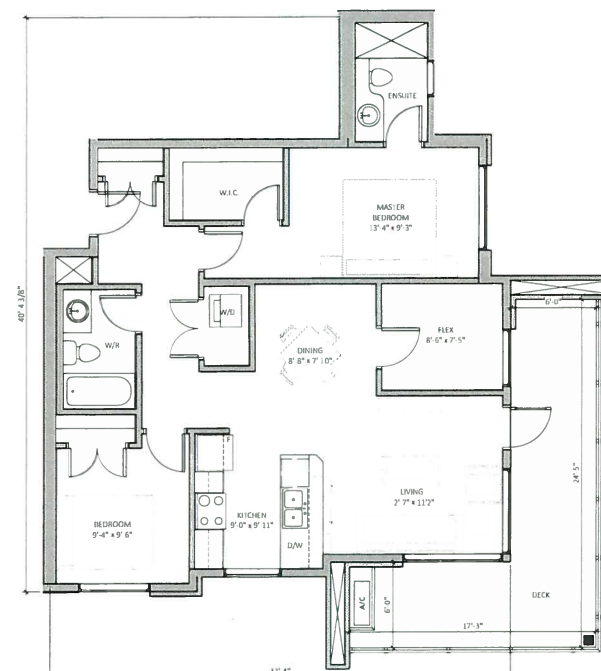
UNIT D - 2-BED + FLEX

1/4" = 1'-0"
AREA: 997 s.f.
COUNT: 8



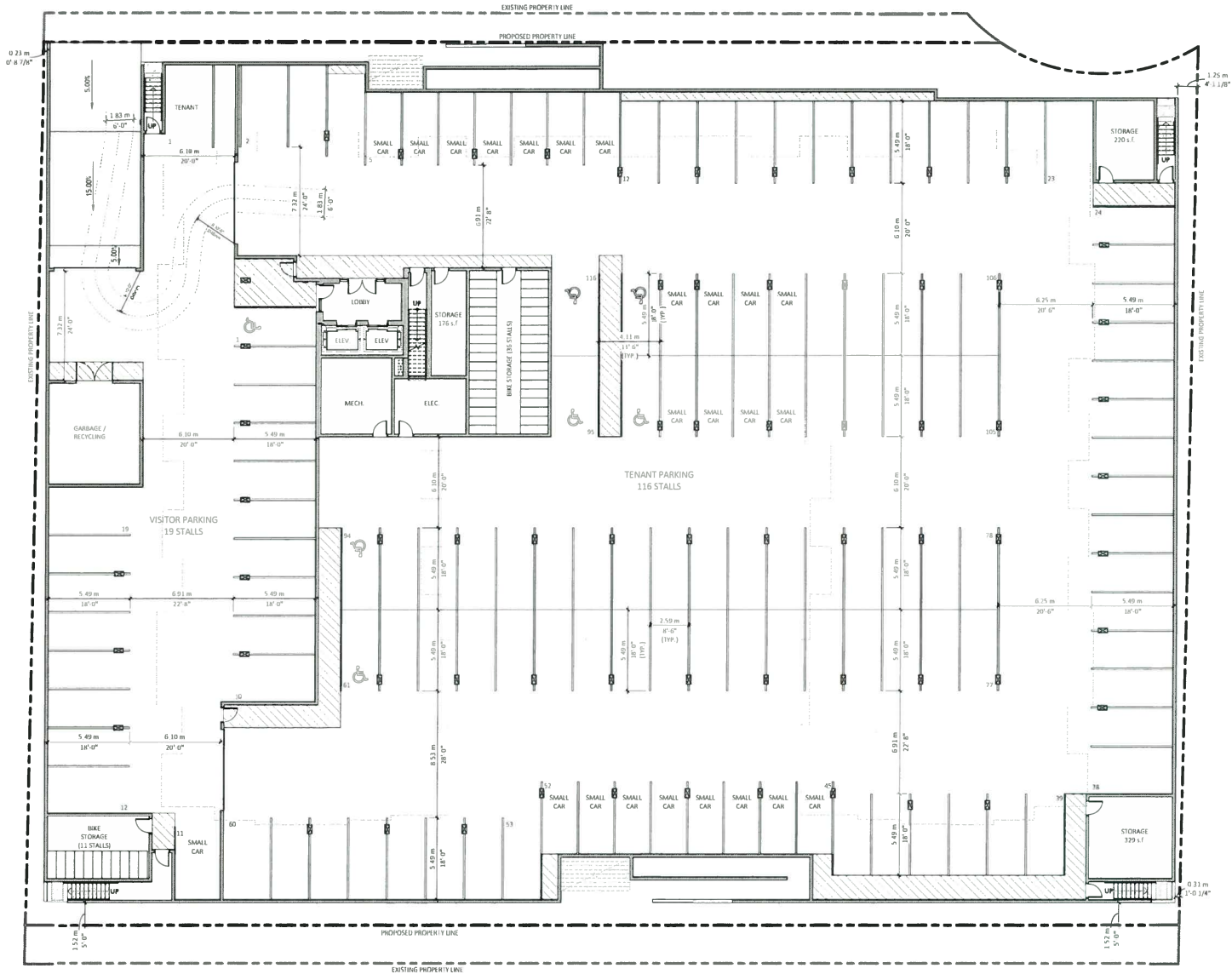
UNIT D1 - 2-BED+FLEX

1/4" = 1'-0"
AREA: 1,041 s.f.
COUNT: 8



UNIT D2 - 2-BED+FLEX

1/4" = 1'-0"
AREA: 1,012 s.f.
COUNT: 4



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST. LANGLEY, BC

P1 LEVEL PLAN

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



ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
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PROJECT NUMBER: 19-146



SD3.01

[illegible]

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

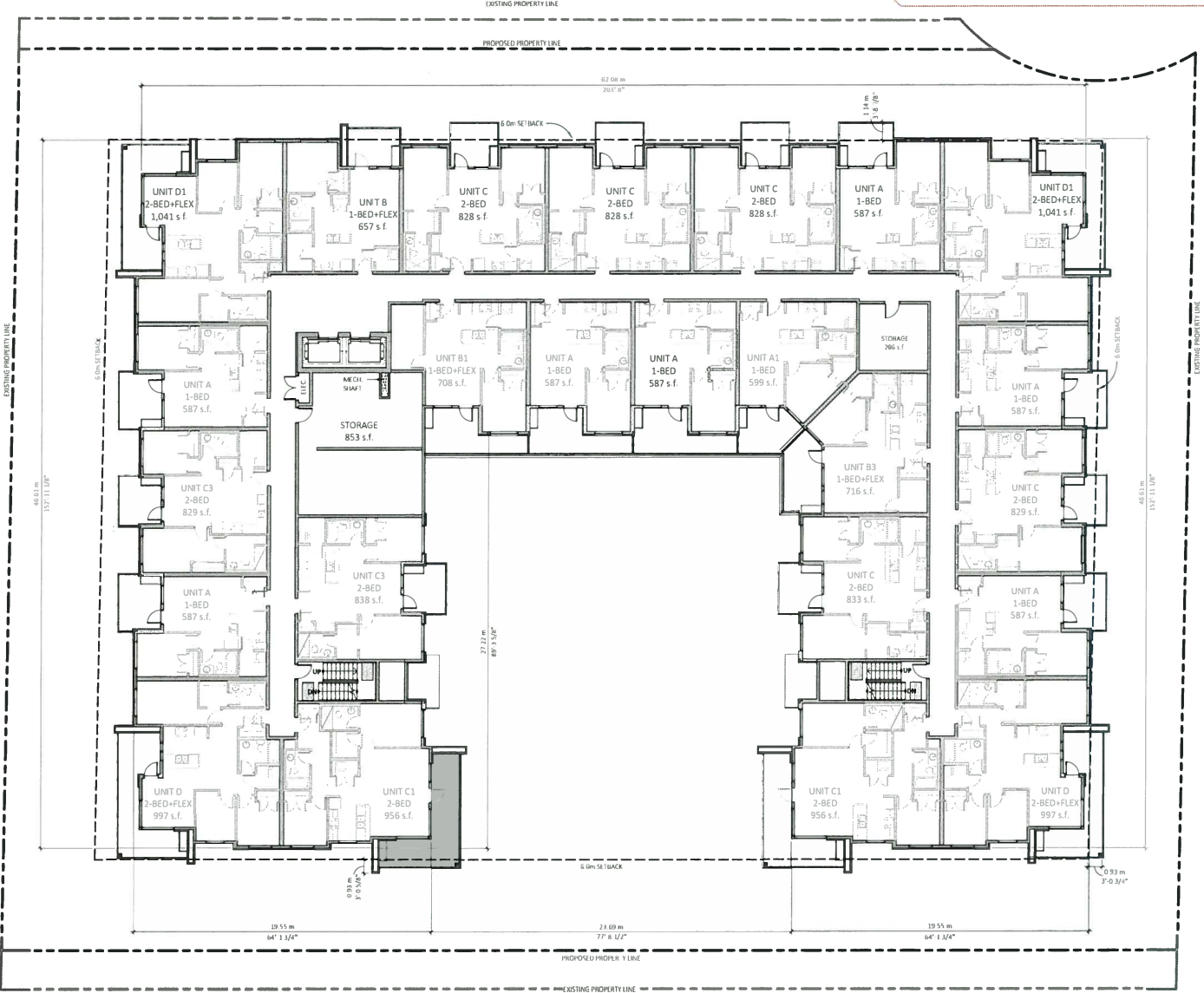
SCALE: $3/32'' = 1'-0''$



20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD3.02



LINCOLN APARTMENTS
5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

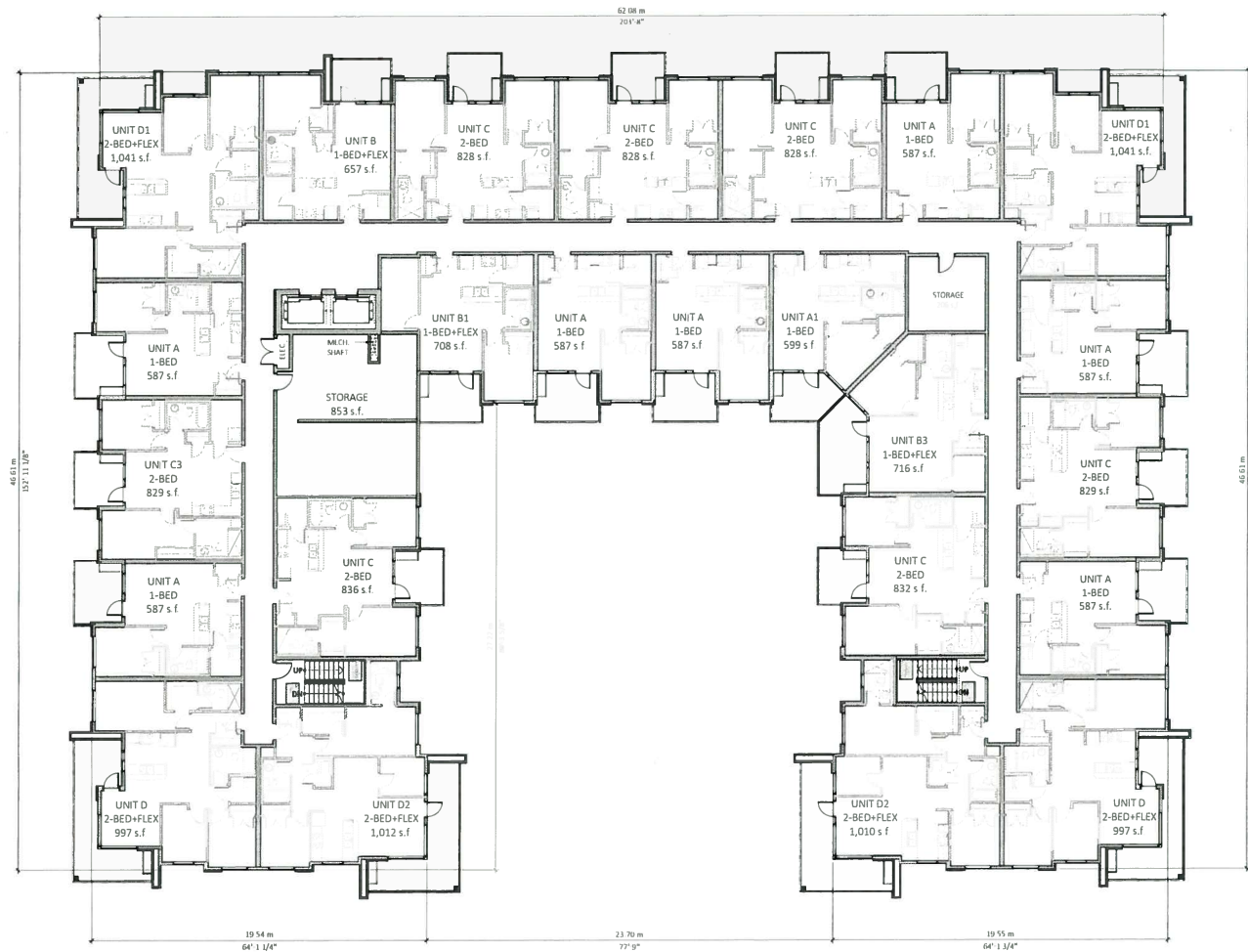
2nd LEVEL PLAN
SCALE: 3/32" = 1'-0"



ISSUED FOR DP RE-SUBMISSION
20-05-04 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 19-146



SD3.03



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST • 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

3rd LEVEL PLAN

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



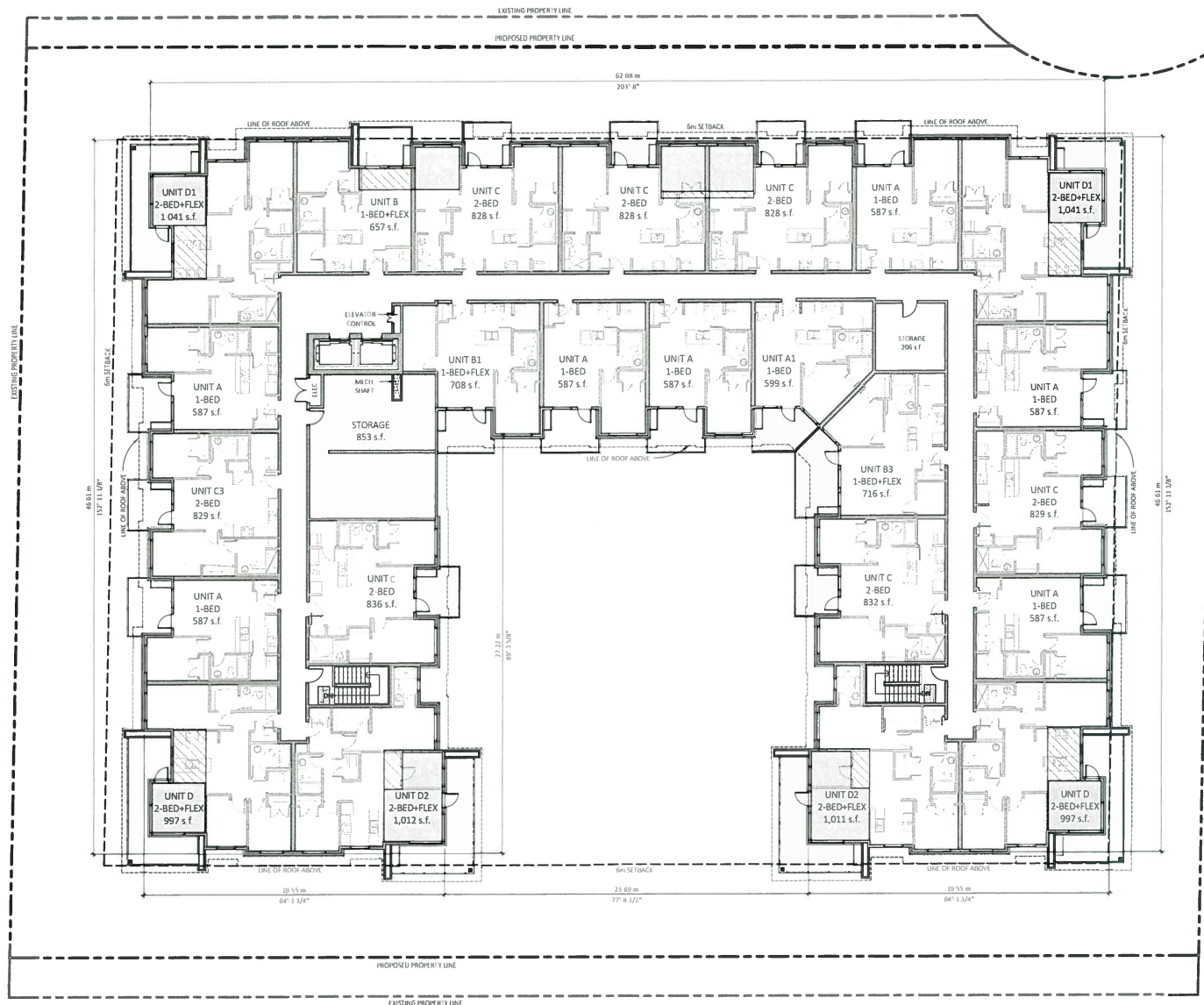
ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD3.04

MULTI-FAMILY RESIDENTIAL



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

4th LEVEL PLAN

SCALE: As Indicated

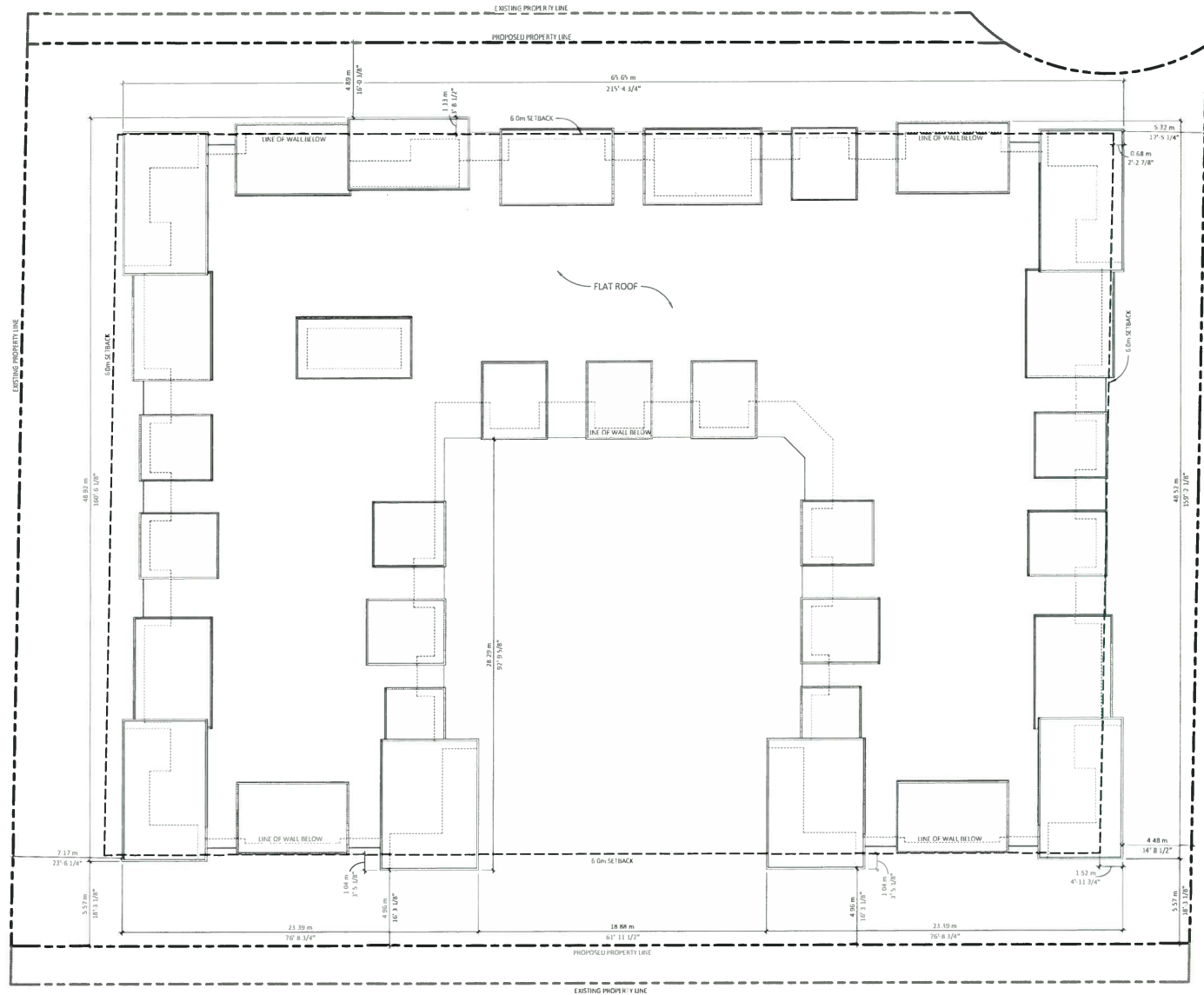


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20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD3.05



keystonearch.ca

LINCOLN APARTMENTS

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ROOF LEVEL PLAN

SCALE 3/32" = 1'-0"



ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD3.06

MULTI-FAMILY RESIDENTIAL



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

material legend

- | | |
|--|--|
| 1 CEMENT BOARD SMOOTH PANEL SIDING (WEAST TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "ARCTIC WHITE" | 17 BRICK CAP/PILL
COLOUR: "TO MATCH MUTUAL MATERIALS 'EBONY'" |
| 2 CEMENT BOARD SMOOTH PANEL SIDING (WEAST TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "AGED PEWTER" | 18 ROOF SCOFFIT
PERFORATED VINYL
COLOUR: WHITE |
| 3 CEMENT BOARD SMOOTH PANEL SIDING (WEAST TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 19 WINDOW VINYL
COLOUR: "WHITE EXT. / WHITE INT." |
| 4 CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS)
"JAMES HARDIE" COLOUR: CUSTOM, BLACK | 20 WOOD PATIO DOOR
COLOUR: PAINTED TO MATCH "JAMES HARDIE"
COLOUR: "RICH ESPRESSO"
WHITE FRAMES EXT./WHITE INT. |
| 5 CEMENT BOARD CEDARNELL HORIZONTAL LAP SIDING (6" EXPOSURE)
"JAMES HARDIE" COLOUR: "AGED PEWTER" | 21 EXTERIOR METAL DOOR
COLOUR: PAINTED TO MATCH "JAMES HARDIE"
COLOUR: "RICH ESPRESSO" |
| 6 CEMENT BOARD CEDARNELL HORIZONTAL LAP SIDING (6" EXPOSURE)
"JAMES HARDIE" COLOUR: "PEARL GRAY" | 22 ALUMINUM PRIVACY SCREEN
COLOUR: ALUMINUM, "BLACK"
COLOUR (PANELS): "TEMPERED PRIVACY GLASS" |
| 7 CONCRETE BRICK (80mmx64mmx190mm)
"MUTUAL MATERIALS" COLOUR: "EBONY", TEXTURE: "MISSION"
MORTAR COLOUR: "MEDIUM GRAY" | 23 ALUMINUM DECK RAILING
COLOUR: "BLACK" |
| 8 HARDIE TRIM (SMOOTH)
"JAMES HARDIE" COLOUR: "RICH ESPRESSO" | 24 EXTERIOR ALUMINUM GUARD/RAILING
COLOUR: "BLACK" |
| 9 HARDIE TRIM (SMOOTH)
COLOUR: "BLACK" | 25 CURTAIN WALL
"KAWNEER", 1600 UT SYSTEM 3
COLOUR: "BLACK ANODIZED"
C/W GRAY SPANDREL PANEL |
| 10 ROOF FASCIA BOARD (PAINTED)
"TO MATCH 'JAMES HARDIE' COLOUR: "ARCTIC WHITE" | 26 CONCRETE WALL
COLOUR: "CLEAR SEALER" |
| 11 ROOF FASCIA BOARD (PAINTED)
"TO MATCH 'JAMES HARDIE' COLOUR: "AGED PEWTER" | 27 METAL FLASHING "TO MATCH ADJACENT FINISH" |
| 12 ROOF FASCIA BOARD (PAINTED)
"TO MATCH 'JAMES HARDIE' COLOUR: "RICH ESPRESSO" | 28 REVEAL
"EASY TRIM", COLOUR: "CLEAR ANODIZED" |
| 13 ROOF FASCIA BOARD (PAINTED)
COLOUR: "BLACK" | 29 PLANTER
SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY |
| 14 DECK FASCIA BOARD (PAINTED)
"TO MATCH 'JAMES HARDIE' COLOUR: "ARCTIC WHITE" | 30 STAINED CONCRETE WALL
PATTERN: BRICK, RUNNING BOND
STAINED COLOUR: "TO MATCH 'MUTUAL MATERIALS 'EBONY'" |
| 15 DECK FASCIA BOARD (PAINTED)
COLOUR: "BLACK" | |
| 16 TIMBER COLUMN
PAINTED TO MATCH "JAMES HARDIE" COLOUR: "RICH ESPRESSO" | |



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

BUILDING ELEVATIONS

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

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 19-146



SD4.01

MULTI-FAMILY RESIDENTIAL



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

BUILDING ELEVATIONS

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

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



SD4.02

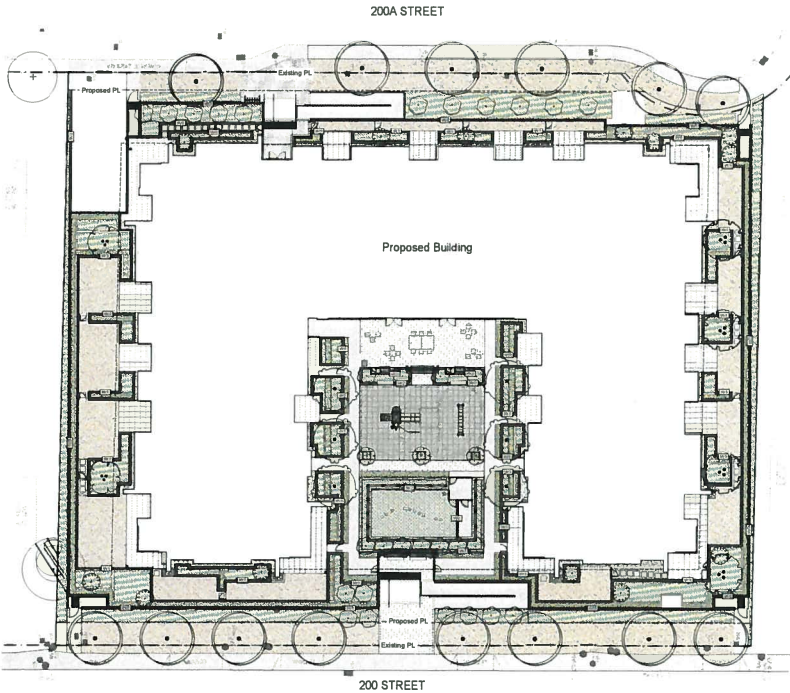
Lincoln Apartments

Re-Issued for Development Permit

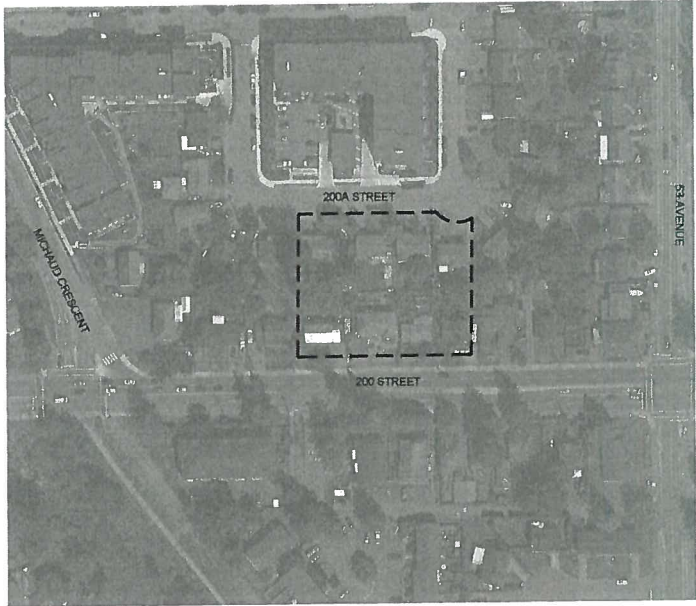
Contact Information	Other Key Contacts:	
VDZ+A <small>Project Landscape Architecture</small> Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia V5T 3J7 Primary project contact Melody Smale melody@vdz.ca o. 604 546 0935 Alternate contacts (in case away) Stephen Heller Landscape Architect stephen@vdz.ca o. 604 546 0925	Tannin Developments Ltd <small>Project Owner</small> #115 @ 29434 64 Ave Langley, BC V2Y 1M4 604 533 2260	Keystone Architecture <small>Project Building Architect</small> #300 - 33131 S Fraser Way Abbotsford BC V2S 2B1 o. 604 850 0577
Legal Address and Description: Lots 292-295, Plan NWP42982 + Lot 93, Plan NWP33845 + Lot 44, Plan NWP31810 + Lots 287-289, Plan NWP42737		

Sheet List Table

Sheet Number	Sheet Title
L-00	Cover Page
L-01	Tree Management Plan
L-02	Site Plan
L-03	Planting Plan
L-04	Courtyard Amenity Plan
L-05	Irrigation Plan
LD-01	Details
LD-02	Details
LD-03	Details
LD-04	Details
LD-05	Details
LD-06	Irrigation Details



1 SITE PLAN OVERVIEW
Scale 1:250



2 LOCATION MAP
NTS

VDZ+A
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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-3535 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-883-0024

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VDZ Project #: DP 2020-06
Drawing #: L-00

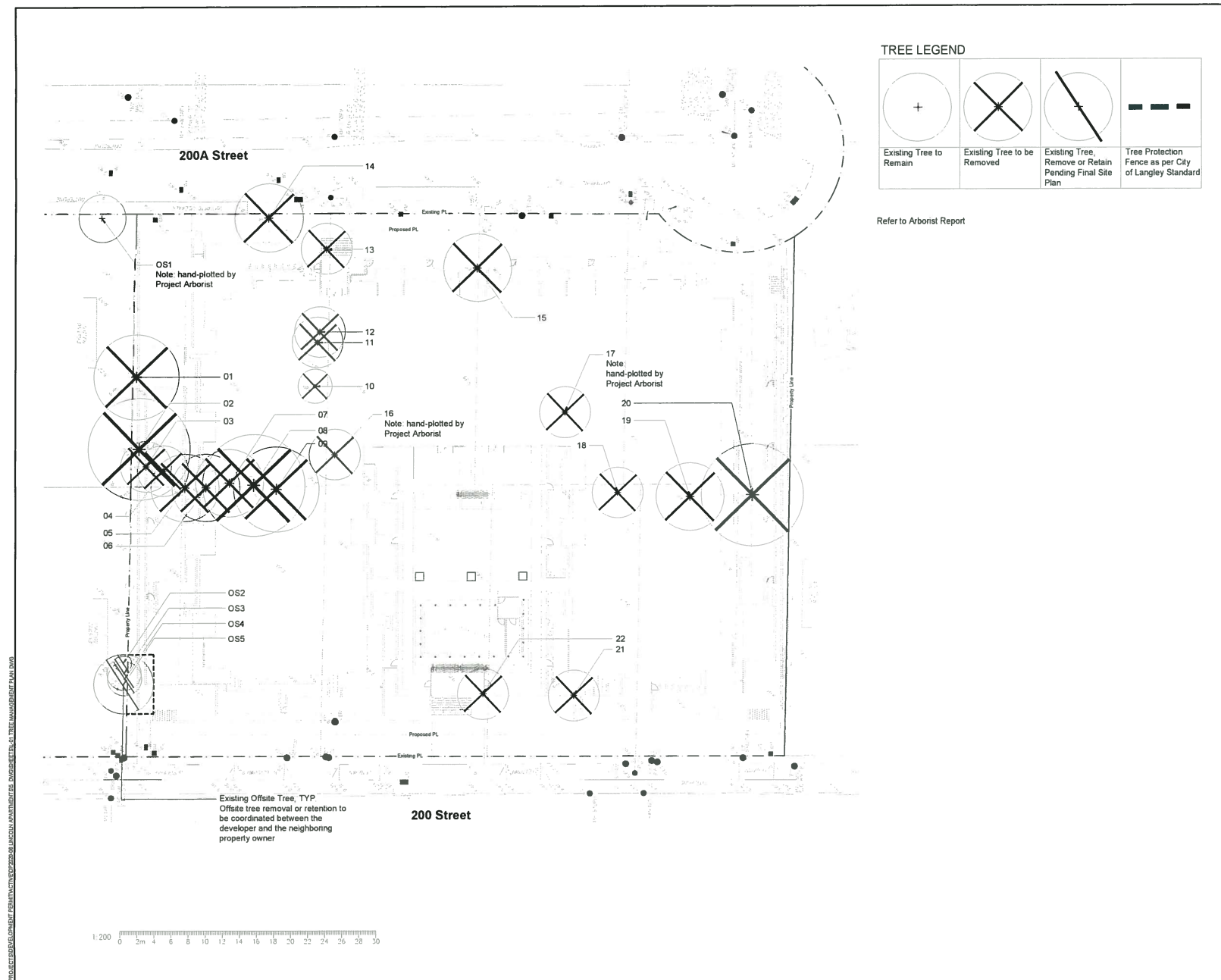
VDZ+A

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 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 10050181 Church St | 100-5555 Highway
 Fort Langley, BC | Vancouver, BC
 V3X 2M8 | V3T 1T7
 www.vdz.ca 604-882-0024

TREE LEGEND

Existing Tree to Remain	Existing Tree to be Removed	Existing Tree, Remove or Retain Pending Final Site Plan	Tree Protection Fence as per City of Langley Standard

Refer to Arborist Report



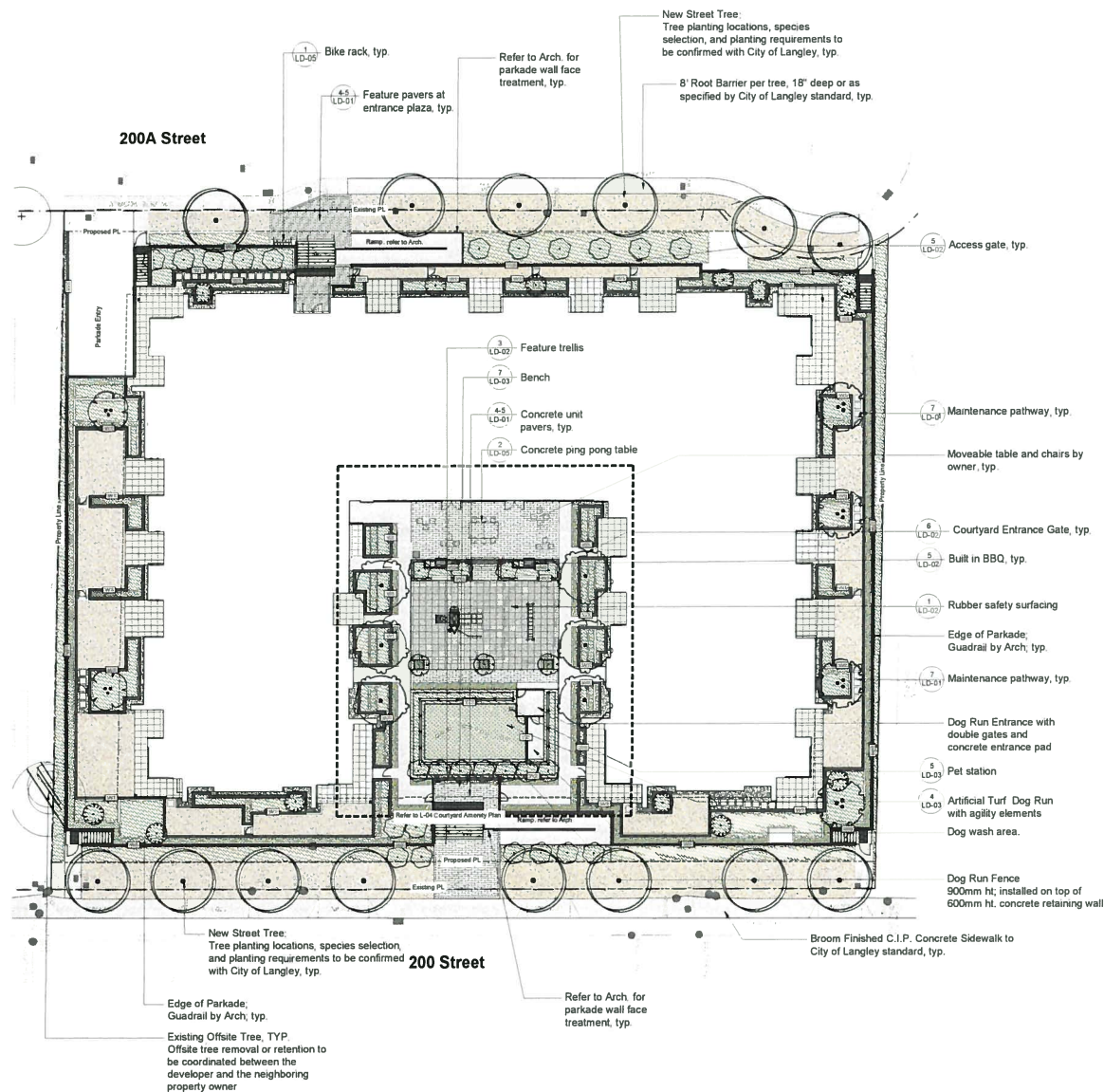
2. PROJECT SITE DOCUMENT PERMITTING/RECORDS LINCOLN APARTMENTS. DRAWING SET: ALL TREE MANAGEMENT PLAN (2020)

Drawing Title: TREE MANAGEMENT PLAN

VDZ Project #

DP 2020-06

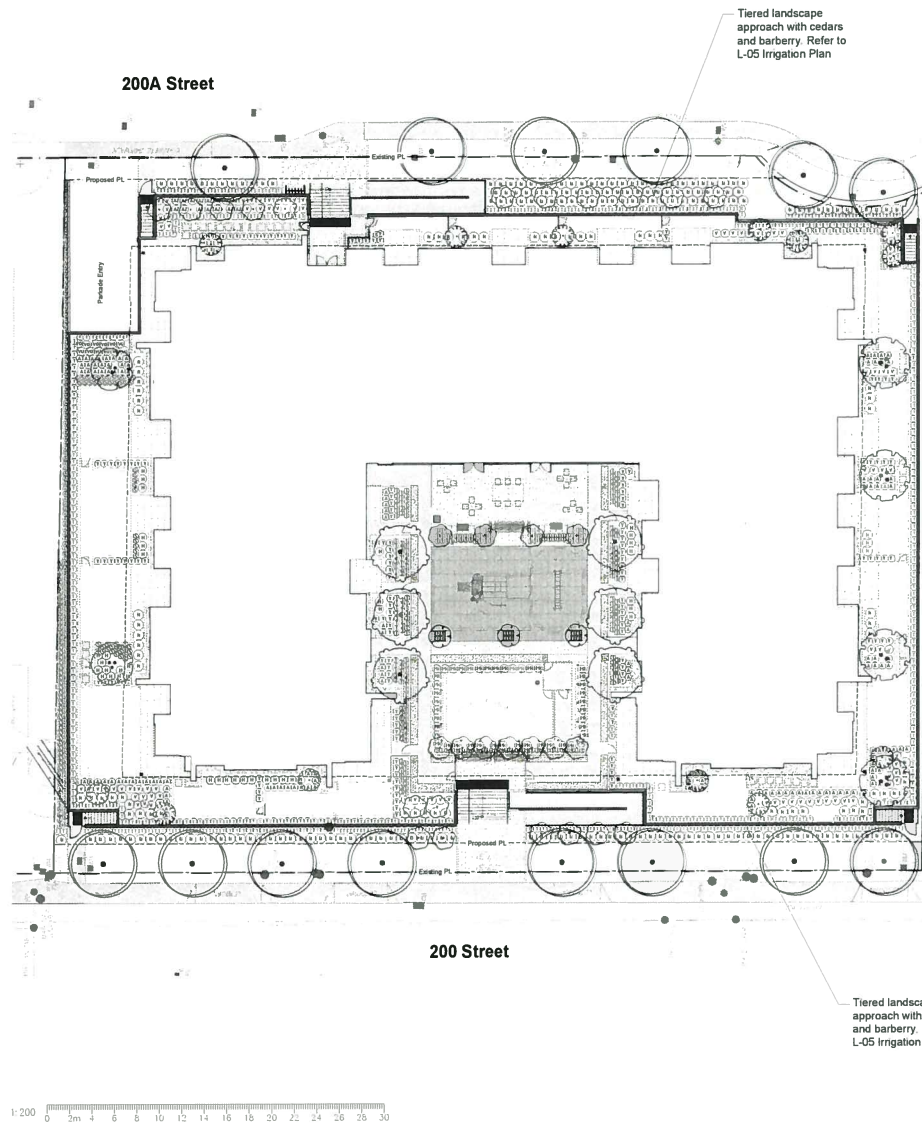
Drawing # L-01



PLANTING PLAN

VDZ Project # **DP 2020-06**

Drawing # **L-03**



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
	Acer coronatum / Vine Maple	B&B	2.5m ht	2	Uniform branching, nursery grown, dense tree, minimum 3 stems
	Acer palmatum / Common Japanese Maple	B&B	2.5m ht	4	Nursery grown, minimum 3 stems
	Acer palmatum 'Sango Kaku' / Bloodgood Japanese Maple	B&B	#10 pot	3	Uniform branching, nursery grown, dense tree
	Chamaecyparis obtusa 'Gracilis' / Hinko False Cypress	B&B	2.5m ht	13	Nursery grown, dense tree
	Fagus sylvatica 'Dawson Gold' / European Beech	B&B	6cm cal	30	Uniform branching, nursery grown, dense tree, 1.5m (5') std
	Styrax japonica 'Snowcone' / Japanese Snowball	B&B	6cm cal	8	Uniform branching, nursery grown, dense tree, 1.5m (5') std

STREET TREE

BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
Street Tree / Street Tree			15	Tree planting locations, species selection, and planting requirements to be confirmed with City of Langley

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AZ	Azalea 'Northern Lights' / Northern Lights Azalea Nursery grown, well established	#2	0.75m	15
A	Azalea japonica 'Hino White' / Hino White Japanese Azalea Nursery grown, well established	#3	0.60m	133
B	Barberry 'Rising Sun' / Rosy Glow Barberry Nursery grown, well established	#3	0.90m	177
H	Hydrangea macrophylla 'All Summer Beauty' / All Summer Beauty Bigleaf Hydrangea Nursery grown, well established	#2	0.75m	38
L	Lonicera caerulea / Privet Honeysuckle Nursery grown, well established	#3	0.60m	34
PR	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel Nursery grown, well established	#2	0.75m	44
R	Rhododendron x 'P.J.M. Compact' / P.J.M. Compact Rhododendron Nursery grown, well established	#3	0.90m	68
S	Sarcococca hookeriana humilis / Sweet Box Nursery grown, well established	#2	0.45m	54
Y	Taxus x media 'Hicks' / Hicks Yew B&B, well established, nursery grown	1.2m ht	0.60m	139
T	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae B&B, well established, nursery grown	1.5m ht	0.60m	511
VO	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry Nursery grown, well established	#3	0.75m	12
V	Viburnum davidii / David Viburnum Nursery grown, well established	#2	0.75m	87
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
4	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	181
3	Salvia nemorosa 'Caradonna' / Caradonna Sage Nursery grown, well established	#1	0.45m	64
1	Sipa tenuissima / Mexican Feather Grass Nursery grown, well established	#1	0.45m	203
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Pachysandra terminalis / Japanese Spurge Nursery grown, well established	#1	380mm	342

No	By	Description	Date
4	MIS	Re-issued for DP	2020-05-04
3	MIS	Re-issued for DP	2020-04-07
2	MIS	Re-issued for DP	2020-02-07
1	MIS	Issued for DP	2020-01-24

REVISIONS TABLE FOR DRAWINGS
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No	By	Description	Date
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REVISIONS TABLE FOR SHEET

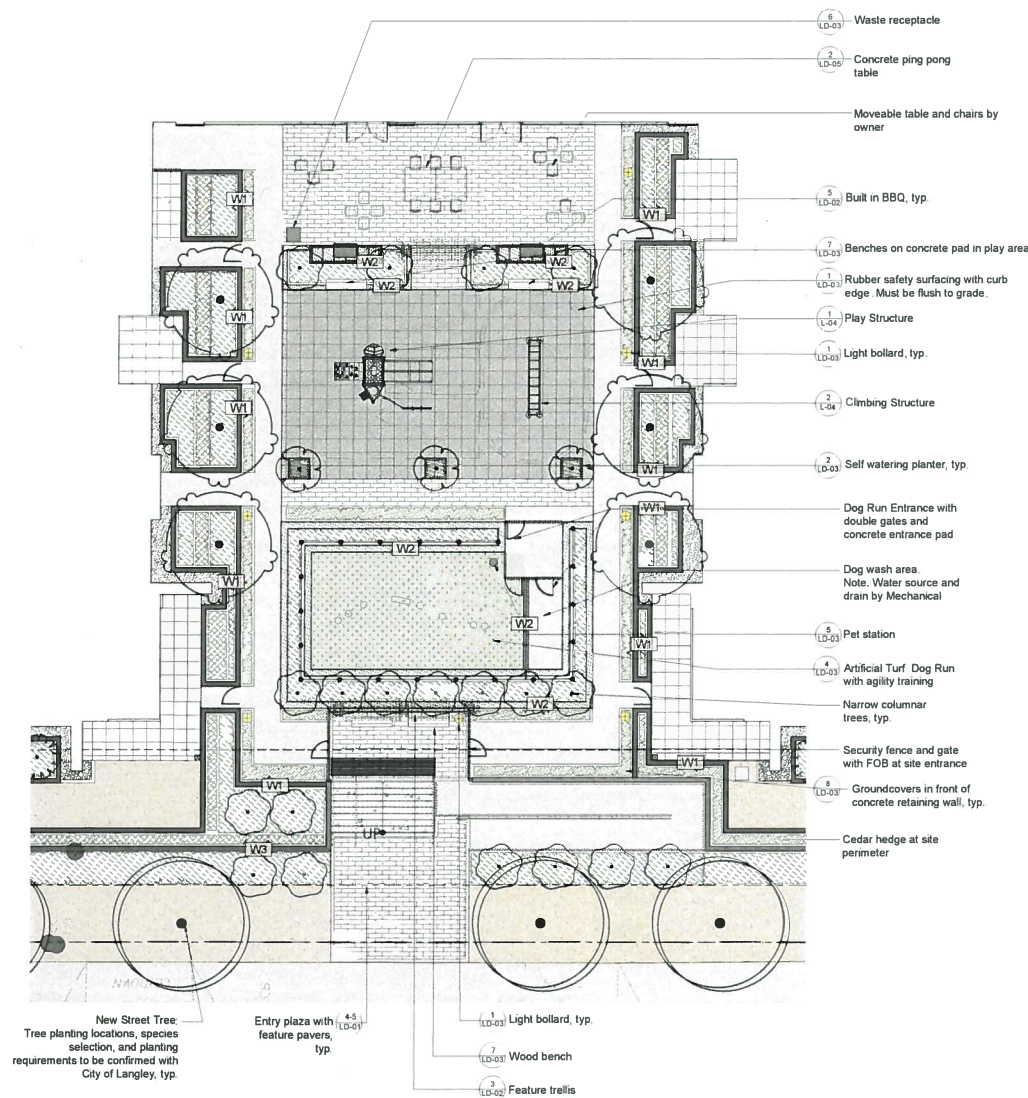
Project:
LINCOLN APARTMENTS

Location:
 5321, 5331, 5341, & 5361 200A ST
 + 5326, 5334, 5340, & 5360 200 ST
 LANGLEY, BC

Drawn MIS	Stamp
Checked SH	
Approved VDZ	Original Sheet Size 24x36"
Scale 1:200	

CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

2. PROJECT: LINCOLN APARTMENTS, 5331-5335 LANGLEY AVENUE, LANGLEY, BC V3A 2G5



1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Model: I05204
Manufacturer: Blue Imp
Supplier: Swing Time Distributors
Colour: TBD
Or approved equal.

Note: to be installed as per manufacturer's instructions

1 PLAY STRUCTURE

NTS



Model: CN-452 R1 Horizontal Ladder
Manufacturer: Blue Imp
Supplier: Swing Time Distributors
Colour: TBD
Or approved equal.

Note: to be installed as per manufacturer's instructions

2 CLIMBING STRUCTURE

NTS

VDZ+A
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Fort Langley, BC | Vancouver, BC
V3M 2H3 | V5T 5T7
www.vdz.ca 604-882-0024

No.	By	Description	Date
4	MAS	Revised for DP	2020-05-04
3	MAS	Revised for DP	2020-04-07
2	MAS	Revised for DP	2020-03-07
1	MAS	Issued for DP	2020-01-24

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
LINCOLN APARTMENTS

Location:
5321, 5331, 5341, & 5361 200A ST
+ 5326, 5334, 5340, & 5360 200 ST
LANGLEY, BC

Drawn:
MJS

Checked:
SH

Approved:
VDZ

Scale:
1:100

Stamp:
VDZ+A

Drawing # L-04
Project # DP 2020-06
Drawing Title: COURTYARD AMENITY PLAN
Sheet # 1 of 4



1:200

Valve Cellul

Valve Number

Valve Flow

Valve Size

1. System is based on 25 PSI (min.) and 30 GPM (max.) at the connection point.
2. City pressure at connection point is hovering around 80PSI, pressure regulated down to 50PSI after DCV.
3. Contractor to determine pipe layout to ensure system operates as per specifications.
4. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
5. If a discrepancy occurs between drawings and specifications, specifications are to be followed.
6. All length quantities shown are approximate. Contractor to verify all quantities.
7. Back Flow Prevention Valve and Water Meter as per City of North Vancouver standards. New service box sized to contain all required valves and blow-out tees. To match City of North Vancouver standards.
8. All products to be installed as per manufacturer's specifications unless noted otherwise.
9. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
10. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through all valves and installation.
11. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
12. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
13. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
14. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
15. Install all irrigation components as per manufacturer's specifications.
16. All pipe to be installed at a minimum of 18" below finish grade.
17. Main line to be installed at a minimum of 24" below finish grade.
18. All valves to be installed in 10" or larger valve box.
19. All irrigation heads in non turf areas to be 12" High Pop heads.
20. Control wires from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
21. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
22. Provide as built drawings for any changes made to the irrigation plan.
23. The Irrigation system will be inspected by the consultant upon completion.
24. All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan).
25. Contractor to install (2) 1/8 gauge multi-strand direct burial wires along the length of the mainline to connect all valves. Contractor to bury wire to underside of mainline along length. At each box location contractor to stub-up wire into box and leave a minimum of 600mm exposed wire, zip-strapped into a small coil for future connection to the valve system.

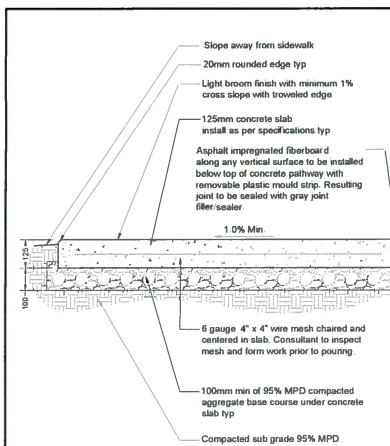
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3	MeS	Re-issued for DP	2020-04-07
2	MeS	Re-issued for DP	2020-02-07
1	MeS	Issued for DP	2020-01-24

No.	By.	Description	Date
REVISIONS TABLE FOR SHEET			

Drawn LJ	Stamp 
Checked SH	
Approved VDZ	Original Sheet Size 24"x36"
Scale 1 : 200	UNIVERSITY OF CALIFORNIA - CIVIL ENGINEERING DRAWINGS OF THE VARIOUS AND SECTORS OF CONSTRUCTION, TO BE USED IN THE REFERENCE OF ALL DRAWINGS. AND TO BE USED IN THE REFERENCE OF THE UNIVERSITY OF CALIFORNIA ENGINEERING DEPARTMENT DRAWING ROOMS COPYRIGHT 1917 BY THE UNIVERSITY OF CALIFORNIA ENGINEERING DEPARTMENT



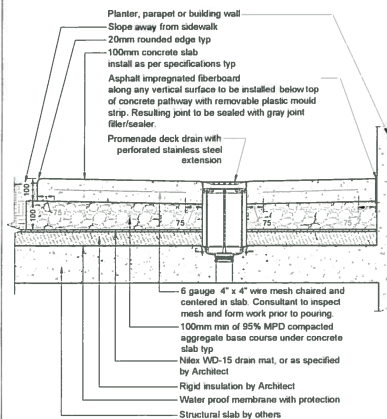
Drawing #: L-05



- ### Notes

1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.
7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

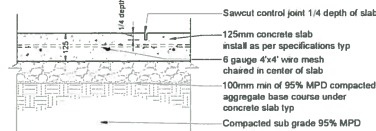
1 CONCRETE PAVING - OFF SLAB
Scale 1/10



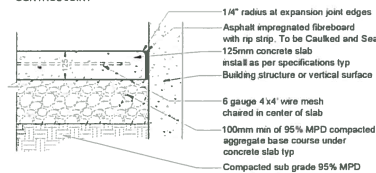
- Notes:

- Contractor to provide expansion joints where concrete meets all vertical structures.
- Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
- Center scoreline on 150mm smooth finish or to match existing concrete pathway.
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- Concrete to slope to drain.
- Expansion joint every 3000mm o.c. both ways.

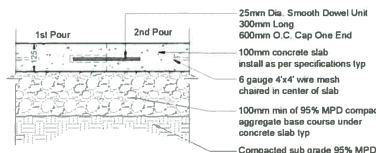
2 CONCRETE PAVING - ON SLAB
Scale 1:10



CONTROL JOINT

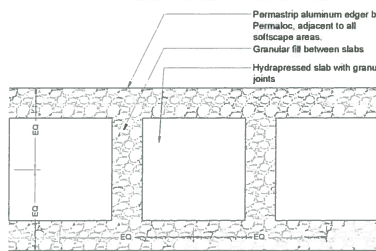


EXPANSION/ISOLATION JOINT

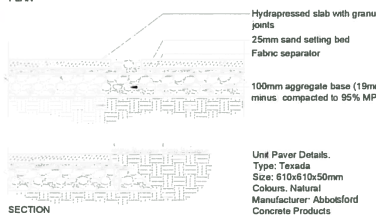


COLD JOINT

3 CONCRETE JOINTS



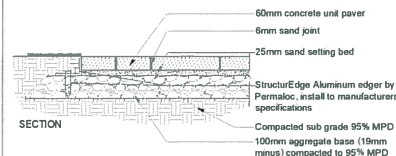
PLAN



Notes:

- 1 Install all components as per man
- 2 Slabs to be spaced equally betwe
- 3 Limit slab cuts to $\frac{1}{2}$ slab

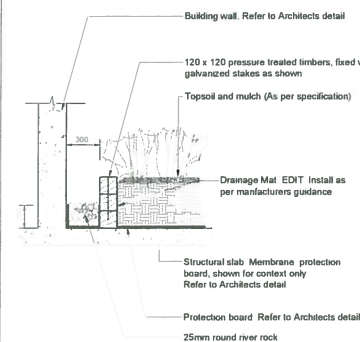
7 MAINTENANCE PATH



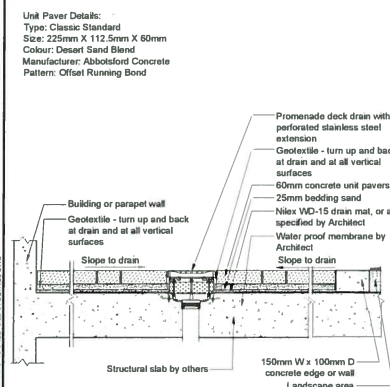
- NOTES

1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum $\frac{1}{2}$ Paver.

4 CONCRETE UNIT PAVERS - OFF SLAB



8 DRIP STRIP

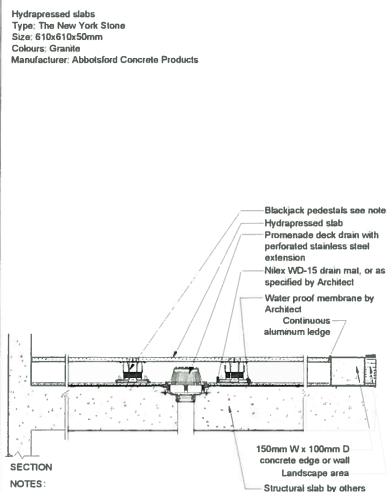


100

- 100

- SECTION
- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 F A1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum 1/2 Paver.

F CONCRETE UNIT PAVERS - ON SLAB



SECTION

- ## NOTES

- NOTES:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab
 4. Aluminum ledge to be secured to wall/curb with concrete screws

6 HYDRAPRESSED PAVERS - ON SLAB

4	MdS	Re-issued for DP	2020-05-04
3	MdS	Re-issued for DP	2020-04-07
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1	MdS	Issued for DP	2020-01-24
No	By:	Description	Date


REVISIONS TABLE FOR DRAWINGS

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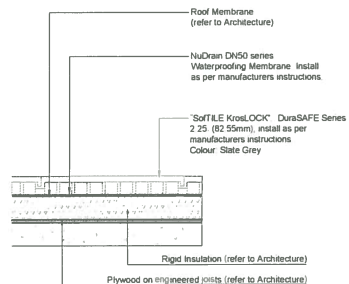
Project
LINCOLN APARTMENTS

Location:
5321, 5331, 5341, & 5361 200A ST
+ 5326, 5334, 5340, & 5360 200 ST
LANGLEY, BC

Drawn MS	Stamp
Checked: DH	
Approved: MVC2	

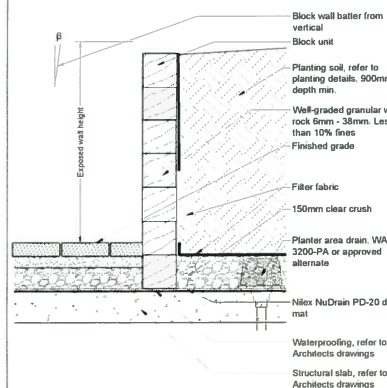
[illegible]

NOTE:
Or approved substitute



1 RUBBER SURFACING ON SLAB

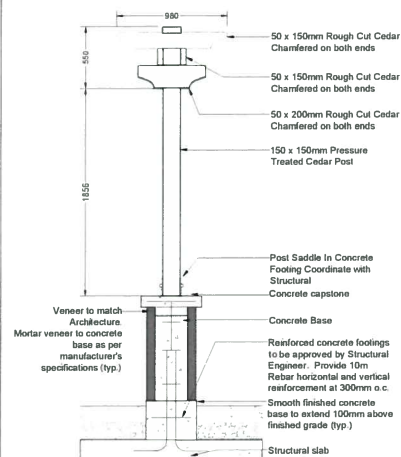
BLOCK WALL
Type: Allan Block
Wall Colour: Silverton
Cap Colour: Charcoal
Multiple sizes, randomized pattern
Or approved equal.



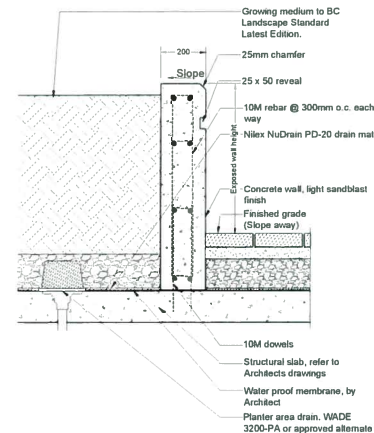
NOTE

- NOTE:
1. All walls over 1.2m in height will need to be Structurally Engineered.
 2. All planters to be connected to Slab drainage system.

2 TIMBER RETAINING WALL - ON SLAB
Scale 1:10



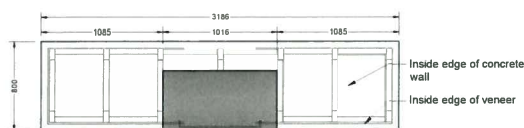
3 FEATURE ENTRY TRELLIS



NOTES:

- NOTES:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
 2. All walls over 1.2m in height will need to be Structurally Engineered
 3. All planters to be connected to Slab drainage system.

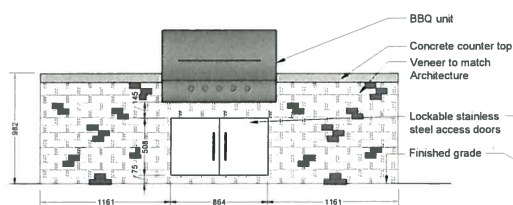
4 CONCRETE RETAINING WALL



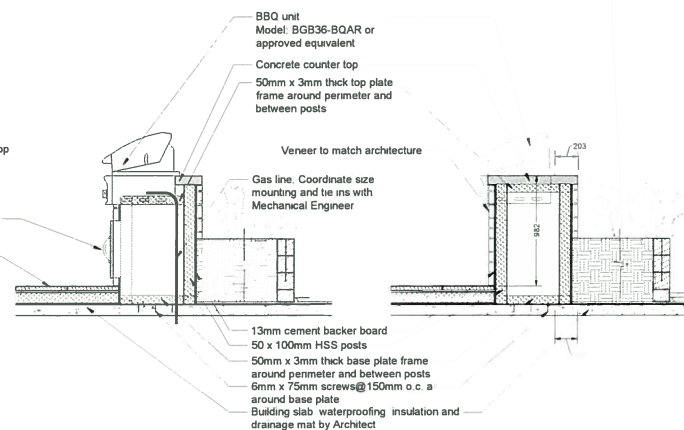
Notes:

- Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
- Contractor to submit shop drawings for approval.
- BBQ grill to be installed per manufacturers specifications.
- Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
- BBQ Unit model BGG36-BQAR by Fisher & Paykel, or approved equal.

Planting bed per plan



5 COURTYARD ENTRY GATE
Scale 1:20



6 COURTYARD UNIT ENTRY GATE
NTS



Surface Mounted Gate installed at Courtyard Unit Entries

To be installed between retaining walls
Gate to match Architectural Guardrail
Gate height to be 42" (1067mm)

6 COURTYARD UNIT ENTRY GATE
NTS

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No	By	Description	Date

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No	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project: LINCOLN APARTMENTS

Location:
5321, 5331, 5341, & 5361 200A ST
+ 5326, 5334, 5340, & 5360 200 ST
LANGLEY, BC

Drawn:	Stamp:
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Drawing Title:

VDZ Project #:

Drawing #:

Drawing Title:

DETAILS

VDZ Project #:
DP 2020-06

Drawing #: LD-02



Light Bollard:
Model: BEGA LED system bollard
Light emission: 180° on walkway
Colours: Graphite finish
Manufacturer: BEGA
Or approved equal.

1 LIGHT BOLLARD

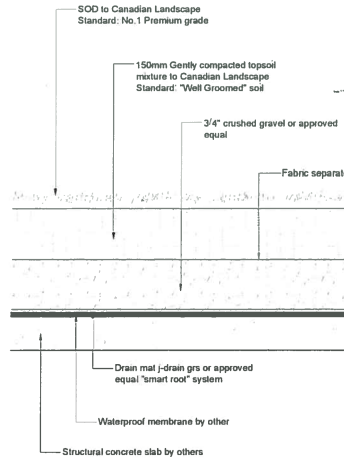
NTS



Model #: UFSW-38S
Colour: Harbour Grey
Aluminium Frame: Powder Coat Black

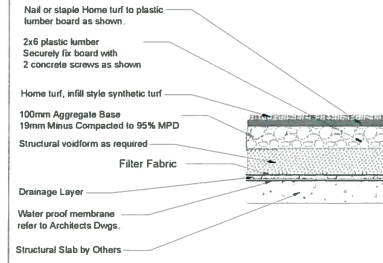
2 SELF WATERING PLANTER

NTS



3 SOD ON SLAB

Scale 1:10



4 ARTIFICIAL TURF ON SLAB

Scale 1:10

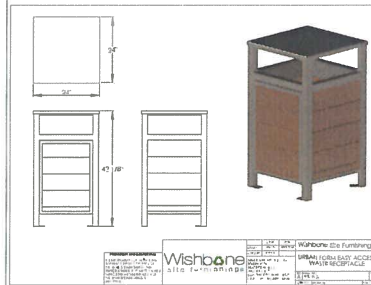
- Notes:
1. Supplier of Artificial turf:
Marathon Surfaces
Toll Free: 1.888.878.0625
2. Install as per manufactures specifications.



Model #1003A-L
Manufacturer: Dogspot
All-Aluminium
Or approved equal.

5 DOG RUN WASTE BAG DISPENSOR

NTS



Model: Urban Form Easy Access Waste Receptacle
Manufacturer: Wishbone See Furnishings
Aluminium Frame: Powdercoat Black
Recycled Lumber: Harbour Grey
Or approved equal.

6 WASTE RECEPTACLE WITH DOME LID

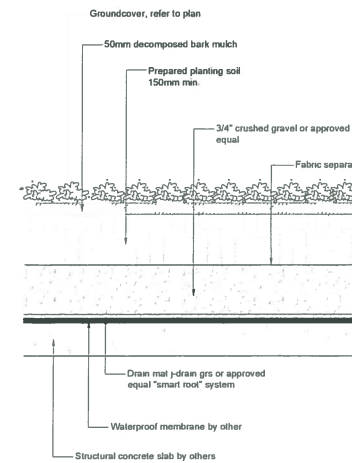
NTS



Model: Urban Form Park Bench
Manufacturer: Wishbone See Furnishings
Aluminium Frame: Powdercoat Black
Recycled Lumber: Harbour Grey
Or approved equal.

7 WOOD BENCH

NTS



8 GROUNDCOVERS ON SLAB

Scale 1:10

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Project:
LINCOLN APARTMENTS

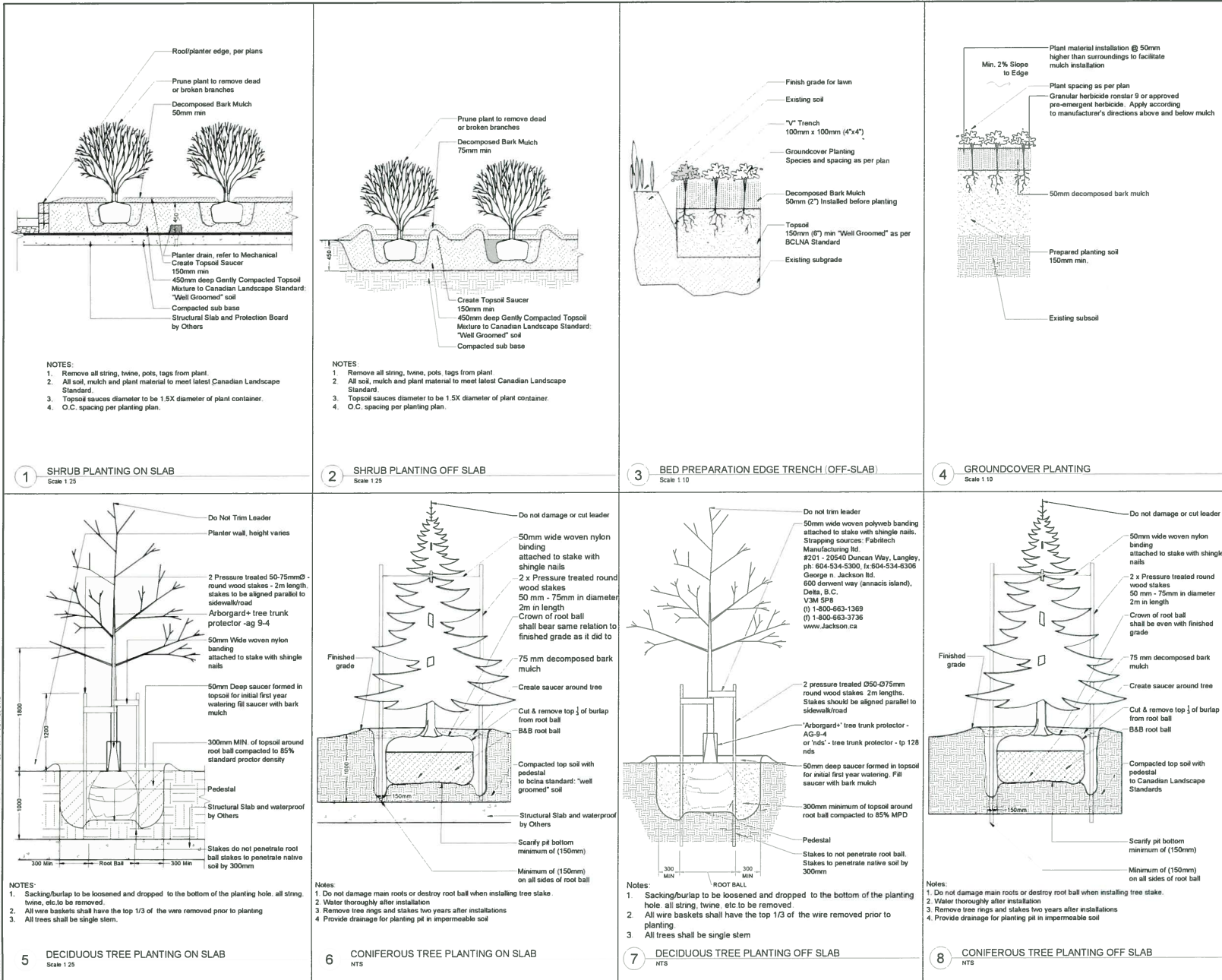
Location
5321, 5331, 5341, & 5361 200A ST
+ 5326, 5334, 5340, & 5360 200 ST
LANGLEY, BC

Drawn	Stamp
MSS	
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Approved	Original Sheet Size
MVDZ	24"x36"
Scale	
AS SHOWN	

Drawing Title:
DETAILS

VDZ Project #:
DP 2020-06

Drawing #:
LD-03



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100-1500 Church St. | 100-1500 Highway 1
Fort Langley, BC | Vancouver, BC
V3A 5B6 | V3T 1Z7
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No.	By	Description	Date
4	MDS	Revised for DP	2020-05-04
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Project:
LINCOLN APARTMENTS

Location:
5321, 5331, 5341, & 5361 200A ST
+ 5326, 5334, 5340, & 5360 200 ST
LANGLEY, BC

Drawn: MS
Stamp: [Signature]
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Original Sheet Size: 24"x36"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER FOR CORRECTION AND APPROVAL. THE CIVIL ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS.

Drawing Title: DETAILS
Drawing #: LD-04
Project #: DP 2020-06



4	MIS	Re-issued for DP	2020-05-04
3	MIS	Re-issued for DP	2020-04-07
2	MIS	Re-issued for DP	2020-02-07
1	MIS	Issued for DP	2020-01-24
MIS	Re-issued for DP		

No	By	Description	Date
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No	By	Description	Date
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Project:
LINCOLN APARTMENTS

Location:
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LANGLEY, BC

Drawn LJ	Stamp 
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Approved MVZD	Original Sheet Size 24" x 36"
Scale	CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE QUANTITIES ARE TO BE AROUND THE
AS SHOWN	

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RETURNED AT THE COMPLETION OF THE
WORK. ALL RIGHTS OF INVENTORSHIP
(DRAWING) MUST NOT BE WAIVED FOR
CONSTRUCTION OF THE PROJECT ISSUED
FOR TENDER/CONSTRUCTION.

Drawing Title:
IRRIGATION DETAILS

VDZ Project #:
DP 2020-06

Drawing #: LD-06



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Waiver of Public Hearing for Rezoning and
Development Permit Application RZ01-20/DP01-20

File #: 3900.00

Doc #:

From: Carl Johannsen, RPP, MCIP
Director of Development Services

Date: May 6, 2020

RECOMMENDATION:

1. THAT the report dated May 6, 2020 entitled Waiver of Public Hearing for Rezoning and Development Permit Application RZ01-20/DP01-20 be received for information; and
2. THAT the Public Hearing for Rezoning and Development Permit Application RZ01-20 (Bylaw 3125)/DP01-20 be waived, according to the *Local Government Act*.

PURPOSE:

The purpose of this report is to recommend to Council that the Public Hearing for the rezoning and development permit application RZ01-20/DP01-20 be waived. This application proposes to rezone eight properties at 5326-60 200th Street and 5321-61 200A Street to permit the construction of a 92-unit, 4 storey apartment building.

POLICY:

This report is being brought forward in the midst of the COVID-19 pandemic, where the Provincial Health Officer (PHO) has prohibited gatherings of more than 50 people and ordered physical distancing measures to limit virus spread. As a result City Hall is closed to the public and Council is holding meetings by video-conference only, as permitted under Ministerial Order 83 (MO83).

Based on current Council procedures and the need to maintain physical distancing, it is challenging to hold 'in-person' Public Hearings in Council Chambers. This in turn

could lengthen development application processes while new Public Hearing procedures are developed.

This situation could hinder efforts to create new and much-needed economic activity during the pandemic. Looking ahead to recovery, it will be important to ensure new construction projects are able to 'get shovels into the ground' in an accelerated manner. These projects will generate new jobs and economic spin-offs that benefit multiple sectors and assist in the immediate and long-term recovery of the local and regional economy.

Responding to this unusual situation, the Province has identified two approaches that local governments can use to process applications and hold Public Hearings that recognize physical distancing limitations:

1. waiving the Public Hearing for rezoning applications that are consistent with the Official Community Plan (OCP). Section 464 (2) of the *Local Government Act (LGA)* already authorizes a Council to do this under normal circumstances, and the Province has recently encouraged local governments to seriously consider this approach due to PHO orders that deter the public from physically attending Public Hearings; or
2. holding electronic Public Hearings, as per Ministerial Order 139 (MO139) that was issued to local governments on May 1, 2020. Intended to be in effect until PHO orders are relaxed and for other scenarios (i.e. OCP Amendment Bylaws, complex applications), MO139 adds to existing *LGA* legislation by authorizing Councils to hold Public Hearings through a video and/or tele-conference. This enables the public to provide direct oral input to Council by way of appearing before Council via video or tele-conference, in addition to written input, and does not require the public to be physically present in front of Council.

COMMENTS/ANALYSIS:

Noting that the *LGA* has permitted waiving of Public Hearings for years prior to the pandemic, that electronic Public Hearing procedures could take a month to implement and in the interest of supporting continued economic activity, staff have identified rezoning and development permit application RZ01-20/DP01-20 as a reasonable candidate for waiving the Public Hearing. The rationale for this includes:

1. proposed rezoning to RM3 'Multiple Residential High Density Zone' is consistent with the OCP 'High Density Residential' land use on the subject properties;
2. both the OCP land use and RM3 zone permit low-rise apartments. The OCP Update's future Land Use Concept identifies 4-6 storey apartments for this area;

3. the proposed 4 storey, 92 unit apartment building is similar to recently approved and constructed 4 to 5 storey apartment buildings located to the east and north;
4. the proposed rezoning application is under the maximum permitted density in the RM3 zone, and is consistent with the maximum height in the RM3 zone;
5. the application does not propose any parking space reductions;
6. the proposed variances for this application are considered minor and reflect current best practices in visitor parking provision and building setbacks;
7. the proposed rezoning is surrounded by properties that have recently redeveloped or are likely to redevelop to a similar density and height in the near future, and is separated from properties to the west by a major arterial street; and
8. waiving of the Public Hearing on May 11, 2020 will enable Council to consider 3rd Reading of Bylaw 3125 on May 25, 2020. This will facilitate a timely process for the applicant, who is motivated to complete permitting and begin construction.

Based on the above rationale, staff recommends that Council consider waiving the Public Hearing for this application. If Council waives the Public Hearing, LGA Section 467 requires that notice of the waiver of the Public Hearing be provided to the public in the same way as a notice of Public Hearing. This notice must state the rezoning's purpose, lands involved, and where and when the bylaw may be inspected.

BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

1. Council waives the Public Hearing, but requests written input from the public prior to 3rd Reading of Bylaw 3125. Although this would not constitute formal public hearing input, upon receiving this input Council may a.) consider 3rd Reading of the Bylaw; b.) chose to provide additional direction to the applicant prior to 3rd Reading; or c.) direct staff to schedule a Public Hearing (see Alternative #2). Depending on input received, this alternative could result in a significant process delay of 4 to 6 weeks and is not recommended; or
2. Council proceeds with a Public Hearing. Unless PHO orders change this requires staff to develop an electronic Public Hearing process, update Council on May 25, 2020 regarding this proposed process, and then proceed to schedule the electronic Public Hearing on June 15, 2020. This will result in a significant process delay of 4 to 6 weeks from the time of 1st and 2nd reading to consideration of 3rd Reading. This alternative is not recommended.

To: Mayor and Councillors

Date: May 6, 2020

Subject: Waiver of Public Hearing for Rezoning and Development Permit Application RZ01-20/DP01-20

Page 4

Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



CITY OF LANGLEY

Federation of Canadian Municipalities – Election to the Board of Directors

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interest of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government; and

BE IT RESOLVED that Council of the City of Langley endorse Mayor Val van den Broek to stand for election on FCM's Board of Directors for the period starting September 2020 and ending July 2021; and

BE IT FURTHER RESOLVED that in accordance with the City's Travel and Expense Policy, the City assumes all costs associated with Mayor Val van den Broek attending FCM's Board of Directors meetings.

Paula Kusack

From: SPB / DGPS (HC/SC) <hc.spb-dgps.sc@canada.ca>
Sent: April 24, 2020 8:03 AM
To: Debra Joyal
Subject: Pharmacare

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor van den Broek and the Langley City Council,

Thank you for your email of March 13, 2020, addressed to the Honourable Patty Hajdu, Minister of Health, expressing your support for a universal public national pharmacare program. We appreciate you taking the time to share your views with us.

We believe no Canadian should have to choose between paying for prescription drugs and putting food on the table. While Canadians are proud of our publicly funded, universal medicare system, many are still forced to make this impossible decision as Canadians face some of the highest prescription drug prices in the world.

That is why the Government of Canada is committed to working with provinces, territories and stakeholders to continue to implement national universal pharmacare so that Canadians have the drug coverage they need. This important work includes the establishment of a Canada Drug Agency, a national formulary and a national strategy for high cost drugs for rare diseases.

Additionally, as a foundational step towards national pharmacare, the Government of Canada recently modernized the way patented drug prices are regulated in Canada by amending the *Patented Medicines Regulations*. This was the first substantive update to the regulations since 1987 and it is expected that these amendments will save Canadians \$13.2 billion in drug spending over the next 10 years. The amendments were published in Canada Gazette, Part II on August 21, 2019 and are available at: <http://www.gazette.gc.ca/rp-pr/p2/2019/2019-08-21/html/sor-dors298-eng.html>

Again, thank you for writing and sharing your support for this important issue. Letters like yours help us to better understand the concerns of Canadians.

Yours sincerely,

Strategic Policy Branch
Health Canada



OFFICE OF THE MAYOR

Langley City Hall, 20399 Douglas Crescent, Langley, BC Canada V3A 4B3
mayor@langleycity.ca

March 13, 2020

File: 0110.00

The Honourable Patty Hajdu, Minister of Health
House of Commons
Ottawa, ON K1A 0A6

VIA Email: Patty.Hajdu@parl.gc.ca

Dear Minister:

Re: Support for Implementation of a Universal Public National Pharmacare Program

I am writing on behalf of Council, to call on the Federal Government to work with the provinces and territories to develop and implement a Universal Public National Pharmacare program.

At its March 9, 2020 Regular Council meeting, Langley City Council considered correspondence from the Mayor of the City of Port Moody outlining the need for, and economic benefits to be derived from, the creation of a Universal Public National Pharmacare program. It was further requested that all BC municipalities call on the Federal Government to work with the provinces and territories to develop and implement a Universal Public National Pharmacare program.

Council discussed this request and subsequently passed a resolution to express our support.

Thank you for your consideration.

Yours truly,
CITY OF LANGLEY

Val van den Broek
Mayor

cc Honourable Adrian Dix, Minister of Health
Tamara Jansen, Member of Parliament Cloverdale-Langley City
Tako van Popta, Member of Parliament Langley-Aldergrove
City of Port Moody Council
Langley City Council



Serving British Columbia Since 1984
Provincial Toll Free: 1.888.689.3463 www.childfindbc.com

April 23, 2020

Dear Mayor and Councilors,

Re: Proclamation for National Missing Children's Month and Missing Children's Day

I write today on behalf of Child Find British Columbia. Child Find BC requests that your local government proclaim May as Missing Children's Month and May 25th as missing Children's Day.

Child Find BC provides "ALL ABOUT ME" ID Kits with child finger printing and photos, to at no cost to families and Child Find BC hosts these Child Find ID Clinics throughout BC. Child Find BC provides education, including public speakers, literature and tips for families to assist them in keeping all of our children safe.

We hope that you will raise this proclamation for consideration to your Council and your community at your next meeting.

Most recent reporting from the RCMP show that over 6,800 cases of missing children were reported in British Columbia and over 40,000 cases in Canada. Through the support of municipal governments like yours we are able to educate and bring awareness to thousands of BC families on this important issue.

Thank you so much for your consideration of this request and your continuing commitment to Community Services in BC and the children and families of BC. If you have any questions regarding this request please contact the Child Find BC office at 1-888-689-3463.

Yours truly,

Crystal Dunahee President, Child Find BC

Victoria Office

2722 Fifth Street, 208
Victoria, BC V8T 4B2
(250) 382-7311
Fax (250) 382-0227
Email:
childvicbc@shaw.ca

"A charitable non-profit organization working with searching families and law enforcement to reduce the incidence of missing and exploited children."

*A Missing Child is
Everyone's
Responsibility*



If you or your organization would like to host an "All About Me" ID clinic, have an idea for an event in your community or would like literature and information on becoming a member and supporter of Child Find BC, please call us at 1-888-689-3463.

Your Letterhead here

National Missing Children's Month and Missing Children's Day

WHEREAS Child Find British Columbia, a provincial member of Child Find Canada is a non-profit, registered charitable organization, incorporated in 1984; **AND**

WHEREAS The Mandate of Child Find British Columbia is to educate children and adults about abduction prevention; to promote awareness of the problem of missing children, and to assist in the location of missing children; **AND**

WHEREAS Child Find has recognized Green as the colour of Hope, which symbolizes a light in the darkness for all missing children; **AND**

WHEREAS Child Find's annual Green Ribbon of Hope Campaign will be held in the month of May and May 25th is National Missing Children's Day; **AND**

THEREFORE BE IT RESOLVED THAT

I, (Mayors Name) of the (city, town, municipality), do hereby proclaim May as Child Find's Green Ribbon of Hope month and May 25th as National Missing Children's day. I urge our citizens to wear a green ribbon as a symbol of Hope for the recovery of all missing children; and to remain vigilant in our common desire to protect and nurture the youth of our Province.

_____ Mayor

Signed at _____ this _____ day of May, 2020

Paula Kusack

Subject: FW: Reallocation of Road Space

From: Mayor Val van den Broek
Sent: May 1, 2020 8:38 AM
To: Debra Joyal
Subject: FW: Reallocation of Road Space

From: Sara Hill 22 (1)
Sent: April 30, 2020 4:55 PM
To: Mayor Val van den Broek <vvandenbroek@langleycity.ca>; Councillor Paul Albrecht <palbrecht@langleycity.ca>; Councillor Teri James <tjames@langleycity.ca>; Councillor Gayle Martin <gmartin@langleycity.ca>; Councillor Nathan Pachal <npachal@langleycity.ca>; Councillor Rudy Storteboom <rstorteboom@langleycity.ca>; Councillor Rosemary Wallace <rwallace@langleycity.ca>
Cc: Geraldine Jordan <geraldine.jordan@twu.ca>; Tony Bisig 22 (1); Mitchell Nurse 22 (1)
Stan Yntema 22 (1)
Subject: Reallocation of Road Space

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor and Council,

As you may know, the Province of BC has just released new guidelines for reallocation of road space during the COVID-19 pandemic (see [Province of BC 2020](#)). At HUB Langley, we are requesting that the City of Langley reallocate road space to pedestrians and cyclists, as many other municipalities are doing, in Canada and around the world.

Since the Province of BC's COVID-19 pandemic response, the City of Langley has noticeably decreased motor vehicle traffic, and a significant increase in pedestrian and cycling activity. (Please see HUB Langley's recent active commuting and traffic count data in the City, copied below in this email.)

As such, to address the increased need to walk and move with appropriate physical distancing in our City, we are requesting temporary road reallocations on **(1) Fraser Highway on the one-way** between 204 Street and 206 Street, and **(2) the westbound lane on Logan Avenue** (by the bus loop) from 204 Street to 200 street.

These temporary road reallocations will relieve pressure on the sidewalks, trails, and multiuse paths around the community and contribute to the City of Langley's COVID-19 response. There are undoubtedly other places in the City which would also be great locations to reallocate road space; we support all such reallocations of road space in the City.

Sincerely,

Sara Hill

HUB Langley Committee Member

Active commuting data collected April 24 – 26, 2020, City of Langley

Trails at 201 Street and 50 Avenue, April 24/2020 (approximately 1 hour):

Adult cyclists: 7

Child cyclists: 3

Skateboards: 3

Mobility Scooter: 1

Walkers: 11

Jogger: 1

Stroller: 1

Trails at 201 Street and 50 Avenue, April 25/2020 (approximately 1 hour):

Adult cyclists: 13

Child cyclists: 4

Walkers: 24

Strollers: 5

Trails at 201 Street and 50 Avenue, April 26/2020 (approximately 1 hour):

Adults cyclists: 6

Child cyclists: 2

Walkers: 19

Fraser Hwy and 203rd on the one-way, April 25/2020:

Adult cyclists: 2

Child cyclists: 2

1 skateboard

Mobility Scooter: 4

Walkers: 13

Joggers: 1

Cars: 52

Brydon Lagoon and vicinity April 26th/2020, 52A Avenue and 198 Street:

Adult cyclists: 15

Mobility Scooter: 1

Walkers: 16

Joggers: 1

Strollers: 3

Cars: 76

Bus: 1

Sent from [Outlook](#)