



REGULAR COUNCIL MEETING AGENDA

Monday, December 5, 2016
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

- a. Adoption of the December 5, 2016 Regular Agenda

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from November 21, 2016.

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3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3006

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Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 28-unit townhouse development at 5501 & 5503 – 198 Street, 5509 – 198 Street, 19771 – 55 Avenue.

4. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – December 12, 2016
Regular Council Meeting – January 16, 2017 - Televised
- b. Metro Vancouver - Councillor Storteboom
- c. Engineering Update
Rick Bomhof, Director of Engineering, Parks & Environment
- d. Recreation Update
Kim Hilton, Director of Recreation, Culture & Community Services

5. BYLAWS

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First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw.

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- b. Bylaw 3005 55
First, second and third reading of a bylaw to amend the Municipal Ticket Information System.
- c. Bylaw 3009 61
First, second and third reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates Regulation Bylaw.

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- c. Amendment - Clean Water and Wastewater Fund Application- Douglas Cres from 204 St to 208 St 81

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MINUTES OF A REGULAR COUNCIL MEETING

Monday, November 21, 2016

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

- Mayor Schaffer
- Councillor Arnold
- Councillor Albrecht
- Councillor Martin
- Councillor Pachal
- Councillor Storteboom
- Councillor van den Broek

Staff Present:

- F. Cheung, Chief Administrative Officer
- D. Leite, Director of Corporate Services
- R. Bomhof, Director of Engineering, Parks and Environment
- K. Hilton, Director of Recreation, Culture and Community Services
- C. Mushata, Manager of Legislative Services
- Roy Beddow, Deputy Director of Development Services and Economic Development

1. COMMITTEE OF THE WHOLE

Motion #16/197

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT Council commence Committee of the Whole.

CARRIED

- a. Development Permit Application No. 09-16
20286 Michaud Crescent

David Danyluck, Architect, provided details of the proposed development at 20286 Michaud Crescent.

The Deputy Director of Development Services and Economic Development provided an overview of the parking and advised a portion of 2 parking spaces and the location of the refuse bins have been utilized within the City's right-of-way over the years. These uses will need to be discontinued. In response to questions he advised the right-of-way is 7 metres wide and the hydro box will be reviewed as part of the off-site works.

The Corporate Officer advised Council is in receipt of 4 letters of concerns regarding access, parking, recycling storage and sidewalk accessibility.

Mr. Kenny Win, owner of the building located at 5521 203 Street advised there are currently 20 vehicles and 2 delivery trucks plus 10 additional vehicles accessing his property daily via the laneway. He does not believe vehicles will be able to continue to utilize the access as it will be narrowed significantly once the proposed building is constructed. He does not believe the setbacks should be varied and the proposal should be adapted to fit the lot.

A gentleman named Tim, resident of 5521 203 Street, advised there are blind spots for both pedestrians and vehicles at the entrance to the laneway on Michaud Crescent and some measures such as mirrors should be erected to improve safety.

Motion #16/198

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

- a. Adoption of the November 21, 2016 Regular Agenda

Motion #16/199

MOVED BY Councillor van den Broek

SECONDED BY Councillor Pachal

THAT the November 21, 2016 agenda be adopted as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from November 7, 2016

Motion #16/200

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on November 7, 2016 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Permit Application No. 09-16
20286 Michaud Crescent

Councillor Albrecht advised the Advisory Planning Commission reviewed and endorsed this project.

Councillor Storteboom stated this is a particularly challenging site and commended the architect on the innovative design.

Motion #16/201

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 09-16 to accommodate a four-storey, 7-unit condominium apartment building at 20286 Michaud Crescent with reduced front and exterior yard setbacks be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

5. COMMUNITY SPOTLIGHTS

- a. Nigel Thom
Fibromyalgia Well Spring Foundation

Mr. N. Thom, Fibromyalgia Wellspring Foundation provided an update on their Walk to Banff and advised of their plans to work with BC Housing to provide a lodge for some of their members in need at which they also plan to relocate their offices.

6. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – December 5, 2016 - Televised
Regular Council Meeting – December 12, 2016

b. Metro Vancouver Update - Councillor Storteboom

There has been no Board of Directors Meeting or Climate Action Committee Meeting since our most recent City Council Meeting however, it is noteworthy that at the recent Zero Waste Conference in Vancouver, the National Zero Waste Council announced a new National Food Waste Reduction Strategy to combat climate change, reduce municipal disposal costs and improve community resiliency. The new Strategy is based on 3 principles: new government policies, innovation in technology and community infrastructure and shifting consumer behaviour. Success of the strategy will depend on collaboration with the Government of Canada. Federal government involvement could include setting a national food waste reduction target of 50% by 2030, creating a tax incentive for food donations to charities and revising product labelling laws to dispel confusion about best-before dates.

Reducing food waste is a significant opportunity to cut greenhouse gas (GHG) emissions while achieving a broad array of co-benefits. Emissions from the disposal of organic materials in landfills account for about four percent of all of Canada's GHG emissions.

Nearly half of all food waste occurs at the consumer level. A national behavioural change campaign would help shift prevailing attitudes about food and encourage shopping, storing and cooking habits that reduce the amount of food that's wasted.

c. Library Happenings - Councillor Martin

Essential Skills for Job Success - Fridays, November 25 – December 16

This program runs for three hours each week and helps newcomers and Canadian-born adults improve their literacy skills in order to succeed in the workplace. It is free, and offered in cooperation with the Langley Literacy Network. Library staff will familiarize participants with library resources and services the relate to literacy and employment.

Art Critiques - Monday, November 28, 6:45 pm – 8:45 pm

Visual artists at every stage of their careers are invited to bring their art work and receive constructive individual and group feedback in a lighthearted, supportive environment. Sponsored by the Langley Arts Council, and now in their ninth year, these art critiques with Lalita Hamill are going strong. Learn more at www.langleyarts.ca and www.lalitahamill.com/instruction.

Shell Busey: House Smart - Thursday, December 8 - 6:00 pm – 7:00 pm

Join the library in welcoming Shell Busey as he delivers the how-to, what-to, where-to, why-to, when-to, and who-to of home improvement. Shell Busey leads the HouseSmart Home Services Referral Network, a service he created to help homeowners find qualified and reliable tradespeople, suppliers and products for their home improvement projects. Shell is nationally recognized, with more than 50 years of home improvement industry experience under his belt. The program will highlight the library's considerable collection of home improvement and DIY resources. For more information visit his website www.AskShell.com.

Geek Club - Tuesday, December 6 - 6:30 pm – 8:00 pm

Tweens and Teens get together with library staff and see where the evening takes them – from games, snacks and crafting to discussions on interstellar travel – an hour and a half of unplanned enjoyable activity.

Prose Reading & Critique Group - 3rd Wednesday of each month - 7:00 pm - 8:30 pm

If writing is your passion, this is the gathering for you. Prose writers (new and experienced) of almost any genre will read their work publicly, followed by group feedback. Bring your latest composition and meet fellow authors. A partnership of the City of Langley Library and the Langley Writers Guild.

- d. Community Institutional Building Award of Excellence - Mayor Schaffer
Timms Community Centre won the Community Institutional Building Award of Excellence at the 5th Annual Fraser Valley Commercial Building Awards on Thursday, November 17th at Cascades Casino Resort in Langley. The Fraser Valley Commercial Building Awards celebrates the best in commercial and industrial construction projects completed between January 1, 2015 and August 31, 2016. A record 40 finalists were competing for top honours in 11 categories including new institutional, commercial, industrial, multi-family, recreational, and renovation projects.

Timms Community Centre has really showcased community partnerships with community-minded sponsors offsetting any impact to taxpayers and ensuring users of the facility receive enhanced amenities with incurring any municipal debt.

7. BYLAWS

- a. Bylaw 3006
First and second reading of a bylaw to amend the Zoning Bylaw to add a new Comprehensive Development Zone, CD44, at 5501 & 5503 198 Street & 19771 55 Avenue.

Motion #16/202

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 132, 2015, No. 3006” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 132, 2015, No. 3006” be read a second time.

CARRIED

8. ADMINISTRATIVE REPORTS

- a. 2015 Corporate Energy & GHG Emissions Inventory
Presentation from Roy Beddow, Deputy Director of Development Services

The Deputy Director of Development Services and Economic Development provided an overview of the City's Energy and Greenhouse Gas Emissions for 2015 resulting in a decrease of 32 tonnes.

Motion #16/203

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT the 2015 Corporate Energy & Greenhouse Gas Emissions Inventory and 2015 Climate Action Revenue Incentive Program (CARIP) Report be received for information.

CARRIED

9. ADJOURNMENT

Motion #16/204

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT the meeting be adjourned at 8:28 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 132, 2016, BYLAW No. 3006
DEVELOPMENT PERMIT APPLICATION DP 08-16**

To consider a Rezoning Application and Development Permit Application by Concost Management Inc. to accommodate a 4-storey, 28-unit townhouse development.

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc.
Owner:	W. Biro, G. Gill, J. Gill
Civic Address:	5501 & 5503 – 198 Street; 5509 – 198 Street; 19771 – 55 Avenue
Legal Description:	Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439
Site Area:	3,232 m ² (34,789 sq ft)
Dwelling Units:	28 (2-BR)
Proposed Density:	86.6 units/ha (35 units/acre)
Permitted Density (OCP):	173 units/ha (70 units/acre)
Gross Floor Area:	3,683 m ²
Parking Required:	62 spaces (incl. 6 visitor)
Parking Provided:	69 spaces (incl. 6 visitor)
Height:	4 storeys (11.0 m - 13.0 m)
Exterior Finishes:	Painted cement board, brick, aluminum railings
Current Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD44 Comprehensive Development Zone
OCP Designation:	MF Residential – Medium Density (MD)
DCC's:	\$387,553.00 (City: \$332,448.00, GVS&DD: \$39,470.00, SD35: \$15,635.00)
Community Amenity Charge:	\$28,000.00
Variance Requested:	None



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 132**

BYLAW No. 3006

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD44) and to rezone the property located at 5501 & 5503 – 198 Street, 5509 – 198 Street and 19771 – 55 Avenue to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 132, 2016, No.3006”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 44 (CD44) Zone: immediately after Comprehensive Development -43 (CD43) Zone:

“MM. CD44 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 28-unit townhouse development

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lot shall form the site and shall be zoned CD 44 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

(a) PID: 001-681-338

Lot A, Section 3, Township 8, New Westminster District, Plan 16536

(b) PID: 010-203-966

Lot B, Section 3, Township 8, New Westminster District, Plan 16536

(c) PID: 003-367-096

Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 27 pages and dated November 14, 2016 prepared for Concost Management Inc. by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 08-16.

5. Special Regulations

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

6. Other Regulations

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

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

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

READ A FIRST AND SECOND TIME this twenty first day of November, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2016.

READ A THIRD TIME this ----- day of -----, 2016.

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

MAYOR

CORPORATE OFFICER



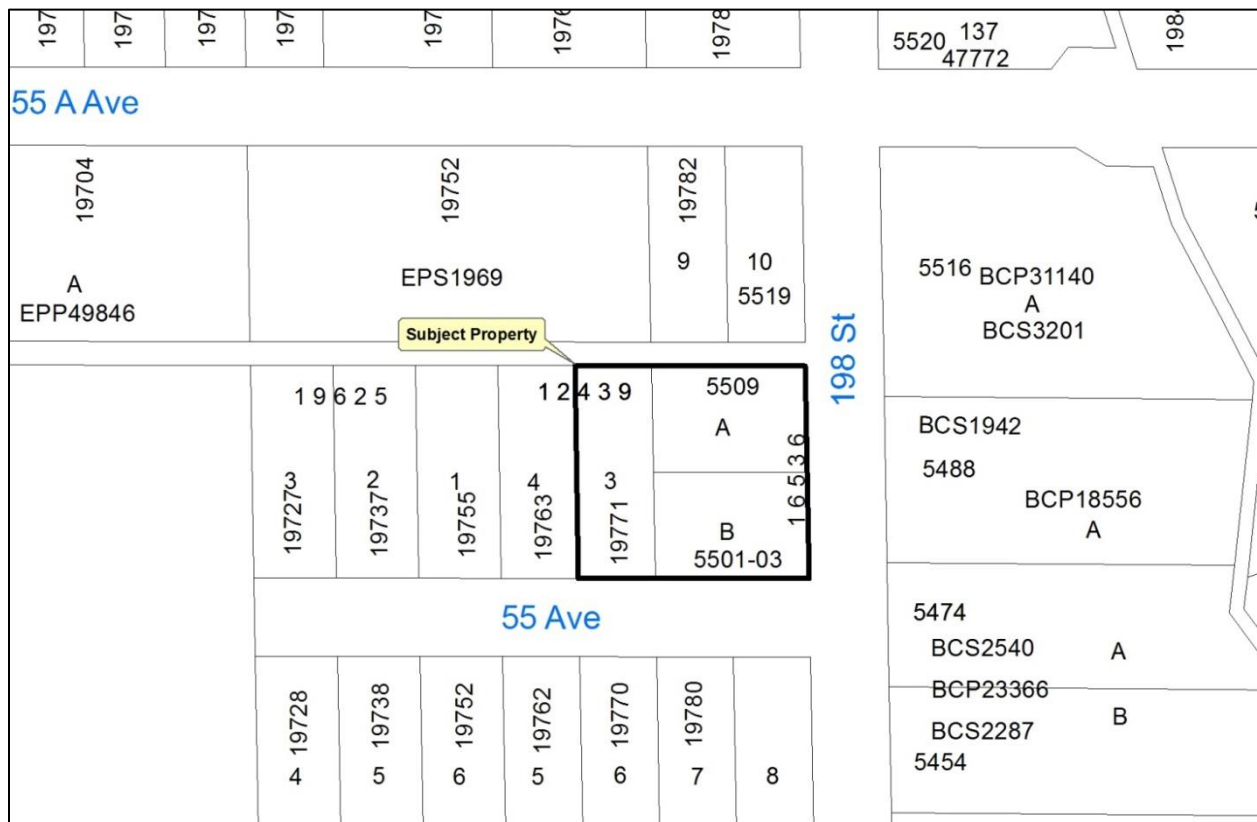
REZONING APPLICATION RZ 03-16 DEVELOPMENT PERMIT APPLICATION DP 08-16

Civic Address: 5501 & 5503 – 198 Street; 5509 - 198 Street; 19771 – 55 Avenue

Legal Description: Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

Applicant: Concost Management Inc.

Owner: W. Biro, G. Gill, J. Gill





City of Langley

REPORT TO ADVISORY PLANNING COMMISSION

**Subject: Rezoning Application RZ 03-16
Development Permit Application DP 08-16
5501 & 5503 – 198 Street, 5509 – 198 Street;
19771 – 55 Avenue
Concost Management Inc.**

Report #: 16-044

**From: Development Services & Economic
Development Department**

**File #: 6630.00
Doc #:**

Date: October 31, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-16 and Development Permit Application DP 08-16 to accommodate a 4-storey, 28-unit townhouse complex located at 5501 & 5503 – 198 Street, 5509 – 198 Street and 19771 – 55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Rezoning Application from RS1 Single Family Residential Zone to CD44 Comprehensive Development Zone to accommodate a 4-storey, 28-unit townhouse complex located at 5501 & 5503 – 198 Street , 5509 – 198 Street and 19771 – 55 Avenue.



POLICY:

The subject property is designated Medium Density Residential in the Official Community Plan and as such is subject to the Multifamily Residential Development Permit Area Guidelines. The subject property is currently zoned RS1 Single Family Residential Zone and the applicant is applying to rezone to CD44 Comprehensive Development Zone consistent with the Official Community Plan Development Permit Area Guidelines.

COMMENTS/ANAYLSIS:

Background Information:

Applicant:	Concost Management Inc.
Owner:	W. Biro, G. Gill, J. Gill
Civic Address:	5501 & 5503 – 198 Street; 5509 – 198 Street; 19771 – 55 Avenue
Legal Description:	Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439
Site Area:	3,232 m ² (34,789 sq ft)
Dwelling Units:	28 (2-BR)
Density:	86.6 units/ha (35 units/acre)
Gross Floor Area:	3,683 m ²
Floor Area Ratio:	1.060
Lot Coverage:	60.0%
Parking Required:	62 spaces (incl. 6 visitor)
Parking Provided:	69 spaces (incl. 6 visitor)
Height:	4 storeys (11.0 m - 13.0 m)
Exterior Finishes:	Painted cement board, brick facing, aluminum railings
Current Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD44 Comprehensive Development Zone
OCP Designation:	MF Residential – Medium Density (MD)
DCC's:	\$387,553.00 (City: \$332,448.00, GVS&DD: \$39,470.00, SD35: \$15,635.00)
Community Amenity Charge:	\$28,000.00
Variance Requested:	None



Engineering Requirements:

PRELIMINARY ONLY

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Specifications & MMCD Standards.

- A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:
1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
 2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) “Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995”.
 3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
 4. New water, sanitary and storm sewer service connections are required for the site. The developer’s engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer’s expense. All existing services shall be capped at the main, at the Developer’s expense.
 5. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
 6. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost



habitat due to the infilling of the ditch along 55 Avenue, and must apply to DFO for approval.

7. 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.
8. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. Final lift of asphalt within the lane will be required.
9. Removal of driveway crossings, new street trees, curb and gutter and 1.8m wide sidewalk is required along 198 Street.
10. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards. New street lighting is required along the 55 Avenue frontage.
11. Ditch infill, new curb and gutter, 1.5m wide sidewalk, storm drainage, undergrounding of overhead hydro/tel, street lighting, and a driveway crossing to serve the development is required along the 55 Avenue frontage. 55 Avenue shall be designed to the City of Langley Local road standard.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).



3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meters to current standards.

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

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



Development Services Comments:

The proposed development is comprised of three 4-storey townhouse buildings at the northwest corner of 55 Avenue and 198 Street. The proposed units are arrayed in a rowhouse configuration and pushed to the outer edges of the site. Unit entrances are presented to the flanking streets creating a strong community connection and visual control of the public space. Private patio greenspaces provided at the second floor, fourth floor and rooftop levels offer garden space not available at ground level in this dense urban townhome complex. Vehicular circulation is from internal lanes that connect to 55 Avenue and the City lane between 55 Avenue and 55A Avenue.

The buildings consist of six or eight-unit blocks designed in a modern interpretation of urban townhomes. The flat roofed blocks employ articulated elevations in the first three storeys and stepped massing above the third storey level in variations depending on unit type. Wood grain siding finishes and brick treatments add warmth and richness to the buildings. Unit sizes range from 1,858 sq ft to 2,243 sq ft (including garages).

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

The applicant's plans generally comply with the Multifamily Residential Development Permit Area guidelines. Comprehensive Development (CD44) zoning is proposed to accommodate reduced building setbacks and increased lot coverage in this compact infill development.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the November 9, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the November 21, 2016 Regular Council meeting.



BUDGET IMPLICATIONS:

The proposed development would contribute \$332,448.00 to City Development Cost Charge accounts and \$28,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by,



Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

RMB/





UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

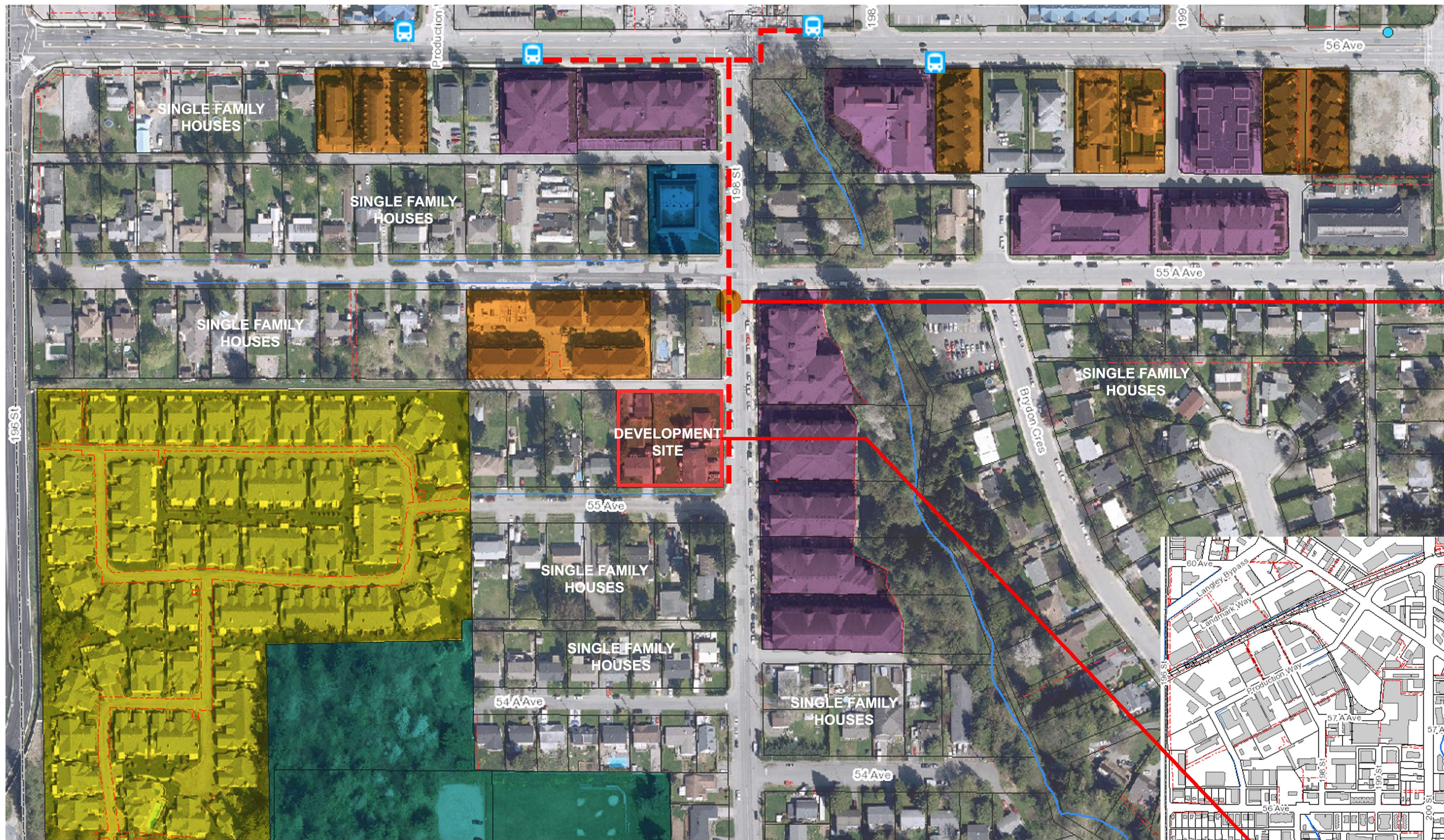
ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development

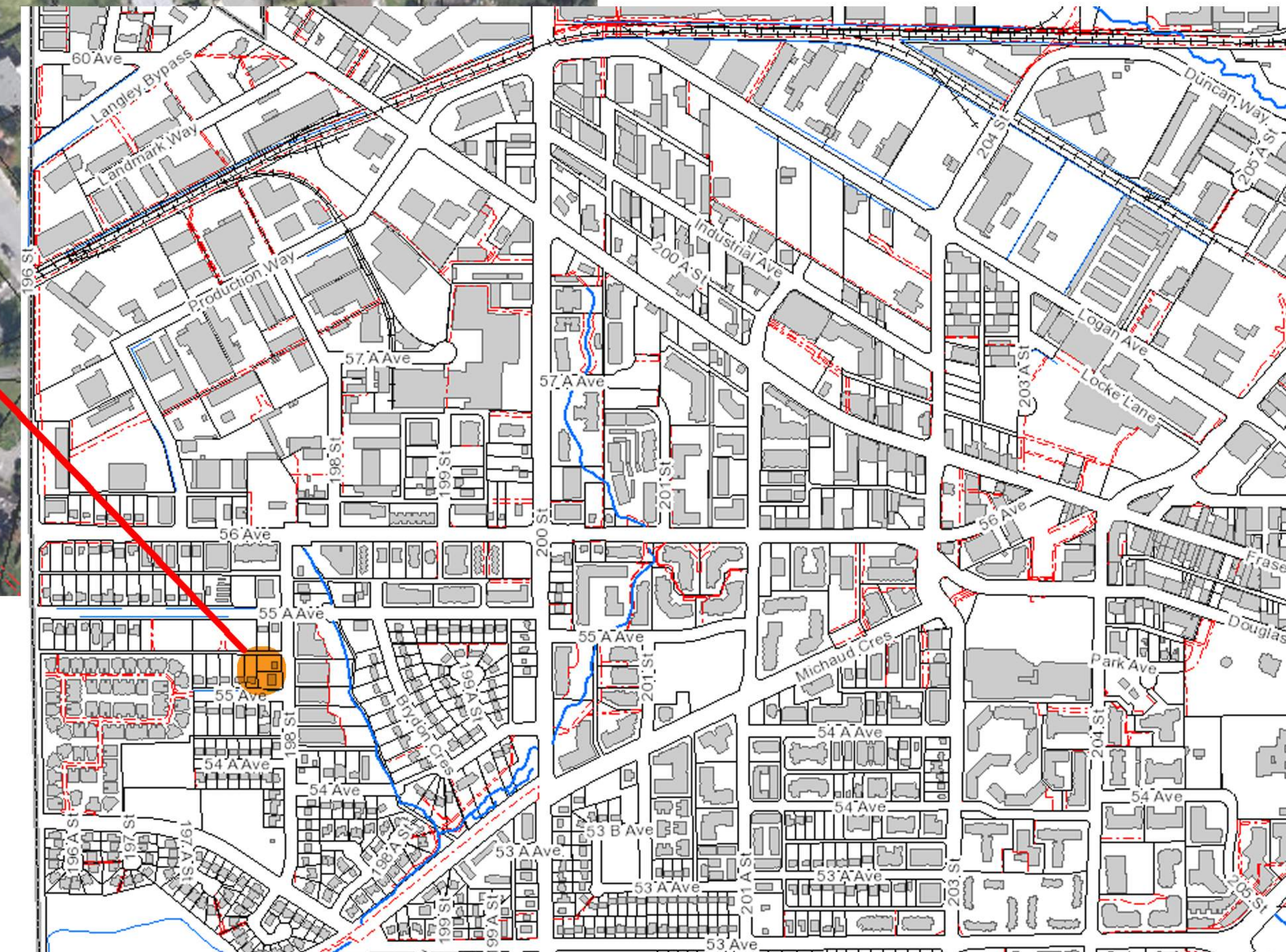


COVER PAGE



**DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 350m
(WITHIN 400m).**

- DEVELOPMENT SITE**
- MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES**
- PARK AND
RECREATION**
- LOW DENSITY
MULTI-FAMILY
TOWNHOUSES**
- HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES**
- COMMUNITY SERVICES
(DAYCARE)**



UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development

DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS
SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 56 UNITS ALLOWED, 28 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR PEDESTRIANS THROUGH ENTRY GATES, WALKWAYS, PORCH STATEMENTS AND LANDSCAPING;
- PEDESTRIAN SAFETY, ACCESSIBILITY AND VISIBILITY AT CROSSINGS THROUGH DEMARKED CROSSINGS AND MATERIAL CHANGES;
- SECURE BICYCLE PARKING FACILITIES PROVIDED IN EACH UNIT;
- ENHANCE NEIGHBORHOOD IMAGE AND PROTECT NEIGHBORHOOD STABILITY THROUGH STRATA AND PRIDE OF OWNERSHIP;
- GROUND ORIENTED UNITS FACING MUNICIPAL STREETS;

TRAFFIC/ CALMING & PARKING:

- ROAD WIDTH REDUCTION IN THE ULTIMATE CROSS-SECTION ALONG 55 AVENUE TO SLOW DOWN MOTORISTS, AS WELL AS A CORNER BULB AT 55TH AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55 AVENUE AND 198 STREET;

CRIME PREVENTION TRHOUGH ENVIRONMENTAL DESIGN *:

- THE OVERALL DESIGN THEME IS POSITIVE AND WILL PROJECT A SENSE OF OBSERVATION/ NATURAL SURVEILLANCE AND TERRITORIALITY ONTO THE LANE, 198th STREET AND 55th AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES AND A VACANT LOT THAT PROJECT A SENSE OF DISORDER TO THE TRANSITIONING NEIGHBOURHOOD;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET WINDOWS FACING YARDS, STREETS/ INTERNAL ROADS;
- COVERED GARAGES HAVE DOORS FACING TOWNHOUSE WHERE POSSIBLE;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- WRAP THE UTILITY BOX IN A LAMINATE TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE THE PROPERTY LINE AND DETER INTRUDERS;
- 1.2m HIGH ALUMINUM FENCE AND GATE TO DEFINE AND CONTROL ACCESS INTO YARDS;
- VISITOR SPACE IN BUILDING BLOCK-3 IS SECURED WITH OVERHEAD GATE;
- ALL OUTDOOR SPACES ARE ABOVE GRADE AND CONTROLLED BY EACH UNIT;
- PAVING STONE WALKWAY ALONG NORTHERN MOST DRIVEWAYS WILL INCREASE PEDESTRIAN TRAFFIC AND CREATE A SAFER SPACE ;

*SEE PROVIDED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT.

SUSTAINABILITY FEATURES:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION;
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERATE PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM, IF REQUIRED;
- HOMES WILL UTILIZE HEAT RECOVERY VENTILATION TO REDUCE ENERGY CONSUMPTION;
- WATER CONSERVATION THROUGH DUAL FLUSH TOILETS.

AESTHETICS / BUILDING COMPLIANCE:

- BUILDING DESIGN AND SITE PLANNING SHOULD COMPLEMENT ADJACENT MULTIFAMILY RESIDENTIAL DEVELOPMENT;
- HIGH QUALITY EXTERIOR FINISHES (HARDIE AND BRICKS) WILL BE USED TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE AND TO PRESENT AN ATTRACTIVE APPEARANCE;
- 60 MINUTE SHEATHING PAPER WILL BE APPLIED TO ALL BUILDINGS;
- RCABC CERTIFICATION WILL BE REQUIRED FOR FLAT ROOF;
- ALL ASPHALT SHINGLE ROOFING MATERIAL SHALL HAVE A MINIMUM 40 YEAR PRODUCT WARRANTY - ALTERNATIVE MATERIALS WILL BE ASSESSED ON A CASE BY CASE BASIS;
- DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE SPACES THROUGH USE OF GATES, FENCE AND LANDSCAPING;
- ENCOURAGE PRIVATE OUTDOOR LIVING SPACE THROUGH SECURED YARDS;
- ALL WOOD APPLICATIONS WILL BE PRESSURE TREATED;
- FENCING WILL BE WROUGHT IRON, ALUMINUM, OR APPROVED ALTERNATE AND RETAINING WALLS KEPT TO A MINIMUM HEIGHT;
- REQUIRED LOCK BOXES WILL BE RECESSED INTO THE BUILDING FACE;
- EXTERIOR EXIT DOOR HARDWARE WILL BE OF COMMERCIAL/LIGHT INDUSTRIAL QUALITY AND SHALL INCLUDED ASTRAGALS;
- ALL UNITS ARE GROUND ORIENTED UNITS;
- VEHICULAR ACCESS IS PROVIDED FROM THE INTERNAL ROAD OR LANE;
- RESIDENT PARKING IS PROVIDED IN ENCLOSED AND SECURED GARAGES ATTACHED TO INDIVIDUAL UNITS
- VISITOR PARKING IS PROVIDED AT-GRADE AND INFORMALLY WITH DRIVEWAY APRON;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 – 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

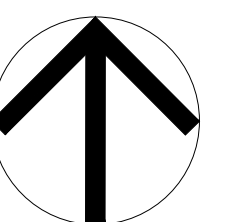
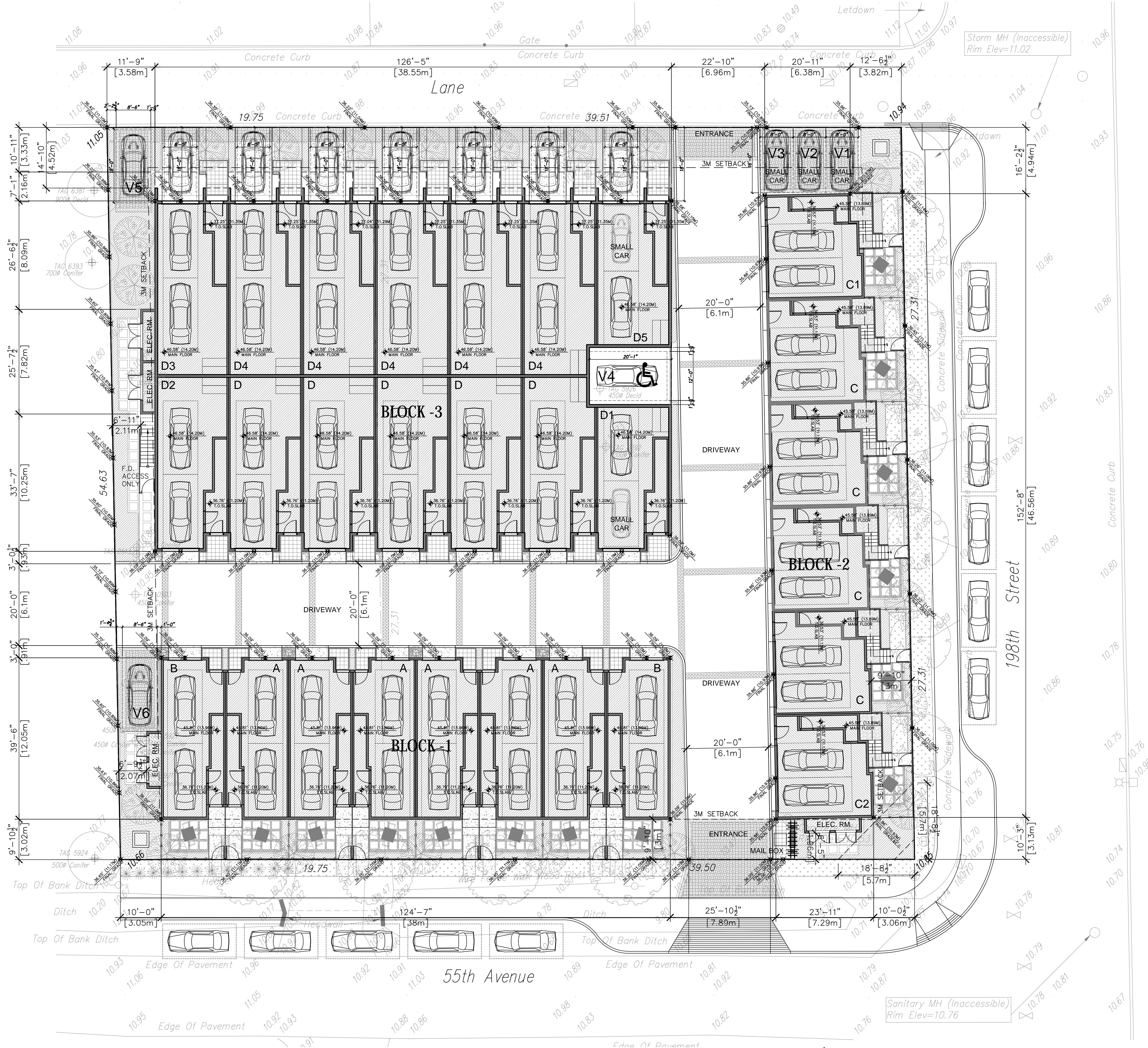
Proposed Townhouse Development



DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

DP 0.1

SITE PLAN

SCALE: 1:150

PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.

PHONE NUMBER:604 662 8689

FAX NUMBER: 604 662 8655

LEGAL DESCRIPTION:LOT A & LOT B, SECTION 3 TOWNSHIP 8, NWD PLAN 16536

LOT 3, SECTION 3 TOWNSHIP 8, NWD PLAN 12439

CIVIC ADDRESS:5501, 5503, 5509 198TH STREET AND 19771 55TH AVE., LANGLEY, B.C.

SITE LOCATION:LOTS AT NORTHWEST CORNER OF THE INTERSECTION OF 198TH STREET AND 55TH AVE.,
LANGLEY, B.C.

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:28 TOWNHOUSE UNITS

GROSS LOT AREA: 34792 SF=3232.28 SM

UNIT YIELD: 28 TOWNHOUSE UNITS (6-8 CLUSTERS)

GROSS FLOOR AREA:3683.27 SM

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE86.6 UNITS/HA (35.04 UNITS/ACRE)

SITE COVERAGE:	0.60 (1939.5 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
SOUTH SETBACK:	(55TH AVE.) 3.0M
WEST SETBACK:	(INTERIOR) 3.05M
NORTH SETBACK:	(LANE) 3.33M
EAST SETBACK:	(198TH STREET) 3.0M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	56 @ 2/UNIT	63 (INCLUDING 8 SMALL CAR)
VISITOR PARKING SPACE:	5.6 @ 0.2/UNIT	6 (INCLUDING 3 SMALL CAR & 1 H/C)
ACCESSIBLE PARKING SPACE:	(5%) 0.28	1
TOTAL PARKING SPACES:	61.88	69
INDOOR AMENITY SPACE:	64.4 SM	0
AVERAGE GRADE CALCULATION:		
EXISTING AVERAGE GRADE AT PROPERTY LINE:	(11.05+10.66+10.85+10.94)/4=10.88 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-A,B	(11.0+11.0+11.0+11.0)/4=11.0 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-C	(10.93+10.93+10.93+10.93)/4=10.93 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-D	(11.0+11.0+11.15+11.15)/4=11.08 M	

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	130.00 SM (1399.39 SF)	6	780.0 SM (8396.34 SF)
B	162.22 SM (1746.15 SF)	2	324.44 SM (3492.3 SF)
C	158.78 SM (1709.15 SF)	4	635.12 SM (6836.6 SF)
C1	159.75 SM (1719.52 SF)	1	159.75 SM (1719.52 SF)
C2	159.45 SM (1716.36 SF)	1	159.45 SM (1716.36 SF)
D	116.51 SM (1254.11 SF)	5	582.55 SM (6270.55 SF)
D1	116.33 SM (1252.18 SF)	1	116.33 SM (1252.18 SF)
D2	119.85 SM (1290.09 SF)	1	119.85 SM (1290.09 SF)
D3	114.52 SM (1232.66 SF)	1	114.52 SM (1232.66 SF)
D4	114.66 SM (1234.18 SF)	5	573.30 SM (6170.90 SF)
D5	117.88 SM (1268.85 SF)	1	117.88 SM (1268.85 SF)
TOTAL:		28	3683.27 SM (39646.35 SF)

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 – 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.2

PROJECT DATA

SCALE: N.T.S.

PROJECT DATA SHEET
(DWELLING UNIT BREAKDOWN BY UNIT TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "C" SIDE BY SIDE (sf)	TYPE "C1" SIDE BY SIDE (sf)	TYPE "C2" SIDE BY SIDE (sf)	TYPE "D" TENDANT (sf)	TYPE "D1" TENDANT (sf)	TYPE "D2" TENDANT (sf)	TYPE "D3" TENDANT (sf)	TYPE "D4" TENDANT (sf)	TYPE "D5" TENDANT (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	97.32	97.32	75.83	77.73	75.83	121.19	119.8	134.47	100.28	101.26	113.23	
SECOND FLOOR:	620.99	625.99	580.46	583.07	583.07	566.46	566.17	577.81	566.17	566.46	577.81	
THIRD FLOOR:	621.05	626	580.46	583.07	583.07	566.46	566.21	577.81	566.21	566.46	577.81	
FOURTH FLOOR:	60.03	396.84	398.77	400.76	400.76	0	0	0	0	0	0	
ROOF:			73.63	74.89	73.63	0	0	0	0	0	0	
GARAGE EXCLUSION:	492.06	497	504.63	505.34	507.24	692.77	694.16	568.28	631.39	630.15	528.68	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1399.39	1746.15	1709.15	1719.52	1716.36	1254.11	1252.18	1290.09	1232.66	1234.18	1268.85	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.45	2243.15	2213.78	2224.86	2223.6	1946.88	1946.34	1858.37	1864.05	1864.33	1797.53	39646.35
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	8396.34	3492.3	6836.6	1719.52	1716.36	6270.55	1252.18	1290.09	1232.66	6170.9	1268.85	
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	11348.7	4486.3	8855.12	2224.86	2223.6	9734.4	1946.34	1858.37	1864.05	9321.65	1797.53	55660.92

PROJECT DATA SHEET
(YARD AREA AND ROOF DECK AREA):

TOWN HOUSE TYPE	TYPE "A"	TYPE "B"	TYPE "C"	TYPE "C1"	TYPE "C2"	TYPE "D"	TYPE "D1"	TYPE "D2"	TYPE "D3"	TYPE "D4"	TYPE "D5"	AREA AMOUNT (sf)
FRONT YARD:	145.3	146.7	277.3	280.6	277.3							
REAR YARD:						299.5	227.8	230	227.8	299.5	230	
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	28
TOTAL YARD AREA:	871.8	293.4	1109.2	280.6	277.3	1497.5	227.8	230	227.8	1497.5	230	6742.9
ROOF DECK:	560	97.8	512.9	515.1	516.5							
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	28
TOTAL ROOF DECK AREA:	3360	195.6	2051.6	515.1	516.5							6638.8


UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 – 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development

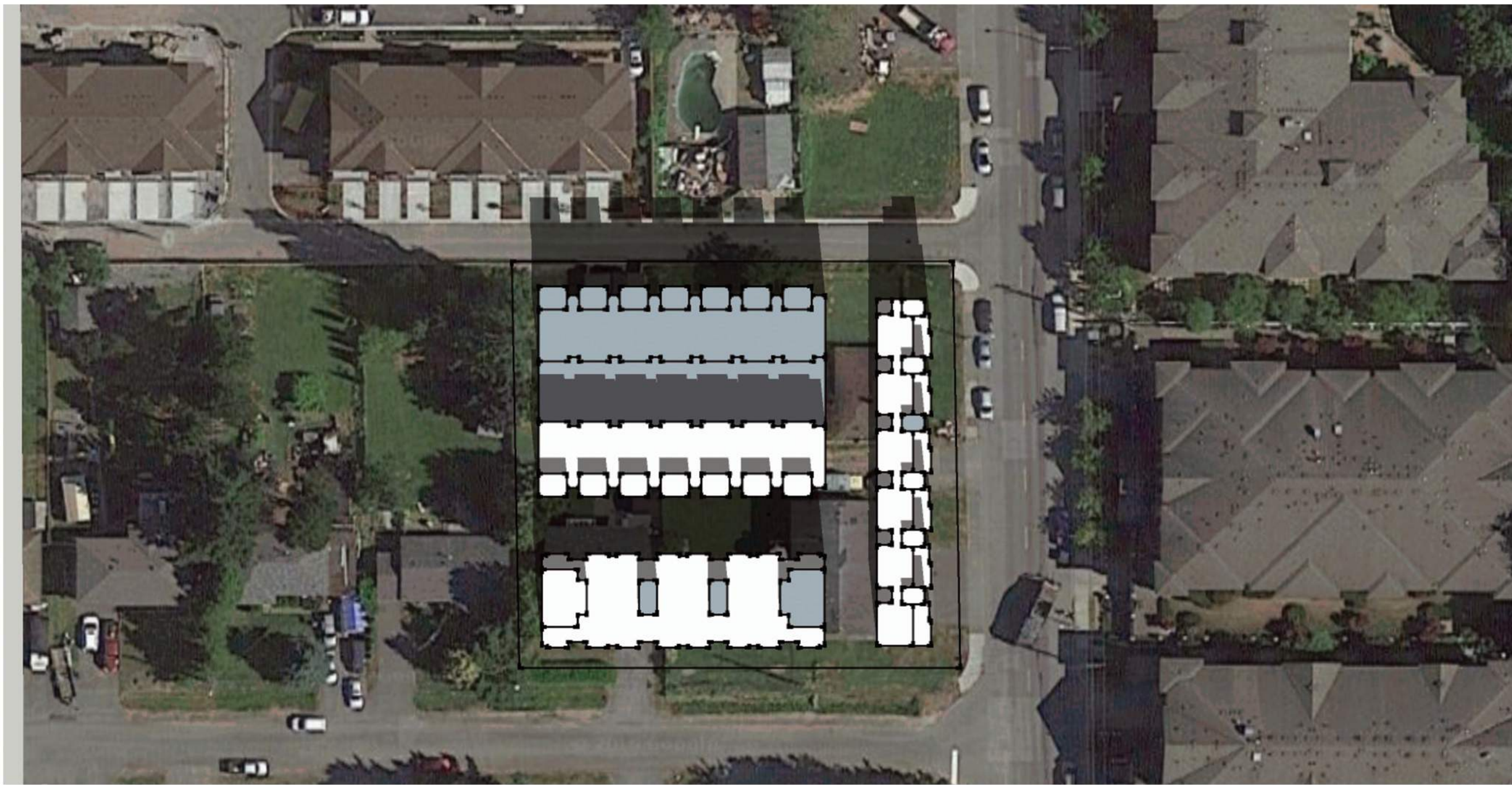


DP 0.2a

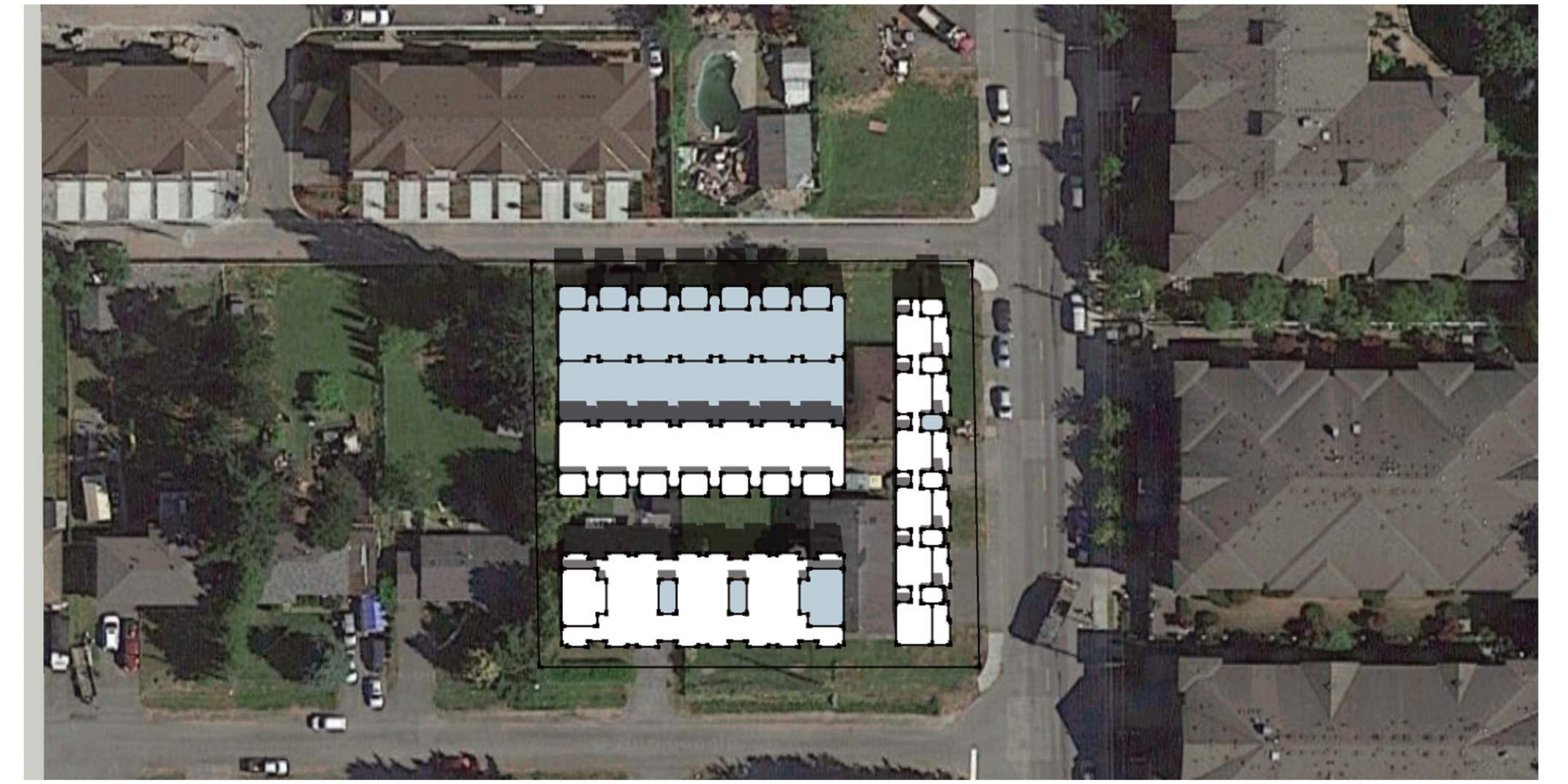
PROJECT DATA

SCALE: N.T.S.

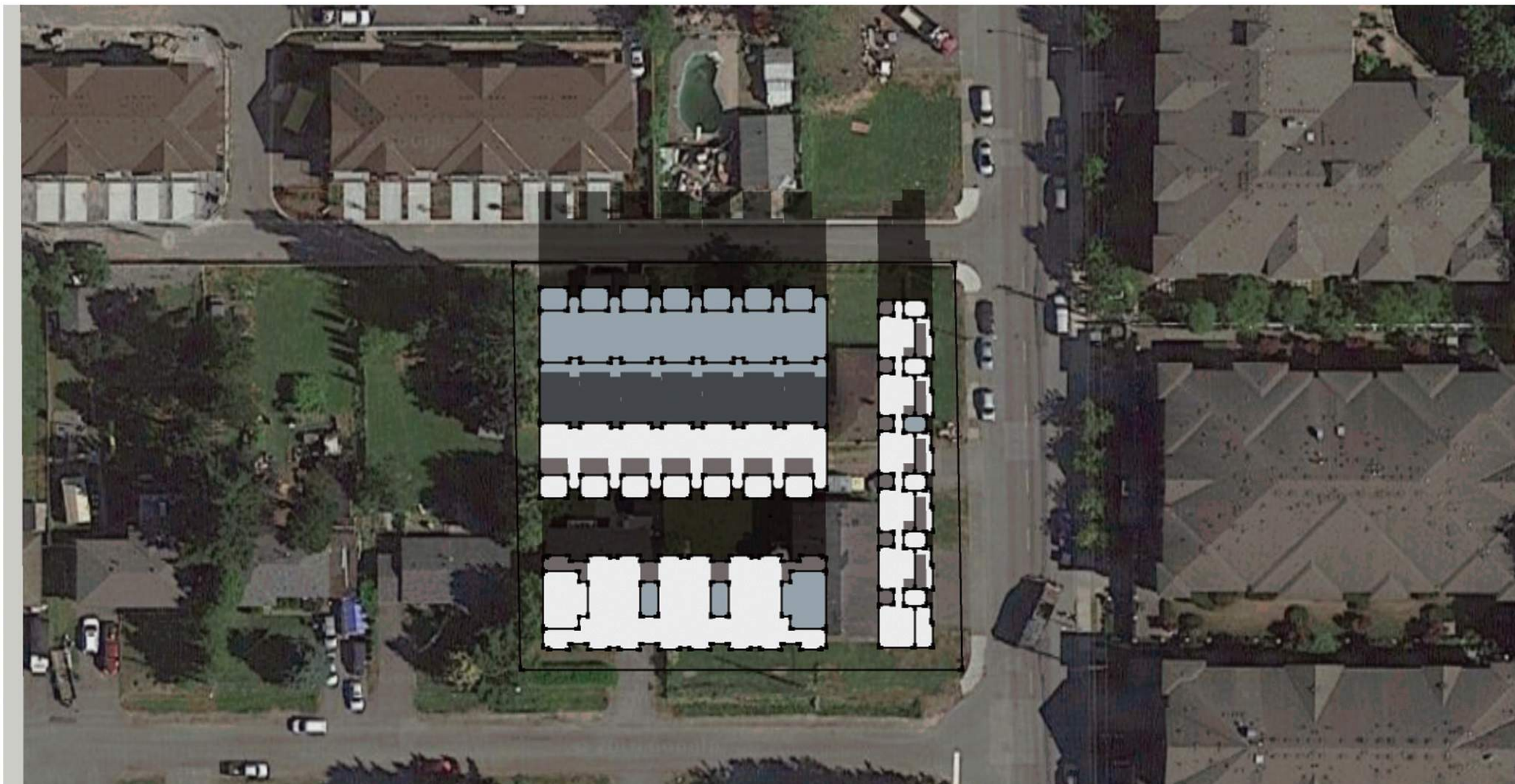
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MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.3

SHADOW ANALYSIS

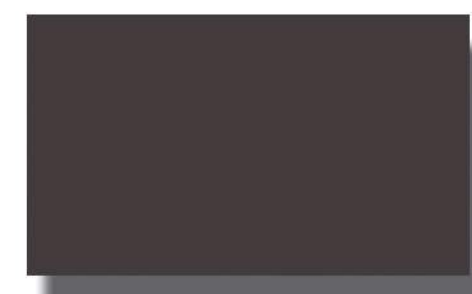
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SOUTH ELEVATION OF BLOCK-1 (FACING 55TH AVE)



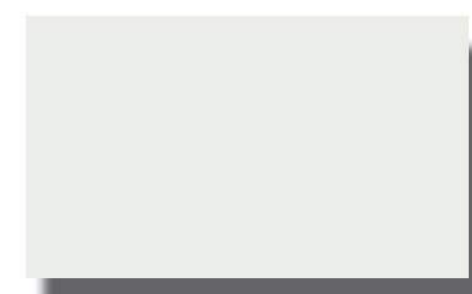
SOUTH ELEVATION OF BLOCK-2



FASCIA BOARD
METAL RAILING
CHARCOAL



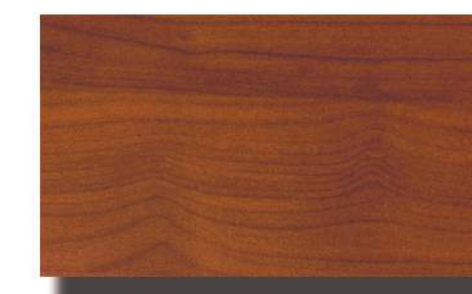
CULTURED BRICK
USED BRICK
HIGH DESERT



HARDIE PANEL-1
WHITE



HARDIE PANEL-1
GRAY



HARDIE SIDING
STAIN WOOD GRAIN
CEDAR COLOR



ENTRY DOOR,
GARAGE DOOR
STAIN WOOD GRAIN
DARK OAK

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.4

COLOR ELEVATIONS

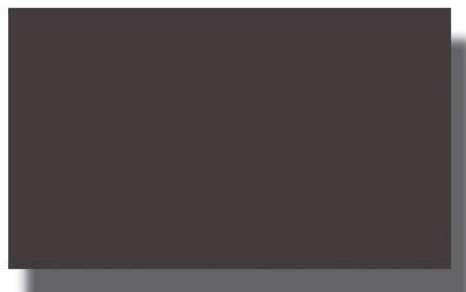
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EAST ELEVATION OF BLOCK-2 (FACING 198TH STREET)



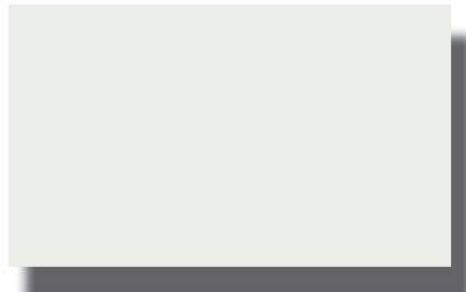
DRIVEWAY ELEVATION OF BLOCK-3



FASCIA BOARD
METAL RAILING
CHARCOAL



CULTURED BRICK
USED BRICK
HIGH DESERT



HARDIE PANEL-1
WHITE



HARDIE PANEL-1
GRAY



HARDIE SIDING
STAIN WOOD GRAIN
CEDAR COLOR



ENTRY DOOR,
GARAGE DOOR
STAIN WOOD GRAIN
DARK OAK

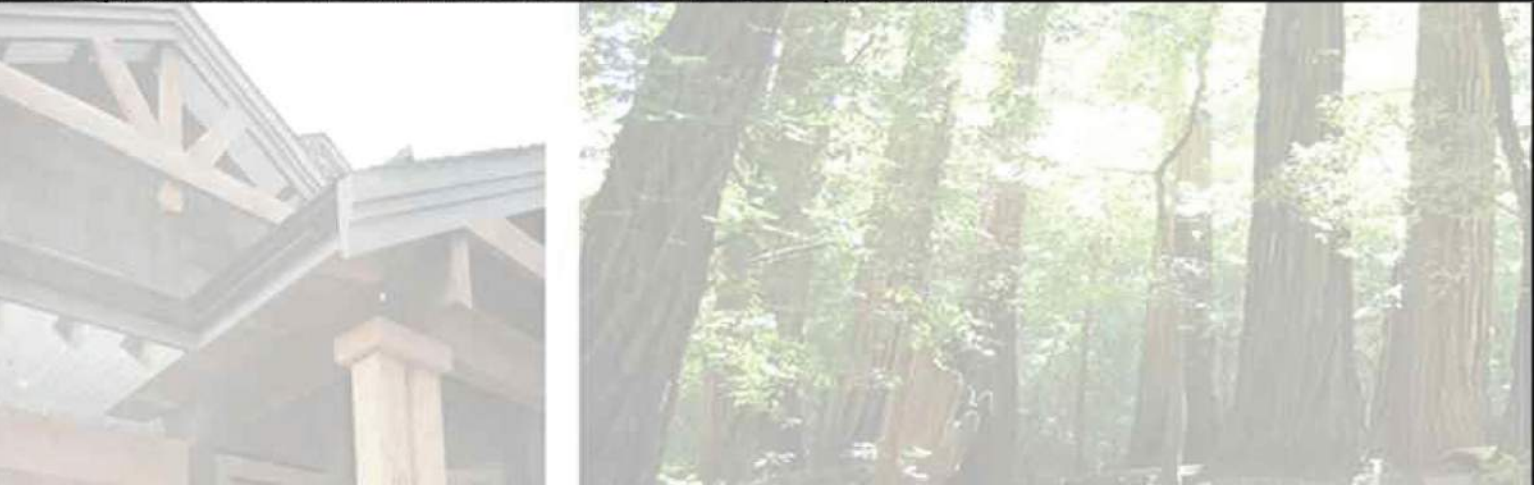
UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

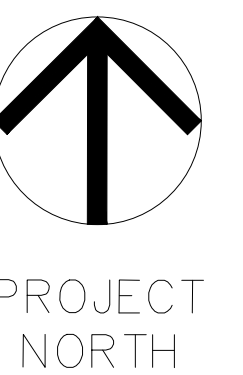
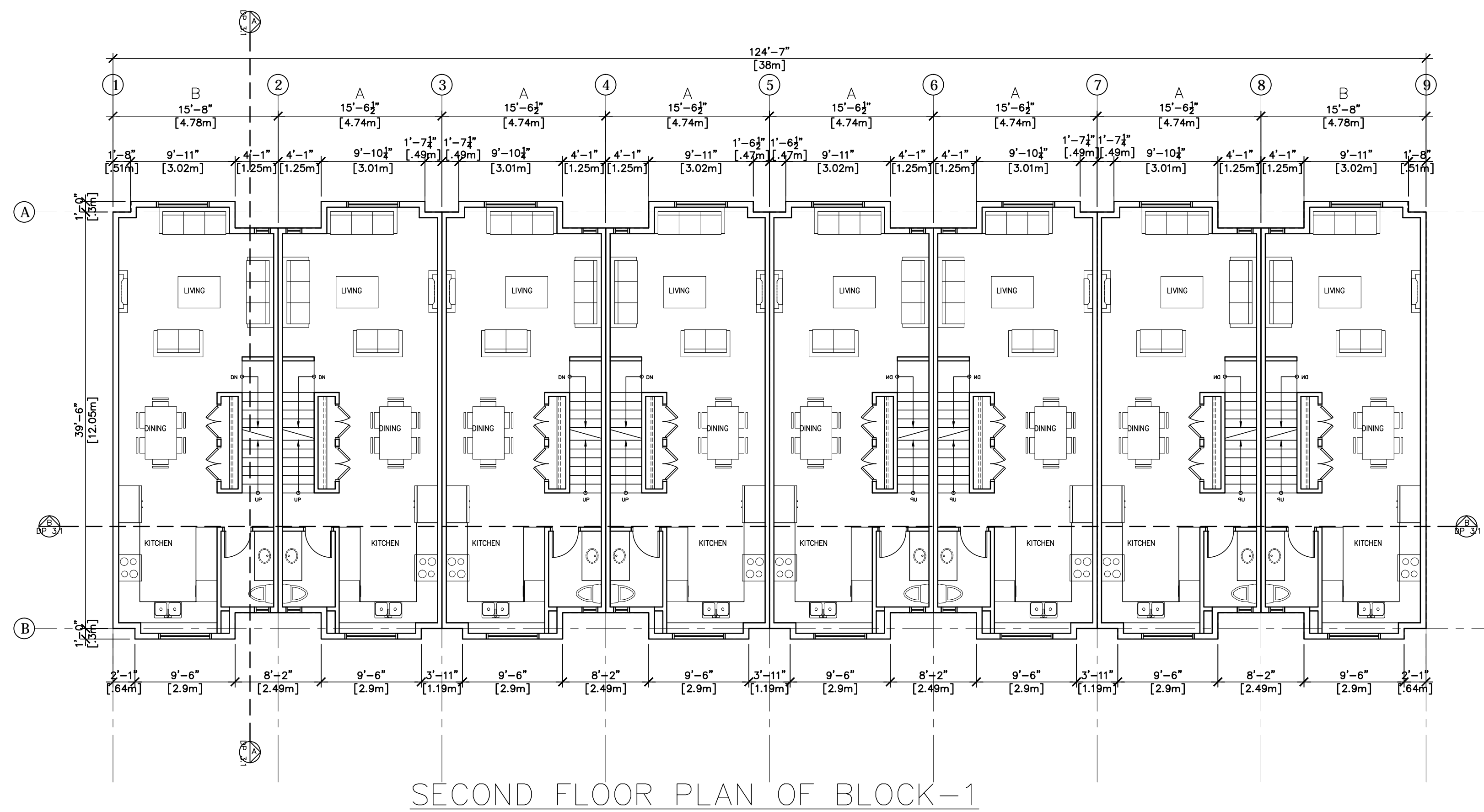
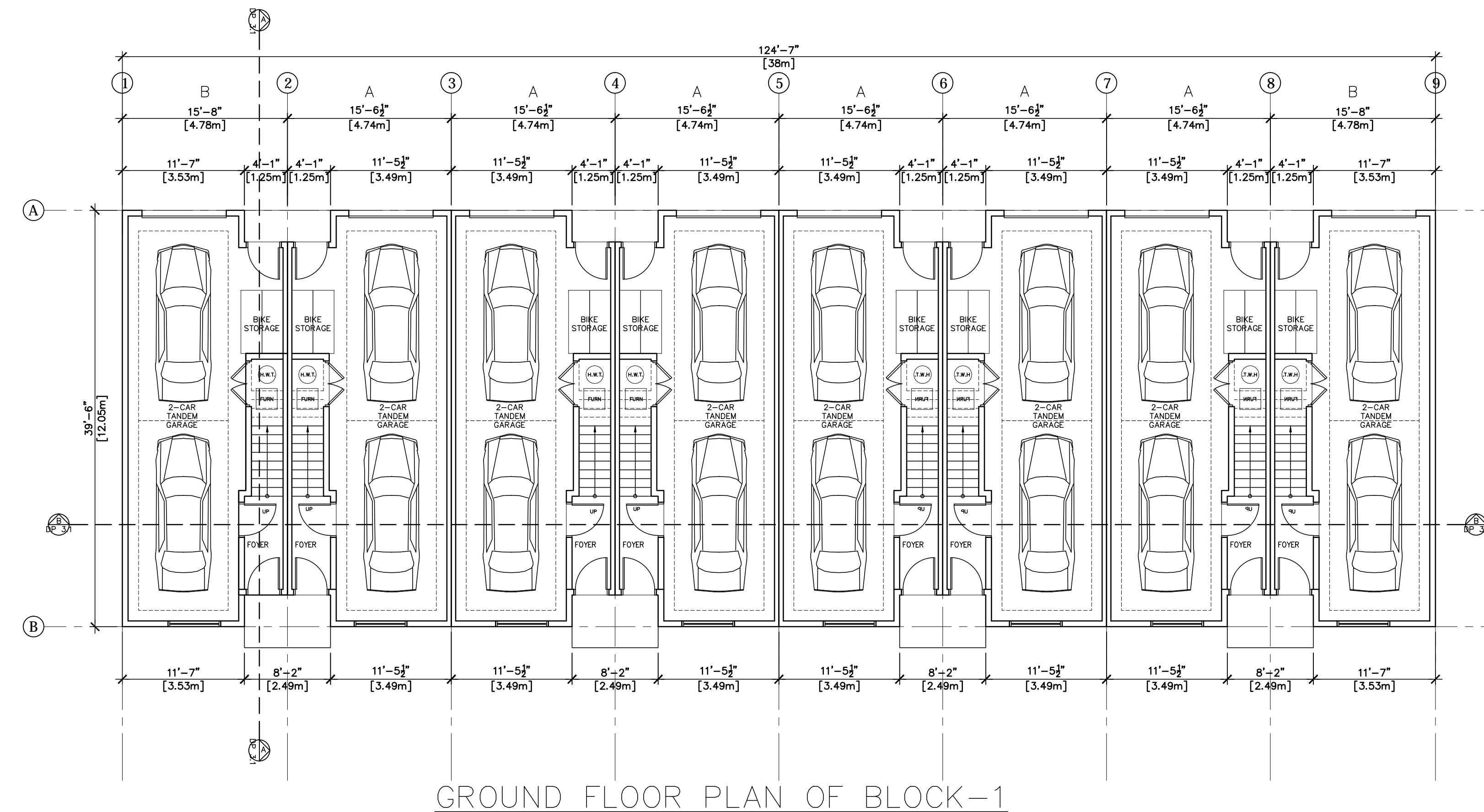
Proposed Townhouse Development



DP 0.5

COLOR ELEVATIONS

SCALE: 1:75



UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

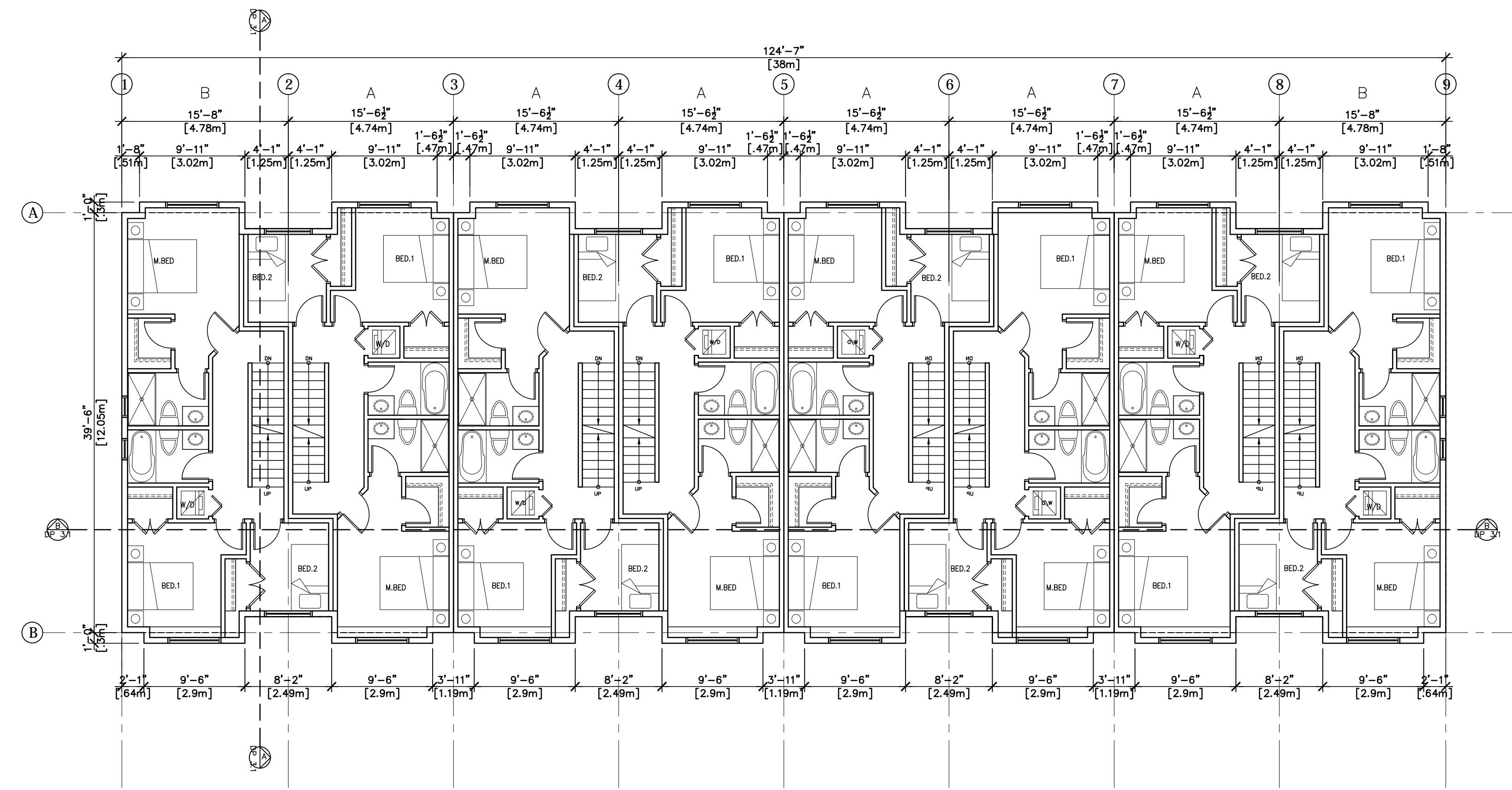
NOVEMBER 14 2016

DP 1.1

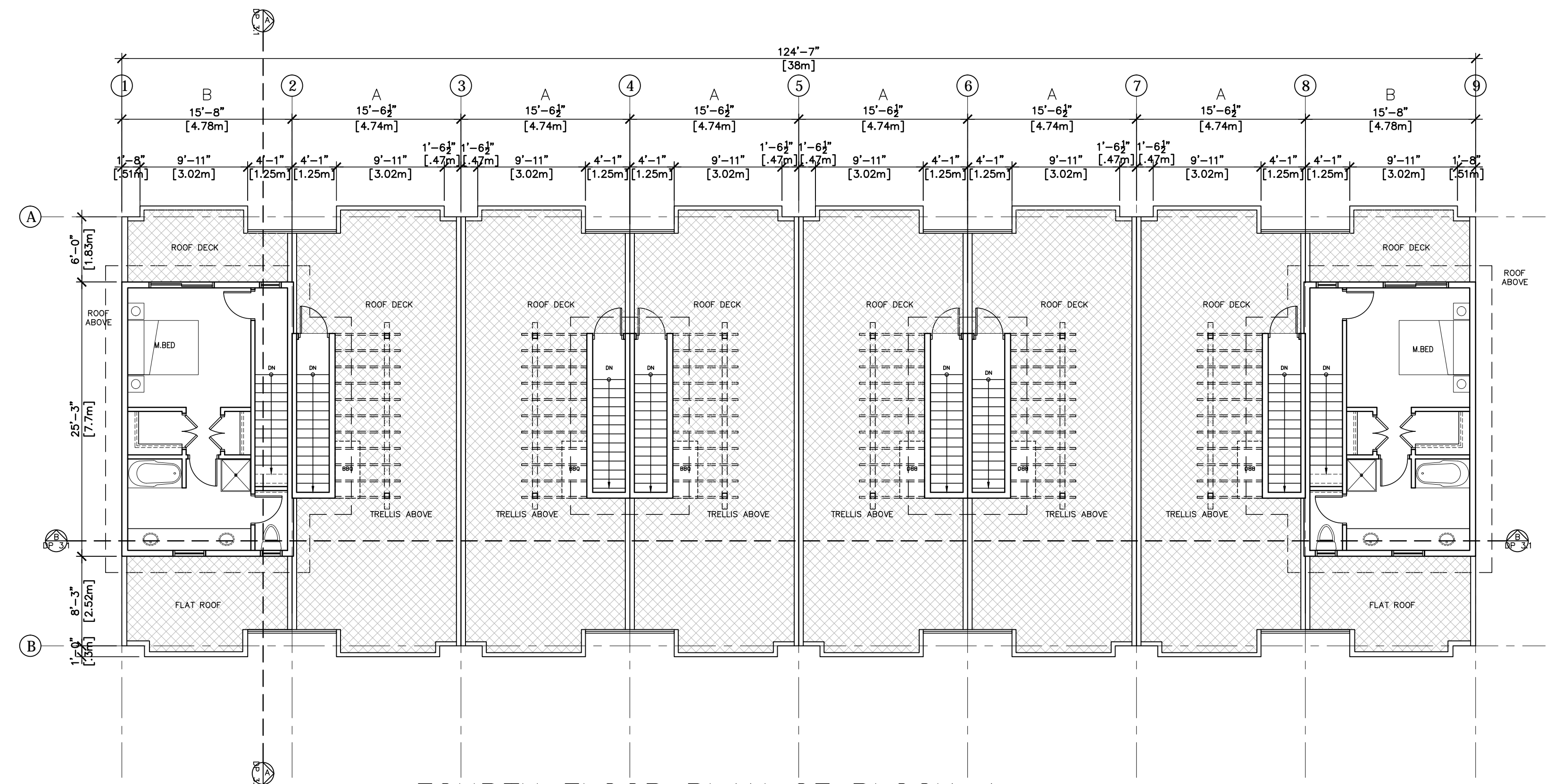
FLOOR PLANS

SCALE: 1:100

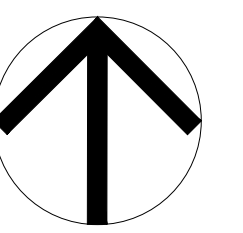




THRID FLOOR PLAN OF BLOCK-1



FOURTH FLOOR PLAN OF BLOCK-1



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

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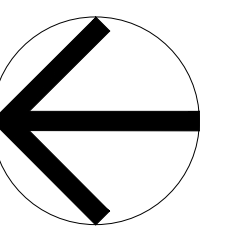
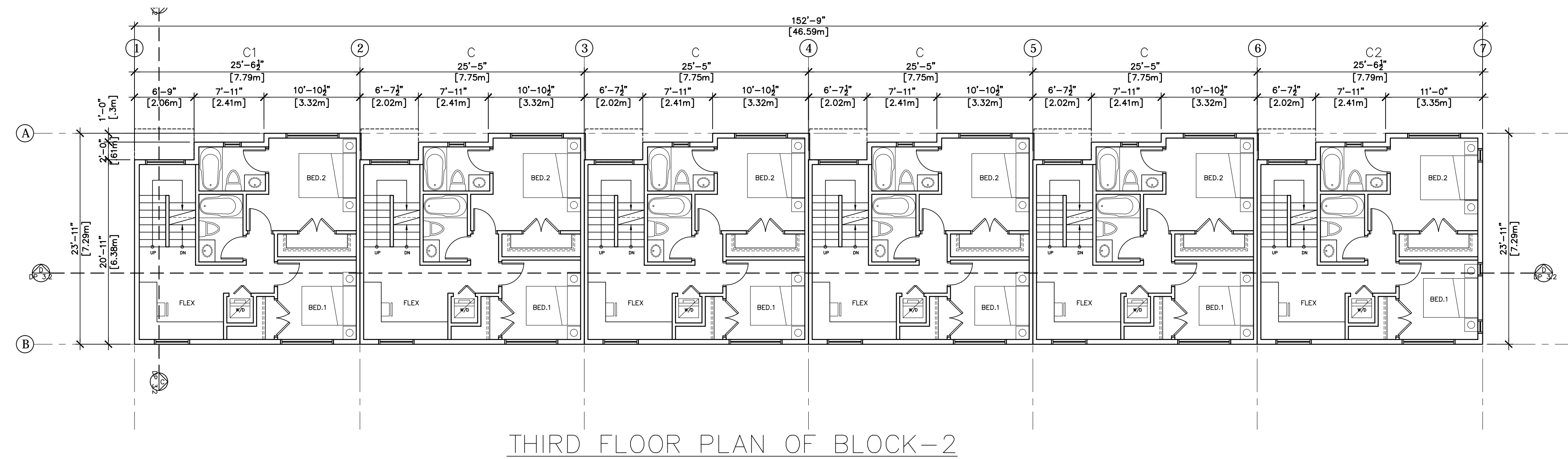
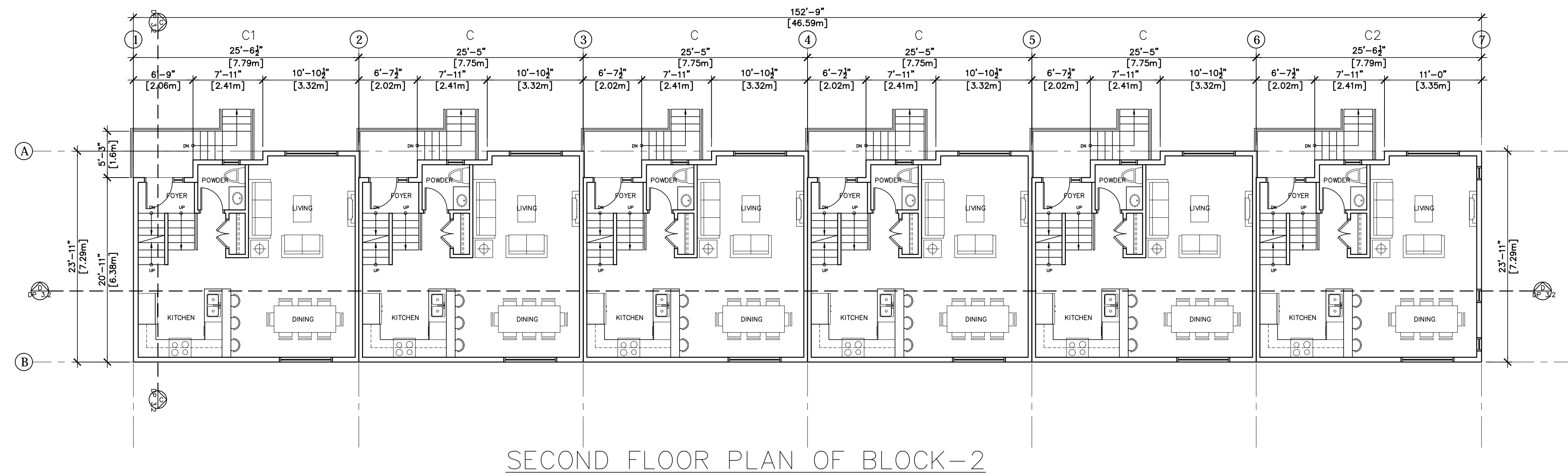
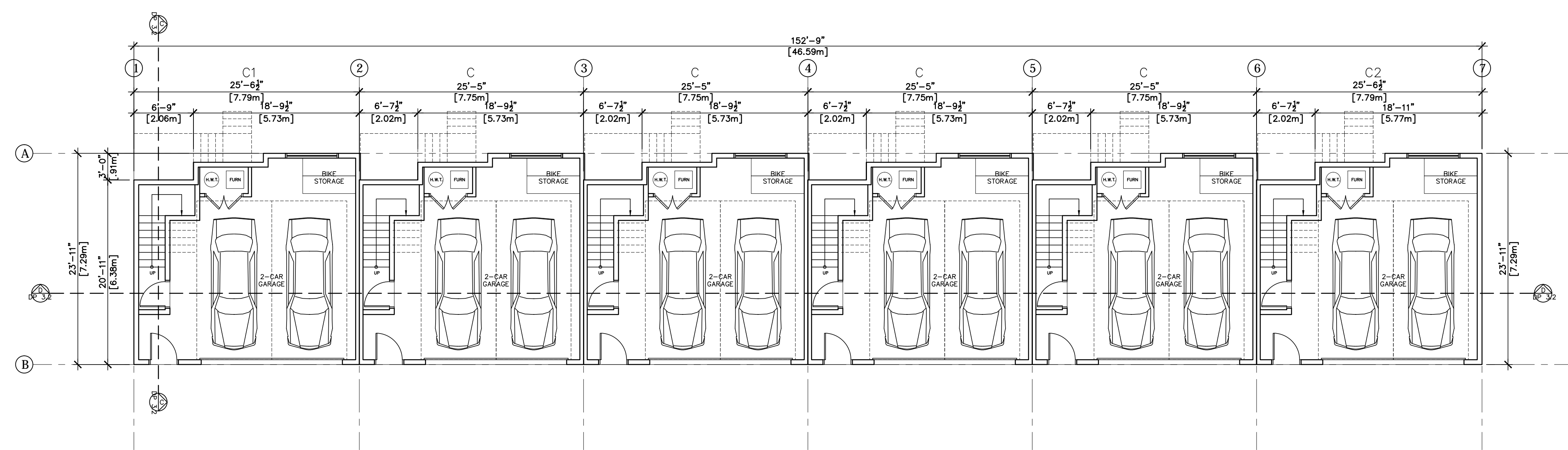
NOVEMBER 14 2016

DP 1.2

FLOOR PLANS

SCALE: 1:100





PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

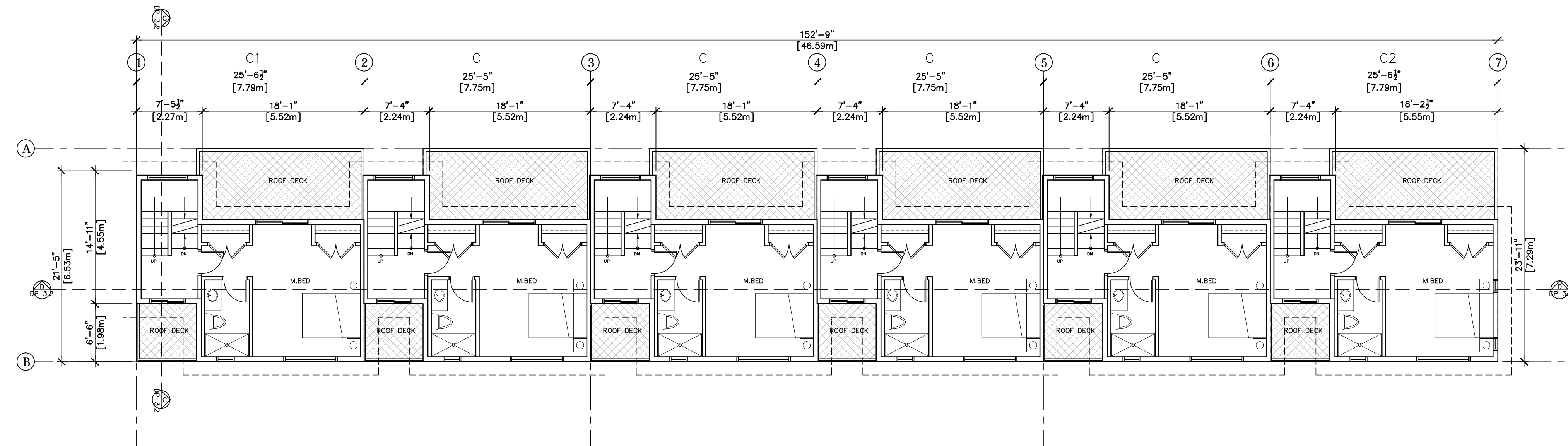
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DP 1.3

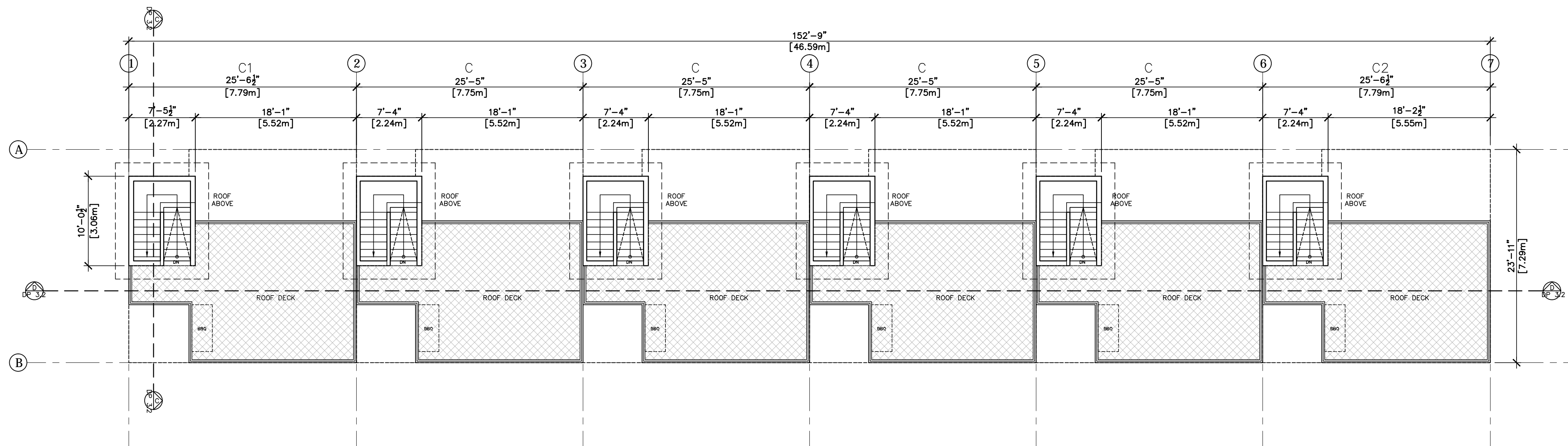
FLOOR PLANS

SCALE: 1:100

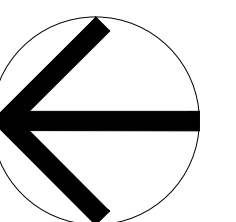




FOURTH FLOOR PLAN OF BLOCK-2



ROOF PLAN OF BLOCK-2



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

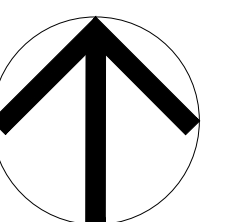
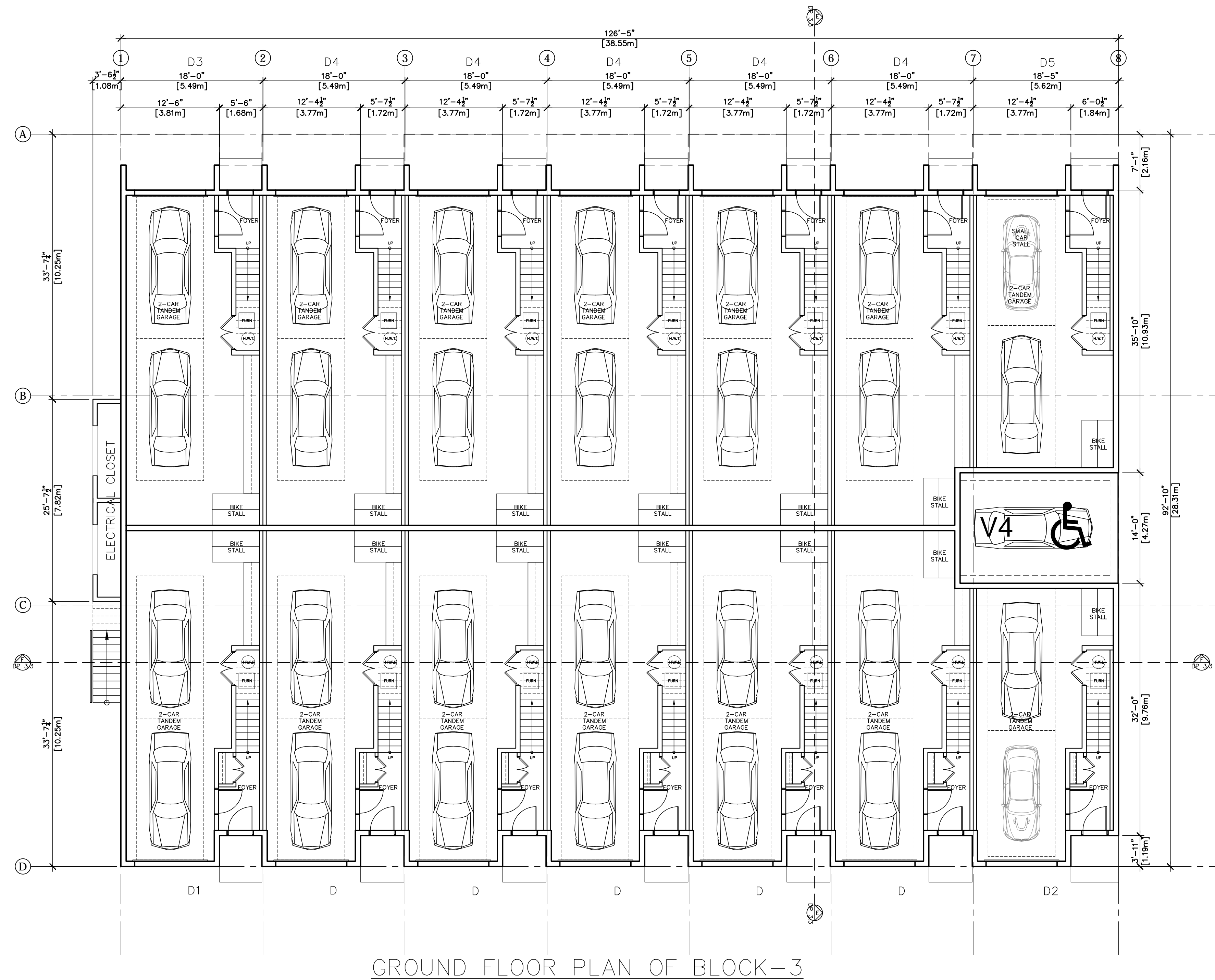
NOVEMBER 14 2016

DP 1.4

FLOOR PLANS

SCALE: 1:100





PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

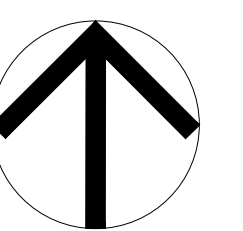
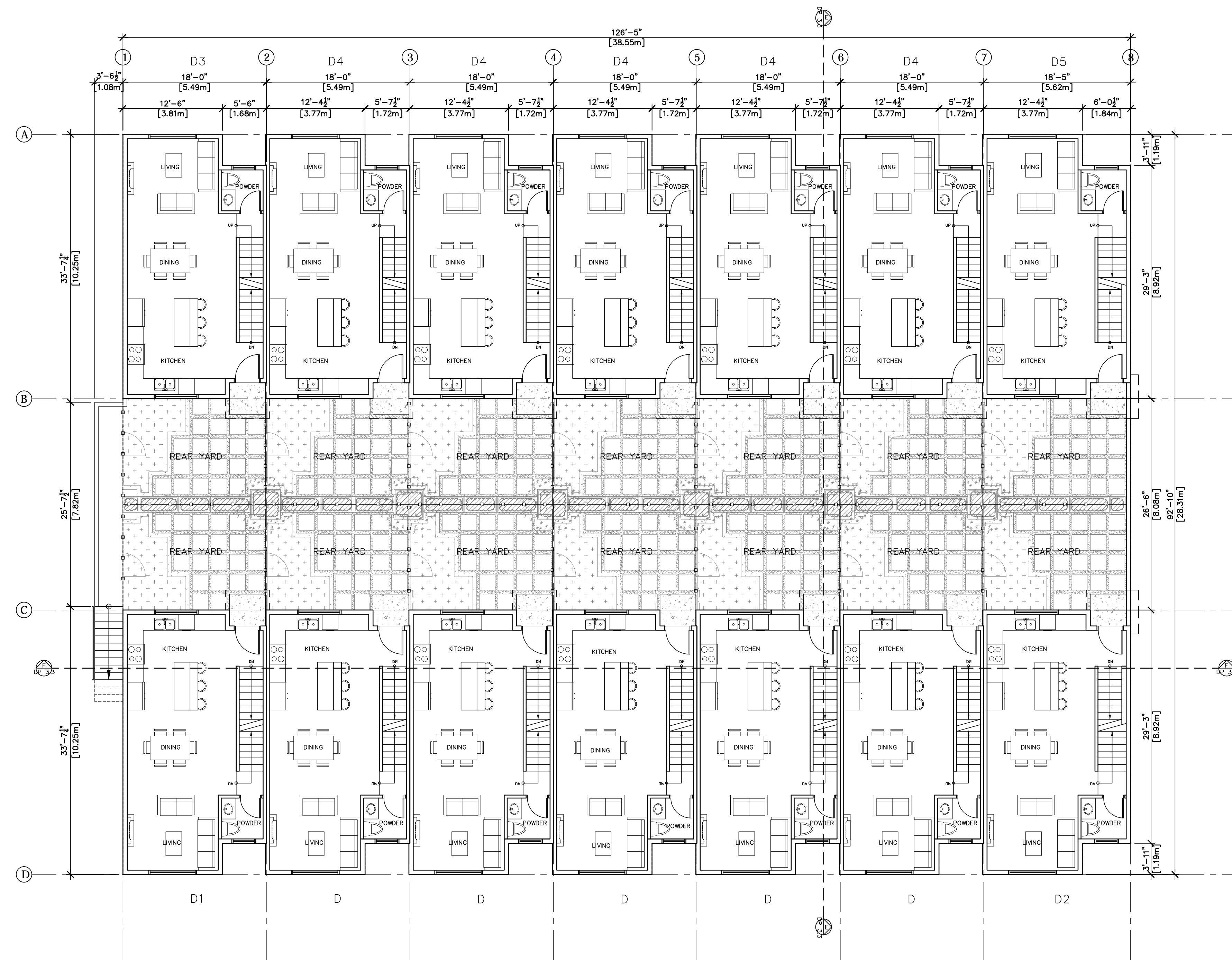
NOVEMBER 14 2016

DP 1.5

FLOOR PLANS

SCALE: 1:100





PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

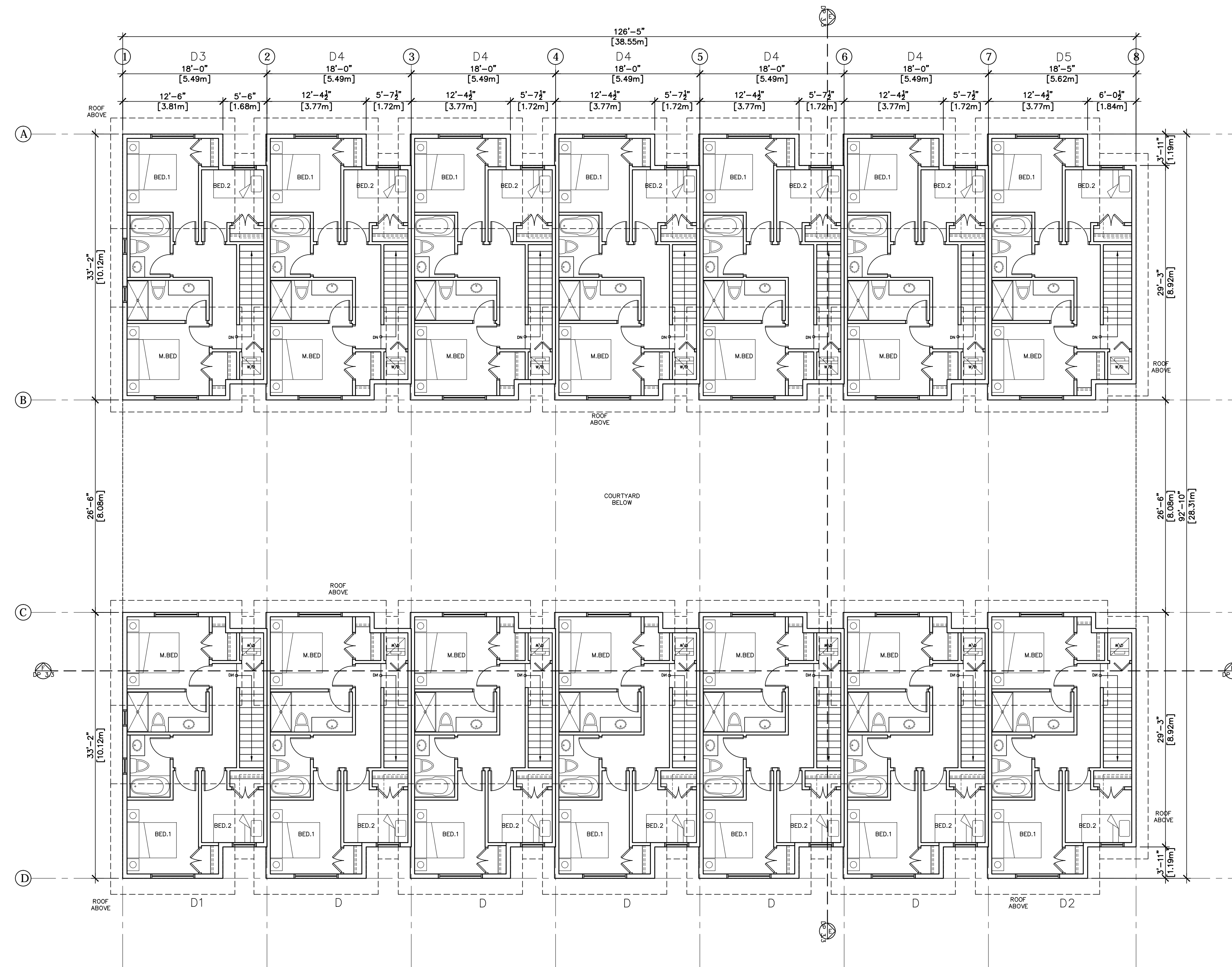
NOVEMBER 14 2016

DP 1.6

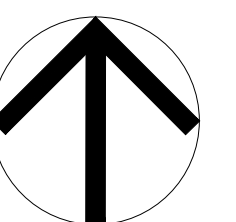
FLOOR PLANS

SCALE: 1:100





THIRD FLOOR PLAN OF BLOCK-3



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

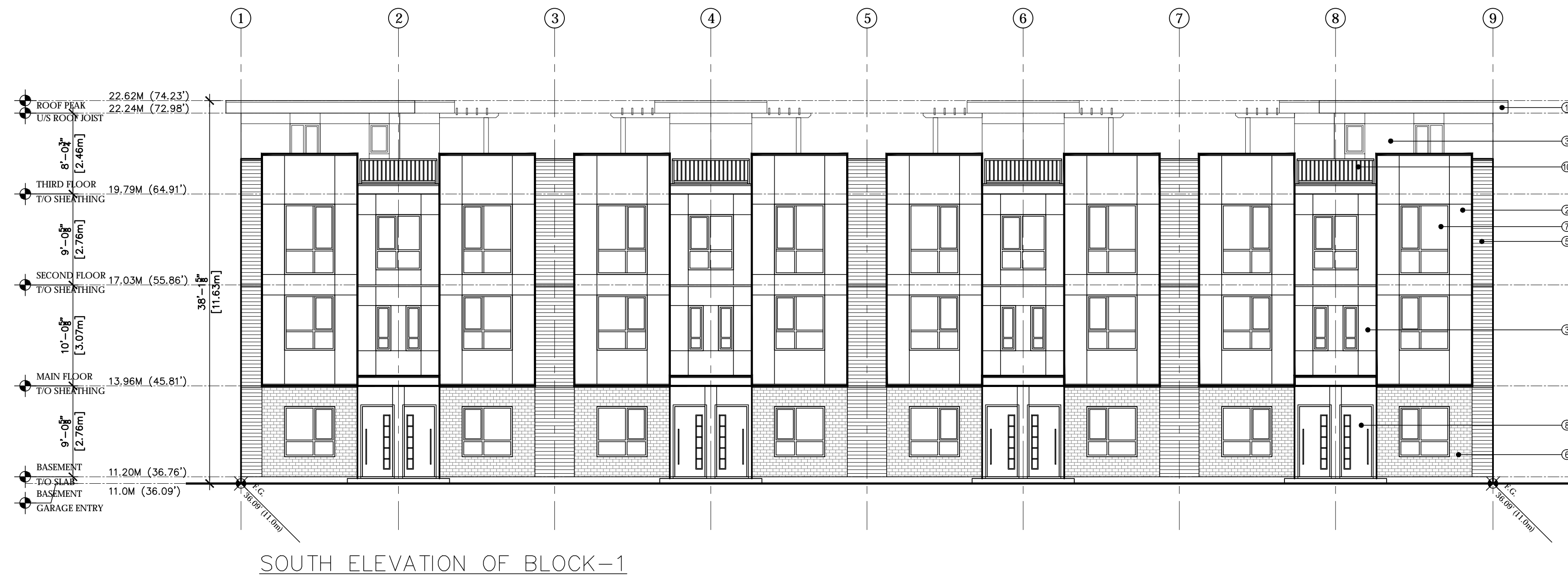
NOVEMBER 14 2016

DP 1.7

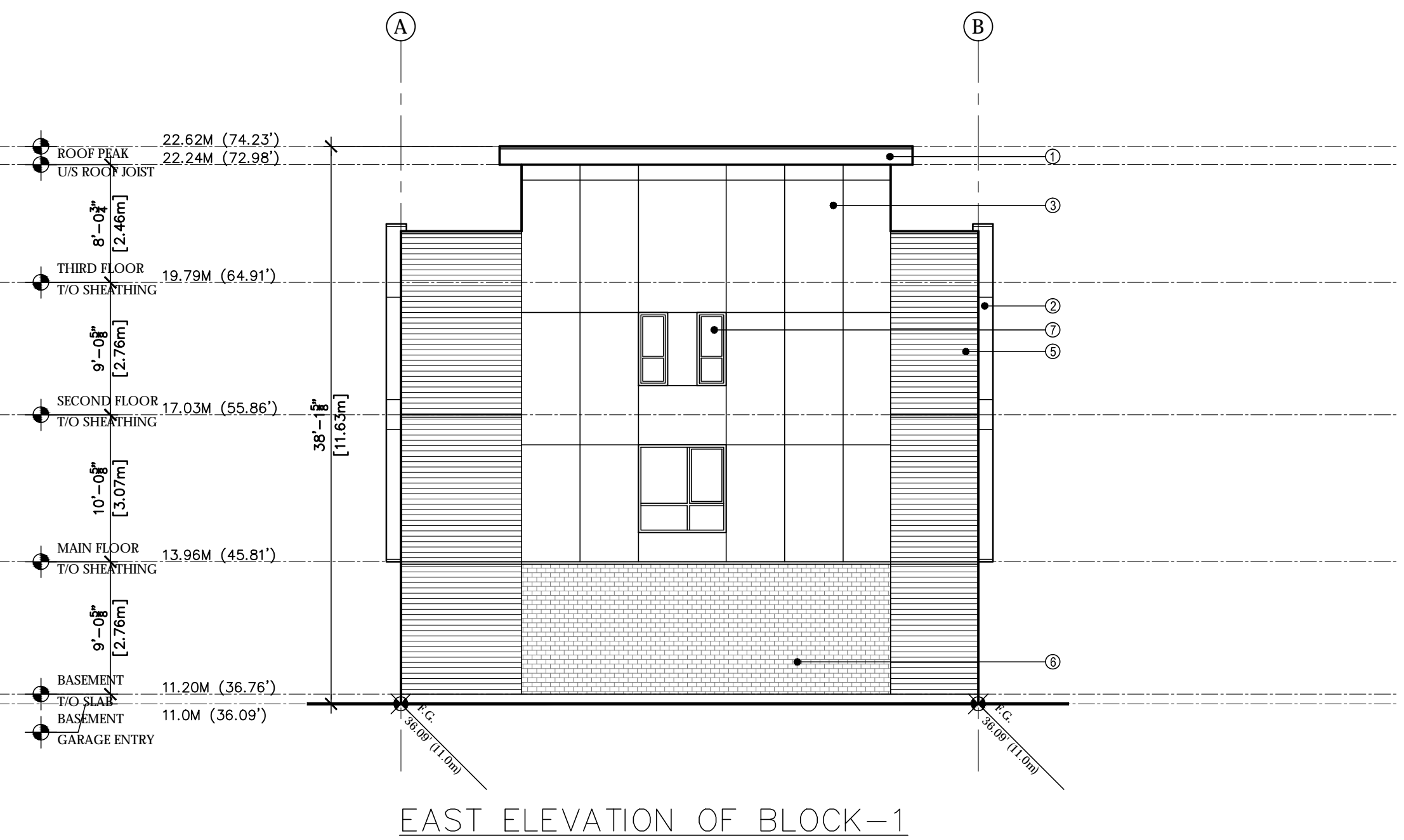
FLOOR PLANS

SCALE: 1:100





SOUTH ELEVATION OF BLOCK-1

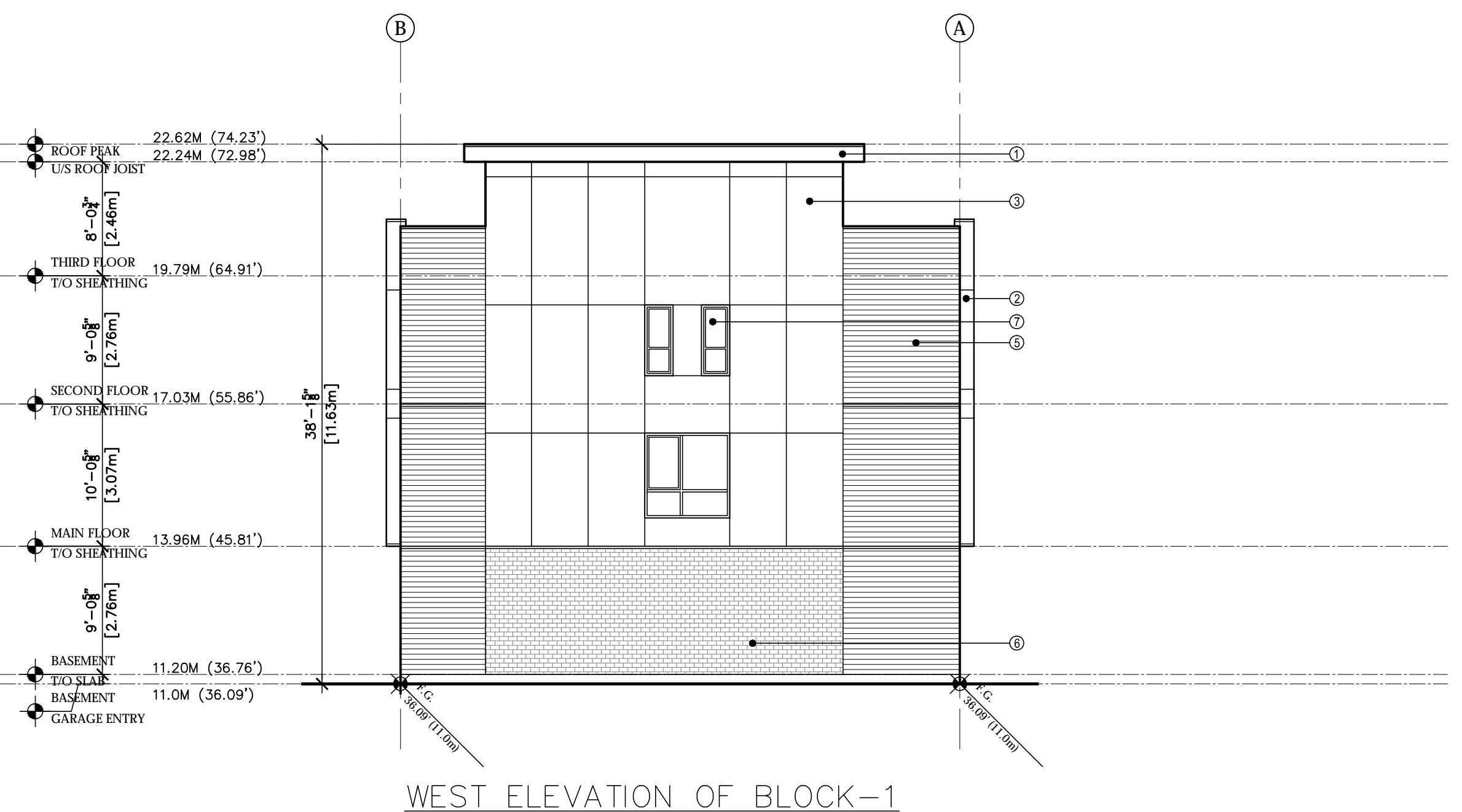


EAST ELEVATION OF BLOCK-1

MATERIALS LEGEND	
① PAINTED WOOD FASCIA BOARD	⑥ RED BRICK VENEER
② FIBER CEMENT PANELING (GRAY)	⑦ VINYL WINDOW
③ FIBER CEMENT PANELING (WHITE)	⑧ PAINTED / STAINED FIBER GLASS ENTRY DOOR
④ FIBER CEMENT PANELING (RED)	⑨ INSULATED GARAGE DOOR
⑤ FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩ ALUMINUM RAILING



NORTH ELEVATION OF BLOCK-1



WEST ELEVATION OF BLOCK-1

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development



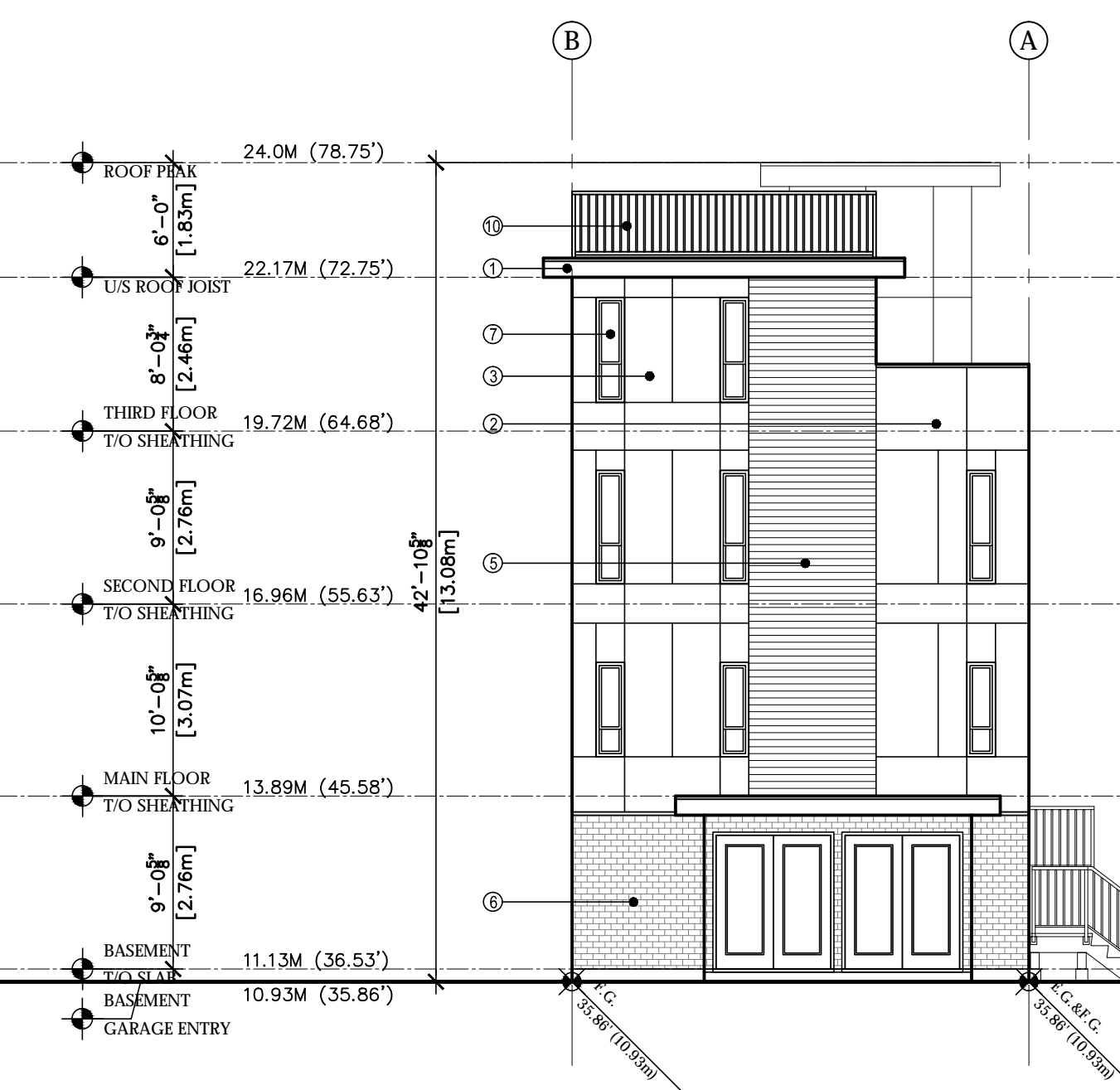
DP 2.1

ELEVATIONS

SCALE: 1:100

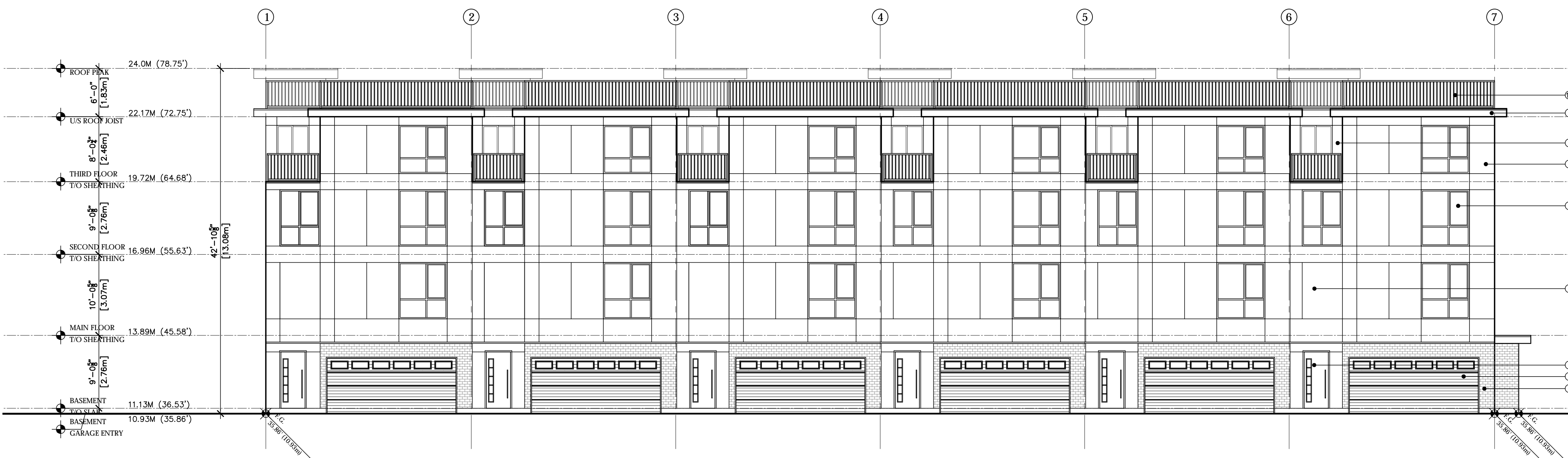


EAST ELEVATION OF BLOCK-2
(FACING 198TH STREET)

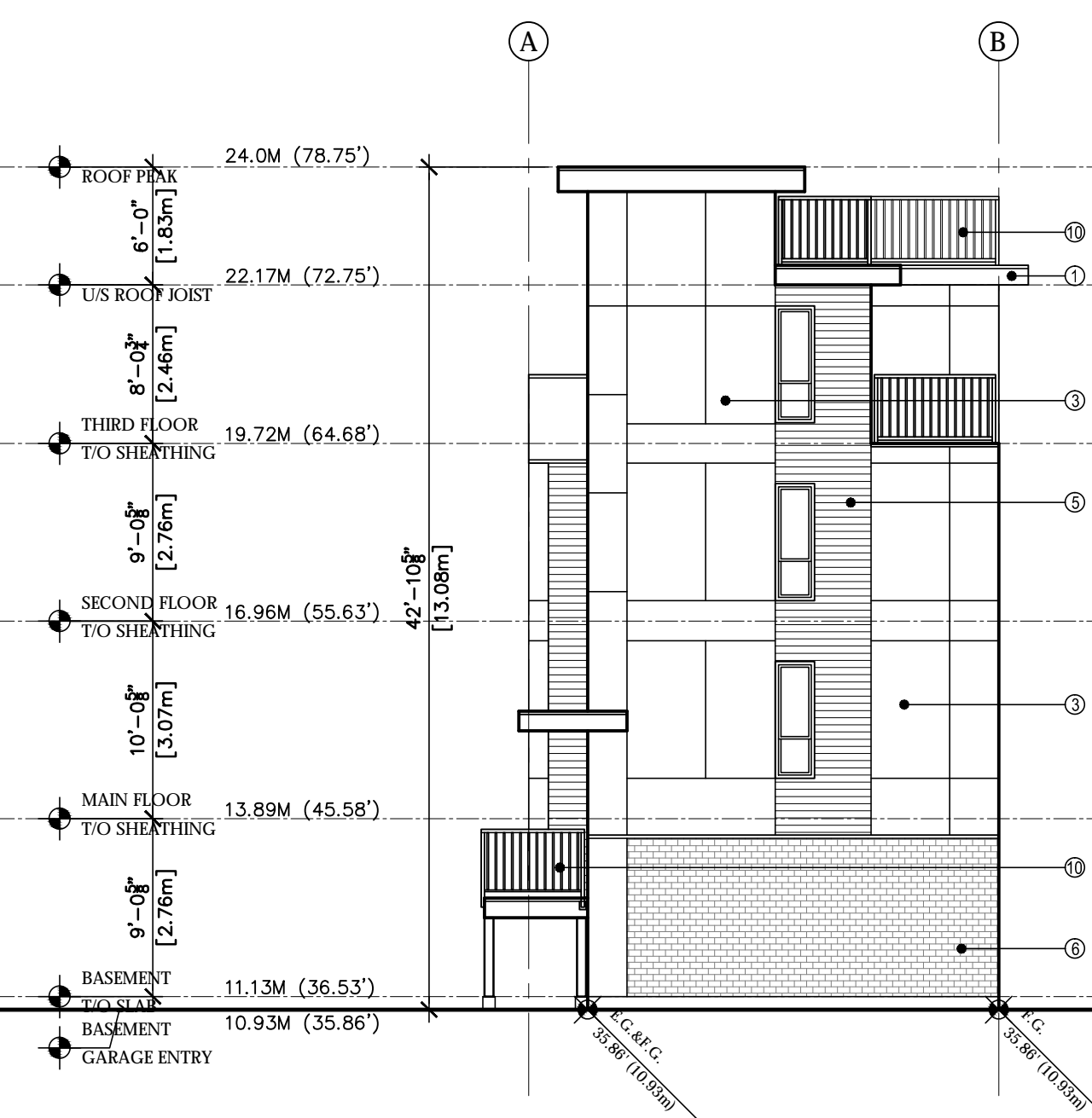


SOUTH ELEVATION OF BLOCK-2

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD	⑥	RED BRICK VENEER
②	FIBER CEMENT PANELING (GRAY)	⑦	VINYL WINDOW
③	FIBER CEMENT PANELING (WHITE)	⑧	PAINTED / STAINED FIBER GLASS ENTRY DOOR
④	FIBER CEMENT PANELING (RED)	⑨	INSULATED GARAGE DOOR
⑤	FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩	ALUMINUM RAILING



WEST ELEVATION OF BLOCK-2



NORTH ELEVATION OF BLOCK-2

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development



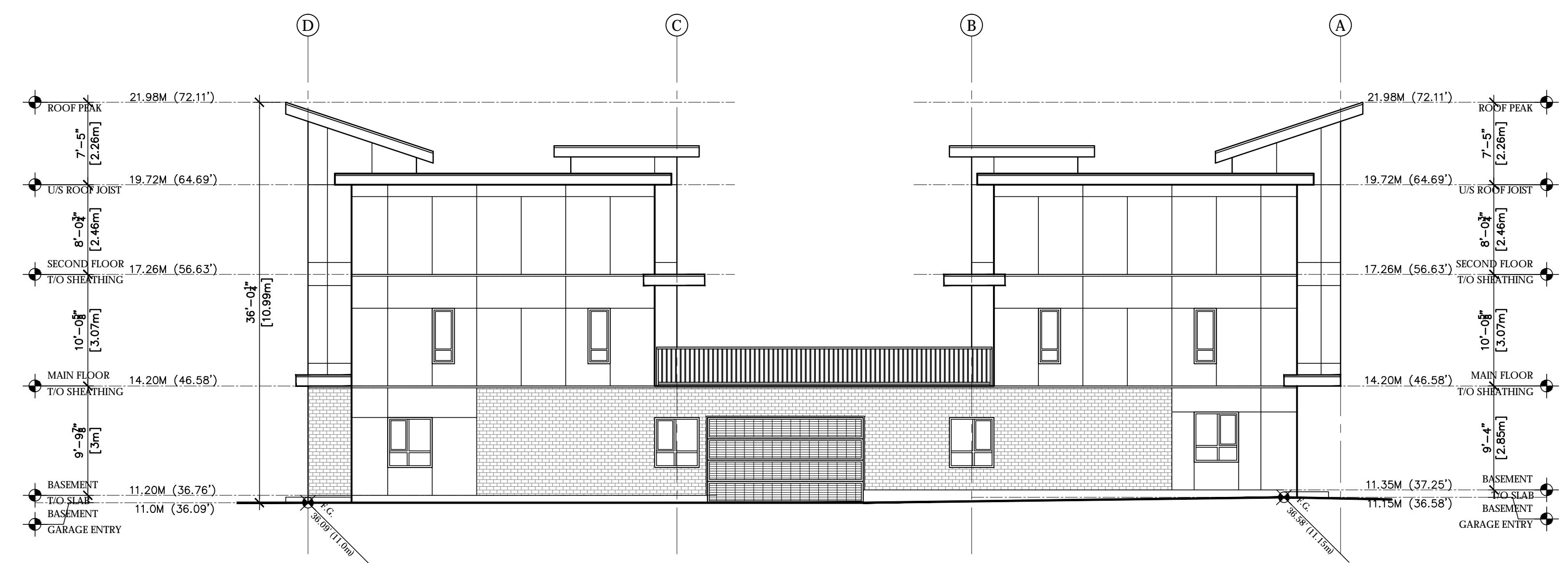
DP 2.2

ELEVATIONS

SCALE: 1:100



DRIVEWAY ELEVATION OF BLOCK-3

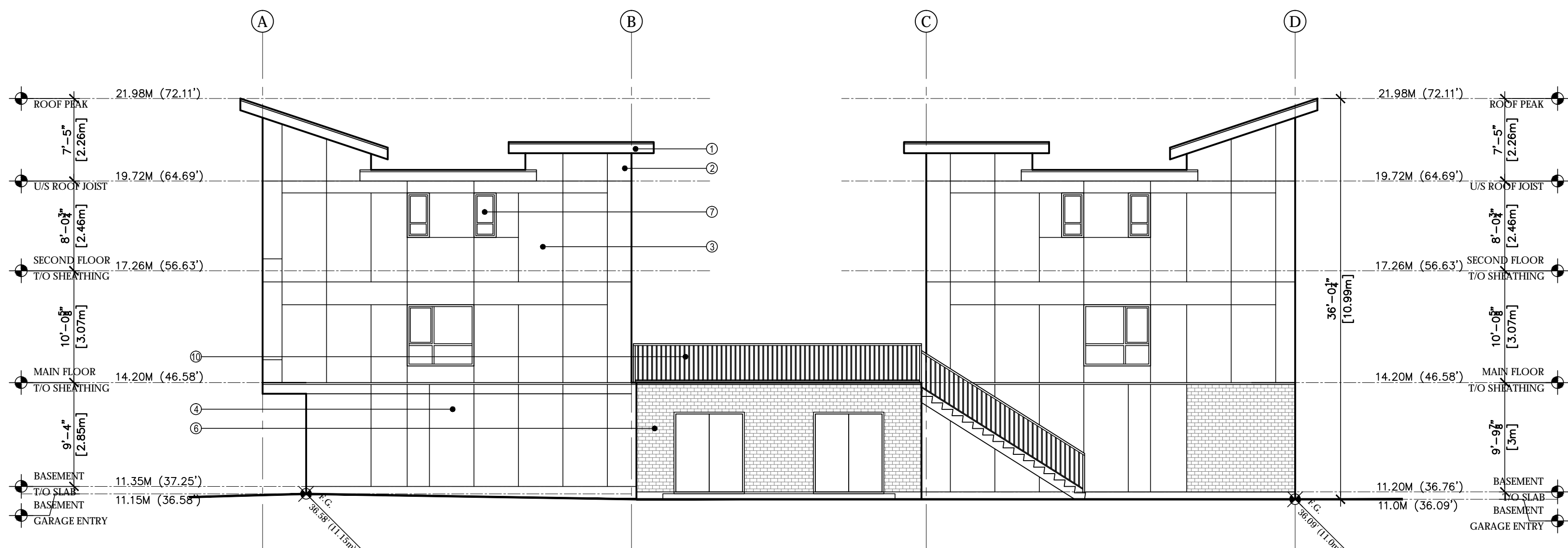


WEST ELEVATION OF BLOCK-3

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD	⑥	RED BRICK VENEER
②	FIBER CEMENT PANELING (GRAY)	⑦	VINYL WINDOW
③	FIBER CEMENT PANELING (WHITE)	⑧	PAINTED / STAINED FIBER GLASS ENTRY DOOR
④	FIBER CEMENT PANELING (RED)	⑨	INSULATED GARAGE DOOR
⑤	FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩	ALUMINUM RAILING



COURTYARD ELEVATION OF BLOCK-3



EAST ELEVATION OF BLOCK-3

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

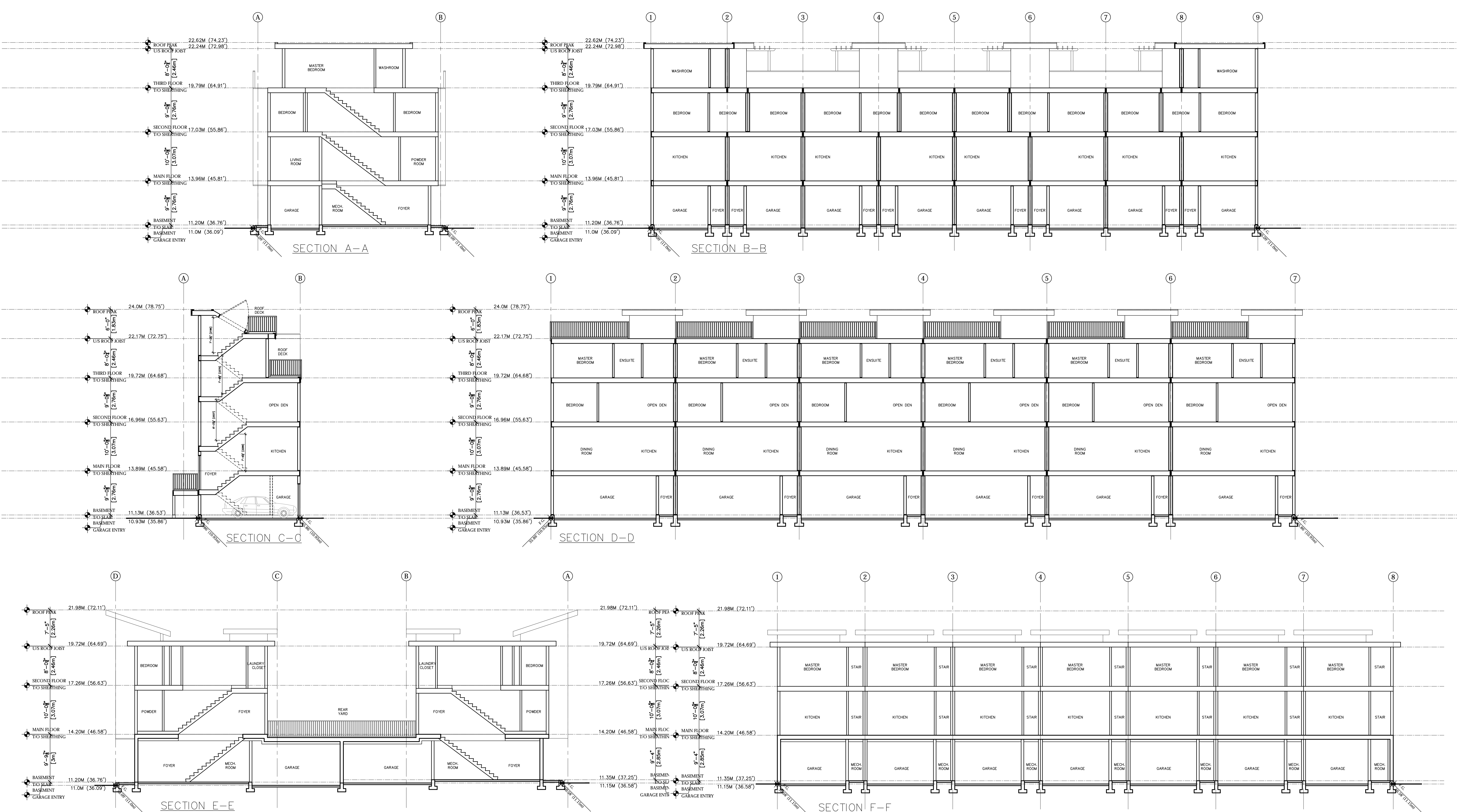
Proposed Townhouse Development



DP 2.3

ELEVATIONS

SCALE: 1:100



UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

DP 3.1

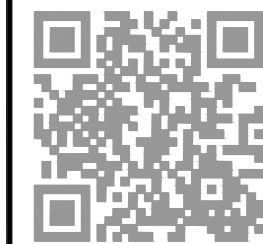
SECTIONS

SCALE: 1:100



UPTOWN VILLAGE

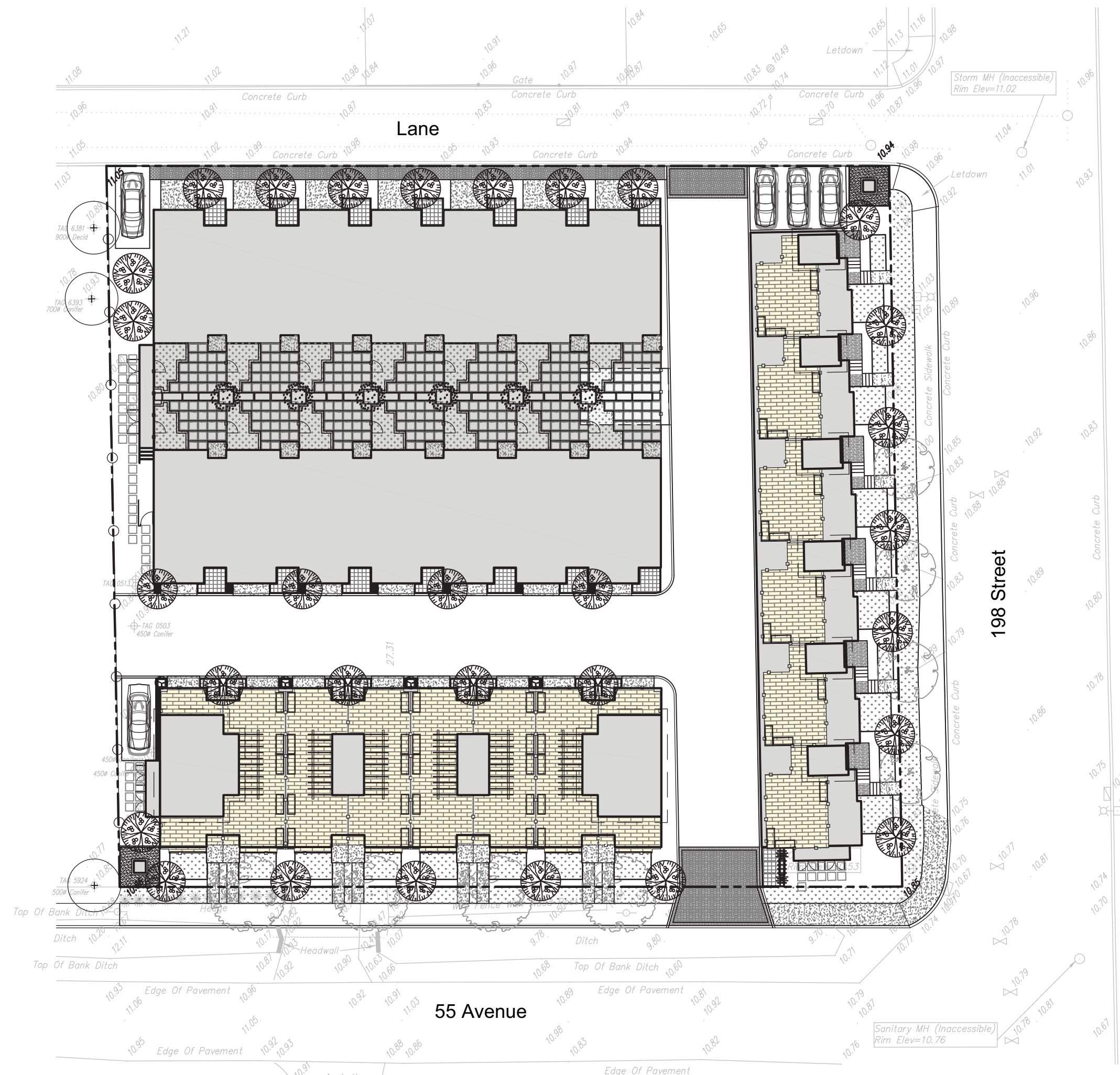
Re-issued for Development Permit



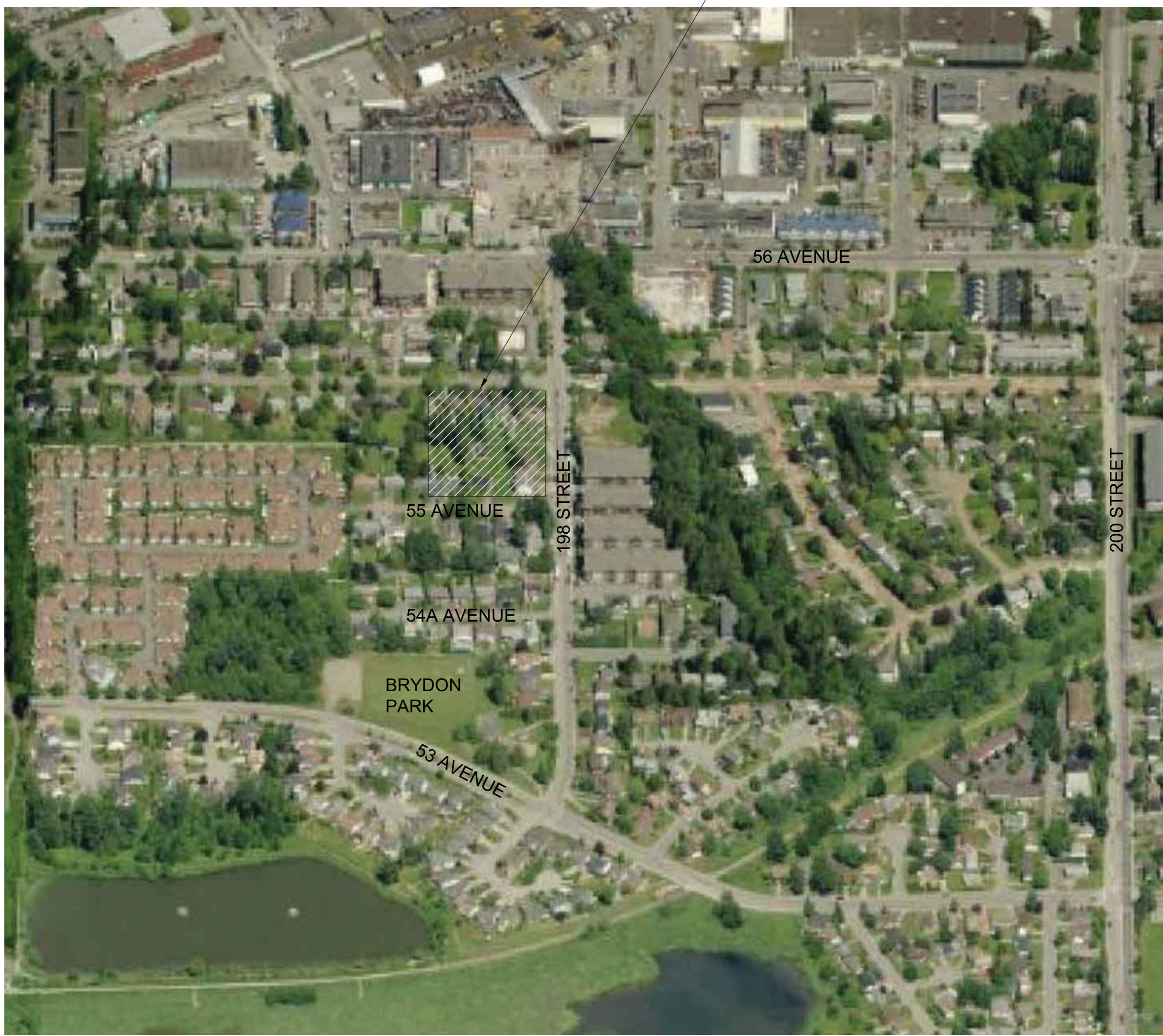
Contact Information	Other Key Contacts:		
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Dave Jerke davidj@vdz.ca 604 882 0024 x 38 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Raghbir Gurm Project Owner raghbirgurm@gmail.com	Atelier Pacific Project Building Architecture #109 - 131 Water Street Vancouver, British Columbia, V6B 4M3 604 662 8689	Concost Management Inc. Project Management #202 - 5489 Byrne Road Burnaby, British Columbia, V5J 3J1 604 558 8622
	Legal Address and Description: Plan NWP16536 Lot A Plan NWP16536 Lot B Plan NWP12439 Lot 3		

Sheet List Table

Sheet Number	Sheet Title
L-01	Cover Sheet
L-02	Tree Retention Plan
L-03	Site Plan
L-04	Planting Plan
LD-01	Details
LD-02	Details
LD-03	Sections



1 SITE PLAN OVERVIEW
Scale 1:300

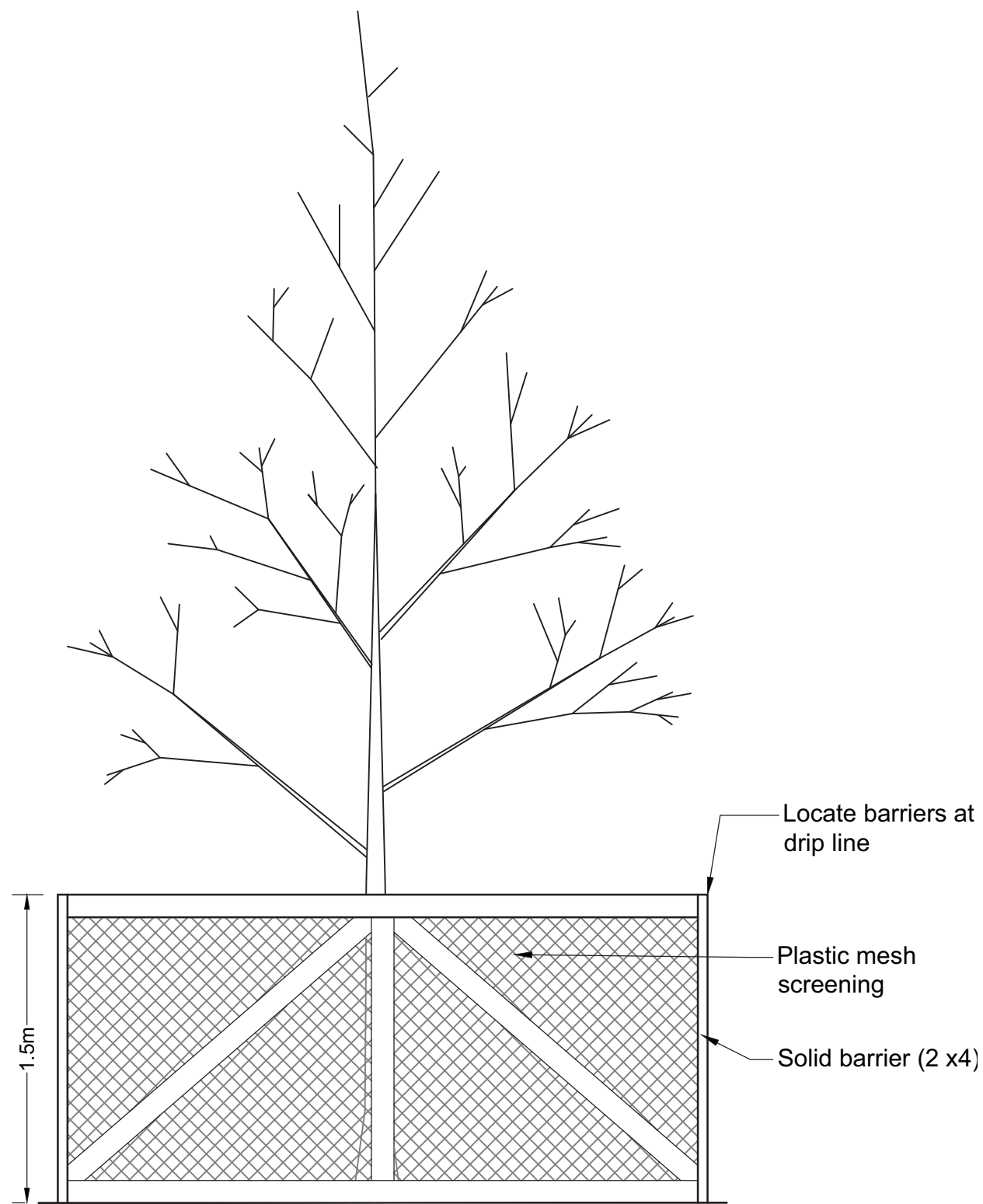
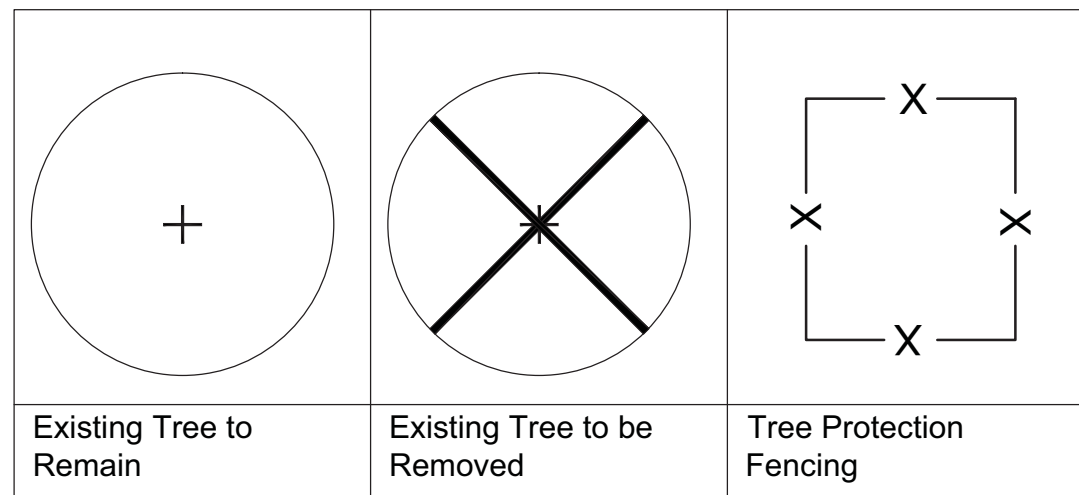


2 LOCATION MAP
Scale N.T.S.

2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date
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Uptown Village			
Location:			
5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia			
Drawn:	Stamp:		
JW			
Checked:			
DJ			
Approved:			
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AS NOTED			

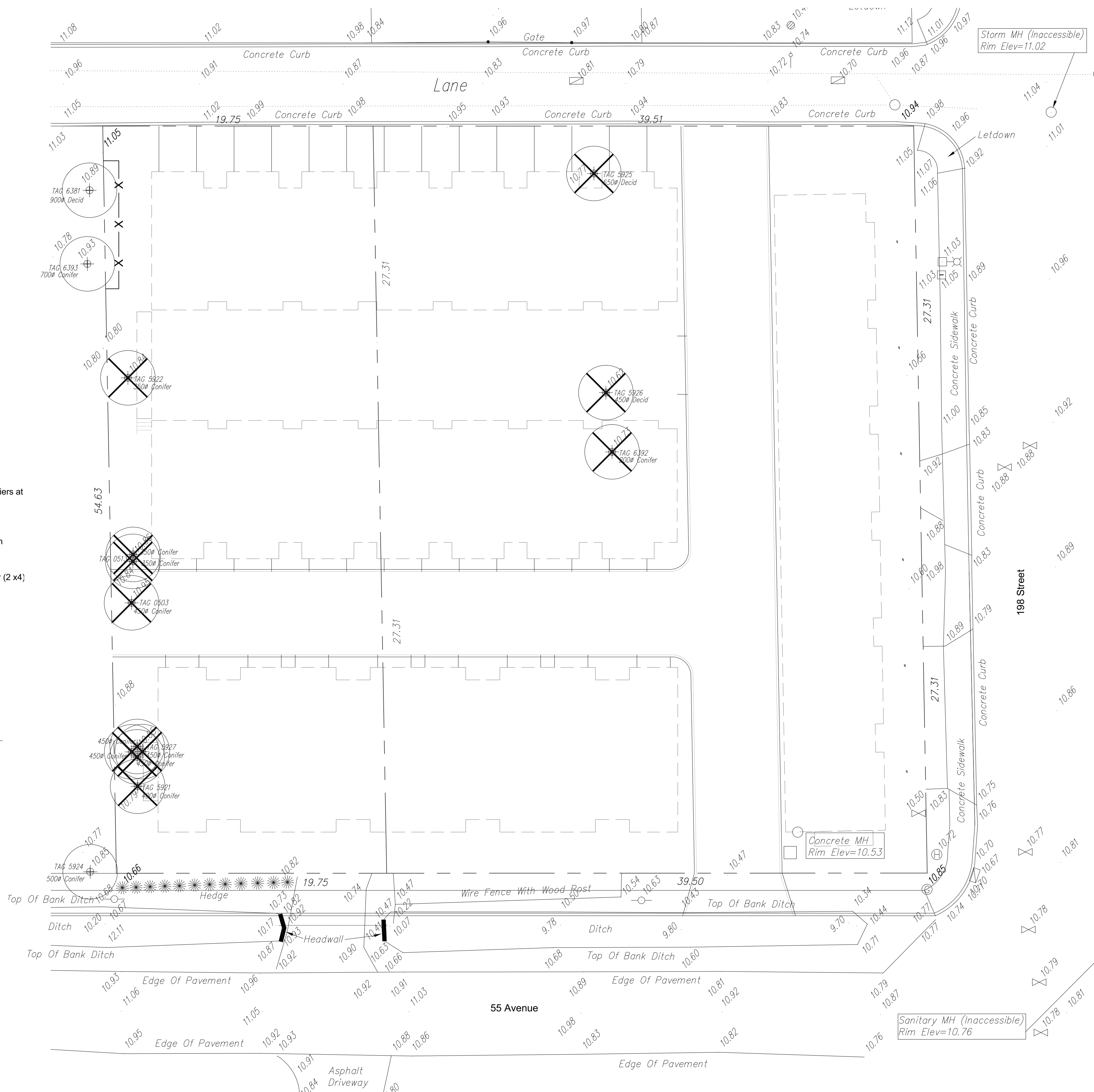
\\02-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-49 BRYDON MEADOWS\SHEETS\L-02 TREE RETENTION PLAN.DWG

LEGEND



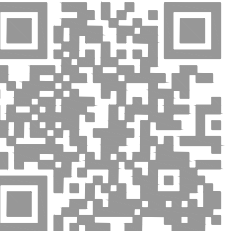
1 TREE PROTECTION FENCING DETAIL

Scale 1:30



2 TREE RETENTION PLAN

Scale 1:150



No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

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Project:
Uptown Village

Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

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Drawing Title:

TREE RETENTION PLAN



DP2016-49

VDZ Project #:

Drawing #:

L-02

\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49 BRYDON NEWSWICH\SHEETS\L-03 SITE PLANDWG

TREE LEGEND

AG	APS	APD	CB	HC	PG	EXISTING TREE

TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
4	AG	Acer ginnala 'Red November'	Red November Amur Maple	B&B; 6cm caliper; 1.8m std	As shown
4	APS	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	No. 10 Pot	As shown
30	APD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	B&B; 6cm caliper; 1.8m std	As shown
6	CB	Catalpa bignonioides 'Aurea'	Golden Catalpa	No. 10 Pot	As shown
4	HC	Halesia carolina	Carolina Silverbell	B&B; 6cm caliper; 1.8m std	As shown
3	PG	Picea glauca 'Pendula'	Weeping White Spruce	B+B; 3.0m Height; Single Leader	As shown

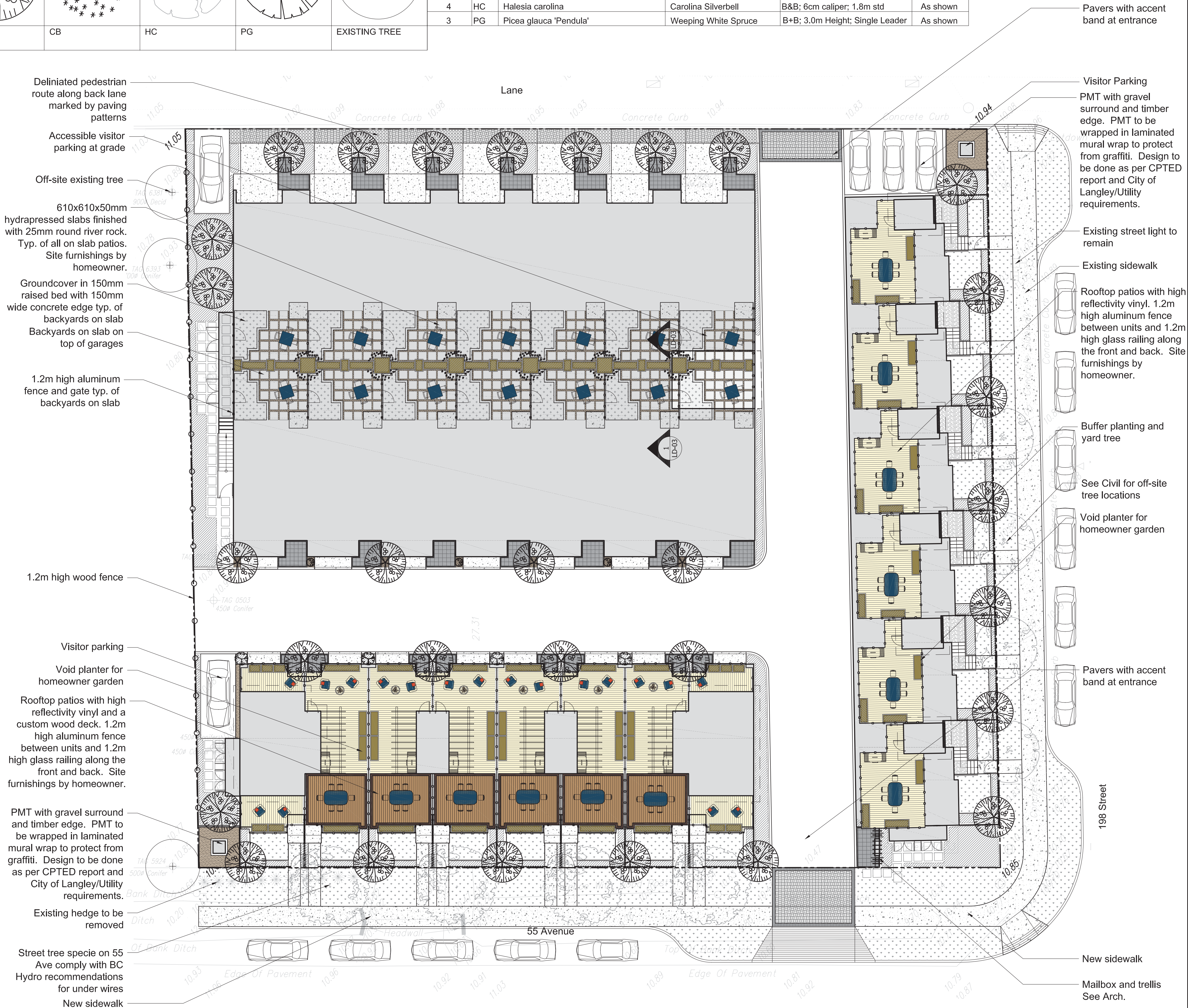
LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SLAB
	5 LD-02	PAVER WALKWAYS Inset Pavers: Model: Classic Standard Series Size: Nevada 301mmx301mmx60mm Colour: Charcoal Border Pavers: Model: Classic Standard Series Size: 3:1 Standard 225mmx75mmx60mm Colour: Indian Summer Blend Manufacturer: Abbotsford Concrete Products
	6 LD-02	VEHICULAR PAVERS Model: Classic Standard Series Size: Standard 225mm x 112.5mm x 80mm Manufacturer: Abbotsford Concrete Products Inset Pavers: Pattern: Parquet Colour: Indian Summer Border Pavers: Pattern: Soldier Colour: Charcoal
		25mm ROUND RIVER ROCK Depth: 50mm
	2-4 LD-02	HYDRAPRESSED SLABS Model: Cortex Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
		ROOFTOP VINYL MEMBRANE Colour: Beechwood Plank Supplier: All Seasons Waterproofing 1-800-400-6155 or approved equal
		WOOD DECK Stain: DEFY Water Repellent Heritage Walnut by Sikkens or approved equal

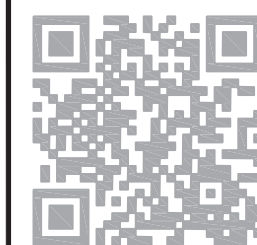
KEY	REF.	DESCRIPTION
	6 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	7 LD-02	1.2m HIGH WOOD FENCE

KEY	REF.	DESCRIPTION
		GROUNDCOVER PLANTING See Planting Plan
		SOD See Critical Landscape Notes for Specifications
	3-5 LD-01	SHRUB PLANTING

KEY	REF.	DESCRIPTION
	8 LD-01	PLANTER Model: Rutherford Planter Box PLTR-26 Size: 610mm x 1829mm x 584mm 610mm x 1219mm x 584mm 610mm x 915mm x 584mm 1219mm x 1219mm x 584mm Custom: 546mm x 2607mm x 584mm Recycled Plastic Colour: Sand Frame Colour: Cold Textured Brown Manufacturer: Washbone



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Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P: 604.882.0024
F: 604.882.0042
info@www.vdz.ca



No.	By:	Description	Date
3	JW	Revised Site Plan	Nov. 17, 2016
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

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REVISIONS TABLE FOR SHEET			
Project: Uptown Village			
Location: 5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia			

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
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Drawing Title:
SITE PLAN



DP2016-49

VDZ Project #:

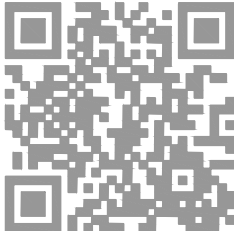
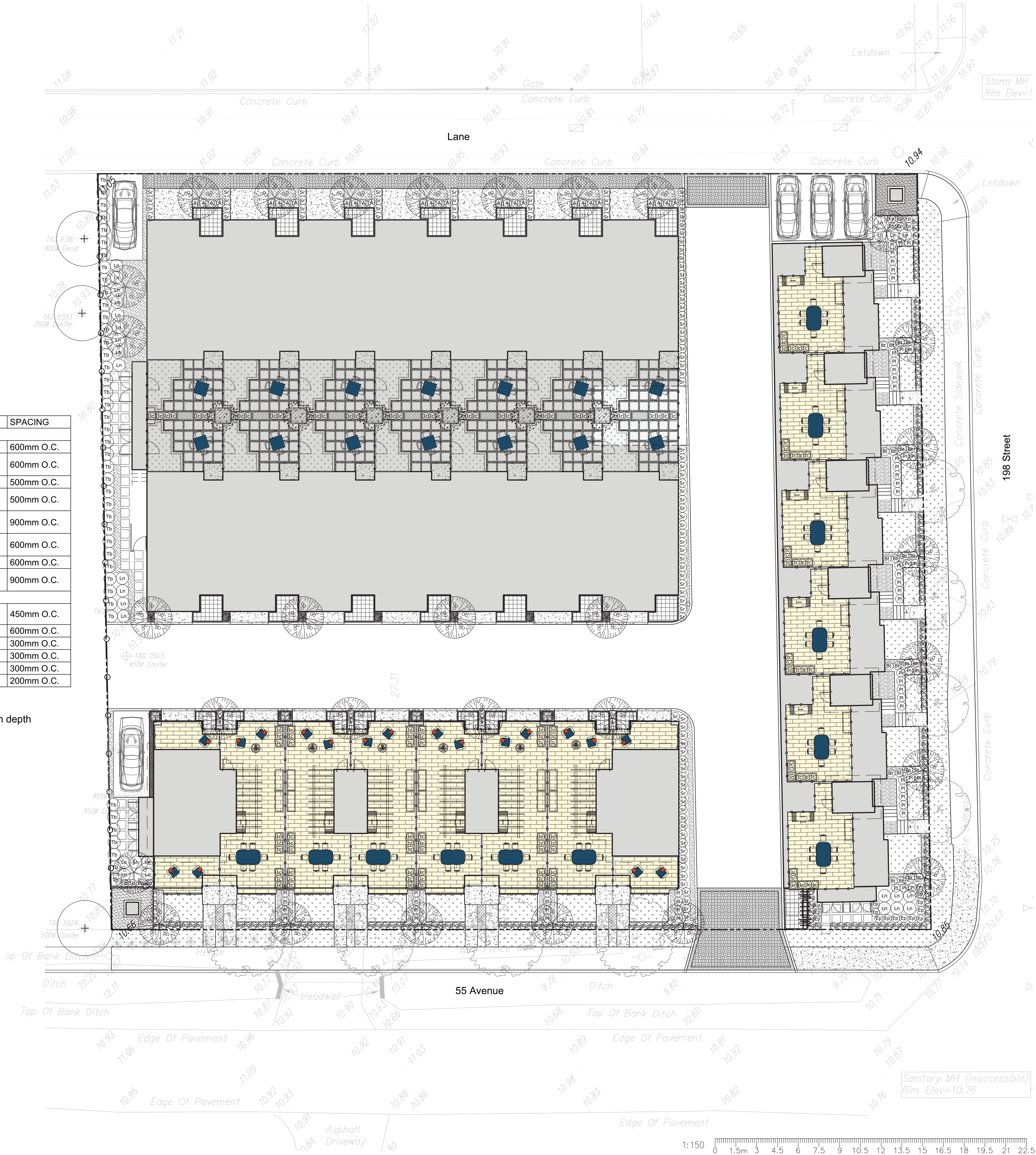
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L-03

\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49-BRYDON MEWS\DWGS\DRG\DP2016-49-PLANTING PLAN.DWG

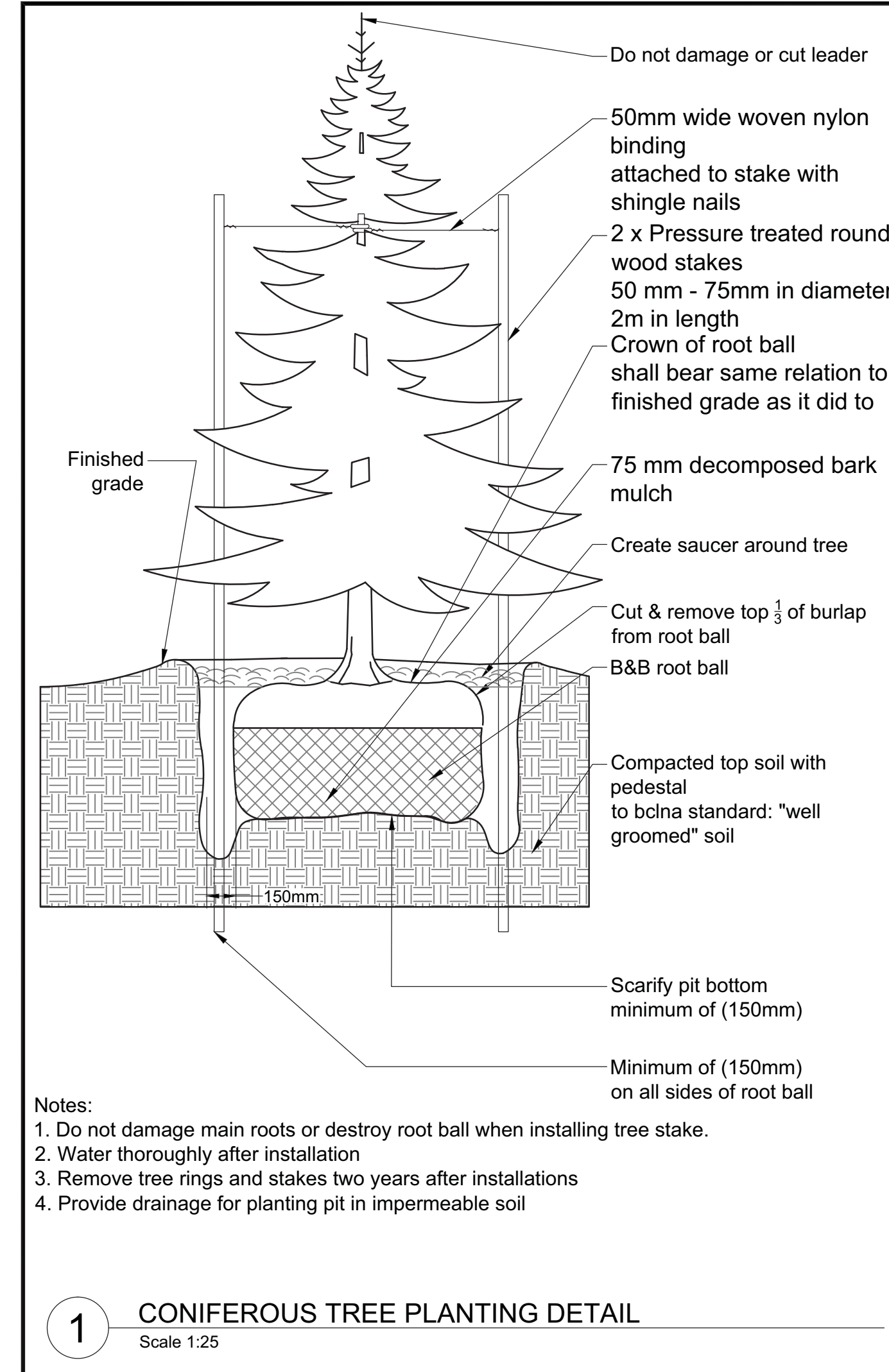
PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Aj	28	Azalea japonica 'Girard's Hot Shot'	Girard's Hot Shot Azalea	No 3 Pot	600mm O.C.
Bt	24	Berberis thunbergii 'Royal Cloak'	Royal Cloak Japanese Barberry	No 3 Pot	600mm O.C.
Bg	167	Buxus x 'Green Velvet'	Green Velvet Boxwood	No 3 Pot	500mm O.C.
Ic	134	Ilex crenata fastigiata 'Sky Sentry'	Sky Sentry Japanese Holly	1200mm high	500mm O.C.
Ln	28	Lonicera nitida 'Lemon Beauty'	Boxleaf Honeysuckle	No 3 Pot	900mm O.C.
Pl	66	Prunus laurocerasus 'Genolia'	Genolia English Laurel	1200mm high	600mm O.C.
Sr	111	Skimmia reevesiana	Reeves Skimmia	No 3 Pot	600mm O.C.
Tb	43	Taxus baccata 'Fastigiata'	Columnar Irish Yew	1200mm high	900mm O.C.
PERENNIALS/GROUNDCOVERS					
	37		Karl Foerster Feather Reed Grass	No 2 Pot	450mm O.C.
Ep	24	Echinacea purpurea 'Guava Ice'	Cone-Fections Coneflower	No 1 Pot	600mm O.C.
	607	Hakonechloa macra 'Aureola'	Japanese Forest Grass	No 1 Pot	300mm O.C.
	12	Heuchera 'Lime Marmalade'	Lime Coral Bells	No 1 Pot	300mm O.C.
	72	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	No 1 Pot	300mm O.C.
	2068	Veronica repens 'Sunshine'	Yellow Creeping Speedwell	10cm Pot	200mm O.C.

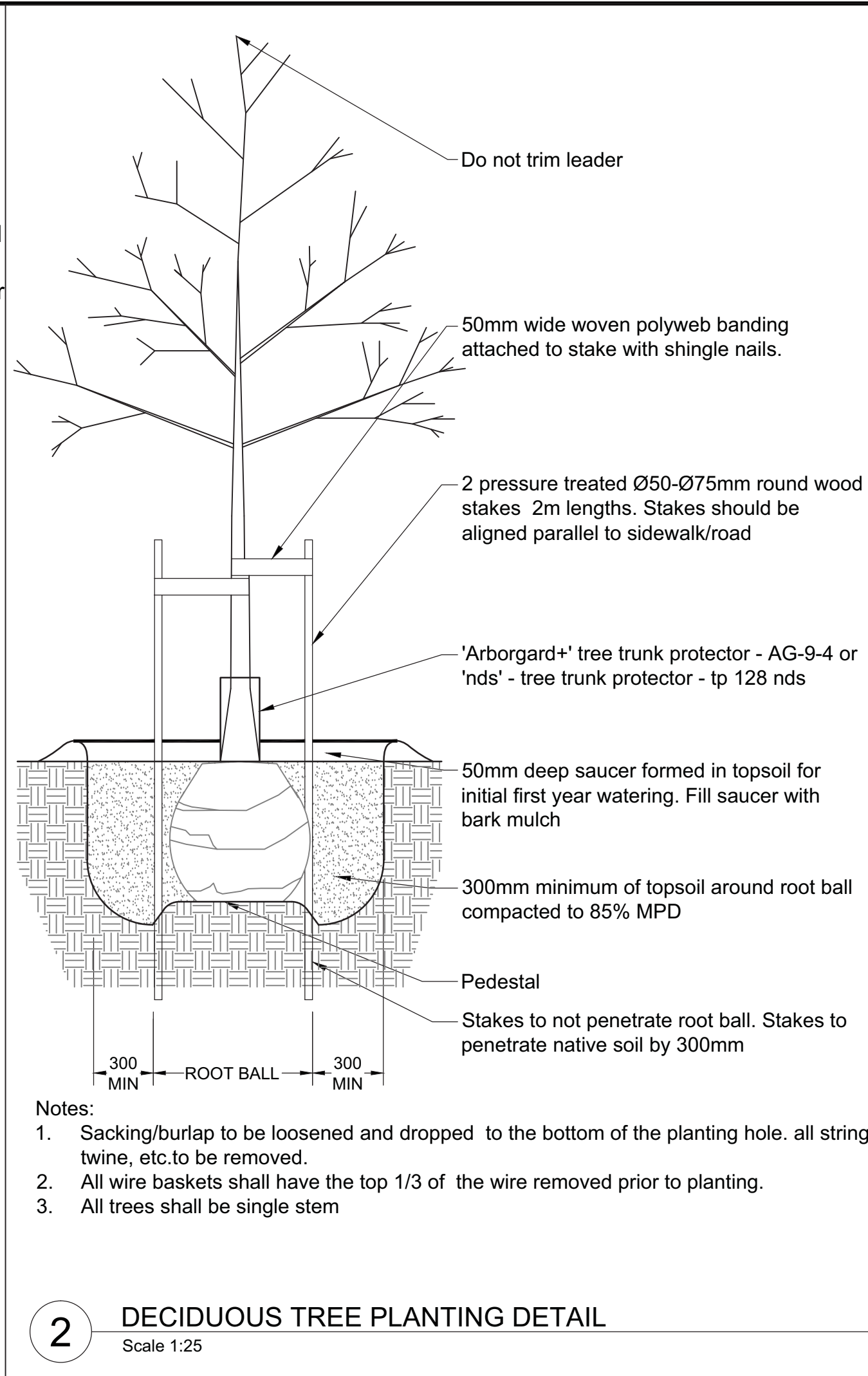
- Notes:
1. Assume 150mm growing medium depth (import) for sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.



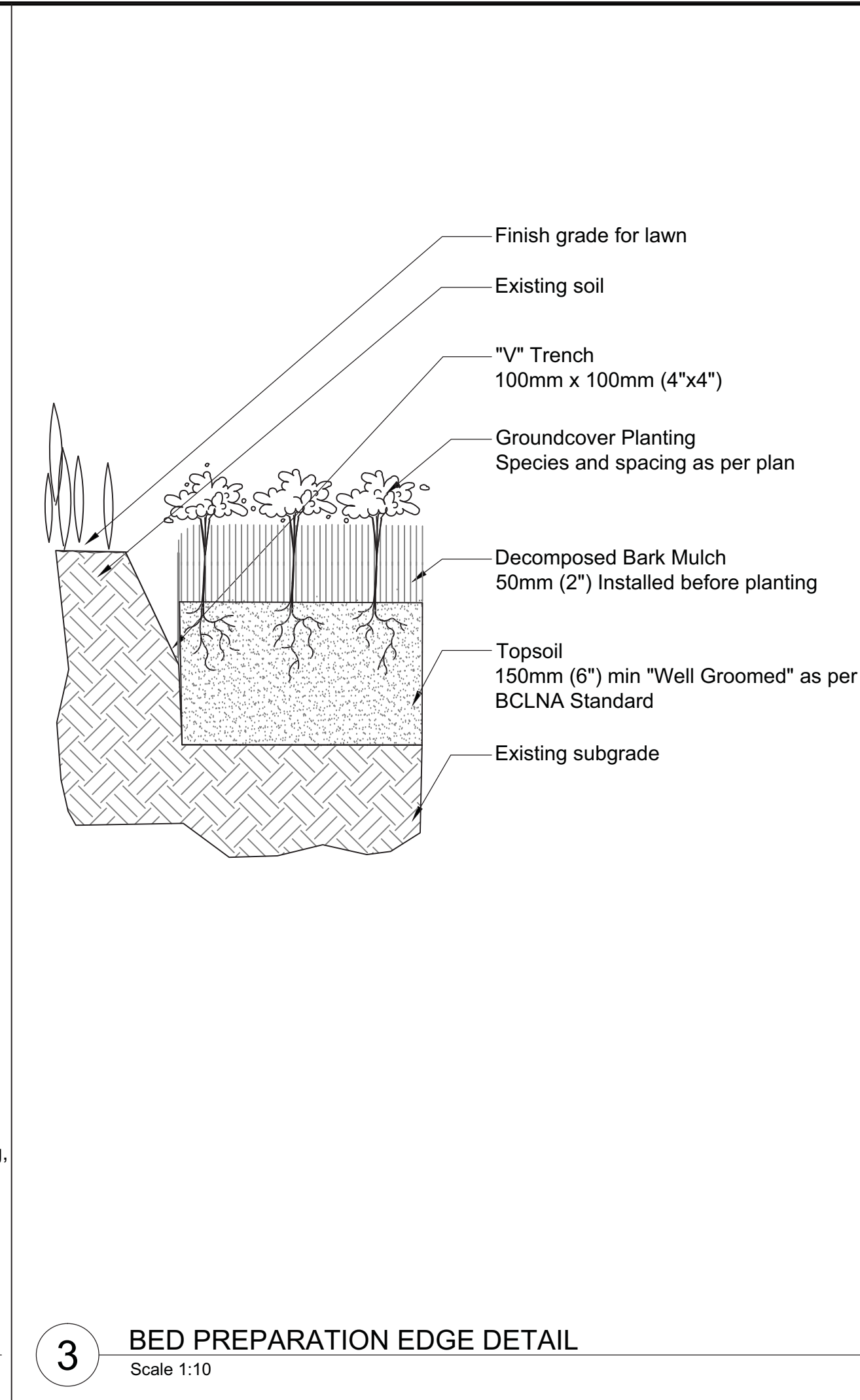
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1	JW	Issue for DP	Oct. 7, 2016
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Uptown Village			
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5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia			
Drawn:	JW	Stamp:	
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Approved:	MVDZ	Original Sheet Size:	24"x36"
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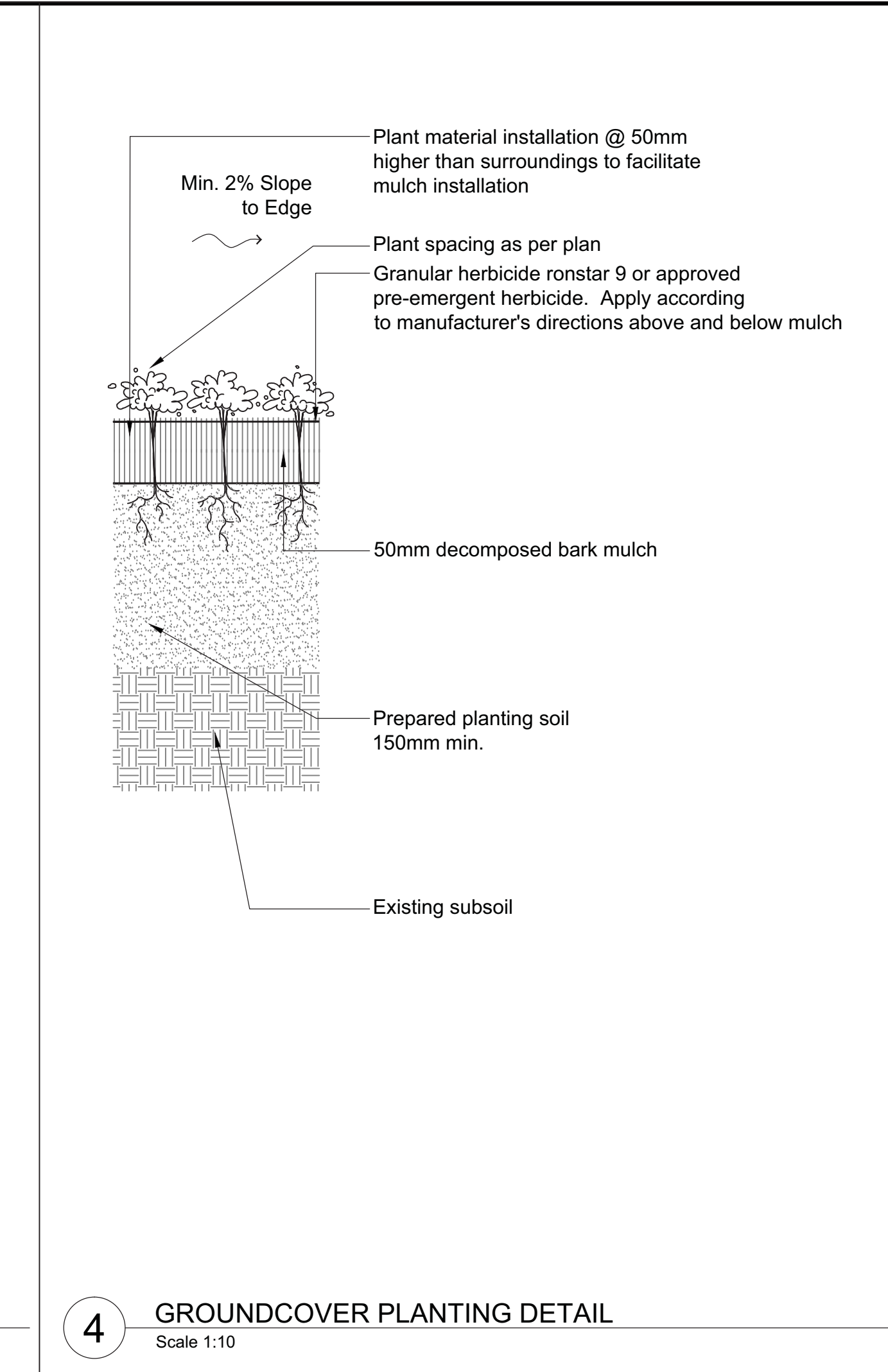
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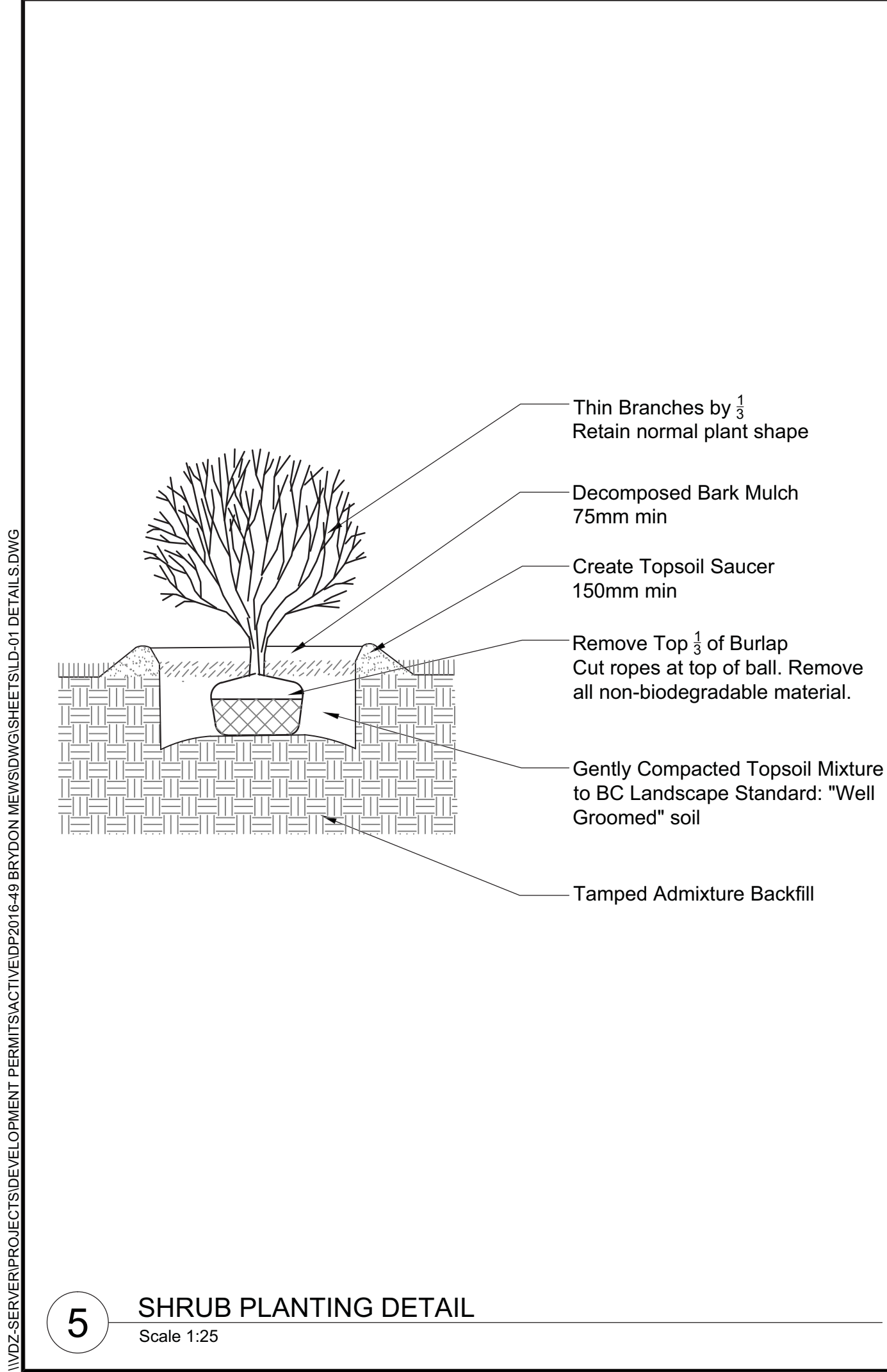
2 DECIDUOUS TREE PLANTING DETAIL
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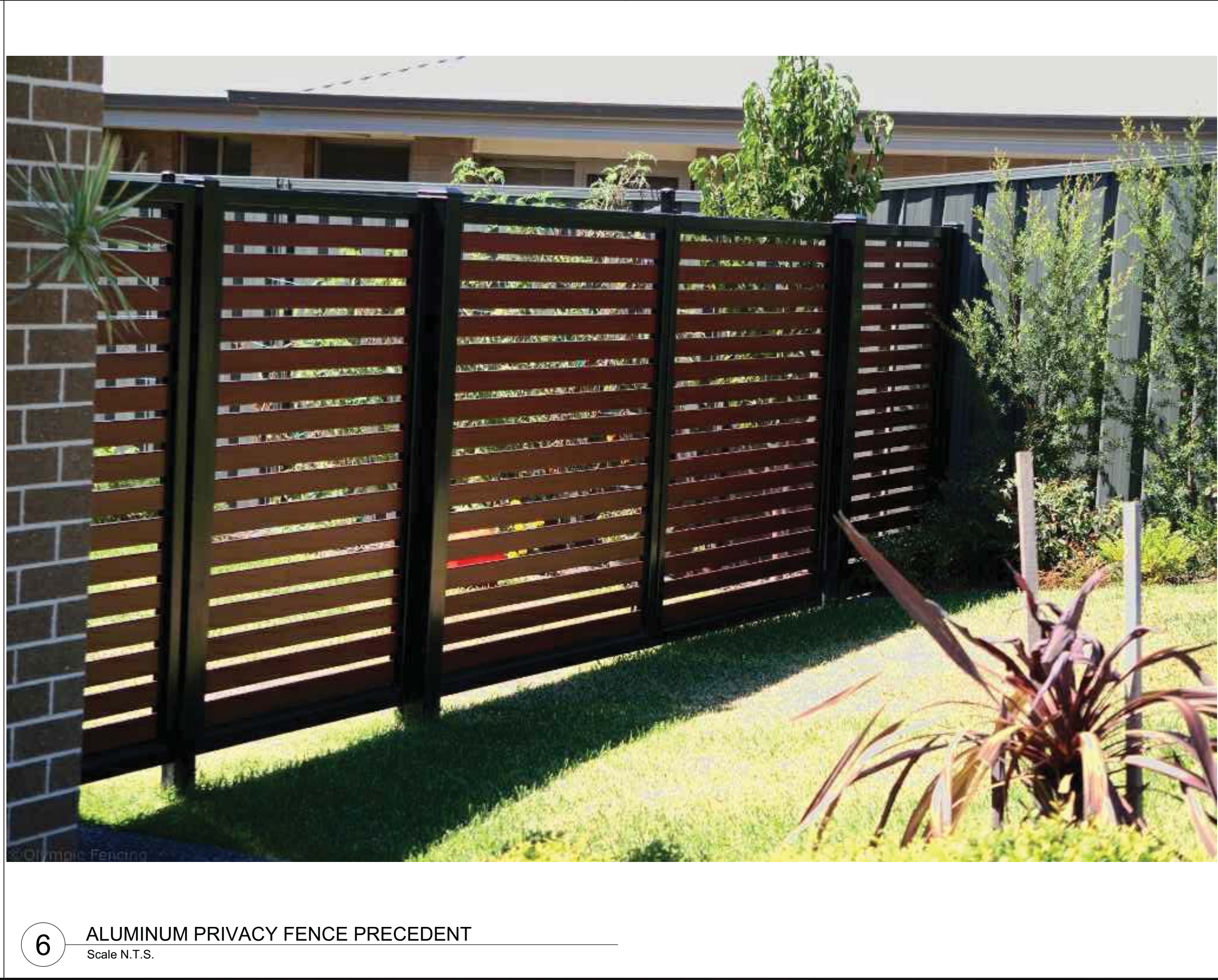
3 BED PREPARATION EDGE DETAIL
Scale 1:10



4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



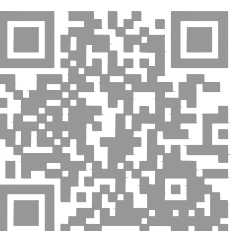
5 SHRUB PLANTING DETAIL
Scale 1:25



6 ALUMINUM PRIVACY FENCE PRECEDENT
Scale N.T.S.



8 PLANTER PRECEDENT
Scale N.T.S.



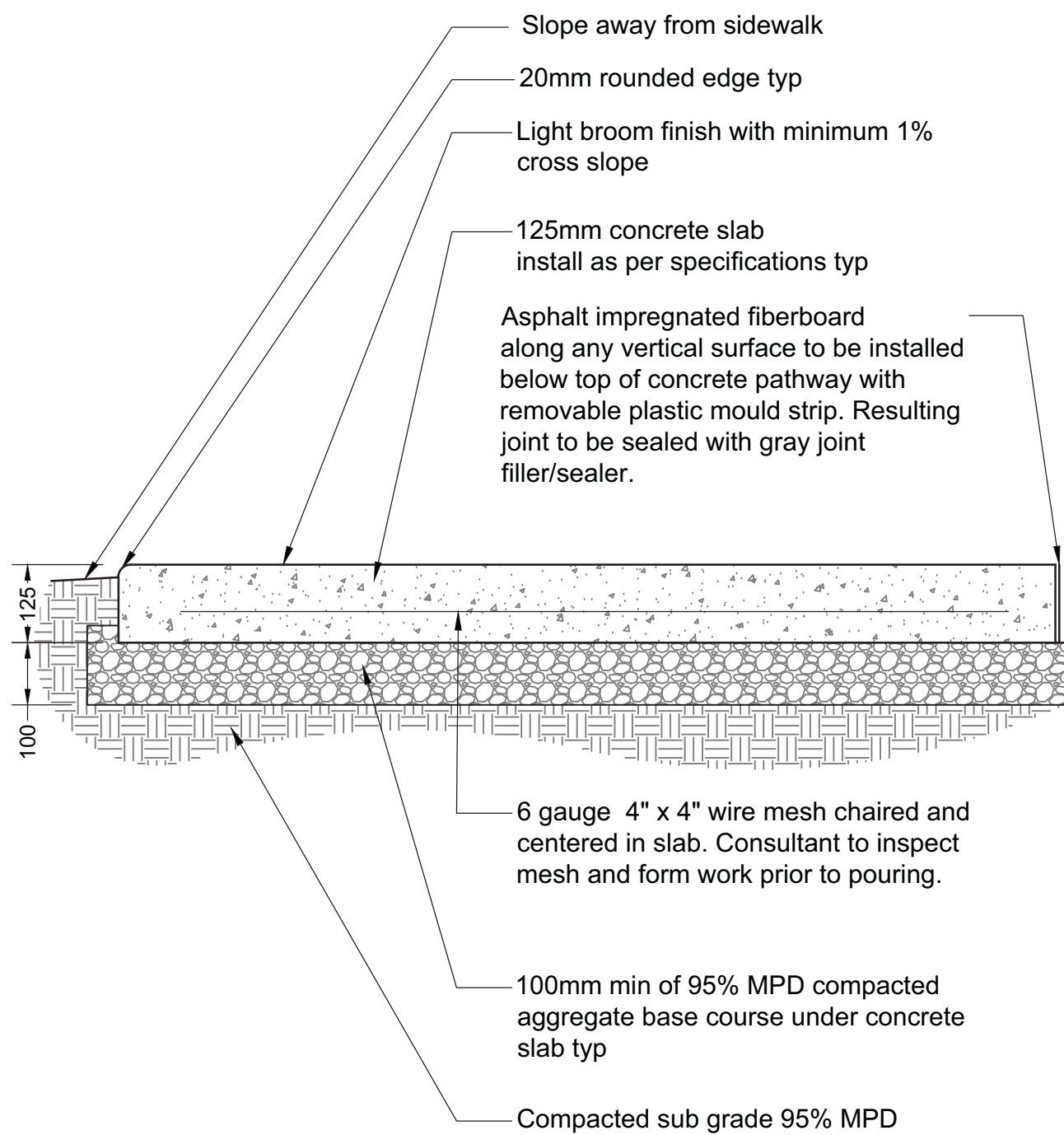
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2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

No.	By:	Description	Date

No.	By:	Description	Date

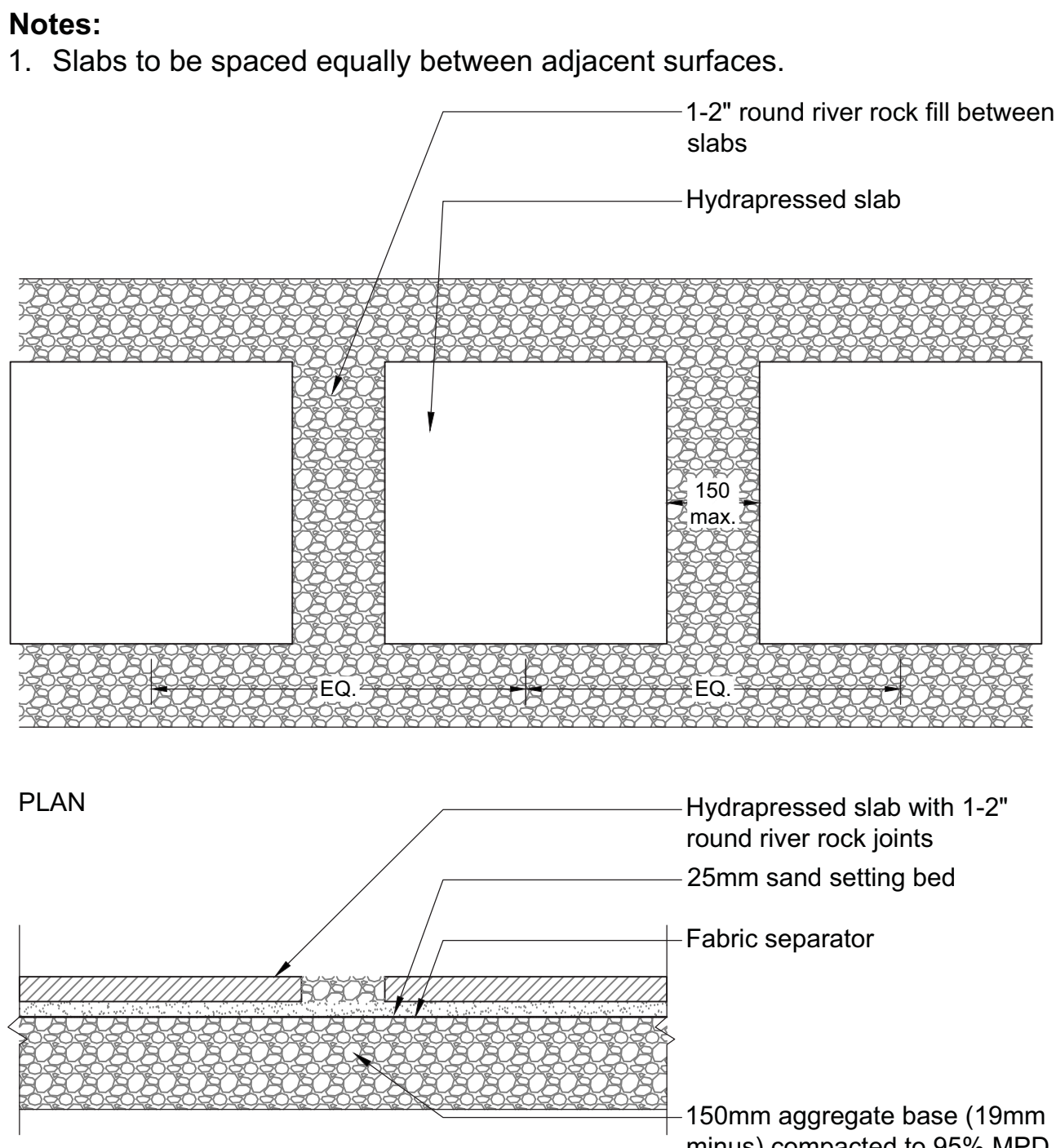
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Location:	5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia
Drawn:	JW
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Stamp:	Original Sheet Size: 24"x36"

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- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
 2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

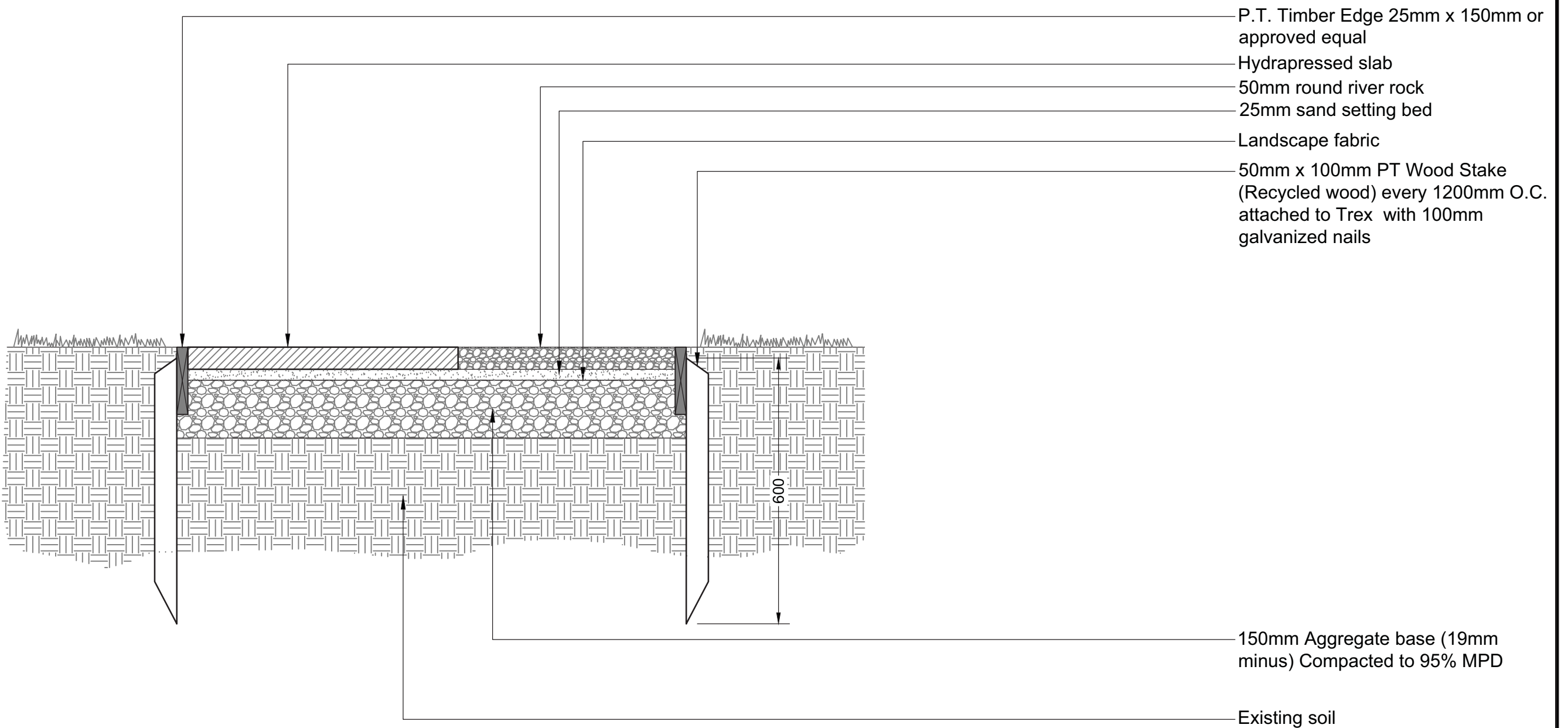
1 CONCRETE SIDEWALK DETAIL
Scale 1:10



Hydrapressed Slab Details:

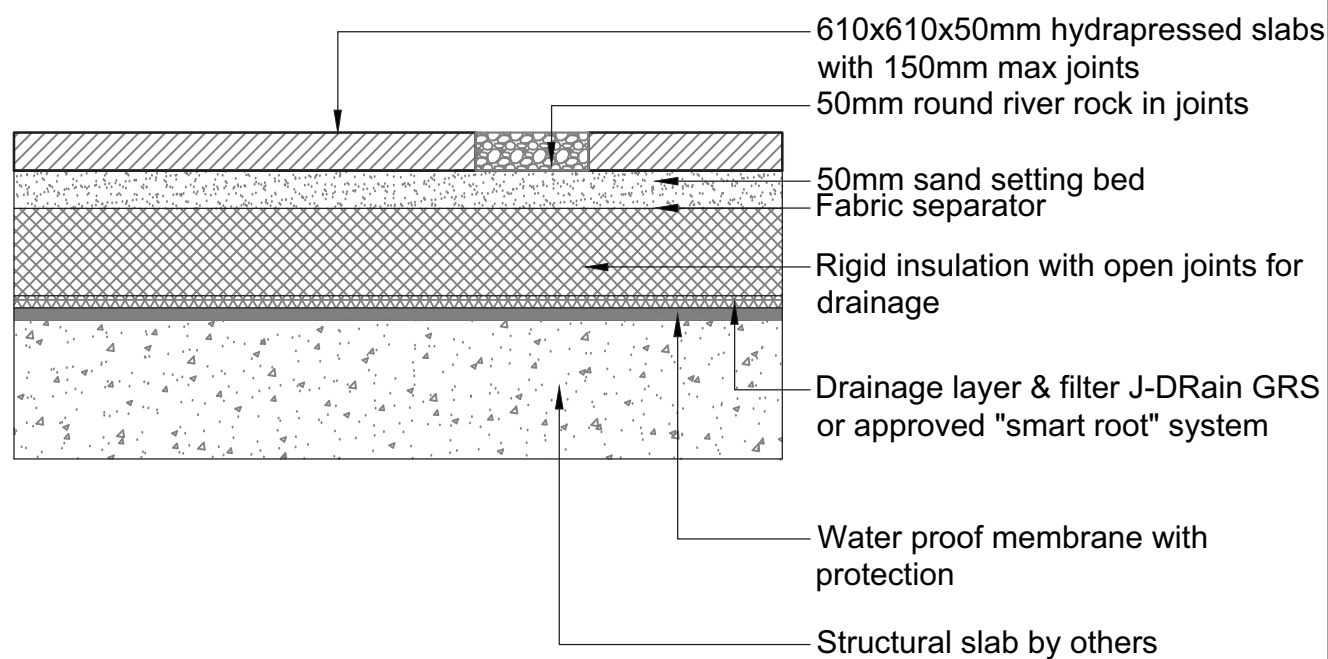
Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

2 HYDRAPRESSED SLABS IN GRAVEL DETAIL
Scale 1:10



- NOTES:
1. Contractor to provide 1L sample of river rock material for approval by landscape architect prior to installation.
 2. Ensure top of edging meets flush with river rock.

3 TREX EDGER DETAIL
Scale 1:10

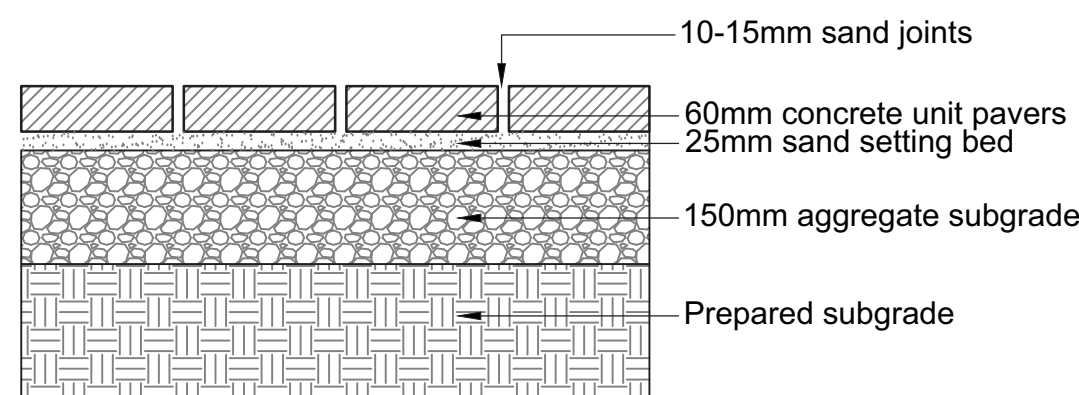


Hydrapressed Slab Details:

Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

- Notes:
1. Contractor to provide shop drawings and material samples
 2. Install all components as per manufacturer's specifications

4 HYDRAPRESSED SLABS ON SLAB
Scale 1:10



Unit Paver Details: (Inset pavers)

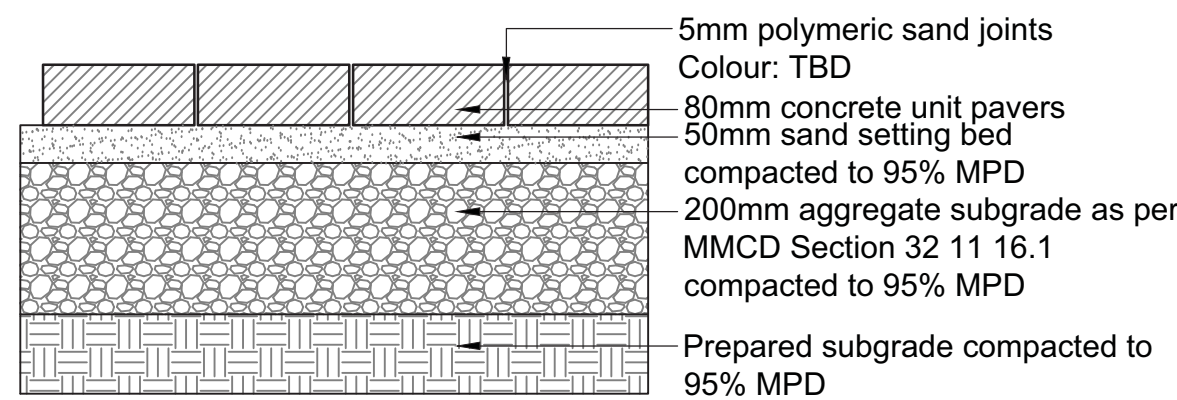
Model:	Classic Standard Series
Colour:	Colour: Charcoal
Size:	Nevada 301mm x 301mm x 60mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

Unit Paver Details: (border pavers)

Model:	Classic Standard Series
Colour:	Colour: Indian Summer Blend
Size:	225mm x 75mm x 60mm
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091

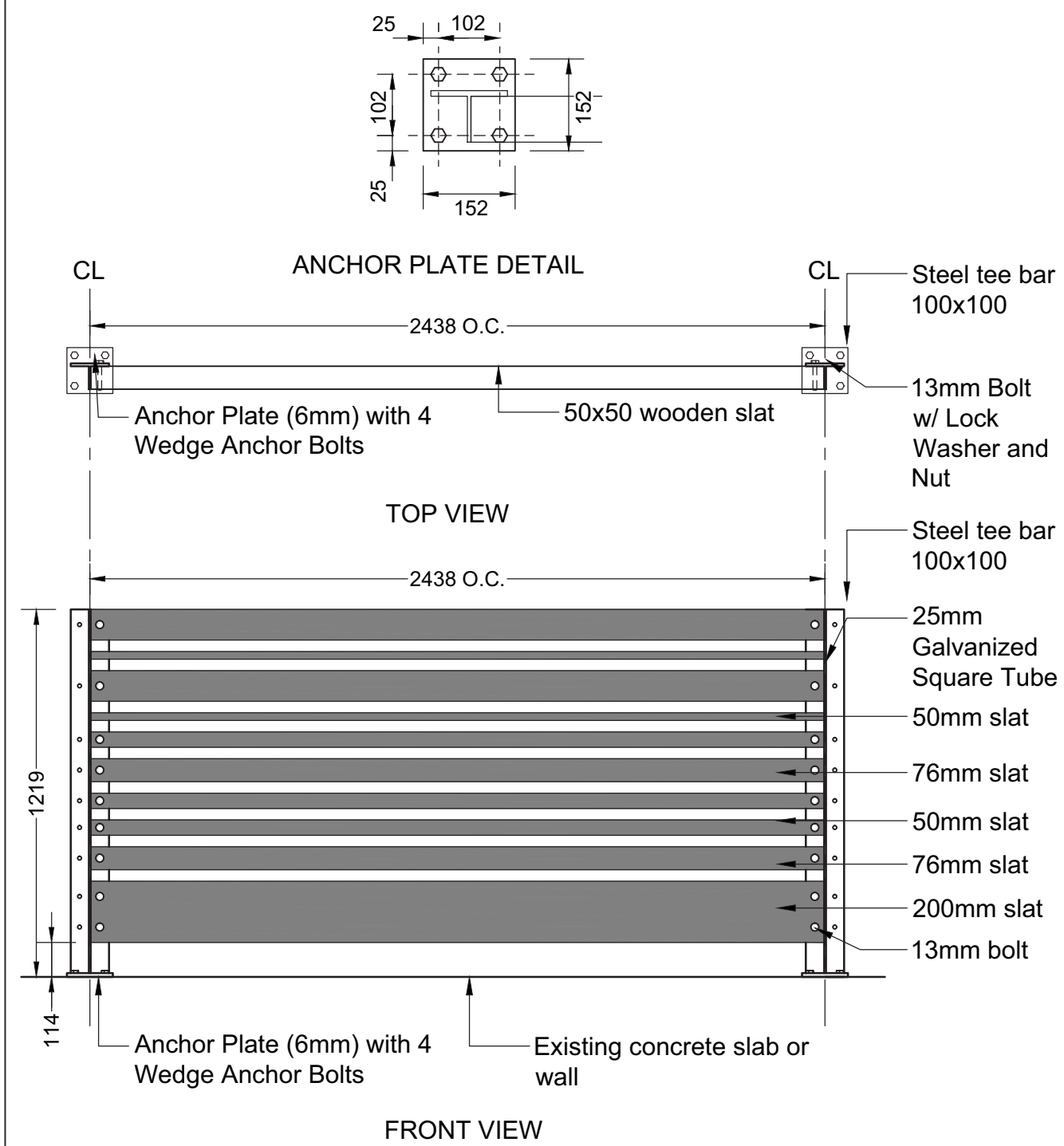
- Notes:
1. Contractor to provide shop drawings and material samples
 2. Install all components as per manufacturer's specifications

5 UNIT PAVER DETAIL
Scale 1:10



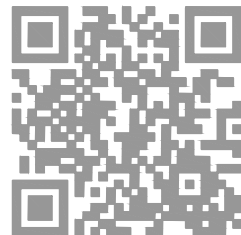
- Notes:
1. Contractor to provide shop drawings and material samples
 2. Install all components as per manufacturer's specifications

6 DRIVEWAY ENTRANCE UNIT PAVER DETAIL
Scale 1:10



- Notes:
1. All lumber to be clear cedar (s4s) or ipe.
 2. Spacing between wooden slats to be 38.1mm (1-1/2").
 3. Galvanized bar to be welded to steel tee bar.
 4. Wedge anchor bolts to be hot dipped galvanized.

7 1.2m HIGH WOOD FENCE DETAIL
Scale 1:20



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date

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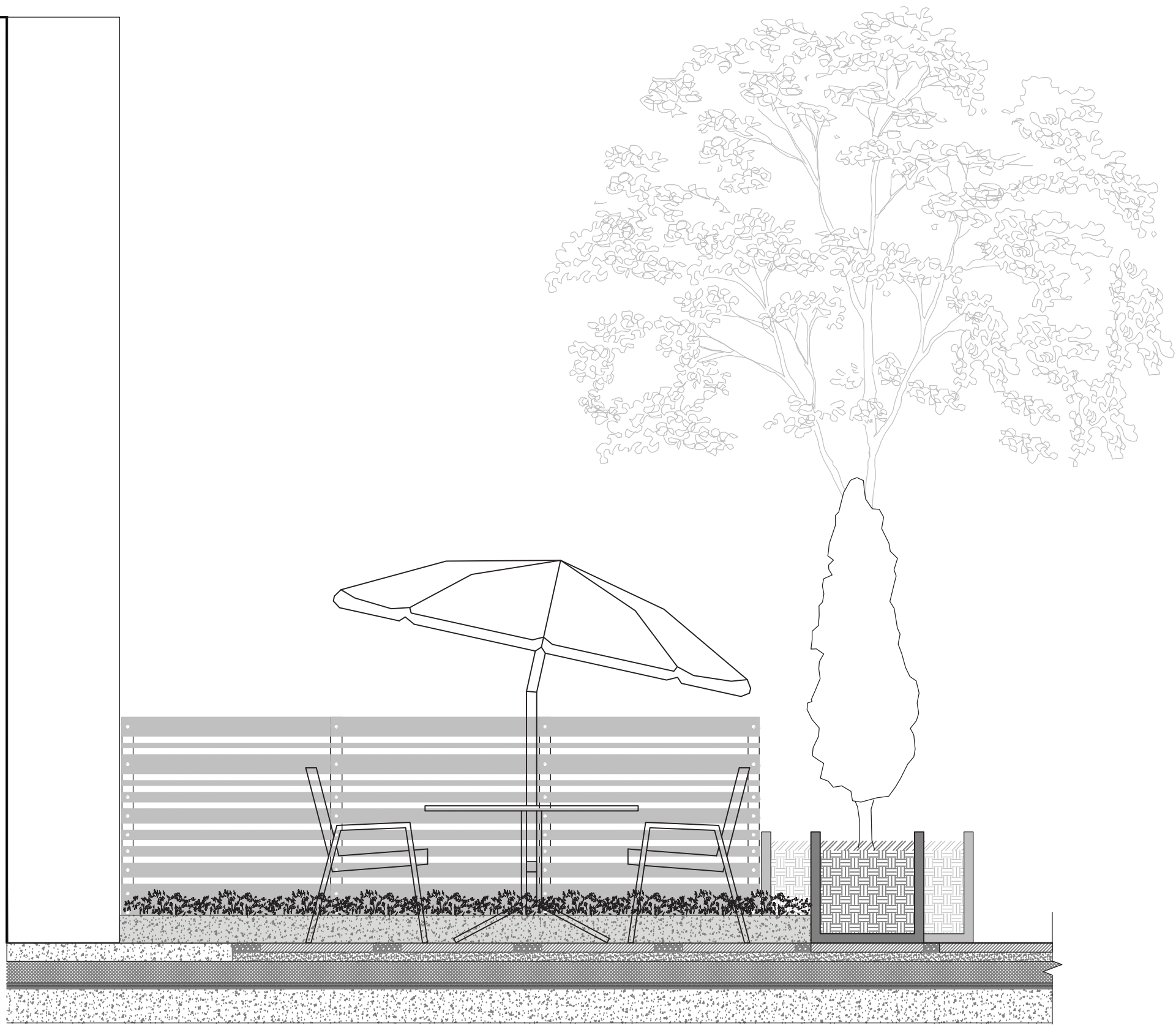
REVISIONS TABLE FOR SHEET

Project:
Uptown Village

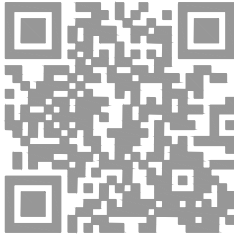
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5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

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Approved: MVDZ	Original Sheet Size: 24"x36"
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1 PODIUM SECTION
Scale 1:25



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
Uptown Village			
Location:			
5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia			
Drawn:	Stamp:		
JW			
Checked:	Original Sheet Size:		
DJ			
Approved:	24"x36"		
MVDZ			
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		
AS SHOWN			

Drawing Title:
SECTIONS

VDZ Project #:
DP2016-49

Drawing #:
LD-03



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, NOVEMBER 9, 2016
7:00 PM**

Present: Councillor Paul Albrecht, Vice-Chairman

John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
Cpl. Steve McKeddie, Langley RCMP
George Roman

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

Absent: Councillor Jack Arnold, Chairman
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Roman
SECONDED BY Commission Member Huchinson

THAT the minutes for the October 13, 2016 Advisory Planning Commission meeting be received as circulated.

CARRIED

2) REZONING APPLICATION RZ 03-16/DEVELOPMENT PERMIT APPLICATION DP 08-16 (5501-5503 - 198 STREET, 5509 - 198 STREET AND 19771 - 55 AVENUE) – CONCOST MANAGEMENT INC.

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Brian Shigetomi, Project Architect, Atelier Pacific Architecture Inc. Mr. Shigetomi presented the proposed development plans. Following discussion regarding density, building form and character, parking, lane treatment, CPTED and engineering servicing requirements it was:

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Roman

That Rezoning Application RZ 03-16 and Development Permit Application DP 08-16 to accommodate a 4-storey, 28-unit townhouse complex located at 5501-5503 – 198 Street, 5509 - 198 Street and 19771 - 55 Avenue be approved subject to increasing the parking space depth along the City lane, execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) DEVELOPMENT PERMIT APPLICATION DP 09-16 (20286 MICHAUD CRESCENT) - DAVID DANYLUCK ARCHITECT

The Deputy Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced David Danyluck, Architect. Mr. Danyluck presented the proposed development plans. Following extensive discussion regarding façade treatments, parking, CPTED and traffic circulation it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Doyle

That Development Permit Application DP 09-16 to accommodate a 4-storey, 7-unit condominium apartment building located at 20286 Michaud Crescent with reduced front and exterior yard setbacks be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) **NEXT MEETING**

Wednesday, December 14, 2016 (Tentative)

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Humphrey

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

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



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

Certified Correct

Paula Kusack

Subject: FW: Zoning amendment and development permit DP 08-16

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

From: Jonathon Crewe [<mailto:mavricblack@hotmail.com>]

Sent: November-28-16 2:39 PM

To: Carolyn Mushata

Subject: Zoning amendment and development permit DP 08-16

Dear Langley City Council

I am unable to attend the public hearing as I will be working. But I would like to voice my concerns in regards to the development proposal at 5501 and 5503 198st, 5509 198st, and 19771 55ave. I currently live at 5474 198st and do to the poor layout of our underground, and lack of additional parking (1stall per unit) have to park on the already very crowded street. I usually end up parking down 55ave as it is preferable to parking blocks away on 198st. So I feel very strongly a solution for additional public parking is required, especial if the intention is to further increase the population density of my neighborhood.

And I feel that a 4 story 28 unit townhouse complex at that location will not be able to accommodate sufficient parking for it's own residents and guests. And will only compound the present parking issues.

Jon Crewe.

Sent from my iPhone



EXPLANATORY NOTE

WATERWORKS REGULATION BYLAW, 2004, No. 2550, AMENDMENT NO. 18 BYLAW, 2016

BYLAW NO. 3007

The purpose of this amendment of Bylaw No. 2550 is to increase the deposit required for use of a fire hydrant and/or standpipe, delete the reference to Municipal Ticket Information offences in Schedule B which is addressed in the accompanying amendment bylaw to the Municipal Ticket Information Bylaw, delete the Sprinkling Permit which is now part of the Water Shortage Response Bylaw and address housekeeping amendments to terminology.

A further purpose of Bylaw No. 3007 is to accommodate the water user rate structure in 2017 to increase by 0.9% or \$0.01/CM. This increase is to offset the increase in the GVWD rate reflecting the continued water quality improvement capital projects, as well as increases in City wages and supplies.

The consumption based charge will increase to \$1.17 per cubic meter and the flat fee remains at \$50.00. Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2017 will be \$436.10 (an increase of \$3.30 over 2016), and \$272.23 (an increase of \$1.90 over 2016) for a Strata Dwelling.



WATERWORKS REGULATION BYLAW, 2004, No. 2550, AMENDMENT NO. 18 BYLAW, 2016

BYLAW NO. 3007

A Bylaw to amend the Waterworks Regulation Bylaw.

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

Title

1. This bylaw may be cited as the “Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No.18 Bylaw, 2016, No. 3007”.

Amendments

2. Waterworks Regulation Bylaw, 2004, No. 2550 is hereby amended as follows:

- (1) By deleting the definition of “G.V.W.D.” in section 1.
- (2) By deleting the phrase “the street of the City” in section 4(5)(a) and replacing it with the phrase “City owned land or rights-of-way”
- (3) By deleting section 9.2 and replacing it with a new section 9.2 as follows:

“9.2 Disconnection of the Services

- (a) If a building or structure is removed from the property, destroyed or damaged to the extent that it can no longer be put to any legally permitted use, the Director will have the service connection disconnected.
 - (b) The owner or the developer of the property will pay a disconnection fee in the amount set out in Schedule “B” for the disconnection of the service connection.
 - (c) A service connection will not be reconnected to the stopped up or disconnected service connection, except as permitted by Section 4 of this Bylaw.”
- (4) By deleting section 49 and replacing it with a new section 49 as follows:

49. PENALTIES

- (1) A person who violates a provision of this Bylaw commits an offence under this Bylaw.

-
- (2) In the case of a continuing offence, each day that the offence continues constitutes a separate offence under this Bylaw.
- (3) A person who commits an offence under this Bylaw is subject to any remedies or penalties available to the City under provincial law including, but not limited to, a fine of up to \$10,000 upon summary conviction.
- (5) By deleting Schedule “A” – Waterworks Bylaw and replacing it with the attached Schedule “A” – Waterworks Bylaw, attached to and forming part of this bylaw.
- (6) By deleting Schedule “B” – Waterworks Bylaw and replacing it with a new Schedule “B” – Waterworks Bylaw, attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this of , 2016.

ADOPTED this day of , 2016.

MAYOR

CORPORATE OFFICER

SCHEDULE “A” - WATERWORKS BYLAW

<u>CLASS OF CONSUMER</u>	<u>RATE</u>
(a) <u>Low-volume Consumer</u>	
(i) A per annum flat rate per dwelling unit of	\$50.00
plus a	
volumetric rate of	\$1.17
per cubic metre of water consumed as determined by using	
consumption in the previous year for the premise owned or	
occupied by the consumer.	
(ii) If a new premise is being charged the volumetric rate will be	
determined by the Collector having regard to similar premises and	
historical water consumption.	
(b) <u>High-volume Consumer</u>	
(i) A bi-monthly flat rate of	\$9.26
plus a	
volumetric rate of	\$1.30
per cubic metre of water consumed in the past two months.	
(ii) The minimum charge payable by a high-volume consumer is	\$9.26
per two-month period.	

SCHEDULE "B" - WATERWORKS BYLAW

Where applicable under this Bylaw, if the City of Langley renders the following services the following service charge(s) may be payable.

Bylaw Section	Fee/ Service Charge Description	Amount
4.3	Water Service Connections Deposit	
	19mm (¾") – 250mm (10")	A deposit, to be determined by an estimate including a 20% contingency, will be required for each water service connection, prior to installation.
9.1 (c)	Water Meters – Deposits	
	19mm (¾") to 25 mm (1")	\$ 1,500
	38mm (1 ½") to 200 mm (8")	\$ 20,000
9.2 (b)	Water Service Disconnection Deposit	A deposit, to be determined by an estimate including a 20% contingency, will be required for each water service disconnection, prior to disconnection.
17.2	Damage Deposit for the use of Fire hydrant and/or Standpipe	\$ 500
17.2	Use of Fire hydrant and/or Standpipe	
	During regular working hours per day	\$ 75
	Outside regular working hours per day	\$ 110
	During regular working hours per week	\$ 250
	Outside regular working hours per week	\$ 375
25.	Customer Requested Meter Reading	\$ 50
26.	Deposit for Testing of Water Meters	
	For less than 50mm (2")	\$ 300
	For 50mm (2")	\$ 800
30.	Customer Requested Service Turn-Off	\$ 75
35.	Customer Requested Service Turn-On	\$ 75
36.	Service Turn off or on Outside regular working hours	\$ 150
49.	Any offence against any of the provisions of this Bylaw	\$500.00-\$2,000.00



EXPLANATORY MEMO

MUNICIPAL TICKET INFORMATION SYSTEM BYLAW 2846, AMENDMENT NO 7 BYLAW, 2016 No. 3005

PURPOSE:

To include the new Solid Waste bylaw, include the Langley Floodplain Soil Deposit Regulation and Prohibition Bylaw, add the names of Manager of Engineering Operations and Manager of Engineering Services to enable them to ticket under the Highway and Traffic Regulation Bylaw, 2000, No. 2352 and update the title of Parks Manager and Director of Engineering, Parks & Environment throughout Schedule A.



**MUNICIPAL TICKET INFORMATION SYSTEM
BYLAW 2846,
AMENDMENT NO 8 BYLAW, 2016
No. 3005**

A Bylaw to amend fees in the Municipal Ticket Information System.

1. Title

- (1) This bylaw shall be cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 8 Bylaw, 2016, No. 3005.”

2. Amendments

- (1) Municipal Ticket Information System Bylaw, 2011, No. 2846 is hereby amended by:
- (a) Replacing the phrase “B1” through “B24” with the phrase “B1” through “B25” throughout the bylaw;
 - (b) Amending Section 4 – Schedules by inserting a new “Schedule B24 – Waterworks Regulation Bylaw and renumbering the subsequent schedules as appropriate;
 - (c) Deleting Schedule A and replacing it with a new “Schedule A – Enforcement Officers” as follows;

Schedule A – Enforcement Officers

Schedule	Column 1 Designated Bylaws	Column 2 Designated Bylaw Enforcement Officer
B1	Abandoned Properties Bylaw, 2014, No 2922	Building and Licence Inspector Bylaw Enforcement Officer Fire Inspector RCMP Officer
B2	Animal Control Bylaw, 2006, No. 2622	Animal Control Officer Bylaw Enforcement Officer RCMP Officer
B3	Building and Plumbing Regulation Bylaw, 2003, No. 2498	Building and Licence Inspector Bylaw Enforcement Officer
B4	Business Licence and Regulation Bylaw, 2004, No. 2564	Building and Licence Inspector Bylaw Enforcement Officer Fire Inspector RCMP Officer
B5	Commercial Vehicle Licensing Bylaw, 1983, No. 1316	Bylaw Enforcement Officer RCMP Officer
B6	Community Standards Bylaw, 2003, No. 2487	Bylaw Enforcement Officer RCMP Officer
B7	Controlled Substance Property Bylaw, 2006, No. 2625	Building and Licence Inspector Bylaw Enforcement Officer Chief Fire Officer Fire Member Health Inspector appointed by the Local Health Authority RCMP Officer Safety Officer under the <i>Safety Standards Act</i>
B8	Drug Paraphernalia Bylaw, 2006, No. 2624	Building and Licence Inspector RCMP Officer
B9	Firearms Regulation Bylaw, 2015, No. 2962	Bylaw Enforcement Officer Chief Building Inspector RCMP Officer
B10	Fire Protection and Safety Bylaw, 2009, No. 2784	Bylaw Enforcement Officer Chief Fire Officer Fire Member Local Assistant RCMP Officer
B11	Fireworks Bylaw, 2005, No. 2603	Bylaw Enforcement Officer Chief Fire Officer Local Assistant Member RCMP Officer
B12	Highway and Traffic Regulation Bylaw, 2000, No. 2352	Building and Licence Inspector Bylaw Enforcement Officer Director of Engineering, Parks & Environment Manager of Engineering Services Manager of Engineering Operations Manager of Park Operations RCMP Officer

B13	Langley Floodplain Soil Deposit Regulation and Prohibition, 1976, No. 750	Building and License Inspector Bylaw Enforcement Officer Director of Engineering, Parks & Environment Fire Chief Manager of Engineering Services Manager of Park Operations RCMP Officer
B14	Mural Regulation Bylaw, 2009, No. 2791	Bylaw Enforcement Officer Director of Recreation, Culture & Community Service
B15	Noise Control Bylaw, 2006, No. 2628	Building and License Inspector Bylaw Enforcement Officer RCMP Officer
B16	Parks & Public Facilities Bylaw, 2004, No. 2515	Bylaw Enforcement Officer Director of Engineering, Parks & Environment Manager of Park Operations RCMP Officer
B17	Pesticide Control Bylaw, 2012, No. 2879	Bylaw Enforcement Officer
B18	Second Hand Dealers, Junk Dealers and Auto Wreckers Control Bylaw, 1968	RCMP Officer
	Sign Bylaw, 1996, No. 2125	Building and License Inspector Bylaw Enforcement Officer
B20	Smoking Regulation Bylaw, 2010, No. 2792	Bylaw Enforcement Officer
B21	Solid Waste Bylaw, 2016, No. 2991	Bylaw Enforcement Officer Director of Engineering, Parks & Environment Manager of Engineering Operations Manager of Engineering Services
B22	Watercourse Protection Bylaw, 2003, No. 2518	Building and License Inspector Bylaw Enforcement Officer Director of Engineering, Parks & Environment Fire Chief Manager of Engineering Services Manager of Park Operations RCMP Officer
B23	Water Shortage Response Plan Bylaw, 2005, No. 2589	Bylaw Enforcement Officer Director of Engineering, Parks & Environment
B24	Waterworks Regulation Bylaw, 2004, No. 2550	Bylaw Enforcement Officer Director of Engineering, Parks & Environment Fire Chief Manager of Engineering Operations Manager of Engineering Services Building and License Inspector Superintendent of Engineering Operations
B24	Zoning Bylaw, 1996, No. 2100	Building and License Inspector Bylaw Enforcement Officer Director of Development Services

(d) Adding a new Schedule B24 as follows; and

Schedule B24 – Waterworks Regulation Bylaw

Waterworks Regulation Bylaw, 2004, No. 2550

Column 1 Offence	Column 2 Section	Column 3 Fine
Unauthorized work and services performed on the water system	4(5)(a)	\$500.00
Unauthorized connection to water system	4(5)(b)	\$500.00
Interfering with waterworks system	6	\$100.00
Unauthorized selling or disposing, or waste of water	8	\$100.00
Interfere, resist, or obstruct authorized person	10	\$100.00
Unauthorized use of hydrant or standpipe	17(7)	\$500.00
Interfere, resist or obstruct access for authorized person to read, inspect, repair or replace water meter.	19	\$200.00
Unauthorized water connection turn on or off	35	\$100.00
Connecting or remaining connected to system without a permit	37	\$500.00
Failure to remedy a cross contamination, cross-connection or install appropriate backflow preventer	39(2)	\$200.00

and renumbering the subsequent schedules as appropriate.

READ A FIRST, SECOND AND THIRD TIME this of , 2016.

ADOPTED this day of , 2016.

MAYOR

CORPORATE OFFICER



EXPLANATORY NOTE

SANITARY SEWER AND STORM SEWER RATES AND REGULATION BYLAW, AMENDMENT No. 14

BYLAW No. 3009

The purpose of Bylaw No. 3009 is to accommodate the sewer user rate structure in 2017 to increase by 8.2% or \$0.08/CM. This increase is to offset the increase in the GVS&DD levy for 2017, as well as increases in wages and supplies. A \$0.03/CM provision to increase the transfer to reserves has been included to be used to replace aging infrastructure.

The consumption based charge will increase to \$1.06 per cubic meter (based on 80 % of water consumption) and the flat fee remains at \$50.00. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2017 will be \$329.84 (an increase of \$21.12 over 2016), and \$211.22 (an increase of \$12.16 over 2016) for a Strata Dwelling.



SANITARY SEWER AND STORM SEWER RATES AND REGULATION BYLAW, AMENDMENT NO. 14

BYLAW NO. 3009

A Bylaw to amend the Sanitary Sewer and Storm Sewer Rates
Regulation Bylaw, 2003, No. 2494

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

1. The "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, and any amendments are hereby amended by deleting Schedule "A" Rates –and inserting the Schedule "A" – Rates, attached to and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 14 Bylaw, 2016, No. 3009".

READ A FIRST, SECOND AND THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

CORPORATE OFFICER



SANITARY SEWER AND STORM SEWER RATES

SCHEDULE “A” – Rates

1. Consumption Rates

Annual Low Volume Consumer Rates

- 1.1 To all low volume consumers with annual billings, the following charges apply:
- (a) \$50.00 per dwelling unit per annum; plus
 - (b) a consumption charge of \$1.06 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.

- 1.1.1 As an exception to section 1.1 of this Schedule, Township of Langley residential units are charged \$363.76 per unit when no consumption data is available.

Annual High Volume Consumer Rates

- 1.2 To all high volume consumers with annual billings, the following charges apply:
- (a) \$50.00 per dwelling unit per annum; plus
 - (b) a consumption charge of \$1.06 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.

- 1.2.1 For the purposes of billing high volume consumer use to the Township of Langley under any existing sewer use agreements, section 1.2 of this Schedule will apply.

- 1.2.3 As an exception to section 1.2 of this Schedule, in cases where water consumption data is not available for the Township of Langley, then the billings will be calculated using consumption data from like units in the City of Langley as determined by the Collector.

Bi-monthly High Volume Consumer Rates

- 1.3 To all high volume consumers who are listed in Schedule B, the following charges will apply:
- (a) \$9.26 per dwelling unit every two months; plus
 - (b) a consumption charge of \$1.18 per cubic metre based on eighty percent (80%) of the water consumption used during the previous two months.

2. Deposits

a) Sanitary and Storm Sewer Service Connection Deposits

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer connection, prior to installation.

b) Culvert Deposits

A deposit, to be determined by an estimate, will be required for each culvert, prior to installation.

c) Disconnection Deposit

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer disconnection, prior to disconnection.

3. Re-inspection Rate

The rate will be \$55.00 per re-inspection.

4. Call out Rate

The rate will be \$75.00 per call out.

5. Abatement Program Rate

The rate will be \$55.00 per application.

6. Penalty Interest Rate

The rate will be as the same interest rate charged in the Tax Penalty Addition Bylaw, 1983, No. 1267 and its amendments.



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject: OCP Amendment Bylaw No. 3008
Public Consultation & Adoption Requirements

Report #: 16-047

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

File #: 6480.00
Doc #

Date: November 23, 2016

RECOMMENDATION:

That Council:

1. Consider Official Community Plan Amendment Bylaw No. 3008 for first and second reading;
2. Provided that Bylaw 3008 receives first reading, direct staff to send copies of Official Community Plan Amendment Bylaw No. 3008 to the following organizations and authorities for consultation prior to holding a public hearing on January 30, 2017 in consideration of the requirements set out in Section 477 of the *Local Government Act*:

Township of Langley
City of Surrey
Metro Vancouver
Ministry of Environment
Ministry of Transportation & Infrastructure
Langley Environmental Partners
Langley Field Naturalists

TransLink
School District No. 35
Agricultural Land Commission
Kwantlen First Nation
Department of Fisheries & Oceans
Nicomekl Enhancement Society

3. Consider Official Community Plan Amendment Bylaw No. 3008 in conjunction with the 2016-2020 Financial Plan Bylaw No. 2980 and the regional liquid and



solid waste management plans in accordance with Section 475 (3) of the *Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3008 in order to incorporate key recommendations from the recently completed *Environmentally Sensitive Areas Mapping Study*.

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 882 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government “provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected” by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation.

The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed *Environmentally Sensitive Areas Mapping Study*. The ESA Mapping Study benefitted from an extensive public consultation process including:

- Stakeholder consultation with community stewardship groups
- Public Open House
- Parks & Environment Advisory Committee (PEAC)

While the previous consultation process need not be duplicated, it is recommended that copies of Bylaw No. 3008 be sent to the organizations listed above (part 2 of the recommendations) prior to holding a public hearing on January 30, 2017.



Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in part 3 of the recommendations above. The proposed Official Community Plan amendments embodied in Bylaw No. 3008 include recommendations calling (in some cases) for land acquisition or habitat enhancement. Any such recommendations would need to be considered as part of the annual budget process. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the proposed OCP amendments will have no effect.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City's Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3008 does not commit the City to any new expenditures or unfunded projects. Where amended Environmental policies call for land acquisition or habitat enhancement, those projects will be evaluated as part of the annual financial planning process.

ALTERNATIVES:

1. Consider a revised public consultation process.



Respectfully Submitted,



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

RMB/

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendations.



Francis Cheung, P. Eng.
Chief Administrative Officer





EXPLANATORY MEMO

OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 8, 2016, BYLAW No. 3008

The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed Environmentally Sensitive Areas (ESA) Mapping Study. The recommendations manifest themselves in the following amendments:

- 9.0 Environmental Protection – revised policies reflecting the ESA Mapping Study
- 17.9 Development Permit Area Guidelines – revised guidelines for ESA's
- Schedule "E" – Environmentally Sensitive Areas Map - revised map showing sensitivity values reflecting the ESA Mapping Study
- Schedule "F" – Watercourse Classification Map – new, dedicated map showing fisheries watercourse classifications (formerly part of the ESA map)



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600
AMENDMENT No. 8**

BYLAW No. 3008

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

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

1. Title

- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 8, 2016, No. 3008”.

2. Amendment

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

- (a) by deleting the “Map Schedules” section from the Table of Contents and replacing it with a new section as follows:

Map Schedules

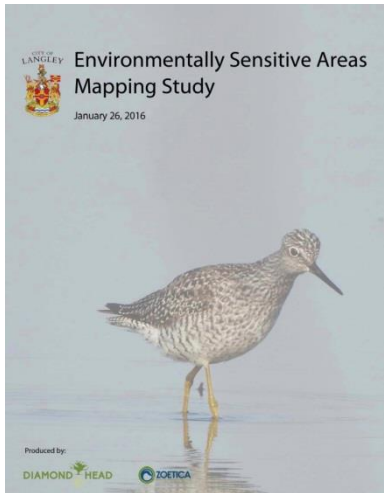
“A”	<i>Land Use Designation Map</i>	62
“B”	<i>Road Network Map</i>	63
“C”	<i>Future Transit Network Map</i>	64
“D”	<i>Parks & Open Space Map</i>	65
“E”	<i>Environmentally Sensitive Areas Map</i>	66
“F”	<i>Watercourse Classification Map</i>	67
“F”	<i>Water Distribution System Map</i>	68
“G”	<i>Sanitary Sewer System Map</i>	69
“H”	<i>Storm Drainage System Map</i>	70

- (b) by adding “Environmentally Sensitive Areas Mapping Study (2016)” after “Parks, Recreation and Culture Master Plan” in the bulleted list in Section 1.2 Background.

- (c) by deleting Section 9.0 Environmental Protection and replacing it with a new Section 9.0 Environmental Protection as follows:

9.0 ENVIRONMENTAL PROTECTION

9.1 Background



2016 ESA Mapping Study

The City of Langley is a compact, highly urbanized municipality situated in the Lower Fraser Valley. The City is bisected by the Nicomekl River, a meandering watercourse that discharges into Mud Bay. Several fish-bearing streams drain into the Nicomekl River. The Nicomekl Floodplain and the riparian areas associated with its tributary creeks comprise the City's most significant ecological assets.

The City of Langley, with the assistance of Diamond Head Consulting and Zoetica Environmental Research Services, completed an Environmentally Sensitive Areas Mapping Study in 2016. The Study comprehensively mapped and classified sensitive ecosystems while advancing recommendations that form the basis of the policies and guidelines for the protection and enhancement of environmentally sensitive areas found in this plan.

9.2 Policies

Policy 9.2.1

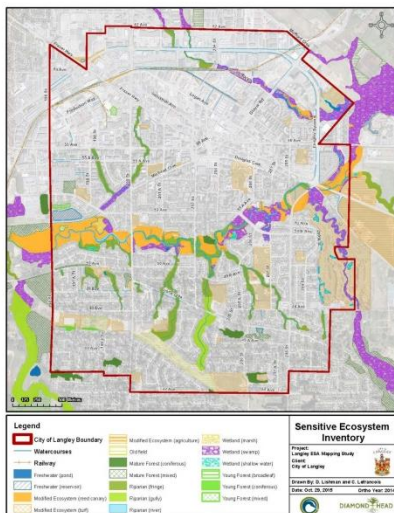
- ⇒ **Protect and enhance environmentally sensitive areas and watercourses identified in the Environmentally Sensitive Areas Map (Schedule "E") and the Watercourse Classification Map (Schedule "F").**

Policy 9.2.2

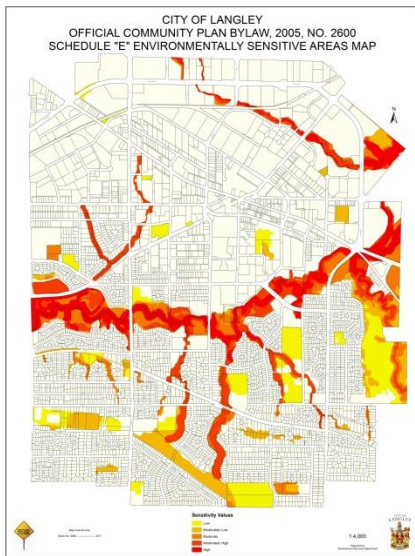
- ⇒ **Require Development Permits for properties affected by environmentally sensitive areas in accordance with Section 17.9 of this plan.**

Policy 9.2.3

- ⇒ **Prioritize protection and enhancement of Environmentally Sensitive Areas based on sensitivity values in accordance with Schedule "E" and the ESA Mapping Study.**



*Sensitive Ecosystem Inventory-
2016 ESA Mapping Study*



*Environmentally Sensitive Areas Map
Schedule "E"*

Policy 9.2.4

- ⇒ **Streamside development applications shall meet the minimum setbacks under "Riparian Areas Regulation" simple assessment methods (see Section 17.9.4 of this bylaw) for the stream classifications in Schedule "F".**

Policy 9.2.5

- ⇒ **Where the minimum setbacks prescribed in Policy 9.2.4 are not accepted, streamside setbacks shall be determined by a Qualified Environmental Professional (QEP) in accordance with the "Riparian Areas Regulation".**

Policy 9.2.6

- ⇒ **Land use planning and development review shall reflect watershed plans and Integrated Storm Water Management Planning.**

Policy 9.2.7

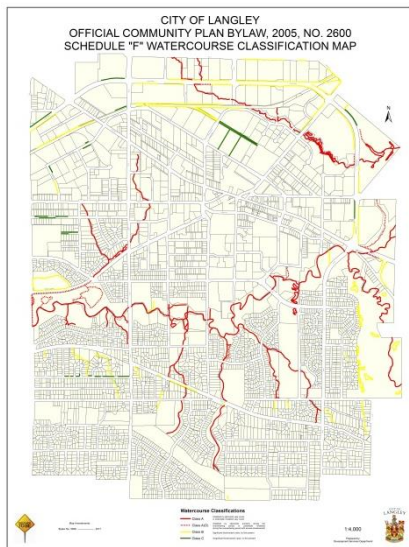
- ⇒ **Pursue habitat enhancement projects in partnership with conservation groups and other government agencies.**

Policy 9.2.8

- ⇒ **Encourage LEED certified (Leadership in Energy and Environmental Design) building projects.**

Policy 9.2.9

- ⇒ **Monitor environmental change using assessment criteria and performance indicators in accordance with the ESA Mapping Study.**



*Watercourse Classification Map
Schedule "F"*

Policy 9.2.10

- ⇒ **Acquire high value ESA's not currently in the parks and open space system in accordance with the ESA Mapping Study.**

(d) by deleting the Section 17.9 Environmentally Sensitive Areas from the Development Permit Area Guidelines and replacing it with the following:

Designation Criteria:

- *Establishment of objectives for the protection of the natural environment, its ecosystems and biological diversity*

*ESA's shown in Environmentally Sensitive Areas Map (Schedule "E")
Watercourses shown in Watercourse Classification Map (Schedule "F")*



17.9 Environmentally Sensitive Areas

Objective:

To minimize disturbance to environmentally sensitive areas and to ensure that, where allowed, development proceeds according to established guidelines.

17.9.1 General

- ⇒ Development projects shall generally avoid environmentally sensitive areas shown in Schedule "E";
- ⇒ Applications affecting environmentally sensitive areas shall be reviewed in consultation with the B.C. Ministry of Environment and the Department of Fisheries and Oceans (where applicable);
- ⇒ Applicants may be required to provide a detailed environmental inventory study and/or environmental impact assessment in accordance with the requirements of the B.C. Ministry of Environment;
- ⇒ Applicants may be required to provide an arbourist's report and tree replacement plan, complete with security for replanting prior to issuance of a development permit;
- ⇒ Habitat protection boundaries shall be formalized through Restrictive Covenants in accordance with Section 219 of the *Land Title Act*.



17.9.2 Moderate to High Sensitivity Areas

- ⇒ Development within environmentally sensitive areas ranked moderate to high value is prohibited;

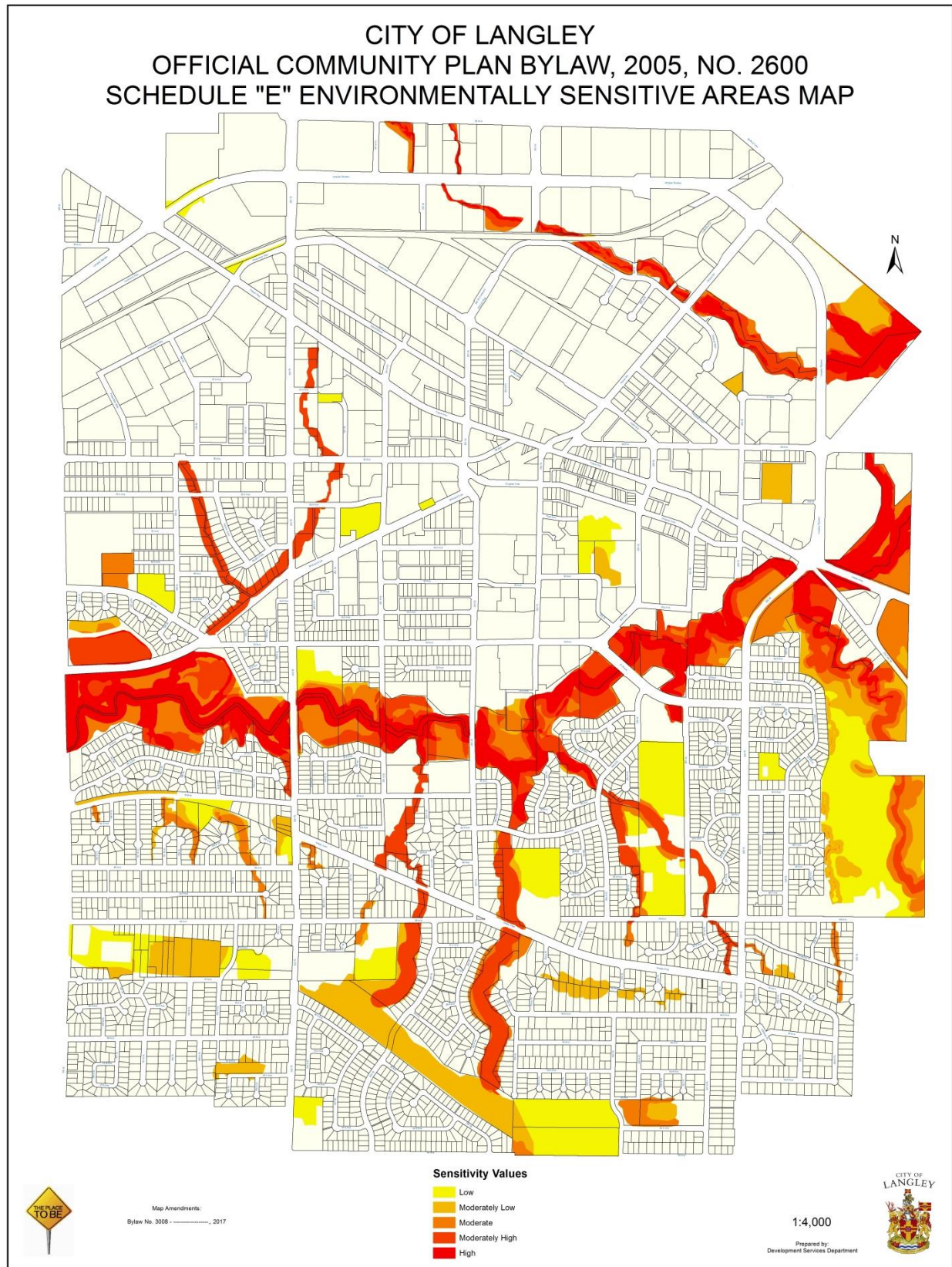
17.9.3 Low to Moderately Low Sensitivity Areas

- ⇒ Development within environmentally sensitive areas ranked low to moderately low value shall comply with the following guidelines:
 - Locate development away from sensitive habitat and features;
 - Locate and design development to protect, complement and enhance ESA values including natural areas, landforms, ecological connectivity and hydrological function;
 - Require habitat compensation at 2:1 replacement levels for any development affecting ESA's;

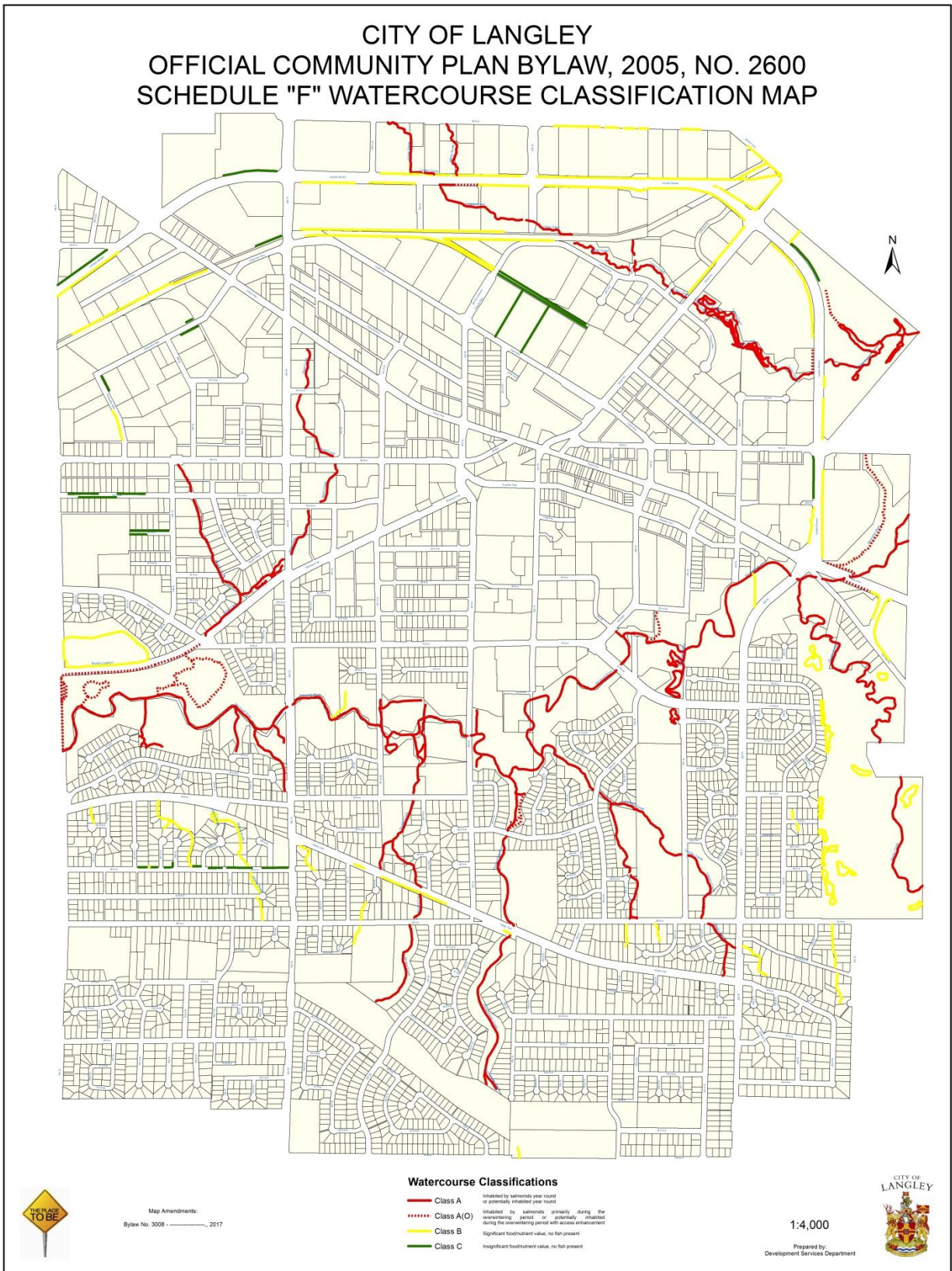
17.9.4 Riparian Areas

- ⇒ Streamside development applications shall meet the minimum setbacks under "Riparian Areas Regulation" simple assessment methods for the stream classifications in Schedule "F" as follows:
 - Class "A" Watercourse – 30.0 metres
 - Class "B" Watercourse – 15.0 metres
 - Class "C" Watercourse – 5.0 metres
- ⇒ Where the minimum setbacks prescribed above are not accepted, streamside setbacks shall be determined by a Qualified Environmental Professional (QEP) in accordance with the "Riparian Areas Regulation".

(e) by deleting Schedule “E” – Environmentally Sensitive Areas Map and replacing it with the following:



- e) by inserting the following as Schedule “F” – Watercourse Classification Map and renumbering the existing Schedules “F” to “H” accordingly:



READ A FIRST AND SECOND TIME this ----- day of December, 2016.

A PUBLIC HEARING, pursuant to Section 890 of the “Local Government Act” was held this ----- day of -----, 2017.

READ A THIRD TIME this ----- day of ----- 2017.

FINALLY ADOPTED this ----- day of -----, 2017.

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Out of Province Conference Request – American Planning Conference (APA) – Gerald Minchuk** Report #: 16-048

From: Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

File #: 6410.00
Doc #:

Date: November 28, 2016

RECOMMENDATION:

1. THAT the Director of Development Services & Economic Development be authorized to attend the APA 2017 National Planning Conference in New York City to be held on May 6-9, 2017.
2. THAT all expenses be paid in accordance with the City's Travel Policy.

PURPOSE:

To seek approval for staff to attend an out-of-province conference.

POLICY:

The City's Travel and Expense Policy GE-10 requires City employees to receive Council approval to attend events outside of the Province of British Columbia.

COMMENTS & ANALYSIS:

The APA National Planning annual conference will be held in New York City from May 6-9, 2017. The early registration deadline is on February 3, 2017 in



order to save \$50 and increase the chance of obtaining the limited number of mobile workshops.

The conference represents an excellent educational opportunity to learn about the latest developments in city planning practice. The theme of the conference is, “Planning in Motion”, and offers a wealth of sessions and workshops and will ensure staff keep up to date with the latest developments in professional practice.

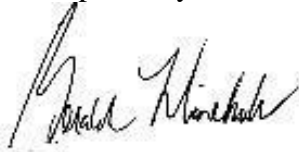
BUDGET IMPLICATIONS:

The total cost to attend the conference including registration, transportation, accommodation and per diem is approximately \$2,500.00 and is provided for within the Development Services & Economic Development Department’s budget.

ALTERNATIVES:

1. Deny the request to attend the APA 2017 National Planning Conference.

Respectfully Submitted,



Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer





REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject Clean Water and Wastewater Fund Application-
Douglas Cres from 204 St to 208 St - Update

Report #: 16-042

From: Rick Bomhof, Director of Engineering, Parks &
Environment

File #: 5400.25

Doc #:

Date: November 29, 2016

RECOMMENDATION:

1. THAT Council rescind Motion Number 16/193 “Clean Water & Wastewater Fund Application” adopted at the November 7, 2016 Regular Council Meeting; and
2. THAT City Council authorize staff to submit an application for grant funding for the Douglas Crescent Utilities Project through the Clean Water and Wastewater Fund; and
3. THAT City Council supports the project and commits to its share (\$780,000) of the project and;
4. THAT this project could not proceed without program funding and;
5. THAT without the grant funding the full scope of this project would not have otherwise been undertaken in fiscal years 2016-17 or 2017-18.

PURPOSE:

The purpose of this report is to update Council’s endorsement for the application for the Douglas Crescent Utilities Project under the second intake of the Canada – British Columbia Clean Water and Wastewater Fund, based on the update from 70% to 90% design and cost estimate.



POLICY:

None.

COMMENTS/ANALYSIS:

Council approved a motion at the November 7, 2016 Council Meeting authorizing the submission of a grant application for the Douglas Crescent Utilities Improvement Project (report attached). The grant submission deadline was November 23, 2016 and staff worked with the consultant to advance the project design in order to complete an updated estimate before the deadline. Since that report, the project cost estimate has increased from \$3.86M to \$4.58M which increases the City's 17% share from approximately \$660,000 to \$780,000. The main reason for the increase is the addition of a watermain on 206 Street north of Douglas Crescent and private property restoration costs not previously included. The Council resolution needs to reflect the new amount in support of the grant application. The City's share is already allocated within the City's Capital Improvement Plan (2016-2025).

Staff submitted an application for this project, but noted in that a council resolution would be submitted on December 6, 2016.

BUDGET IMPLICATIONS:

The funding application requires a Council resolution committing the proponent to contribute its share of the eligible project costs and all the ineligible costs for this project. The 2017 Projects in the Capital Improvement Plan are still subject to Council approval, so Council would be committing the City's share of the costs, in advance of approving the 2017 Capital Improvement Plan. If the application for this project is successful and the City's receives funding, staff would prepare a budget amendment in 2017 to add the 83% grant funding and increase the project budget to \$4.58 million.

ALTERNATIVES:

Not update the resolution and reduce the scope of the project to meet the previously allocated \$660,000 municipal share.



To: Mayor Schaffer and Councillors

Date: November 29, 2016

Subject: Clean Water and Wastewater Fund Application- Douglas Cres from 204 St to 208 St - Update

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Respectfully Submitted,



Rick Bomhof, P. Eng.

Director of Engineering, Parks & Environment

Attachment(s): Report 16-042

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.

Chief Administrative Officer





REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Clean Water and Wastewater Fund
Application- Douglas Cres from 204 St to 208 St**

Report #: 16-042

File #: 5400.25

From: Rick Bomhof, Director of Engineering, Parks &
Environment

Doc #: 143213

Date: October 26, 2016

RECOMMENDATION:

1. THAT City Council authorize staff to submit an application for grant funding for the Douglas Crescent Utilities Project through the Clean Water and Wastewater Fund; and
2. THAT City Council supports the project and commits to its share (\$660,000) of the project and;
3. THAT this project could not proceed without program funding and;
4. THAT without the grant funding the full scope of this project would not have otherwise been undertaken in fiscal years 2016-17 or 2017-18.

PURPOSE:

The purpose of this report is to request Council's endorsement to submit an application for the Douglas Crescent Utilities Project under the second intake of the Canada – British Columbia Clean Water and Wastewater Fund.



POLICY:

None.

COMMENTS/ANALYSIS:

Canada and British Columbia launched the Clean Water and Wastewater Fund (Fund) in September 2016. The Fund will help accelerate short-term local government investments, while supporting the rehabilitation of water, wastewater and stormwater infrastructure, and the planning and design of future facilities and upgrades to existing systems.

Canada and British Columbia governments are investing up to \$373.6 million under the Fund to support infrastructure projects in communities across the province. The Government of Canada will contribute \$225.1 million and the Province of British Columbia will contribute \$148.5 million to the total program funds.

The Fund offers funding up to a maximum of eighty-three percent (83%) of the total eligible project costs. Fifty percent (50%) is contributed by the Government of Canada and thirty-three percent (33%) by the Province of British Columbia.

The Fund will primarily focus investments on meeting immediate priorities for clean water and wastewater to support a cleaner and healthier environment for communities. These include:

- the rehabilitation and optimization of water, wastewater and stormwater-related infrastructure;
- improvement of asset management approaches including studies and pilot projects;
- planning for future upgrades to wastewater treatment and collection infrastructure to meet applicable regulatory requirements; and,
- new construction projects, including the construction of naturalized systems for management and treatment of wastewater and stormwater may also be considered if they can be completed within the program time-frame.



The application intake for the Fund has officially opened and will close on November 23, 2016. The City is eligible to make only one application to this fund under the current intake.

The City's proposed project is the Douglas Crescent Utilities Project, between 204 Street and 208 Street. The estimated value of rehabilitating the utilities (storm sewer, sanitary sewer and water) in this 0.75 kilometre section of roadway (including associated roadworks, i.e. repaving, replacing curb, gutter and sidewalks) is estimated at \$3.86 million¹. The City's 17% share or \$660,000 is already allocated within the City's Capital Improvement Plan (2016-2025).

Subject to Council approval, staff will complete the supporting documentation to submit the application prior to the November 23, 2016 deadline.

BUDGET IMPLICATIONS:

The funding application requires a Council resolution committing the proponent to contribute its share of the eligible project costs and all the ineligible costs for this project. The 2017 Projects in the Capital Improvement Plan are still subject to Council approval, so Council would be committing the City's share of the costs, in advance of approving the 2017 Capital Improvement Plan. If the application for this project is successful and the City's receives funding, staff would prepare a budget amendment in 2017 to add the 83% grant funding and increase the project budget to \$3.86 million.

ALTERNATIVES:

Not approve this project for grant application and/or direct staff to consider another project for an application.

¹ The current estimate of \$3.86 million is based on 70% design completion. The estimate may need to be adjusted after 100% design completion and staff will amend the project budget accordingly.



To: Mayor Schaffer and Councillors

Date: October 26, 2016

Subject: Clean Water and Wastewater Fund Application- Douglas Cres from 204 St to 208 St

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Respectfully Submitted,



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

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



Proposed Resolution for FCM 2017 Annual Conference

Councillor Rudy Storteboom

Resolution for a Standard Remediation of Properties used as Marijuana Grow Operations and Clandestine Drug Laboratories

Motion

WHEREAS, residential and commercial properties are being used for agricultural and drug manufacturing purposes,

WHEREAS, the aftermath of these activities can result in buildings that are not healthy for human habitation and uncertain for value,

WHEREAS, there is a need for health and safety standards to be established for former marijuana grow operations and clandestine drug laboratories in order for these properties to be restored to acceptable occupancy,

THEREFORE, BE IT RESOLVED THAT the Federation of Canadian Municipalities (FCM) petition the government of Canada to establish a comprehensive standard of remediation for residential and commercial properties affected by the cultivation of agriculture and/or the manufacture of drugs, whether legal or illegal, to acceptable health and safety standards for reoccupation by residents and the protection of investors and underwriters.

Recommendation

The Government of Canada be petitioned to work with the provinces in establishing necessary health and safety standards for the remediation of former marijuana grow operations and clandestine drug laboratories before allowing these properties to be returned to useable Canada's housing inventory.

Background

Currently, there is no standardized remediation schedule to protect renters, home buyers, mortgage lenders and property insurers from inhabiting or investing in residential or commercial real estate properties that have been used to grow marijuana or manufacture drugs.

In 2014, Health Canada issued over 55,000 marijuana grow licenses for Personal Use (PUPL) and Designated Personal Use (DPPL) across Canada. Canadian law enforcement estimates that there are currently over 50,000 illegal grow operations in Canada. By 2024, it is expected that there will be about a half million personal grow operations operating in our country. The questionable health and safety of these properties must be addressed before allowing them to return to the marketplace for reoccupation.

Large marijuana grow operations can produce significant amounts of mold and mildew that are unhealthy; especially for children. Often, electrical services are bypassed in these properties and makeshift alterations can result in potential fire hazards. Even the structural integrity of a building can be compromised by cutting out venting ports through support walls.

Without standard remediation guidelines the value of these former grow operations and clandestine drug laboratories have uncertain values for mortgage lenders and insurance companies, further reducing Canada's usable housing inventory and exacerbating the affordable housing shortage in Canada's metropolitan centers. In rural areas, where housing demand is not as high, former "grow-op" properties are often abandoned and not re-introduced in the real estate market. Most Canadian financial institutions and insurance companies refuse underwrite these "toxic" properties.

Often, toxic properties are sold privately after the seller has performed minimal repairs. The seller can easily bypass disclosure documents by claiming never to have lived at the subject property resulting in unsuspecting buyers purchasing a toxic property.

Housing organizations including: Canadian Real Estate Association (CREA), Canadian Association of Accredited Mortgage Professionals (CAAMP), Insurance Bureau of Canada (IBC) and Canadian Homebuilders Association continue to advocate for a standard of remediation to be established by the government of Canada. Canadian municipalities should demonstrate support for this public safety and protection issue.

Currently, there is no national policy to protect renters, potential buyers, financial institutions or insurers from inhabiting or investing in former marijuana grow operations and clandestine drug laboratories. Proposed changes to marijuana laws that are currently before our government may result in more personal grow-ops in residential homes; that were never designed for agricultural purposes.

Recently this policy received almost unanimous support at the September 2016 Canadian Chamber of Commerce AGM.

"That the federal government develop a comprehensive remediation standard to secure the conventionally available housing stock affected by legal and illegal manufacture and/or cultivation of substances, which will satisfy the needs of the industries affected including the real estate, financial, insurance and construction related industries and the clients they serve."

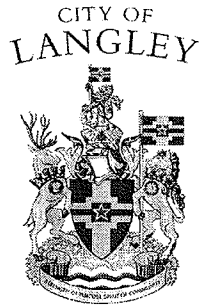


CITY OF LANGLEY
"The Place to Be!"

MOTION

Speed Radar Signs – Mayor Schaffer

THAT the City allocate \$14,000 from the Enterprise Fund to purchase and install a set of two speed radar signs.



CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT the following dates be set as the dates for the Regular Meetings of Council in 2017:

January 16 & 30, 2017
February 6 & 20, 2017
March 6 & 20, 2017
April 3 & 24, 2017
May 8 & 29, 2017
June 12 & 26, 2017
July 10 & 24, 2017
September 11 & 18, 2017
October 2 & 23, 2017
November 6 & 20, 2017
December 4 & 11, 2017

The Regular Meetings of Council will be held in the Council Chambers, Langley City Hall, 20399 Douglas Crescent, Langley BC at 7:00 p.m., unless otherwise noted.



CITY OF LANGLEY
"The Place to Be!"

MOTION

Allocation of Enterprise Funds to Cover Additional Costs to Address Homelessness Related Issues

THAT Council allocate \$89,500.00 from the Enterprise Fund to cover the additional costs incurred by the City to address homelessness related issues.

Explanatory Note

The City incurred significant labour and cleanup costs to address homelessness related issues in the community.

The primary costs were related to cleanup of homeless camps or litter/ debris pick up that can be attributed to the homeless activities as well as pickup and disposal of shopping carts. A projection of the costs incurred to the end of 2016 is summarized in the following table.

Account	Projection to end of 2016	2016 Budget	Cost Incurred as of November 29, 2016
22905 Vandalism (Engineering) ¹	\$ 22,600.00 ²	\$ 11,030.00	\$ 20,716.00
22907 Vandalism Wire Theft ³	\$ 10,000.00 ⁴	\$ 12,210.00	\$ 8,887.00
26710 Vandalism (Parks) ⁵	\$ 90,000.00	\$ 72,640.00	\$ 82,377.00
26711 Vandalism Homelessness ⁶	\$ 70,000.00	\$ 7,245.00	\$ 61,671.00
Total	\$ 192,600.00	\$103,125.00	\$ 173,651.00

As shown in the table, the projected total cost to deal with homelessness related issues will exceed the allocated budgets. Therefore, it is recommended that City Council allocate \$89,500.00 from the Enterprise Fund to cover the projected additional costs to deal with homelessness related issues to the end of 2016.

¹ This account is used for anything related to Vandalism. Activities covered by this account are graffiti removal, slap tag illegal sticker removal and illegal sign removal. We also use this account for repairing and cleaning deliberately damaged City infrastructure and street furniture.

² Approximately 25% of the costs are related to homelessness issues.

³ This account is used when staff are dealing with any form of wire theft. We have also used this account for the installation of wire theft prevention devices.

⁴ Approximately 25% of the costs are related to homelessness issues.

⁵ This account is used for graffiti removal, painting related to graffiti, repairs or replacement of damaged infrastructure such as fires in washrooms, broken bathroom fixtures, light fixtures, signage, stolen or damaged plant material or trees. Repairs to sports fields and park turf from vehicle damage are charged to this account. Weekly inspection of all the park washrooms to check for vandalism and make repairs is charged to that account.

⁶ This account is used for the cleanup of homeless camps or litter/ debris pick up that can be attributed to the homeless activities. The pickup and disposal of shopping carts is also charged to this account.