



REGULAR COUNCIL MEETING AGENDA

Monday, June 29, 2020
3:00 P.M.
Remote Video / Teleconference

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1. MOTION TO HOLD A CLOSED MEETING

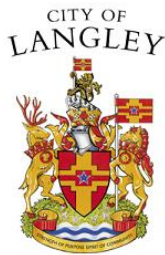
THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

(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:

(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;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

8. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 15, 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
G. Flack, Deputy Director of Corporate Services
R. Beddow, Deputy Director of Development Services
H. Gill, Manager of Engineering
D. Selvage, Manager of Community Safety
K. Tamondong, Recreation Supervisor
K. Kenney, Corporate Officer

Mayor van den Broek congratulated City of Langley's graduating class of 2020.

The Mayor advised that Langley City Council recognizes the reality of racism, as evidenced by recent incidents of race-based violence and discrimination that have taken place in BC and the United States, and so calls upon each Langley citizen to be part of the change needed to make a better, more equitable and inclusive society.

Council members took the #DifferentTogether pledge in response to the Honourable Janet Austen, Lieutenant Governor of British Columbia's invitation to all British Columbians to take the #DifferentTogether pledge to uphold the Canadian values of diversity and inclusion and to oppose racism and hate in all its forms.

1. **ADOPTION OF AGENDA**

- a. Adoption of the June 15, 2020 Regular Agenda

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the June 15, 2020 agenda be adopted as circulated

CARRIED

2. COMMITTEE OF THE WHOLE

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

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT Council commence the Committee of the Whole.

CARRIED

a. Bylaw 3129 - Financial Plan 2019-2023 Bylaw Amendment

Darrin Leite, Director of Corporate Services advised that at the last Council meeting the Financial Statements for 2019 were presented and the purpose of this Financial Plan amendment is to authorize the expenditures reflected in the 2019 Financial Statements.

Mayor van den Broek asked if any correspondence had been received regarding Bylaw No. 3129. The Corporate Officer advised that no correspondence had been received.

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from May 25, 2020

MOVED BY Councillor Albrecht
SECONDED BY Councillor James

THAT the minutes of the regular meeting held on May 25, 2020 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from May 25, 2020

MOVED BY Councillor Wallace
SECONDED BY Councillor Albrecht

THAT the minutes of the special (pre-closed) meeting held on May 25, 2020 be adopted as circulated.

CARRIED

4. **BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Bylaw 3129 - Financial Plan 2019-2023 Bylaw Amendment

Final reading of a bylaw to amend the 2019-2023 Financial Plan Bylaw

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Financial Plan 2019 – 2023 Bylaw, 2019, No. 3099, Amendment No. 2, Bylaw, 3129" be read a final time.

CARRIED

5. **MAYOR'S REPORT**

- a. Upcoming Meetings

Regular Council Meeting – June 29, 2020
Regular Council Meeting – July 13, 2020

- b. Library Happenings - Councillor Martin

FVRL Express – Click, Pick, Go

FVRL Express – Click, Pick, Go is a new contactless service that offers customers a physically distanced way to pick up library holds and return items at all 25 locations, including the City of Langley Library. FVRL Express is also available to customers who have signed up for an FVRL eCard.

As of Monday, June 1, before the service launched, there were 42,977 items ready for 12,290 cardholders on the hold shelves at all 25 FVRL locations. City of Langley Library itself had 1468 items ready for pick up by 489 customers.

When the Express service was announced, placement of new holds skyrocketed across the library system. Holds placement has remained

steady, and library staff are working hard to fulfill new holds and process thousands of returned items.

Explore our universe! Summer Reading Club

Discover the great unknown this summer when you join FVRL's 2020 Summer Reading Club. There is a club for everyone! Sign up starts online on June 12. Customers can also pick up a physical reading record and stickers at the City of Langley Library Express service point.

Read. Learn. Play. at Home

FVRL is still open online! Read, learn, and play at home with our digital resources. There is something for everyone, all free with an FVRL card.

Read. Learn. Play. at Home - Storytime

Introduce children to the love of books and language with Storytime. Children and caregivers will enjoy interactive stories, songs, rhymes and more – shared by our talented librarians from across the valley. Check out our Facebook for dozens of engaging storytimes and babytimes, with new programs posted daily.

June Reading List Audio Book Month

June is audiobook month! Format fans, audiobook newbies and anyone who enjoys being read to, will find something appealing in FVRL's audiobook collections.

May 5 – July 3 in FVRL OverDrive

Moon of the Crusted Snow – Waubgeshig Rice

Check out this daring post-apocalyptic novel from a powerful rising literary voice anytime with no holds and no waiting.

c. Engineering Update

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

- Boulevard maintenance – Glover Rd.
- Water-main replacement Industrial Ave.
- LED lights installed at water reservoir
- Assisted to fill Al Anderson Memorial Pool
- Brydon park trails and off-leash dog park
- Retaining wall along nature trail east of 203 St.
- Paving complete on 203 St. Fraser Hwy. to Logan Ave.
- Asset management work
- 56 Ave. landscape grass will be moved to Uplands Dog Park as part of this year's improvement project

- Grass replacement at Al Anderson Memorial Pool
- Maintenance of City Park
- Removal of sand at City Park Water Park
- Removal of tree at City Park picnic shelter
- Re-opening of City facilities
- New railing added along Pleasentdale Creek

In response to questions from Council, Mr. Bomhof advised that:

- he didn't know what had been done with the tree that had to be removed from City Park, but likely the opportunity has passed to be able to do anything with the wood;
- identification of assets in the Asset Management Plan will be very detailed; the project is currently being undertaken by existing staff and is expected to take two to three years to complete;
- the LED lighting project is 80% complete and should be completed by the end of this year;
- replacement of picnic shelters at City Park won't happen until after the September long weekend in order to allow the public to use the existing picnic shelters over the summer.

7. **ADMINISTRATIVE REPORTS**

- a. Crime Prevention Task Group - Installation of "Lock Out Auto" Crime Signs

Dave Selvage, Manager of Community Safety spoke to his report dated June 10, 2020.

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT Council suspend the recommendation of the Crime Prevention Task Group to install metal "Lock Out Auto Crime" signs around Langley.

BEFORE THE QUESTION WAS CALLED in response to questions from a Council member, Mr. Selvage advised that:

- in making their recommendation to Council, staff factored in the cost and long term maintenance requirements for the metal signs;
- there wasn't the same consideration of sign pollution when the original plastic signs were erected as the intent of the project was to put up the signs to see if they made any difference and then take them back down; they were not intended to be of a permanent nature.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Langley City Child Care Action Plan

Mr. Karlo Tamondong, Recreation Supervisor provided a PowerPoint presentation on the Langley City Child Care Action Plan project, advising that:

- the project was funded through a grant of \$25,000 from the Union of BC Municipalities;
- the project took one year to complete;
- there were two phases to the project:
 - Phase One – Public and Stakeholder Engagement Program – partnering with Township of Langley
 - Phase Two – Child Care Action Plan – engaging the services of City Spaces to assist with engagement activities and creation of the action plan

Mr. Tamondong highlighted the findings of the Child Care Action Plan, providing information on:

- child care coverage rates;
- child care strengths, gaps, trends;
- child care space creation;
- child care priorities and actions.

In response to a question from a member of Council, Mr. Tamondong advised that staff's approach will be to start with smaller actions and goals outlined in the plan, then engage with the School District and Fraser Health on the larger goals.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT City Council endorse the Langley City Child Care Action Plan as part of the final report to UBCM.

CARRIED

c. Updating Traffic Calming Policy No. CO-47

Rick Bomhof, Director of Engineering, Parks & Environment spoke to the report dated June 15, 2020.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT the amended City of Langley Traffic Calming Policy No. CO-47 be approved.

BEFORE THE QUESTION WAS CALLED in response to questions from Council, Mr. Bomhof advised that:

- City staff would define the area where the petitioner must collect signatures in support of their request to investigate traffic calming measures;
- the same process would be required to petition for removal of existing traffic calming infrastructure in an area; however, it would be surprising to receive such requests given the high level of public support received for these traffic calming initiatives prior to their installation;
- staff are looking to convert 206 Street between 53rd Avenue and Douglas Crescent from an arterial road to a collector road following completion of updates to City's Master Transportation Plan;
- if a member of the public makes a complaint about excessive speed on a certain road, staff would investigate to the level that they could or refer the complaint to the appropriate body, for example, the RCMP would be involved in enforcement. The more complaints received about an area, the more the RCMP will focus on enforcement in that area;
- in redeveloping the downtown core, traffic calming measures would be looked at by staff as they planned for new roads; this policy pertains more to existing neighbourhoods.

THE QUESTION WAS CALLED and the motion was

CARRIED

Voting against Mayor van den Broek

- d. Repealing Crosswalk Policy No. EN-12

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT Council repeal Crosswalk Policy No. EN-12.

CARRIED

MOVED BY Councillor Albrecht

SECONDED BY Mayor van den Broek

THAT staff investigate the use of solar energy for future crosswalks and other lighting arrangements within the city limits.

CARRIED

Prior to consideration of the Item 7e. 2021 RCMP Approval in Principle, Mayor van den Broek declared a conflict of interest as she is employed by the RCMP and left the meeting at 4:41 pm.

Deputy Mayor Albrecht assumed the Chair.

e. 2021 RCMP Approval in Principle

Darrin Leite, Director of Corporate Services advised that the City adopts this approval in principle every year as the Federal Government requires the City to do this so they can do their planning for their 10% share of the RCMP costs. In 2021 there will be a small increase in the overall RCMP budget predicated on the fact that the provincial government is taking over the Integrated Homicide Investigation Team which will be billed separately by the province rather than the federal government

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT Council authorize a letter of approval in principle be sent to the Minister of Public Safety and Solicitor General to maintain the detachment strength at 51.35 members and increase the 100% RCMP budget by \$48,566 for a RCMP total budget cap of \$11,296,752.

BEFORE THE QUESTION WAS CALLED in response to questions from a Council member, Mr. Leite advised that the significant increase in the machinery equipment budget reflects the replacement of some fleet vehicles this year which the City pays for. The RCMP provides a five year financial plan to the City, so the City is aware in advance when these expenditures will be required. When the City looks at its own budget in 2021, Council will have the opportunity to review these items again which by that time will have been updated. Approval in principle of the RCMP budget at this time is required as it is well in advance of Council's budget process.

THE QUESTION WAS CALLED and the motion was

CARRIED

Mayor van den Broek returned to the meeting at 4:47pm resumed the Chair.

e. Strategic Community Investment Fund - Traffic Fine Revenue Sharing

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the City of Langley acknowledge the receipt of \$475,823 from the Provincial Government to help fund the salary of three RCMP officers from the traffic fine revenue received in 2019.

CARRIED

f. Penzer Action Park - Washroom Door Upgrade

MOVED BY Councillor Pachal
SECONDED BY Councillor Wallace

THAT Council approve allocating \$15,249 from the Enterprise Fund for the replacement and upgrading of the Penzer Park Washroom doors.

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

- having no doors to the washroom was not part of the original design as the washrooms are heated; additionally staff want to be able to lock the washrooms at night to prevent camping out in the washrooms;
- a Crime Prevention Through Environmental Design (CPTED) review was undertaken when the original design for the washroom was completed and there is lighting at the facility;
- staff have investigated installation of surveillance cameras but due to the inherent privacy issues associated with surveillance cameras, best policy is to try all other reasonable means to address the issue before resorting to cameras.

THE QUESTION WAS CALLED and the motion was

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. James Douglas and the Black Community in British Columbia -
Councillor

Councillor Nathan Pachal

MOVED BY Councillor Pachal

SECONDED BY Mayor van den Broek

WHEREAS James Douglas was the first Governor of the Colony of British Columbia; and

WHEREAS Langley was the first capital of the Colony of British Columbia; and

WHEREAS Douglas Park is named after James Douglas; and

WHEREAS James Douglas' father was Scottish and his mother was a "free woman of colour"; and

WHEREAS James Douglas successfully encouraged people from the Black community in the US to immigrate to British Columbia;

THEREFORE BE IT RESOLVED THAT Langley City staff work with the BC Black History Awareness Society and the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations to erect a plaque and/or interpretive sign in Douglas Park, themed about James Douglas and the Black community in British Columbia, to be unveiled during Black History month in 2021; and

FURTHER THAT staff prepare a report to Council that includes the cost and content of the plaque and/or interpretive sign for approval by Council.

CARRIED

b. New Business

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Storteboom

SECONDED BY Councillor Wallace

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:

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

9. **ADJOURNMENT**

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the meeting adjourn at 5:02 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Monday, June 22, 2020

3:01 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
M. Power, OIC, RCMP
C. Daum, Recreation Supervisor
T. Edell, Recreation Supervisor
K. Ford, Infrastructure Engineer
H. Gill, Manager of Engineering Services
K. Tanondong, Recreation Supervisor
K. Kenney, Corporate Officer

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

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;

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

CARRIED

4. **ADJOURNMENT**

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the meeting adjourn at 3:01pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Environmental Task Group June 11 Meeting
Report

File #: 5210.00

Doc #:

From: Councillor Rosemary Wallace

Date: June 17, 2020

RECOMMENDATION:

THAT the Environmental Task Group recommends that, in the spirit of cooperation, the City of Langley continue to provide and maintain the existing water service to the Nicomekl Elementary School garden at no cost for as long as the School District maintains this garden.

PURPOSE:

The purpose of the report is to recommend to Council that the city continue to maintain and operate the water service to Nicomekl Elementary School Gardens.

POLICY:

N/A

COMMENTS/ANALYSIS:

The following is an excerpt from the June 11, 2020 Environmental Task Group Meeting.

There was discussion regarding the water service to the former Nicomekl Community Garden, now the Nicomekl Elementary School Garden. The City currently maintains the water service and turned it on a few weeks ago at the request of LEPS who is supporting the SD in this initiative. There was discussion about the benefits of the garden to both the SD and greater community by teaching children the value of gardening and food security. Recognizing the benefits to both the School and

Community there was consensus to request the City that, In the spirit of cooperation, as long as the Nicomekl Elementary School garden exists and is maintained by the SD that the City agree to maintain the water service to the garden at no cost to the SD.

*MOVED BY Member Dreves
SECONDED BY Member Hall*

THAT the Environmental Task Group recommends, in the spirit of cooperation, The City of Langley continue to provide and maintain the existing water service to the Nicomekl Elementary School garden at no cost for as long as the School District maintains this garden.

CARRIED

BUDGET IMPLICATIONS:

Minor operating cost - can be absorbed in existing budget.

ALTERNATIVES:

Ask the School District to take over the operation and maintenance of the water service.

Respectfully Submitted,



Councillor Rosemary Wallace
Chair



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Commercial Uses Zoning Bylaw Update

File #: 6620.00

Doc #:

From: Carl Johannsen RPP, MCIP
Director of Development Services

Date: June 24, 2020

RECOMMENDATION:

1. THAT the report dated June 24, 2020 entitled Commercial Uses Zoning Bylaw Update be received for information; and
2. THAT Council consider 1st and 2nd Readings of Zoning Bylaw Amendment No. 168, Bylaw 3130.

PURPOSE:

Bylaw No. 3130 proposes to amend the Zoning Bylaw to incorporate new commercial use definitions and separation distances between certain commercial uses. This responds to a March 2019 letter (Attachment 1) from the Downtown Langley Business Association (DLBA) which notes a high concentration of tattoo shops and spas in the Downtown area. The letter also requests Council to consider further regulation of these establishments, not due to opposition to these uses, but in the interest of achieving a balanced retail, restaurant and service business environment.

POLICY:

Commercial properties within Downtown Langley are designated as a 'Downtown Commercial' land use in the Official Community Plan (OCP), enabling a mix of commercial and residential uses.

The Downtown Master Plan includes further land use policies that support concentrating specialty retail, entertainment, restaurants and civic uses within a pedestrian-friendly Downtown Core area. This also includes policies that encourage storefronts that are 'transparent and inviting to pedestrian traffic', where commercial

buildings include at-grade clear window glazing and other pedestrian-friendly design features that foster outdoor patio, retail display and window-shopping opportunities.

The majority of properties within the Downtown Commercial OCP land use designation are zoned C-1 'Downtown Commercial Zone', which permits retail store, office, restaurant, personal service and general service uses, among other uses, in support of the Downtown Commercial land use and Downtown Master Plan.

COMMENTS/ANALYSIS:

The intent of Bylaw 3130 is to foster business variety in the Downtown core and promote a balance between specialty retail, restaurants and personal service uses, by introducing amendments that will help create a more dispersed pattern of personal services and other uses over time. This supports the land use intent of the Downtown Master Plan to focus retail and restaurants in the Downtown core, and supports the continued presence of pedestrian-friendly storefronts in the Downtown.

Specific Updates and Rationale

Bylaw No. 3130 proposes to update and add commercial use definitions, including *Body Rub Service*, *Personal Service*, *Body Art and Tattoo Service* and *Vapour Product Stores*, and add 400 metre separation distances between *Body Art and Tattoo* establishments and *Vapour Product Stores*. The rationale behind these updates is as follows:

- *Body Rub Service* and *Personal Service*: these definitions are being updated to better respond to an evolving personal service and 'spa' industry, which involves multiple massage techniques and personal service uses (i.e. salons). Updating these definitions will provide a more effective tool for staff when they consider the issuance of business licences for new personal services such as spas, to ensure these services properly comply with zoning regulations (i.e. body rub activities are not permitted in the C-1 zone/Downtown). This approach will also create clearer definitions to guide a future update to the City's Business Licence Bylaw, including further defining what 'therapeutic touch therapists' are and the wide range of techniques they may utilize. Updating these definitions is also a key first step towards adding new personal service definitions (i.e. salons) and location regulations, as a part of the broader Zoning Bylaw Update;
- *Body Art and Tattoo Service*: adding this new definition will enable further regulation of the location of this personal service use in the Downtown Area and C-1 zoned properties, through the proposed addition of a 400-metre (about a five-minute walk) separation distance between tattoo shops. Over time this approach will result in a more dispersed pattern of tattoo shops relative to the current condition, which includes a concentration of seven establishments that

offer tattoo services in the Downtown core between Glover Road and 206 Street (a distance of about 370 metres); and

- *Vapour Product Stores*: while this use was not referenced in the attached letter, staff are proposing to add this new definition as a part of Bylaw 3130 to respond to recent increased business interest in this retail store use. Also known as ‘vape stores’, this use is permitted in the C-1 zone, and there are currently two stores on C-1 zoned properties. However, most vape stores have opaque window glazing, due to senior government health regulations, and an increased concentration of vape stores may negatively impact the Downtown’s pedestrian friendly environment. Based on this staff recommend adding a vape store definition and a 400-metre separation between vape stores to the Zoning Bylaw, to support the continued presence of this use in a way that does not impact the pedestrian-friendliness of the Downtown.

Affect of Bylaw: Existing Businesses Remain as Legal Non-Conforming Uses

If this proposed amendment is adopted by Council, and similar to previous amendments (i.e. 400 metres between pharmacies and thrift stores), it will not impact existing operating tattoo and vape store businesses. Given that these businesses were in existence prior to Bylaw adoption, they would still be lawful and can continue to operate un-inhibited as ‘legal non-conforming uses’.

However, if a non-conforming use is discontinued for 6 months on a property any subsequent use will be subject to Zoning Bylaw regulations, including separation distances. Non-conforming uses also cannot expand beyond what is in place prior to the amendment, and cannot relocate to a new site without being subject to the new separation distances. This Bylaw also would not preclude new tattoo establishments and vape stores from opening in the City, as it would only direct these uses to more widely dispersed locations.

Bylaw 3130 aims to support business variety and the pedestrian-friendly commercial uses set out in the Downtown Master Plan. It will also not impact existing businesses and may also provide an additional measure of stability for these businesses. Based on this, staff recommend that Council consider 1st and 2nd Readings of Bylaw 3130.

BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

1. Prohibit specific uses from the C-1 zone, including new tattoo and vape shops.
 - This is not recommended, as these uses are not considered nuisances.

2. Incorporate the proposed amendments into the comprehensive Zoning Bylaw Update.
 - This is not recommended, as additional tattoo shops and vape stores could locate in the Downtown, and in close proximity to other similar establishments, prior to completing the Zoning Bylaw Update in late 2020.
3. Do nothing.
 - This is not recommended, as per Alternative #2 above.

Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments:

1. March 19, 2019 Letter from the Downtown Langley Business Association (DLBA)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



March 19, 2019

Mayor van den Broek and Members of City Council
20399 Douglas Crescent
Langley, BC
V3A 4B3

RE: Proliferation of tattoo shops and spas in downtown Langley

Dear Mayor and Council:

Please accept this letter as a respectful request from our Board of Directors that City Council consider regulating the further proliferation of tattoo shops and spas in Langley City. We are making this request simply due to the high concentration of these businesses in our community, not because we are opposed to them.

As you may already be aware, to the best of our knowledge there are currently 14 tattoo shops and 39 spas (including hair removal/waxing, nail salons and massage parlours/spas) within the BIA, and these types of businesses are now backfilling most of our vacant spaces.

We recognize that there is a place for tattoo shops and spas in every community, but like everything else, if there are too many, this is cause for concern with respect to public perception. As we all know, a healthy business community thrives when there is a variety and balance of retail, food and service businesses.

Thank you for everything you do in our community and for once again considering our request. Please feel free to call me if you have any questions.

Sincerely,

Carole Ward, Chair
Downtown Langley Business Association





**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 168**

BYLAW NO. 3130

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to delete or add Definitions and to include new General Regulations.

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. 168, 2020, No. 3130”.

2. Amendment

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

2.1 Deleting the following definitions from Part 1 “Administration and Enforcement”, Section C “Definitions”:

- (a) *Body-rub*; and
- (b) *Body-rub Parlour*.

2.2 Adding the following definitions to Part 1 “Administration and Enforcement”, Section C “Definitions”:

- (a) *Body-rub Service* means the rubbing, massaging, stimulating or similar of a person’s body other than as part of a medical or therapeutic treatment given by a person who is either a massage therapy registrant under the *Health Professions Act* or a person who is eligible to be licenced as a therapeutic touch therapist under a business licencing bylaw of the City;
- (b) *Body Art and Tattoo Service* means the marking and/or piercing of the skin of a person with a design, symbol, lettering or any other pattern by any means including branding, needles, pricking and body piercing;

(c) *Vapour Product Store* means an establishment that primarily sells e-cigarettes, e-substances and cartridges for or components of an e-cigarette;

2.4 Replacing the definition of “Personal Service” in Part 1, “Administration and Enforcement”, Section C “Definitions” with the following:

“Personal Service means a business that provides for the care of the body or the cleaning or repair of personal effects and includes a barber shop, beauty salon, shoe repair shop, dry cleaning shop and launderette, but does not include Body-rub Service”.

2.3 Adding the following regulations to Part D “General Provisions”, Section 3 “Regulations Applicable to All Zones”:

(j) Body Art and Tattoo Service

No establishment containing body art and tattoo services shall be located within 400 metres of any other establishment containing body art and tattoo services.

(k) Vapour Product Store

No vapour product store shall be located within 400 metres of any other vapour product store; and,

2.4 In item “y” of the list of permitted uses for the C3 Specific Commercial Zone, replacing the term “body rub parlour” with the term “Body-rub Service”, but leaving the rest of the text in item “y” unchanged.

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

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this xx day of , 2020.

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

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

MAYOR

CORPORATE OFFICER



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 158, 2018, BYLAW No. 3090
DEVELOPMENT PERMIT APPLICATION DP 16-18**

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4-storey, 40-unit condominium apartment development.

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

Background Information:

Applicant:	Pacific West Architecture
Owners:	Gui Gong and Wei Liu,
Civic Addresses:	5398, 5410, 5448-208 th Street
Legal Description:	Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901, and Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232, and Lot 3 District Lot 36, Group 2, New Westminster District Plan 20232.
Site Area:	2,316.3 m ² (24,932.6 ft ²)
Lot Coverage:	44.5 %
Total Parking Required:	69 spaces (including 8 visitor spaces)
Total Parking Provided:	69 spaces (including 8 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$470,086.50 (Includes \$73,723.50 DCC Credit)
Community Amenity Charges:	\$80,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 158**

BYLAW No. 3090

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD66) and to rezone the property located at 5398, 5410, 5448-208th Street to the new zone.

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

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

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090".

2. Amendment

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 66 (CD66) Zone: immediately after Comprehensive Development - 65 (CD65) Zone:

"KKK. CD66 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 40-unit condominium apartment development.

2. Permitted Uses

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

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

3. Site Dimensions

The following lot shall form the site and shall be zoned CD66 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-684-015
Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901;
- (b) PID: 002-198-690
Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232;
- (c) PID: 008-709-378
Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232.

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 21 pages prepared by Pacific West Architecture (dated September 21, 2018) Inc. and Royal Pacific Landing Ltd. Landscape Architecture (dated September 20, 2018) one copy of which is attached to Development Permit No. 16-18.

5. Special Regulations

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

6. Other Regulations

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

- a. General provisions on use are set out in Section I.D. of this bylaw;

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

READ A FIRST AND SECOND TIME this fifteenth day of October, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this nineteenth day of November, 2018.

READ A THIRD TIME this third day of December, 2018.

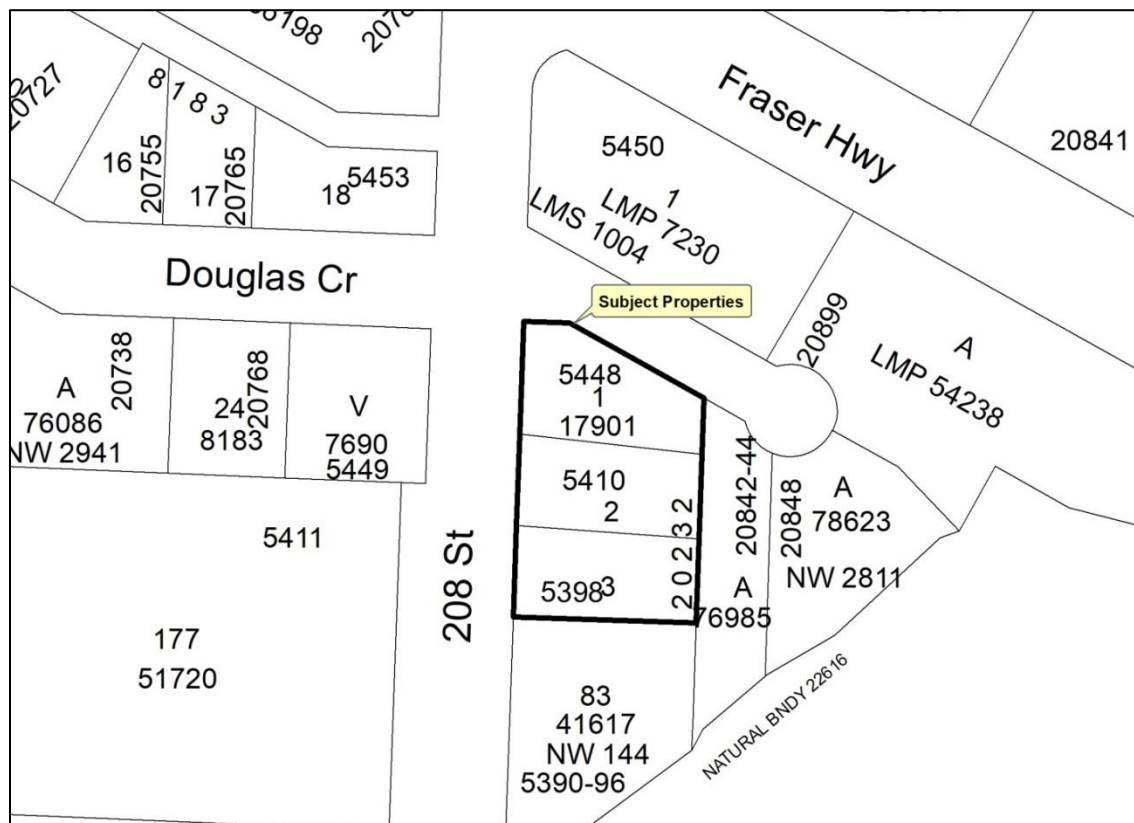
FINALLY ADOPTED this -- day of --, 2018.

MAYOR

CORPORATE OFFICER



Civic Address: 5398, 5410, 5448 – 208 Street
Legal Description: Lot 1, District Lot 36, Group 2, New Westminster District, Plan 17901; Lots 2 & 3, District Lot 36, Group 2, New Westminster District, Plan 20232
Applicant: Pacific West Architecture
Owner: G. Gong, W. Liu





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 15-18/
Development Permit Application DP 16-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: September 28, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 located at 5398, 5410, 5448- 208th Street to accommodate a 4-storey, 40 unit condominium development be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4 storey, 40 Unit condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Xu Yang/ Pacific West Architecture
Owners:	Gui Gong, Wei Liu,
Civic Addresses:	5398, 5410, 5448 -208 th Street
Legal Description:	Lot 1, District Lot 36, Group2, New Westminster District Plan 17901; Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232; Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232
Site Area:	24,932.6 ft ² (2,316.3 m ²)
Lot Coverage:	44.5%
Total Parking Required:	69 spaces, including 8 visitor spaces
Total Parking Provided:	69 spaces, including 8 visitor spaces
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost	\$470,086.50 (Includes \$73,723.50 DCC
Charges:	Credit)
Community Amenity	\$80,000.00
Charge:	
Exterior Finishes :	Brick, Hardie Board Vertical and Horizontal Siding, Wood Accents

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **40-Unit Condominium Development**. These requirements may be subject to change upon receipt of a development application.

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

The developer is responsible for the following work which shall be designed 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. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.

11. The condition of the existing pavement surrounding the site 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 developer's cost
12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project 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 \$20,000 bond for the installation of a water meter to current standards.

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 sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The applicant is proposing to redevelop three existing single family residential properties with an attractive, 40 unit, 4-storey condominium apartment building. Access to the underground parkade for tenant and visitor parking is off 208th Street. The proposed development offers a wide variety of suites, with 2 one-bedroom, 30 two-bedroom, and 8 three-bedroom suites. A variety of architectural elements are incorporated into the design including brick, hardie board vertical and horizontal paneling, contribute to the contemporary architectural form and character of the building.

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the October 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the October 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$326,733.00 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, OCTOBER 10, 2018
7:00 PM**

Present: Councillor Jack Arnold (Chairman)
Councillor Paul Albrecht, (Vice-Chairman)
John Beimers
Shelley Coburn, School District No. 35
Kimberley Lubinich
Jamie Schreder

Staff: Roy Beddow, Deputy Director of Development Services &
Economic Development

Absent: Trish Buhler
Ron Madsen
Dan Millsip
Kim Mullin
Cst. Lisa Cormier

1) RECEIPT OF MINUTES

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Coburn

THAT the minutes for the September 12, 2018 Advisory Planning
Commission meeting be received.

CARRIED

**2) DEVELOPMENT PERMIT APPLICATION DP 15-18- 20427,
20437, 20445, 20453, 20463 PARK AVENUE**

The Deputy Director of Development Services & Economic
Development provided a brief overview of the planning context for the
proposed Development Permit application and introduced Lukas

Wykpis and Eric Poxleitner, Keystone Architecture & Planning Ltd. and Travis Martin, VDZ Associates Ltd, who presented the proposed development. Following discussion on the 2-storey townhouses, adaptable units, balcony design, rooftop treatment, electric vehicle parking, off-site improvements and school capacity, it was:

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Schreder

THAT Development Permit Application DP 15-18 to accommodate a 6-storey, 93 unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units located at 20427, 20437, 20445, 20453, 20463 Park Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

3) REZONING APPLICATION RZ 15-18 / DEVELOPMENT PERMIT APPLICATION DP 16-18- 5398, 5410, 5448 - 208 STREET

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Patrick Yang, Pacific West Architecture and Lu Xu, Royal Pacific Landing Ltd. who presented the application. Following discussion on architectural design, CPTED security measures for the entry and amenity patios, deck materials and parkade podium wall treatments, it was:

MOVED BY Commission Member Lubinich
SECONDED BY Commission Member Schreder

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 to accommodate a 4-storey, 40-unit condominium development located at 5398, 5410, 5448-208th Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

4) **Next Meetings:**

Wednesday, November 14, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:00 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

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

Certified Correct

NICOMEKL GARDEN APARTMENT

CIVIC ADDRESS: 5398, 5410, 5448 208TH STREET, LANGLEY, BC



CONTACT LIST

ARCHITECT:
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CONTACT: PATRICK YANG

LANDSCAPE:
Royal Pacific Landing Ltd
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E. lu@royalpl.com
CONTACT: LU XU

CIVIL:
Centras Engineering Ltd..
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BC V3S 6T3
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CONTACT: Steve O Connell

CPTED:
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E. liahonasecurity@shaw.ca

SURVEY:
Isaak Osman & Associates
20809 LOGAN AVE LANGLEY, BC
T. 604-533-2411

DRAWING LIST

A1.00	COVER PAGE
A1.01	CONTEXT
A1.02	SITE PLAN & STATISTICS
A2.01	FLOOR PLAN - PARKING LEVEL
A2.02	FLOOR PLAN - GROUND FLOOR
A2.03	FLOOR PLAN - 2ND FLOOR
A2.04	FLOOR PLAN - 3RD- 4TH FLOOR
A2.05	UNIT PLAN
A2.06	UNIT PLAN
A2.07	UNIT PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A5.01	BUILDING PERSPECTIVE & MATERIAL
A5.02	PERSPECTIVE
L1	LANDSCAPE SITE PLAN
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE DETAILS

PWA

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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

Covered Title
COVER PAGE

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A1.00



CONTEXT PLAN
N T S



1) 5411 208th ST.



4) 5398 208th ST.



2) 5448 208th ST.



5) 5410 208th ST.



3) 5463 208th ST.



6) 5448 208th ST.



7) 5458 208th ST.



8) 20899 Douglas Crescent



9) 20848 Douglas Crescent



10) 20842 Douglas Crescent



11) 5392 208th ST.



**pacific
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REVISIONS

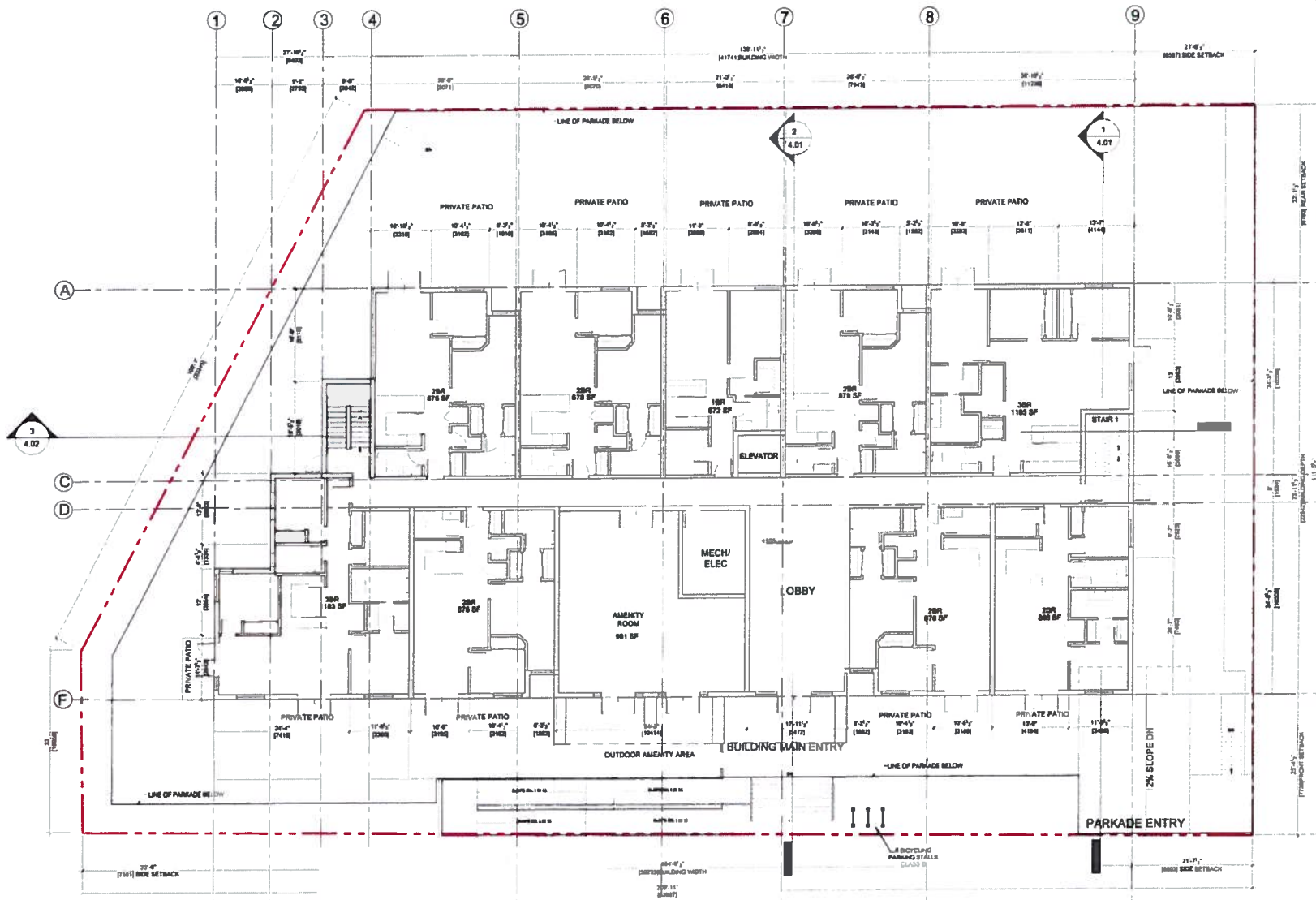
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CONSULTANT:

PROJECT
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LANGLEY, BC

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CONTEXT

DRAWING NO.
A1.01



1 FLOOR PLAN - GROUND FLOOR
Scale 1/8" = 1'-0"



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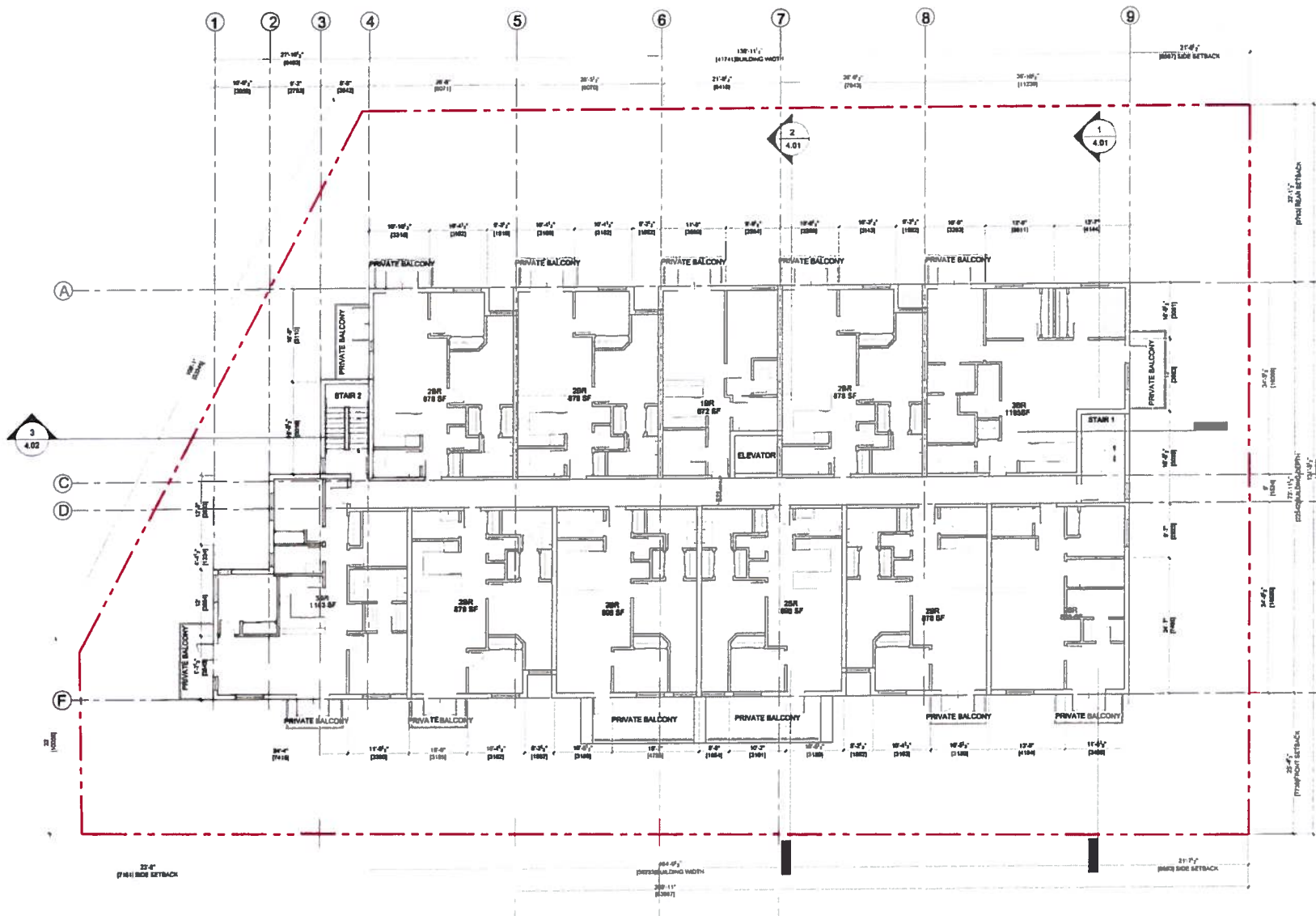
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PROJECT
**5398, 5410, 5448 208TH
STREET
LANGLEY, BC**

DRAWING TITLE
**FLOOR PLAN -
GROUND FLOOR**

DRAWING NO.
A2.02



1 FLOOR PLAN - 2ND FLOOR
Scale 1/8" = 1'-0"



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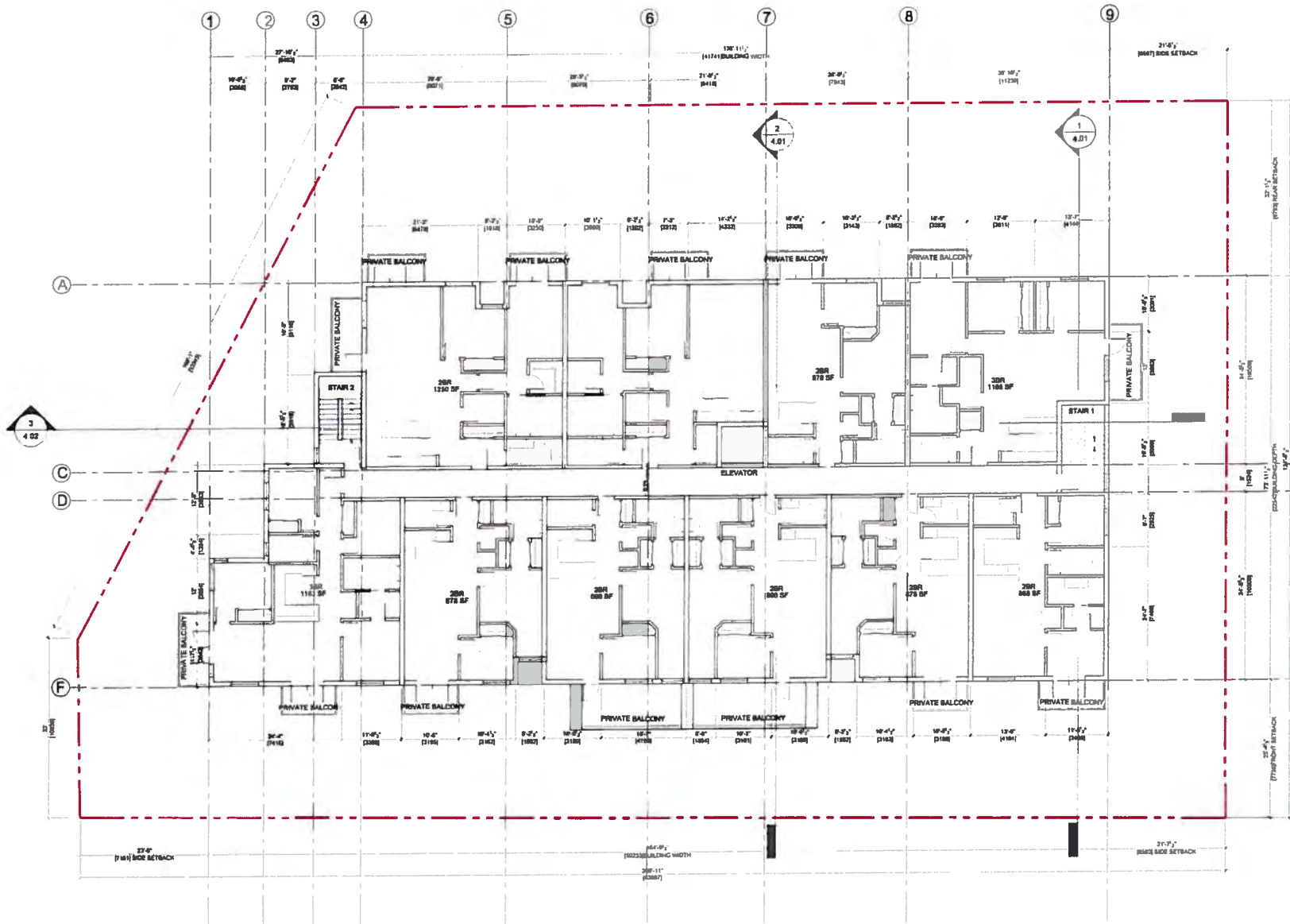
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1 FLOOR PLAN - 3RD-4TH FLOOR
Scale 1/8" = 1'-0"



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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE

FLOOR PLAN -
3RD-4TH FLOOR

DRAWING NO.

A2.04



1 UNIT PLAN - ONE BEDROOM
Scale 1/8" = 1'-0"



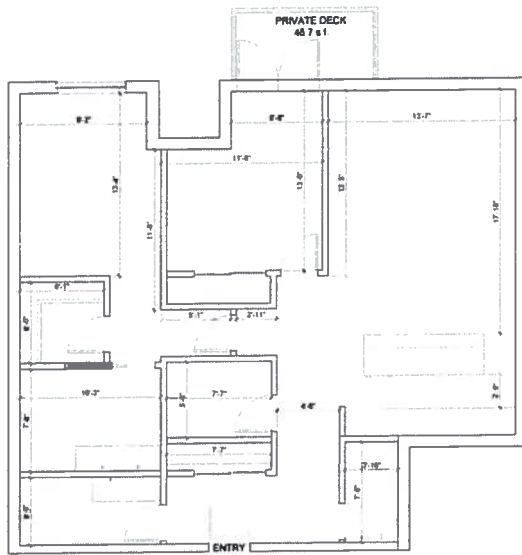
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3 UNIT PLAN - TWO BEDROOM TYPE 2
Scale 1/4" = 1'-0"

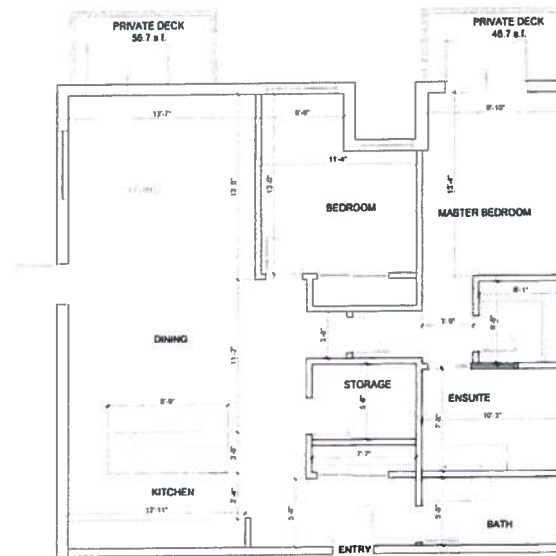


STORAGE AREA



2 BEDROOM
1271 S.F.

1 UNIT PLAN - TWO BEDROOM TYPE 3
Scale: 1/4" = 1'-0"



2 BEDROOM
1250 S.F.

1 UNIT PLAN - TWO BEDROOM TYPE 4
Scale: 1/4" = 1'-0"

LEGEND	
	STORAGE AREA



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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

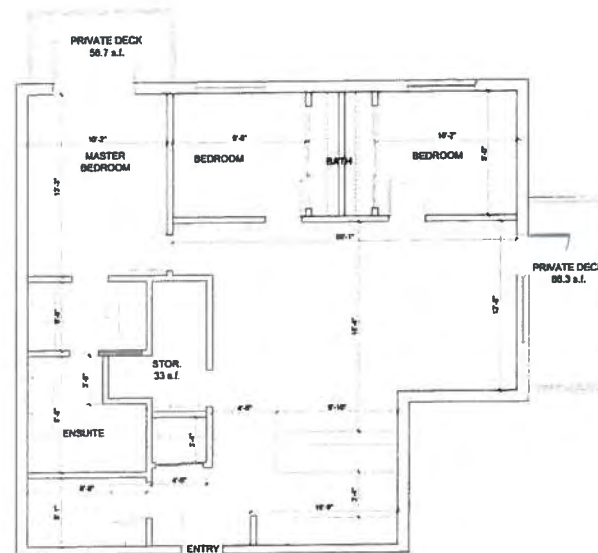
DRAWING TITLE
UNIT PLAN

DRAWING NO.
A2.06



3 BEDROOM
1183 S.F.

1 UNIT PLAN - THREE BEDROOM TYPE 1
Scale: 1/4" = 1'-0"



3 BEDROOM
1165 S.F.

1 UNIT PLAN - THREE BEDROOM TYPE 2
Scale: 1/4" = 1'-0"

LEGEND	
	STORAGE AREA



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PROJECT
5398, 5410, 5448 208TH
STREET
LANGLEY, BC

DRAWING TITLE
UNIT PLAN

Drawing No.
A2.07



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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A3.01



1 WEST ELEVATION
Scale 1/8" = 1'-0"



1 SOUTH ELEVATION
Scale 1/8" = 1'-0"

MATERIAL LEGEND	
1	HARDE PANEL VERTICAL SIDING (SELECT CEDARNELL) - COLOUR 'ARCTIC WHITE'
2	CEMENT BOARD HORIZONTAL LAP SIDING (F EXPOSURE) - COLOUR 'COBBLE STONE'
3	CEMENT BOARD HORIZONTAL LAP SIDING (F EXPOSURE) 'JAMES HARDE' COLOUR 'TRAIL GRAY'
4	BRICK 'STACK BOND' - COLOUR 'TRIST'
5	WINDOW WYLL - COLOUR 'DARK GRAY'
6	SLIDING PATIO DOOR WYLL - COLOUR 'DARK GRAY'
7	ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR 'BLACK'
8	WOOD FASCIA BOARD (PAINTED) 'BEAUMONT MOORE' COLOUR 'YELLOW (EC-445)'
9	METAL FLASHING 'CENTER' COLOUR 'CHARCOAL GREY'
10	EXTERIOR ALUMINUM RAILING - COLOUR 'BLACK'
11	CONCRETE WALL W REVEAL LINES
12	ALUMINUM STOREFRONT - COLOUR 'CLEAR ANODIZED'
13	EXTERIOR METAL DOOR 'BEAUMONT MOORE' COLOUR 'DARK GRAY'
14	HARDE PANEL VERTICAL SIDING (SELECT CEDARNELL) COLOUR 'COUNTRYLANE RED'
15	WOOD SLAT DOOR
16	WOOD TRELLIS

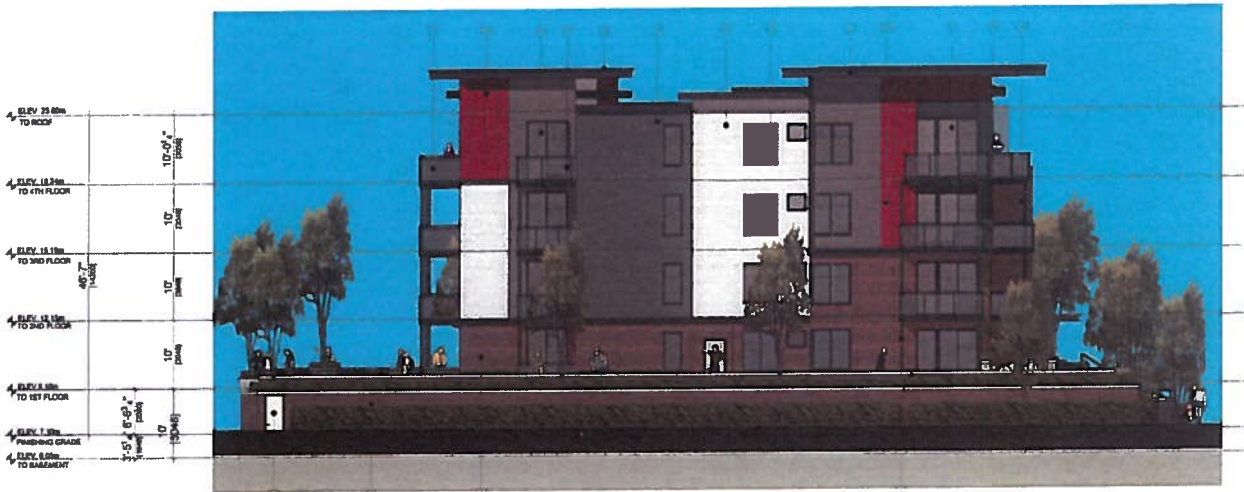


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1 EAST ELEVATION
Scale 1/8" = 1'-0"



1 NORTH ELEVATION
Scale 1/8" = 1'-0"

MATERIAL LEGEND	
1	HARDE PANEL SIDING (SELECT CEDARWALL) - COLOUR 'ARCTIC WHITE'
2	CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) - COLOUR 'CORBEL STONE'
3	CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) - JAMES HARDIE - COLOUR 'PEARL GRAY'
4	BRICK 'STACK BOND' - COLOUR 'RED'
5	WINDOW VINYL - COLOUR 'DARK GRAY'
6	SLIDING PATIO DOOR VINYL - COLOUR 'DARK GRAY'
7	ALUMINUM BALCONY RAILING WITH GLASS INFILL - COLOUR 'BLACK'
8	WOODEN FASCIA BOARD PAINTED - 'BENJAMIN MOORE' COLOUR 'YELLOW' (CC-547)
9	METAL FLASHING - 'DEXTER' COLOUR 'CHARCOAL GREY'
10	EXTERIOR ALUMINUM RAILING - COLOUR 'BLACK'
11	CONCRETE WALL W/ REVEAL LINES
12	ALUMINUM STOREFRONT - COLOUR 'CLEAR ANODIZED'
13	EXTERIOR METAL DOOR - 'BENJAMIN MOORE' COLOUR 'DARK GRAY'
14	HARDE PANEL VERTICAL SIDING (SELECT CEDARWALL) - COLOUR 'COUNTRYLANE RED'
15	WOOD SLAT DOOR
16	WOOD TRELLIS

REVISIONS

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PROJECT
5398, 5410, 5448 208TH STREET
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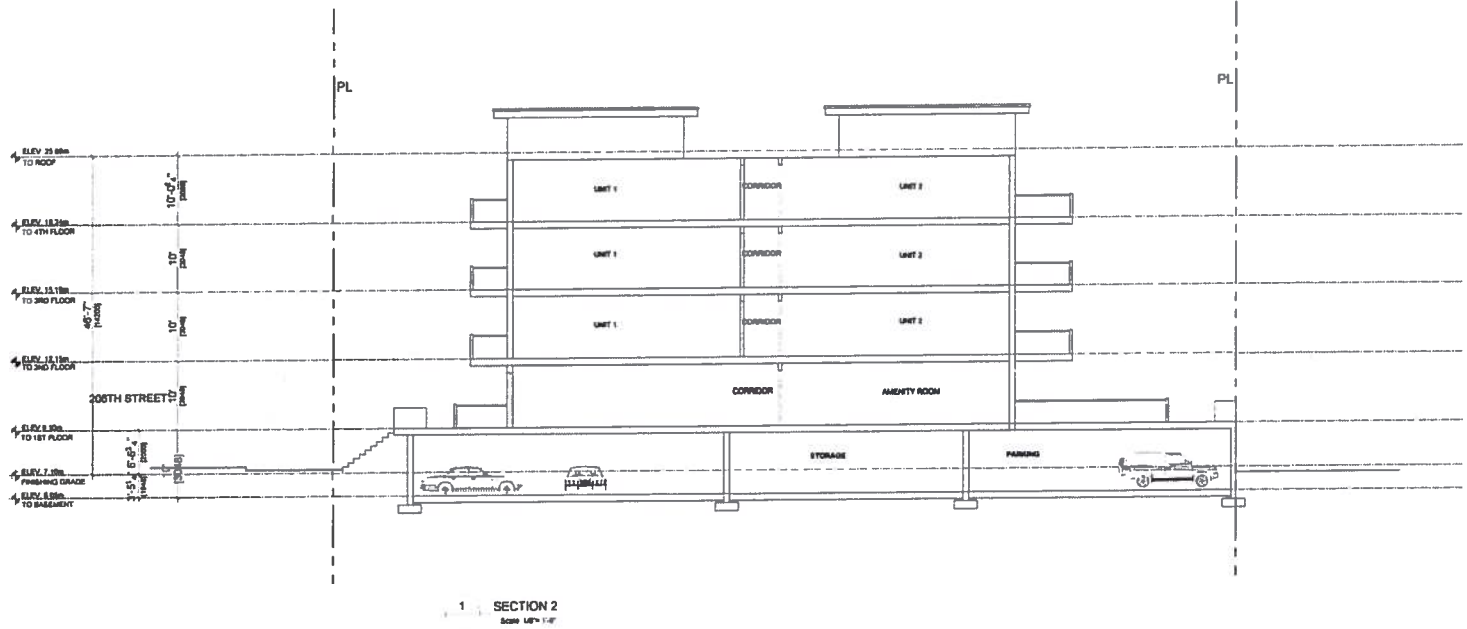
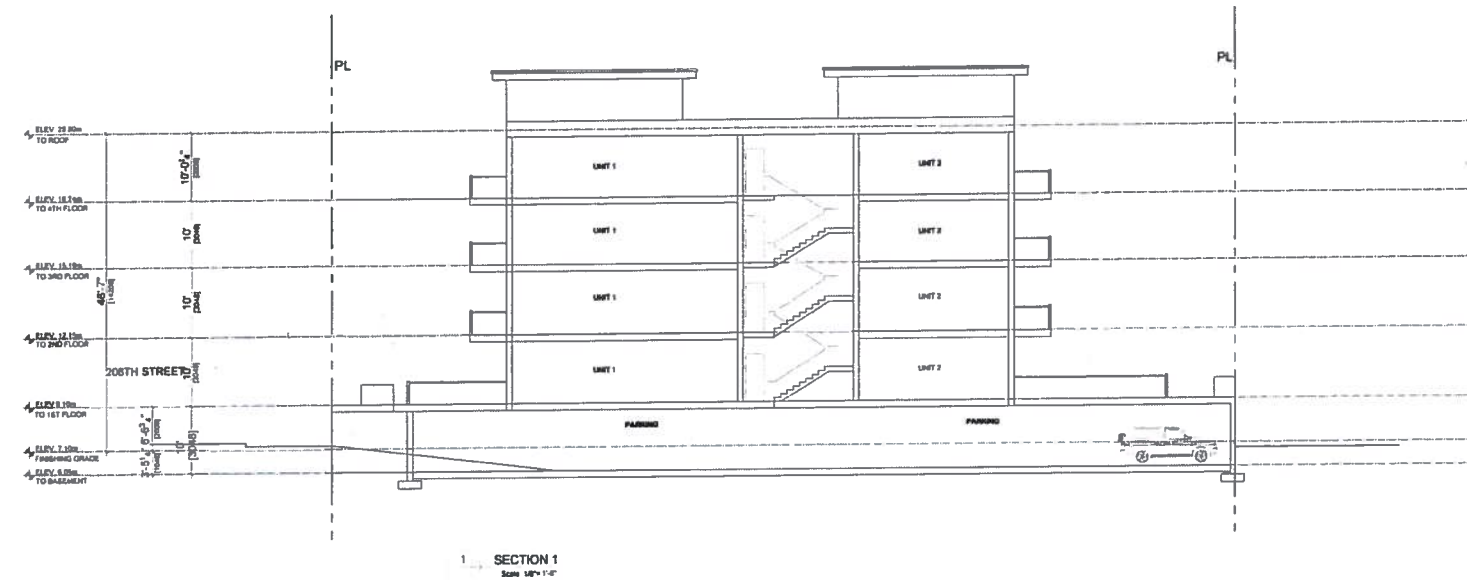
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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
SECTION

DRAWING NO.
A4.01

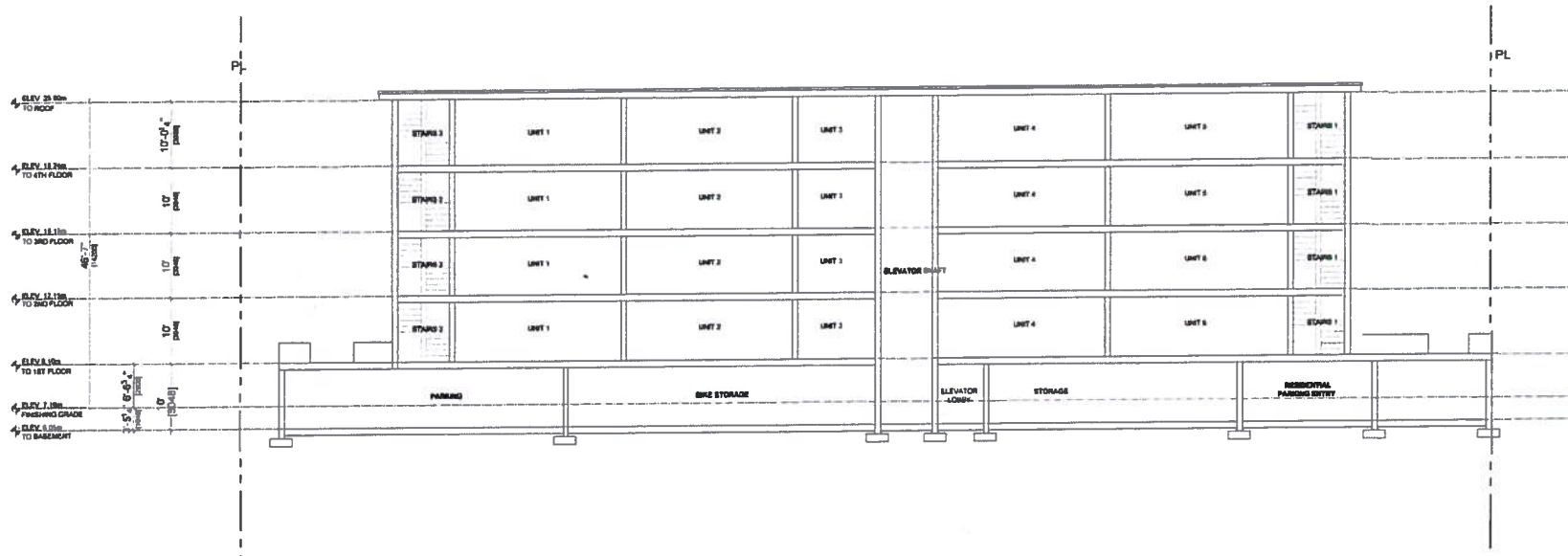




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1 SECTION 3
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PROJECT MANAGER AHS
DRAWN BY WW
CHECKED BY PJ
DATE CHECKED
CONSULTANT

PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
SECTION

DRAWING NO.
A4.02



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8	ISSUED FOR RELINQUISH APPLICATION 2016-02-21
PROJECT NUMBER	A10
DRAWN BY	HW
CHECKED BY	PT
DATE CHECKED	
CONSULTANT	

PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
BUILDING PERSPECTIVE
& MATERIALS

DRAWING NO.
A5.01



BRICK VENEER
MUTUAL MATERIALS
COLOR: RED



HARDIE PANEL VERTICAL
SIDING (SELECT CEDARMILL)
COLOR: COUNTRYLANE RED



HARDIE PANEL VERTICAL
SIDING (SELECT CEDARMILL)
COLOR: ARCTIC WHITE



CEMENT BOARD LAP SIDING
COLOR: PEARL GREY



CEMENT BOARD LAP SIDING
COLOR: COBBLE STONE



PREFINISHED METAL
FLASHING
COLOR: CHARCOAL GREY




GUARDRAILS
COLOR: BLACK

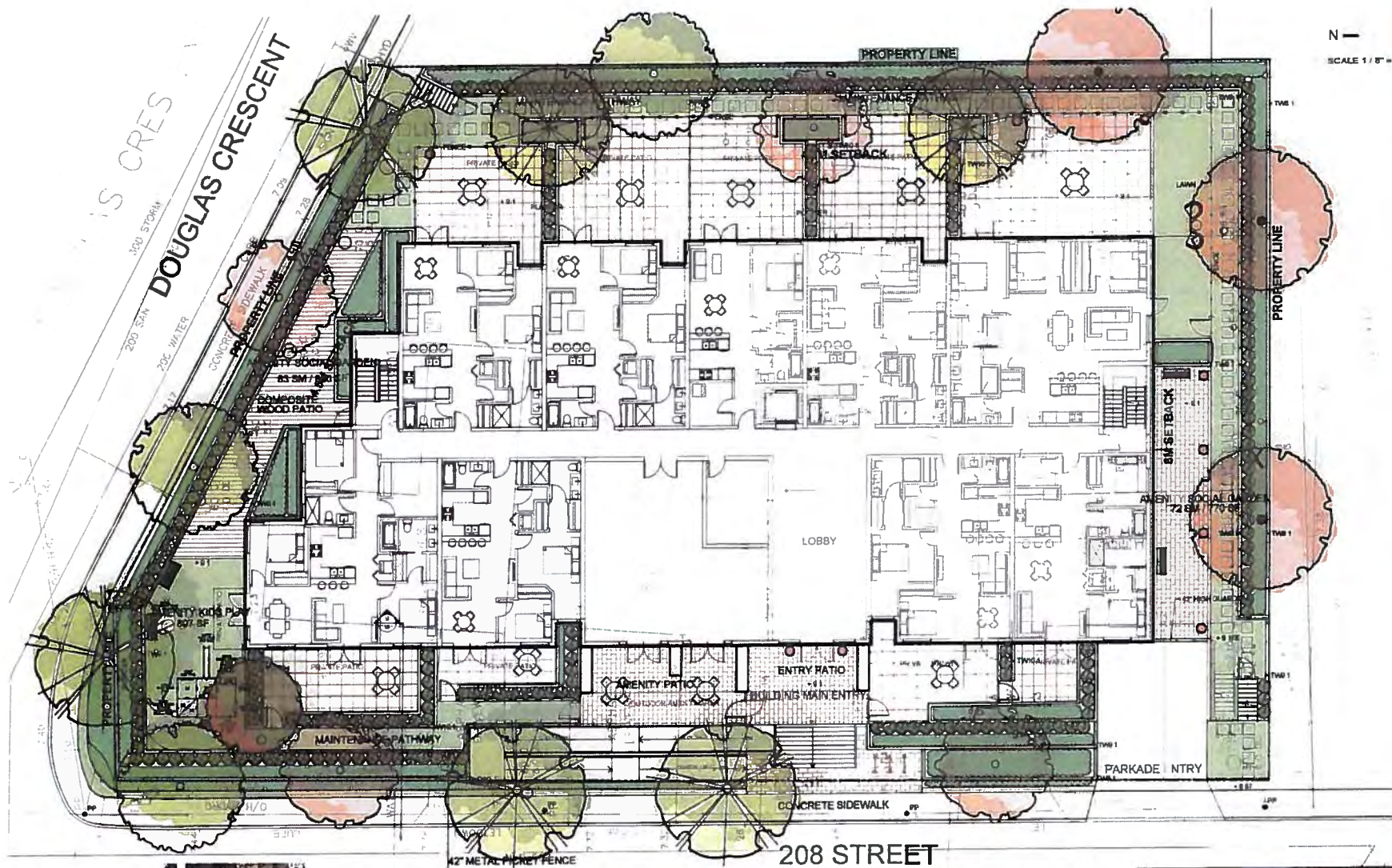


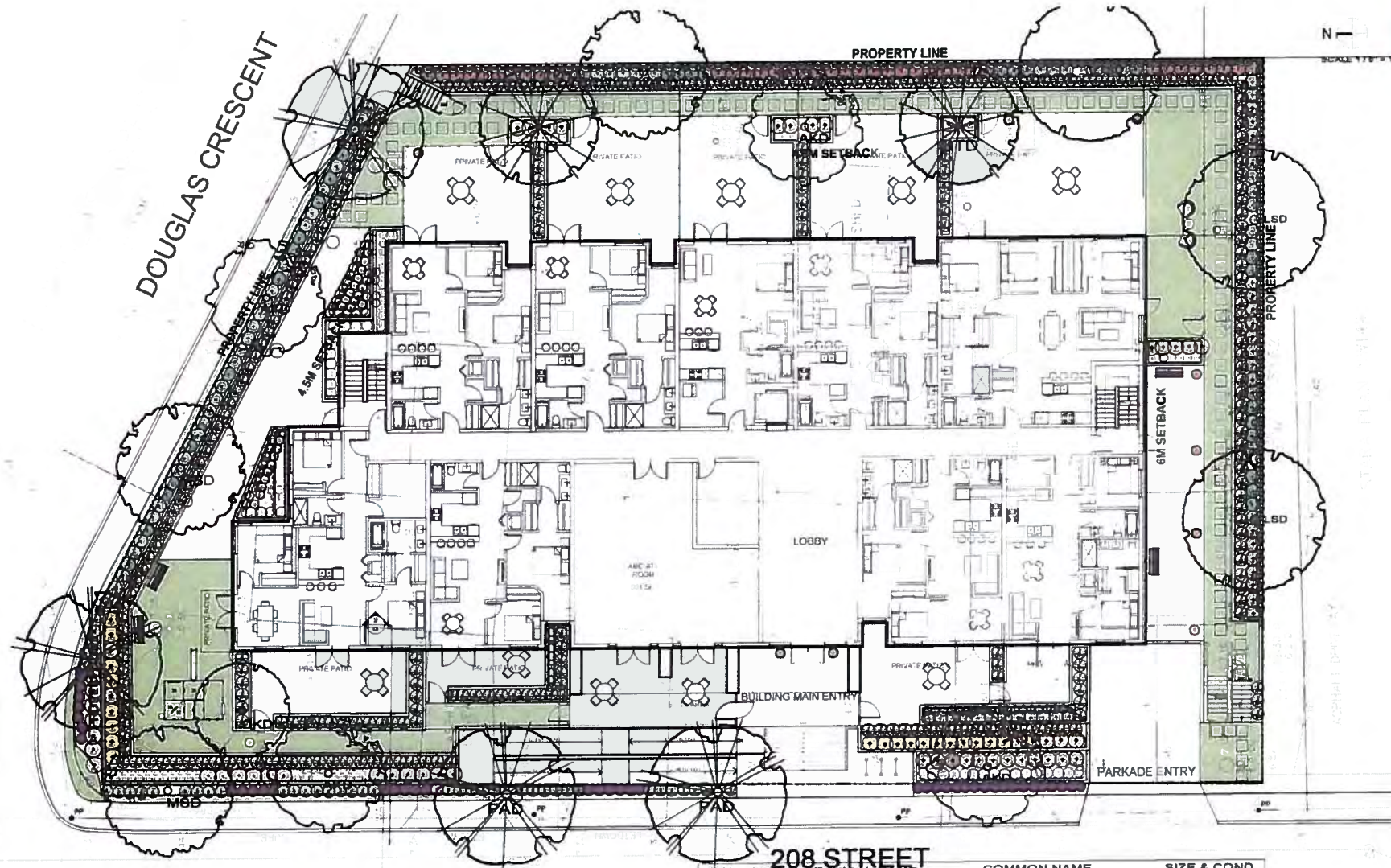
1 PERSPECTIVE- FROM 208 STREET



1 PERSPECTIVE- FROM DOUGLAS CRESCENT

 <p>pacific west architecture</p> <p>1300 West 73rd Ave (Airport Square) Suite 1130 Vancouver B.C. V6P 6G6 Office: 604.267.7072 Fax: 604.267.7066 Email: info@pacificwestarchitecture.com www.pacificwestarchitecture.com</p>																							
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </tbody> </table>		NO.	DATE	1		2		3		4		5		6		7		8		9		10	
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<p>PROJECT:</p> <p>5398, 5410, 5448 208TH STREET</p> <p>LANGLEY, BC</p>																							
<p>DRAWING TITLE:</p> <p>PERSPECTIVES</p>																							
<p>DRAWING NO:</p> <p>A5.02</p>																							





ROYAL PACIFIC LANDING LTD.
太平洋皇家園林設計有限公司
www.royalpl.com
604-338-5035
rpl@royalpl.com

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5398, 5410, 5448
208 TH STREET
LANGLEY, BC

LANDSCAPE
PLANTING PLAN

L2

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES & HEDGES				
TMC	271	TAXUS MEDIA 'M EDDIE'	EDDIE YEW	4 FT HT, 20" O.C. B&B
AKD	4	ACER PALMATUM 'BLOODGOOD'	CORAL BARK JAPANESE MAPLE	2.5M HT. B & B
CKD	2	CORNUS KOUSA 'SATOMI'	PINK DOGWOOD	6CM CAL. B & B
LSO	3	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	5M HT. B & B
MSD	3	MAGNOLIA X SOULANGEANA	SALICER MAGNOLIA	8-10 CM CAL. B & B
PAO	4	PRUNUS SERRULATA 'YONANZAN'	DOUBLE FLOWER CHERRY	8-10 CM CAL. B & B
STD	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL. B & B

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
SHRUBS & GROUNDCOVERS				
AZ	18	AZALEA BLOOM-A-THON PINK DOUBLE	REBLOOMING AZALEA (PINK)	#5 @ 3' O.C.
CD	32	COTONEASTER DAMMERI	LITTLE-LEAF COTONEASTER	#3
PJ	34	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#5
PM	90	POLYSTICHUM MUNITZEM	WESTERN SWORD FERN	#2 POT @ 2' O.C.
RD	46	RHODOCHORON NACY EVANS	NACY EVANS RHODO (CREAM YELLOW)	36" B&B @ 3'-6" O.C.
SJ	39	SKIMMIA JAPONICA RUBELLA	JAPANESE SKIMMIA	#5
SP	84	GAULTHERIA SHALLOM	SALAL	#1 30CM O.C.
HE	44	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 30CM O.C.
LA	41	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#3 POT @ 18" O.C.
OX	34	OXALIS OREGANA	REDWOOD SPURGE	#1 30CM O.C.
SE	79	SEDUM AUTUM JOY FIRE	STONECROP	#2 POT @ 18" O.C.
HE	188	HEDERA HELIX	ENGLISH IVY	#2



CITY OF LANGLEY

MOTION

Development Permit Application No. 16-18:

THAT Development Permit Application DP 16-18 located at 5398, 5410, 5448- 208th Street to accommodate a 4-storey, 40 unit condominium development be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 15-18/
Development Permit Application DP 16-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: September 28, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 located at 5398, 5410, 5448- 208th Street to accommodate a 4-storey, 40 unit condominium development be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4 storey, 40 Unit condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Xu Yang/ Pacific West Architecture
Owners:	Gui Gong, Wei Liu,
Civic Addresses:	5398, 5410, 5448 -208 th Street
Legal Description:	Lot 1, District Lot 36, Group2, New Westminster District Plan 17901; Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232; Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232
Site Area:	24,932.6 ft ² (2,316.3 m ²)
Lot Coverage:	44.5%
Total Parking Required:	69 spaces, including 8 visitor spaces
Total Parking Provided:	69 spaces, including 8 visitor spaces
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost	\$470,086.50 (Includes \$73,723.50 DCC
Charges:	Credit)
Community Amenity	\$80,000.00
Charge:	
Exterior Finishes :	Brick, Hardie Board Vertical and Horizontal Siding, Wood Accents

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **40-Unit Condominium Development**. These requirements may be subject to change upon receipt of a development application.

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

The developer is responsible for the following work which shall be designed 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. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.

11. The condition of the existing pavement surrounding the site 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 developer's cost
12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project 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 \$20,000 bond for the installation of a water meter to current standards.

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 sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The applicant is proposing to redevelop three existing single family residential properties with an attractive, 40 unit, 4-storey condominium apartment building. Access to the underground parkade for tenant and visitor parking is off 208th Street. The proposed development offers a wide variety of suites, with 2 one-bedroom, 30 two-bedroom, and 8 three-bedroom suites. A variety of architectural elements are incorporated into the design including brick, hardie board vertical and horizontal paneling, contribute to the contemporary architectural form and character of the building.

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the October 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the October 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$326,733.00 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Permit Amendment Application
DP 02-20

File #: 6620.00

Doc #:

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

Date: June 22, 2020

RECOMMENDATION:

THAT Development Permit Amendment Application DP 02-20 by JMC Properties to permit site plan changes and a reduction in the number of visitor parking stalls from 17 spaces to 11 spaces for the 69-unit apartment development at 20416 Park Avenue be approved.

PURPOSE:

To consider an application to amend Development Permit DP 12-17 to expand the landscaped area along the rear lane and relax the visitor parking requirements.

POLICY:

Off-street parking requirements - including visitor parking requirements in multifamily residential developments - are set out in Zoning Bylaw, 1996, No. 2100. Council may relax off-street parking requirements through the approval of a Development Permit or Development Variance Permit.

COMMENTS/ANALYSIS:

The City issued Development Permit DP 12-17 for a 6-storey, 69-unit apartment building at 20416 Park Avenue on April 3, 2018. The building is currently under construction and the developer is proposing to amend the site plan at the rear of the building in order to provide an additional landscaped area separating the ground floor units from the rear lane (see Attachments 1, 2 and last page of Attachment 3). In order to provide this additional landscaping, the originally approved perpendicular

parking spaces along the rear lane, between the underground parking entrance and the secondary entrance/bike rack area, need to be re-oriented to parallel spaces.

This proposed change would result in the loss of 6 visitor parking spaces (from 17 spaces to 11 spaces) from what was approved in DP 12-17. The zoning bylaw requires a total of 14 visitor parking spaces for this project, based on the bylaw requirement of 0.2 visitor parking spaces per unit in multi-family residential zones. The requested variance from the zoning bylaw requirement is therefore 3 spaces (see table below).

20416 Park Avenue - Visitor Parking Comparison

DP 12-17	Zoning Bylaw Requirement	Proposed	Bylaw Variance
0.25 spaces/unit	0.20 spaces/unit	0.16 spaces/unit	-0.04
17 spaces	14 spaces	11 spaces	-3 spaces

In support of this application, the applicant has provided a parking study from a traffic engineering consultant (Attachment 3). The study surveyed actual demand for visitor parking in the existing apartment developments on Park Avenue and reviewed standards and bylaw requirements in other municipalities in the area. According to the study, the requested variance (to 0.16 visitor space per unit) is similar to standards for residential developments in downtown areas and consistent with or higher than bylaw requirements in Surrey, New Westminster and Port Moody. The study concludes that 11 visitor parking spaces is sufficient to meet the forecast demand for this 69-unit development.

City staff have reviewed the parking study and are satisfied with the methodology employed and the recommendation presented by the consultant. Staff would also note that off-street parking requirements (including visitor parking) are currently being reviewed as part of the work underway on a new zoning bylaw. Preliminary results suggest the potential for reduced parking requirements within the “core” and “shoulder” areas (i.e. within 400-800 metre radii) around the planned SkyTrain stations. In this context, the subject property, located approximately 500 metres from the planned Downtown Langley/203 Street station, would be considered for a reduced parking requirement. The requested variance of 3 spaces amounts to an overall parking relaxation of 2.61% (based on a total requirement of 115 spaces) which is well within the range of reductions under consideration in the new zoning bylaw. Staff support the requested variance and recommend that the development permit amendment application be approved.

Given the limited scope of the proposed Development Permit amendment, this application does not require review by the Advisory Design Panel prior to Council consideration.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. That Development Permit Amendment application DP 02-20 not be supported.

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachments:

1. Revised Architectural Plans;
2. Revised Landscape Plans;
3. Parking Study (Creative Transportation Solutions Ltd.)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



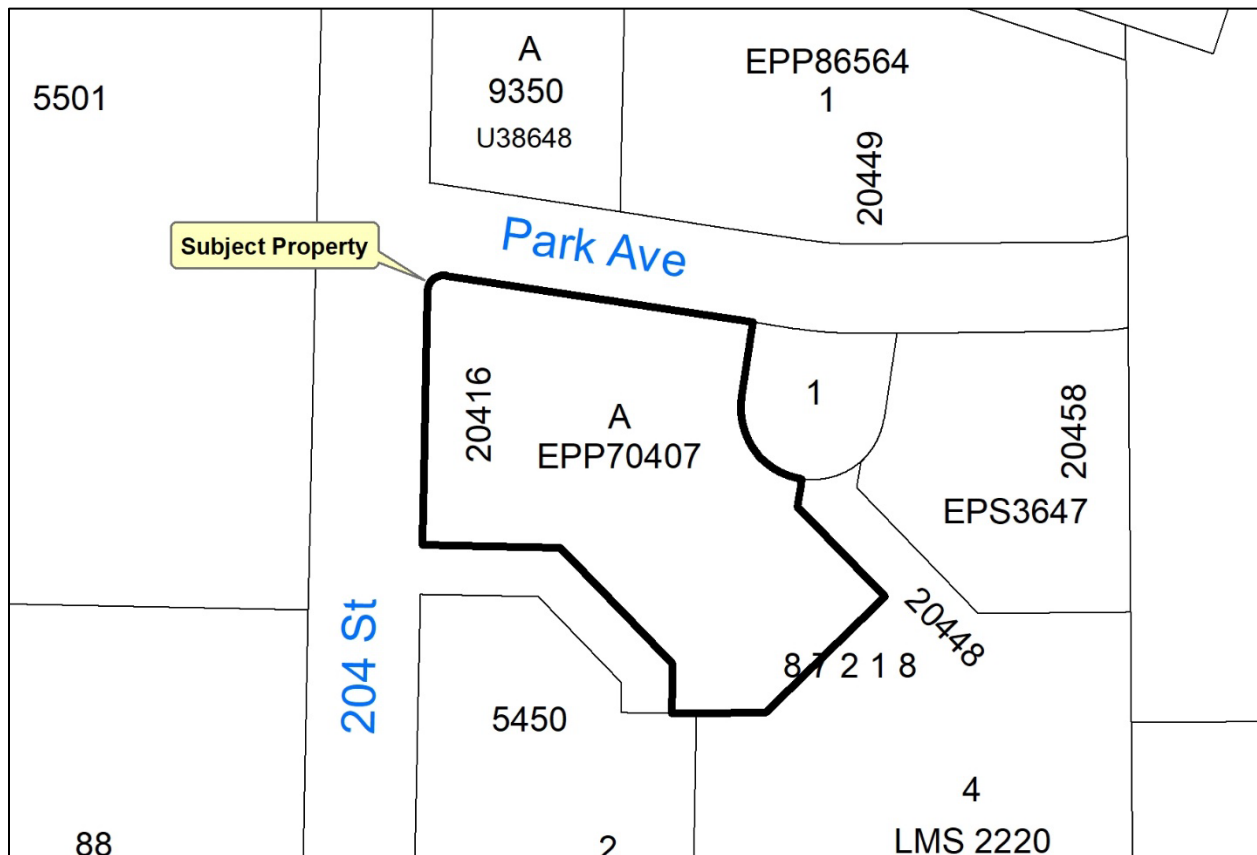
Francis Cheung, P. Eng.
Chief Administrative Officer

CITY OF
LANGLEY



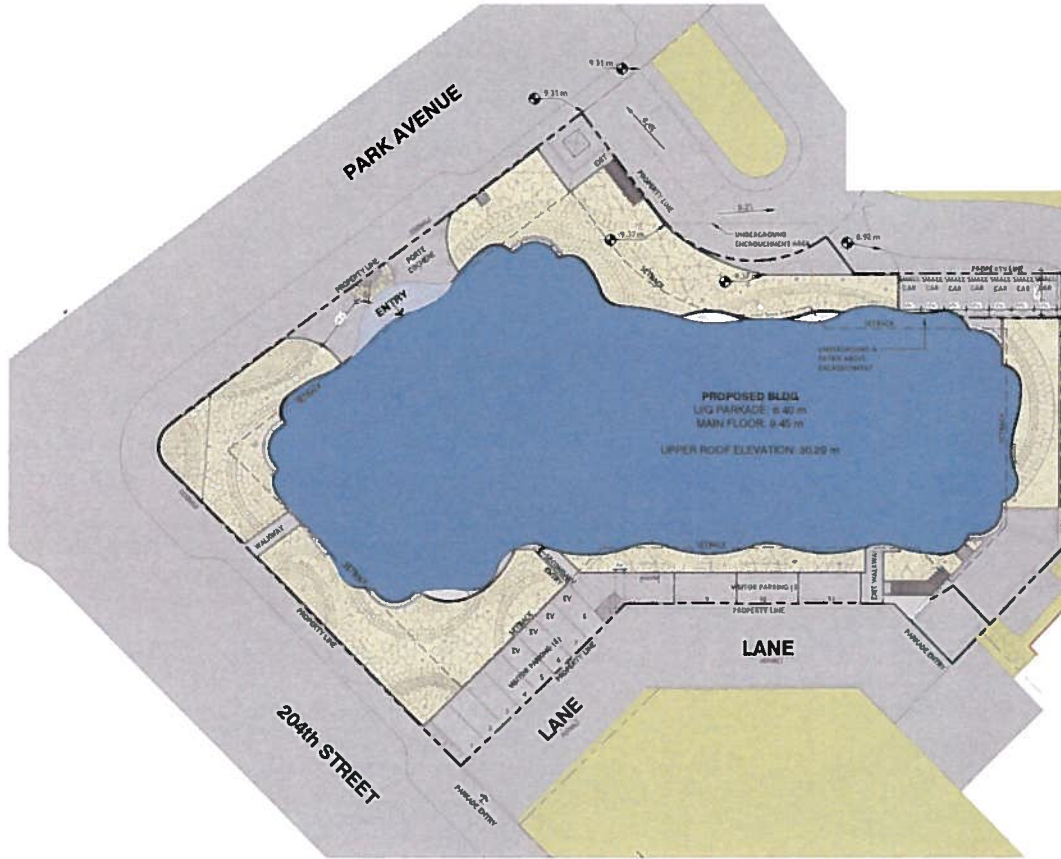
DEVELOPMENT PERMIT AMENDMENT APPLICATION DP 02-20

Civic Address: 20416 Park Avenue
Legal Description: Lot A, District Lot 36, Group 2, New Westminster District Plan EPP70407 and An Undivided 1/3 Interest in Lot 1, District Lot 36, Group 2, New Westminster District Plan 87218 and Together They Shall Constitute a Single Parcel
Owner/Applicant: JMC Properties Ltd.





CONTEXT PLAN
N.T.S.



DP - SITE PLAN
1" = 20'-0"

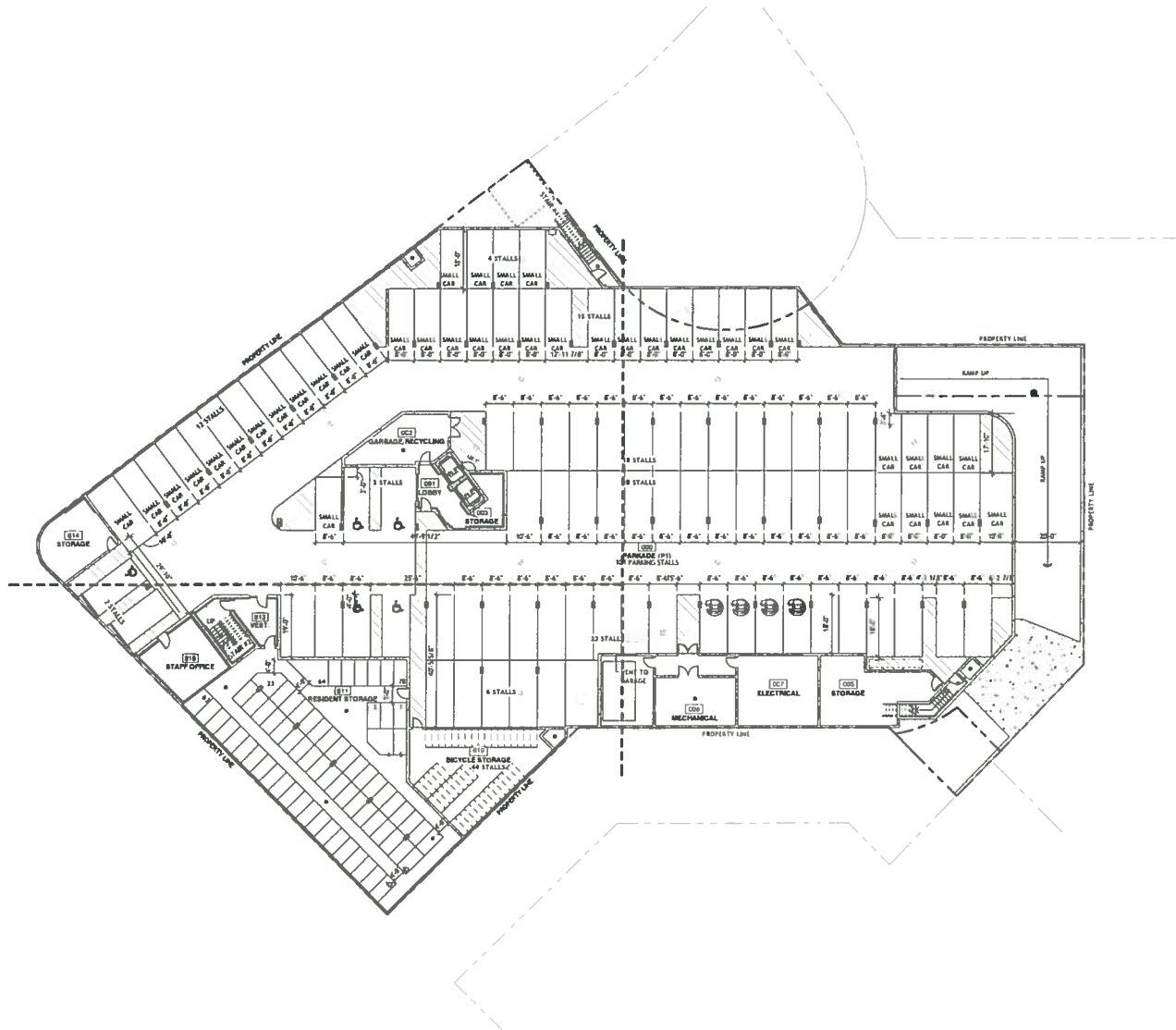
B. UNIT COUNT - TOTAL (DP)

UNIT TYPE	QUANTITY	PERCENTAGE
2 BED	42	61%
2 BED + FLEX	4	6%
3 BED	15	21%
3 BED + FLEX	8	11%
TOTAL UNITS	69	100%

C. FLOOR AREA

GROSS BUILDING AREAS - RENTABLE			GROSS BUILDING AREA - NON RENTABLE		
Level	Name	Area	Level	Name	Area
1st FLOOR PLAN	RESIDENTIAL, Rentable	11908 SF	1st FLOOR PLAN	Non-Rentable	1762 SF
2nd FLOOR PLAN	RESIDENTIAL, Rentable	19912 SF	2nd FLOOR PLAN	Non-Rentable	2176 SF
3rd FLOOR PLAN	RESIDENTIAL, Rentable	1964 SF	3rd FLOOR PLAN	Non-Rentable	1995 SF
4th FLOOR PLAN	RESIDENTIAL, Rentable	1760 SF	4th FLOOR PLAN	Non-Rentable	1996 SF
5th FLOOR PLAN	RESIDENTIAL, Rentable	17080 SF	5th FLOOR PLAN	Non-Rentable	1988 SF
6th FLOOR PLAN	RESIDENTIAL, Rentable	17080 SF	6th FLOOR PLAN	Non-Rentable	1988 SF
Grand Total: A		95740 SF	Grand Total: B		17623 SF
PARKING			TOTAL		
			37,300.5 SF		3,486.87 S.M.
FLOOR AREA SUMMARY					
GROSS BLDG AREA		133,080 S.F.			16,363 S.M.
NET RENTABLE SUITE AREA		85,798 S.F.			8,888.8 S.M.
EFFICIENCY					84.3%





D. PARKING DATA			
* INDICATES VARIANCE REQUIRED			
PARKING STALLS REQUIRED - RESIDENT & VISITOR (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
2 BEDROOM UNITS	48	1.2	58
3 BEDROOM UNITS	23	2	46
TOTAL RESIDENT'S STALLS REQUIRED			104
VISITOR	80	0.2	16
TOTAL PARKING STALLS REQUIRED			120
PARKING STALLS REQUIRED FOR PERSONS WITH DISABILITIES			
5% OF THE TOTAL PARKING SPACES REQUIRED			
	NO. OF STALLS	FACTOR	TOTAL
RESIDENTS	101	5%	5
VISITORS	14	5%	1
TOTAL REQUIRED ACCESSIBLE PARKING STALLS			6
PARKING STALLS PROVIDED			
	SMALL CAR MAX ALLOWED 40%	NO. P/C OF TOTAL	TOTAL
RESIDENT	40 (40%)	5	101
VISITOR	0	1	11
TOTAL STALLS PROVIDED			112
BICYCLE PARKING REQUIRED - RESIDENT (BYLAW REQUIREMENT)			
	NO. OF UNITS	FACTOR	TOTAL
RESIDENT	60	0.5	30
VISITOR		0.5 SPACES/ BLDG	06
TOTAL BICYCLE PARKING REQUIRED			41
BICYCLE PARKING PROVIDED			
		VERTICAL	HORIZONTAL
RESIDENT		37	37
VISITOR		00	00
TOTAL BICYCLE PARKING PROVIDED			43

E. AMENITY & STORAGE DATA			
* INDICATES VARIANCE REQUIRED			
STORAGE REQUIRED - RESIDENT (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
RESIDENT	100	0.97 SQ. UNIT	9700 SQ. FT.
STORAGE PROVIDED			40100 / 4,000 SF
AMENITY SPACE REQUIRED - RESIDENT (BYLAW REQUIREMENT)			
	NO. OF UNITS	FACTOR	TOTAL
RESIDENT	100	7.3 SQ. UNIT	7300 SQ. FT.
AMENITY SPACE PROVIDED			
AMENITY ROOM			2400 SQ. FT. / 2,400 SF
FITNESS CENTRE			1200 SQ. FT. / 1,200 SF
TOTAL AMENITY SPACE PROVIDED			3600 SQ. FT. / 3,600 SF

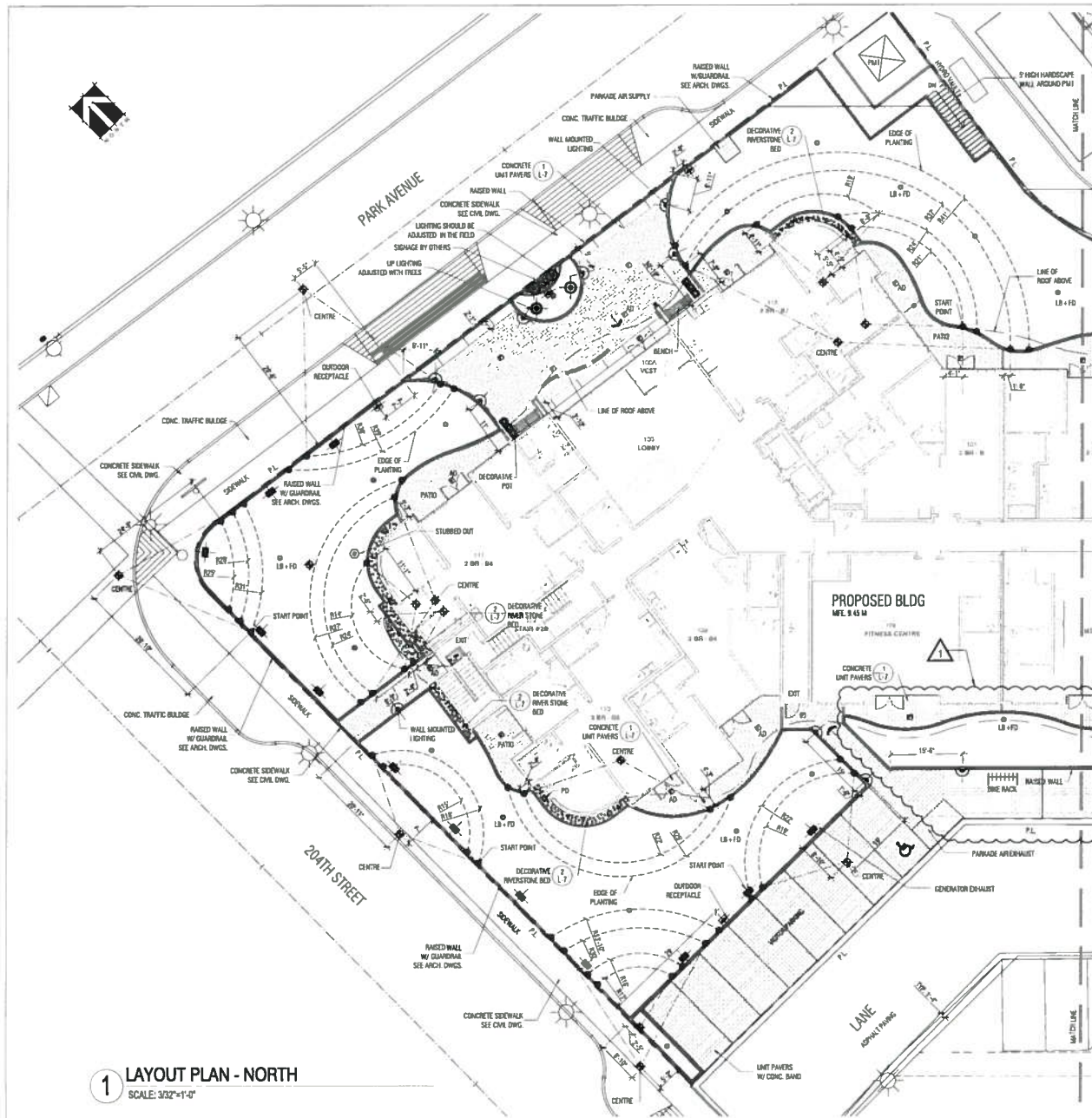




REVISED VISITOR PARKING DESIGN







1 LAYOUT PLAN - NORTH
SCALE: 3/32"=1'-0"

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY ROMA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING ON SLAB AS FOLLOWS:
A. SHRUBS: 18" (300MM) COMPACT TO 85% PROCTOR DENSITY AND TEST RANDOM 4 AREAS.
B. TREE TIES: 18" (300MM) WITH 12" (300MM) BELOW ROOT BALL. MAXIMUM SOIL 10" (250MM) DEPTH ON SLAB.
NOTE: MANDATORY COMPACTION OF TOPSOIL ON SLAB AREAS, TESTING TO BE GENERAL CONTRACTOR'S COST.
5. 2" DEPTH OF 1" (25MM) COMPACT SUBSOIL TO BE INSTALLED BY ALL SLAB PLANTING AREAS.
6. PAVING TYPES AND MATERIALS AS FOLLOWS:
• FIRE EXIT WALKWAYS: CONCRETE UNIT PAVING ABBOTTSTOWN PRODUCTS CLASSIC STANDARD SAND BROWN BLEND
• PRIVATE PATIO AREAS: CONCRETE UNIT PAVING ABBOTTSTOWN PRODUCTS CLASSIC STANDARD SAND BROWN BLEND
• PARKING LOT AREAS: CONCRETE UNIT PAVING ABBOTTSTOWN PRODUCTS CLASSIC STANDARD SAND BROWN BLEND
• CONTACT ABBOTTSTOWN PRODUCTS PH: 1 800 663 4881, WWW.PAVINGSTONE.COM
7. ROCK AND BOLLARD MATERIALS, ALL BOLLARDS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD DO NOT SUPPLY STRONG OR SPILL FACED STONE. THEY WILL BE REJECTED. PROVIDE JETTED PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLLARDS TO BE UNBLENDED INTO GRADE DO NOT REST ON SURFACE. SIZES: A) 20" - 24" DIAMETER B) 12" - 18" DIAMETER. REFER TO ROCK SYMBOL SHOWN ON LANDSCAPE PLAN.
8. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEER/ARCHITECTURAL.
9. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM DESIGN (BUDGET) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. MECHANICAL PLUMBING CONTRACTOR TO PROVIDE IRRIGATION 2" DIA. COPPER WATER SERVICE LINE FROM MECHANICAL ROOM OR WATER ENTRY ROOM TO ABOVE SLAB LANDSCAPE PLANTING AREA. LOCATION SHOWN ON PLAN. SEE SYMBOL ON LEGEND. MECHANICAL CONTRACTOR TO PROVIDE DRAIN (DRAINAGE PREVENTION) (DRAINAGE) CONTRACTOR'S WORK SHALL COMPLY WITH IBC OF COPPER WATER SERVICE PIPE. AT 40 PSI, 30 SEC. CPM.
10. ELECTRICAL CONTRACTOR TO ALSO PROVIDE VERTICAL HOUSE KEEPING PIPING 1/2" DIA. ON WALL 5' ABOVE GROUND AND PROVIDE HYDRO LOW VOLTAGE POWER FOR IRRIGATION CONTROL PANEL.
11. BENCH BY MAJOR SITE FURNITURE: HARBORVIEW BENCH W/ PLE SLATS. QTY: 2. ALLOW FOR DELIVERY 4 WEEKS.
12. SQUARE POTS: 17"x17"x20" CLAY FINISH PLANTER AVAILABLE FROM NORTHWEST LANDSCAPE SUPPLY, TYPE: NUEVO CUBAN ANTHRACITE, MODEL NO. 17 73075, QUANTITY: 4. ALLOW 2 MONTHS FOR PROCUREMENT AND SUBSTITUTIONS.
13. REFER TO ELECTRICAL ENGINEERING DWGS FOR ALL EXTERIOR LIGHTING.

REVISIONS/ISSUED
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KEYSTONE
ARCHITECTS

REVISIONS/ISSUED
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PROJECT
LEGACY ON PARK AVENUE
20418 PARK AVENUE, LANGLEY, B.C.
CLIENT: LEGACY CONSTRUCTION GROUP INC.
ARCHITECT: ARCHITECTURE FUTURE

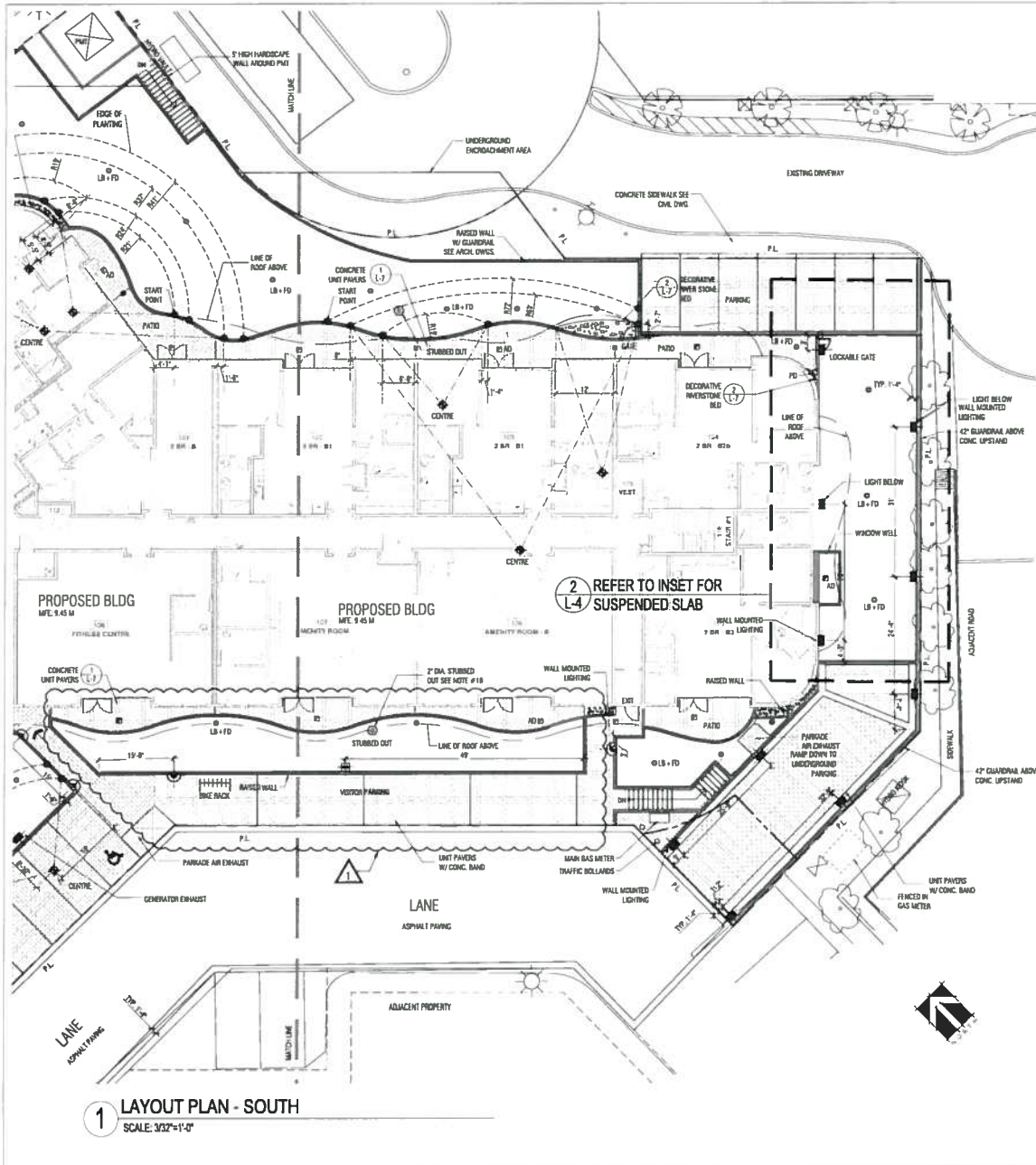
MARUYAMA
LANDSCAPE ARCHITECTS

DATE: 10/10/2020
DESIGN: MARUYAMA
DRAWN: MARUYAMA
CHECKED: MARUYAMA
SCALE: 1/8"=1'-0"
JOB NO: 2020-001

SHEET TITLE
LAYOUT PLAN - NORTH

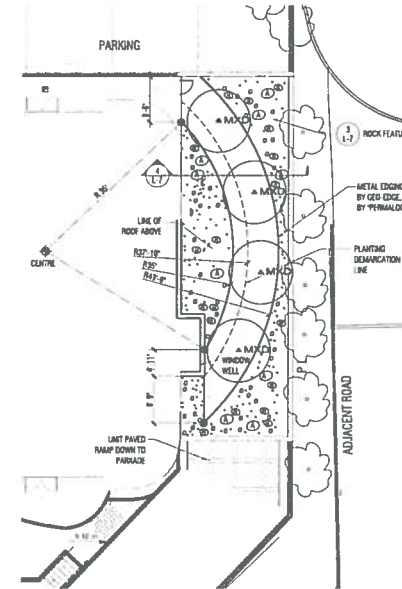
SHEET NO
L-3





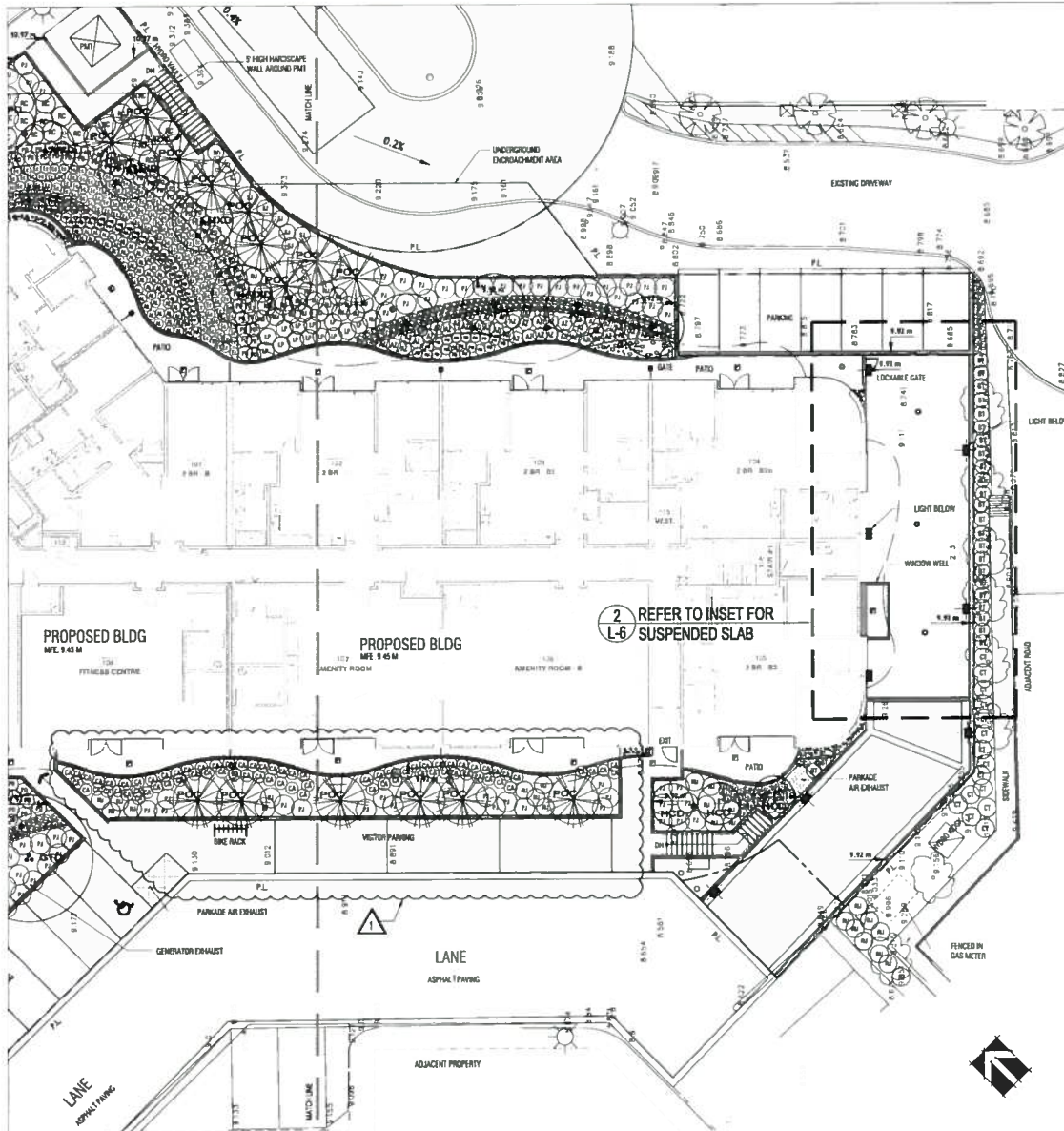
LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING ON SLAB AS FOLLOWS:
 - A. SHRUBS: 18" (MINIMUM) COMPACT TO 80% PROCTOR DENSITY AND TEST RANDOM 4 AREAS.
 - B. TREE TYPES: 30" (MINIMUM) WITH 1" COATING BELOW ROOT BALL. VARIOUS SIZE TO BE DETERMINED FOR SLAB.
 NOTE: MANDATORY COMPACTION OF TOPSOIL ON SLAB AREAS. TESTING TO BE GENERAL CONTRACTOR'S COST.
5. 2" DEPTH OF 1" MARIUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
6. PAVING TYPES AND MATERIALS AS FOLLOWS:
 - CONCRETE UNIT PAVING: ARBUTTUS-ORNDORF PRODUCTS, CLASSIC STANDARD - SAND BROWN BLEND
 - PRIVATE PATIO AREAS: CONCRETE UNIT PAVING: ARBUTTUS-ORNDORF PRODUCTS, CLASSIC STANDARD - SAND BROWN BLEND
 - PARKING LOT AREAS: CONCRETE UNIT PAVING: ARBUTTUS-ORNDORF PRODUCTS, CLASSIC STANDARD - BROWN SUMMER BLEND
 - CONTACT ARBUTTUS-ORNDORF PRODUCTS TEL: 1.800.863.4051, WWW.PAVINGSTONES.COM
7. ROCK AND BOLLARD MATERIALS: ALL BOLLARDS SHALL BE SMOOTH FINISH SOUNDED FROM WHEN ON FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JACOBY PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLLARDS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE. SIZES: A) 20" - 30" DIAMETER B) 12" - 18" DIAMETER. REFER TO ROCK SYMBOL SHOWN ON LANDSCAPE PLAN.
8. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEER/ARCHITECTURAL.
9. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM DESIGN REQUIRED TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. MECHANICAL PLUMBING CONTRACTOR TO PROVIDE IRRIGATION 2" DIA. COPPER WATER SERVICE LINE FROM NE CHIMNEY ROOM OR WATER ENTRY ROOM TO ABOVE SLAB LANDSCAPE PLANTING AREA. LOCATION SHOWN ON PLAN. SEE SYMBOL ON LEGEND. MECHANICAL CONTRACTOR TO PROVIDE DOWNS (BRASS) LOW PREVENTION VEHICLES. IRRIGATION CONTRACTORS WORK SHALL COMMENCE FROM END OF COPPER STUDIED SERVICE PIPE AT 60 PSI. AS PER GPM.
10. ELECTRICAL CONTRACTOR TO ALSO PROVIDE VERTICAL HOUSE KEEPING PAD 12"x12" ON WALL 5' ABOVE GROUND AND PROVIDE HYDRO LOW VOLTAGE POWER FOR IRRIGATION CONTROL PANEL.
11. ROCK OR BOLLARD SITE FURNITURE: MAINTENANCE REACH W/ PIPE SLATS, QTY: 2. ALLOW FOR DELIVERY 6-8 WEEKS.
12. SQUARE POTS: 17"x17"x20" CLAY FIBER PLANTER AVAILABLE FROM NORTHWEST LANDSCAPE SUPPLY, TYPE: NUOVO CLIMB ANTHRACE. MODEL NO. CF 17975. QUANTITY: 6. ALLOW 5 MONTHS FOR PROCUREMENT W/ NO SUBSTITUTIONS.
13. REFER TO ELECTRICAL LIGHTING SCHEDULE FOR ALL EXTERIOR LIGHTING.



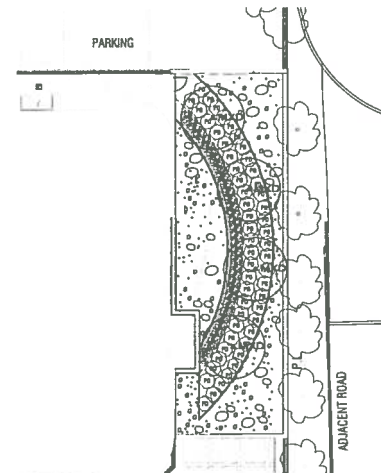
REVISIONS/ISSUED KEYSTONE REVISIONS/ISSUED LEGACY ON PARK AVENUE 2018 PARK AVENUE, LANGLEY, B.C. ARCHITECT: MARUYAMA LANDSCAPE ARCHITECTS	DATE: 09/11/2020 DESIGNED: [Signature] DRAWN: [Signature] CHECKED: [Signature] SCALE: 3/32"=1'-0" JOB NO: 18114
	SHEET TITLE: LAYOUT PLAN - SOUTH SHEET NO: L-4
	PROJECT: LEGACY ON PARK AVENUE 2018 PARK AVENUE, LANGLEY, B.C. ARCHITECT: MARUYAMA LANDSCAPE ARCHITECTS
	PROJECT: LEGACY ON PARK AVENUE 2018 PARK AVENUE, LANGLEY, B.C. ARCHITECT: MARUYAMA LANDSCAPE ARCHITECTS





PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	4	TREES			
MBD	8	ACER PALMSTRUM	JAPANESE MAPLE	2.5 M HT.	0 0 0
CRD	8	MAGNOLIA X GALATY	GALATY MAGNOLIA	5 CM CAL.	0 0 0
HCD	14	OLESTRA TRECAN I. SUNBURST	SUNBURST HONEYLOCUST	5 CM CAL.	0 0 0
WPD	5	IBEROLIS COLLECTIS	SUNBURST AL THEA	2.5 M HT.	0 0 0
WPD	5	ROBINA PLEUROSTACCA PRIDA	COLINA HONEYLOCUST	5 CM CAL.	0 0 0
WPD	2	TRACHYCARPUS FORTUNEI	WINDMILL PALM	2.75 M HT.	0 0 0
WPD	15	PECA CHAPPA	SUNBAY SPICE	2.5 M HT.	0 0 0
PH	12	SHRUBS			
BT	53	PHORMIARIA TENAX ANTONPURIEN	NEW ZEALAND FLAX	#3	CONTAINER
CT	15	BENNETS THUNDERBOLT SALDIE	RUBY CARDOUS	#3	ON STANDARD
PD	255	CHESNA PUNIA	MUSCAN HACK CHAMISE	#3	CONTAINER
CA	191	PRUNUS L. OTTO LUTREUS	OTTO LUTREUS LAUREL	#3	CONTAINER
AZ	42	CALAMAGROSTIS ACUTIFLORA OVERDAI	VAK FEATHER REED GRASS	#3	CONTAINER
NC	21	AZALEA JAPONICA GUAPO PINK	PINK AZALEA	#3	CONTAINER
UP	38	PHODODENDRON CHIEA	CHIEA RHOD.	#3	CONTAINER
PJ	72	LONGERA PILEATA	PIWETI HONEYLOCUST	#3	CONTAINER
PM	84	PRUNUS JAPONICA FOREST FLAME	JAPANESE PRUNE	#3	CONTAINER
NC	21	POLYTOCHUM ALBERTI	WESTERN SPINDLE FERN	#3	CONTAINER
RU	171	RHOODODENDRON LANCE	CHIEA RHOD.	#3	CONTAINER
NC	11	RHOODODENDRON RHOODUM CLEMAN	ELIPHOE RHOD.	#3	CONTAINER
SB	42	SPINAZA BAKALDA DARTS RED	DARTS RED	#3	CONTAINER
SJ	8	SHOBANA JAPONICA REYESIANA	JAPANESE SHOBANA	#3	CONTAINER
VM	41	HELODENDRON MICHANATHA VAL. DM. PALACE PURPLE	CORAL BELLS	#3	CONTAINER
AC	100	YUCCA FILAMENTOSA	ADAMS WEDGE	#3	CONTAINER
AL	53	ASTYLE CHINENSIS VIGORIS	ASTYLE	#3	CONTAINER
CZ	229	ACHILLEA MOLLIS	LADY'S MANTLE	#3	CONTAINER
EP	219	CONOPSEUS VERTICILLATA ZAGNIS	ZAGNIS THISTLE	#3	CONTAINER
HS	255	ICHNACIA PUMPUSEA NAGASUS	NAGASUS CORNELIUS	#3	CONTAINER
LS	37	HEMEROCALLIS STELLA D'ORO	DAY LILY	#3	CONTAINER
MT	59	LANAVALDIA STODIAS	SPANISH LAVENDER	#3	CONTAINER
WF	116	ANSELIA TIBETIANA	AMERICAN FEATHER GRASS	#3	CONTAINER
PA	34	ROBINA FALZERA W. GOLDENSTRAW	BLACK EYED SUSAN	#3	CONTAINER
HE	60	PENSTEMON AL. OPECUCINDEUS VANDERLIP	DIANE SQUARE GRASS	#3	CONTAINER
ST	177	HELECTRODENDRON SEMPERVIVENS	BLUE OAT GRASS	#3	CONTAINER
		EURYCHORDA CHAMACUS WOLFFER	WOOD SPURGE	#3	CONTAINER



2 SUSPENDED SLAB - PLANTING PLAN
SCALE: 3/32\"/>

1 PLANTING PLAN - SOUTH
SCALE: 3/32\"/>

REVISIONS/ISSUED

KEYSTONE

REVISIONS/ISSUED

LEGACY ON PARK AVENUE
20416 PARK AVENUE, LANGLEY B.C.
ARCHITECT: KEVIN ARCHITECTURE INC.

DATE: 08/11/2020

DESIGN: 08/11/2020

DRAWN: 08/11/2020

CHECKED: 08/11/2020

SCALE: 3/32\"/>

JOB NO. 08/11/2020

PROJECT: LEGACY ON PARK AVENUE
20416 PARK AVENUE, LANGLEY B.C.
ARCHITECT: KEVIN ARCHITECTURE INC.

REVISIONS/ISSUED

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REVISIONS/ISSUED

LEGACY ON PARK AVENUE
20416 PARK AVENUE, LANGLEY B.C.
ARCHITECT: KEVIN ARCHITECTURE INC.

DATE: 08/11/2020

DESIGN: 08/11/2020

DRAWN: 08/11/2020

CHECKED: 08/11/2020

SCALE: 3/32\"/>

JOB NO. 08/11/2020

PROJECT: LEGACY ON PARK AVENUE
20416 PARK AVENUE, LANGLEY B.C.
ARCHITECT: KEVIN ARCHITECTURE INC.

REVISIONS/ISSUED

KEYSTONE

REVISIONS/ISSUED

LEGACY ON PARK AVENUE
20416 PARK AVENUE, LANGLEY B.C.
ARCHITECT: KEVIN ARCHITECTURE INC.

DATE: 08/11/2020

DESIGN: 08/11/2020

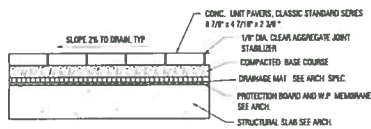
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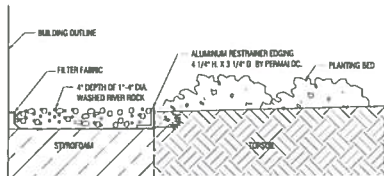
JOB NO. 08/11/2020

PROJECT: LEGACY ON PARK AVENUE
20416 PARK AVENUE, LANGLEY B.C.
ARCHITECT: KEVIN ARCHITECTURE INC.



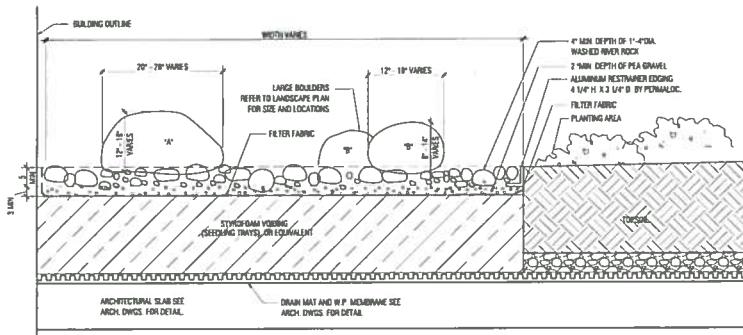
1 CONC. UNIT PAVERS

SCALE: 1" = 1'-0"



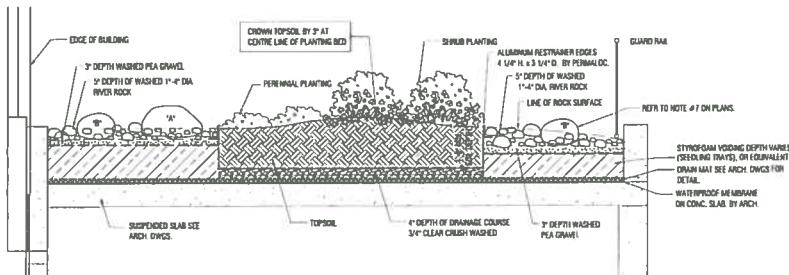
2 DECORATED RIVER STONE BAND

SCALE: 1" = 1'-0"



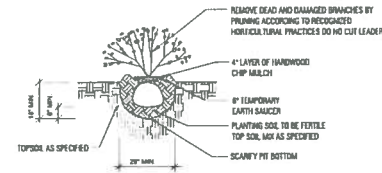
3 ROCK FEATURE AT BUILDING EDGE

SCALE: 1" = 1'-0"



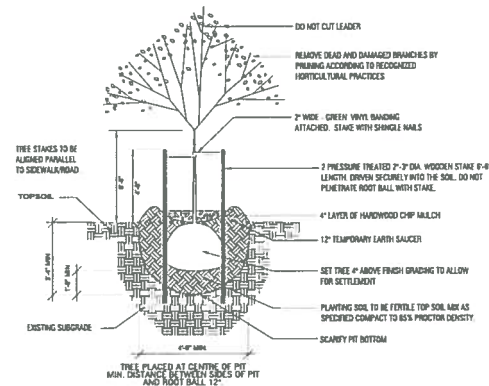
4 SUSPENDED SLAB SECTION

SCALE: 1/2" = 1'-0"



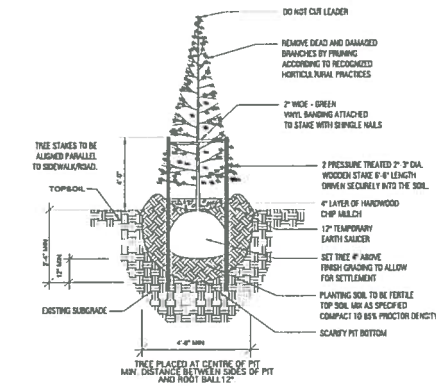
5 SHRUB PLANTING DETAIL

SCALE: NTS



6 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



7 CONIFEROUS TREE PLANTING DETAIL

SCALE: NTS

REVISIONS ISSUED
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KEYSTONE
ARCHITECTURE, P.A.
1111 11th Street, Suite 100
Boulder, CO 80502
303.440.1111
www.keystonearch.com

REVISIONS ISSUED

PROJECT
LEGACY ON PARK AVENUE
166 PARK AVENUE, LANGLEY, B.C.
CONCEPT DESIGN
ARCHITECT NEVSTON ARCHITECTURE

MAHUYAMA
LANDSCAPE ARCHITECTS
1111 11th Street, Suite 100
Boulder, CO 80502
303.440.1111
www.mahuyama.com

DATE 08/16/2017
DESIGN
DRAWN
CHECKED
SCALE
JOB NO.

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L-7



TECHNICAL MEMORANDUM

TO: Attention Erich Jaeger, J.M.C. Properties Ltd.
FROM: Aaron Chan, P.Eng., Creative Transportation Solutions Ltd. (CTS)
DATE: 13 March 2020
RE: 20416 Park Avenue Parking Study
FILE NO: 7191-01

CTS was retained by J.M.C. Properties Ltd. on 27 January 2020 to conduct a parking assessment for a multi-family development at 20416 Park Avenue, in the City of Langley BC.

The primary objectives of this study were as follows:

- To conduct a parking assessment to assess the feasibility of a variance in the number of provided visitor parking stalls;
- To document the analysis in a technical memo that meets the requirements of the City of Langley

This report documents our analyses and findings.

1.0 BACKGROUND

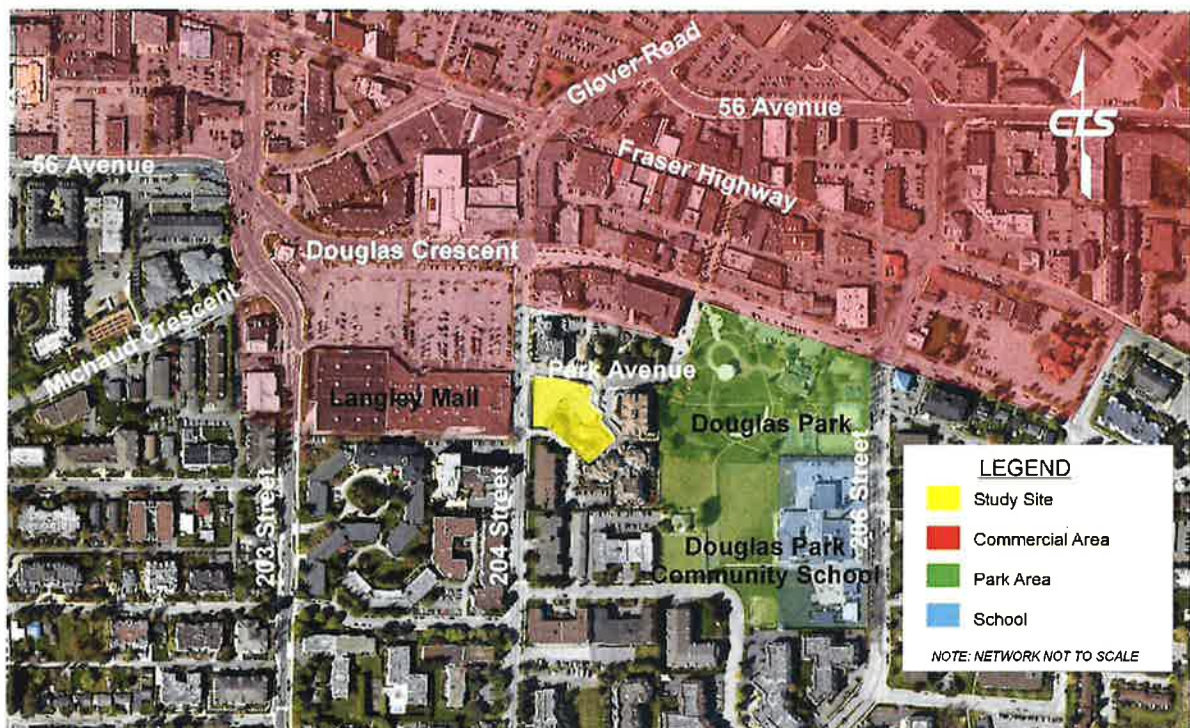
J.M.C. Properties is developing a 6-storey multi-family development consisting of 69 dwelling units. This development will contain a mix of 2 to 3-bedroom units.

The development site is currently zoned as C1 - Downtown Commercial Zone. The development is within the City of Langley Downtown Master Plan in the area noted as Park Avenue, and is adjacent to the Langley Mall.

2.0 EXISTING CONDITION

The development site is illustrated in **FIGURE 1** and is highlighted in YELLOW. The nearby commercial areas, park area, and school are also noted.

**FIGURE 1
STUDY SITE**



The site is conveniently located on the edge of the City of Langley Downtown. It has direct access to the Langley Mall, Douglas Park, as well as Douglas Park Community School (Elementary School).

The proposed development site is currently undergoing construction. Adjacent to the site directly to the east and southeast, is the properties of 20448 Park Avenue (James Court) and 20458 Park Avenue (The Place on Park Avenue), which are also multi-family developments. Due to construction, they are currently sharing surface visitor parking, which can be accessed off of Park Avenue via City Crescent.

It is noted that on Park Avenue adjacent to the development site, on-street parking is available for 3 Hours from 9 AM – 5 PM and Monday to Saturday. This regulation is for both sides of the road and extends to Douglas Park.

When built out, the proposed development will have a single primary access on 204 Street, for accessing the underground residential parkade as well as the surface visitor parking.

2.1 Alternative Transportation Infrastructure

The development location is noted as having a high walkability and good cycling access.

There are grocery stores available, numerous restaurants, services such as post office, hair salons, clothing cleaners and more within the adjacent Langley Mall.

The Translink Metro Vancouver cycling map notes 203 Street, Douglas Crescent, and 206 Street within the study area as informal bicycle routes, and are identified as Major Streets with a Shared Lane.

There are two bus stops located within 100 meters of the development, which serve the following routes:

- Route 560 Murrayville/Langley Centre
- Route 840 Brookwood School

In addition, within a 10-minute walking distance to the north, is the Langley Centre Transit Exchange, which provides several connections to other municipalities.

3.0 VISITOR PARKING ASSESSMENT

3.1 Visitor Parking Requirement

As per the City of Langley's *Zoning Bylaw 2100* the visitor parking requirements are described as:

- *E.2.(c) – All visitor parking stalls shall be located at grade.*
- *E.4.(ii) – A minimum of 0.2 parking spaces per unit shall be designated with signage as Visitor Parking spaces in Multiple-Unit Residential.*

It is noted that this visitor parking requirement is the same for any residential development within the City of Langley.

For a total of 69 units, the requirement for visitor parking as per the Zoning Bylaw is 14 vehicle parking stalls.

It is being proposed that 11 vehicle parking stalls be provided at grade for the proposed development, of which, one (1) will be designated as a handicapped parking stall. This will require a variance of three (3) visitor parking stalls.

3.2 Data Collection

In order to consider the feasibility of a variance in the provision of visitor parking stalls, parking surveys were conducted to measure the existing visitor parking demand in the area.

The two adjacent multifamily developments were surveyed in order to understand the local visitor parking demand. As previously noted, both existing developments are currently sharing visitor parking.

James Court is noted as a 4-storey multi-family development with 50 units.

The Place on Park Avenue is noted as a 5-storey luxury rental apartment development with 37 units.

Between the two developments, there is a shared visitor parking area that provides space for up to five (5) vehicles, with one space noted as handicapped parking. Four (4) spaces are oriented perpendicular to the driveway aisle and one (1) space is oriented parallel to the driveway aisle. These spaces are outlined with different colored tiles.

Parking accumulation counts were conducted on the following days:

- Thursday 20 February 2020 (3:00 PM – 11:00 PM)
- Saturday 22 February 2020 (2:00 PM – 11:00 PM)

These time periods were selected to capture the expected peak demand times for residential visitors.

The parking accumulation data summarized and reviewed to ensure data integrity and validity. Data was recorded in 15-minute intervals, and are illustrated in **FIGURE 2** and **FIGURE 3**.

FIGURE 2
PARKING ACCUMULATION SURVEY RESULTS (THURSDAY 20 MARCH 2020)



FIGURE 3
PARKING ACCUMULATION SURVEY RESULTS (SATURDAY 22 FEBRUARY 2020)



FIGURE 2 illustrates the observed parking demand by time of day in 15-minute intervals for Thursday 20 February 2020. The maximum observed number of parked vehicles in the study area was 3 vehicles, and this occurred at 3:15 PM and lasted for one-hour or less.

FIGURE 3 illustrates the observed parking demand by time of day in 15-minute intervals for Saturday 22 February 2020. The maximum observed number of parked vehicles in the study area was 3 vehicles, and this occurred at 3:45 and lasted for 15 minutes or less.

At all times throughout the survey period, the available visitor parking inventory was not at capacity. In each survey day, a peak demand of 3 parked vehicles was observed to occur once, and last a short period of time.

It was observed that during the peak parking periods, no vehicles entered the surveyed lot in search of visitor parking. The only vehicles to enter, proceeded to the underground residential parking during these times.

The Urban Land Institute's Shared Parking Manual 3rd Edition notes that the typical peak period for residential visitor parking is between 7 PM – 10 PM. During this period, the observed parking demand was 2 vehicles on Thursday, and 1 vehicle on Saturday.

3.3 Forecast Visitor Parking Demand

The observed visitor parking data is used to consider a variance in the provision of visitor parking for the proposed development.

A peak parking demand of 3 vehicles was noted throughout both survey periods. As the visitor lot was never at capacity, this is taken to be a true peak parking demand.

As previously noted, these visitor parking stalls are currently being used to serve two developments, that contain an overall total of 87 dwelling units. A conservative assumption of 90% occupancy is made for both buildings.

Within the study area, the locally observed peak visitor parking demand is equivalent to a ratio of 0.038 per occupied dwelling unit. Applied to the proposed development, this would be equivalent to a forecasted average peak visitor parking demand of 3 parked vehicles.

This visitor parking demand is low. This may be attributed to several factors related to the specific study area. Such as having a location within the City of Langley downtown, being adjacent to large commercial areas or adjacent to the park, or the availability of on-street parking.

As the proposed development will be located within the same area, it is expected that visitors of the proposed development will behave similarly.

The observed visitor parking data suggests that the provision of 11 visitor parking stalls for the usage of 69 dwelling units will be sufficient for this proposed development.

A visitor parking ratio of 0.16 visitor stalls per dwelling unit is being proposed. This is consistent with data from the Shared Parking Manual 3rd Edition, that suggests a base provision of 0.15 visitor stalls per dwelling unit for residential uses. This provision is also in line with other municipalities that require a lower visitor parking rate within downtown areas, such as within the City of Surrey, City of New Westminster, and City of Port Moody, which range from a ratio of 0.10 to 0.16.

4.0 CONCLUSIONS & RECOMMENDATIONS

4.1 Conclusions

CTS assessed the feasibility of a parking variance in the supply of required on-site visitor parking spaces by undertaking:

- A review of the study area and the nearby amenities that promote alternative modes of travel and endorse a more walkable community;
- A parking accumulation survey on Thursday 20 February 2020 and Saturday 22 February 2020 to capture local data on peak residential visitor parking demand;
- An analysis of the overall forecasted peak parking demand that demonstrates that the expected average peak visitor parking demand of this proposed development, can be supported by the proposed 11 vehicle parking stalls.

4.2 Recommendations

Based on the findings of this Parking Assessment, CTS recommends the following:


1. That the City of Langley approve the proposed development's application request for a visitor parking variance of 3 parking stalls.

We would like to take this opportunity to thank you for this unique project and we look forward to working with you again in the future. Please call the undersigned should you have any questions or comments.

Yours truly,

CREATIVE TRANSPORTATION SOLUTIONS LTD.

Reviewed by:


Aaron Chan, P.Eng.
Senior Traffic Engineer



13 Mar 2020

Prepared by:


Dominique Bram Guevarra, EIT
Junior Traffic Engineer

Attachment

Appendix A

Architectural Drawing

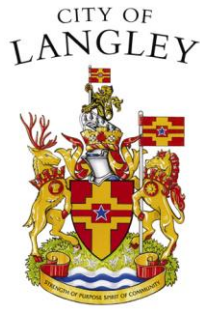
L.F. SÁENZ

LB = LAMP BURN
 CB = CATCH BASIN
 MH = MAIN HOLE
 LS = LIGHT STAND/PO
 LSH = LIGHT STAND/PO HILL AND
 AD = APPLE DRAIN
 PD = PLUMBER DRAIN

[illegible]

5.2.2.2. Flow Resolution

[illegible]



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Extension of Time Limits for In-Stream
Development Applications

File #: 6620.00

Doc #:

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

Date: June 22, 2020

RECOMMENDATION:

THAT Council approve extended time limits for in-stream development applications in accordance with Table 1 (Attachment 2).

PURPOSE:

To consider extending time limits for the completion of in-stream development applications affected by the COVID-19 public health emergency.

POLICY:

Council Policy DS-10 (Attachment 1) prescribes time limits for the completion of development applications after which application files may be closed. The time limits are as follows:

Development Application	Time Frame for Completion*
OCP Amendment	1 year from date of third reading of amendment bylaw
Rezoning – Map or Text Amendment	1 year from date of third reading of amendment bylaw
Land Use Contract Amendment	1 year from date of third reading of amendment bylaw
Development Permit	1 year from date of Council's approval resolution
Development Variance Permit	1 year from date of Council's approval resolution

*Completion means the adoption of an Official Community Plan, Zoning Bylaw or Land Use Contract Amendment Bylaw or the issuance of a Development Permit. Subdivision application time limits may be extended by the Approving Officer.

COMMENTS/ANALYSIS:

The ongoing COVID-19 public health emergency has affected developers and their ability to complete applications within the normally accepted time frames. Some of the challenges currently faced by development applicants include:

- Staff shortages
- Reduced productivity and efficiency in operations
- Financing restrictions
- Reduced or uncertain market demand

In the last few months, Development Services staff have been approached by several developers with in-stream applications requesting extensions to the time limits in Council Policy DS-10. Rather than considering individual requests for extensions, staff recommend that Council consider a blanket extension in light of the extraordinary challenges developers currently face.

Accordingly, it is recommended that the dates for completion of in-stream applications that have received third reading or development permit approval be extended to 18 months from the original approval dates or one year from Council's consideration of this report (i.e. to June 29, 2021), whichever is greater.

Table 1 (Attachment 2) shows the resulting adjusted deadlines for completion of the City's seven in-stream development applications. These applications, when completed, will contribute 1,173 new units to the City's housing inventory and represent significant investments in the City and its economic recovery. The extension of application time limits is consistent with recent recommendations from B.C. real estate stakeholders (see June 8, 2020 letter attached) and provides added flexibility in support of the City's economic restart.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. Consider other time limits for the completion of development applications.
2. Do not approve extensions to existing time limits in Council Policy DS-10.

Prepared by:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments:

1. Council Policy DS-10 – Time Limits for the Completion of Development Applications
2. Table 1 – In-Stream Development Applications – Adjusted Time Limits
3. June 8, 2020 letter from BC real estate industry stakeholders regarding COVID-19 recovery.


CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

ATTACHMENT 1

	Title: Time Limits for the Completion of Development Applications	Number: DS-10
	Authority (if applicable):	Section: Development Services
	Date Adopted: January 22, 2001	Motion: 01/40
	Historical Changes (Amended, Repealed, or Replaced): Used to be 376 which replaced 147	

Policy:

1. All development applications in the City will be completed within the time frames established below:

Development Application	Time Frame for Completion*
OCP Amendment	1 year from date of third reading of amendment bylaw
Rezoning – Map or Text Amendment	1 year from date of third reading of amendment bylaw
Land Use Contract Amendment	1 year from date of third reading of amendment bylaw
Development Permit	1 year from date of Council's approval resolution
Development Variance Permit	1 year from date of Council's approval resolution
Subdivision	1 year from date of Subdivision Preliminary Layout Approval (PLA) by the Approving Officer

- * Completion means the adoption of an Official Community Plan, Zoning Bylaw or Land Use Contract Amendment Bylaw or the issuance of a Development Permit or a Development Variance Permit or the final approval of a Subdivision Plan.

2. The City will advise the applicant of the applicable time frame during the application process and will provide notice in writing at least 30 days prior to the prescribed completion date.
3. The applicant may request in writing a 6 month extension from City Council or the Approving Officer (in the case of a subdivision application) prior to the completion date.
4. The applicant fails to complete the application within the prescribed time frame or an extension thereof, Staff will close the application and file it.
5. After an application is closed, a development proponent must reapply in accordance with the current application requirements and fees in existence at the time of the new application.

ATTACHMENT 2

Table 1 – In-Stream Development Applications
Adjusted Time Limits

Application	Applicant	Address	Description	Third Reading Date	Adjusted Deadline*
RZ 02-17 / DP 02-17	North Meridian Enterprises Inc.	5406, 5418-5420 198 St, 19829-19831 54 Ave	4-Storey, 62-Unit apartment	24-Apr-17	29-Jun-21
OCP 01-18 / RZ 07-18 / DP 07-18	Billard Architecture	20964, 20974, 21016, 21024 Old Yale Rd	169 congregate care units, 95 seniors-oriented apartment units and 28 intermediate care units	15-Oct-18	29-Jun-21
RZ 15-18 / DP 16-18	Pacific West Architecture	5398, 5410, 5448 208 St	4-storey, 40-unit apartment	3-Dec-18	29-Jun-21
RZ 18-18 / DP 19-18	Andrew Cheung Architects Inc.	19920, 19930, 19940 19950, 19960, 19970 55a Ave	4-storey, 80-unit apartment	29-Apr-19	29-Jun-21
OCP 01-19 / RZ 04-19 / DP 04-19 / LUC 01-19	DYS Architecture	20355, 20385 54 Ave; 5421 204 St	981-unit redevelopment of the Langley Lions seniors complex	27-Jan-20	27-Jul-21
RZ 05-19 / DP 05-19	Luc Gosselin	20350, 20370 Logan Ave	6-storey, 144-unit mixed-use development	27-Jan-20	27-Jul-21
RZ 01-20 / DP 01-20	Weststone Properties	5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street	4-storey, 92-unit apartment	25-May-20	25-Nov-21

*18 months from Third Reading date or one year from Council consideration of extension – whichever is greater

ATTACHMENT 3

June 8, 2020

Val Van Den Broek
Mayor
Langley
20399 Douglas Crescent
V3A 4B3
Sent by email: vvandenbroek@langleycity.ca

Dear Mayor Van Den Broek,

The real estate sector is an important pillar of the Canadian economy and a vital component to the economic health of your municipality. To recover from the unprecedented economic impacts of Covid-19, there is an urgent need for local government and industry to work together to mitigate the challenges Canadian businesses are facing, while laying the groundwork for economic recovery.

As organizations that represent key professions within the BC real estate and housing sector, we have partnered to review existing measures and identify support gaps and urgently needed actions that will assist in COVID-19 economic recovery.

As a result, we have developed the following recommendations, designed to further the government's efforts to:

- prevent bankruptcies and insolvencies that result in job loss, lost government revenue and greater demand for taxpayer-backed government assistance,
- allow Canadians to keep their homes through tough times and remain in their communities,
- make it easier to find and afford safe, appropriate housing to either rent or own, and
- support the broad recovery of the national economy.

The following represents our first set of recommendations for immediate implementation while government continues to manage the first stages of the pandemic and the reopening plan. In the next few months, we will provide long-term recovery recommendations.

Encourage housing supply and property development

The COVID-19 pandemic has exacerbated the growing mismatch between housing demand and residential construction. Many construction projects have slowed down and new developments have not launched, which will increase the strain on our housing supply. BC Stats predicts the province's population will increase by over 1.3 million people by 2041, and the British Columbia Real Estate Association expects housing sales to increase in 2021. All levels of government have the opportunity to encourage more homes available for rent or purchase – allowing more British Columbians access to affordable, appropriate housing.

Our recommendations will help bridge the gap while recovery is underway with only temporary impacts to municipal revenues.

We recommend:

Some municipalities are seeking to prioritize the housing market's recovery by fast-tracking development projects, and we encourage all local governments to do so. Some measures that could be considered include:

- relaxing other defined deadlines in municipal bylaws, such as deferring timelines of development and building permit applications from May until the beginning of Phase 3 of BC's Restart Plan,
- amending policies that require physical meetings, such as public hearings, with municipal representatives and members of the general public, by allowing virtual access to meetings,
- waiving public hearings for projects that fit existing design guidelines, Official Community Plan designations and other existing policies, pursuant to *Local Government Act*, and
- adopting other measures described in the Development Approvals Process Review.

Recommendations to the BC provincial and federal governments

We have sent the following recommendations to the federal and provincial governments:

BC Government and organizations:

- Support the Union of BC Municipalities' recommendation to expand the Property Tax Deferral Program to all residential taxpayers; this should include purpose-built rental housing and residential development lands. Doing so will help property owners manage their expenses, including builders seeking to make more housing options available to British Columbians.
- Reduce or eliminate cost and access barriers for appraisers to Land Title and Survey Authority and BC Assessment data until restrictions are lifted to allow the mechanisms of finance for commercial and residential real estate to serve the needs of public during this time. Physical and social distancing guidelines restrict on-site property accessibility and require appraisers to collect and verify additional data, resulting in potential increased risks, costs and delays for consumers.
- Strongly encourage local governments to fast-track development applications by adopting ideas from the Development Approvals Process Review.
- Support local governments so development cost charges (DCCs) can be paid when building permits are issued rather than at the subdivision stage. This would ease the crisis for builders working on subdivision projects who want to move forward with projects but are paying their DCCs early in the process.
- Extend the 12-month grandfathering period for DCCs by an additional six months. Currently, when DCC rates increase, developments that are already underway or receive building permits within 12 months are exempt from the increase.

- Invest in public education campaigns focused on how to detect and avoid red flags in the mortgage process. Emergency measures related to the pandemic have placed many British Columbians under increased financial pressure, which can in turn increase their risk of being a target for mortgage fraud. Campaigns should be directed at prospective buyers who are most likely to be targeted by fraudsters, including people experiencing increased financial pressure, first-time buyers and newcomers to Canada.
- Permanently extend the timelines set out in Policy Statements 5 and 6 (pursuant to the *Real Estate Development Marketing Act*) to allow for an early marketing period for new developments of 12 months and a 15-month period to obtain a building permit and satisfactory financing commitment before buyers can unilaterally terminate their pre-sale contracts.

Federal government:

- Permanently provide renovation tax credits for all property owners, retroactive from May 1, 2020. This is important for renovation projects underway that are at risk of being cancelled as well as to incent new projects – especially to help all property owners voluntarily retrofit existing buildings to improve energy efficiency and reduce greenhouse gas emissions.
- Exempt existing mortgage holders from the mortgage stress test at the time of renewal when switching lenders.
- Consult with the real estate sector if considering any amendment to regulatory mortgage underwriting guidelines, product restrictions or other relevant matters that could impact existing or prospective homeowners and those who serve them.
- Introduce a program in partnership with the BC Government to fund residential and commercial landlords that have accrued rent deficits as a result of COVID-19. This program would help mitigate the impacts of rental deficits faced by landlords and tenants by working to prevent insolvencies and foreclosures.

We are committed to working with your government to develop and implement efficient business solutions during this time of crisis. We are happy to discuss any of the above recommendations in more detail and lend sector expertise, data or analysis as needed. Please email Trevor Hargreaves, Vice President of Government Relations at the BC Real Estate Association for follow up (thargreaves@bcrea.bc.ca or 1-236-333-4572).

Yours sincerely,

Christina Bhalla

Executive Director

British Columbia Association of the Appraisal Institute of Canada

christina@appraisal.bc.ca

Darlene Hyde

Chief Executive Officer
British Columbia Real Estate Association
dhyde@bcrea.bc.ca

Damian Stathonikos

President
Building Owners and Managers Association of British Columbia
dstathonikos@boma.bc.ca

Neil Moody

Chief Executive Officer
Canadian Home Builders' Association of British Columbia
neilmood@chbabco.org

Samantha Gale, LLB

Chief Executive Officer
Canadian Mortgage Brokers Association – British Columbia
samanthagale@cmbabco.ca

David Hutniak

Chief Executive Officer
LandlordBC
davidh@landlordbc.ca

Randal Slavens

President and Board Chair
Mortgage and Title Insurance Industry Association of Canada
info@mtiia-acahtc.ca

Jason Kiselbach

Chair
NAIOP
jason.kiselbach@cbre.com

Anne McMullin

President & CEO
Urban Development Institute
AMcMullin@udi.org

Copies: Francis Cheung, Chief Administrative Officer (fcheung@langleycity.ca)

Matt Mayers

Policy Analyst

Direct: 604.909.7794

Suite 1425, 1075 West Georgia Street

Vancouver, BC V6E 3C9





June 2, 2020

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

Dear Mayor van den Broek

Re: Request for official public guidance on pedestrian protocols

Thank you for your letter of May 29, 2020. Dr Lavoie has asked me to respond on his behalf.

The citizens of the City of Langley can be reassured that there is essentially no risk of becoming infected with COVID-19 while walking on the city's sidewalks.

Even if it is impossible to remain 2m apart when passing another person there is no risk of transmitting the disease unless the individuals touch or one person coughs or sneezes directly on to another.

People who are still concerned about passing close to others have the option of wearing a non-medical mask while walking on the sidewalks. There is no need to step off the sidewalk when passing other pedestrians, nor to walk on the roads.

Finally, everyone is encouraged to practice good cough and sneeze etiquette, and keep hands clean using an alcohol-based hand sanitizer while out and about.

I hope that this addresses the concerns you raised in your letter. Please contact me if you require any other information.

Sincerely,

Andrew Larder
Executive Medical Director – Medical Health Officer

Medical Health Officer
Fraser Health

400 – 13450 102nd Avenue
Surrey, BC V3T 0H1
Canada

Tel: (604) 587-3828
Fax: (604) 930-5414
www.fraserhealth.ca



OFFICE OF THE MAYOR

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

May 29, 2020

File: 0110.00

Dr. Martin Lavoie, MD, FRCPC
Chief Medical Health Officer, Fraser Health
Suite 400, Central City Tower
13450 – 102nd Avenue
Surrey, BC V3T 0H1

Dear Dr. Lavoie:

martin

Re: Request for Official Public Guidance on Pedestrian Protocols

I'm writing on behalf of Council to request that Fraser Health provide official public guidance for pedestrians during the COVID-19 pandemic.

Langley City Council is committed to providing a vibrant, healthy, and safe community for our citizens. Since a public health emergency was declared on March 17th, we have frequently noticed pedestrians at heightened safety risk due to what we believe is a misunderstanding of proper protocols when passing other pedestrians on municipal sidewalks. We believe this misunderstanding stems from a general commitment to maintain a physical distance of 2 metres, even while briefly passing someone on a sidewalk. In an effort to comply with the order of the Provincial Health Officer, pedestrians are walking out into vehicle travel lanes, thereby risking personal injury.

At its May 25, 2020 meeting Council passed a motion asking that a letter be sent noting the following:

- Referencing Dr. Bonnie Henry's statement that "if you are passing someone on a sidewalk where you cannot keep 2 metres apart, and you walk by them 'very quickly', the risk of spreading COVID-19 is negligible"; and
- That a standard sidewalk is around 1.5 metres wide, making it impossible to keep 2 metres apart; and
- That many people are walking in general vehicle travel lanes in order to maintain a 2-metre distance from other people, increasing the risk of personal injury.

As we continue to work diligently to ensure that our citizens remain safe during these challenging times, we respectfully request that Fraser Health provide official public guidance for people who are passing others while using sidewalks.

Yours truly,
CITY OF LANGLEY

Val van den Broek
Mayor

cc Langley City Council

THE PLACE TO BE



June 19, 2020

Ref: 254294

Her Worship Mayor Val van den Broek
City of Langley
20399 Douglas Cres
Langley BC V3A 4B6

Dear Mayor van den Broek:

Thank you for your letter addressed to the Honourable John Horgan, Premier, regarding emergency funding for TransLink. As Minister responsible for TransLink, I am pleased to respond on the Premier's behalf, and I apologize for the delay.

I appreciate your concerns for the people living in your community and their need to access essential services during these difficult and unprecedented times. TransLink continues to move thousands of people every weekday, many of whom are essential service workers, and we are pleased to see TransLink prioritizing service for them. As you are likely aware, on May 8, 2020, TransLink and its operating companies announced that the service reductions planned to begin on May 18, 2020, were suspended and the layoff notices issued to approximately 1,500 employees on April 20, 2020, were rescinded.

I assure you that the Province is working closely with TransLink to ensure they can provide the safe service people need as ridership in Metro Vancouver begins increasing. In addition, we are working with TransLink on long-term solutions so the region can continue advancing important transit expansion projects that will benefit communities across Metro Vancouver.

At the same time, the Federal Government also has a critical role to play in helping to keep essential services like transit viable and available so Canadians across the country can safely return to work and help restart the economy. Our government looks forward to continuing discussions with the Federal Government to refine the details of the recently announced federal-provincial safe-restart agreement to ensure this support helps deliver the services that British Columbians need.

I want to thank you for the work you are doing on behalf of the people in the City of Langley. As we begin to move into recovery, I look forward to working with all levels of government to ensure the success of B.C.'s Restart Plan.

.../2

Her Worship Mayor Val van den Broek
Page 2

Thank you again for writing.

Sincerely,

A handwritten signature in dark blue ink, appearing to read 'Selina Robinson', with a stylized flourish at the end.

Selina Robinson
Minister

pc: Honourable John Horgan, Premier



OFFICE OF THE MAYOR

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

April 23, 2020

File: 0110.00

Hon. Premier John Horgan
West Annex Parliament Buildings
501 Belleville Street
Victoria, BC V8V 1X4

VIA Email: premier@gov.bc.ca;

Dear Premier Horgan:

Re: Request to Provide Emergency Relief Funding for TransLink

At its April 20, 2020 Special Council meeting, Council adopted a resolution, joining the call by the Mayors' Council on Regional Transportation, to urge senior levels of government to provide emergency relief funding for TransLink.

As you know, earlier this week TransLink announced significant transit service reductions and layoffs as part of a cost reduction plan to close the gap on its \$75 million monthly losses due to an 80% drop in ridership as a result of Provincial Public Health Officer physical distancing requirements. These service cuts will reduce TransLink's passenger capacity to just 18% of normal.

TransLink's financial losses are not sustainable, but being forced to cut service should not be a viable option for our community. TransLink is calling on senior governments to provide relief funding of at least \$50 million monthly effective immediately so it can protect public transit access to essential services.

Over 150,000 Metro Vancouver residents continue to use TransLink every month, and over 90% of those riders are using it to access essential services such as grocery stores, pharmacies, and hospitals. In fact, 1/3 of them work in the health care or food-related sectors – these are the people that the rest of us rely on for everyday survival.

The City of Langley needs good transit service for its residents, many of whom are travelling far from our community to vital jobs that support our entire region. I ask you as our Premier to urge

the provincial government to fund the provision of transit service in Metro Vancouver and throughout BC. Taking this action will send a clear message that the Province recognizes the need to support our essential workers, and all our citizens. during these challenging times.

Yours truly,
CITY OF LANGLEY

A handwritten signature in black ink that reads "Val van den Broek". The signature is written in a cursive, flowing style.

Val van den Broek
Mayor

cc Langley City Council

Paula Kusack

Subject: FW: Sustainable Packaging for the Food and Beverage Industry

From: Minister, ENV ENV:EX [<mailto:ENV.Minister@gov.bc.ca>]
Sent: June-25-20 8:51 AM
To: Kelly Kenney
Subject: RE: Sustainable Packaging for the Food and Beverage Industry

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

Reference: 358063

June 25, 2020

Kelly Kenney, Corporate Officer
City of Langley
Email: kkenney@langleycity.ca

Dear Kelly Kenney:

Thank you for your letter of May 29, 2020, regarding sustainable packaging for the food and beverage industry, and a copy of the council resolution with respect to the increase in consumption of single-use plastics and Styrofoam due to the COVID-19 pandemic.

I share the concerns you have raised regarding the increase in use of single-use packaging and Styrofoam during this unprecedented time. I appreciate the efforts that have been made by all local governments and businesses to abide by the orders from provincial health officer (PHO) and recognize that some temporary measures have led to an increase in the use of take-out packaging.

As you may know, last year, the Province initiated a [Plastics Action Plan Policy Consultation Paper](#) and engagement process. While the COVID-19 health emergency has delayed some timelines for the Plastics Action Plan, my ministry continues to work on policy measures related to that plan, as reducing single-use plastics and waste remains a government priority. Some of the options we are considering include provincial bans on single-use plastic packaging, expanding producer responsibility for plastic recycling and stepping up our bottle deposit system.

Thank you for your resolution, and we will take your recommendation into consideration as we continue with B.C.'s restart plan. You may be interested to know that at the time of writing this letter, reusable bags and beverage containers are no longer restricted, in line with [BC Centre for Disease Control guidance](#). We will look to our PHO for when other relevant restrictions can be eased.

I appreciate the concerns you have raised and thank you for taking the time to write.

Sincerely,

George Heyman
Minister

From: Kelly Kenney <kkenney@langleycity.ca>
Sent: May 29, 2020 9:49 AM
To: Minister, ENV ENV:EX <ENV.Minister@gov.bc.ca>
Subject: Sustainable Packaging for the Food and Beverage Industry

Dear Minister,
Please see the attached correspondence from the Council for the City of Langley.

Regards,

KELLY KENNEY
CORPORATE OFFICER

20399 Douglas Crescent, Langley BC V3A 4B3
P 604.514.4591 E kkenney@langleycity.ca



File: 0110.00

May 29, 2020

Honourable George Heyman
Minister of Environment and Climate Change Strategy
Room 112 Parliament Buildings
Victoria, BC V8V 1X4

VIA Email: ENV.Minister@gov.bc.ca

Dear Minister:

Re: Sustainable Packaging for the Food and Beverage Industry

At its May 25, 2020 Regular Council meeting, the Council for the City of Langley considered a proposed resolution put forward by a Council member, with respect to the increase in consumption of single use plastics and Styrofoam due to the COVID-19 pandemic.

Council subsequently resolved that the following resolution be forwarded to the appropriate provincial and federal ministers with copies to City of Langley MPs and MLA:

WHEREAS the consumption of single use plastics and Styrofoam has increased considerably during the COVID-19 pandemic, perpetuating long term impacts on the environment. This will continue with the ongoing restrictions pertaining to the food and beverage industry;

WHEREAS subsidizing biodegradable and/or eco-friendly take out containers and bags for the food and beverage industry within Langley City would provide support for businesses to transition within our municipality during the restart phase of the pandemic and serve as a lasting benefit to the environment locally and globally;

BE IT RESOLVED THAT Langley City Council requests the provincial and federal governments to provide a subsidy for biodegradable and/or eco-friendly packaging for the food and beverage industry.

Yours truly,
CITY OF LANGLEY



Kelly Kenney
Corporate Officer

Cc Tamara Jansen, Member of Parliament Cloverdale-Langley City
Tako van Popta, Member of Parliament Langley-Aldergrove
Mary Polak, Member of Legislative Assembly Langley