



## REGULAR COUNCIL MEETING AGENDA

Monday, September 14, 2020  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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### 1. ADOPTION OF AGENDA

- a. Adoption of the September 14, 2020 Regular Agenda

### 2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from July 27, 2020

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### 3. MAYOR'S REPORT

- a. Upcoming Meetings  
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Regular Council Meeting – October 5, 2020 - *Time TBD*
- b. Library Happenings - Councillor Martin
- c. Engineering Update  
Rick Bomhof, Director of Engineering, Parks and Environment
- d. Federation of Canadian Municipalities (FCM) Update - Mayor van den Broek

### 4. BYLAWS

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## MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 27, 2020

3:00 p.m.

Remote Video / Teleconference

- Present:
- Mayor van den Broek
  - Councillor Albrecht
  - Councillor James
  - Councillor Martin
  - Councillor Pachal
  - Councillor Storteboom
  - Councillor Wallace
- Staff Present:
- F. Cheung, Chief Administrative Officer
  - D. Leite, Director of Corporate Services
  - K. Hilton, Director of Recreation, Culture and Community Services
  - P. Kusack, Deputy Corporate Officer
  - G. Flack, Deputy Director of Corporate Services
  - H. Gill, Manager of Engineering Services
  - C. Johannsen, Director of Development Services
  - S. Kennedy, Deputy Fire Chief

Mayor van den Broek acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

The Mayor expressed concern and sent best wishes to those affected by the two recent fires that have occurred in the City. She expressed thanks to the City's fire department and all the agencies that assisted, including the Township of Langley and City of Surrey fire departments, RCMP, BCAS, BC Hydro, City staff and the Emergency Response team and volunteers. Our community has stepped up in many ways to help those affected.

Mayor van den Broek reminded residents to continue keeping COVID-19 protocols top of mind, to keep our residents safe. For information on COVID-19 please visit [www.langleycity.ca](http://www.langleycity.ca).

### 1. **ADOPTION OF AGENDA**

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

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT the July 27, 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 Wallace  
SECONDED BY Councillor James

THAT Council commence the Committee of the Whole.

CARRIED

### **a. 2019 City of Langley Annual Report**

The Chief Administrative Officer introduced the 2019 Annual Report noting that the report is submitted in accordance with section 98 and 99 of the Community Charter. It provides a progress report of the performance of the City with respect to established objectives and measures from 2019. With direction from City Council we have successfully achieved the performance goals and objectives as set out in the 2019 Annual Report. Fiscal responsibility and accountability are in a strong position.

The Mayor asked if any correspondence had been received in relation to the 2019 Annual Report. The Deputy Corporate Officer advised that no correspondence had been received.

Council expressed thanks and commended staff for a job well done.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor James

THAT Council rise and report.

CARRIED

## **3. ADOPTION OF THE MINUTES**

### **a. Regular Meeting Minutes from July 13, 2020**

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on July 13, 2020 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from July 20, 2020

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the minutes of the Public Hearing held on July 20, 2020 be adopted as circulated.

CARRIED

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

- a. 2019 City of Langley Annual Report

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the 2019 Annual Report be approved.

BEFORE THE QUESTION WAS CALLED it was noted that under the current circumstances related to the pandemic, it is very positive that the City can provide an annual report that instills confidence in our economic recovery and provides leadership to the community going forward.

THE QUESTION WAS CALLED and same was

CARRIED

#### 5. **DELEGATION**

- a. RCMP Quarterly Update  
Supt. Murray Power, Office in Charge, Langley RCMP

The Superintendent acknowledged the great work of the City's fire department in responding to the fire last week and ensuring everyone's safe evacuation during the emergency.

Superintendent Power review the RCMP quarterly report crime statistics noting a downward trend. There were no glaring concerns and no major files to report. He did note that they have not yet identified the male found in the Nicomekl river on June 7. They are using media to share his tattoos in hopes that someone will recognize them. They continue to search the missing persons database hoping for a connection.

The Superintendent noted that he joined Mayor van den Broek for a walk downtown to touch base with local shop owners and residents. They learned that the overall consensus among businesses in the downtown

area is that the homelessness situation has improved since the onset of COVID. Contributing factors include the opening of the Creek Stone Supportive Housing facility and the temporary housing provided by the province to house homeless individuals during the pandemic. He has seen a direct effect on the community and it is positive. He felt that housing people is the first step toward a solution, and the next is mental health and addiction support for these individuals.

The current social unrest and public pressure on police officers continues. Langley officers are confident in what they do and are feeling okay in general. They recognize that they are being videotaped all the time and have become accustomed to it. They are operating with the best of intention and there hasn't been any negative feedback from the public to date. The Langley RCMP will continue to do their best and he encouraged Council to advise him if there are any shortcomings.

There was general discussion about the following:

- homeless that are being housed in the local hotels
  - the duration of the funding
  - what will happen when the funding ends
- The overall community supports housing the homeless
- The OIC supports a partnership with the City to advocate for continued funding/housing for the homeless

There was consensus that the City, RCMP, and DLBA collaborate on a letter to the province advocating for continued housing for those individuals in temporary housing due to the pandemic. Collective input may have influence.

Staff noted that further discussion can be had with Council to formulate points and write a letter. From there a request can be made for a meeting with the Minister responsible for Housing and BC Housing.

Discussion continued about the following:

- encouraging the public to continue to social distance (RCMP & City Bylaw department)
- homeless congregating in large groups
- traffic enforcement (speed and noise complaints) at Grade Crescent and 203 Street. RCMP will consider targeting the area.

## 6. **MAYOR'S REPORT**

### a. Upcoming Meetings

Regular Council Meeting – September 14, 2020 - 3pm

Regular Council Meeting – September 28, 2020 - 3pm

b. Recreation Update  
Kim Hilton, Director of Recreation, Culture and Community Services

The Director of Recreation, Culture and Community Services provided an update of the July 2020 recreation activities including:

- Funtastic Adventures Day Camps from Jun 29 – Sept. 4
- Indoor fitness group classes (spin, gentle fit, power yoga, bootcamp, Zumba and more)
- Public swimming and length swimming at Al Anderson Memorial Pool
- Weight room, 90 minutes sessions
- Youth programs, outdoors at Douglas Park, July 2 to August 28
- Pop Up Play, outdoor family fun at local parks this summer
- Aquatic fitness
- Park ambassadors out on the trains and in parks connecting with the public and promoting City parks and programs.

Some programs require advance registration and have reduced capacity due to COVID-19 protocol. Call 604-514-2865 or go online [www.langleycity.ca](http://www.langleycity.ca) to register.

It was noted that the DLBA 'Pick Up Picnics' program utilizes pre-stuffed goody bags for patrons. Any leftover bags will be donated to the City for the park ambassadors to hand out in parks.

In response to an inquiry about the reopening of the Timms Community Centre walking track, Ms. Hilton advised that staff are looking at how to open the track while maintaining social distancing measures. Staff will present something to Council in the fall.

c. Discover Langley City - Councillor Albrecht  
Councillor Albrecht provided the following update:

**COVID-19** is being effectively monitored, controlled and treated in British Columbia and Canada. The Public Health Agency of Canada is actively monitoring the situation and working with the World Health Organization and other international partners. We know that COVID-19 remains top of mind for many travelers.

Discover Langley City is working closely with key industry partners including the hotel community, Destination British Columbia, the Tourism Industry Association and Destination Canada as the situation evolves.

Discover Langley City is committed to working with our industry partners to ensure we all work together to welcome locals and neighbours to Langley City in a safe and mindful way, to ensure the long-term health of our community and our industry.

It was noted that the tourism industry is the single biggest economic driver in BC despite all our natural resources. It is a very important aspect of our economic recovery.

### **Canada Summer Jobs - Marketing Coordinator**

Discover Langley City was successful in obtaining a Canada Summer Jobs grant in the amount of \$9,800. This allowed us to hire a marketing coordinator for 16 weeks. The Canadian Government has been extremely helpful in recognizing the need of the tourism industry from the effects of COVID. We were successful also because we were able to show that we have a safe working environment that considers COVID precautions. Emma Brooks is a second year Marketing Management student from BCIT. Specializing in communications. Emma is eager and excited to reach out to our stakeholders and continue to build our tourism community in Langley City.

### **Stakeholder Update**

We have connected with our tourism stakeholders with an update that outlines our marketing efforts via an email consisting of our activities and upcoming marketing plans on their behalf. This email was well received with a 56% open rate.

### **Marketing**

We are slowly and thoughtfully starting up our marketing tactics for summer and fall. Our main focus is encouraging people to be a tourist in their town, and to develop and promote the safest possible visit to Langley City for visitors and residents. We are taking our inspiration from Tourism Yukon and this line:

***Why walk your block for the millionth time, when you can walk ours for the first?***

### **Social Media**

Consumers have a very critical response to perceived unthoughtful or unsafe messaging on social media, which means we have to be very cautious in what we post. We have been fortunate to build relationships online and connect with user generated content that mainly focuses on beautiful images from our parks and trails and has been extremely well received. Our audience is growing and there has been genuine interactions with our followers.

Now that we are in phase 3 and people are encouraged to expand their travel destinations, we look forward to tempting them with images of activities and restaurants. We look to our channels to inspire consumers with ideas on how they can spend time in Langley and encourage them to

make it a multi-day visit to utilize our hotels. The overnight stays are going to be key to the economic recovery for our hotels, so this is crucial marketing efforts for our stakeholders and DLC.

### **Discover Guide Vol. 3**

The Discover Guide is getting a summer refresh. These guides list all our fabulous attractions and should give our visitors an easy resource to help plan activities while visiting the City and hopefully encourage them to stay for multiple days and experience everything we have to offer. These guides will be delivered to key locations around the City, all accommodations providers, and available for download from our website.

### **Langley Road Rally**

Our marketing plan includes developing and encouraging new tourism experiences. With this in mind, we have partnered with Tourism Langley to create a Langley Road Rally. This professionally designed experience will map out a route that features must see outdoor spaces, shops and restaurants and encourages people to experience Langley in a safe and fun way.

### **BC Ale Trail**

We are excited to be partnering with the BC Ale Trail - the definitive online resource for those interested in exploring the extraordinary world of BC craft beer. This is a well known and popular program that is a consortium of community DMO's working with the BC Ale Trail to access matching funds from Destination BC to assist in marketing efforts.

Langley City is joining the Fraser Valley Ale Trail and will be featuring Farm country Brewing, KPU Brew Lab and Craft Beer focused businesses in Langley City.

### **Events Calendar**

We continue our summer tradition of sending our consumers a list of events. Obviously, this is challenging this year as so many have been cancelled, but much thanks to Langley City for the consistent programming that gives us quality content to share. Our July newsletter was opened by 43% of recipients.

These listings are also available on the DLC website.

### **Hello BC Listings**

Destination BC operates [www.hellobc.com](http://www.hellobc.com) as the consumer website for travel to British Columbia. We are working with DBC and our stakeholders to ensure that they are represented on the site. In order to be listed, a business must have claimed their Trip Advisor listing and verified their business on Google. We will be contacting all our stakeholders and

offering to assist them in this process so that we can be fully represented online.

For more further details please visit [www.discoverylangleycity.ca](http://www.discoverylangleycity.ca)

## **7. BYLAWS**

### **a. Bylaw 3130 - Zoning Bylaw Amendment**

Third and final reading of a bylaw to amend the Zoning Bylaw to update and add new commercial use definitions and separation distances between certain commercial uses.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Pachal

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 168, 2020, No. 3130” be read a third time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 168, 2020, No. 3130” be read a final time.

CARRIED

### **b. Bylaw 3123 - Discharge of Land Use Contract No. 11-78**

Final reading of a bylaw to authorize the discharge of Land Use Contract No. 11-78 from the property located at 19671 – 50A Avenue.

MOVED BY Councillor Albrecht  
SECONDED BY Councillor James

THAT the bylaw cited as the “Discharge of Land Use Contract No. 11-78 Bylaw, 2020, No. 3123” be read a final time.

CARRIED

### **c. Bylaw 3124 - Discharge of Land Use Contract No. 22-72**

Final reading of a bylaw to authorize the discharge of Land Use Contract No. 22-72 from the property located at 19986 – 50A Avenue.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor James

THAT the bylaw cited as the “Discharge of Land Use Contract No. 22-72 Bylaw, 2020, No. 3124” be read a final time.

CARRIED

d. Bylaw 3125 - Zoning Amendment & Development Permit No. 01-20

Final reading of a bylaw to rezone properties located at 5326, 5334, 5340, 5360 – 200 Street and 5321, 5331, 5341, 5361 – 200A Street to accommodate a 4-storey, 92-unit rental apartment development.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Wallace

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 167, 2020, No. 3125" be read a final time.

CARRIED

1. Development Permit No. 01-20

5326, 5334, 5340, 5360 – 200 Street and 5321, 5331, 5341, 5361 – 200A Street

MOVED BY Councillor Wallace  
SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 01-20 located at 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street to accommodate a 4-storey, 92 unit rental apartment development be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Advisory Design Panel staff report.

CARRIED

**8. COMMITTEE REPORTS**

a. Arts & Culture Task Group - City Park Sculpture

The Mayor invited Councillor Albrecht to speak to the report.

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Wallace

THAT City Council approve moving forward with the creation and installation of the Laara German sculpture: upright 12 note pipe xylophone.

BEFORE THE QUESTION WAS CALLED it was noted that the task group is excited to support a three dimensional art piece that has a musical component in the City.

A member of council noted concern about the location and the possible complaints that may arise due undesirables playing the xylophone after hours.



THE QUESTION WAS CALLED and same was

CARRIED

Mayor van den Broek opposed.

- b. Arts & Culture Task Group - Linwood Park Washrooms Mural Call

MOVED BY Councillor Albrecht

SECONDED BY Councillor Wallace

THAT Council approve moving forward with the mural submission by artist Judy Pohl for installation on the washroom at Linwood Park.

BEFORE THE QUESTION WAS CALLED it was noted that the mural depicts the transition from the old interurban rail to the potential new Skytrain. It was further noted that the location, at Linwood Park, is appropriate as the interurban corridor was located there. It is another indicator that the City is ready and excited for SkyTrain.

THE QUESTION WAS CALLED and same was

CARRIED

9. **ADMINISTRATIVE REPORTS**

- a. 2019 Council Remuneration and Statement of Financial Information

MOVED BY Councillor Storteboom

SECONDED BY Councillor Wallace

1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

CARRIED

- b. Self Contained Breathing Apparatus (SCBA) Replacement Purchase

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT Council authorize the purchase for the scheduled replacement of Self-Contained Breathing Apparatus (SCBA) based on the tendered price of \$407,996.38.

CARRIED

c. Tender Award - T2020-018 2020 Road Rehabilitation - Various Locations

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

1. THAT Council award the Tender T2020-018, 2020 Road Rehabilitation – Various Locations to Lafarge Canada Inc. based on the tendered amount of \$516,827.00 (excluding GST).
2. THAT Council Authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for the T2020-018, 2020 Road Rehabilitation – Various Locations to Lafarge Canada Inc.

CARRIED

**10. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Request for Emergency Operating Funding from Other Orders of Government

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

WHEREAS local governments are on the front lines of some of the most difficult challenges facing Canada; and

WHEREAS local government revenues are collapsing and unanticipated costs are soaring; and

WHEREAS without financial assistance local governments may be forced to cut vital local services our residents and community rely upon; and

WHEREAS public transportation makes our communities more livable, affordable, accessible and fights climate change;

THEREFORE, BE IT RESOLVED that the Federal and Provincial governments be requested to provide emergency operating funding (Safe Restart Program) to protect vital local services including public transportation, protective services, emergency services, public health and social services.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht noted that there are concerns and pressure on schools, libraries, childcare centres, long term care facilities, and mental health supports due to COVID. There is a need to continue to lobby the provincial and

federal government to assist municipalities by providing operating funds. Taxation and casino revenues will be reduced going forward and Langley, and all communities in BC, are facing the same challenges.

Councillor Storteboom noted that since the time of the Notice of Motion, on July 16<sup>th</sup>, the Prime Minister announced \$19 billion for these types of initiatives for municipal organizations, and transit, through the Safe Restart Program. He suggested that Council pursue funding from the Safe Restart Program specifically in the motion.

Councillor Albrecht agreed and there was consensus to include the Safe Restart Program in the motion specifically.

THE QUESTION WAS CALLED and same was

CARRIED

b. Correspondence

1. Clean Energy BC  
Bill 17 Proposed Amendment to Clean Energy Act

There was discussion about support to move toward clean energy in general, however it was noted that Clean Energy BC is a lobbyist group that is represented by large multi-national corporations and has an interest in ensuring contracts with BC Hydro, with exorbitant rates, be maintained.

There was agreement to consider supporting renewable energy, but not as proposed in the correspondence.

Councillor Pachal and Wallace agreed to construct a motion to present to Council for consideration in September.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Pachal

THAT the correspondence be received for information.

CARRIED

c. New Business

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor James  
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:

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

(g) litigation or potential litigation affecting the municipality;

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

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

CARRIED

**11. ADJOURNMENT**

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 4:16pm

CARRIED

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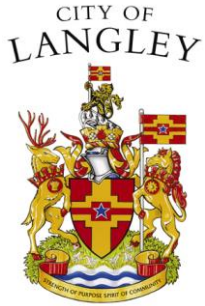
Signed:

MAYOR

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Certified Correct:

DEPUTY CORPORATE OFFICER



## EXPLANATORY NOTE

### BYLAW NO. 3131

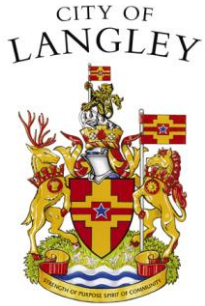
The purpose of Bylaw No. 3131 is to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20093 – 44 Avenue.

The owner has applied to have Land Use Contract No. 23-73 discharged from the title of the property to legalize an existing secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 288 suites have been approved or are in the building permit application process for approval. In the same timeframe, 675 property owners discharged the land use contracts affecting their single-family residential lots. There are 473 single family residential lots still affected by land use contracts in the City.

In accordance with changes to the *Local Government Act* enacted in 2014, all land use contracts in the province will be terminated as of June 30, 2024. The City intends to terminate all land use contracts before this date through the adoption of a new zoning bylaw currently being developed. The City's authority to do so is provided under section 548 of the *Local Government Act*.



## **DISCHARGE OF LAND USE CONTRACT NO. 23-73**

### **BYLAW NO. 3131**

A Bylaw to authorize the discharge of Land Use Contract No. 23-73 from the specified property.

**WHEREAS** Land Use Contract No. 23-73 is registered against titles legally described in Schedule "A".

**AND WHEREAS** the registered owners of the Lands have applied to have Land Use Contract No. 23-73 discharged from title to the Lands.

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

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

1. The Land Use Contract registered in the Land Title Office under L80942 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.
3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 23-73 Bylaw, 2020, No. 3131".

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

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

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

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

# BYLAW 3131

## SCHEDULE "A"

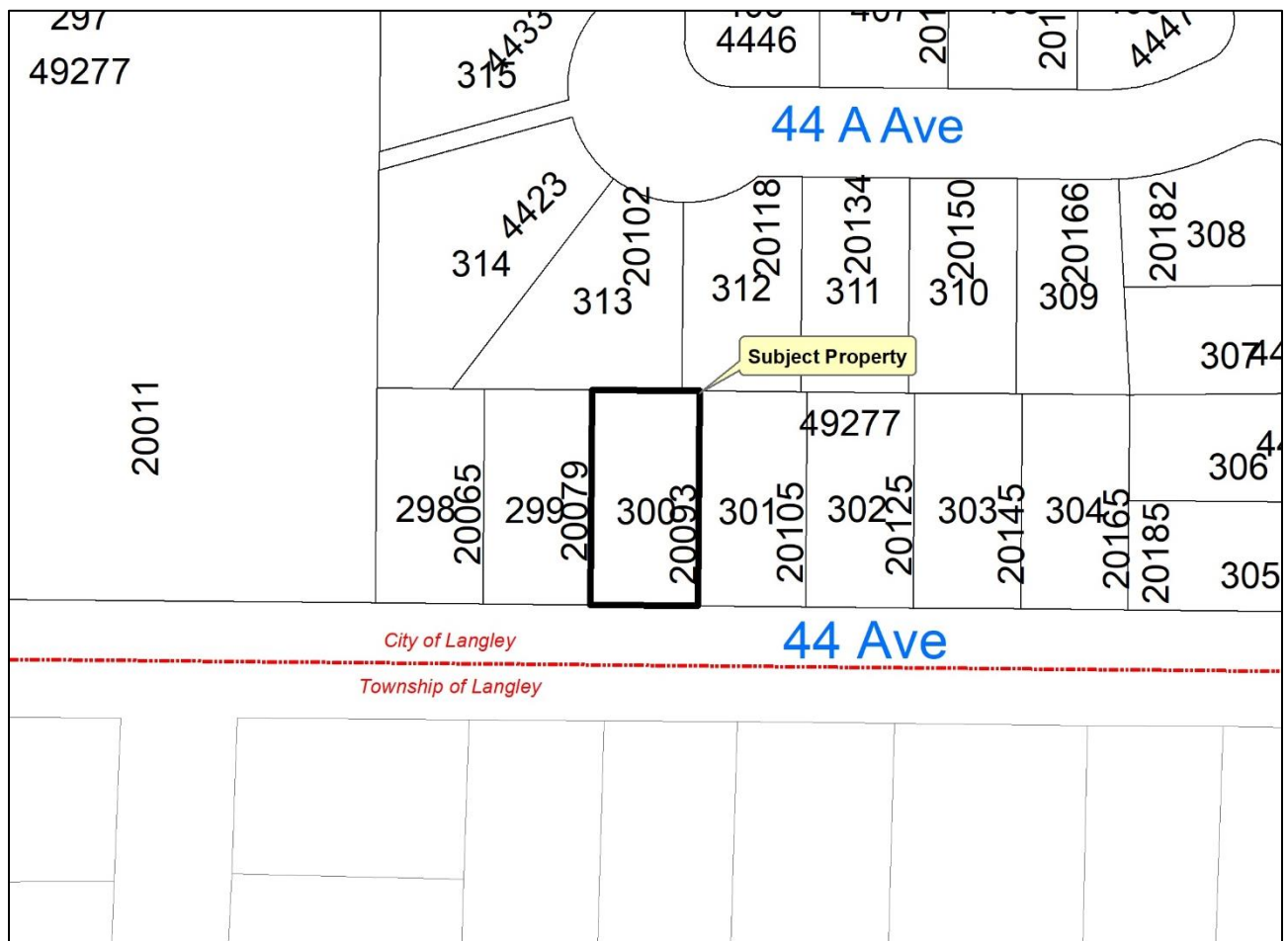
**Civic Address:** 20093 – 44 Avenue

**Legal Description:** Lot 300, Section 35, Township 8, New Westminster District,  
Plan 49277

**PID:** 006-382-304

**Applicant:** M. Stanworth

**Owner:** K. Stanworth, M. Stanworth





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

To consider a Rezoning Application and Development Permit Application from L. Gosselin to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> of commercial floorspace.

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

## **Background Information:**

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



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



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

**BYLAW No. 3113**

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

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

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 166, 2019, No. 3113”.

**2. Amendment**

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

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

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

READ A FIRST AND SECOND TIME this 16<sup>th</sup> day of December, 2019.

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

READ A THIRD TIME this twenty-seventh day of January, 2020.

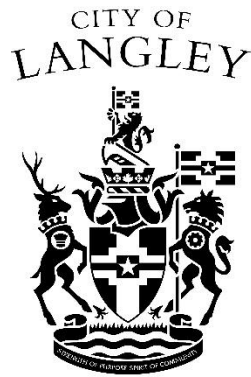
FINALLY ADOPTED this XXX day of XXX, 2020.

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**MAYOR**

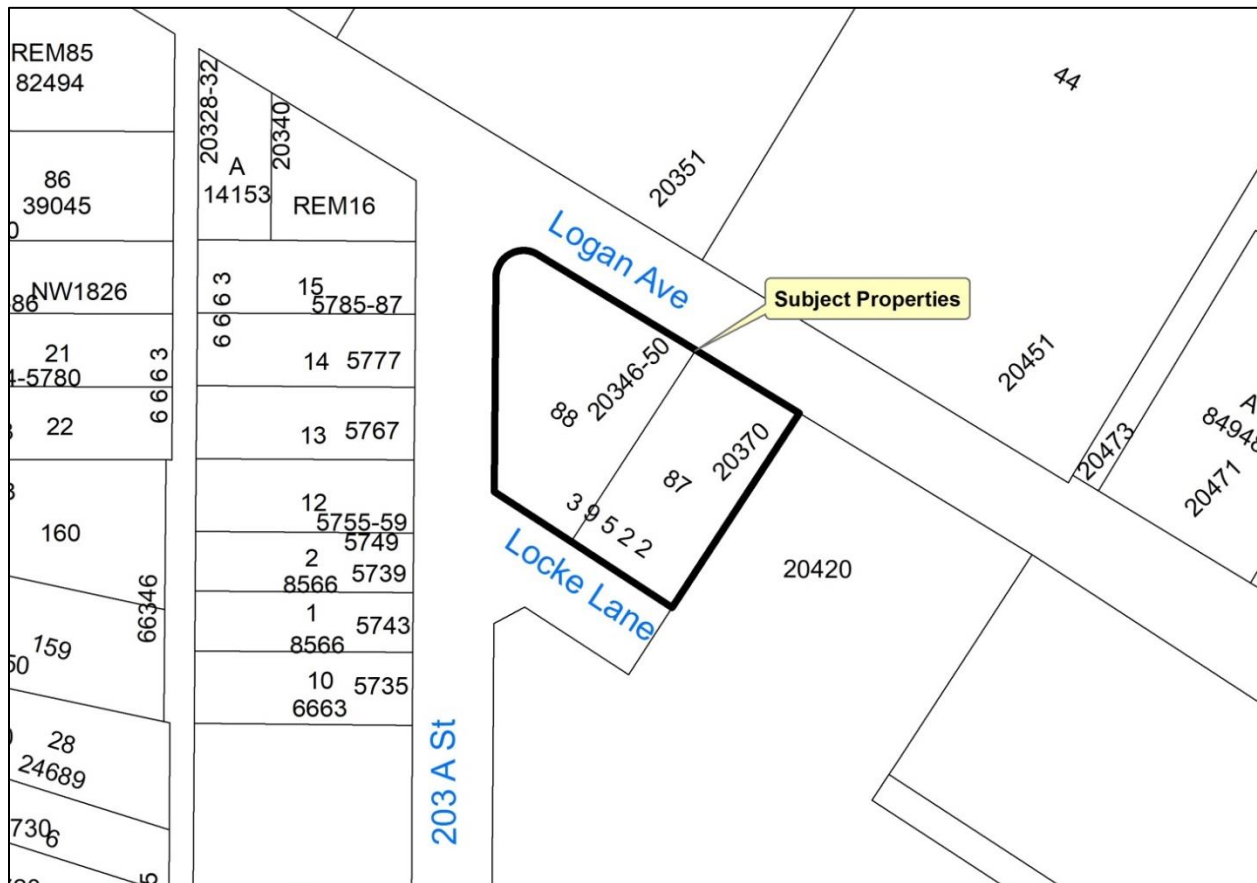
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**CORPORATE OFFICER**



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

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





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

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

File #: 6620.00  
Bylaw #: 3113

Doc #:

Date: November 20, 2019

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

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## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by L. Gosselin, for a 6-storey mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> (3,085 sq ft) commercial floorspace.

## POLICY:

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

**COMMENTS/ANALYSIS:**

**Application Summary Table:**

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

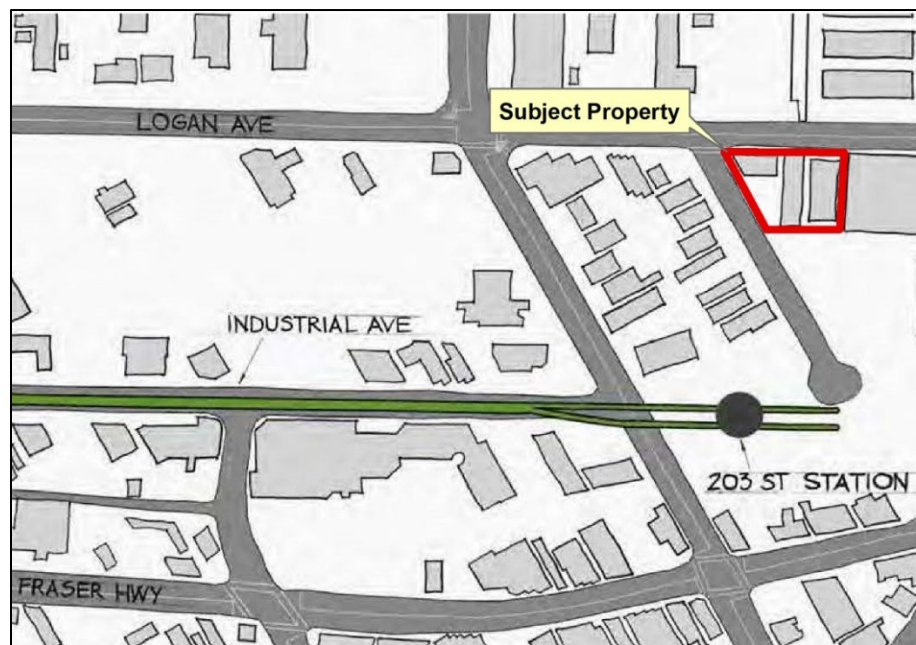
## **Discussion:**

### 1. Context

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

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

*SkyTrain Alignment (green line) & 203 Street Station Location*



## 2. Design

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

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

Functionally the building is serviced by a two-level parkade accessed from Locke Lane. The upper parking level includes public parking for the commercial units as well as visitor parking for the apartments. Resident parking is secured behind a gate and ramps down to a lower (P1) level. The apartment entrance is located on Logan Avenue and a large amenity space (332 m<sup>2</sup>) on the second floor opens onto a landscaped private courtyard on top of the parking garage. The outdoor amenity space features a children's play area and community garden plots. Ground floor residential units on Logan Avenue and 203A Street enjoy direct access to the public sidewalk from their patios.

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



### 3. CPTED

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

### 4. Variances

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

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

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

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

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

### 5. Summary

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

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

### **Engineering Requirements:**

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

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) *with 20% added to the calculated results to account for climate change.*
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire

- Underwriters Survey (FUS) “Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995”. All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
  6. To accommodate the City of Langley’s Fire Rescue Service equipment, the developer is responsible for providing an 8.0m minimum paved laneway along the Locke lane project frontage.
  7. A road dedication of 2.0m will be required along the entire Logan Ave. frontage of the proposed development.
  8. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
  9. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer’s cost.
  10. Existing sidewalk to be removed and replaced along the project’s Logan Ave. and 203A St. frontage complete with boulevard trees. Sidewalk shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.
  11. Design and construct a pedestrian cross-walk on 203A Ave. crossing Locke lane complete with concrete let-downs at both ends.
  12. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
  13. Existing and proposed ornamental street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.

14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's Logan Ave. frontage by replacing with underground hydro/telecommunication infrastructure.
15. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

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

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

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

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

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

**Fire Department Comments:**

Fire department access for the whole project was reviewed to ensure adequate exterior access was in place to accommodate fire apparatus. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the November 27, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the December 9, 2019 Regular Council meeting.

**BUDGET IMPLICATIONS:**

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

**ALTERNATIVES:**

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

Prepared by:



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Roy Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*attachments*



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

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

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

**Absent:** Adrian Brugge  
Jen Cook  
Trish Wong

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

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

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**1) APPROVAL OF AGENDA**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Haney

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

**CARRIED**

**2) RECEIPT OF MINUTES**

MOVED BY Commission Member Hall  
SECONDED BY Commission Member Haney

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

CARRIED

**3) APPLICATION**

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

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

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

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

Mr. Wykpis reviewed the following development details:

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

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

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



The Chair opened the floor for discussion.

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

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

Individual members raised questions and inquiries related to:

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

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

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

The applicant left the meeting at 7:57pm.

The members reviewed the requested variances included in the application.

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

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

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

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Beimers

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

CARRIED

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

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

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

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

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

MOVED BY Commission Member Haney  
SECONDED BY Commission Member Millsip

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


CARRIED

6) **ADJOURNMENT**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Haney

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

**CARRIED**

  
\_\_\_\_\_  
**CHAIR**  
\_\_\_\_\_  
**DIRECTOR OF DEVELOPMENT SERVICES**

*Certified Correct*





sheet schedule

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

keystone architecture & planning ltd.

T 604.850.0577  
F 1.855.398.4578

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



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

COVER PAGE  
SCALE: N.T.S.

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

SD0.01



0.1.0 project data

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

0.2.0 gross floor area break-down

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

0.2.1 gross floor area

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

0.2.2 parking requirements

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

0.3.0 unit count summary

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

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





logan road ave. looking west



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



logan ave. looking south east



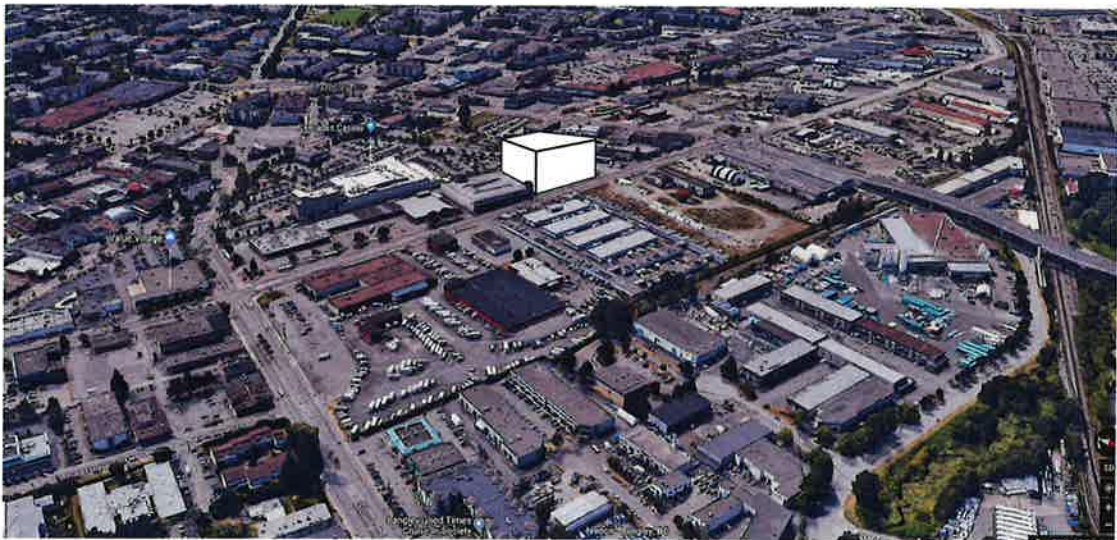
203a st looking south



203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey





203 a st.

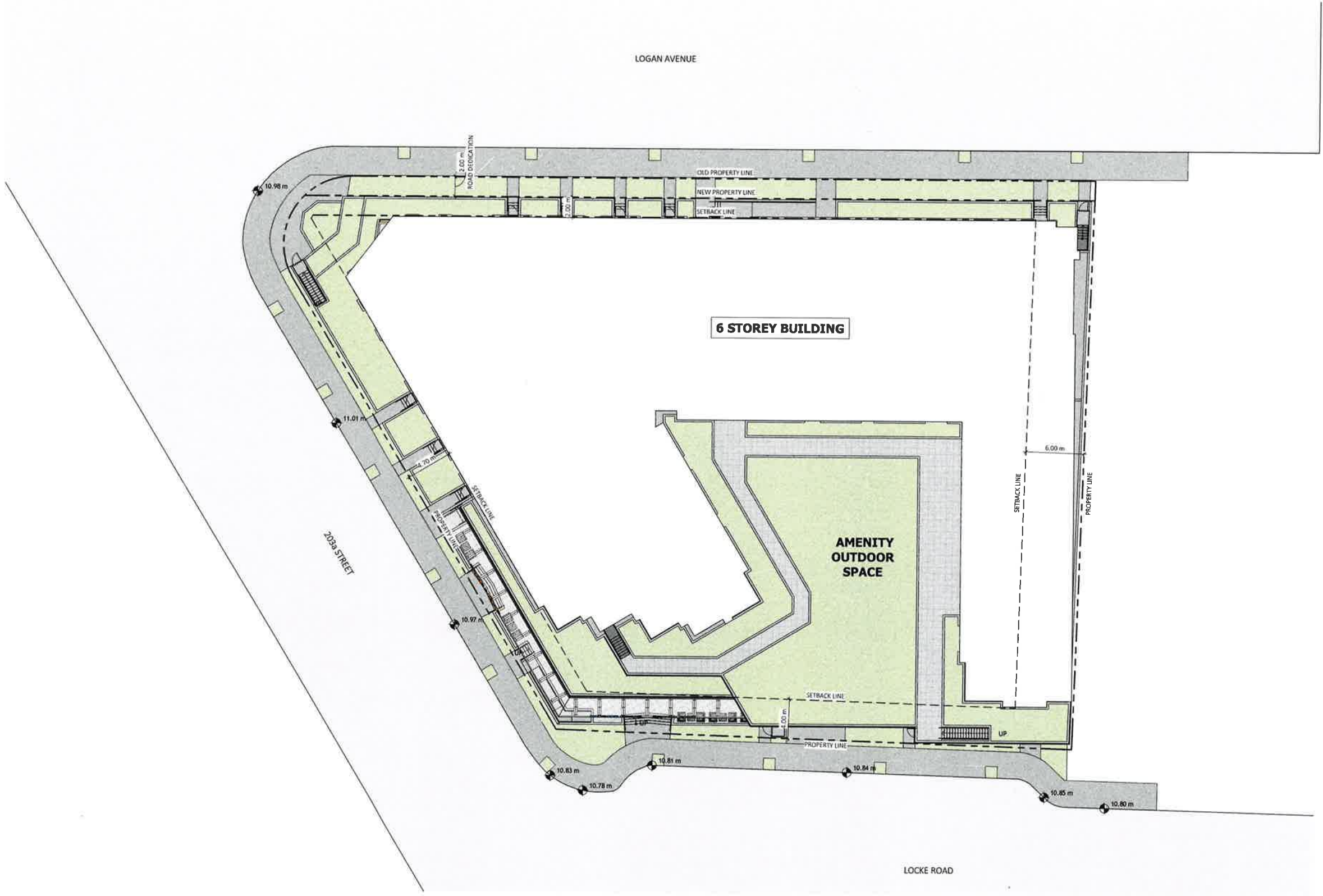
3/32" = 1'-0"



Logan ave.

3/32" = 1'-0"





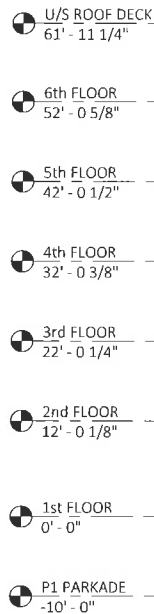
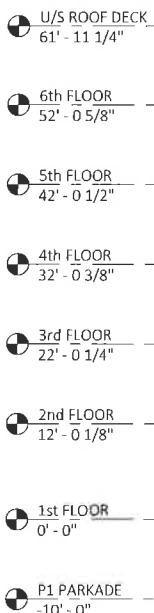
**LOGAN AVENUE APARTMENTS**  
20350 & 20370 Logan Avenue, Langley, BC

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

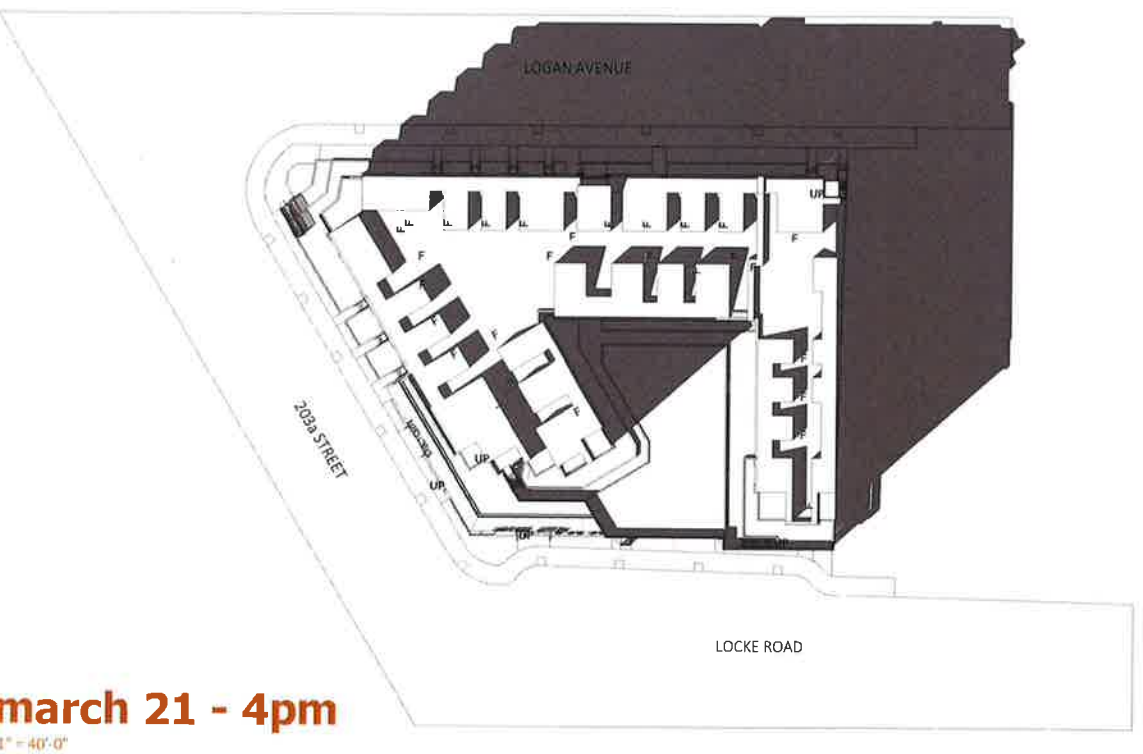
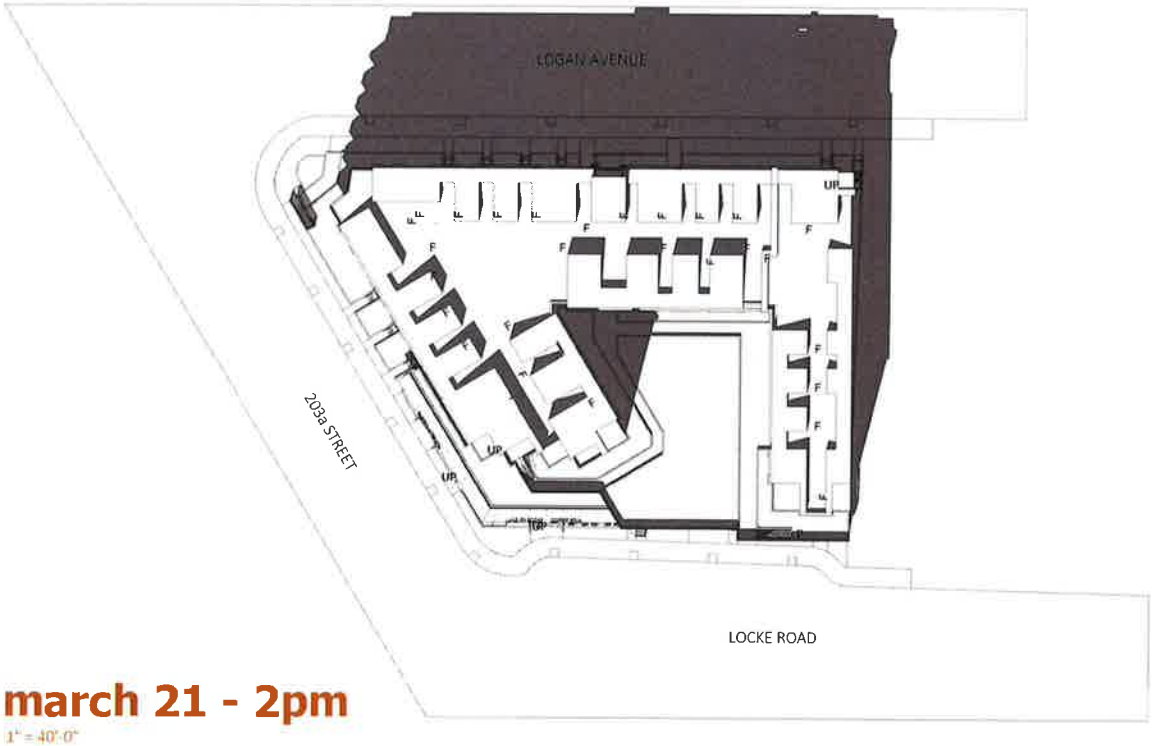
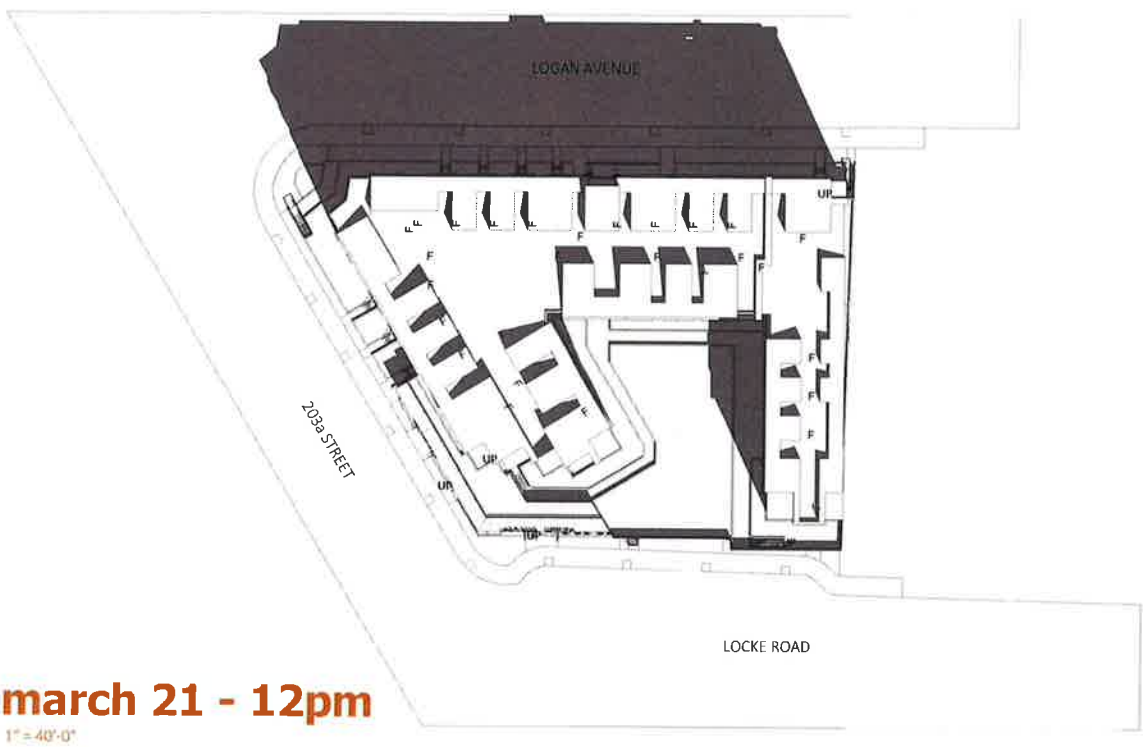
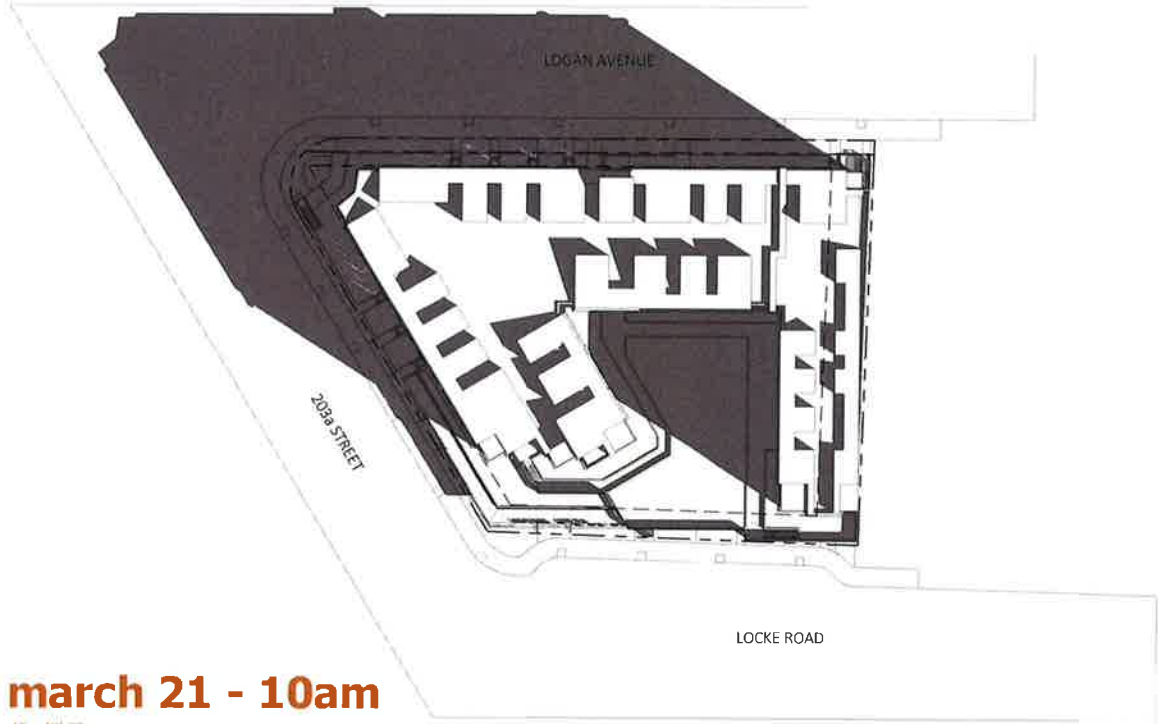


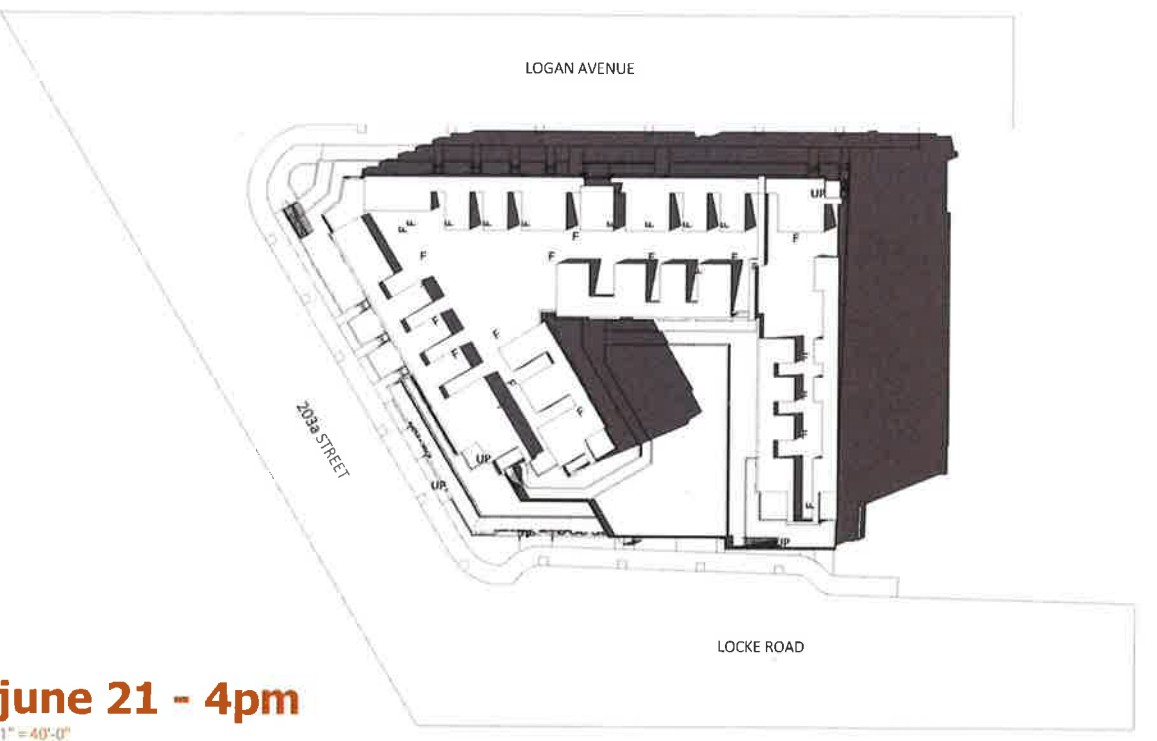
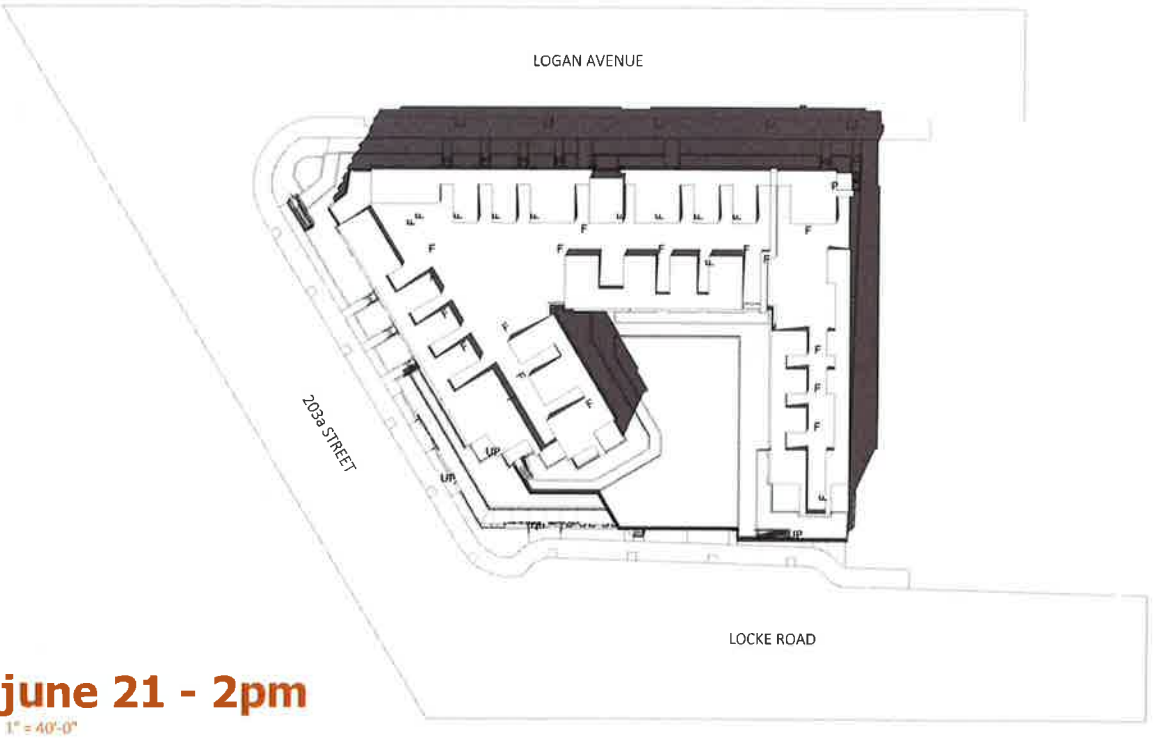
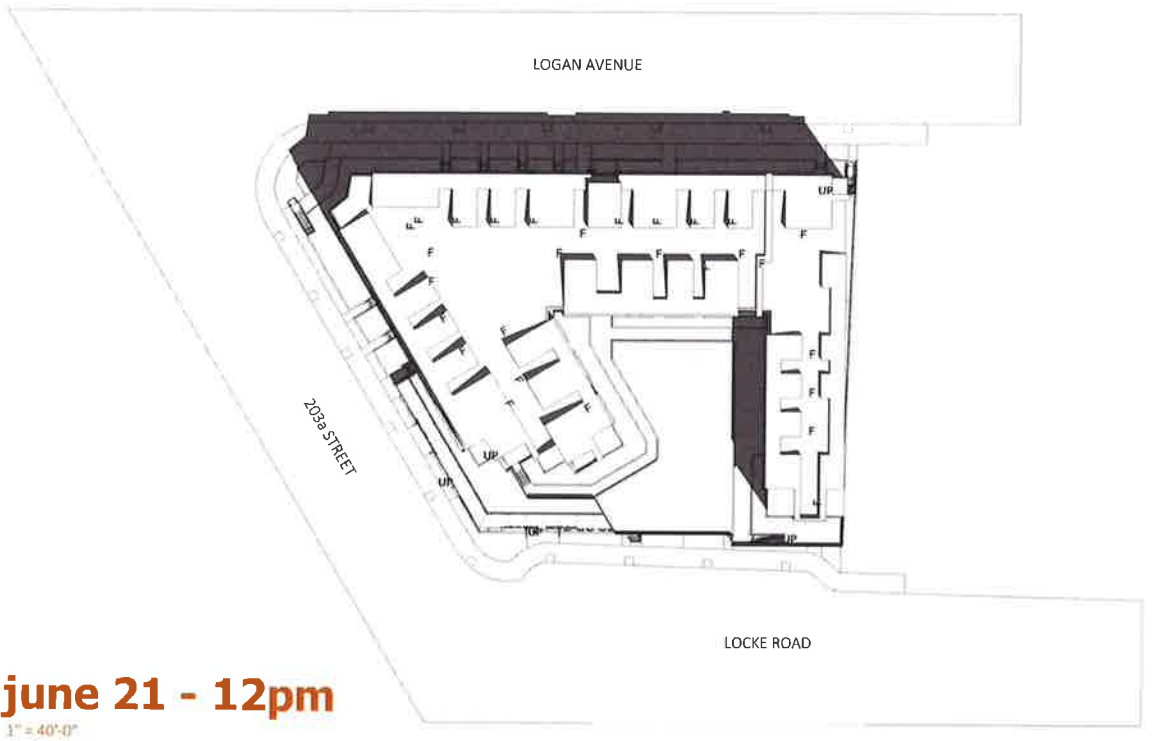
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PROJECT NUMBER: 18-181

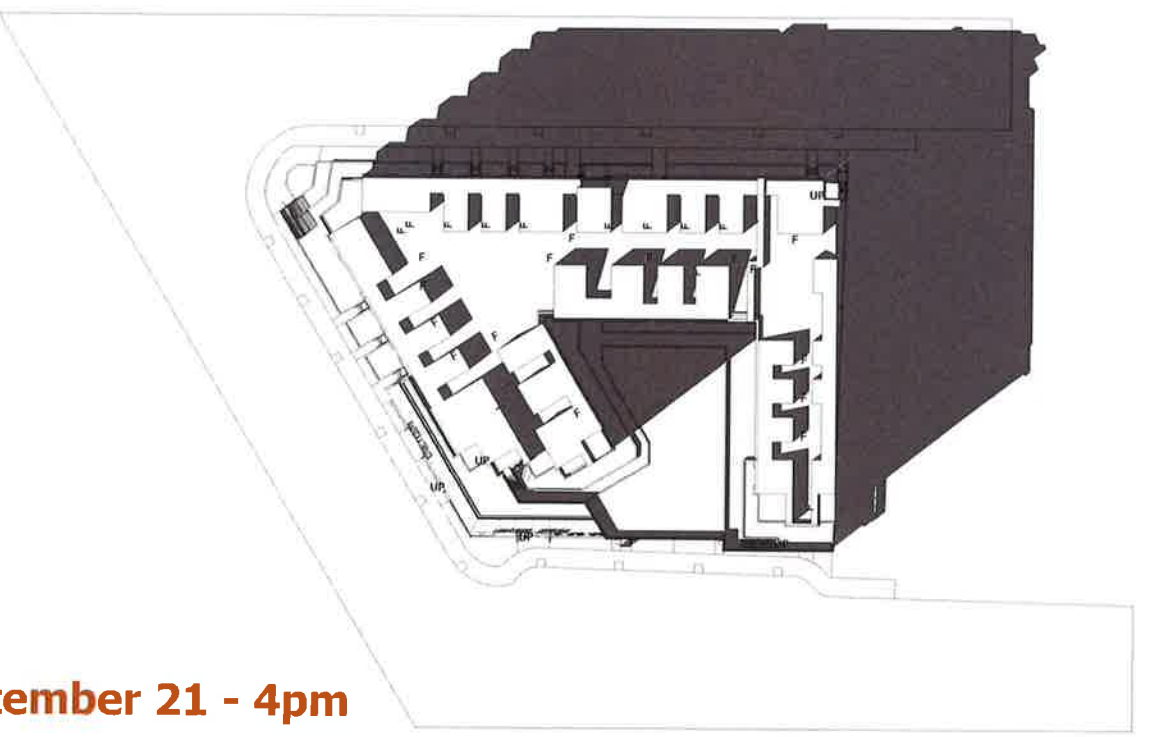
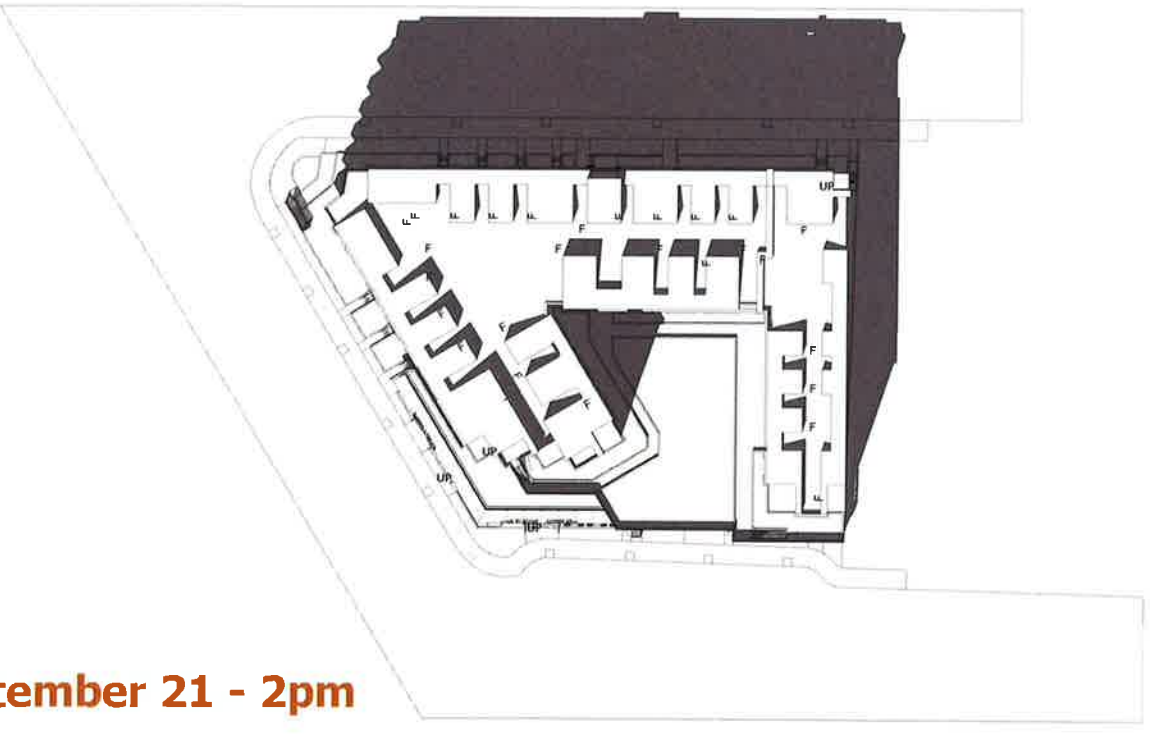
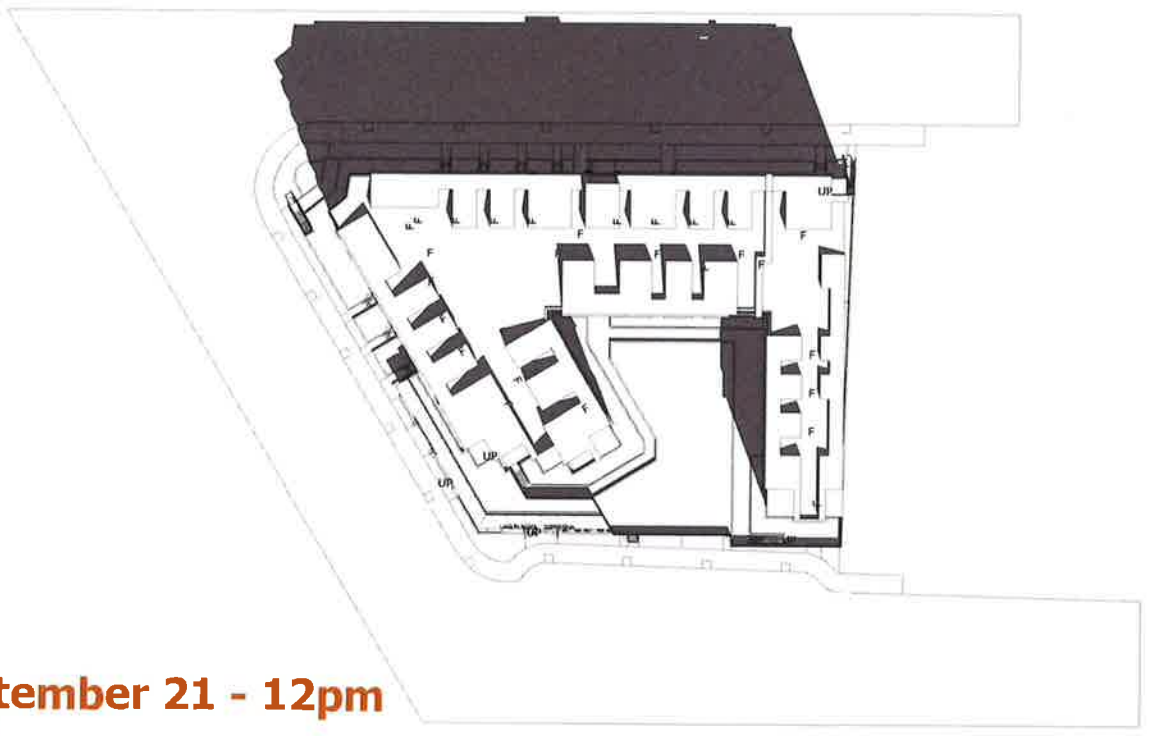
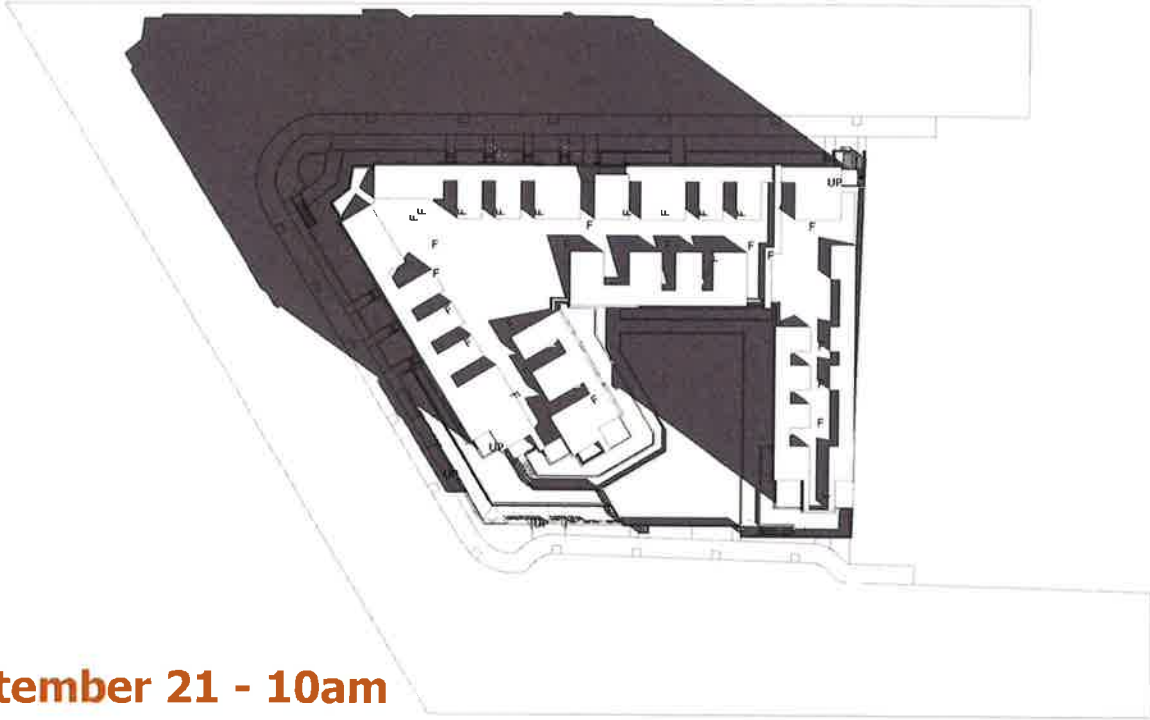
**SD1.20**


$$3/32'' = 1 \cdot 0''$$

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





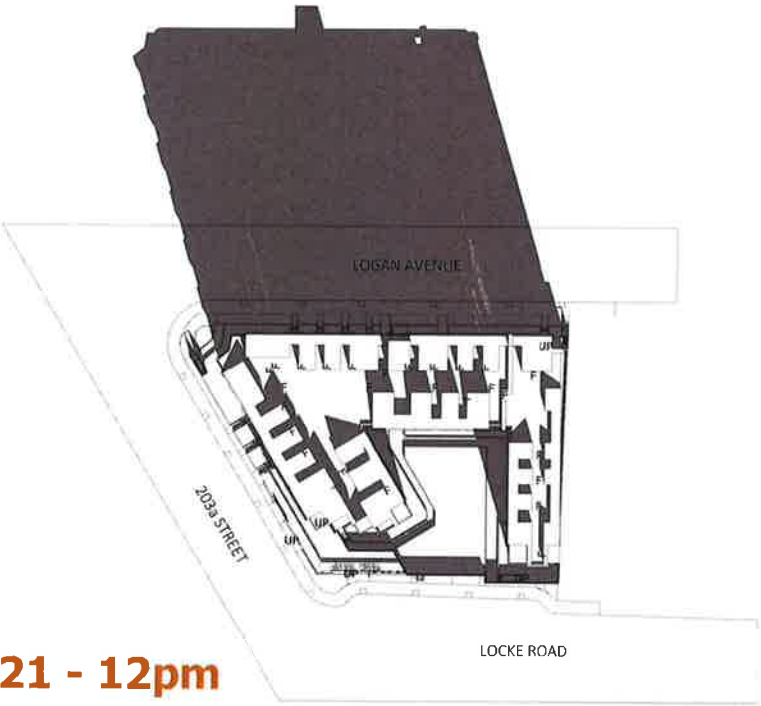




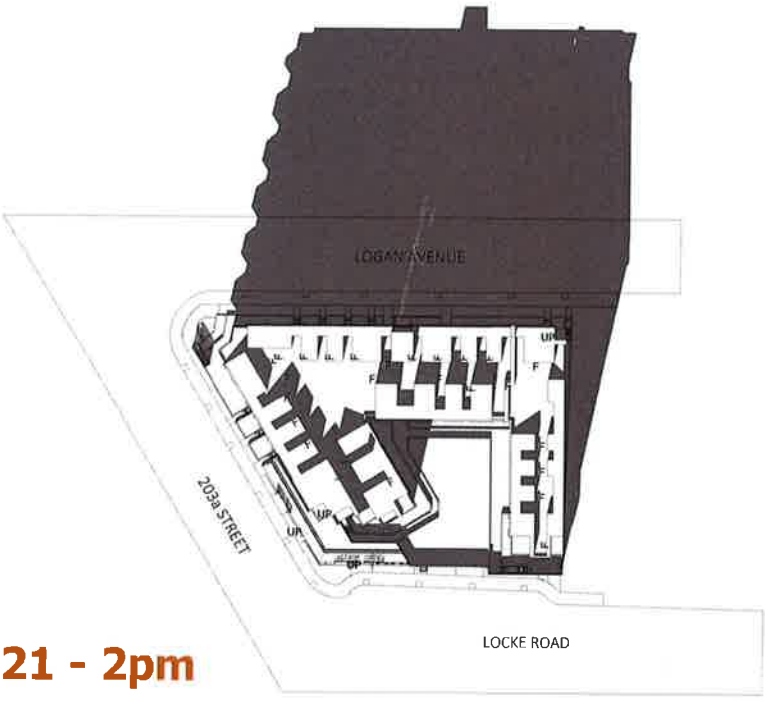




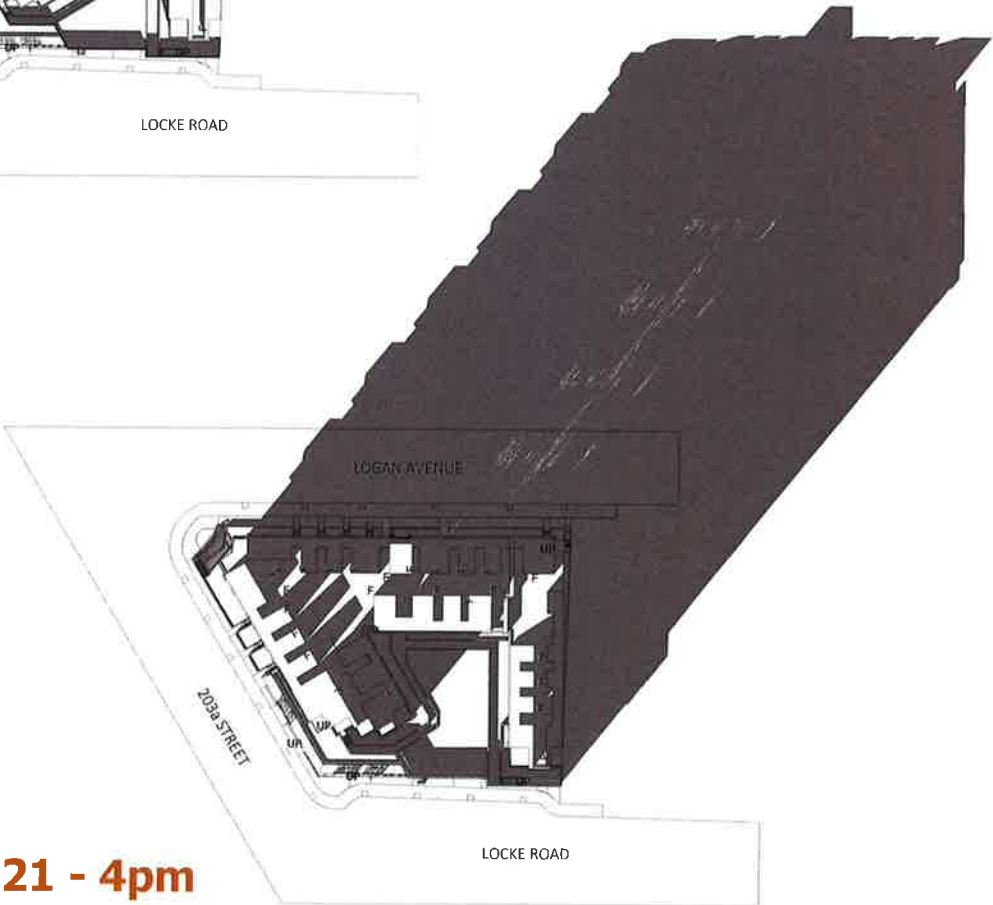
december 21 - 10am  
1" = 60'-0"



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



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



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



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

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



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SD1.34





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

**STREET VIEW RENDERING**  
SCALE: N.T.S.

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**SD1.35**





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

**COMMERCIAL RENDERING**  
SCALE: N.T.S.

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**SD1.36**





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**LOGAN AVENUE APARTMENTS**

20350 & 20370 Logan Avenue, Langley, BC

**AMENITY RENDERING**

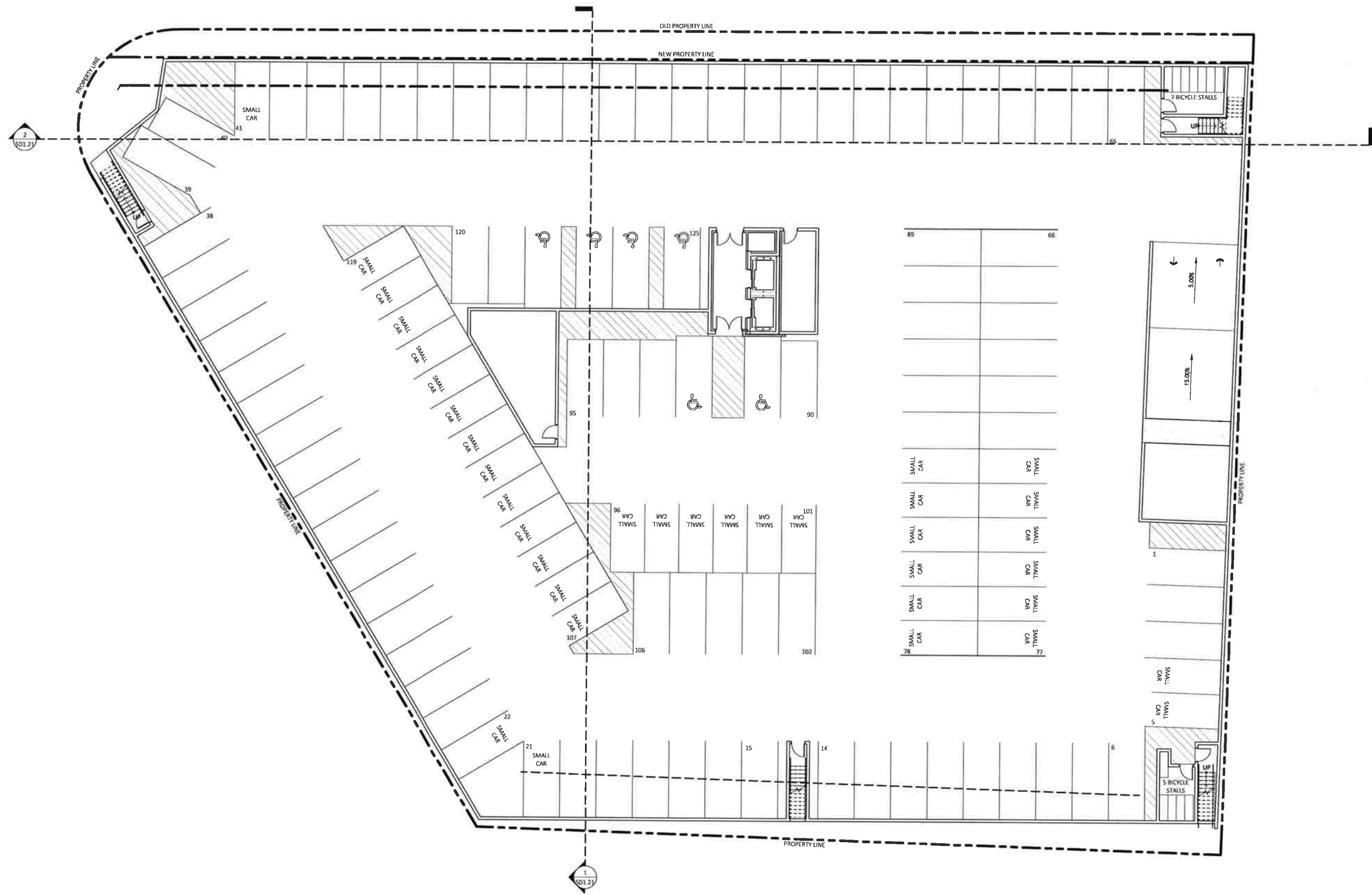
SCALE: N.T.S.

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PROJECT NUMBER: 18-181

**SD1.37**





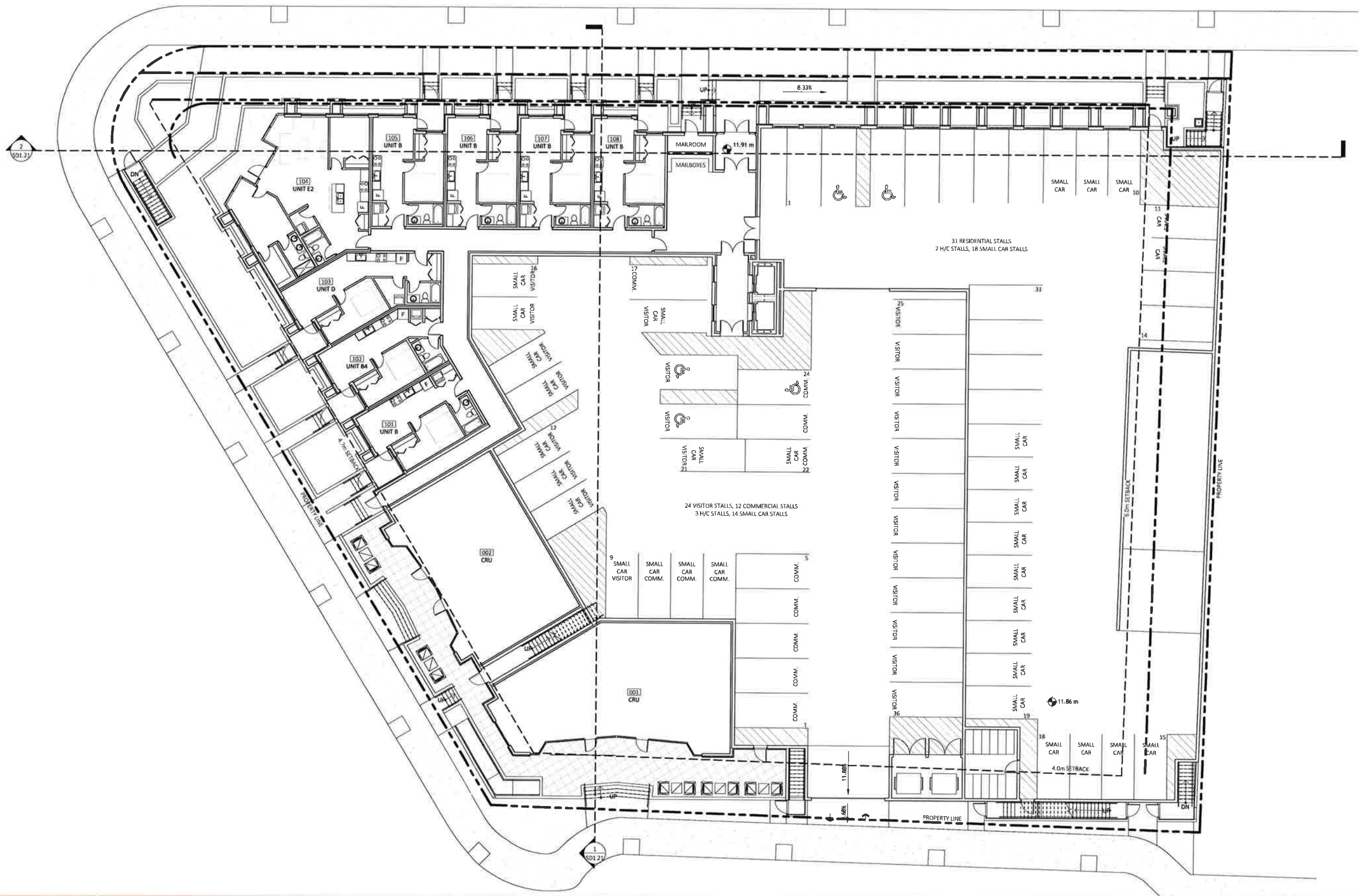
**LOGAN AVENUE APARTMENTS**  
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**P1 LEVEL PLAN**  
SCALE: 3/32" = 1'-0"



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**SD3.01**



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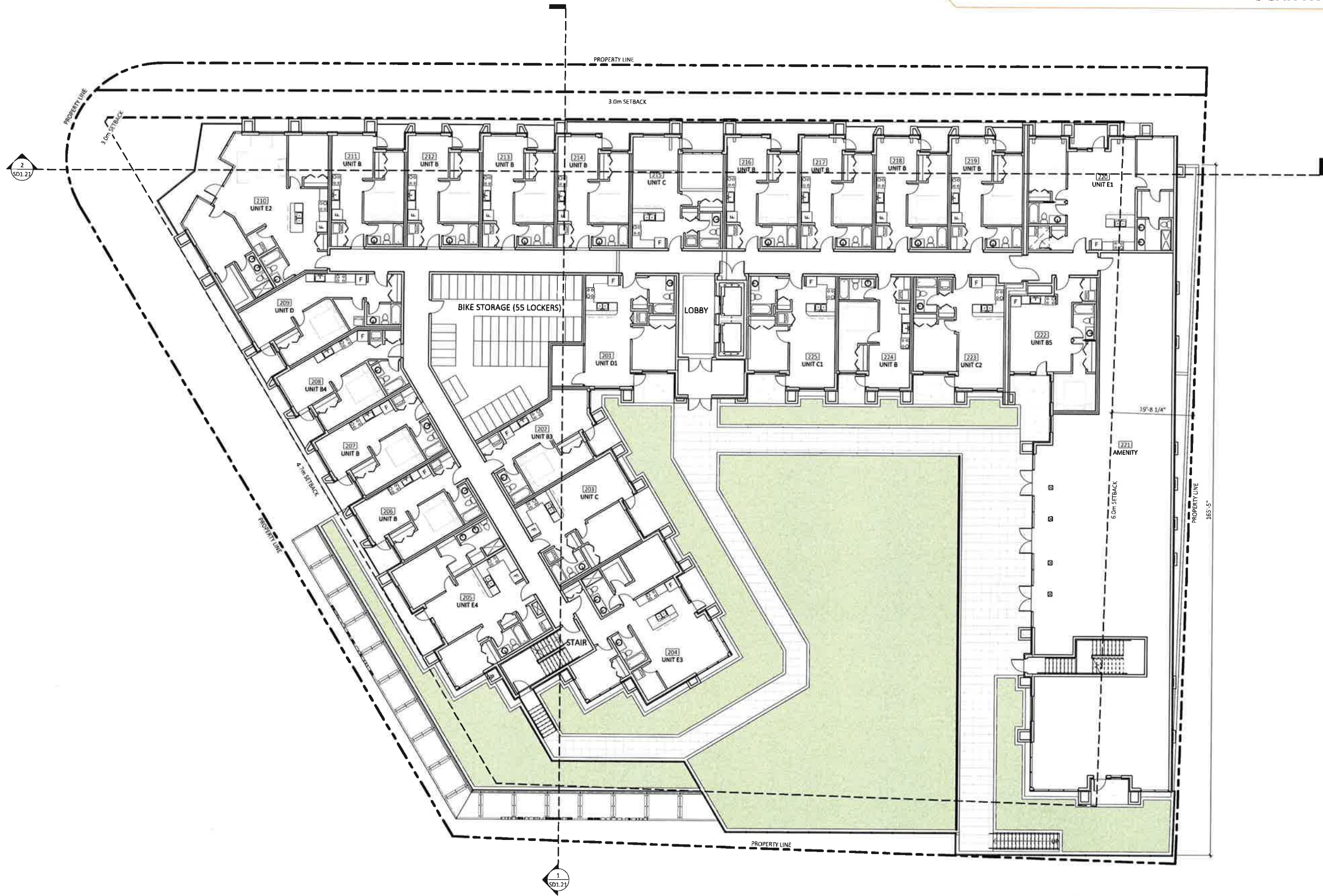
**1st FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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**SD3.02**





**LOGAN AVENUE APARTMENTS**  
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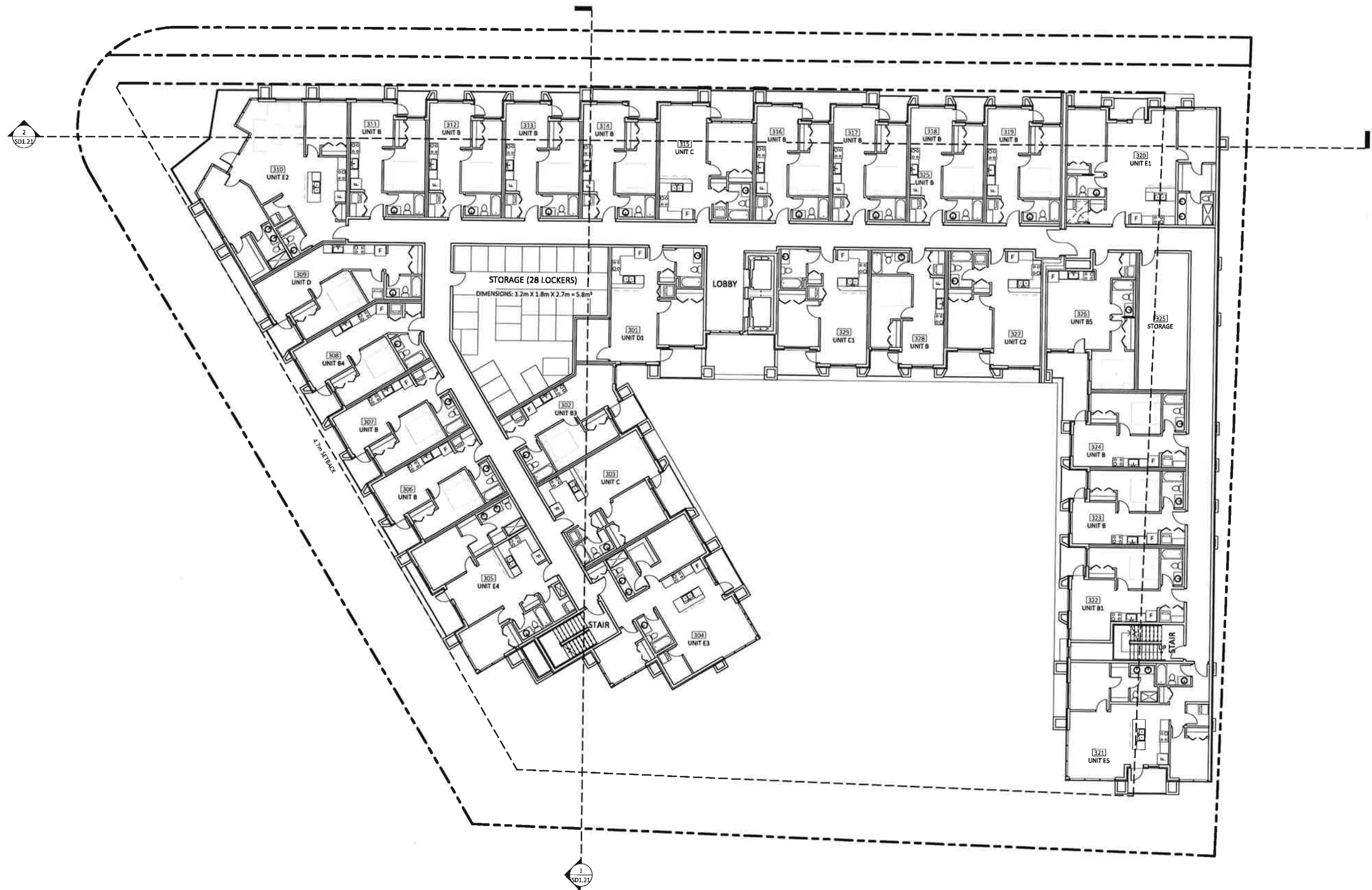
**2nd FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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**SD3.03**





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**LOGAN AVENUE APARTMENTS**

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**3rd FLOOR PLAN**

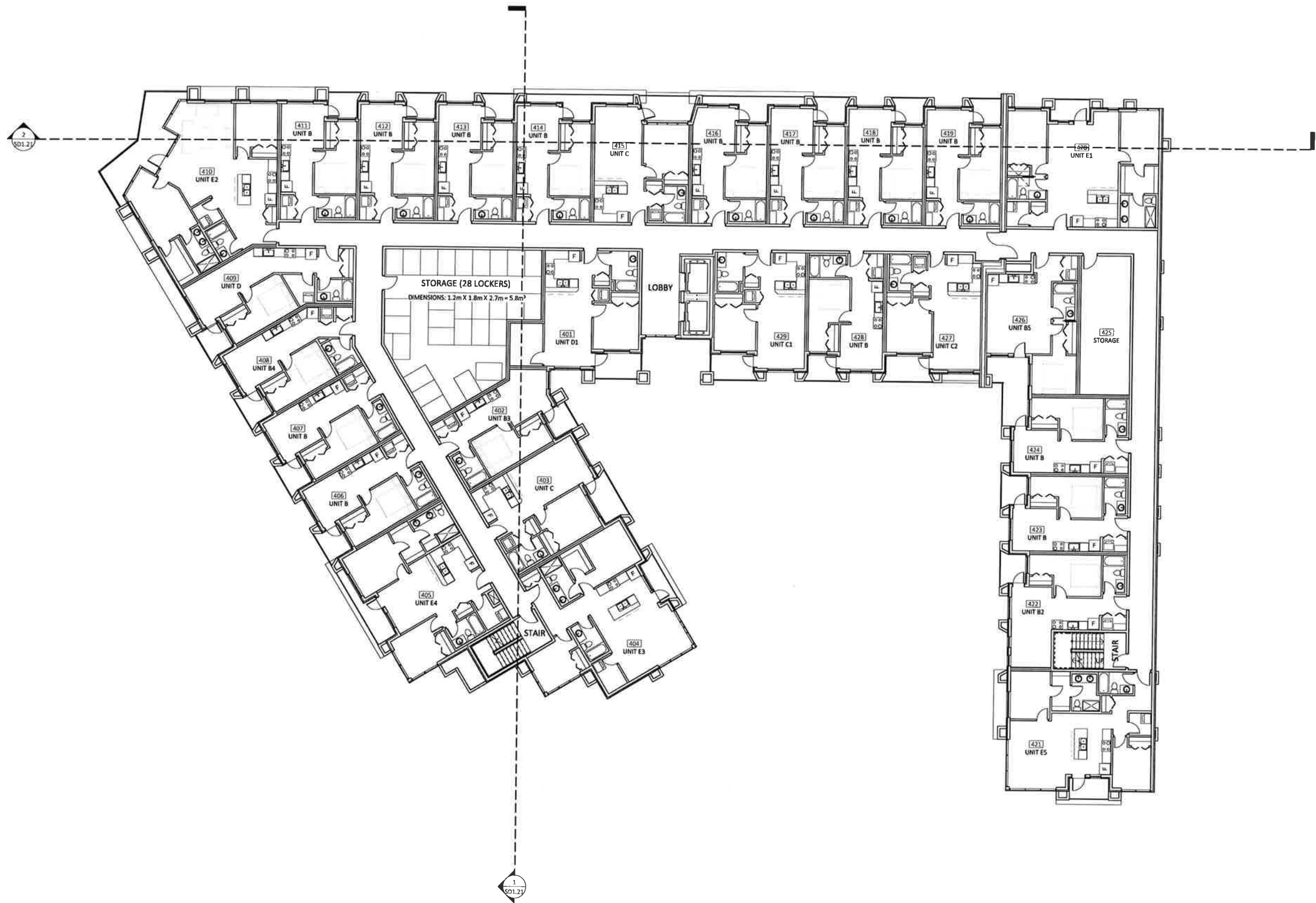
SCALE: 3/32" = 1'-0"



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**SD3.04**



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**LOGAN AVENUE APARTMENTS**

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**4th FLOOR PLAN**

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

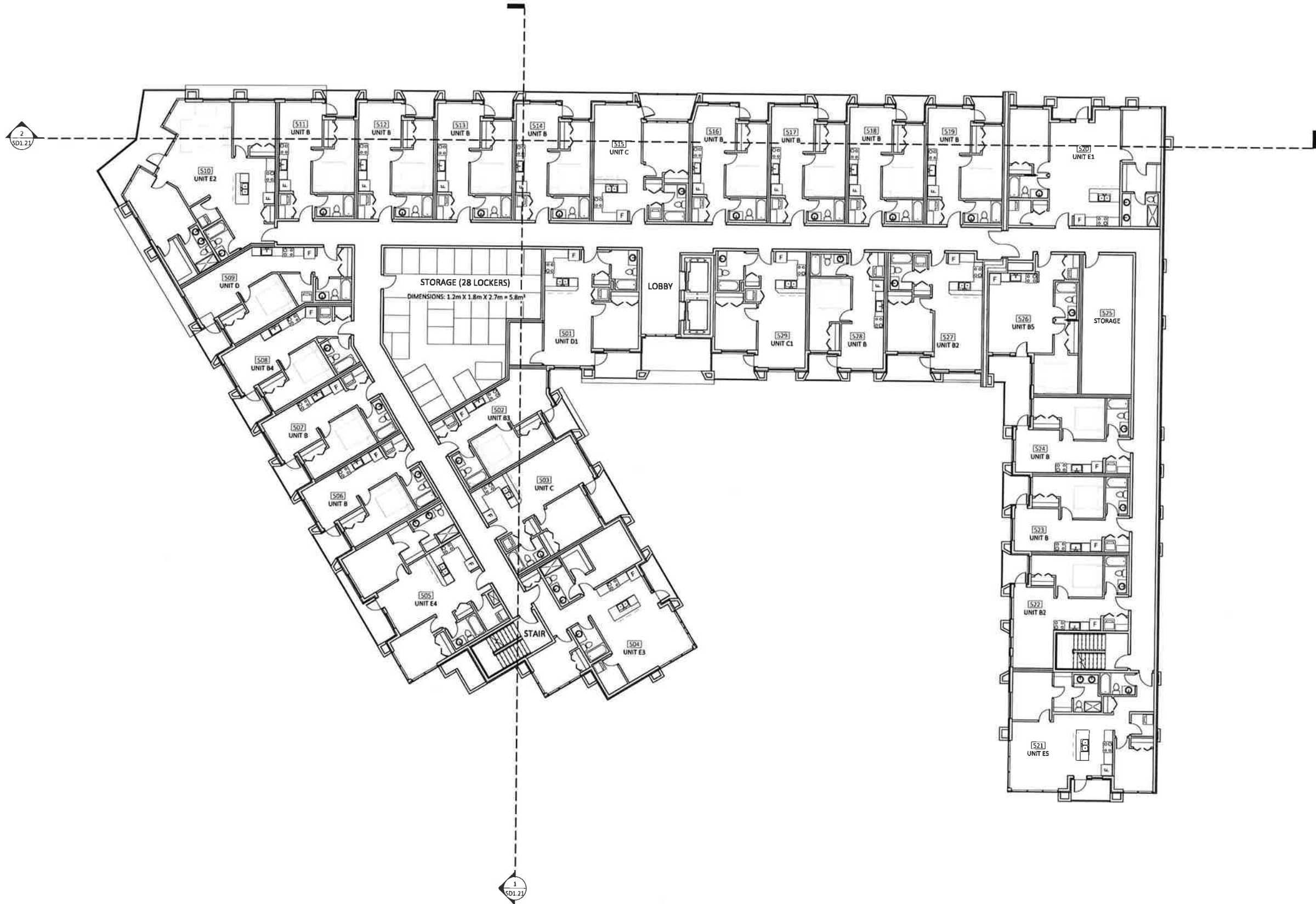


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PROJECT NUMBER: 18-181

**SD3.05**





**LOGAN AVENUE APARTMENTS**

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**5th FLOOR PLAN**

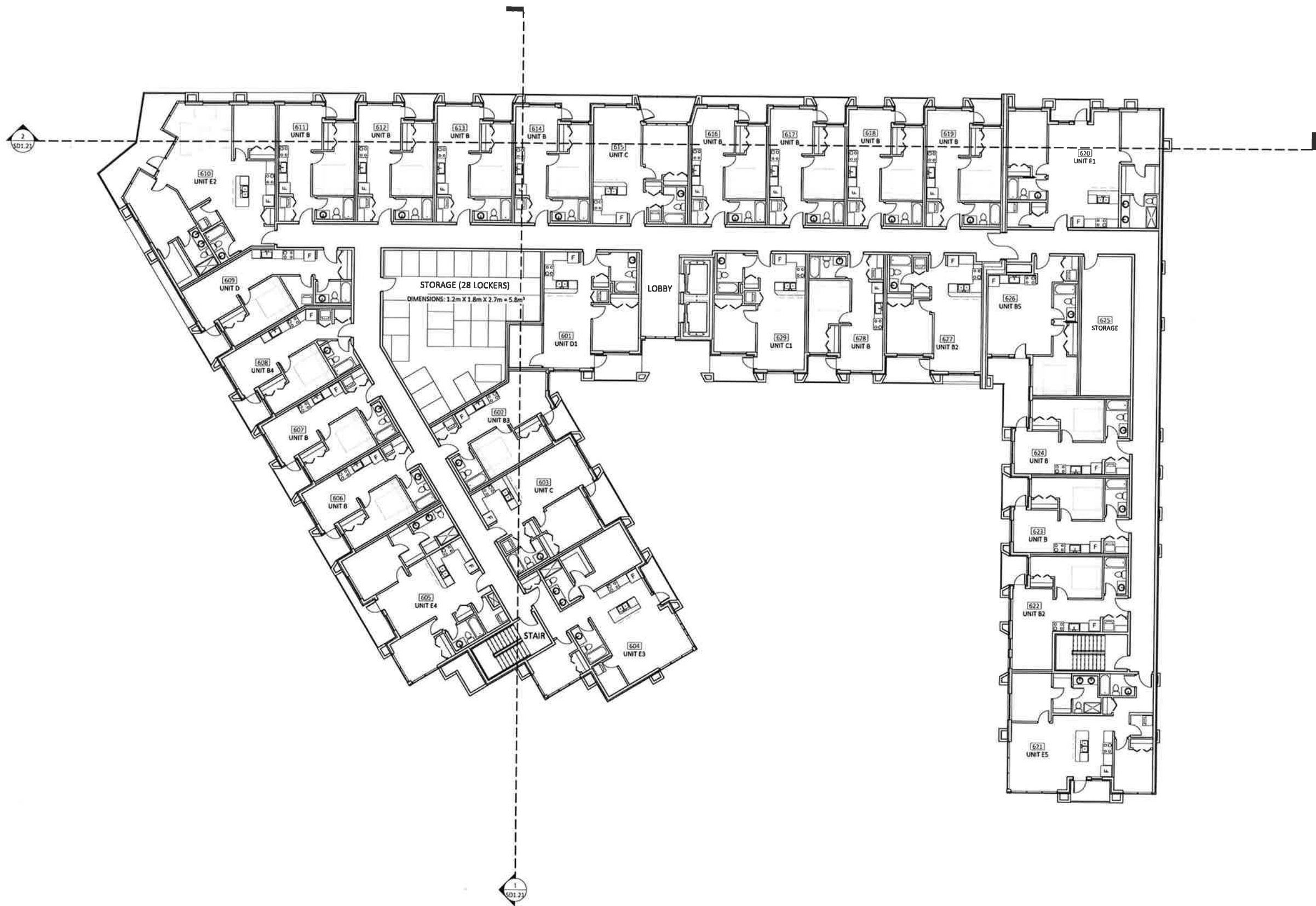
SCALE: 3/32" = 1'-0"



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**SD3.06**



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**LOGAN AVENUE APARTMENTS**

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**6th FLOOR PLAN**

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

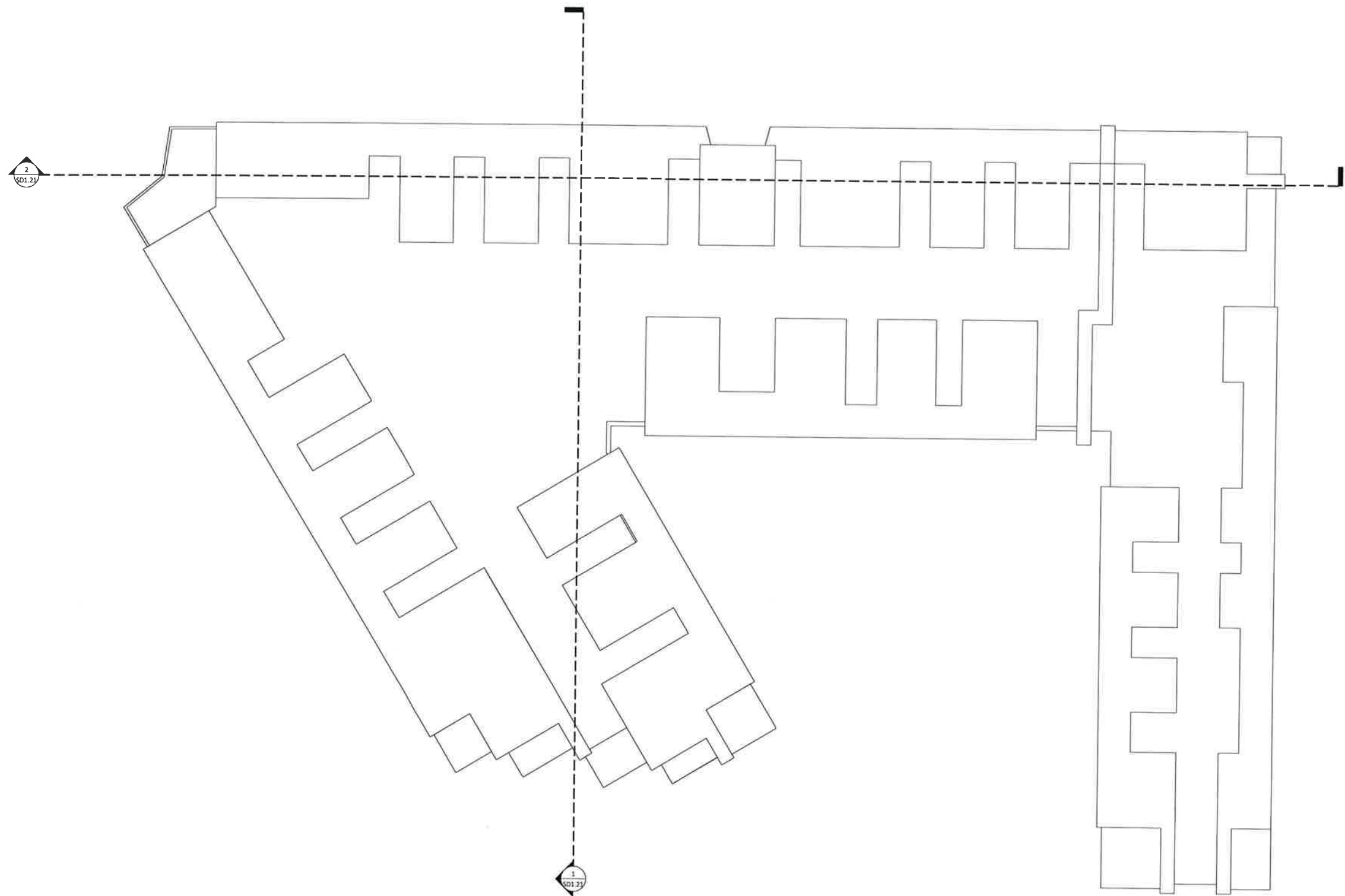


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**SD3.07**





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

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



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PROJECT NUMBER: 18-181

**SD3.08**



north elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

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



LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

BUILDING ELEVATIONS

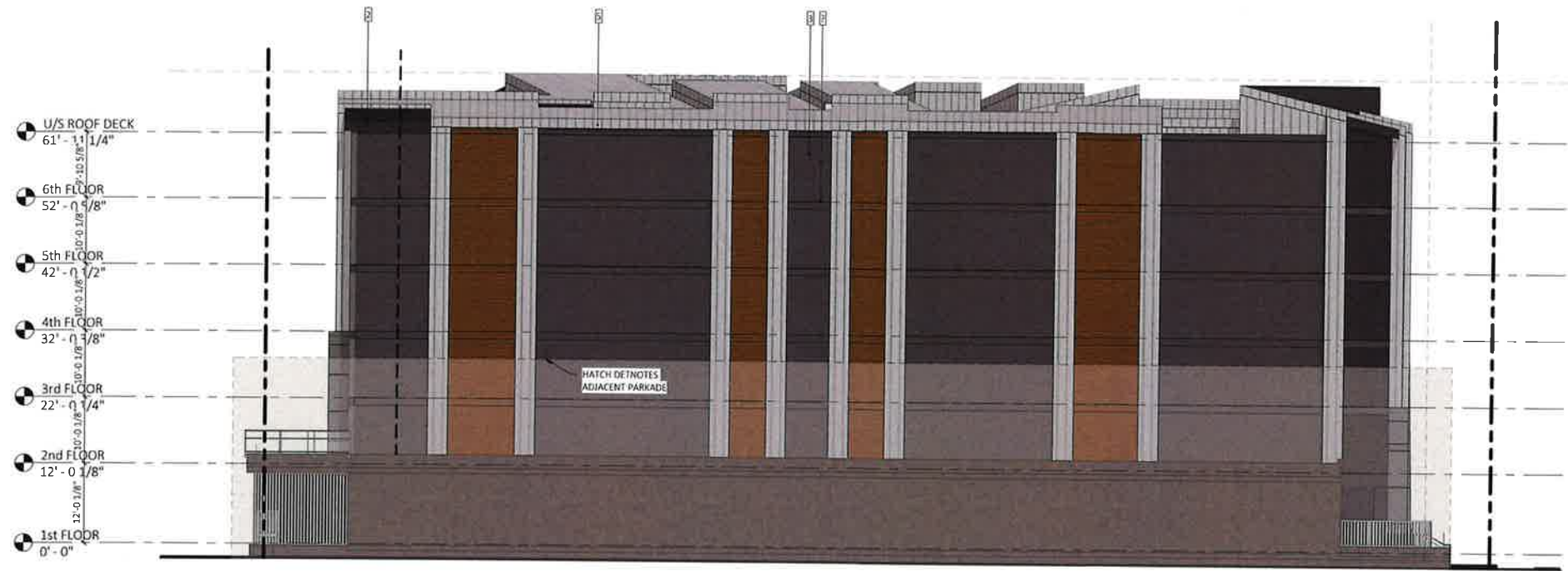
SCALE: As indicated

RE-ISSUED FOR DP

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-181

SD4.01





material legend

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

east elevation  
3/32" = 1'-0"



south elevation  
3/32" = 1'-0"

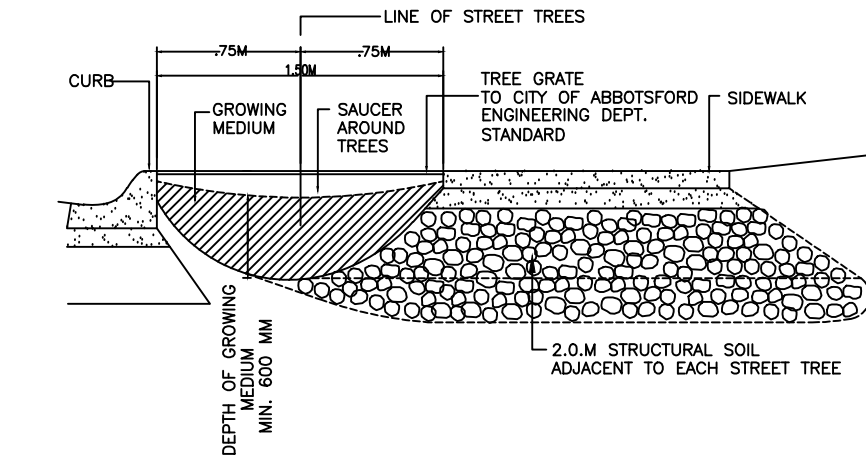
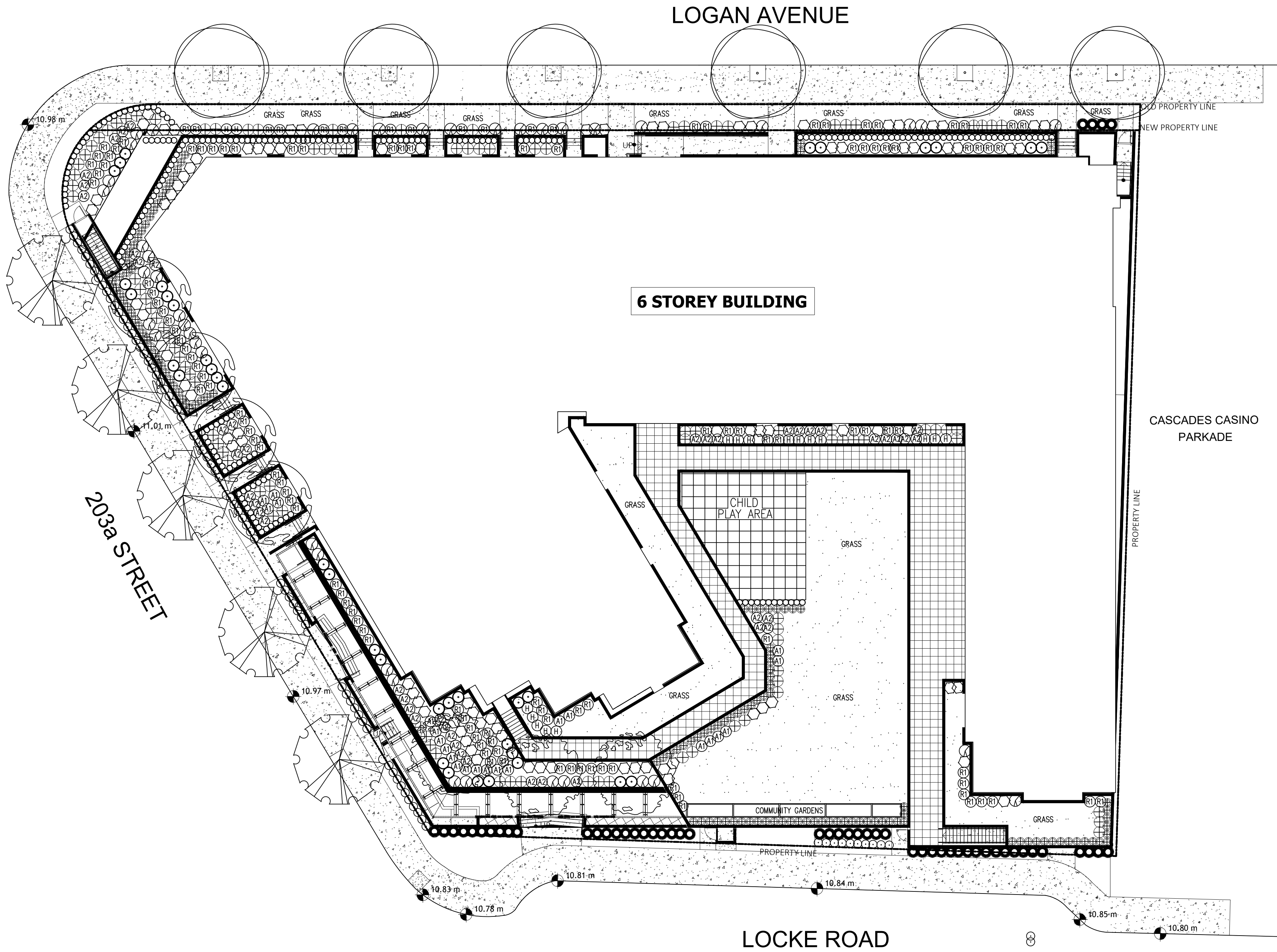


LOGAN AVENUE APARTMENTS  
20350 & 20370 Logan Avenue, Langley, BC

BUILDING ELEVATIONS  
SCALE: As indicated

RE-ISSUED FOR DP  
19-12-11 REVISION #:  
CITY OF LANGLEY FILE #  
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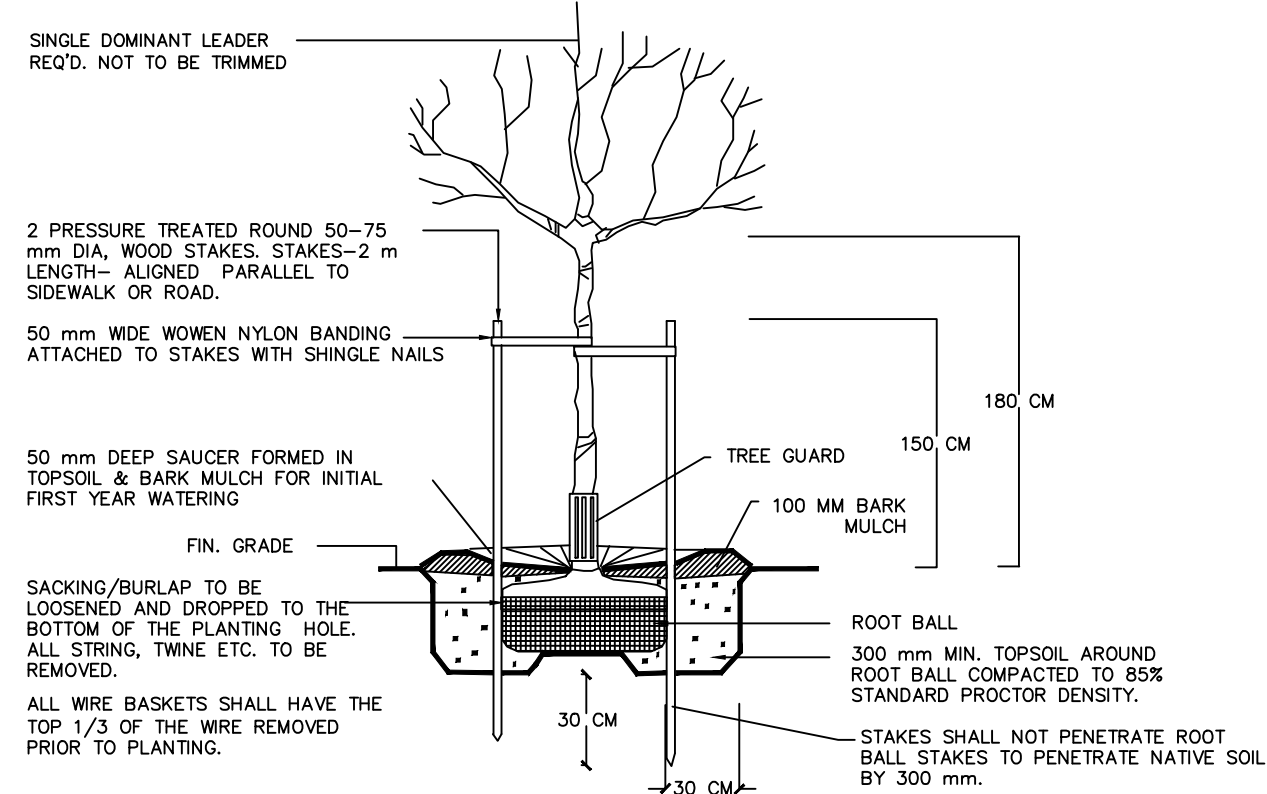
SD4.02



#### NOTES / GENERAL

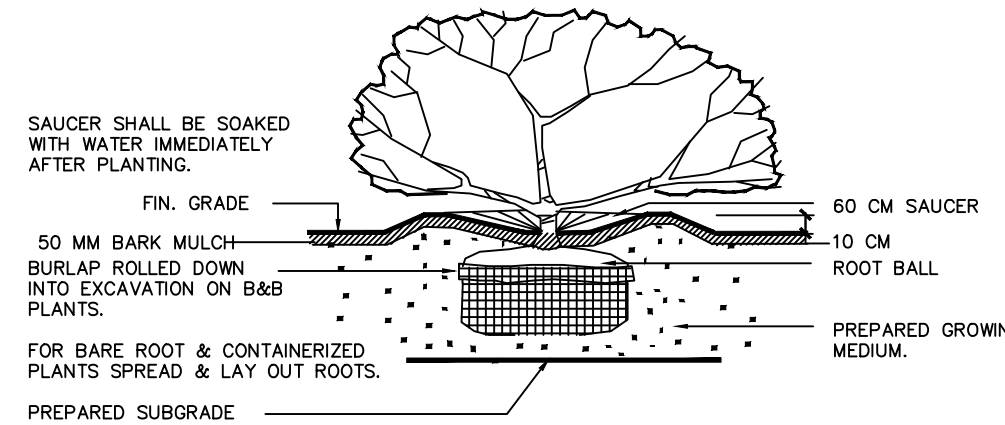
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



#### TREE PLANTING DETAIL

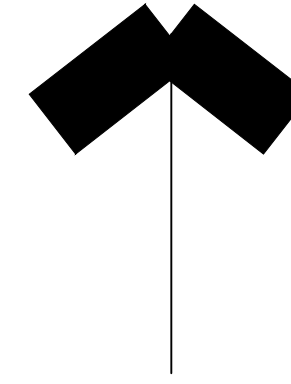
SECTION N.T.S.



#### PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

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



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

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
MR. LUC GOSSELIN  
WHITETAIL HOMES  
UNIT #104  
3550 MT. LEHMAN ROAD  
ABBOTSFORD, B.C.  
V4X 2M9

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

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

PRINTED	JOB No.	
	DRAWING No.	
		L-1





## CITY OF LANGLEY

### MOTION

#### **Development Permit Application No. 05-19:**

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THAT Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

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

File #: 6620.00  
Bylaw #: 3113

Doc #:

Date: November 20, 2019

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

---

## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by L. Gosselin, for a 6-storey mixed-use development comprising 144 condominium apartments and 287 m<sup>2</sup> (3,085 sq ft) commercial floorspace.

## POLICY:

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

**COMMENTS/ANALYSIS:**

**Application Summary Table:**

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

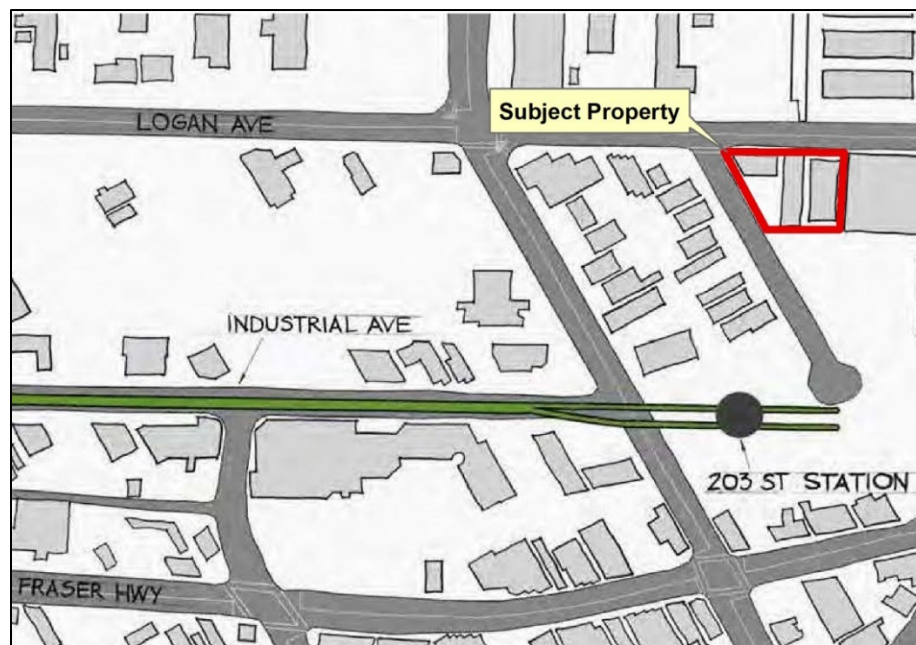
## **Discussion:**

### 1. Context

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

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

*SkyTrain Alignment (green line) & 203 Street Station Location*





## 2. Design

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

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

Functionally the building is serviced by a two-level parkade accessed from Locke Lane. The upper parking level includes public parking for the commercial units as well as visitor parking for the apartments. Resident parking is secured behind a gate and ramps down to a lower (P1) level. The apartment entrance is located on Logan Avenue and a large amenity space (332 m<sup>2</sup>) on the second floor opens onto a landscaped private courtyard on top of the parking garage. The outdoor amenity space features a children's play area and community garden plots. Ground floor residential units on Logan Avenue and 203A Street enjoy direct access to the public sidewalk from their patios.

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

### 3. CPTED

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

### 4. Variances

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

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

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

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

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

### 5. Summary

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

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

### **Engineering Requirements:**

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

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) *with 20% added to the calculated results to account for climate change.*
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire

- Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
  6. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing an 8.0m minimum paved laneway along the Locke lane project frontage.
  7. A road dedication of 2.0m will be required along the entire Logan Ave. frontage of the proposed development.
  8. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
  9. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer's cost.
  10. Existing sidewalk to be removed and replaced along the project's Logan Ave. and 203A St. frontage complete with boulevard trees. Sidewalk shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.
  11. Design and construct a pedestrian cross-walk on 203A Ave. crossing Locke lane complete with concrete let-downs at both ends.
  12. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
  13. Existing and proposed ornamental street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.

14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's Logan Ave. frontage by replacing with underground hydro/telecommunication infrastructure.
15. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

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

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

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

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

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

#### **Fire Department Comments:**

Fire department access for the whole project was reviewed to ensure adequate exterior access was in place to accommodate fire apparatus. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

#### **Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the November 27, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the December 9, 2019 Regular Council meeting.

#### **BUDGET IMPLICATIONS:**

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



**ALTERNATIVES:**

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

Prepared by:



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Roy Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*attachments*



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Amendments to Highway and Traffic  
Regulation Bylaw 2871 and Fee and Charges  
Bylaw No. 2837**

File #: 5210.00

Doc #:

From: **Hirod Gill, P.Eng.  
Manager of Engineering Services**

Date: **September 28, 2020**

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## RECOMMENDATION:

THAT Council receive this report for information.

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## PURPOSE:

The purpose of this report is to request Council to approve:

1. The proposed Highway and Traffic Regulation Bylaw Amendment No. 3132 to enable the City to charge an owner for the removal of objects (things), in addition to vehicles, that occupy any portion of a highway or public place.

If approved, the proposed Bylaw Amendments No. 3132 will be added to the City's Highway and Traffic Regulation Bylaw No. 2871 (Bylaw #2871 hereafter).

2. The proposed Fees and Charges Bylaw Amendment No. 3133 for the purpose of setting a fee for the actual cost incurred by the City of Langley for the seizure, detention, impoundment, or storage of a vehicle or thing from highways and public places.

If approved, the proposed Bylaw Amendments No. 3133 will be added to the City's Fees and Charges Bylaw No. 2837 (Bylaw #2837 hereafter).

## POLICY:

N/A

## COMMENTS/ANALYSIS:

The current language in Bylaw #2871 authorizes the Director of Engineering, Parks and Environment (Director hereafter) to make orders permitting, regulating, or prohibiting the temporary occupation of a highway or the fixed encroachment on a highway (including boulevard). It also authorizes the removal things from the highway which is or may become an obstruction or inconvenience to the free use of any highway.

Neither Bylaw #2871 nor #2837, however, establishes fees for the seizure of any item other than vehicles. Therefore, the City can not charge a private property owner a fee for removal when they install things on the City property without a permit from the property owner. The proposed amendments to the Bylaw #2871 and Bylaw #2837 will provide us with the authority to do so.

The following attachments are included in this report, which detail the proposed amendments to the existing Bylaw #2871 and Bylaw #2837:

- 1- Attachment #1- Highway and Traffic Regulation Bylaw 2871, Amended Bylaw No. 4, 2020 No.3132: This bylaw is a separate file that documents the proposed amendments to the Bylaw #2871.
- 2- Attachment #2 - Highway and Traffic Regulation Bylaw 2013, No. 2871 with the Proposed Changes in “Track Change” mode: This attachment uses the existing Bylaw #2871 to show the sections of the bylaw that the proposed amendments will be added to.
- 3- Attachment #3 - Fees & Charges Amendment Bylaw 2837, Amendment Bylaw No. 27, 2020, No. 3133: This bylaw is a separate file that documents the proposed amendments to the Bylaw #2837.
- 4- Attachment #4 - Fees & Charges Bylaw 2010, No. 2837 with the Proposed Changes in “Track Change” mode: This attachment uses the existing Bylaw #2837 to show the sections of the bylaw that the proposed amendments will be added to.

## **BUDGET IMPLICATIONS:**

Will enable cost recovery for removal of illegal things within road right of way.

## **ALTERNATIVES:**

Do not accept the proposed amendments.  
Respectfully Submitted,



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Hirod Gill, P.Eng.  
Manager of Engineering Services

Concurrence:



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

Attachment(s):

Attachment #1: Highway and Traffic Regulation Bylaw 2871, Amended Bylaw No. 4, 2020 No.3132.

Attachment #2: Highway and Traffic Regulation Bylaw 2013, No. 2871 with the Proposed Changes in "Track Change" mode.

Attachment #3: Fees & Charges Amendment Bylaw 2837, Amendment Bylaw No. 27, 2020, No. 3133.

Attachment #4: Fees & Charges Bylaw 2010, No. 2837 with the Proposed Changes in "Track Change" mode.

#### **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

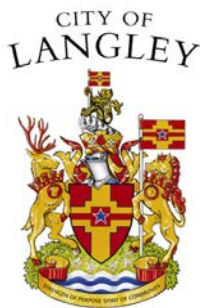


## *EXPLANATORY NOTE*

### HIGHWAY AND TRAFFIC REGULATION BYLAW 2871, AMENDMENT BYLAW NO. 4, 2020 No. 3132

The purpose of Bylaw No. 3132 is to incorporate the required wordings in the Bylaw to hold the owner of unauthorized “thing”, other than vehicles, that occupy any portion of a highway or public place, liable for a fee for seizure of vehicles or things from Highways and Public Places.

If approved, a separate amendment to the Fees and Charges Bylaw is required to set the fee for the actual cost incurred by the City of Langley for the seizure, detention, impoundment, or storage of a vehicle or thing from highways and public places.



HIGHWAY AND TRAFFIC REGULATION BYLAW 2871,  
AMENDMENT BYLAW NO. 4, 2020  
No. 3132

A Bylaw to amend the Highway and Traffic Regulation Bylaw.

**1. Title**

- (1) This bylaw shall be cited as the “Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 4, 2020, No. 3132”.

**2. Amendments**

- (1) Highway and Traffic Regulation Bylaw 2871 is hereby amended:
  - (a) In Section 3. General Provisions, subsection (2)(g) in the phrase “impounding of vehicles”, by adding “or things” and removing “and a scale of fees, costs and expenses for that purpose”;
  - (b) In Section 3. General Provisions, subsection (2)(h) in the phrase “in the recovery of fees”, by replacing with “in the recovery of seizure fees”;
  - (c) In Section 3. General Provisions, subsection (2)(h) in the phrase “sale of the vehicle referred to”, by replacing with “sale of the vehicle or thing referred to”;
  - (d) In Section 5. Traffic Regulations, subsection (11) in the phrase “Removing of Vehicles”, by adding “and Other Things from Highways”;
  - (e) In Section 5. Traffic Regulations, subsection (11), by adding subsection (11)(a) stating “For the purpose of this subsection, section 3 and section 10 of this bylaw, “thing” includes a vehicle, vessel or other chattel, or structure.” and updating all the subsequent subsection numberings accordingly;
  - (f) In Section 5. Traffic Regulations, subsection (11)(b) in the phrase “public place may be removed, detained or impounded”, by replacing it with “public place may be seized, removed, detained and/or impounded”;



- (g) In Section 5. Traffic Regulations, subsection (11)(c) in the phrase “No compensation shall be paid to the owner or any person for loss or damage resulting from the removal, detention or impoundment; and the owner or driver shall be liable for all expenses incurred for the removal and storage of such vehicle. by replacing it with “No compensation shall be paid to the owner or any person for loss or damage resulting from the seizure, removal, detention or impoundment of a vehicle unlawfully occupying any portion of a highway or public place; and the owner shall be liable for a fee for the seizure.”
- (h) In Section 5. Traffic Regulations, subsection (11), by adding subsection (11)(d) stating “The fee for seizure of a vehicle from a highway or public place is the total of all expenses incurred by the City for the seizure, impoundment, removal, storage and disposal of such vehicle.”
- (i) In Section 5. Traffic Regulations, subsection (11)(e) in the phrase “The Director of Engineering, Parks & Environment is hereby authorized to remove, any thing from the highway which is or may become an obstruction or inconvenience to the free use of any highway, or which encroaches thereon, but such authority shall not in any way relieve from responsibility or liability any person guilty of any infraction of this bylaw.”. by replacing it with “The Director of Engineering, Parks & Environment is hereby authorized to seize, remove, detain and impound any thing from the highway, other than a vehicle, which is or may become an obstruction or inconvenience to the free use of any highway, or which encroaches thereon, or which is otherwise unlawfully occupying any portion of a highway or public place, but such authority shall not in any way relieve from responsibility or liability any person guilty of any infraction of this bylaw.”
- (j) In Section 5. Traffic Regulations, subsection (11), by adding subsection (11)(f) stating “No compensation shall be paid to the owner or any person for loss or damage resulting from the seizure, removal, detention or impoundment of any thing from any highway under this section; and the owner shall be liable for a fee for the seizure.”
- (k) In Section 5. Traffic Regulations, subsection (11), by adding subsection (11)(g) stating “The fee for seizure of a thing from a highway or public place is the total of all expenses incurred by the City for the seizure, impoundment, removal, storage and disposal of such thing.”
- (l) In Section 10. Recovery of Costs, subsection (1) in the phrase “If a vehicle or thing is seized pursuant to this bylaw and not recovered by its owner as set forth herein within 30 days following the date of seizure, the vehicle or thing may be sold by order of the Director of Engineering, Parks & Environment.”. by replacing it with “If a vehicle, vessel or other chattel, structure or thing is seized pursuant to this bylaw and not recovered by its

owner as set forth herein within 30 days following the date of seizure, the vehicle, vessel or other chattel, structure or thing may be sold by order of the Director of Engineering, Parks & Environment.”

- (m) In Section 10. Recovery of Costs, subsection (2) in the phrase “if an item seized pursuant to section 10(1) is perishable”. by replacing it with “if a vehicle or thing referred to in section 10(1) is perishable.”
- (n) In Section 10. Recovery of Costs, subsection (3) in the phrase “Before selling a vehicle, vessel or other chattel, structure or thing”. by replacing it with “Before selling a vehicle or thing”.
- (o) In Section 10. Recovery of Costs, subsection (5) in the phrase “to prevent or interfere with the seizure, removal, detaining or impounding of any such vehicle, vessel, chattel, structure or thing by the City”. by removing “, vessel, chattel, structure”.

READ A FIRST, SECOND AND THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



## Highway and Traffic Regulation Bylaw, 2013

### Bylaw No. 2871

A Bylaw for the regulation of highways traffic within the City of Langley.

**DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

Consolidated as of November 20, 2018

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Bylaw No. 2941, Amendment No. 1	Authority for City to maintain boulevards on owner behalf and issue MTIs
Bylaw No. 2984, Amendment No. 2	Update to the Truck Route Bylaw
Bylaw No. 2871, Amendment No. 3	Update definition of Heavy Truck
<u>Bylaw No. 3132, Amendment No. 4</u>	<ul style="list-style-type: none"> <li>• <u>Authority for City to recover the cost of the cost of seizure of a thing (other than vehicles) from a highway.</u></li> <li>• <u>Rewording Sections 3 (2)(g) and 5(11)(c) for better conformity with the Community Charter</u></li> </ul>



## **HIGHWAY AND TRAFFIC REGULATION BYLAW, 2013**

### **BYLAW NO. 2871**

A Bylaw for the regulation of highways traffic within the City of Langley.

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

#### **1. Title**

- (1) This bylaw shall be cited as the “Highway and Traffic Regulation Bylaw, 2013, No. 2871”.

#### **2. Definitions**

In this bylaw:

- (1) “Alley” means a highway which is 8.5 metres or less in width.
- (2) “Boulevard” means:
- (a) on a highway with curbs, the portion of highway between the face of the curb and the adjoining property line; and
  - (b) on a highway without curbs, the portion of highway between the edge of the roadway and adjoining property line, and on a highway where traffic is separated by means of a median, includes the median.
- (3) “Bylaw Enforcement Officer:” means an officer, employee or Parking Officer Contractor of the City who has responsibility for inspection and enforcement related to bylaw compliance.
- (4) “City” means the City of Langley.
- (5) “City Solicitor” means the Solicitor of the City for the time being authorized to carry out the duties ascribed to the said City Solicitor, under the provisions of this or any other bylaw of the City.
- (6) “Commercial Vehicle” means a vehicle displaying a current commercial decal issued by the City of Langley except those vehicles exempted from registration and licensing under the *Motor Vehicle Act*.
- (7) “Council” means the Council of the City of Langley.

- (8) “Crosswalk” means that portion of a roadway ordinarily included within the prolongation of curb and property lines, at highway intersections, or any other portion of highway clearly indicated for pedestrian crossing by lines or other markings on the road surface.
- (9) “Director of Engineering, Parks & Environment” means the person appointed as the Director of Engineering, Parks & Environment for the City or a person designated to act in place of the Director of Engineering, Parks & Environment.
- (10) “GVW” means “Gross Vehicle Weight” as defined in the *Commercial Transport Act*.
- (11) “Heavy Truck” means a motor vehicle with greater than 11,800 kg licenced gross vehicle weight.
- (12) “Highway” includes public road, highway, bridge, viaduct, lane and sidewalk and any other way normally open to the use of the public, but does not include a private right-of-way on private property nor a provincial arterial highway.
- (13) “Idle” means the operation of the engine of a vehicle while the vehicle is not in motion and “idling” has a corresponding meaning.
- (14) “Intersection” means the area created by the extension of the lateral lines of roadways which join one another, whether such roadways at the junction cross each other or meet at an angle without crossing each other.
- (15) “Licenced Gross Vehicle Weight” means “licenced gross vehicle weight as defined in the *Commercial Transport Act*.”
- (16) “Median” means an area that is painted, curbed or raised and is located between traffic lanes to separate vehicles travelling in opposite directions.
- (17) “Motor Vehicle” means a vehicle which is self-propelled but does not include a motorized wheelchair or a vehicle operated on rails or tracks.
- (18) “Parade” means a procession or body of pedestrians, except members of the Armed Forces, numbering more than ten (10), standing, marching or walking upon any highway or sidewalk, or any group of ten or more vehicles, except funeral processions, standing or moving on any highway.
- (19) “Parking” means the standing of a vehicle, whether occupied or not, upon a highway, but does not include the temporary standing for the purpose of, and while actually engaged in, loading or unloading.
- (20) “Parking Officer Contractor” means an individual or company working under contract to the City of Langley to enforce this Bylaw.
- (21) “Peace Officer” means any member of the Royal Canadian Mounted Police or a Bylaw Enforcement Officer.
- (22) “Pedestrian” means a skater or a person on foot, in a wheelchair whether motorized or not, or in a carriage.

- (23) "Private Road" means every highway or place in private ownership and used for vehicular travel by the owner and those having express or implied permission from the owner.
- (24) "Provincial Arterial Highway" means "Provincial arterial highway" as defined in the *Transportation Act*.
- (25) "Recreational Vehicle" means a vehicle or combination of vehicles, motor home, or truck and camper constructed or equipped for the principal purpose of habitation during travel or recreation.
- (26) "Roadway" means the portion of a highway that is improved, designed or ordinarily used for vehicular traffic.
- (27) "Sidewalk" means that portion of any highway between the face of the curb and the adjacent property line intended for the use of pedestrians.
- (28) "Skater" means a person who is skateboarding or rollerskating with any form of skate or similar means of conveyance.
- (29) "Stop" means:
  - (a) when required, a complete cessation of movement, and
  - (b) when prohibited, the stopping of a vehicle, whether occupied or not except when necessary to avoid conflict with other traffic or to comply with the directions of a Peace Officer, traffic sign or traffic control signal.
- (30) "Towing Contractor" means an individual or company working under contract to the City of Langley to provide towing services.
- (31) "Traffic" means pedestrians, ridden or herded animals, vehicles and other conveyances, either singly or together, while using any highway.
- (32) "Traffic Control Signal" means any device manually, electrically or mechanically operated for the regulation of traffic, by which traffic is alternately directed to stop and to proceed.
- (33) "Traffic Sign" means any sign, signal, marking or other device painted, placed or erected for the purpose of directing, warning, or regulating traffic or parking.
- (34) "Trailer" means a vehicle that is at any time drawn on a highway by a motor vehicle, except:
  - (a) a sidecar attached to a motorcycle; and
  - (b) a disabled motor vehicle that is towed by a tow car and includes a semi-trailer as defined in the *Commercial Transport Act*.
- (35) "Vehicle" means any device by which a person or thing may be transported or drawn on a highway, irrespective of the motive power but does not include railway cars running upon rails.



- (36) “Walkway” means that portion of a highway improved for the use of non-vehicular traffic and includes a sidewalk.

### 3. General Provisions

- (1) In this bylaw, subject to section 2 – Definitions, and unless the context otherwise requires, words shall be defined in the *Motor Vehicle Act*.
- (2) The Director of Engineering, Parks & Environment is authorized to make orders in respect of the following matters, and by those orders to exercise the powers of the City under this bylaw, subject to the terms and conditions described in this bylaw:
- (a) the placing or erection of traffic signs or traffic control signals to give effect to this bylaw;
  - (b) the regulation, control or prohibition of pedestrian traffic, ridden or herded animals, vehicular traffic and traffic by other conveyances, either singly or together, on sidewalks, walkways or boulevards, or in or on lanes or ways separating the rear property lines of parcels of land fronting on highways running more or less parallel to and on each side of the lanes or ways, and at intersections of the lanes or ways with each other or with highways;
  - (c) the regulation, control or prohibition of the stopping, standing or parking of vehicles in the City;
  - (d) in accordance with any regulation made under section 209(2)(h) of the *Motor Vehicle Act*, for parking zones for persons with disabilities, on highways that are not arterial highways, including providing for a system of permits for those parking zones;
  - (e) the setting apart and allotting of portions of highways adjacent to federal, provincial or municipal public buildings for the exclusive use of officials and officers engaged in them for the parking of vehicles, and the regulation of that parking;
  - (f) the erection, maintenance and operation on a highway or portion of it, of automatic or other mechanical meters, for the purpose of allotting and controlling parking spaces for vehicles, and measuring and recording the duration of parking, and requiring the driver of every vehicle parked in a parking space to deposit in the appropriate meter, a fee for parking in the manner and at the rate prescribed and as measured by the meter;
  - (g) the seizure, removal, detention or impounding of vehicles or things unlawfully occupying a portion of the highway or public place, ~~and a scale of fees, costs and expenses for that purpose~~;
  - (h) the recovery of seizure fees, costs and expenses from the owner or by sale of the vehicle or thing referred to in subsection 3(2)(g) at public auction or by action in a court of competent jurisdiction;
  - (i) the establishment and use of loading, commercial and passenger zones in the municipality and their designation;

- (j) in respect of a highway, except a provincial arterial highway, the regulation of the width, length, and height of vehicles and the width, length, height, fastenings and distribution of loads on vehicles driven or operated on them;
- (k) that on a highway where construction, reconstruction, widening, repair, marking or other work is being carried out, traffic signs or traffic control signals must be erected or placed indicating that people or equipment are working on the highway;
- (l) that on a highway where people are working or construction, reconstruction, widening, repair, marking or other work is being carried out, traffic signs or traffic control signals must be erected or placed to regulate or prohibit traffic in the vicinity of the work;
- (m) the regulation, control and prohibition or erection or maintenance, or both, of signs, advertisements or guide posts on or over highways other than arterial highways in the City, and their alteration, repainting, tearing down or removal without compensation to any person for the loss or damage that results;
- (n) the regulation or prohibition of pedestrian traffic on highways other than at crosswalks;
- (o) the prohibition of pedestrian traffic in an unmarked crosswalk designated by a traffic sign or traffic control signal;
- (p) the establishment of school crossings in the City and the regulation and control of pedestrian and vehicular traffic with respect to them;
- (q) the regulation and control of processions on highways in the City;
- (r) the regulation and control of persons using roller skates, sleighs, skates, skis or other similar means of conveyance on highways in the City;
- (s) the enforcement of bylaws adopted under this section by fine or imprisonment, or both, and imposing fines, penalties and costs;
- (t) the use, in places, under conditions and in circumstances specified by the bylaw, of sidewalks and crosswalks by persons riding cycles;
- (u) permitting, regulating, controlling and prohibiting the temporary occupation of a portion of a highway, for any purpose or project, for the period necessary to complete such purpose or project, including a requirement for persons to pay a highway occupancy fee and/or provide an indemnity and/or proof of insurance for the benefit of the City;
- (v) permitting, regulating, controlling and prohibiting fixed or longer term encroachments on or over a highway, including a requirement for persons to pay a highway occupancy fee and/or provide an indemnity and/or proof of insurance for the benefit of the City;
- (w) the issuance of a “Stop Work Order” for the following:
  - (i) failure to produce a Traffic Control Plan as per the British Columbia Ministry of Transportation *Traffic Control Manual for Work on Roadways* or otherwise as required and approved by the Engineer;

- (ii) non-compliance with a Traffic Control Plan as per the British Columbia Ministry of Transportation *Traffic Control Manual for Work on Roadways* or otherwise as required and approved by the Engineer; or
  - (iii) failure to provide evidence of insurance.
- (3) The Director of Engineering, Parks & Environment is authorized to permit the temporary occupation of a portion of a highway or a highway for the purpose of a parade or special event, including a requirement for persons to pay a highway occupancy fee and/or provide an indemnity and/or proof of insurance for the benefit of the City.
- (4) The Director of Engineering, Parks & Environment, Fire Chief or Deputy Fire Chief or any Peace Officer may erect or place a temporary traffic sign, at any time in any public place in the interest of public safety. If the traffic control sign is to remain in place for more than 72 hours, the person placing such sign shall forthwith notify the Chief Bylaw Enforcement Officer in writing.
- (5) Every Bylaw Enforcement Officer and Peace Officer is authorized to do all things necessary to control traffic pursuant to this bylaw and to ensure the requirements of this bylaw are being carried out.

#### **4. Exemptions**

The provisions of this bylaw do not apply to:

- (1) Persons employed by the City, vehicles or other equipment owned or operated by employees of the City while lawfully engaged in highway or public utility construction, maintenance or repair work on, over or under the surface of a highway;
- (2) the driver of any emergency vehicle:
  - (a) while it is responding to an emergency call and sounding an audible signal, siren, or bell, and showing a flashing red or blue light; or at the scene of an emergency and showing a flashing red or blue light;
  - (b) who is a Peace Officer in immediate pursuit of an actual or suspected violator of the law; or
  - (c) who is a Peace Officer engaged in a police duty of a nature that the sounding of an audible signal or siren would unduly hamper the performance of that duty;
- (3) the stopping, standing or parking of vehicles:
  - (a) being owned, leased or under contract with the Government of Canada, Province of British Columbia or the City;
  - (b) by a public utility corporation; or
  - (c) as a tow vehicle

while such vehicles are in actual use for official purposes and meet the Ministry of Transportation Traffic Control Manual for Work in Roadways or Worksafe Requirements. Notwithstanding the foregoing, the stopping, standing or parking of such vehicles shall, wherever possible, obstruct traffic as little as possible.

- (4) A Bylaw Enforcement Officer engaged in the performance of his or her duties in enforcing the bylaws of the City.

## **5. Traffic Regulations**

- (1) Every driver and pedestrian shall obey the directions or instructions of or indicated by any traffic sign or traffic control signal unless otherwise directed by a Peace Officer.
- (2) No person shall establish, place or maintain, or display or cause to be established, placed, maintained or displayed in, upon, or in view of any highway, any unauthorized sign, signal, marking or other device which purports to be, or is in imitation of, or resembles any traffic sign or traffic control signal, or which attempts to direct the movement of traffic or the parking of vehicles, or which hides from view or interferes with the effectiveness of any authorized traffic sign or traffic control signal.
- (3) No person shall move, remove, deface, damage or alter nor obstruct the view of, or otherwise interfere with any traffic sign or traffic control signal.
- (4) The Director of Engineering, Parks & Environment may close or permit to be closed to traffic, any highway or portion thereof, at such time and for such periods as may be deemed necessary; and may indicate such closure with a traffic sign or traffic control signal.
- (5) Pursuant to section 5(4) it shall be unlawful for any person excepting any Peace Officer, Fire Department member or driver of any emergency vehicle while they are in the course of responding to an emergency, to remove, interfere with, or pass beyond such barrier, device or warning, or to enter such closed area.
- (6) The Director of Engineering, Parks & Environment may designate the location of traffic lanes for traffic on any paved highway and such lanes shall be painted white or otherwise marked on the surface of such pavement, at such places and locations and in such manner as the Director of Engineering, Parks & Environment may deem advisable.
- (7) The Director of Engineering, Parks & Environment may designate highways or portions of highways on which lines or symbols shall be marked, which need not be in the middle of the travelled portion of the highway.
- (8) Parades
  - (a) No person shall be a member of, or take part in, any parade upon or adjacent to a highway unless:
    - (i) such parade is under the direction or control of a marshal or organizer, and



- (ii) the marshal or organizer has obtained prior written permission for such parade upon application to the Director of Engineering, Parks & Environment.
  - (b) An application to the Director of Engineering, Parks & Environment shall specify the nature of the parade, the day and hour on or at which such parade is to be held, the place or places of formation or commencement thereof, the route intended to be taken, and the point of disbandment or dispersal of same and the approximate length thereof.
  - (c) The Director of Engineering, Parks & Environment may issue a permit for a parade subject to any conditions they may impose as to time, route or otherwise. Any person subject to the permit must apply with all conditions thereby imposed.
- (9) Rate of Speed
- No person shall:
- (a) drive or operate a vehicle upon a highway, other than an alley, at a greater rate of speed than 50 km/h unless permitted by a traffic sign;
  - (b) drive or operate a vehicle upon an alley at a greater rate of speed than 20 km/h;
  - (c) drive or operate a vehicle upon a highway at a greater rate of speed than 30 km/h where a traffic sign indicates the highway is being repaired, widened or marked;
  - (d) drive or operate a vehicle upon a highway at a greater rate of speed than 30 km/h where a traffic sign indicates that a zone, place or area is in the vicinity of a school and the speed is restricted between the hours of 8:00 am and 5:00 pm of any day of which school is regularly held;
  - (e) drive or operate a vehicle upon a highway at a greater rate of speed than 30 km/h where a traffic sign indicates that a zone, place or area is in the vicinity of a playground and the speed is restricted between dawn and dusk; and
  - (f) drive or operate a vehicle upon that portion of the highway at a greater rate of speed than that indicated on the traffic sign where the Director of Engineering, Parks & Environment has caused a traffic sign to be erected or placed on a highway limiting the rate of speed of vehicles driven or operated on a designated portion of the highway.
- (10) No person shall drive on any highway at such a rate of speed as to impede or block the normal and reasonable movement of traffic except when reduced speed is necessary for safe driving or operation is in compliance with the law. A Peace Officer may cause such vehicle to be removed or to be temporarily removed from the highway for such time as he may see fit for the purpose of restoring the normal and reasonable movement of traffic.
- (11) Removal of Vehicles and Other Things from Highways
- (a) For the purpose of this subsection, section 3 and section 10 of this bylaw, “thing” includes a vehicle, vessel or other chattel, or structure.
  - ~~(a)~~(b) Any vehicle unlawfully occupying any portion of a highway or public place may be seized, removed, detained and/or impounded by a Peace Officer or the Towing Contractor.

(c) No compensation shall be paid to the owner or any person for loss or damage resulting from the seizure, removal, detention or impoundment of a vehicle unlawfully occupying any portion of a highway or public place; and the owner or driver shall be liable for a fee for the seizure all expenses incurred for the removal and storage of such vehicle.

(b)(d) The fee for seizure of a vehicle from a highway or public place is the total of all expenses incurred by the City for the seizure, impoundment, removal, storage and disposal of such vehicle.

(e) The Director of Engineering, Parks & Environment is hereby authorized to seize, remove, detain and impound any object or thing from the highway, other than a vehicle, which is or may become an obstruction or inconvenience to the free use of any highway, or which encroaches thereon, or which is otherwise unlawfully occupying any portion of a highway or public place, but such authority shall not in any way relieve from responsibility or liability any person guilty of any infraction of this bylaw.

(f) No compensation shall be paid to the owner or any person for loss or damage resulting from the seizure, removal, detention or impoundment of any thing from any highway under this section; and the owner shall be liable for a fee for the seizure.

(g) The fee for seizure of a thing from a highway or public place is the total of all expenses incurred by the City for the seizure, impoundment, removal, storage and disposal of such thing.

(12) Any person removing a wrecked or damaged vehicle from a highway shall also remove all glass or other injurious substances and any other objects dropped upon the highway from such vehicle.

(13) No person shall operate a vehicle while sounding a loud speaker or other noise making device, unless written permission has been granted by the Director of Engineering, Parks & Environment.

(14) No person shall cause or allow to be caused, the emission of any loud or unnecessary noise from a motor vehicle:

(a) by using or by means of the horn, engine, exhaust system, braking system, acceleration system, tires in contact with the highway; or

(b) by the amplified sound of an alarm system, radio, television, player or other sound playback device or amplification equipment, or the sound of a musical instrument, that emanates from a motor vehicle and can easily be heard by someone outside the motor vehicle; or

(c) otherwise, from the motor vehicle, or any part thereof, or any thing or substance that the motor vehicle or a part thereof comes into contact with.

(15) Pedestrians

(a) No person shall:

(i) cross a highway in contravention of a traffic sign or traffic control signal;

- (ii) walk on the roadway where there is a sidewalk that is reasonably passable on either or both sides of a highway;
- (iii) engage in any sport, amusement, exercise or occupation on a highway or stand, walk, run or loiter in such a manner as to obstruct, impede or interfere with the free passage of vehicles on a highway.
- (iv) engage in any sport, amusement, exercise or occupation on a sidewalk or stand, walk, run or loiter in such a manner as to obstruct, impede or interfere with the free passage of another person on a sidewalk.
- (v) cling to any vehicle in motion nor ride a bicycle, toy vehicle, sleigh or similar device while clinging to any vehicle in motion in or upon a highway.

(16) Cyclists

- (a) A person operating a cycle must not:
  - (i) ride upon the sidewalk of any highway in the area (downtown core) set out in the plan attached to and forming part of this Bylaw as Schedule “C”;
  - (ii) ride upon any pedestrian path in a public park if prohibited by a traffic sign;
  - (iii) ride on a marked crosswalk for the purpose of crossing a highway, unless otherwise directed by a traffic control sign;
  - (iv) leave a cycle on a sidewalk so as to interfere with or obstruct the flow of pedestrian traffic;
  - (v) park a cycle other than in a bicycle rack or stand where a bicycle rack or stand is provided for that purposes;
  - (vi) ride a cycle on a highway where a traffic control sign prohibits the use;
  - (vii) ride a cycle without wearing a helmet, unless exempted by regulation made by the Lieutenant Governor in Council;
  - (viii) carry any other person on the bicycle, provided that, if a bicycle is specially constructed to carry more than one person with separate seats for each person, the number of persons for which it is constructed may ride that bicycle; and
  - (ix) carry any package, bundle or article which prevents them from keeping both hands on the handle bar, or obstructs their vision.
- (b) Except for the purposes of overtaking another bicycle, no person shall ride a bicycle on a highway on the left side of any other bicycles riding on that highway.
- (c) In addition to the duties imposed by this section, a person operating a cycle on a highway must do so in accordance with section 183 of the *Motor Vehicle Act*.

## **6. Parking and Stopping**

- (1) Except when necessary to avoid conflict with traffic or to comply with the directions of a Peace Officer, traffic sign or traffic control signal, no person shall stop, stand or park a vehicle in, along or upon any of the following highways or places:
  - (a) within 6 metres on the approach to a stop sign, yield sign or traffic control signal, located at the side of the highway;
  - (b) within 6 metres of an intersecting highway;
  - (c) within 5 metres of a fire hydrant measured from a point in the curb or edge of the roadway which is closest to the fire hydrant;
  - (d) within 2 metres of any alley or driveway measured from the top of the curb cut, or the point at which the curb begins to slope downward toward highway level;
  - (e) alongside or opposite any highway excavation or obstruction when such stopping would obstruct traffic;
  - (f) on a sidewalk, crosswalk, boulevard or median;
  - (g) within 6 metres of the edge of a marked crosswalk;
  - (h) on the roadway side of any vehicle stopped or parked at the edge or curb of a highway;
  - (i) in an alley except for vehicles actively and visibly engaged in loading or unloading passengers or materials and then only when stopped or parked in such a manner as to allow for the passage of vehicular traffic;
  - (j) in an alley in such a position or manner as to obstruct the free movement of vehicular traffic into or out of any driveway or road adjoining such alley;
  - (k) on any bridge;
  - (l) within 15 metres of the nearest railroad crossing;
  - (m) on any highway for the principal purpose of:
    - (i) advertising, washing, greasing, repairing, wrecking or storing such vehicle, excepting repairs necessitated by an emergency,
    - (ii) displaying such vehicle for sale;
    - (iii) displaying signs; or
    - (iv) selling flowers, fruits, vegetables, seafood or other commodities or articles.
  - (n) on the paved portion of any highway where the pavement is 7 metres or less in



width;

- (o) on any portion of a highway or in a City owned public parking lot in contravention of a traffic sign or traffic control signal which gives notice that standing, stopping or parking there is restricted or prohibited;
- (p) on a highway other than on the right side of the highway and
  - (i) with the right hand wheels parallel to that side, and
  - (ii) where there is a curb, within 30 cm of the curb or the edge of the roadway as measured from the nearest wheel;
- (q) so as to obstruct or interfere with the normal passage of vehicular or pedestrian traffic;
- (r) on a highway designated for angle parking at an angle other than forty-five degrees to the curb or edge of the roadway or other such angle indicated by such marks or a traffic control signal, and in the direction of travel, and where there is a curb, within 30 cm of the curb as measured from the nearest wheel;
- (s) in a designated angle parking zone where the length of the vehicle and/or trailer exceeds 6 metres;
- (t) on a highway or in a City owned public parking lot where parking stalls have designated, other than wholly within the designated parking stall;
- (u) in such a manner to obstruct the visibility of a traffic sign or traffic control signal;
- (v) within 10 metres of the approach of, or 7 metres beyond any bus stop sign;
- (w) in a passenger zone or loading zone except, for when actively and visibly engaged in loading or unloading persons or goods;
- (x) in a commercial zone except, a commercial vehicle.

(2) Time Limited Parking

No person shall park a vehicle:

- (a) on any highway or in any City owned public parking lot in contravention of the length of time allowed for parking as indicated by a traffic sign;
- (b) on a highway for a period longer than 72 consecutive hours where a traffic sign does not further restrict parking limits;
- (c) nor move a vehicle from one location to another on the same block or lot to avoid a time limit regulation.

(3) Idling

- (a) No person shall cause or permit a vehicle to idle:

- (i) for more than three minutes in a 60 minute period; or
  - (ii) while unattended.
- (b) Section 6(3)(a) does not apply to:
- (i) police, fire, ambulance or other emergency vehicles in the course of the performance of police, fire, ambulance or other emergency duties including training activities;
  - (ii) vehicles assisting in an emergency activity;
  - (iii) vehicles for which idling is required as part of a repair or regular pre-check maintenance process;
  - (iv) vehicles engaged in a parade or race or other event for which a permit has been issued by the Director of Engineering, Parks & Environment;
  - (v) vehicles idling while passengers are in the course of embarking or disembarking;
  - (vi) armoured vehicles used to transport money or valuables in which a person remains to guard the contents in the course of the loading or unloading of the money or valuables;
  - (vii) vehicles that contain or have attached to it equipment requiring power from the engine to operate in the course of the operation of such equipment for a commercial or public purpose; or
  - (viii) City of Langley vehicles engaged in City business.

(4) Vehicles as Living Quarters

No person shall occupy a vehicle as living quarters while it is parked upon any street or in any other public place.

(5) Unlicensed Vehicles

- (a) No person shall park on any highway a vehicle that is unlicensed or uninsured or that does not display a valid licence plate or valid licence decal in the manner required by the *Motor Vehicle Act*.

(6) Recreational Vehicles and Trailers

- (a) (i) Subject to section 6(b) & (c), no person shall park a recreational vehicle or trailer on a highway for a period exceeding 48 hours, following which the recreational vehicle or trailer must be moved to a location outside a two block radius of the original location or to an off-highway location for a period of not less than 48 hours before the recreational vehicle or trailer may once again be parked in the original block.
- (ii) For the purposes of subsection (a)(i), any location to which the recreational vehicle or trailer is moved must comply with this or any other bylaw;

(b) No person shall use a recreational vehicle for living quarters while parked on a highway; and

(c) No person shall park a trailer on a highway without it being hitched to a motor vehicle.

(7) Disabled Parking

(a) No person shall stop, stand or park a vehicle in a disabled zone unless the vehicle displays in a prominent position visible through the front windshield:

(i) a valid “Disabled Persons Parking Placard” issued pursuant to Division 38 of the Motor Vehicle Regulation, BC Regulation 26/58; or

(ii) a permit of similar nature issued by another jurisdiction.

(8) Commercial Vehicle Parking

No person shall park a commercial vehicle in excess of 5600 kg on a highway between the hours of 12:00 midnight and 8:00 am.

**7. Extraordinary Traffic Control**

(1) The Director of Engineering, Parks & Environment may, from time to time, make orders to limit the weight of loads carried by vehicles on any highway or bridge with the exception of provincial arterial highways.

(2) Truck Route

No person shall drive or operate a heavy truck on any highway in the City except those highways set out in Schedule B of this bylaw (hereinafter called the “Truck Route”) except:

(a) any heavy truck operating for or on behalf of the City;

(b) as authorized by a permit issued by the Director of Engineering, Parks & Environment;

(c) where it is necessary to deviate from the truck route for the purpose of delivering or receiving goods or other such common commercial purpose, by the shortest route from the nearest truck route with the least impact on residential areas; or

(d) where a heavy truck is stored at a location off the truck route, a person may drive the truck to and from the place where it is stored and in doing so shall drive it on those highways forming the shortest route between the storage location and the truck route.

(3) Maximum Vehicle Size

- (a) No person, except as authorized by a permit issued by the Director of Engineering, Parks & Environment, shall drive a vehicle on any highway having a greater gross weight, dimension, axle load, or tire load, than the limits prescribed pursuant to the *Commercial Transport Act*, as amended, and the Regulations passed thereunder.
- (b) Farm machinery and farm implements which exceed the specifications as set out in subsection (1) may be moved on any highway between sunrise and sunset if the extremities of the said farm machinery and farm implements are clearly indicated with red flags and warning devices.
- (4) Notwithstanding subsections (1), (2) and (3), no person shall drive or operate a vehicle with a licensed gross vehicle weight greater than 63,500 kilograms on any highway.
- (5) No person, except as authorized by a permit by the Director of Engineering, Parks & Environment, shall operate or use upon any highway, any vehicle having wheels, tires, or tracks constructed or equipped with projecting spikes, cleats, ribs, clamps, flanges, lugs, studs, or other attachments or projections which extend beyond the tread or traction surface of the wheel, tire or track except for studs and snow chains as reasonably required for extreme weather conditions.

**8. Use of Highways**

- (1) No person shall:
  - (a) throw, drop, deposit, leave or allow to fall from a vehicle or their person, any substance or material, on any highway, and any person who has thrown, dropped, deposited, left or allowed to fall from a vehicle or their person any such object or material must forthwith remove the same from that highway.
  - (b) cut, saw, break, split, place or pile firewood, lumber, blocks, rocks, stones, debris or other material, or mix mortar, or do any act which will deface or damage such highway.
  - (c) throw, deposit, cause to be deposited or to flow upon a highway, any noxious, offensive or filthy water or substance.
  - (d) leave any excavation or other obstruction insufficiently fenced or barricaded and marked with warning lights.
  - (e) mark, imprint or deface, in any manner whatsoever, a highway or structure thereon.
- (2) Except as authorized by a permit issued by the Director of Engineering, Parks & Environment, no person shall:
  - (a) undertake any works, construction, dig up, break up or remove any part of a highway or excavate in or under a highway;
  - (b) plant, cause damage to, trim, cut down, or remove trees or timber, sod, shrubs, plants, bushes and hedges from a highway;



- (c) cause damage to, deface, or remove fences, signs, posts, benches, or other street furniture, utilities, survey monuments and services or other things erected by the City on or under a highway;
- (d) change the level of a highway whatsoever, or stop the flow of water through any drain, sewer or culvert on or under a highway;
- (e) construct or maintain a ditch, culvert or drain across or within any highway;
- (f) place, construct or maintain a loading platform, skids, rails, mechanical devices, buildings, signs, street furniture, ramps, or any other structure or thing on a highway;
- (g) erect or maintain any sign, advertisement or guide-post on or over any highway or alter, repaint, tear down or remove any sign, advertisement or guide-post erected or maintained on any highway;
- (h) ride, drive, lead, move or propel any vehicle or animal in excess of 270 kg over or across a boulevard including any curb, sidewalk or ditch unless such has been constructed or improved to form a suitable crossing;
- (i) construct a boulevard, boulevard crossing, including a curb, ditch or sidewalk crossing on any highway;
- (j) in any way obstruct or create an obstruction to the flow of traffic on a highway;
- (k) construct or maintain a driveway or roadway on any highway;

(3) Regulations for Property Owners

Owners or occupiers of real property abutting on a highway shall not:

- (a) allow or permit any earth, rocks, stones, trees, garden waste, logs, stumps, a fence or portions of a fence, or other material to cave, fall, crumble, slide, accumulate or to be otherwise deposited on any highway, except as authorized by a permit issued by the Director of Engineering, Parks & Environment.
- (b) allow or permit any tree, shrub or landscape screen on such property to extend over such highway at a height of less than three metres above the pavement of such highway.
- (c) allow or permit any vehicle used in any excavation or fill of said property to deposit, throw, spill or track any earth, soil, gravel, clay, peat or any other combination thereof upon a highway.
- (d) dump or discharge or allow or permit to be dumped or discharged any snow onto a sidewalk, walkway or highway.

(4) Duties of Property Owners

- (a) Owners or occupiers of real property shall at their own expense:

- (i) remove soil or rubbish from the sidewalk and walkways bordering the real property within 24 hours of the accumulation of such soil or rubbish on such sidewalk or walkway.
  - (ii) remove any accumulation of snow or ice from the sidewalks and walkways bordering the real property within 24 hours after the cessation of any snowfall that caused any accumulation of snow or ice on any sidewalk or walkway, or prior to the depth of snow accumulation exceeding ten centimetres.
  - (iii) remove snow, ice or rubbish from the roof or other part of any such structure thereon adjacent to or abutting on any portion of any highway immediately, if such snow, ice or rubbish constitutes a danger to persons using the highway by being so located as to impose the threat of falling upon the highway.
  - (iv) be responsible for the appearance of the boulevard bordering their property, and shall keep the grass and any landscaping trimmed and cut, and the boulevard clean and free of litter, debris, weeds or other unsightly growth.
- (b) Except that where the real property is zoned single family residential, is abutting both a front road, and a rear street that runs approximately parallel to the front road, and the property owner is unable to directly access the boulevard due to steep grades, walls, fences or other obstructions, the owner or occupier need not maintain the boulevard abutting the rear street.
- (c) The City, by or through its officers, employers or agents, may give notice to the owner or occupier of real property on which there is an accumulation of snow, ice, soil or rubbish on the sidewalk bordering the said land, real property or premises, requiring that the accumulation be removed forthwith or within a specified period of time and in default of such removal forthwith or within a specified period of time and in default of such removal, the City by its employees or authorized agents may carry out such removal at the expense of the owner or occupier and may recover the expense of said removal, with interest at the rate applicable thereto, and costs in the same manner as municipal taxes.
- (d) The City, by or through its officers, employers or agents, may give notice to the owner or occupier of real property on which the boulevard has not been maintained in accordance with section 8(a)(iv), requiring that the boulevard be maintained forthwith or within a specified period of time and in default of such maintenance forthwith or within a specified period of time and in default of such maintenance, the City by its employees or authorized agents may carry out such maintenance at the expense of the owner or occupier and may recover the expense of said maintenance, with interest at the rate applicable thereto, and costs in the same manner as municipal taxes.

## **9. Permits**

- (1) The authority to issue permits pursuant to this bylaw shall include the authority to develop procedures and appropriate forms for application and issue of permits and the power to amend, or vary such permits.
- (2) The following general provisions shall apply to any permit issued pursuant to the bylaw:

- (a) The City may, without compensation to the permittee, rescind a permit by giving written notice to the permittee twenty-four (24) hours prior to such a rescission. A permit may be rescinded where a fixture, chattel, activity or other work is found contrary to a City program, bylaw or will interfere with an approved works program;
- (b) Use of the permit contrary to the provisions of this bylaw or contrary to the conditions contained in the permit shall render the permit void.
- (c) Applications for permits shall be made to the office of the person authorized to issue the permit.
- (d) Where a permit is for use of a highway it must be available at the site for inspection by any representative of the City.
- (e) In granting any permit, conditions may be attached thereto as may be reasonably necessary to prevent damage to public or private property or to prevent the operation from being conducted in a manner hazardous to life or property or in a manner likely to create a nuisance. Such conditions may include, but shall not be limited to:
  - (i) limitations of the period of the year in which the work may be performed;
  - (ii) restrictions as to the size and type of equipment;
  - (iii) designations of routes upon which materials may be transported;
  - (iv) the place and manner of disposal of excavated materials;
  - (v) requirements as to the laying of dust, the cleaning of highways, the prevention of noise, and other operations offensive or injurious to the neighbourhood or the general public;
  - (vi) regulations as to the use of highways in the course of the work;
  - (vii) regulations as to size, colour, shape, wording and location, of any street furniture or other appurtenance erected on the highway;
  - (viii) requirements as to insurance, waivers, or other special requirements; and
  - (ix) requirements as to the levying of charges, administration fees and security deposits in respect to the works or uses approved by a permit.

(f) Liability of Permittee

The issuance of a permit under this section entitles the permittee only to do those things which are specifically permitted in the permit and shall not absolve the permittee from satisfying the requirements of any Act, bylaw or other regulation governing the use of a vehicle or the highway.

Prior to the issuance of a permit, liability insurance of a minimum amount as specified in subsections 9(2)(h-m), must be provided for all permits.

(g) Indemnify City

The permittee shall be responsible for all damages or injury to any person or persons using the highway or otherwise and for any and all loss or damage to privately owned or City property which may result from the operation of the vehicle or use of the highway under the authority of the permit; and the permittee shall protect and save harmless the City from all loss, damage or injury resulting, directly or indirectly, from the permitted use.

(h) Parade and Special Event Permits

The Director of Engineering, Parks & Environment may issue a permit to a person or group or organization to do those things otherwise prohibited by this bylaw in accordance with the following conditions:

- (i) Applications shall be directed in writing to the Director of Engineering, Parks & Environment and must be received at least forty-five (45) days before the event.
- (ii) Applicants are required to submit all required documentation at least forty-five (45) days before the event.
- (iii) Applicants for special events and parades must submit evidence of liability insurance in the amount of \$3,000,000. All policies shall contain a cross-liability clause with the City named as an additional insured, and such evidence must be submitted at least thirty (30) days prior to the event and approved by the Director of Engineering, Parks & Environment.
- (iv) Applicants may be required to deposit monies prior to the event sufficient to defray costs of any temporary signing, barricading, highway cleaning, policing or other City costs.
- (v) Where permission of the Ministry of Transportation or other non-City agencies is required, the applicant will be responsible for obtaining such permission.

(i) Highway Use Permit

The Director of Engineering, Parks & Environment may issue a Highway Use Permit for the use of a highway in a manner otherwise prohibited by this bylaw subject to payment of the application fee as prescribed in the City's Fees and Charges Bylaw.

- (i) As a prerequisite to the issuance of a permit under this section, the applicant shall, if required by the Director of Engineering, Parks & Environment, deposit with the City a sum of money, or Irrevocable Letter of Credit from a financial institution acceptable to the Director of Corporate Services if the amount is greater than five hundred dollars (\$500.00), in an amount of 120% of the cost of the proposed works or as sufficient security that the obligations imposed by the permit are fulfilled within the time specified by the permit and, where applicable, one year's maintenance;
- (ii) Where a deposit has been made in accordance with this section, and upon satisfactory completion of the work within the time specified the deposit shall be refunded to the applicant less an inspection charge as set out in the City's Fees and Charges bylaw'

(iii) Failure by the permit holder to repair damage and/or fulfill such obligations as are set out in the permit within the specified time, shall be cause for the City to carry out the repair or fulfill the obligations that have not been met under the terms and conditions of the permit and to deduct the cost thereof from the monies on deposit or through the Letter of Credit then the permittee shall pay the balance forthwith upon invoice of the City and should there be a surplus of funds over and above that required by the City to carry out the works or fulfill the obligation such balance shall be paid to the permittee less an administration fee as set out in the City's Fees and Charges bylaw.

(iv) In addition, if the permitted use involves construction on or within the highway:

- (A) the applicant shall provide, in triplicate, satisfactory plans and/or specifications of the work to be undertaken and, when such are supplied and approved by the Director of Engineering, Parks & Environment and the necessary permit issued, the work shall conform in every way to the plans and specifications so provided;
- (B) all work approved under this permit shall be designed and constructed by a professional engineer in compliance with the Design Criteria Manual of the City of Langley "Subdivision and Development Servicing Bylaw, 2008, No. 2744.
- (C) applicants for highway use permits must submit evidence of commercial general liability insurance in the amount of:
  - (I) \$5,000,000 for all work involving the use of heavy equipment including excavation, paving, and underground or overhead utility work;
  - (II) \$3,000,000 for all work not involving heavy equipment but still located within the edges of the paved roadway including manhole access or median landscaping;
  - (III) \$1,000,000 for all work involving purely hand tools, and located completely within the boulevard and outside of the paved area.

All policies shall contain a cross-liability clause with the City named as an additional insured.

(v) Work authorized by a permit shall be performed between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between 7:00 a.m. and 5:00 p.m. on Saturday excluding Statutory Holidays, unless the permittee obtains written consent from the Director of Engineering, Parks & Environment to do the work at any other hour if, in his judgement, traffic conditions, the safety or convenience of the traveling public or the public interest require the work be performed, the Director of Engineering, Parks & Environment shall have full power to order at the time the permit is granted, that a work crew and adequate facilities be employed by the permittee twenty-four (24) hours a day so that such work may be completed as soon as possible.

## **10. Recovery of Costs**



- (1) If a vehicle, ~~vessel or other chattel, structure~~ or thing is seized pursuant to this bylaw and not recovered by its owner as set forth herein within 30 days following the date of seizure, the vehicle, ~~vessel or other chattel, structure~~ or thing may be sold by order of the Director of Engineering, Parks & Environment.
- (2) Despite any other provision of this bylaw, if ~~an item seized pursuant to~~ vehicle or thing referred to in section 10(1) is perishable, or has no market value or only nominal market value, the Director of Corporate Services may dispose of such item in any manner that he or she deem expedient.
- (3) Before selling a vehicle, ~~vessel or other chattel, structure~~ or thing at public auction under this section, the City must advertise the time and place of the proposed public auction in a newspaper circulating in the District, giving at least seven day's notice of such proposed sale, and shall, in cases where a vehicle is intended to be sold and such vehicle is registered with the Registrar of Motor Vehicles, send written notice to the registered owner of the vehicle at the address shown on the records of the Registrar of Motor Vehicles, advising of the seizure, the sum payable to release the vehicle, and the date of proposed sale by public auction, if unclaimed.
- (4) The proceeds of sale by public auction must be applied first to the cost of the sale, second to the fees, cost and expenses of the City, and/or its contractor involved in seizure, removal and/or storage, and the balance shall be held for the owner. If the balance remains unclaimed at the end of one year from the date of sale, such balance must be paid into the general revenue of the City.
- (5) No person shall prevent or attempt to prevent or interfere with the seizure, removal, detaining or impounding of any such vehicle, ~~vessel, chattel, structure~~ or thing by the City under this section.

## 11. Offence and Penalty

- (1) Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of a separate offence each day that a violation continues to exist.
- (2) Every person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than six months, or to both. Each day that an offence continues shall constitute a separate offence.
- (3) If a driver has parked a vehicle in a parking space in violation of the provisions of this bylaw, a separate offence shall be deemed to be committed upon the expiry of each period of time during which the vehicle could have been lawfully parked as indicated by a traffic sign or traffic control signal.

## 12. Repeal

- (1) The City's Traffic Regulation Bylaw, 2000, No. 2352 and all amendments thereto are repealed.

- (2) The City's Clearing of Sidewalks Bylaw, 1982, No. 1210 and all amendments thereto are repealed.
- (3) The City's Highway Use Regulation Bylaw, 2001, No. 2402 and all amendments thereto are repealed.
- (4) The City's Truck and Trailer Parking Prohibition and Regulation Bylaw, 1982, No. 1212 and all amendments thereto are repealed.

READ A FIRST, SECOND AND THIRD TIME on this sixth day of May, 2013.

ADOPTED on the thirteenth day of May, 2013.

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***MAYOR***

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***CORPORATE OFFICER***

**SCHEDULE “A”****VOLUNTARY PENALTIES**

The voluntary penalties for contravention of this Bylaw are set out below and are due and payable within seven (7) days of a person being notified of the contravention of this Bylaw. Payment may be remitted online, by mail, or made in person, to the City of Langley at 20399 Douglas Crescent, Langley, BC, V3A 4B3. Cheques or money orders must be made payable to the City of Langley.

The words or expressions set forth in Column 1 of Schedule “A” of this bylaw designate the offence committed under the bylaw section number appearing in Column 2 opposite the respective words of expression. The amounts in Column 3 designate the fines for contraventions of the bylaw offences set out in Column 1 opposite the respective amounts.

<b>Column 1 Offence</b>	<b>Column 2 Section</b>	<b>Column 3 Fine</b>
Parked within 6 metres of stop or yield sign or traffic sign	6(1)(a)	\$50.00*
Parked within 6 metres of an intersecting highway	6(1)(b)	\$50.00*
Parked within 5 metres of fire hydrant	6(1)(c)	\$50.00*
Parked within 2 metres of alley or driveway	6(1)(d)	\$50.00*
Parked by excavation obstructing traffic	6(1)(e)	\$50.00*
Parked on sidewalk	6(1)(f)	\$50.00*
Parked within 6 metres of crosswalk	6(1)(g)	\$50.00*
Double parked	6(1)(h)	\$50.00*
Parked in alley	6(1)(i)	\$50.00*
Parked in alley obstructing traffic	6(1)(j)	\$50.00*
Parked on a bridge	6(1)(k)	\$50.00*
Parked within 15 metres of railway crossing	6(1)(l)	\$50.00*
Parked on highway	6(1)(m)(i)	\$50.00*
Parked on highway advertising vehicle for sale	6(1)(m)(ii)	\$50.00*
Parked on highway displaying signs	6(1)(m)(iii)	\$50.00*
Parked on highway for purpose of vending	6(1)(m)(iv)	\$50.00*
Parked on narrow highway	6(1)(n)	\$50.00*
Parked contrary to traffic sign	6(1)(o)	\$50.00*
Parked other than on right side of highway with right hand wheels to that side	6(1)(p)(i)	\$50.00*
Parked further than 0.3 metres from curb	6(1)(p)(ii)	\$50.00*
Parked obstructing vehicular or pedestrian traffic	6(1)(q)	\$50.00*
Parked incorrectly in angled parking spot	6(1)(r)	\$50.00*
Vehicle over 6 metres parked in angled parking spot	6(1)(s)	\$50.00*
Parked wholly or partially outside of parking space	6(1)(t)	\$50.00*
Parked obstructing visibility of traffic sign or traffic control signal	6(1)(u)	\$50.00*
Parked too close to bus stop	6(1)(v)	\$50.00*
Vehicle parked unattended in passenger or loading zone	6(1)(w)	\$50.00*
Non-commercial vehicle parked in commercial zone	6(1)(x)	\$50.00*

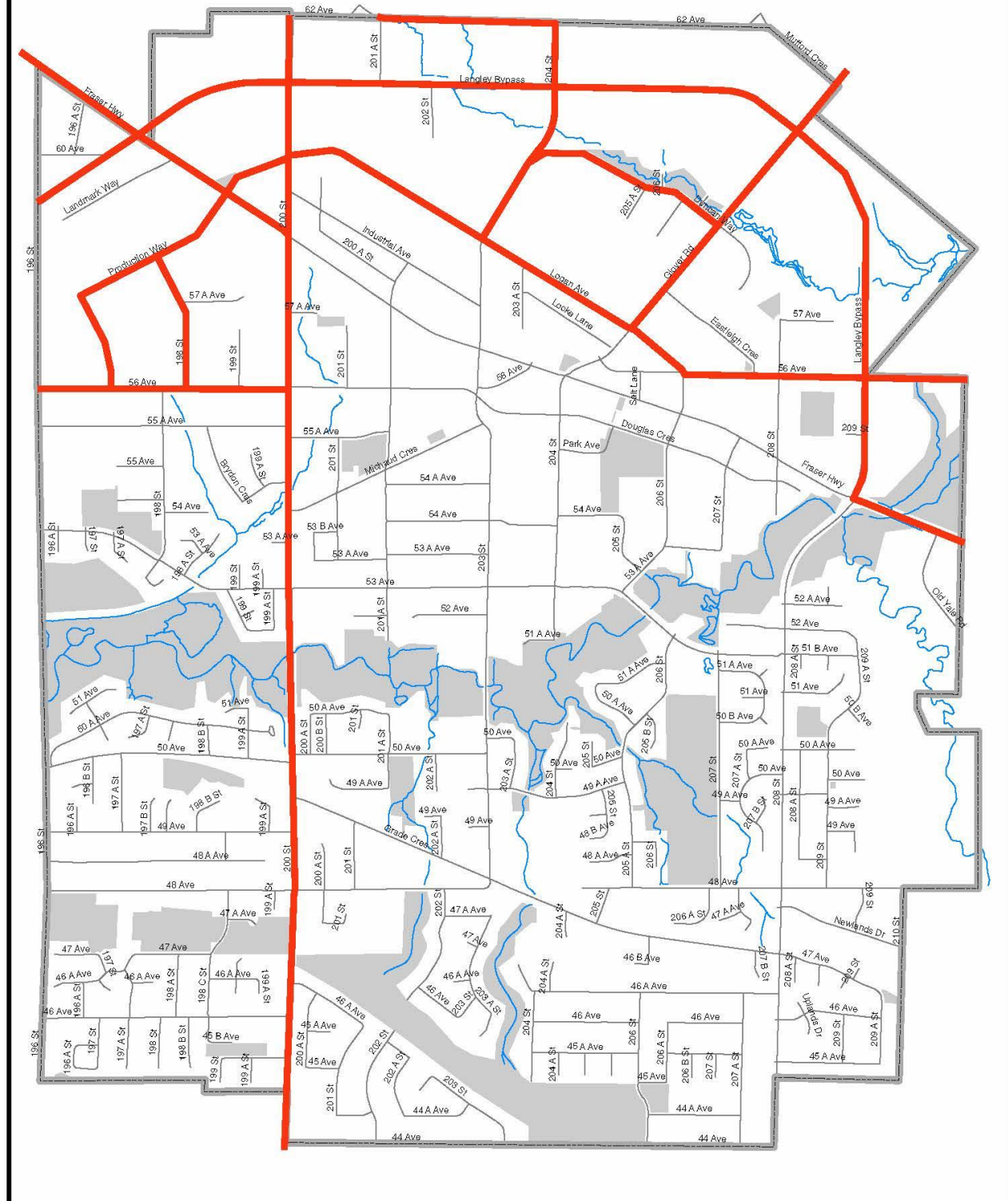
\* Fine is reduced from \$50.00 to \$25.00 if paid within seven (7) business days from the time issued.

**SCHEDULE “A” - continued**

<b>Column 1 Offence</b>	<b>Column 2 Section</b>	<b>Column 3 Fine</b>
Overtime parking	6(2)(a)	\$50.00*
Overtime parking – 72 hours	6(2)(b)	\$50.00*
Move to avoid time limitation	6(2)(c)	\$50.00*
Vehicle Idling	6(3)	\$50.00*
Vehicle as living quarters	6(4)	\$50.00*
Unlicensed Vehicle or invalid licence decal	6(5)	\$50.00*
Recreational Vehicles parked over 48 hours	6(6)(a)	\$50.00*
Recreational Vehicle as living quarters	6(6)(b)	\$50.00*
Unhitched trailer on highway	6(6)(c)	\$100.00
Stopped or parked in a disabled zone	6(7)	\$100.00
Commercial vehicle overnight parking	6(8)	\$100.00
Off truck route	7(2)	\$100.00

\* Fine is reduced from \$50.00 to \$25.00 if paid within seven (7) business days from the time issued.

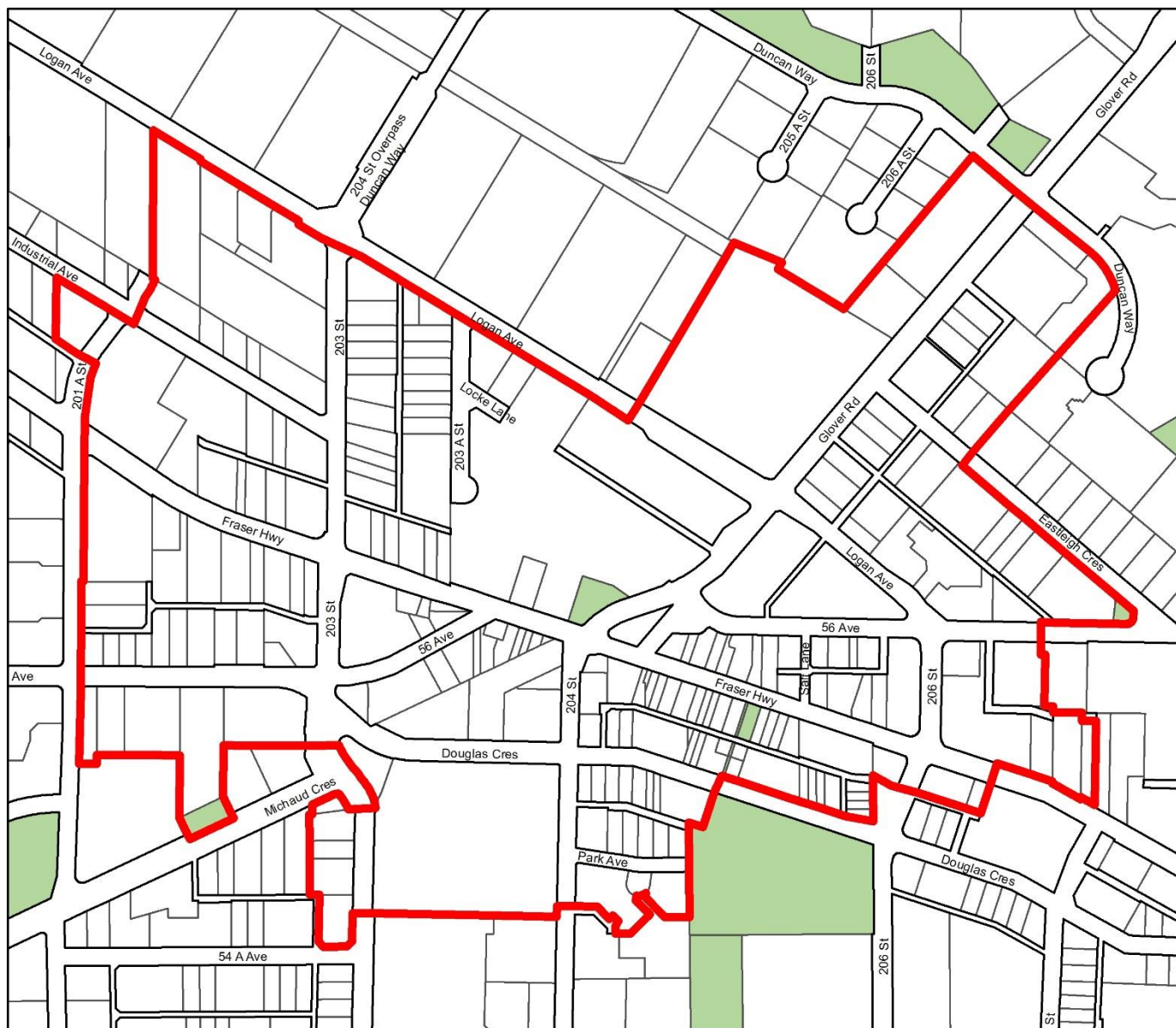
Highway and Traffic Regulation Bylaw No. 2871  
Schedule B - Truck Route





## Schedule C

### Bicycle Riding on Sidewalk Prohibited





## EXPLANATORY MEMO

### **TRAFFIC REGULATION BYLAW 2871, No. 2871**

#### **PURPOSE:**

The main intent is to update the Traffic Regulation Bylaw and consolidate it with the Clearing of Sidewalks, Highway Use and Truck and Trailer Regulation Bylaws as the subjects are similar and relative to one another. During the consolidation, similar topics were combined where feasible, to make a new bylaw that is much easier to read and understand without having to reference more than one bylaw.

In addition to the consolidation, language has been changed or added to provide clarification and new regulations have been added to:

- require property owners or occupier to maintain boulevards adjacent to their property which is a common requirement in many municipalities.
- Prohibit both pedestrians and vehicles from interfering with the flow of both pedestrian and vehicular traffic to help address solicitation and loitering issues.
- Prohibit the use of vehicles, including recreational vehicles, as living quarters.
- Permit the parking of recreational vehicles for a maximum of 48 hours. This is intended to allow owners to move the vehicle from storage to their home to load supplies, etc.



## *EXPLANATORY NOTE*

### FEES AND CHARGES AMENDMENT BYLAW 2010, BYLAW NO. 2837, AMENDMENT NO. 27, 2020, NO. 3133

The purpose of Bylaw No. 3133 is to set the fee for the actual cost incurred by the City of Langley for the seizure, detention, impoundment, or storage of a vehicle or thing from highways and public places.



## FEES AND CHARGES AMENDMENT BYLAW 2010, BYLAW NO. 2837, AMENDMENT NO. 27, 2020, NO. 3133

A Bylaw to amend fees and charges for various services offered by the City of Langley

### 1. Title

- (1) This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 27, 2020, No. 3133.”

### 2. Amendments

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended as follows:

Adding a fee to Schedule 7 – Engineering and Filming Service Fees

#### **Schedule 7 – Engineering and Filming Service Fees** Fees and Charges Bylaw, 2010, No. 2837

<b>Engineering and Filming Service Fees</b> (all fees are subject to applicable taxes)		
<b>Engineering Service</b>	<b>Fee</b>	<b>Comment</b>
Seizure, Detention, Impoundment, or Storage of a Vehicle or Thing from Highways and Public Places	Actual cost incurred by the City for the seizure, detention, impoundment, or storage of the vehicle or thing.	

### 3. Severability

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

READ A FIRST, SECOND AND THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





# CITY OF LANGLEY FEES AND CHARGES BYLAW

NO. 2837

A Bylaw to establish fees and charges for services and information

**DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

Consolidated as of ~~September 28~~~~November 14~~, 20~~2018~~

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1, Bylaw No. 2844, 2011	Add telecommunication application fees
Amendment No. 2, Bylaw No. 2867, 2011	Amend Business Licence Fees
Amendment No. 3, Bylaw No. 2868, 2011	Amend Building Permit Fees
Amendment No. 4, Bylaw No. 2869, 2011	Amend Dog Licence Fees
Amendment No. 5, Bylaw No. 2893, 2012	Amend Building Permit Fees
Amendment No. 6, Bylaw No. 2894, 2012	Amend Business Licence Fees
Amendment No. 7, Bylaw No. 2897, 2012	Amend Development Services Fees
Amendment No. 8, Bylaw No. 2899, 2012	Amend Dog Licence Fees
Amendment No. 9, Bylaw No. 2905, 2012	Include previously omitted telecommunication fees
Amendment No. 10, Bylaw No. 2917, 2013	Amend Business Licence and Building Permit Fees
Amendment No. 11, Bylaw No. 2919, 2013	Add Newspaper Box Placement & Confiscation
Amendment No. 12, Bylaw No. 2923, 2013	Amend Business Licence Fees
Amendment No. 13, Bylaw No. 2930, 2014	Add Abandoned Properties Bylaw
Amendment No. 14, Bylaw No. 2932, 2014	Amend Recreation Fees
Amendment No. 15, Bylaw No. 2952, 2015	Amend Various Fees
Amendment No. 16, Bylaw No. 2969, 2015	Amend Zoning Bylaw Amendment Fee
Amendment No. 17, Bylaw No. 2972, 2015	Noise Exemption Permit Fee
Amendment No. 18, Bylaw No. 2974, 2015	Amend Dog Licence Fees
Amendment No. 19, Bylaw No. 2977, 2015	Amend Recreation Fees
Amendment No. 20, Bylaw No. 2979, 2015	Add Pavement Cut Fee
Amendment No. 21, Bylaw No. 2983, 2016	Amend Filming Fees
Amendment No. 22, Bylaw No. 2995, 2016	New Donation Drop Box Fee
Amendment No. 23, Bylaw No. 3015, 2017	Add Streetlight Banner Application and Installation fees
Amendment No. 24, Bylaw No. 3044, 2017	Add Lawn Sprinkling Permit Fees
Amendment No. 25, Bylaw, 2018, No. 3079	Replace Abandoned Properties Bylaw with Community Standards Bylaw

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 26, Bylaw, 2018, No. 3086	Inflationary Increases Applied to Schedules
<u>Amendment No. 27, Bylaw, 2020, No. 3133</u>	<u>fee for the actual cost for the seizure of a vehicle or thing from highways and public places</u>



## FEES AND CHARGES BYLAW

NO. 2837

A Bylaw to establish fees and charges for services and information.

WHEREAS section 194 of the *Community Charter* authorizes municipalities by bylaw to impose fees in respect of a service of the municipality or provision of information;

AND WHEREAS the *Freedom of Information and Protection of Privacy Act* provides for the payment of fees to a public body for certain services;

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

### 1. Title

This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837”.

### 2. Definitions

(1) “City” means the City of Langley.

### 3. Fees and Charges

- (1) The City imposes fees for the provision of services and information as specified in Schedule 1 to 12 inclusive.
- (2) Fees or charges imposed under this bylaw for the provision of services or information apply instead of fees or charges imposed under other bylaws for the same services or information. A reference to a more specific matter supersedes a reference to a more general matter.

### Schedules

- Schedule 1 – Community Standards
- Schedule 2 – Administrative
- Schedule 3 – Animal Control
- Schedule 4 – Building Permit
- Schedule 5 – Business Licence
- Schedule 6 – Controlled Substance
- Schedule 7 – Engineering and Filming
- Schedule 8 – Fire Protection and Safety
- Schedule 9 – Parking Facilities
- Schedule 10 – Parks, Facilities and Special Events
- Schedule 11 – Planning, Land and Development
- Schedule 12 – Security Alarm System

Schedule 13 – Lawn Sprinkling Permit

**4. Liability Insurance for Facility Rentals**

- (1) In addition to paying the facility rental fee, a person must also provide liability insurance to rent a facility listed in Schedule 10 by:
- (a) Paying the City an insurance liability premium according to the User Group Rating Schedule provided by the City's insurance provider; or
  - (b) Naming the City as a co-insured on the liability insurance policy, valued at least \$2 million, and provide the City with proof of coverage.

**5. Severability**

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

**6. Force and Effect**

This bylaw shall come into force and effect on January 1, 2011.

**7. Repeal**

- (1) The City's Fees and Charges Bylaw, 2008, No. 2678 and all amendments thereto are repealed.

READ A FIRST, SECOND AND THIRD time this sixth day of December, 2010.

ADOPTED this 20<sup>th</sup> day of December, 2010.

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**MAYOR**

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**CORPORATE OFFICER**

**Schedule 1 – Community Standards Fees**  
Community Standards Bylaw, 2018, No. 3075

Community Standards Fees (all fees are subject to applicable taxes)	
Description	Fees
(1) Initial investigation and inspection of property, including attendance by any inspector	\$60.00 plus \$60.00/hour or part thereof
(2) Initial building inspection	\$100.00/hour
(3) City coordination of inspections of other authorities having jurisdiction	\$100.00 for each agency.
(4) Calculation of fee for Building Permit authorizing remediation	As set out in the City of Langley Building and Plumbing Regulation Bylaw
(5) Issuance of City Re-Occupancy Certificate	\$500.00



**Schedule 2 – Administrative Fees**  
Fees and Charges Bylaw, 2010, No. 2837

Mapping Fees and Computer Information Charges (all fees are subject to applicable taxes)		
Description	Fees	
	Sheet or .pdf file	Book or .pdf file
Arch D Size Sheets (24" x 36") (Scale 1:2000) 8 sheets	\$ 15.00	\$100.00
Arch E Size Sheets (36" x 48") (Scale 1:4000) Entire City	\$ 30.00	n/a
Miscellaneous Documents		
OCP Bylaw	\$ 30.00	
Zoning Bylaw (Consolidated)	\$ 30.00	
Mapping Data		
Digital Files (First MB)	\$100.00	
Digital Files (Additional MB)	\$ 35.00	
Labour (Per hour – minimum one half hour)	\$ 50.00	
CD or DVD	\$ 15.00	

<b>Finance Charges</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fees</b>
Mortgage Company Property Tax Listings	\$10.00 per property
Property Tax Certificate, (Non-Owner Request)	\$ 35.00
Property Tax Certificate (Owner Request)	No charge
Property Tax Certificate (Online Request)	\$ 25.00
Non-sufficient Funds Returned Cheque Fee	\$ 30.00
Refund Processing Fee	\$ 25.00

<b>Miscellaneous Charges</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fees</b>
Criminal Records Search for an individual (without fingerprinting)	\$ 60.00
Criminal Records Search for student courses, job experience or practicum	\$ 20.00
Criminal Records Search for City Employees (without fingerprinting)	No charge
Criminal Records Search for volunteers of a City organization	No charge
Fingerprinting	\$ 60.00
Police Certificates/Waivers	\$ 60.00
Mural Application Fee	\$100.00
City Pins	\$ 1.00

**Schedule 2 – Administrative Fees**  
Freedom of Information and Protection of Privacy Bylaw, 2009, No. 2788

<b>Freedom of Information Request and Copying Charges (all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fees</b>
<b>1. For applicants other than commercial applicants:</b>	
(a) for locating and retrieving a record	\$7.50 per ¼ hour after the first 3 hours
(b) for producing a record manually	\$7.50 per ¼ hour
(c) for producing a record from a machine readable record from a server or computer	\$7.50 per ¼ hour for developing a computer program to produce the record
(d) for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour
(e) for shipping copies	Actual costs of shipping method chosen by applicant
(f) for copying records	
(i) floppy disks	\$ 2.00 per disk
(ii) CDs and DVDs, recordable or rewritable	\$ 4.00 per CD
(iii) computer tapes	\$40.00 per tape, up to 2400 feet
(iv) microfiche	\$ 3.00 per fiche
(v) microfilm duplication	\$25.00 per roll for 16 mm microfilm \$40.00 per roll for 35 mm microfilm
(vi) microfilm to paper duplication	\$ 0.50 per page
(vii) photographs (colour or black and white)	\$ 5.00 to produce a negative \$12.00 each for 16" x 20" photograph \$ 9.00 each for 11" x 14" photograph \$ 4.00 each for 8" x 10" photograph \$ 3.00 each for 5" x 7" photograph
(viii) photographic print of textual, graphic or cartographic record, black and white	\$12.50 each (8" x 10")
(ix) dot matrix, ink jet, laser print, or photocopy, black and white	\$ 0.25 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
(x) dot matrix, ink jet, laser print, or photocopy, colour	\$ 1.65 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
(xi) scanned electronic copy of a paper record	\$ 0.10 each page
(xii) photomechanical reproduction of 105 mm cartographic record/plan	\$ 3.00 each
(xiii) slide duplication	\$ 0.95 each
(xiv) audio cassette tape (90 minutes or fewer) duplication	\$ 5.00 per cassette plus \$7.00 per ¼ hour of recording
(xv) video cassette recorder (VHS) tape (120 ,minutes or fewer) duplication	\$ 5.00 per cassette plus \$7.00 per ¼ hour of recording
<b>2. For commercial applicants:</b>	
For each service listed in section 1	The actual cost of providing that service.

**Schedule 3 – Animal Control**  
Animal Control Bylaw, 2006, No. 2622

<b>Dog Licence Fees</b> (all fees are subject to applicable taxes)				
<b>Description</b>	<b>Regular Fee</b>	<b>Regular Discounted Fee on or before February 1</b>	<b>Senior Citizen Fee (65 years of age or older)</b>	<b>Senior Citizen Discounted Fee on or before February 1</b>
Male/Female Dog	\$ 90.00	\$ 70.00	\$ 90.00	\$ 35.00
Neutered/Spayed Dog	\$ 45.00	\$ 35.00	\$ 45.00	\$ 20.00
Dangerous Dog	\$450.00	\$450.00	\$450.00	\$450.00
Aggressive Dog	\$250.00	\$250.00	\$250.00	\$250.00
Working Dog used to assist the disabled	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
<b>Description</b>	<b>Other Fees</b>			
Replacement of lost or destroyed licence tag	\$10.00 each			
Transfer of licence under s. 13 or s. 14 of the Animal Control Bylaw	\$10.00 per transfer			

\* For each licence issued on or after April 1 of the calendar year, the fee will be pro-rated on a monthly basis, based on the number of months left in the calendar year.

<b>Impound Fees</b> (all fees are subject to applicable taxes)			
<b>Description</b>	<b>Fee</b>		
	<b>1<sup>st</sup> Impoundment</b>	<b>2<sup>nd</sup> Impoundment</b>	<b>3<sup>rd</sup> and Subsequent Impoundment</b>
Unlicensed dogs	licence fee plus \$100.00	licence fee plus \$150.00	licence fee plus \$200.00
Licensed dogs	licence fee plus \$ 25.00	licence fee plus \$100.00	licence fee plus \$200.00
Bulls or Stallions	\$200.00	\$200.00	\$200.00
Other large animals	\$100.00	\$100.00	\$100.00
First Animal	\$ 25.00	\$ 25.00	\$ 25.00
Each Additional Animal	per animal	per animal	per animal
<b>Description</b>	<b>Fee</b>		
Where additional assistance is engaged by the Animal Control Officer to assist in impounding such dogs or large animals, including bulls and stallions	\$50.00 per hour or portion thereof		

**Schedule 3 – Animal Control**  
Animal Control Bylaw, 2006, No. 2622

Impound Fees (all fees are subject to applicable taxes)			
Description	Fee		
	1 <sup>st</sup> Impoundment	2 <sup>nd</sup> Impoundment	3 <sup>rd</sup> and Subsequent Impoundment
Maintenance Fee for each day or part thereof the dog or large animal, including bulls and stallions remains in the Animal Shelter	\$15.00		
Cost of transportation for large animals, including bulls and stallions, from the place of seizure to the place designated by the Animal Control Officer for their impoundment	Actual Cost		
Dangerous Dog Impound Fees (to be paid at time of reclamation of Dangerous Dog) (all fees are subject to applicable taxes)			
Description	Fee		
	1 <sup>st</sup> Impoundment	2 <sup>nd</sup> Impoundment	3 <sup>rd</sup> and Subsequent Impoundment
Unlicensed dangerous dog	licence fee plus \$1,000.00	licence fee plus \$2,000.00	licence fee plus \$5,000.00
Licensed dangerous dog	\$1,000.00	\$2,000.00	\$5,000.00
Description	Fee		
Dangerous dog that has caused injury to a person or a domestic animal	\$5,000.00 plus all other applicable fees		
Transportation of dangerous dog from place of seizure to place of impoundment	\$100.00		
Where additional assistance is engaged by the Animal Control Officer to assist in impounding such dogs or large animals, including bulls and stallions	\$50.00 per hour or portion thereof		
Maintenance Fee for each day or part thereof the dangerous dog remains in the Animal Shelter	\$20.00 per day or portion thereof		
All extraordinary costs incurred by the Animal Control Officer in course of impounding the dangerous dog	Actual Cost		

**Schedule 3 – Animal Control**  
Animal Control Bylaw, 2006, No. 2622

<b>Aggressive Dog Impound Fees</b> (to be paid at time of reclamation of Dangerous Dog) (all fees are subject to applicable taxes)			
<b>Description</b>	<b>Fee</b>		
	<b>1<sup>st</sup> Impoundment</b>	<b>2<sup>nd</sup> Impoundment</b>	<b>3<sup>rd</sup> and Subsequent Impoundment</b>
Unlicensed aggressive dog	licence fee plus \$200.00	licence fee plus \$500.00	licence fee plus \$1,000.00
Licensed aggressive dog	\$200.00	\$500.00	\$1,000.00
<b>Description</b>	<b>Fee</b>		
Where additional assistance is engaged by the Animal Control Officer to assist in impounding such dogs or large animals, including bulls and stallions	\$50.00 per hour or portion thereof		
Maintenance Fee for each day or part thereof the dangerous dog remains in the Animal Shelter	\$20.00 per day or portion thereof		
All extraordinary costs incurred by the Animal Control Officer in course of impounding the dangerous dog	Actual Cost		

<b>Other Fees</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fee</b>
Fee to destroy or otherwise dispose of a dog delivered to the Animal Shelter	\$150.00
Fee to pick up and destroy or otherwise dispose of a dog	\$200.00



**Schedule 4 – Building Permit Fees & Charges**  
Building and Plumbing Regulation Bylaw, 2003, No. 2498

<b>Application Fees</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Application Type</b>	<b>Fees</b>
Single Family Dwellings (new dwellings, additions, alterations, renovations)	\$ 140.00
Multi-Family, Commercial, Industrial and Institutional New Buildings or Additions	\$2,000.00
Alteration, Renovations or Tenant Improvements	\$ 140.00
Plumbing Permit (where there is no separate building permit required)	\$ 70.00
Fire Sprinkler System	\$ 70.00
All Other Permits	\$ 140.00
<b>Building Permit Fees Based on Construction Value*</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Construction Value</b>	<b>Fees</b>
\$0 - \$10,000	\$140.00
\$10,001 - \$50,000	\$140.00 plus \$9.60 for each \$1,000 or part thereof over \$10,000
\$50,001 - \$100,000	\$524.00 plus \$9.30 for each \$1,000 or part thereof over \$50,000
\$100,001 - \$500,000	\$989.00 plus \$8.75 for each \$1,000 or part thereof over \$100,000
\$500,001 and over	\$4,489.00 plus \$8.50 for each \$1,000 or part thereof over \$500,000

\*(a) The value of the work includes excavation and site preparation.

\*(b) The permit fee is doubled if the work is commenced prior to the issuance of the permit.

\*(c) The permit fee, for repairs for water penetration damage to a multi-family residential building built between 1983 and 1998, is zero(0).

\*(d) The permit fee is reduced by 10% to a maximum of \$250.00, if a registered professional certifies Building Code compliance.

**Refunds for Permit Fees listed in Schedule 4:**

(a) The City may issue a refund of:

- (i) 100% if the person who has paid the permit fee applies for the refund in writing before the City has issued the permit;
- (ii) 50% if the person who has paid the permit fee applies for the refund in writing after the City has issued the permit.

**Schedule 4 – Building Permit Fees & Charges**  
Building and Plumbing Regulation Bylaw, 2003, No. 2498

<b>Miscellaneous Fees</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fees</b>
Building Moves within and into the City	\$ 200.00 plus travel to inspection site outside of the City at \$0.55 per kilometre, plus \$136.00 for the first \$10,000 of construction value and \$9.50 for each additional \$1,000 of construction value or part thereof.
Building Moves outside the City	\$140.00
Transfer or Renewal of Permit	\$140.00
Demolition Permit	\$140.00
Re-inspection Fee	\$ 70.00
Review of an Alternative Solution Report	\$400.00
Each subsequent revision to an Alternative Solution Report	\$300.00

<b>Miscellaneous Fees</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fees</b>
Legalize a Secondary Suite	\$ 250.00
Removal of a Secondary Suite	\$ 200.00
Digitally scanning permit drawings	\$3.00 per sheet
Occupant Load Confirmation	\$100.00
Revision of change of building plans or related documents (After permit issuance)	Actual time spent on plan review @ \$60.00/hour (Minimum charge of \$60.00)
Voluntary inspection of an existing building or plumbing system	\$100.00/hour
<b>Interim Occupancy Permit Fees</b> (all fees are subject to applicable taxes)	
<b>Occupancy Type</b>	<b>Fees</b>
All residential occupancies	\$50/unit for first 60 days \$25/unit per 30 days thereafter
All other occupancies	\$500 for first 60 days \$250 per 30 days thereafter
<b>Plumbing Permit and Inspection Fees</b> (all fees are subject to applicable taxes)	
<b>Permit Type</b>	<b>Fees</b>
Base plumbing permit fee	\$70.00
Fee for each plumbing fixture (in addition to base plumbing permit fee)	\$23.50 for each plumbing fixture as defined in the current edition of the BC Building Code
<b>Fire Suppression System Fees</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fee</b>
Fire suppression sprinkler system permit	\$70.00 plus \$1.60 for each sprinkler head

**Schedule 5 – Business Licence Fees**  
Business Licence Regulation Bylaw, 2004, No. 2564

The fees specified in the Fees and Charges Bylaw for “*Business License Regulation Bylaw, 2013, No. 2916* shall be increased on January 1 of each year, commencing in 2015, by the greater of 2% and any percentage increase in the Statistics Canada Consumer Price Index for Vancouver between August 1 in the year prior to the preceding year and August 1 in the preceding year.

**Fees from January 1, 2019 to December 31, 2019**

<b>Classification</b>	<b>Proposed License Fees</b>
Non-Profit Organization	No charge
Government Services	No charge
Non-Resident	\$ 188.00
Mobile Vendor	\$1,450.00
Food Primary (restaurants)	\$ 240.00
Liquor Primary (bars, pubs, neighbourhood pubs)	\$5,200.00
Liquor Primary (cabarets, nightclubs)	\$7,350.00
Gaming Activities	\$7,350.00
Personal Health Enhancement Centers	\$7,350.00
Residential Rental Property (CFRRR Certified)	\$ 188.00
Residential Rental Property (CFRRR Uncertified)	\$ 670.00
Home Occupation	\$ 188.00
Newspaper distribution Vending Boxes	\$188.00 plus \$29.00 per unit
Donation Drop Boxes	\$188.00 plus \$100 per donation drop box
All Other Uses not defined above	\$188.00

**Business License Application Administration Fee:**

Each new business license application shall accompany with a business license application administration fee in addition to the business license fee.

- a) Business License Application Administration Fee \$60.00

**Re-Inspection Fee:**

Where more than one re-inspection is required due to non-compliance with the Business Licence Regulation Bylaw, 2013, No. 2916, the owner shall pay a re-inspection fee for each re-inspection after the initial re-inspection.

- b) Re-Inspection Fee \$60.00

**Penalties**

Where a business license has not been renewed and license fee has not been paid by December 31 but:

- (a) Paid between Jan 1 to Jan 31, an additional 25% fees shall be payable to renew the license.  
(b) Paid after Jan 31, and additional 50 % fees shall be payable in order to renew the license.

**Pro-Rating License Fee**

The License fee shall be pro-rated on monthly basis.

c)

\$60.00

**Schedule 6 – Controlled Substance Property Fees**  
Controlled Substance Property Bylaw, 2006, No. 2625

<b>Controlled Substance Property Fees (all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fees</b>
Special safety inspection, including initial property research, the posting of a notice of inspection and the initial inspection	\$2,000.00
After the initial inspection, each additional inspection	\$500.00 per inspection
For a subsequent inspection if the owner or occupier has failed to undertake an action by the Fire Chief, the Council or a person authorized under the bylaw to order the action	\$500.00 per subsequent inspection
Shutting off a water service	\$100.00
Re-connecting a water service	\$100.00
Re-inspecting and re-sealing a water service after alteration or tampering	\$500.00
Administration and overhead for the purposes of section 8.1(a)	\$300.00 per inspection
Administration and overhead for the purposes of section 8.1(b)	Actual cost to the City



**Schedule 7 – Engineering and Filming Service Fees**  
Fees and Charges Bylaw, 2010, No. 2837

<b>Engineering and Filming Service Fees (all fees are subject to applicable taxes)</b>		
<b>Engineering Service</b>	<b>Fee</b>	<b>Comment</b>
Banner Permit	\$200.00	
Garbage Tag Stickers	\$ 3.00	Non-refundable
Highway Use Permit	\$125.00	Non-refundable
Street Usage	\$250.00 per block, per side of roadway per day	Minimum charge is \$250.00
Street Obstruction/Temporary Closure	\$500.00 per day	Minimum charge is \$500.00
Daily Parking Stall Rental – Timed Stalls <sup>1</sup>	\$20.00 per stall per day	On-street spaces and City parking lots
Noise Exemption Permit Fee	\$75.00 per day	

<b>Engineering and Filming Service Fees (all fees are subject to applicable taxes)</b>		
<b>Engineering Service</b>	<b>Fee</b>	<b>Comments</b>
Highway Use Damage Deposit		Refundable
Light Duty <sup>2</sup>	\$ 1,000.00	
Medium Duty <sup>3</sup>	\$ 5,000.00	
Heavy Duty <sup>4</sup>	\$10,000.00	
Pavement Degradation Fee	\$10.00 per square meter	Minimum \$500.00 charge
Pavement Reinstatement Fee	\$80.00 per square meter	Minimum \$500.00 charge
Legal Signal Timing Requests	\$300.00 per request	
Legal Traffic Operations Requests	\$300.00 per request \$105.00/hour for each additional hour	includes first hour and a half of staff time
Traffic Volume Count Request	\$75.00 for 1 <sup>st</sup> request \$25.00 for each additional request*	*additional requests must be made at the same time as 1 <sup>st</sup> request

**Schedule 7 – Engineering and Filming Service Fees**  
Fees and Charges Bylaw, 2010, No. 2837

<b>Engineering and Filming Service Fees (all fees are subject to applicable taxes)</b>		
<b>Engineering Service</b>	<b>Fee</b>	<b>Comments</b>
Newspaper Box Placement on Public Property	\$75.00 per newspaper box, per year	Non-refundable
Confiscation fee for removal of newspaper boxes contravening permit requirements on public property	\$250.00 per newspaper box	Non-refundable
<u>Seizure, Detention, Impoundment, or Storage of a Vehicle or Thing from Highways and Public Places</u>	<u>Actual cost incurred by the City for the seizure, detention, impoundment, or storage of the vehicle or thing.</u>	
Streetlight Banner Application Fee	\$100	Non-refundable
Streetlight Banner Installation	\$250 mobilization fee  \$60 per banner installation fee  \$150 each for installation of banner and supply and installation of hardware	

<b>Engineering and Filming Service Fees (all fees are subject to applicable taxes)</b>		
<b>Filming Service</b>	<b>Fee</b>	<b>Comments</b>
Filming Permit Application Fee  - Application made 10 or more days prior to filming - Application made less than 10 days prior to filming - Additional Location Fees - Student Film Application Fee	\$300.00  \$500.00  \$100.00 per location \$50.00	Non-refundable
Business License Fee	See Business License Fees	Non-refundable

**Schedule 7 – Engineering and Filming Service Fees**  
Fees and Charges Bylaw, 2010, No. 2837

<b>Engineering and Filming Service Fees (all fees are subject to applicable taxes)</b>		
<b>Filming Service</b>	<b>Fee</b>	<b>Comments</b>
City Parks & Public Facilities <sup>5</sup>	<p>See Park Facility Fees and Special Event Fees – Rental based on commercial rates</p> <p>If not listed in the Parks, Facilities and Special Event Fees charge is:</p> <p>\$500.00 per day – Neighbourhood Park</p> <p>\$1,000.00 per day – City Park, Douglas Park and Sendall Gardens</p>	Does not include the Parks or Public Facilities parking lots, which are charged separately.
City Parking Lots <sup>5</sup>	\$500.00 per day	Does not include timed stalls which are charged per stall per day under Engineering Service fees.
Filming and Special Event – Site Inspection	\$75.00 per inspection	
Filming and Special Event – Fire Protection Standby <ul style="list-style-type: none"> <li>- Pumper Trucks</li> <li>- Aerial Device</li> <li>- Rescue Vehicles (to include the delivery of any of the following services:               <ul style="list-style-type: none"> <li>• High Angle Rescue</li> <li>• Trench Rescue</li> <li>• Confined Space</li> <li>• Husar</li> <li>• Water Rescue</li> </ul> </li> </ul>	<p>\$ 550.00 per hour</p> <p>\$1,200.00 per hour</p> <p>\$2,000.00 per hour</p>	

**Schedule 7 – Engineering and Filming Service Fees**  
Fees and Charges Bylaw, 2010, No. 2837

<b>Engineering and Filming Service Fees</b> <b>(all fees are subject to applicable taxes)</b>		
<b>Filming Service</b>	<b>Fee</b>	<b>Comments</b>
<b>Staff Time:</b> - RCMP Police (Officers) - RCMP Police (Clerical) - Fire & Rescue Service (Firefighters) - Public Works Dept. (Labourers)	\$125.00/hour per officer \$50.00/shoot Included in vehicle costs  Actual cost +10% admin fee	Traffic control, shoot scenes, etc. To coordinate RCMP callout   General Services

- <sup>1</sup> - Applies to parking for Highway Use Permits, Special Event Permits, Film Permits, Building Permits and Sign Permits
- <sup>2</sup> - Light duty: for all work involving purely hand tools, and located completely within the boulevard and outside of the paved road area.
- <sup>3</sup> - Medium duty: for all work not involving heavy equipment but still located within the edges of the paved roadway including manhole access or median landscaping;
- <sup>4</sup> - Heavy duty: for all work involving the use of heavy equipment including excavation, paving, and underground or overhead utility work;
- <sup>5</sup> - Rental of City Parks, Public Facilities and Parking Lots may not grant the applicant exclusive use of these facilities. Applicant may be required to maintain access for use by the public or other user groups.

**Refunds for Permit Fees listed in Schedule 7:**

- (b) The City may issue a refund (except where fee is non-refundable) of:
- (i) 100% if the person who has paid the permit fee applies for the refund in writing before the City has issued the permit less refund process fee (see Schedule 2);
  - (ii) 50% if the person who has paid the permit fee applies for the refund in writing after the City has issued the permit.

**Schedule 8 – Fire Protection & Safety Fees**  
Fire Protection and Safety Bylaw No. 2784, 2009

<b>Fire Protection &amp; Safety Fees</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fee</b>
<b>Cost Recovery</b>	
Demolish or remove anything to prevent the spread of fire	Actual Cost
Contamination and replacement of equipment	Actual Cost
Fee for securing premises	Actual Cost
Provision of services as a result of negligence	Actual Cost
<b>Permits</b>	
Storage of Explosive Material Permit	\$200.00
Flammable Liquids and Combustible Goods Permit	\$200.00
<b>Plan Reviews</b>	
Review of a new fire safety plan	\$100.00
Review of an existing or amended fire safety plan	\$50.00
Equivalency Determination	\$300.00
<b>Inspections</b>	
Additional Inspections	\$100.00



**Schedule 9 – Parking Facility Fees**  
Fees and Charges Bylaw No. 2837, 2010

<b>Parking Fees</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fee</b>
Monthly Parking Permit	\$45.00

## Schedule 10 – Parks, Facilities and Special Event Fees

Fees and Charges Bylaw No. 2837, 2010

<b>Admission Rates – Timms Community Centre and Douglas Recreation Centre</b> (applicable taxes included)						
	Child* 4 – 12 years	Youth 13-18 years	Student with valid ID	Adult 19+ years	Senior 60+ years	Family**
Drop-in	\$ 2.75	\$ 4.10	\$ 4.10	\$ 5.50	\$ 4.10	\$ 11.00
10 visit	\$ 24.75	\$ 36.90	\$ 36.90	\$ 49.50	\$ 36.90	\$ 99.00
20 visit	\$ 44.00	\$ 65.60	\$ 65.60	\$ 88.00	\$ 65.60	\$ 176.00
1 month	\$ 33.00	\$ 49.20	\$ 49.20	\$ 66.00	\$ 49.20	\$ 132.00
3 month	\$ 74.25	\$ 110.70	\$ 110.70	\$ 148.50	\$ 110.70	\$ 297.00
6 month	\$ 111.40	\$ 166.05	\$ 166.05	\$ 222.75	\$ 166.05	\$ 445.50
1 year	\$ 178.25	\$ 265.70	\$ 265.70	\$ 356.40	\$ 265.70	\$ 712.80

PRAC - \$10.00/year for access to games room and fitness track only.

\* Children under 4 years are free.

\*\* Family is a combination of 2 parents, guardians or grandparents with children under the age of 19 years who reside in the same household, with a maximum of two adults per family group.

<b>Admission Rates – Al Anderson Memorial Pool</b> (for public and length swimming only; does not include fitness classes or special events) (applicable taxes included)						
	Child* 4 – 12 years	Youth 13-18 years	Student with valid ID	Adult 19+ years	Senior 60+ years	Family**
Drop-in	\$ 2.05	\$ 3.05	\$ 3.05	\$ 4.10	\$ 3.05	\$ 8.20
10 visit	\$ 18.45	\$ 27.45	\$ 27.45	\$ 36.90	\$ 27.45	\$ 73.80
20 visit	\$ 32.80	\$ 48.80	\$ 48.80	\$ 65.60	\$ 48.80	\$ 131.20
1 month	\$ 24.60	\$ 36.60	\$ 36.60	\$ 49.20	\$ 36.60	\$ 98.40
Season Pass	\$ 65.60	\$ 97.60	\$ 97.60	\$131.20***	\$ 97.60	1 <sup>st</sup> child pays full rate; 2 <sup>nd</sup> child pays 75%; 3+ children pay 50% of full rate.

\* Children under 4 years are free.

\*\* Family is a combination of 2 parents, guardians or grandparents with children under the age of 19 years who reside in the same household, with a maximum of two adults per family group.

\*\*\*Adult season pass is interchangeable between parents.

**Schedule 10 – Parks, Facilities and Special Event Fees**  
Fees and Charges Bylaw No. 2837, 2010

<b>Room Rental Rates – Douglas Recreation Centre</b> (all rates are subject to applicable taxes)				
<b>Room</b>	<b>Capacity (persons)</b>	<b>Non-Profit Rate per Hour</b>	<b>Private Rate per Hour</b>	<b>Commercial Rate per Hour</b>
Preschool Room	20	\$ 9.00	\$ 18.00	\$ 27.00
Multipurpose Room	50	\$ 12.50	\$ 25.00	\$ 37.50
Games Room	20	\$ 9.00	\$ 18.00	\$ 27.00
Main Hall	217	\$ 36.00	\$ 72.00	\$108.00
½ of Main Hall	100	\$ 18.00	\$ 36.00	\$ 54.00
Kitchen	10	\$ 18.00	\$ 36.00	n/a

Damage Deposit: \$500.00

<b>Room Rental Rates – Al Anderson Memorial Pool</b> (all rates are subject to applicable taxes)				
<b>Room</b>	<b>Capacity (persons)</b>	<b>Non-Profit Rate per Hour</b>	<b>Private Rate per Hour</b>	<b>Commercial Rate per Hour</b>
Multipurpose Room	50	\$12.50	\$25.00	\$37.50

<b>Pool Rental Rates – Al Anderson Memorial Pool</b> (all rates are subject to applicable taxes)	
<b>Group</b>	<b>Fee</b>
Langley Flippers Swim Club Practice	\$ 3.00 /lane/hour
Langley Flippers Swim Club Competition	\$ 176.88 /hour or \$ 22.11 /lane/hour
Non-Profit (75 swimmers or less)	\$117.92 /hour or \$14.74 /lane/hour
Non-Profit - Each Additional Guard	\$47.18 /hour
Commercial (75 swimmers or less)	\$153.28 /hour or \$19.16 /lane/hour
Commercial - Each Additional Guard	\$47.18 /hour

Damage Deposit: \$500.00 for multipurpose room only.

<b>Room Rental Rates – Timms Community Centre</b> (all rates are subject to applicable taxes)				
<b>Room</b>	<b>Capacity (persons)</b>	<b>Non-Profit Rate per Hour</b>	<b>Private Rate per Hour</b>	<b>Commercial Rate per Hour</b>
Multipurpose Room (1 through 3)	55	\$ 12.50	\$ 25.00	\$ 37.50
Multipurpose Room 4	30	\$ 12.50	\$ 25.00	\$ 37.50
Gymnasium*	300	\$ 67.00	\$134.00	\$201.00
Kitchen	8	\$ 18.00	\$ 36.00	n/a

Damage Deposit: \$500.00

\* Plus the cost of an attendant during the event AND setup/takedown staffing costs.

## Schedule 10 – Parks, Facilities and Special Event Fees

Fees and Charges Bylaw No. 2837, 2010

<b>Facility Fees – Ice User Fees</b> (all fees are subject to applicable taxes)	
<b>User</b>	<b>Fee</b>
Prime Hours Subsidized Rate +	\$110.34 /hour
Non-Prime Hours Subsidized Rate <sup>+</sup>	\$ 82.76 /hour

+ Prime and Non-Prime unsubsidized rates are determined by the Ice Provider.

<b>Park Facility Fees – Various Locations</b> (all fees are subject to applicable taxes)		
<b>Facility</b>	<b>Fee</b>	<b>Damage Deposit</b>
City Park Picnic Shelters & BBQ Areas	\$10.00/hour	n/a
City Park Gazebo	\$ 4.00/hour	n/a
Community Stage for Non-Profit/Community Groups	\$ 225.00	\$500.00
Legacy Gardens Gazebo* (for wedding ceremonies or photographs)	\$ 150.00	n/a
Spirit Square Performance Platform** Non Profit Commercial Local Schools	\$ 25.00/hour or \$ 200.00/day \$ 50.00/hour or \$ 400.00/day \$ 10.00/hour or \$ 80.00/day	\$500.00 \$500.00 \$500.00
Nicomekl Community Garden Plot	\$50.00	\$25.00 for key
McBurney Plaza Public Non Profit Commercial / Filming Staff Costs (where applicable)	\$76.00/hour \$38.00/hour \$114.00/hour Actual cost + 10% admin fee	\$500.00 plus \$500.00 security/ bond deposit <sup>3</sup>
Innes Corners Plaza Public Non Profit Commercial / Filming Staff Costs (where applicable)	\$76.00/hour \$38.00/hour \$114.00/hour Actual cost + 10% admin fee	\$500.00 plus \$500.00 security/ bond deposit <sup>3</sup>
<b>Sports Fields</b>	<b>Season</b>	<b>Fee</b>
Damage Deposit	Regular Season	\$ 500.00
Damage Deposit	Tournament	\$1,000.00

\* Sendall Gardens cannot be booked or reserved

\*\* Minimum 2 hour rental (includes set up and take down); rental includes basic lighting and power; renter is responsible for supply of sound equipment.

**Schedule 10 – Parks, Facilities and Special Event Fees**  
Fees and Charges Bylaw No. 2837, 2010

<b>Special Event Fees and Charges</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fee</b>
Special Event Fee	\$ 220.00
Special Event Damage Deposit	Determined by nature of event
Performance Deposit	\$ 1,000.00
Performance Deposit – Previous non-compliance	\$25,000.00
Turf Restoration	Actual Cost
Water Line/Electrical Repair	Actual Cost
Brick/Paver Repair	Actual Cost
Highway Use Permit Fee	See <a href="#">Engineering and Filming Cost Fees</a>
Extra City Staff	Actual Cost

**Refunds for Facility Rentals listed in Schedule 10:**

- (c) The City may issue a refund of:
  - (i) 100% if the refund is requested at least 14 days before the actual booked date; or
  - (ii) 90% if the refund is requested less than 14 days but more than 48 hours before the actual booked date.
- (d) The City will not issue a refund if:
  - (i) The refund is requested less than 48 hours before the actual booked date;
  - (ii) There is inclement weather that affects the booking for an outdoor facility rental; or
  - (iii) The booking is for the use of Al Anderson Memorial Pool.

**Schedule 11 – Planning, Land & Development Fees**  
Fees and Charges Bylaw No. 2837, 2010 and  
Development Application Procedures Bylaw, 2003, No. 2488

<b>Planning, Land &amp; Development Fees</b> (all fees are subject to applicable taxes)		
<b>Development Application or Service</b>	<b>Base Fee</b>	<b>Additional Fee</b>
Development Permit <sup>1</sup> Development Variance Permit <sup>1</sup>	\$2,500.00	\$1.00/m <sup>2</sup> gross floor area (non-residential) \$100.00/unit (residential)
Zoning Bylaw Amendment	\$5,000.00*	\$0.10/m <sup>2</sup> site area
Official Community Plan Amendment	\$3,500.00*	n/a
Land Use Contract Amendment	\$2,500.00*	n/a
Single Family Residential Lot	\$ 300.00*	n/a
Restrictive Covenant Discharge Fee	\$ 250.00	n/a
Restrictive Covenant Prep/Registration	Actual Cost	
Board of Variance Appeal	\$ 250.00	n/a
Comfort Letter	\$ 190.48**	n/a
Liquor Licence Application requiring local government approval	\$2,000.00	\$2,000.00 in addition to the base fee if a public consultation process is deemed appropriate by City Council as part of the process
Subdivision Application (Standard, Bare Land Strata, Strata Conversion and Phased Strata)	\$2,000.00	\$100.00 per unit or parcel created plus \$50.00 for final approval of the plans by the Approving Officer <sup>+</sup> (There is a \$100.00 credit per unit or parcel that previously existed, provided that no change in the property land usage occurs.)
Telecommunications Antenna Application (where no public consultation is required under Telecommunications Antenna Policy)	\$1,000.00	n/a
Telecommunications Antenna (where public consultation is required under Telecommunications Antenna Policy)	\$2,000.00	n/a

<sup>1</sup> Maximum of \$10,000.00 total application fee for each application type.

\* ½ of total fees are refundable if application is refused/withdrawn prior to publishing or delivery of notices.

\*\*Per property or per fire incident

<sup>+</sup> pursuant to section 83 of the Land Title Act, RSBC, 1996, c. 250 and its amendments



**Schedule 12 – Security Alarm System Fees**  
Fire and Security Alarm System Regulation Bylaw No. 2002, 2462

<b>False Alarm Fees</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fee</b>
Second False Alarm to the same real property, during any consecutive twelve month period	\$ 60.00
Third False Alarm to the same real property, during any consecutive twelve month period	\$ 90.00
Fourth and each subsequent False Alarm to the same real property, during any consecutive twelve month period	\$135.00

**Schedule 13 –Lawn Sprinkling Permit**  
Drinking Water Conservation Plan 2017, No. 3037

<b>Lawn Sprinkling Permit</b> <b>(all fees are subject to applicable taxes)</b>	
<b>Description</b>	<b>Fee</b>
New sodded or seeded lawn	\$50.00 with proof of purchase of sod or seed
Existing lawn to receive nematode application	\$0.00 with proof of purchase of nematodes



## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Fraser Valley Regional Library – Capital  
Improvement Funding Approval

File #: [Required]

Doc #:

From: Darrin Leite, CPA, CA  
Director of Corporate Services

Date: August 31, 2020

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### RECOMMENDATION:

THAT Langley City Council approve the use of up to \$20,750 of the Fraser Valley Regional Library's Member Salary and Benefit Reserve to be used to upgrade the automatic book sorting machine and installation of a counter top glass barrier at the service check out.

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### PURPOSE:

The purpose of the report is to seek Council's approval to use up to \$20,750 of the FVRL Salary and Benefit Reserve funds. The funds will be used to upgrade the computer components of the automatic book sorting machine and pay for a portion of the installation costs of the glass barrier installed on the service check out counter to separate the staff and patrons due to COVID-19.

### POLICY:

None.

### COMMENTS/ANALYSIS:

The FVRL have a policy that 50% of the cost savings that are realized when budgeted staff positions, paid for by the municipality, become vacant during the year, will be transferred to a FVRL Salary and Benefit Reserve. The City can access these funds to make improvements at the City's library.

The City has been advised that there is approximately \$20,750 available in the reserve held by FVRL. The FVRL Board requires a City of Langley Council motion to be passed to authorized the use of these funds.

The automatic book return machine needs an operating system upgrade because the current version is no longer supported by Microsoft.

A sneeze guard glass barrier has been installed on top of the library service counter to allow library staff to safely service the patrons when checking out their books.

#### **BUDGET IMPLICATIONS:**

The sorting machine upgrade is estimated to cost \$17,050 leaving \$3,700 available to offset a portion of the \$19,700 cost to install the glass barrier.

A budget amendment will be required to include these expenditures in the 2019 – 2023 Financial Plan.

Respectfully Submitted,



Darrin Leite, CPA, CA  
Director of Corporate Services

#### **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Mayor's Gala Discovery Review**

File #: 0110.00

Doc #: 170963

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

Date: March 13, 2020

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## RECOMMENDATION:

1. THAT Council receive the Interim Report: Mayor's Gala Discovery Review dated March 15, 2020 from Paul Gill for information.
2. THAT Council endorse the recommended actions as outlined in the Summary section of this report.

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## PURPOSE:

The purpose of this report is to present the Interim Report: Mayor's Gala Discovery Review to City Council for information.

## POLICY:

Not applicable.

## COMMENTS/ANALYSIS:

At the January 27, 2020 Regular Council Meeting, City Council unanimously passed the following motion:

*"WHEREAS Langley City Council adopted the Use of Corporate Identity and Brand Policy CO-64 on November 4, 2019;*



*WHEREAS this policy ensures that only those initiatives being supported or endorsed by the City are granted permission to use the brand as applicable;*

*WHEREAS the use of the term Langley City Mayor's Gala, the City coat of arms and the RCMP coat of arms was used in advertising which suggests that this event was an official city event;*

*THEREFORE BE IT RESOLVED THAT as this is deemed to be an annual event, that staff prepare a report outlining the following:*

- *liability to Langley City;*
- *unauthorized use of the Langley City crest;*
- *use of the RCMP crest;*
- *use of the wording "Langley City Mayor" on marketing and advertising materials for a non-City event; and*
- *a financial report outlining all material and in-kind costs to Langley City associated with the Mayor's Gala, including RCMP costs."*

The Chief Administrative Officer retained Mr. Paul Gill<sup>1</sup> to conduct a discovery review of the Mayor's Gala. The rationale for retaining a third party independent consultant to carry out the review include:

- City staff will not be placed in a position to question or arbitrate the conduct of the Mayor; and
- There will be a greater degree of confidence of the impartiality and objectivity of the review if it was conducted by a third party independent consultant.

The mandate of the review, which was unanimously approved by City Council, is as follows:

*The consultant(s) shall investigate and prepare a report on the Mayor's Gala to fully address the motion passed by Council at the January 27, 2020 Regular Council Meeting.*

*The consultant(s) shall consider, but not be limited to, the following:*

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<sup>1</sup> Mr. Paul Gill has over 30 years of local government experience. He was the General Manager of Finance and Corporate Services for the City of Maple Ridge for much of this period with the last two years as the Chief Administrative Officer. Mr. Gill was the Principal Police Contact (PPC) for the City of Maple Ridge and he was instrumental in the creation of the Lower Mainland District RCMP Integrated Homicide Team. Mr. Gill was the former Chair of the CAOs/PPCs Forum and Integrated Team Advisory Committee. And he was the staff person appointed by the UBCM on the national RCMP Contract Management Committee representing the interest of local governments in British Columbia.



- *Determine if the Mayor's Gala was a private fund raising event organized and hosted by Ms. Val van den Broek or a City sanctioned event organized and hosted by Mayor Val van den Broek with the support of the City.*
- *Determine if the use of the wording "Langley City Mayor" on marketing and advertising materials is appropriate for a non-City event.*
- *Determine the potential liability to the City if the Mayor's Gala was a private fund raising event organized and hosted by Ms. Val van den Broek.*
- *Determine the potential liability to the City if the Mayor's Gala was organized and hosted by Mayor Val van den Broek with the support of the City.*
- *Determine if proper process was followed under the City's Use of Corporate Identity & Brand Policy CO-64 to use the Coat of Arms on the marketing and advertising brochures.*
- *Determine if proper process was followed from the RCMP to use the RCMP Insignia on the marketing and advertising brochures.*
- *Determine the role and involvement of the RCMP and members of the Langley RCMP Detachment with the Mayor's Gala.*
- *Determine all material, staff costs and in-kind costs incurred by Langley City and the Langley RCMP associated with the Mayor's Gala.*

Mr. Gill's discovery review of the Mayor's Gala and his findings are articulated in the Interim Report: Mayor's Gala Discovery Review (Attachment 1). The following is a brief summary of his findings:

- The use of corporate identity creates the appearance that this was a City event, though Council did not endorse it. This appears to go against the intent of Council Policy CO-64.
- Council Policy CO-64 should identify consequences for not abiding by the policy and the delegation of responsibility should be reviewed.
- A Code of Conduct should be considered which would include consequences for not abiding by the code.
- If this appears to be a City event, the City could have some legal exposure. However, this exposure is largely mitigated by steps that were taken by the Mayor.
- On a go-forward basis, where a member of Council wishes to pursue an initiative like this, there should be formal consultation with Council.
- Two staff members spent less than a total of two hours with logistics related to the event. This included the time that a staff member spent loading the Coat of Arms and logo onto a folder that was accessible by the Mayor.
- With respect to the use of the facility, the Convention Centre is owned by the City and is allotted six free bookings per year for its own use. The arrangement for the use of the facility for the gala was in the Mayor's personal name and will not count towards the uses allowed to the City.

- With respect to the RCMP, the Officer-In-Charge (OIC) authorized the use of the RCMP crest for the event.
- The Officer-In-Charge (OIC) sent an email to his senior officers to encourage them to attend. In the email, the OIC pointed out that a "Four-hour Overtime Shift (approved by him) is enough to cover the costs for 2 persons" for the tickets.
- 35 members attended the event and 19 of them came with spouses/guests. What this means is that a total of 54 tickets were paid for by the RCMP members for a total value of \$8,100.
- The OIC advises that RCMP members who attended the event were not paid for the time that they were at the gala, nor were they given extra time off for attending the gala. He also advises that no member has ever been approved to claim overtime without having to work for it.

Mr. Gill made several recommendations in his report for our consideration:

- On a go-forward basis, where a member of Council wishes to pursue an initiative like this, there should be formal consultation with Council.
- Council Policy CO-64 should be reviewed.
- A Council Code of Conduct should be developed and adopted.
- City staff should meet with the OIC to establish expenditure protocol and expectations for future initiatives like this.

## **BUDGET IMPLICATIONS:**

Mr. Paul Gill's consultant fee to prepare the Interim Report: Mayor's Gala Discovery Review was \$6,000 inclusive of GST and disbursements.

## **ALTERNATIVES:**

That Council direct staff to carry out a more detailed cost analysis to determine the salary and benefits costs and which accounts were charged to for those RCMP members that worked the four-hour overtime shift to cover the cost to purchase two tickets to the gala.

**SUMMARY:**

It should be noted that Mr. Paul Gill's report is an interim and discovery report. Upon review of the recommendations made by Mr. Gill in his report, it is recommended that the following actions be undertaken:

1. Mr. Gill concluded that it appears the use of corporate identity creates the appearance that this was a City event, though Council did not endorse it and it goes against the intent of Council Policy CO-64. On a go-forward basis, where a member of Council wishes to pursue an initiative like this, there should be formal consultation with Council.
2. Council Policy CO-64 does not identify consequences for not abiding by the policy. Staff supports this recommendation and this policy will be reviewed.
3. A junior staff, who is trying to be helpful and proactive, may carry out a task for any members of Council even if it was only mentioned by passing. Additionally, a junior staff may take action without recognizing the sensitivity of the matter. Therefore, staff supports the recommendation that the delegation of responsibility should be reviewed under Council Policy CO-64.
4. A Council Code of Conduct should be developed and adopted by Council which would include consequences for Council members for not abiding by the code. Staff supports this recommendation and a Council Code of Conduct will be developed with City Council.
5. While the Officer-In-Charge acknowledged that he had authorized a "Four-hour Overtime Shift" to cover the costs for two tickets for the gala and that legitimate work were carried out by the members, staff question the appropriateness of such expenditure even if it was well intended. To this end, staff supports the recommendation that City staff should meet with the OIC to establish expenditure protocol and expectations for future initiatives like this.

Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

Attachments:

1. Interim Report: Mayor's Gala Discovery Review by Paul Gill
2. Terms of Reference, Mayor's Gala Review
3. Use of Corporate Identity & Brand Policy CO-64



March 10, 2020

Mr. Francis Cheung,  
Chief Administrative Officer  
City of Langley

Dear Mr. Cheung:

Re: Interim Report: Mayor's Gala Discovery Review

I have been asked to look into the Mayor's Gala that was held on January 25, 2020. The gala was a fundraising event with net proceeds going to the Langley Hospital Foundation. At the January 27, 2020 Regular Council Meeting, Council passed a motion asking a series of questions about the event. The questions revolve around the following themes:

- Whether the event was a City event or a private event.
- Whether the guidelines in Council Policy CO-64 on the use of corporate identity were followed.
- The ramifications of the event to the City.
- The resources expended by the City to support the event.

My review is based on discussions with a number of parties and at the outset, it is important to note that the issues that I heard about transcend the gala. I urge Council to work through these issues so that they can remain focused for the rest of the Council term. Further, while an understanding of what occurred is important, it is also important to consider what, if anything, could be done differently in the future. In other words, while there are lessons to be learned from this event, it is important for Council to find a path forward.

Members of Council are elected to represent the community. The duties and responsibilities of these positions are outlined in the Community Charter, however, from a practical perspective, the Mayor and Councillors represent the community around the clock, on a 24/7 basis. This means that it is very difficult to distinguish when a member of Council is acting in their elected capacity from when they are acting in their private capacity. This is even more difficult when elected officials are referred to by their titles and/or where corporate identity is used.

The City of Langley has a policy around the use of corporate identity and this policy was adopted on November 4, 2019. One of the aims of this policy is to distinguish the City's events and services from those of others. This is important for a number of reasons:

- If a function is being provided by others, the City should make sure it does not assume legal liabilities and obligations that should rest with others.
- Where the function is provided by the City, it should be provided to the City's standards, with full regard for the City's risk management practices.
- If the function is to be identified as a City service, it is important that it be aligned with the City's strategic direction.



If we examine the January 25, 2020 Mayor's Gala against this backdrop, the following points emerge:

- The event was advertised as the Mayor's Gala. Material related to the event included the City's Coat of Arms, logo and a photo of the Mayor with the Chain of Office. This use of corporate identity creates the appearance that this was a City event, though Council did not endorse it. This appears to go against the intent of Council Policy CO-64.
- If this appears to be a City event, the City could have some legal exposure. This exposure is largely mitigated by the following steps that were taken:
  - The agreement for the use of the facility was in the personal name of the Mayor, and not the City.
  - Liability Insurance for the event was arranged through a private insurer.
  - A Gaming License was obtained for the raffles and 50-50 draw.
  - Liquor service was handled by the operator of the facility, under their own licenses and permits.
  - Eventbrite was used to handle ticket sales and an accounting of the admissions is available through them.
- The event was in recognition of the contributions of the RCMP and served as a fundraiser for the local hospital. Both of these services are of great value to Council and the Community.
- The event served to engage community volunteers who found the event rewarding.

On a go-forward basis, where a member of Council wishes to pursue an initiative like this, there should be formal consultation with Council. The main reason for doing this is that while a Council member may wish to act in his/her capacity as an individual, it is difficult to do this, given the 24/7 nature of the elected position they hold. If Council does not support the event, that does not mean that it cannot be held. Rather, steps should be taken to mitigate the potential risk exposures to the City, as was done with the 2020 Mayor's Gala. Further, while Council Policy CO-64 provides direction on the use of corporate identity, I suggest that it be reviewed. Here are some of the factors that should be considered in that review:

- Council, staff and the public should understand the rationale for having such a policy and this rationale should be articulated in the policy.
- The policy should identify consequences for not abiding by this policy.
- The delegation of responsibility in the policy should be reviewed. As a general rule, Council member interactions with staff should be through the CAO.

Council may also wish to consider a Code of Conduct which would include consequences for not abiding by the code.

With respect to the City's resources expended to support this event, two staff members spent less than a total of two hours with logistics related to the event. This included the time that a staff member spent loading the Coat of Arms and logo onto a folder that was accessible by the Mayor. With respect to the use of the facility, the Convention Centre is owned by the City and is allotted six free bookings per year



for its own use. The arrangement for the use of the facility for the gala was in the Mayor's personal name and will not count towards the uses allowed to the City.

As far as the involvement of the RCMP is concerned, the Mayor asked the RCMP to be partners in the event. The Officer-in-Charge (OIC) was in support of this for a number of reasons including:

- He saw this as a way for the RCMP to positively contribute to a worthwhile community cause.
- He saw this as an opportunity for RCMP members to meet community partners who they may not get a chance to meet otherwise.
- RCMP members would be attending in red serge and the OIC saw this as a morale booster as members would be able to wear their red serge with pride and have positive interactions with each other and the public.

The OIC authorized the use of the RCMP crest for the event. He also sent an email to his senior officers to encourage them to attend. He did not want to reach out to the more junior members, until there was support from the more senior officers. In the email, the OIC pointed out that a "Four-hour Overtime Shift (approved by him) is enough to cover the costs for 2 persons". This line may have been interpreted differently by different people. The OIC advises that from his perspective, there is meaningful police work to be done and this work warrants the payment of overtime. Such work includes:

- Crime Scene security
- Surveillance
- Proactive traffic enforcement
- Proactive police visibility efforts such as bike and foot patrols
- Ensuring public safety at public gatherings and events.
- Catching up on priority paper work

As far as the OIC is concerned, there was no intent to pay overtime, simply to cover the cost of gala tickets. Rather, the intent was to make members aware that there were opportunities to earn additional income by doing meaningful work.

The OIC is following up to see what messages were passed on by others at the detachment. A summary of the tickets purchased by the RCMP follows:

35 members attended the event and 19 of them came with spouses/guests. What this means is that a total of 54 tickets were paid for by RCMP members for a total value of \$8,100.

The OIC advises that RCMP members who attended the event were not paid for the time that they were at the gala, nor were they given extra time off for attending the gala. He also advises that no member has ever been approved to claim overtime without having to work for it.

This is the first time that the detachment has participated in an event such as this and the OIC regrets the confusion that has been created around the tickets purchased by the RCMP. Steps will be taken to avoid such confusion in the future and additional questions should be referred directly to the OIC.




These are my initial findings based on interviews with several individuals. A summary of my recommendations is as follows:

- On a go-forward basis, where a member of Council wishes to pursue an initiative like this, there should be formal consultation with Council.
- Council Policy CO-64 should be reviewed.
- A Council Code of Conduct should be developed and adopted.
- City staff should meet with the OIC to establish expenditure protocol and expectations for future initiatives like this.

I hope this information is helpful and I would welcome your further direction.

Respectfully,

A handwritten signature in black ink, appearing to read 'Paul Gill', with a stylized, flowing script.

Paul Gill





## Terms of Reference

### Mayor's Gala Discovery Review

#### 1. Background:

Mayor Val van den Broek held a Mayor's Gala on January 25, 2020. It was a fund raising event in honour of Mayor van den Broek's mother with the proceeds going to the Langley Hospital Foundation.

At the January 27, 2020 Regular Council Meeting, City Council passed the following motion:

*"WHEREAS Langley City Council adopted the Use of Corporate Identity and Brand Policy CO-64 on November 4, 2019;*

*WHEREAS this policy ensures that only those initiatives being supported or endorsed by the City are granted permission to use the brand as applicable;*

*WHEREAS the use of the term Langley City Mayor's Gala, the City coat of arms and the RCMP coat of arms was used in advertising which suggests that this event was an official city event;*

*THEREFORE BE IT RESOLVED THAT as this is deemed to be an annual event, that staff prepare a report outlining the following:*

- *liability to Langley City;*
- *unauthorized use of the Langley City crest;*
- *use of the RCMP crest;*
- *use of the wording "Langley City Mayor" on marketing and advertising materials for a non-City event; and*
- *a financial report outlining all material and in-kind costs to Langley City associated with the Mayor's Gala, including RCMP costs."*

As referenced in the Council's motion, the marketing and advertising for the Mayor's Gala contains the City's Coat of Arms and the RCMP Insignia. A subsequent brochure for the Mayor's Gala depicts a photo of Mayor van den Broek with the Mayor's Chain of Office.

Under the City's Use of Corporate Identity & Brand Policy CO-64, it states, in part, that:



*“This Policy clarifies, defines and governs the use of the City’s Corporate Identity and Brand which includes the Logo, Coat of Arms and City Images.*

*This policy applies to Elected Officials and Staff, Stakeholders, and Person working on behalf of the City. This Policy ensures that only those initiatives being supported or endorsed by the City are granted permission to use the Logo as applicable.*

*This policy ensures the Coat of Arms is reserved for sanctioned protocol, historical and legal purposes; therefore, only the Logo can be requested for use. Unless written permission has been obtained from Designated Staff, and other use of the Logo is prohibited.*

*If the City becomes aware of unauthorized use of the Coat of Arms, Logo or City Images, it may pursue legal action. In order to protect the integrity of the symbol and graphic identity of the Logo. Stakeholders or Persons wishing to use the Logo must seek prior approval from Designated Staff.*

*The use of Logo, Coat of Arms, City Images and Brand is restricted to corporate activities, and City Images shall not be modified, copied, distributed, reproduced, published, licensed, transferred, in whole or in part, without the written consent of Designated Staff. Use of the Logo, Coat of Arms, and City Image, without the express prior written consent of Designated Staff is a violation of the City’s intellectual property rights, and the City of Langley will protect such right to the fullest extent of the law.”*

The City has no knowledge if permission was sought and approval received from the RCMP to use their Insignia on the marketing and advertising brochures.

## **2. Mandate:**

The consultant(s) shall investigate and prepare a report on the Mayor's Gala to fully address the motion passed by Council at the January 27, 2020 Regular Council Meeting.

The consultant(s) shall consider, but not be limited to, the following:

- Determine if the Mayor's Gala was a private fund raising event organized and hosted by Ms. Val van den Broek or a City sanctioned event organized and hosted by Mayor Val van den Broek with the support of the City.
- Determine if the use of the wording “Langley City Mayor” on marketing and advertising materials is appropriate for a non-City event.



- Determine the potential liability to the City if the Mayor's Gala was a private fund raising event organized and hosted by Ms. Val van den Broek.
- Determine the potential liability to the City if the Mayor's Gala was organized and hosted by Mayor Val van den Broek with the support of the City.
- Determine if proper process was followed under the City's Use of Corporate Identity & Brand Policy CO-64 to use the Coat of Arms on the marketing and advertising brochures.
- Determine if proper process was followed from the RCMP to use the RCMP Insignia on the marketing and advertising brochures.
- Determine the role and involvement of the RCMP and members of the Langley RCMP Detachment with the Mayor's Gala.
- Determine all material, staff costs and in-kind costs incurred by Langley City and the Langley RCMP associated with the Mayor's Gala.

The Consultant(s) may obtain legal and other appropriate advice to fulfill the mandate of this review.

The Consultant(s) shall protect the confidentiality of individuals being interviewed in connection with this review.

### **3. Access to Information:**

All members of City Council, City Staff and members of the Langley RCMP Detachment shall cooperate fully with the Consultant(s) and provide all relevant materials to the Consultant(s) in order to fulfill the mandate of this review.


### **4. Reporting:**

The Consultant(s) shall report directly to the Chief Administrative Officer.

### **5. Deliverable:**

The Consultant(s) shall prepare and present this report to City Council at a Regular Council meeting within four weeks from the award of this assignment.



	Title: <b>Use of Corporate Identity &amp; Brand</b>	Number: CO- 64
	Authority (if applicable): Council	Section: Council
	Date Adopted: November 4, 2019	
	Historical Changes (Amended, Repealed, or Replaced):	

### **Purpose:**

This policy provides guidelines for the management of City's Corporate Identity and Brand and guides the proper use and display of the official Coat of Arms, Logo and City Images. The purpose is to maintain Brand continuity, consistency, and positive Brand Equity in all corporate Brand applications. This policy clarifies, defines and governs the use of the City's Corporate Identity and Brand which includes the Logo, Coat of Arms and City Images.

### **Scope:**

This policy applies to Elected Officials and Staff, Stakeholders, and Persons working on behalf of the City. This policy ensures that only those initiatives being supported or endorsed by the City are granted permission to use the Logo as applicable.

### **Definitions:**

**Brand:** the visual representation of the City; it distinguishes the organization from others in the eyes of the community at large. The City's Brand consists of Logo, Logo alternatives, colour standards, Brand architecture (department colours), typographic standards (typeface/font), and Brand graphics, stationary, print and digital templates, signage, City Images, some graphic design rules and elements. It is the overall visual appeal of the City.

**Brand Equity:** The value a consumer places on the Brand. Brand equity is more than the value placed on a particular product or service; it encompasses everything that a consumer thinks, feels and knows about the Brand.

**City:** means the City of Langley.

**City Images:** means all images owned by the City other than the Coat of Arms and Logo, including but not limited to print and digital photos, images, artwork, slogans, audio clips and video clips.

**Coat of Arms:** means the City of Langley's Coat of Arms.

**Corporate Activities:** mean business activity undertaken by the City; covering all the functions, processes, activities and transactions of an organization including the City's Elected Officials and Staff.

**Corporate Identity:** means the manner in which the City presents itself to the public (such as stakeholders and residents as well as staff). Corporate Identity defines how the Brand is used within a set of corporate guidelines that are defined in the Logo Use Guide and Corporate Identity Manual.

**Corporate Identity Manual:** means the guidelines that govern how the Brand is applied and used by Staff.

**Designated Staff:** means authorized exempt Staff who have approval to give Persons and Stakeholders permission to use the Logo.

Unless otherwise authorized, Designated Staff for the City are:

- Chief Administrative Officer (CAO);
- Members of the Senior Management Team and their designate(s);
- Communications Officer;
- Other Staff as authorized by the Communications Officer.

**Elected Official(s):** a member of City Council including the Mayor.

**Logo:** means the City's Logo as approved by Council.

**Logo Use Guide:** means the City's guidelines that govern how the Logo is applied and used.

**Person(s):** an individual, corporation, partnership or any other legal entity.

**Staff:** means regular full-time, regular part-time, temporary full-time, and casual employees, as well as any individual retained by the City who is acting on the City's behalf.

**Stakeholder(s):** means residents, businesses, community groups, municipal neighbours, elected officials, municipal candidates, volunteers, provincial and federal governments, boards, committees, authorities, agencies, consultants, contractors, associations and anyone with an interest in municipal affairs.

## **Policy Statement:**

The consistent and correct application of the City's Corporate Identity and Brand is a valuable organizational asset that distinguishes the City's services from those of other organizations.

The City of Langley's Coat of Arms and Logo are registered and protected under the Trade-marks Act of Canada.

This policy ensures the Coat of Arms is reserved for sanctioned protocol, historical and legal purposes; therefore, only the Logo can be requested for use. Unless written permission has been obtained from Designated Staff, any other use of the Logo is prohibited.

If the City becomes aware of unauthorized use of the Coat of Arms, Logo or City Images, it may pursue legal action. In order to protect the integrity of the symbol and graphic identity of the Logo, Stakeholders or Persons wishing to use the Logo must seek prior approval from Designated Staff.

### **Principles:**

Corporate Identity is a combination of many factors, such as the name, Logo, Coat of Arms, symbols, design, City Images, packaging, and the manner in which the City presents themselves to the public.

The Brand must have a consistent quality and character that accurately and honestly reflects the City and its aims. Signage, City Images, uniforms and vehicles are visible components that must reflect this consistency.

Education from the Communications Officer shall be provided to all Elected Officials, Staff, Stakeholders, and Persons working on behalf or with the City, regarding the basic requirements of the City's Brand.

Guidelines for proper use of the Logo are contained in the Logo Use Guide. Guidelines for proper use of the City's Corporate Identity is in the Corporate Identity Manual.

### **Roles and Responsibilities:**

Designated Staff will grant permission to display or otherwise use the City's Logo subject to the provisions of this Policy, including the following conditions for the use of the Logo:

- Reproduction of the Logo shall adhere to the Logo Use Guide wherein the technical specifications of the Logo are prescribed;
- Permission to use the Logo may not be transferred or extended to any other Persons or Stakeholders;
- Users acknowledge and agree that the City assumes no liability with respect to the use of the Logo and shall be required to release, defend and indemnify the City and hold it harmless from any demands, claims, damages, losses or liabilities which directly or indirectly arising from:
  - the use of the Logo;
  - the user's failure to comply with any provision of this policy;

- Users shall, at their own expense, provide a sample of each product and any material upon or in which the Logo is used to Designated Staff who authorized the use of the Logo;
- Permission constitutes a license to use the Logo and the City reserves the right, in its sole discretion, to terminate or modify permission to use the Logo at any time and without prior notice – upon termination, all use of the Logo must cease immediately; and,
- Users shall not threaten or commence any claim against a third party regarding the Logo, and shall promptly notify the Communications Officer of any use or suspected use of the Logo by a third party.

The use of the Logo, Coat of Arms, City Images and Brand is restricted to corporate activities, and City Images shall not be modified, copied, distributed, reproduced, published, licensed, transferred, in whole or in part, without the written consent of Designated Staff. Use of the Logo, Coat of Arms, and City Image, without the express prior written consent of Designated Staff is a violation of the City's intellectual property rights, and the City of Langley will protect such right to the fullest extent of the law.

## References

Policy Number:	CO-64
Policy Owner:	Communications Officer, Administration Department
Endorsed by:	Senior Management Team
Final Approval:	Council
Date Approved:	November 4, 2019
Revision Date:	
Amendments:	
Related Policies:	
Related Publications:	Graphic Standards Guide Logo Use Guide

## Paula Kusack

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**Subject:** FW: For Sept.14 Agenda - FW: Calling all Municipalities of BC to support of the International Decade for People of African Descent (2015-2024)

**From:** African Arts & Cultural Society <[vaccsociety@gmail.com](mailto:vaccsociety@gmail.com)>

**Sent:** July 13, 2020 8:33 AM

**To:** [district@100milehouse.com](mailto:district@100milehouse.com); [info@abbotsford.ca](mailto:info@abbotsford.ca); [officeclerk@alertbay.ca](mailto:officeclerk@alertbay.ca); [village.hall@anmore.com](mailto:village.hall@anmore.com); [info@cityofarmstrong.bc.ca](mailto:info@cityofarmstrong.bc.ca); [admin@ashcroftbc.ca](mailto:admin@ashcroftbc.ca); [inquiry@barriere.ca](mailto:inquiry@barriere.ca); [belcarra@belcarra.ca](mailto:belcarra@belcarra.ca); [bim@bimbc.ca](mailto:bim@bimbc.ca); [clerks@burnaby.ca](mailto:clerks@burnaby.ca); [village@burnslake.ca](mailto:village@burnslake.ca); [admin@cachecreek.info](mailto:admin@cachecreek.info); [info@campbellriver.ca](mailto:info@campbellriver.ca); [village@canalflats.ca](mailto:village@canalflats.ca); [castlegar@castlegar.ca](mailto:castlegar@castlegar.ca); [chase@chasebc.ca](mailto:chase@chasebc.ca); [d-chet@gochetwynd.com](mailto:d-chet@gochetwynd.com); [info@chilliwack.com](mailto:info@chilliwack.com); [admin@docbc.ca](mailto:admin@docbc.ca); 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[cao@nakusp.com](mailto:cao@nakusp.com); [swinton@nelson.ca](mailto:swinton@nelson.ca); [office@newdenver.ca](mailto:office@newdenver.ca); [info@newhazelton.ca](mailto:info@newhazelton.ca); [postmaster@newwestcity.ca](mailto:postmaster@newwestcity.ca); [info@northcowichan.ca](mailto:info@northcowichan.ca); [admin@northsaanich.ca](mailto:admin@northsaanich.ca); [info@cnv.org](mailto:info@cnv.org); [infoweb@dnv.org](mailto:infoweb@dnv.org); [justask@northernrockies.ca](mailto:justask@northernrockies.ca); [admin@oliver.ca](mailto:admin@oliver.ca); [info@osoyoos.ca](mailto:info@osoyoos.ca); [info@parksville.ca](mailto:info@parksville.ca); [info@peachland.ca](mailto:info@peachland.ca); [admin@pemberton.ca](mailto:admin@pemberton.ca); [ask@penticton.ca](mailto:ask@penticton.ca); [info@pittmeadows.ca](mailto:info@pittmeadows.ca); [citypa@portalberni.ca](mailto:citypa@portalberni.ca); [info@portalice.ca](mailto:info@portalice.ca); [cao@portclements.ca](mailto:cao@portclements.ca); [info@portcoquitlam.ca](mailto:info@portcoquitlam.ca); [info@portedward.ca](mailto:info@portedward.ca); [general@porthardy.ca](mailto:general@porthardy.ca); [reception@portmcneill.ca](mailto:reception@portmcneill.ca)

**Subject:** Calling all Municipalities of BC to support of the International Decade for People of African Descent (2015-2024)

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

Dear Mayor & Council,

My name is Pulcherie Mboussi and I am the founder of the African-Caribbean Arts & Cultural Society. Our mission is to advance awareness and understanding of the richness and diversity of African and Caribbean culture and traditions through the promotion of a broad range of cultural, educational and artistic activities, events and programs.

I am writing today to urge you to recognize & support International Decade for People of African Descent (2015-2024). The United Nations has declared 2015-2024 as the International Decade for People of African Descent. Its theme is **"Recognition, Justice and Development"**.

On Monday, June 22 2020, we co-hosted a town hall meeting on this topic. The discussion was a huge success, with 93 attending on Zoom and 185 watching on Facebook Live. Our online petition now has over 3000 signatures. We know that community members want to see governments take action on this. MLA Sonia Furstenau attended Monday's town hall, and we were pleased to hear her statement of support at the BC Legislature on June 23rd.



According to the federal government, this Decade “is an opportunity to highlight and celebrate the important contributions people of African descent have made to Canadian society. It also provides a framework for **Recognition, Justice, and Development** to fight racism, discrimination, and the ongoing inequalities that Canadians of African descent face.”

The UN states “Studies and findings by international and national bodies demonstrate that people of African descent still have limited access to quality education, health services, housing and social security.” The UN calls on governments to mark the UN Decade and to adopt “a national action plan to combat discrimination against persons of African descent in consultation with communities of African descent”.

On January 30 2018, Prime Minister Trudeau announced that Canada will officially recognize the Decade. The British Columbia government has not officially recognized the Decade, but I am asking your municipality to do so. As the city continues to grow in size, the sense of shared pride and cultural diversity in the community is evident everywhere.

Recognize the UN decade would be a historic showcase of your city commitment to fighting racism and discrimination. I believe that ‘your municipality, where it all happens’ should also mean a strong signal to residents that your municipality is welcoming and inclusive.

Thank you for your time.  
Pulcherie Mboussi  
[www.issambacentre.ca](http://www.issambacentre.ca)

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**Pulchérie Mboussi**

*Working Together, Celebrating African Heritage Arts & Cultures in Canada's Mosaic*

**Managing Artistic Director of AfriCa Fest & ISSAMBA- Founder of the African Arts & Cultural Society**  
Victoria BC V8X 4S4

Sponsorship/Promotional Opportunities -

[www.africafest.ca](http://www.africafest.ca)

[www.vaccsociety.blogspot.com](http://www.vaccsociety.blogspot.com)

<http://www.vicnews.com/entertainment/207950181>.

This e-mail and any file attachments are confidential. If you are not the intended recipient, you must not use, retain, disclose, copy, print, forward or disseminate this e-mail or its attachments. If you have received this email in error, please notify us by return email immediately, and delete this e-mail and its attachments.

**Subject:** FW: For upcoming agenda - FW: Colonial name of our province

**From:** test 22 (1)  
**Sent:** July 21, 2020 12:02 PM  
**To:** WebInfo <[webinfo@langleycity.ca](mailto:webinfo@langleycity.ca)>  
**Subject:** Colonial name of our province

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

Dear Mayor and Council:

I would like to request council to urge the provincial government, through a council resolution, to proclaim a new INCLUSIVE name for our province and adopt a new flag and coat-of-arms on the 150<sup>th</sup> anniversary of the province's entry into the Canadian confederation on July 20, 2021.

The intent is not to revise our history but to greatly expand its limited focus under the province's current name and symbols. It will create new economic activity, post COVID-19, and will generate world-wide attention [new world maps, atlases] and recognition that our province is inclusive of all its peoples. It will be a boon to tourism, particularly in an interest in our indigenous cultures.

The government should consult with our indigenous communities on a new name that will reflect the province's more than 10,000 years of indigenous history, its awesome grandeur, diverse bio-geoclimatic zones and mosaic of multi cultures.

The new name should be short and easily pronounceable and spelled.

Today, it has become a practice, before a public event, to have an indigenous land acknowledgement. Is this mere tokenism, under the guise of Truth and Reconciliation, even when our province continues to have a COLONIAL name, flag and coat-of-arms?

Queen Victoria, a monarch who never set foot in these parts, chose the name "British Columbia" on July 24, 1858, by. Her decision, though said to be hesitant, was unilateral. She did not consult with the mostly indigenous people who lived here.

Vancouver Island was a British colony for just 22 years. The mainland was a colony for 13 years. British rule ended in 1871. Yet we cling to the "British" moniker while ignoring [a] the more than 10,000 years that indigenous communities inhabited these lands, and [b] our 149 years in the Canadian confederation.

Some will argue that a name change will dishonour British roots and heritage, and, oh yes, tradition. They conveniently forget the roots, heritage and traditions of our indigenous communities, who have lived here for more than 10,000 years, and those of us who are not of British [today a minority] ancestry.

We are not British. And Columbus never came here. It is meaningless name, particularly when abbreviated to BC, and confusing [there is a Colombia country and BC is mostly commonly

interpreted as ‘Before Christ’ or, tongue in cheek, ‘British Colonists’]. We have laboured under this colonial pretension for too long.

There were many Canadians who had their knickers in a knot when Prime Minister Lester B. Pearson proposed a new flag on June 15, 1964, that was inaugurated on February 15, 1965, a mere eight months later. Was this a mistake? Should we have kept the old Canadian Red Ensign with the Union Jack and coat of arms on a red background so that we could continue to show our gratitude to the British?

Today the Maple Leaf is the pride of all Canadians.

When can we take pride in our province’s name, flag and coat-of-arms?

A new name, flag and coat of arms would be in accordance with Premier John Horgan’s recent challenge of “thinking outside the box” in the “new normal” after the COVID-19 pandemic.

It will demonstrate solid confidence in our selves as a province that is inclusive of all its residents, rather than clinging to coattails of British colonists.

The name, of course, cannot be fully changed overnight because it is a complex matter.

However, many countries had the fortitude to make a start and go through a liberating process of choosing a new name [i.e. Ghana, Indonesia, Sri Lanka, Zambia, Mali, etc.] and implementing it fast.

If we keep the status quo, we are only confirming that many in our midst still have the “colonizers’ supremacy culture” and all their talk about reconciliation with our indigenous peoples and being a multicultural province is only tokenism and not full and respectful inclusion.

Sincerely

Ben Pires

22 (1)

Victoria, 22 (1)

22 (1)

My take on our province's flag:

It is a **COLONIAL** flag.

The top depicts the Royal Union Flag  
with a crown in the centre.

This only reflects **22** years of Vancouver  
Island and **13** years of the Mainland  
as British colonies.

It **IGNORES 149** years of the province  
in the Canadian Confederation  
and the more than **10,000** years of  
indigenous communities on these lands.



**Ben Pires, Victoria**

Sent from [Mail](#) for Windows 10