



## PUBLIC HEARING AGENDA

Monday, March 6, 2017  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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Pages

### 1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any letters received.

### 2. BUSINESS

#### a. Bylaw 3014 - Zoning Amendment and Development Permit DP01-17

1

A proposal to amend the Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD45) and to rezone the properties located at 5393 and 5455-5459 201 Street from RM1 Multiple Residential Low Density Zone and CD38 – Comprehensive Development Zone, to CD45 – Comprehensive Development Zone to accommodate a 98 unit condominium apartment building.

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

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

### 3. MOTION TO CLOSE PUBLIC HEARING



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 133, 2017, BYLAW No. 3014  
DEVELOPMENT PERMIT APPLICATION DP 01-17

To consider a Rezoning Application and Development Permit Application by Tannin Developments to accommodate a 4-storey, 98-unit condominium apartment development.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “High 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:**

<b>Applicant:</b>	Tannin Developments
<b>Owner:</b>	CH Project (Langley) Ltd. & R. Cheng-Chen, J. Cheng
<b>Civic Addresses:</b>	5393, 5455-5457 -201 <sup>st</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319, and Strata Lots 1 and 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
<b>Site Area:</b>	4943 m <sup>2</sup> (1.22 acres)
<b>Lot Coverage:</b>	44.5%
<b>Gross Floor Area:</b>	94,224 ft <sup>2</sup>
<b>Floor Area Ratio:</b>	1.77 FSR
<b>Total Parking Required:</b>	127 spaces (plus 20 visitor)
<b>Total Parking Provided:</b>	128 spaces (plus 20 visitor)
<b>Existing Zoning:</b>	RM1 –Multiple Residential Low Density Zone and CD38-Comprehensive Development Zone
<b>Proposed Zoning:</b>	CD 45 –Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (80 units/acre)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$925,410.50 (includes \$167,020 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$98,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 133**

**BYLAW No. 3014**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD45) and to rezone the property located at 5393, 5455-5457 -201 Street to the new zone.

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

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 133, 2017, No.3014”.

**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 – 45 (CD45) Zone: immediately after Comprehensive Development -44 (CD44) Zone:

**“NN. CD45 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 98-unit apartment development

**2. Permitted Uses**

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

- (a) Multiple-Unit Residential; and

- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

### 3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 45 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 029-900-042  
Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319
- (b) PID: 018-000-312  
Strata Lot 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (c) PID: 018-000-304  
Strata Lot 1, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

### 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 18 pages and dated January 16, 2017 prepared for Tannin Developments by Keystone Architecture & Planning and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 01-17.

### 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 20<sup>th</sup> day of February, 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2017.

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

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

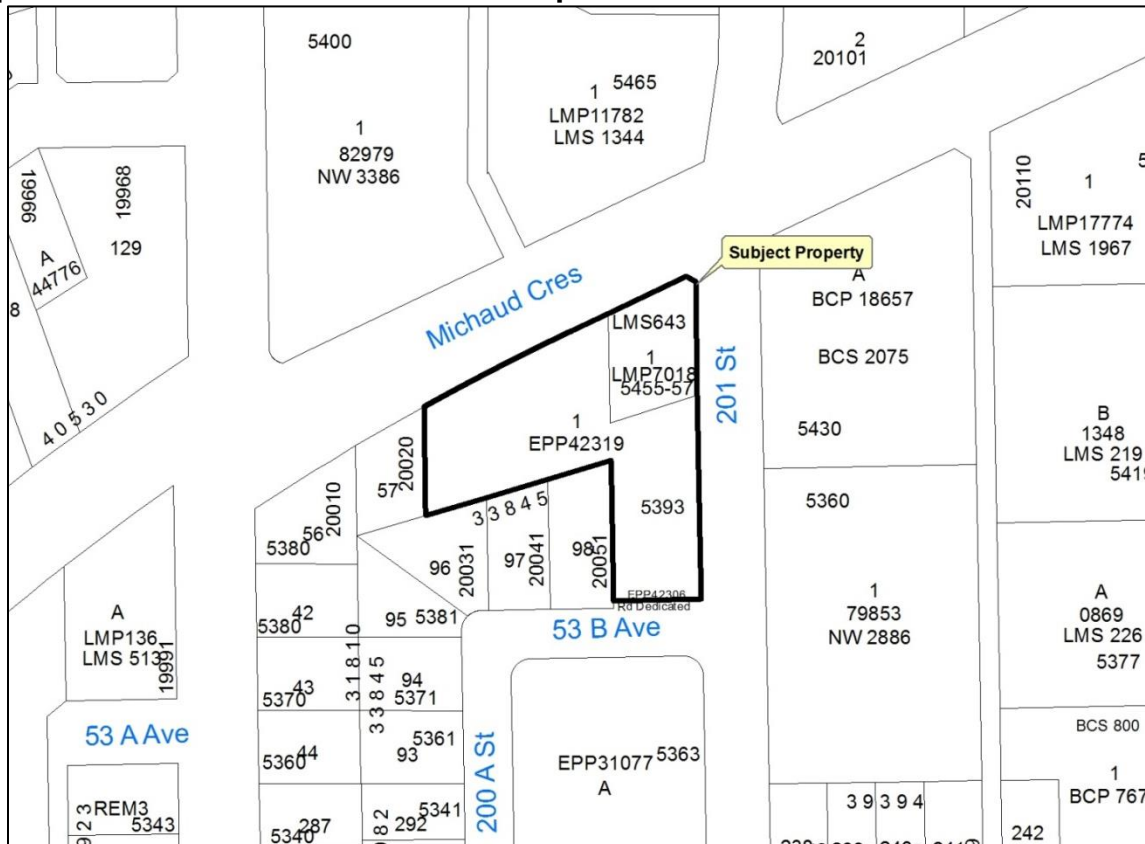
\_\_\_\_\_  
**MAYOR**

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



## REZONING APPLICATION RZ 01-17 DEVELOPMENT PERMIT APPLICATION DP 01-17

**Civic Address:** 5393 – 201 Street, 5455-5457 – 201 Street  
**Legal Description:** Lot 1, District Lot 305, Group 2, New Westminster District, Plan EPP42319; Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Plan LMS643  
**Owner:** CH Project (Langley) Ltd., R. Cheng-Chen, J. Cheng  
**Applicant:** Tannin Developments





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 01-17/Development  
Permit Application 01-17, Keystone  
Architecture & Planning, 5393, 5455-5457 -201  
Street**

From: Development Services & Economic Development  
Department

File #: 6620.00

Doc #:

Date: January 30, 2017

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## COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 01-17 and Development Permit Application 01-17 to accommodate a 98 unit condominium apartment located at 5393, 5455-5457 - 201 Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 98 unit condominium development

## POLICY:

The subject property is zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “High 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:

<b>Applicant:</b>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	CH Project (Langley) Ltd. &
<b>Civic Addresses:</b>	5393, 5455-5457 -201 <sup>st</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319, and Strata Lots 1 and 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
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<b>Lot Coverage:</b>	44.5%
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<b>Total Parking Required:</b>	127 spaces (plus 20 visitor)
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<b>Existing Zoning:</b>	RM1 –Multiple Residential Low Density Zone and CD38-Comprehensive Development Zone
<b>Proposed Zoning:</b>	CD 45 –Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (80 units/acre)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$925,410.50 (includes \$167,020 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$98,000 (@\$1,000/unit)

### Engineering Requirements:

These preliminary engineering requirements have been issued to reflect the application for rezoning and development for a proposed **98-Unit Apartment**



**Development at 5393. 5455-5457 - 201 Street**, which may be subject to change upon receipt of updated development plans to the City.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed 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. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water and sanitary and storm sewer service connections are required. 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 should be assessed and any upgrades required servicing 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, upon application for Demolition permit.
5. New curb, gutter, sidewalks and street trees are required on all frontages.
6. Upgrade the existing street lighting to City of Langley Standards.
7. 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.



8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. The condition of the existing pavement on the 201 Street and Michaud Crescent and 53B Avenue road frontages shall be assessed. 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, test holes and visual assessment carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated to centerline.
10. 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.
11. A property dedication and lot consolidation is required for the ultimate right-of-way width of 20m on 53B Avenue fronting the development.

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

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.



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

1. Eliminate the existing overhead wiring and hydro poles along the frontage of Michaud Crescent.
2. Underground hydro and telephone, and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of "as-built" drawings 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.
8. 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.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".

**Discussion:**

The proposed four-story condominium apartment proposes unit sizes ranging from approximately 450 ft<sup>2</sup> to 1,200 ft<sup>2</sup> and offer a variety of one-bedroom, two-bedroom and three-bedroom suites. The facade massing steps both vertically and horizontally to address the connection with pedestrian by providing highly articulated elevations



and roofs lines. This stepping gives opportunities for the buildings to address the two important corners along Michaud Crescent as well as gives relief to the streetscape. An increased roof step and a deep extruded open framed canopy identify the main entrance and suggest prominence to the buildings hierarchal roof steps. Landscaping will be used to soften the raised parkade from the adjacent public sidewalk by elevating the building users urban experience. The rich material palette is intended to strengthen the buildings articulated massing, while balancing a contextual relationship within the City of Langley. Brick is used to ground the building and give it a sense of permanence. Glazing has been introduced to the patios to contribute to furthering the urban experience by softening the building by providing access to more light and view.

Convenient parking for both tenants and visitors, including handicap stalls is located within the underground parkade. However, there is a separate secured parking area, with a security gate for tenants. Planting and landscape features incorporated CPTED principles, featuring decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Multifamily Residential Development Permit Area Guidelines for apartment developments.

**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 February 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 20, 2017 Regular Council meeting.





**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$925,410.50 to Development Cost Charge accounts and \$98,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

*attachments*





**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, FEBRUARY 8, 2017  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Rob McFarlane, School District No. 35  
Hana Hutchinson  
Esther Lindberg  
Corp. Steve McKeddie, Langley RCMP  
Dan Millsip  
George Roman  
Jamie Schreder

**Staff:** Gerald Minchuk, Director of Development Services & Economic Development

**Absent:** None

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Roman  
SECONDED BY Commission Member Hutchinson

THAT the minutes for the November 9, 2016 Advisory Planning Commission meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 01-17/DEVELOPMENT PERMIT APPLICATION DP 01-17 -5393, 5455-5457-201 STREET-TANNIN DEVELOPMENTS**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lukas Wykpiś, Project Manager, and Steve Bartok, Project Architect, Keystone Architecture & Planning Inc. Mr. Wykpiś and Mr. Bartok presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, sprinkling provisions, amenity rooms, adaptable units, and engineering servicing requirements it was:

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Roman

That Rezoning Application RZ 01-17/Development Permit Application DP 01-17 to accommodate a 4-storey, 98-unit condominium apartment complex located at 5393, 5455-5457 -201 Street 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 be approved.

**CARRIED**

4) **NEXT MEETING**

Wednesday, March 8, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Roman  
SECONDED BY Commission Member Millsip

THAT the meeting adjourn at 9:00 P.M.

**CARRIED**

*JHA rwld*

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**ADVISORY PLANNING COMMISSION CHAIRMAN**

*Gerald N. Natchab*

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**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*





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

#### DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

LOT AREA: 53,205 S.F. (4,943 S.M.)(1.2214 ACRES)

DENSITY: 1.2214 \* 80 = 97.7 = 98 UNITS

#### UNIT COUNT:

STUDIO - 6 UNITS  
1 BED - 41 UNITS  
2 BED - 45 UNITS (INC. 4 H/C ADAPTABLE)  
3 BED - 6 UNITS  
TOTAL = 98 UNITS (INC. 4 H/C ADAPTABLE)

#### FLOOR AREA:

1st FLOOR AREA:  
OVERALL = 23,607 S.F. (6,151 S.F. Circ. Etc.)  
2nd FLOOR AREA:  
OVERALL = 23,273 S.F. (4,654 S.F. Circ. Etc.)  
3rd FLOOR AREA:  
OVERALL = 23,697 S.F. (4,640 S.F. Circ. Etc.)  
4th FLOOR AREA:  
OVERALL = 23,647 S.F. (4,255 S.F. Circ. Etc.)

#### TOTAL FINISHED FLOOR AREA:

94,224 S.F. (1.75 FSR)  
Saleable = 74,524 S.F.  
Circulation/Amenity = 19,700 S.F.  
% Efficiency = 79.1%

U/G PARKADE AREA = 47,423 S.F.

#### PARKING REQUIRED:

1 BED = 1.2 stalls / unit  
2 BED = 1.3 stalls / unit  
3 BED = 2.0 stalls / unit  
VISITOR = 0.2 stalls / unit

#### TENANT:

47 UNITS \* 1.2 = 56.4  
45 UNITS \* 1.3 = 58.5  
6 UNITS \* 2.0 = 12.0  
TOTAL REQUIRED = 126.9  
= 127 STALLS

#### VISITOR:

98 UNITS \* 0.2 = 19.6 = 20 STALLS

#### PARKING PROVIDED:

TENANT: 128 STALLS (IN PARKADE)  
6 H/C  
49 SMALL CAR (33% OF TOTAL)  
73 STANDARD  
VISITOR: 20 STALLS (IN PARKADE)  
2 H/C  
18 STANDARD

#### BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES  
PROVIDED = 52 SPACES

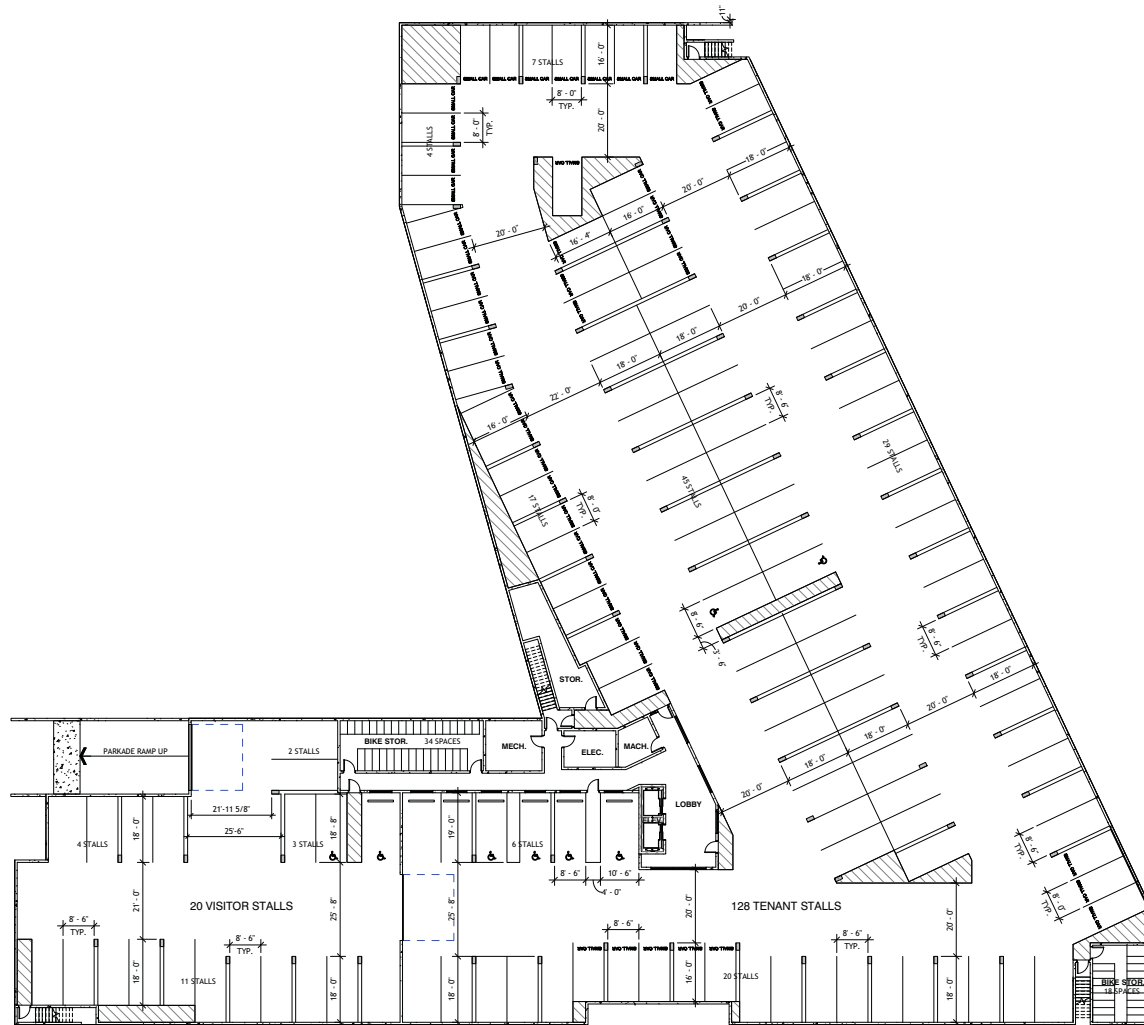
6 VISITOR BIKE STALLS PROVIDED

#### AMENITY SPACE (25 S.F. / UNIT):

REQUIRED:  
25 S.F. \* 98 = 2,450 S.F.  
PROVIDED:  
3,958 S.F. (ON 1st & 2nd FLOORS)

#### STORAGE LOCKERS:

EACH UNIT HAS A STORAGE ROOM PROVIDED  
79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS

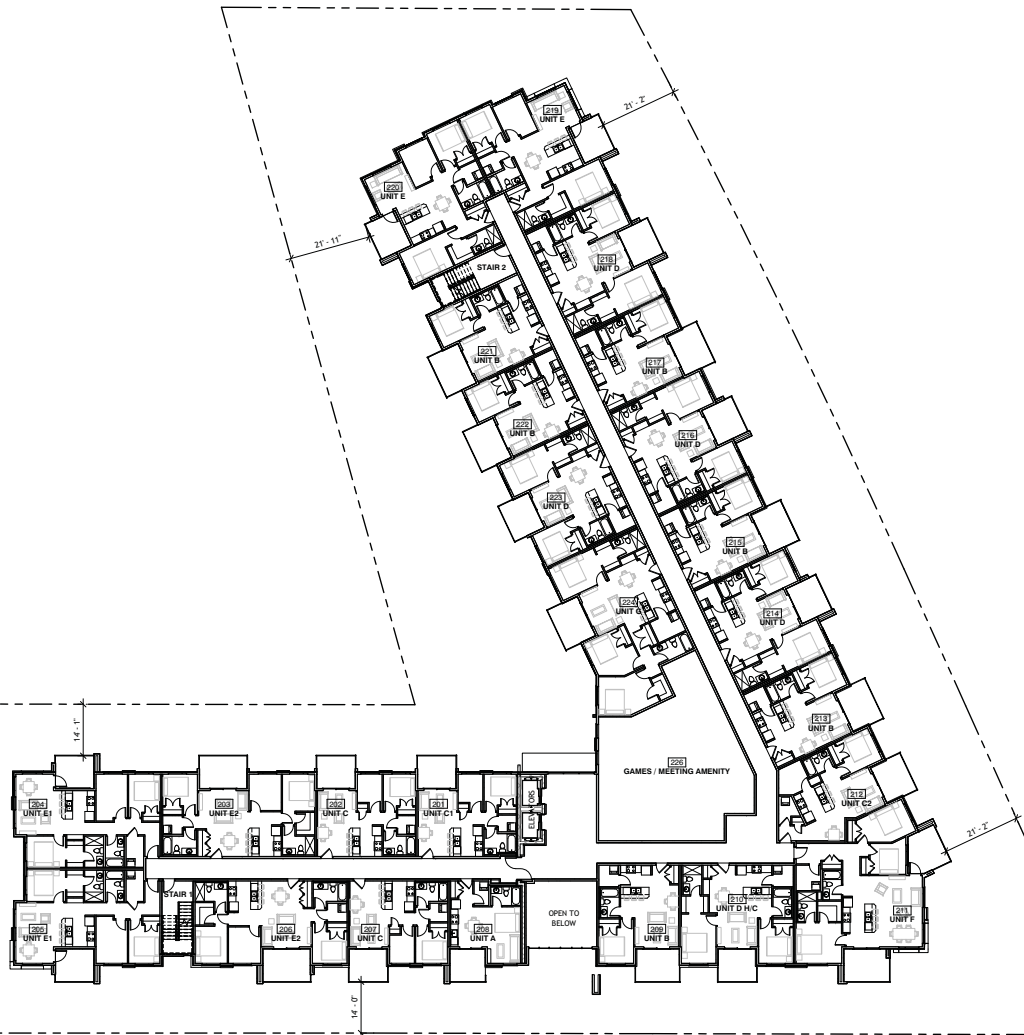


**BASEMENT FLOOR PLAN**  
1/16" = 1'-0"

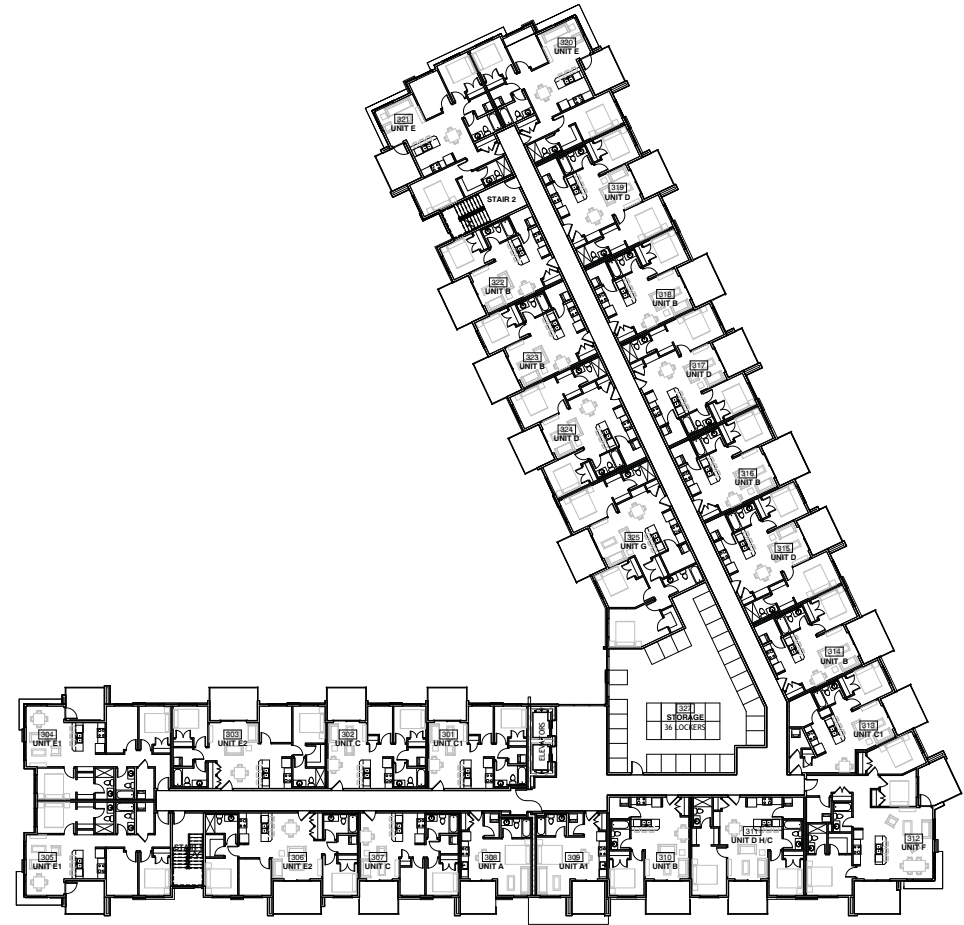


**1st FLOOR PLAN**  
1/16" = 1'-0"





**2nd FLOOR PLAN**  
1/16" = 1'-0"



**3rd & 4th FLOOR PLAN**  
1/16" = 1'-0"



**North West - Elevation**  
1" = 10'-0"



**East - Elevation**  
1" = 10'-0"

MATERIAL LEGEND		
1 CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: WEST GRAY	5 BRICK "STACK BOND" - COLOUR: BEACH SAND	16 EXTERIOR ALUMINUM RAILING: - COLOUR: BLACK
2 VINYL HORIZONTAL LAP SIDING (6" EXPOSURE): - ROYAL BUILDING PRODUCTS, COLOUR: WHITE	16 WINDOW ALUMINUM: - COLOUR: DARK GRAY	17 CONCRETE WALL: - COLOUR: CLEAR SEALER
3 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: BEACH SAND	17 SLIDING PATIO DOOR VINYL: - COLOUR: DARK GRAY	18 ALUMINUM WALL PANEL - COLOUR: STONE GRAY
4 CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: WOODSTOCK BROWN	18 ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: BLACK	19 ALUMINUM STOREFRONT: - COLOUR: CLEAR ANODIZED
5 CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY	19 HEAVY TIMBER (PAINTED): - BENJAMIN MOORE, COLOUR: "BARNBOARD GRANGE" (CC-572)	20 REVEAL: - EASYTRIM, COLOUR: CLEAR ANODIZED
6 CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: IRON GRAY	20 WOOD FASCIA BOARD (PAINTED): - BENJAMIN MOORE, COLOUR: "WILLOW" (CC-542)	21 EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: DARK GRAY
7 CORRUGATED METAL (VERTICAL)	21 METAL FLASHING: - GERTER, COLOUR: COMMERCIAL BROWN	22 PERFORATED VINYL SOFFITS: - RAICAR, COLOUR: SAND/LEWOOD
8 BRICK "STACK BOND" - COLOUR: RED		23 CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: ARCTIC WHITE



**South - Elevation**  
1" = 10'-0"



**West - Elevation**  
1" = 10'-0"



**South East - Elevation**  
1" = 10'-0"



**South West - Elevation**  
1" = 10'-0"

MATERIAL LEGEND		
[1] CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: 'MIST GRAY'	[7] BRICK "STACK BOND" - COLOUR: 'BEACH SAND'	[14] EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
[2] VINYL, HORIZONTAL LAP SIDING (6" EXPOSURE): - 'ROYAL BUILDING PRODUCTS', COLOUR: 'WHITE'	[18] WINDOW ALUMINUM: - COLOUR: 'DARK GRAY'	[17] CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
[3] CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'BEACH SAND'	[11] SLIDING PATIO DOOR VINYL: - COLOUR: 'DARK GRAY'	[18] ALUMINUM WALL PANEL: - COLOUR: 'STONE GRAY'
[4] CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'WOODSTOCK BROWN'	[12] ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'BLACK'	[19] ALUMINUM STOREFRONT: - COLOUR: 'CLEAR ANODIZED'
[5] CEMENT BOARD, SMOOTH PANEL SIDING: - 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'	[10] HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'BARNBOARD GRANGE' (CC-572)	[20] REVEAL: - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
[6] CEMENT BOARD, SMOOTH PANEL SIDING: - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	[14] WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'WILLOW' (CC-542)	[21] EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'DARK GRAY'
[7] CORRUGATED METAL (VERTICAL)	[13] METAL FLASHING: - 'GENTEK', COLOUR: 'COMMERCIAL BROWN'	[22] PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'SANDLEWOOD'
[8] BRICK "STACK BOND" - COLOUR: 'RED'		[23] CEMENT BOARD, SMOOTH PANEL SIDING: - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'





201 STREET & MICHAUD CRESCENT



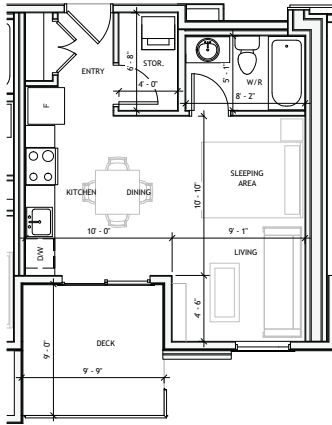
201 STREET



MICHAUD CRESCENT



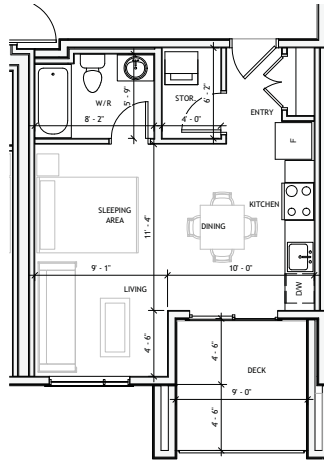
MAIN ENTRANCE



#### UNIT TYPE A - Studio

1/4" = 1'-0"

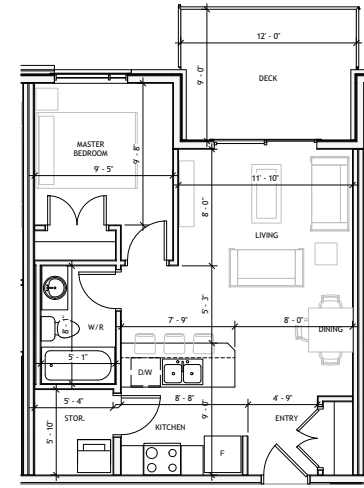
AREA: 405 SF +/-  
NO. OF THIS UNIT: 4



#### UNIT TYPE A1 - Studio

1/4" = 1'-0"

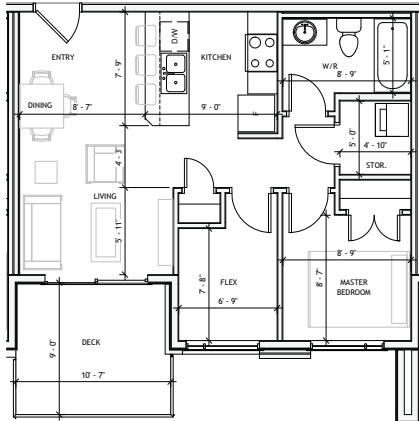
AREA: 430 SF +/-  
NO. OF THIS UNIT: 2



#### UNIT TYPE B - 1 Bed

1/4" = 1'-0"

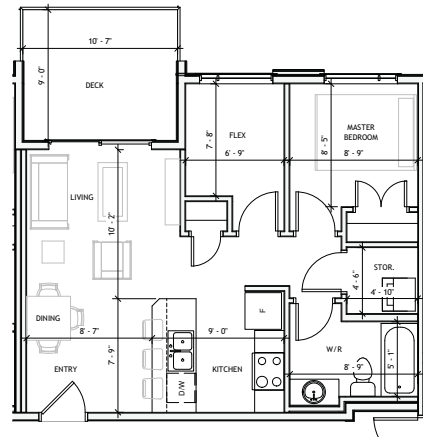
AREA: 576 SF +/-  
NO. OF THIS UNIT: 25



#### UNIT TYPE C - 1 Bed + Den

1/4" = 1'-0"

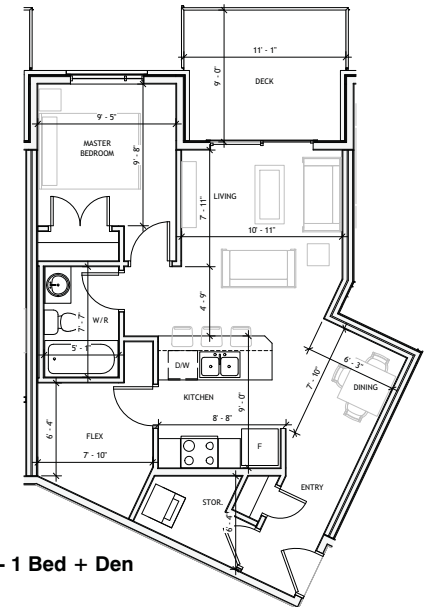
AREA: 600 SF +/-  
NO. OF THIS UNIT: 8



#### UNIT TYPE C1 - 1 Bed + Den

1/4" = 1'-0"

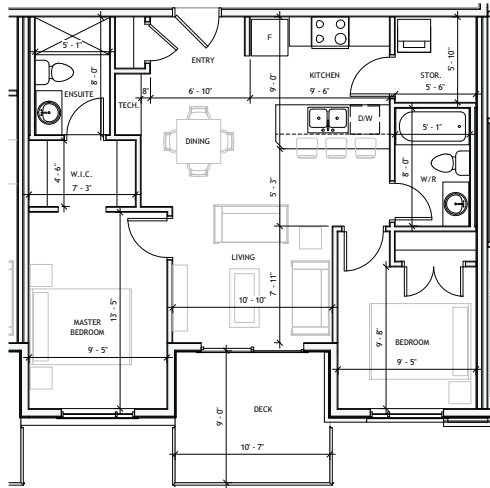
AREA: 596 SF +/-  
NO. OF THIS UNIT: 4



#### UNIT TYPE C2 - 1 Bed + Den

1/4" = 1'-0"

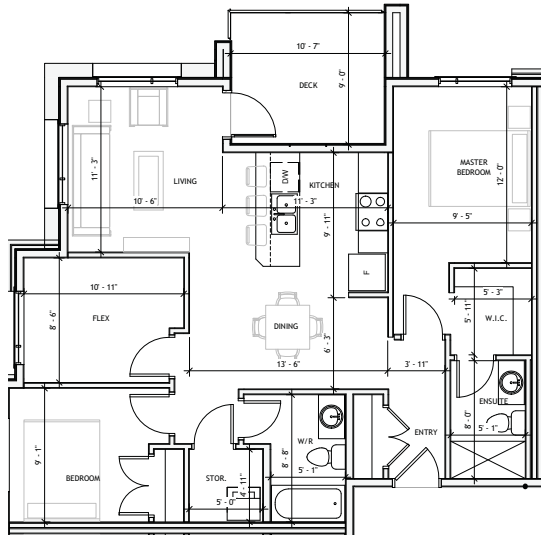
AREA: 668 SF +/-  
NO. OF THIS UNIT: 4



#### UNIT TYPE D - 2 Bed (4 H/C Adaptable)

1/4" = 1'-0"

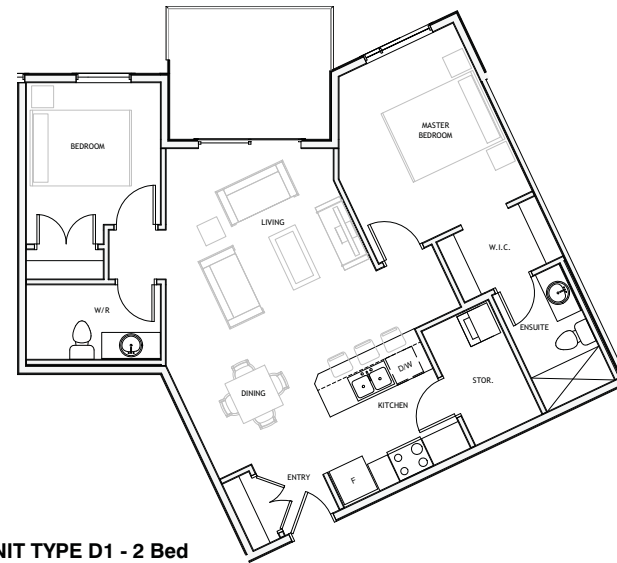
AREA: 825 SF +/-  
NO. OF THIS UNIT: 20



#### UNIT TYPE E - 2 Bed + Den

1/4" = 1'-0"

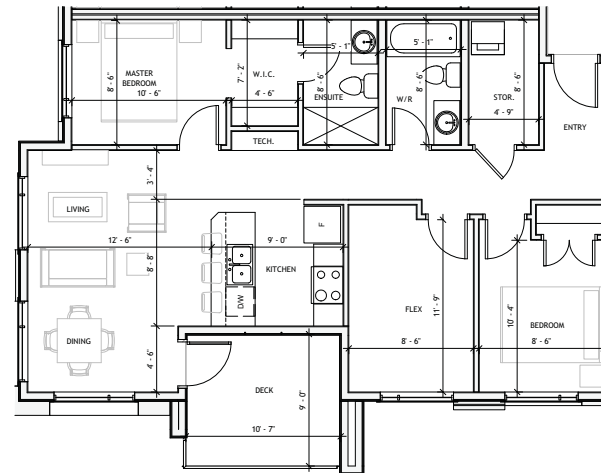
AREA: 973 SF +/-  
NO. OF THIS UNIT: 8



#### UNIT TYPE D1 - 2 Bed

1/4" = 1'-0"

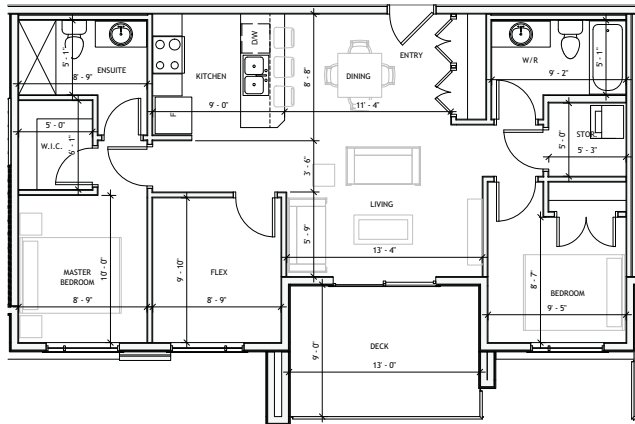
AREA: 922 SF +/-  
NO. OF THIS UNIT: 1



#### UNIT TYPE E1 - 2 Bed + Den

1/4" = 1'-0"

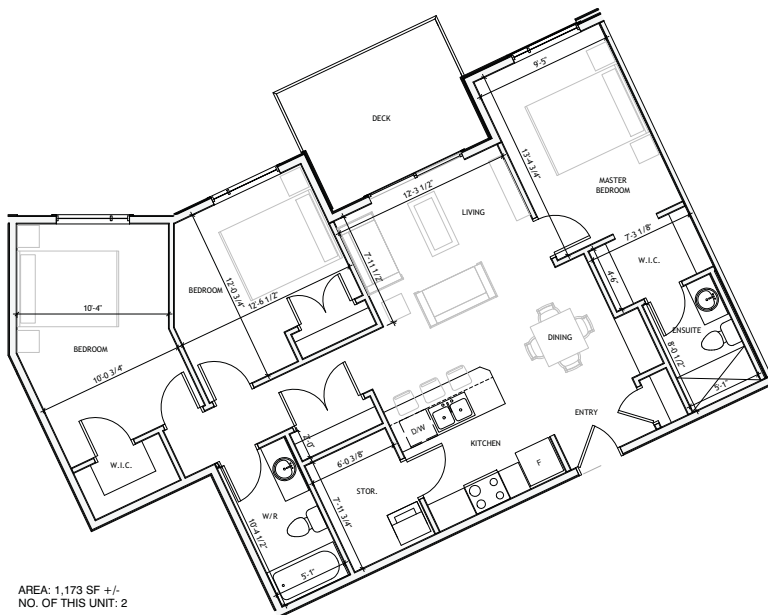
AREA: 978 SF +/-  
NO. OF THIS UNIT: 8



### UNIT TYPE E2 - 2 Bed + Den

1/4" = 1'-0"

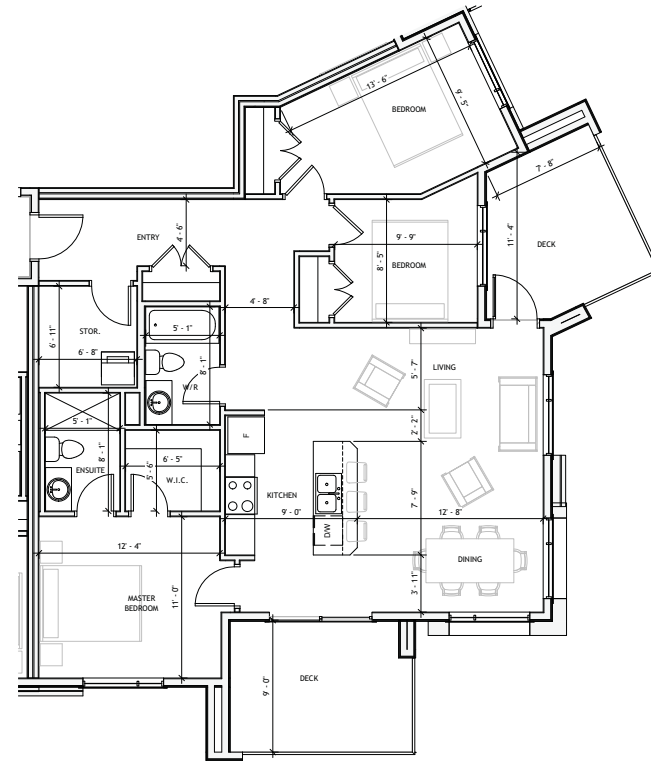
AREA: 940 SF +/-  
NO. OF THIS UNIT: 8



AREA: 1,173 SF +/-  
NO. OF THIS UNIT: 2

### UNIT TYPE G - 3 Bed

1/4" = 1'-0"



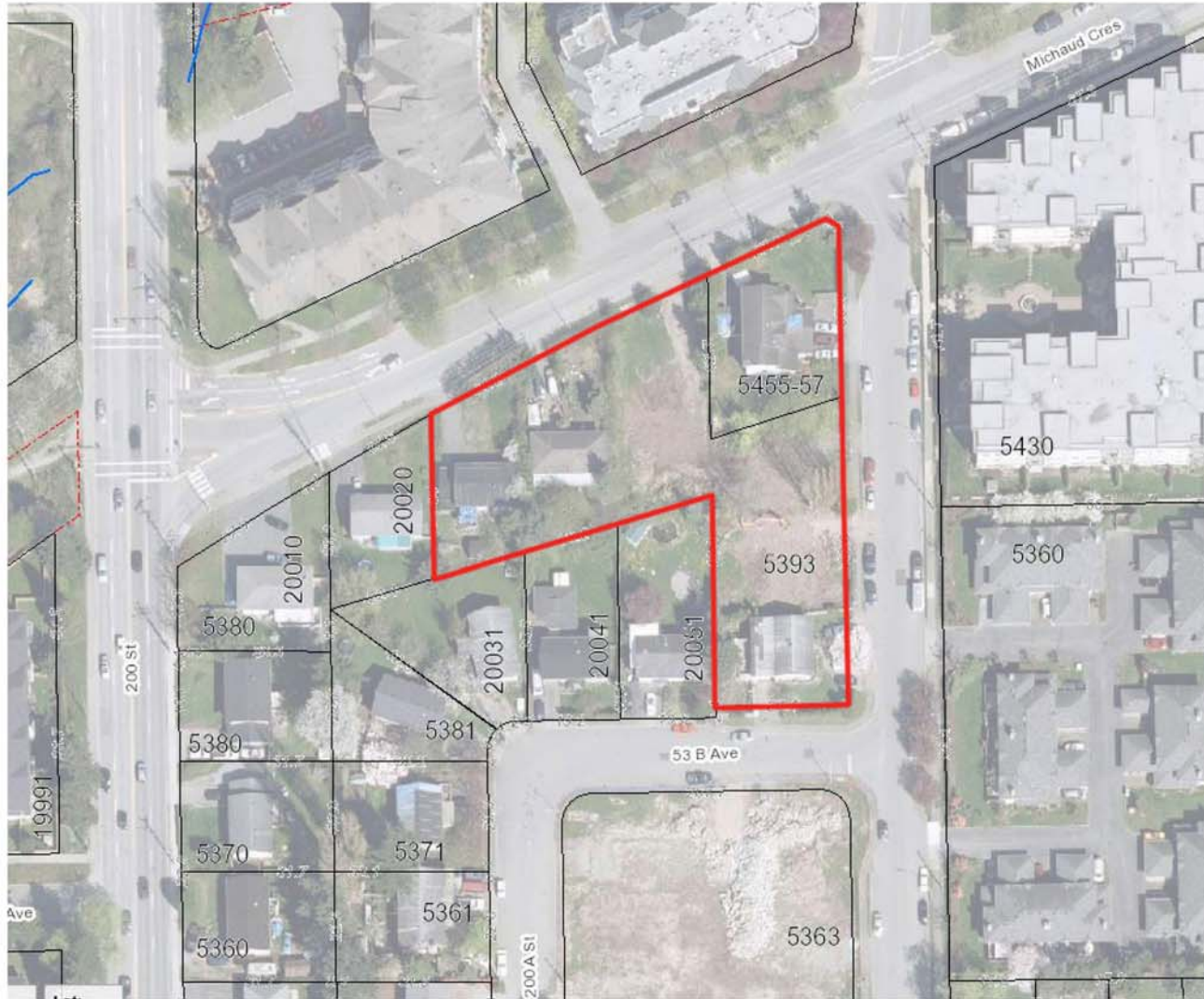
### UNIT TYPE F - 3 Bed

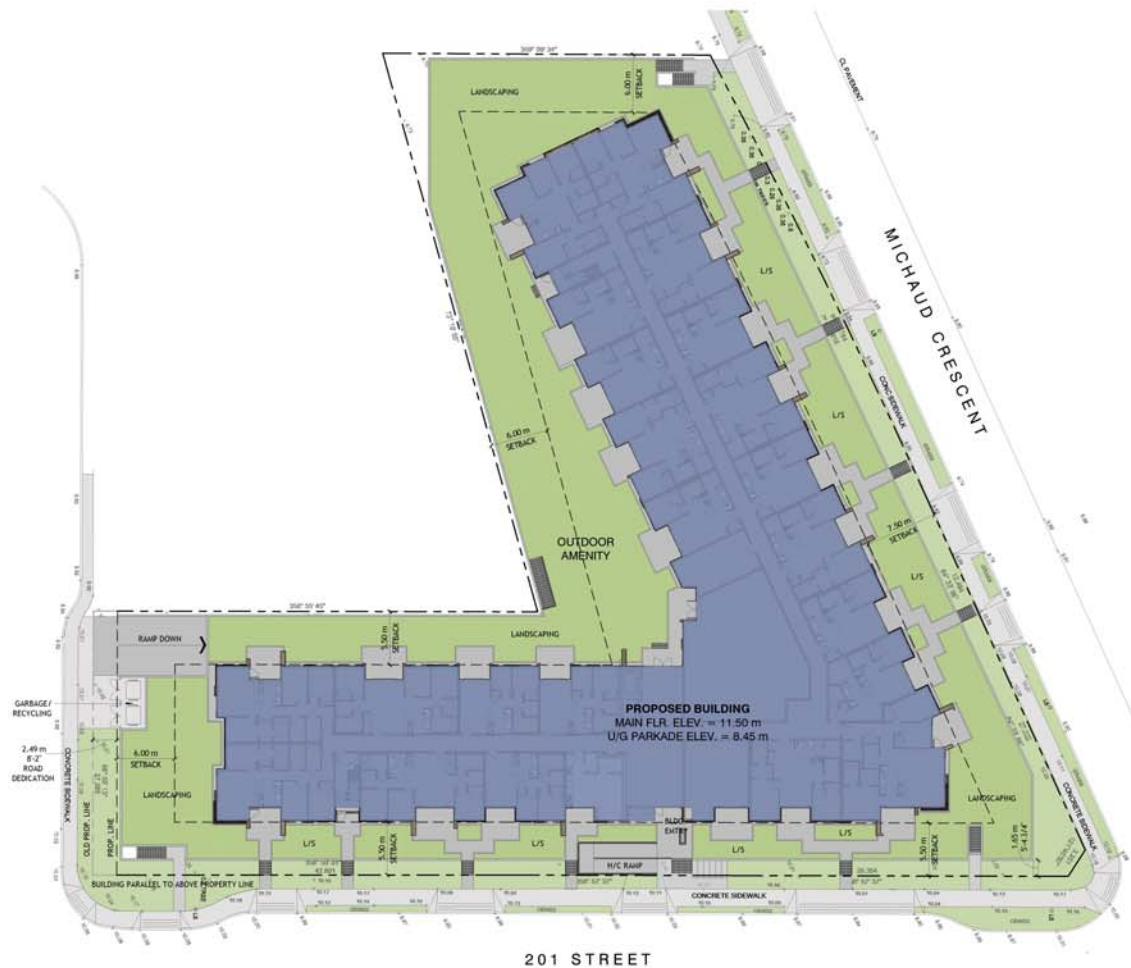
1/4" = 1'-0"

AREA: 1194 SF +/-  
NO. OF THIS UNIT: 4









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

#### DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

LOT AREA: 53,205 S.F. (4,943 S.M.)(1.2214 ACRES)

DENSITY: 1.2214 \* 80 = 97.7 = 98 UNITS

#### UNIT COUNT:

STUDIO - 6 UNITS  
1 BED - 41 UNITS  
2 BED - 45 UNITS (INC. 4 H/C ADAPTABLE)  
3 BED - 6 UNITS  
TOTAL = 98 UNITS (INC. 4 H/C ADAPTABLE)

#### FLOOR AREA:

1st FLOOR AREA:  
OVERALL = 23,607 S.F. (6,151 S.F. Circ. Etc.)  
2nd FLOOR AREA:  
OVERALL = 23,273 S.F. (4,654 S.F. Circ. Etc.)  
3rd FLOOR AREA:  
OVERALL = 23,697 S.F. (4,640 S.F. Circ. Etc.)  
4th FLOOR AREA:  
OVERALL = 23,647 S.F. (4,255 S.F. Circ. Etc.)

#### TOTAL FINISHED FLOOR AREA:

94,224 S.F. (1.75 FSR)  
Saleable = 74,524 S.F.  
Circulation/Amenity = 19,700 S.F.  
% Efficiency = 79.1%

U/G PARKADE AREA = 47,423 S.F.

#### PARKING REQUIRED:

1 BED = 1.2 stalls / unit  
2 BED = 1.3 stalls / unit  
3 BED = 2.0 stalls / unit  
VISITOR = 0.2 stalls / unit

#### TENANT:

47 UNITS \* 1.2 = 56.4  
45 UNITS \* 1.3 = 58.5  
6 UNITS \* 2.0 = 12.0  
TOTAL REQUIRED = 126.9  
= 127 STALLS

#### VISITOR:

98 UNITS \* 0.2 = 19.6 = 20 STALLS

#### PARKING PROVIDED:

TENANT: 128 STALLS (IN PARKADE)  
6 H/C  
49 SMALL CAR (33% OF TOTAL)  
73 STANDARD  
VISITOR: 20 STALLS (IN PARKADE)  
2 H/C  
18 STANDARD

#### BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES  
PROVIDED = 52 SPACES

6 VISITOR BIKE STALLS PROVIDED

#### AMENITY SPACE (25 S.F. / UNIT):

REQUIRED:  
25 S.F. \* 98 = 2,450 S.F.  
PROVIDED:  
3,958 S.F. (ON 1st & 2nd FLOORS)

#### STORAGE LOCKERS:

- EACH UNIT HAS A STORAGE ROOM PROVIDED  
- 79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS

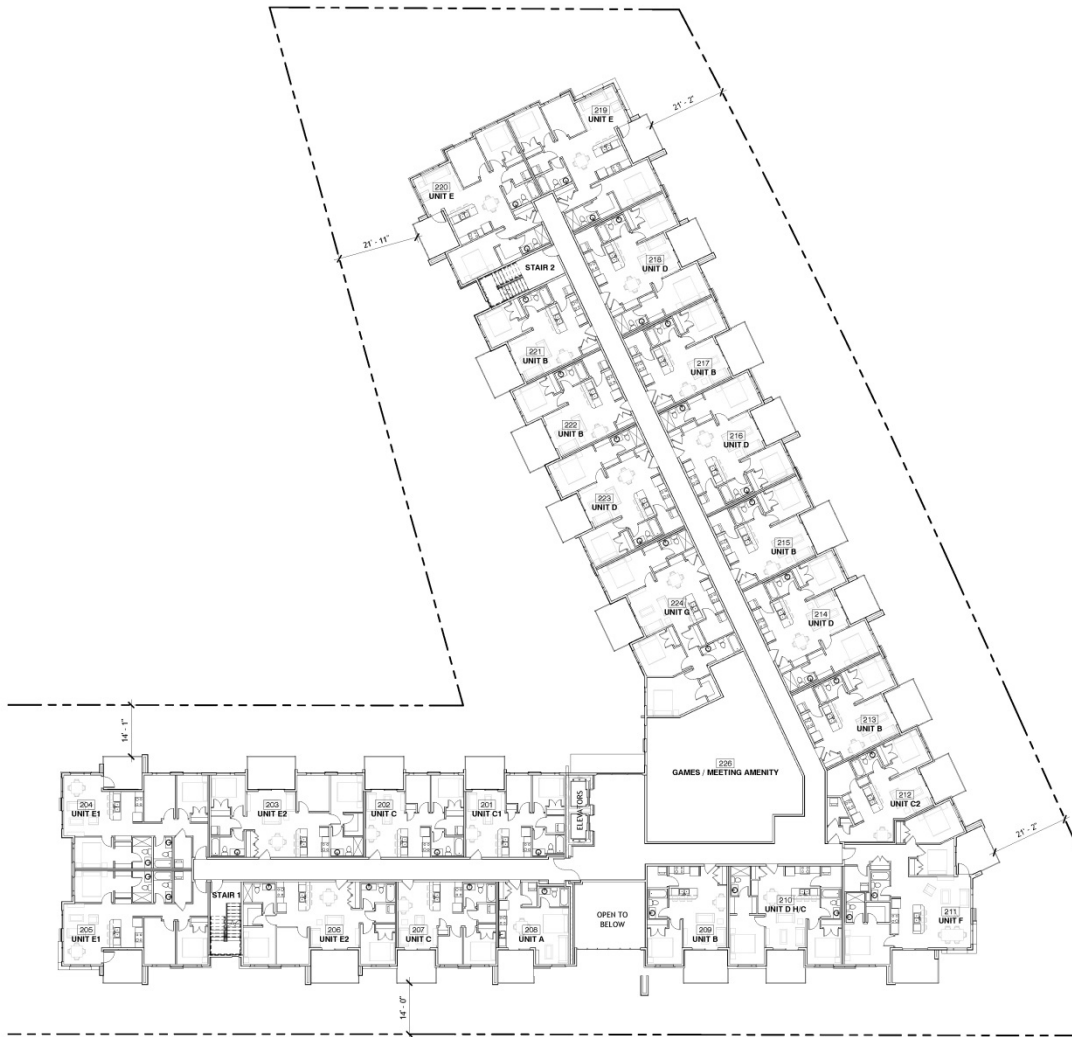


**BASEMENT FLOOR PLAN**  
1/16" = 1'-0"



**1st FLOOR PLAN**  
1/16" = 1'-0"





**2nd FLOOR PLAN**  
1/16" = 1'-0"



**3rd & 4th FLOOR PLAN**  
1/16" = 1'-0"



**North West - Elevation**  
1" = 10'-0"



**East - Elevation**  
1" = 10'-0"

#### MATERIAL LEGEND

1 CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: WEST GRAY	9 BRICK "STACK BOND" - COLOUR: "BEACH SAND"	16 EXTERIOR ALUMINUM RAILING: - COLOUR: "BLACK"
2 VINYL HORIZONTAL LAP SIDING (4" EXPOSURE): - TOTAL BUILDING PRODUCTS, COLOUR: "WHITE"	10 WINDOW ALUMINUM: - COLOUR: "DARK GRAY"	17 CONCRETE WALLS: - COLOUR: "CLEAR SEALER"
3 CEMENT BOARD HORIZONTAL LAP SIDING (4" EXPOSURE): - COLOUR: "BEACH SAND"	11 SLIDING PATIO DOOR VINYL: - COLOUR: "DARK GRAY"	18 ALUMINUM WALL PANEL: - COLOUR: "STONE GRAY"
4 CEMENT BOARD HORIZONTAL LAP SIDING (4" EXPOSURE): - COLOUR: "WOODSTOCK BROWN"	12 ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: "BLACK"	19 ALUMINUM STOREFRONT: - COLOUR: "CLEAR ANODIZED"
5 CEMENT BOARD, SMOOTH PANEL SIDING - "JAMES HARDIE", COLOUR: "NIGHT GRAY"	13 HEAVY TIMBER (PAINTED): - "BENJAMIN MOORE", COLOUR: "BARNBOARD GRANGE" (CC-572)	20 REVEAL: - "EASYTRIM", COLOUR: "CLEAR ANODIZED"
6 CEMENT BOARD, SMOOTH PANEL SIDING - "JAMES HARDIE", COLOUR: "IRON GRAY"	14 WOOD FASCIA BOARD (PAINTED): - "BENJAMIN MOORE", COLOUR: "WILLOW" (CC-542)	21 EXTERIOR METAL DOOR: - "BENJAMIN MOORE", COLOUR: "DARK GRAY"
7 CORRUGATED METAL (VERTICAL)	15 METAL FLASHING: - "SINTER", COLOUR: "COMMERCIAL BROWN"	22 PERFORATED VINYL SOFFITS: - "KAYCAY", COLOUR: "SHARLENDROP"
8 BRICK "STACK BOND" - COLOUR: "YES"		23 CEMENT BOARD, SMOOTH PANEL SIDING - "JAMES HARDIE", COLOUR: "ARCTIC WHITE"



**South - Elevation**  
1" = 10'-0"



**West - Elevation**  
1" = 10'-0"



**South East - Elevation**  
1" = 10'-0"



**South West - Elevation**  
1" = 10'-0"

MATERIAL LEGEND					
1	CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: 'WEST GRAY'	9	BRICK "STACK BOND" - COLOUR: 'BEACH SAND'	16	EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
2	VINYL HORIZONTAL LAP SIDING (6" EXPOSURE): - 'ROYAL BUILDING PRODUCTS', COLOUR: 'WHITE'	10	WINDOW ALUMINUM: - COLOUR: 'DARK GRAY'	17	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
3	CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'BEACH SAND'	11	SLIDING PATIO DOOR VINYL: - COLOUR: 'DARK GRAY'	18	ALUMINUM WALL PANEL - COLOUR: 'STONE GRAY'
4	CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'WOODSTOCK BROWN'	12	ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'BLACK'	19	ALUMINUM STOREFRONT: - COLOUR: 'CLEAR ANODIZED'
5	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'MOIST GRAY'	13	HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'BARNBOARD GRANGE' (CC-172)	20	REVEAL: - 'EASTTRIM', COLOUR: 'CLEAR ANODIZED'
6	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	14	WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'WILLOW' (CC-542)	21	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'DARK GRAY'
7	CORRUGATED METAL (VERTICAL)	15	METAL FLASHING: - 'GENTEK', COLOUR: 'COMMERCIAL BROWN'	22	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'SANDLEWOOD'
8	BRICK "STACK BOND" - COLOUR: 'RED'			23	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'





201 STREET & MICHAUD CRESCENT



201 STREET



MICHAUD CRESCENT



MAIN ENTRANCE



## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

### CPTED Report Prepared By Liahona Security Consortium Inc.

#### Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents and visitors. Visitor parking is secured from resident parking.
- Site lighting will evenly illuminate all public areas

#### Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

#### Territoriality

- Each 1<sup>st</sup> floor unit has a private grassed yard area, which increases the sense of ownership

#### Maintenance & Management

- Owner will initiate programs, such as:
  - Landscape maintenance program, to avoid overgrowth
  - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

## ADDITIONAL PROJECT FEATURES

#### Building Fire Protection:

- Owner has agreed to sprinkle the balconies of the 4th floor units which is above & beyond current code requirements.

#### H/C Accessibility:

- Owner has agreed to provide 4 H/C accessible units which is above & beyond bylaw requirements.

## PROJECT SUSTAINABILITY PRINCIPALS

#### Bike Parking:

- 52 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the main entry

#### Electric Car Parking:

- We have made allowance for 10 electric car parking stalls in the parkade

#### New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

#### Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

#### Heat Island Effect:

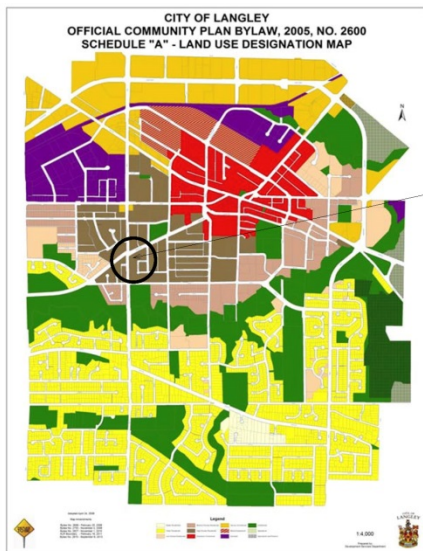
- We have located all of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

## CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.  
198 x 0.4943 Ha = 98 units max.


### 98 units proposed

- Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



**SUBJECT PROPERTY**  
OCP DESIGNATED -  
HIGH DENSITY RESIDENTIAL





**Public Information Meeting-Thursday, February 2, 2017**

Public Information Meeting for Proposed Apartment Development located at:  
5393, 5455-5457 – 201 Street, Langley, BC (see below map)


Dear Neighbour,

You are invited to attend a Public Information Meeting to review and discuss the proposed development at 5393 and 5455-5457 – 201 Street Langley, BC. The intent of this Public Information Meeting is to seek input from the area residents on the proposed development and address any questions that may arise.

The proposal includes the following components:

- Rezoning from RM-1 and CD38 to CD45 Zone
- Current City of Langley Official Community Plan Designation: High-Density Multiple Family (Allowable density of 80 units per acre)
- Site Area: 1.2214 acres
- 98 Apartment Units ranging in size from 450 s.f. to 1200 s.f.

The meeting will be held at:  
**CASCADES CASINO – MICHAUD BANQUET ROOM (Second Floor)**  
26383 Fraser Highway  
Langley, BC  
Date: Thursday, February 2, 2017  
Time: 6:30 to 9:30 pm



Details regarding the proposed development will be presented at the Public Information Meeting. The proponent and project consultants will be available throughout the meeting to answer any questions and get your input on the proposal prior to proceeding to Council for further consideration.

**"Please also note that this is NOT a Public Hearing Notice"**

Please join us. Your thoughts are important to us. If you are unable to attend this meeting, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,  
Tannin Developments  
604-533-2280 info@tannindev.com

## PUBLIC INFORMATION MEETING

- 450 notices were sent out to neighboring residences.
- 40 +/- people attended the meeting.
- Attendees were generally excited about the project:
  - Happy to see the bare land and vacant homes developed into an attractive neighborhood friendly development.
  - Excited that the previously orphaned corner duplex lot will be included in the development.
- Some concerns were:
  - Increased density in the neighborhood.  
\*\* we meet the OCP land use designation of high density.
  - Parking provided for the development.  
\*\* we meet the zoning bylaw requirements for resident and visitor parking.

## Paula Kusack

---

**From:** Paula Kusack  
**Sent:** March-02-17 9:38 AM  
**To:** Paula Kusack  
**Subject:** FW: Public Hearing Comments -Bylaw 3014

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

From: Ann Treffrey via City of Langley [<mailto:info@langleycity.ca>]

Sent: March-01-17 5:32 PM

To: Gail Wadd

Subject: Website Contact Form

Submitted on Wednesday, March 1, 2017 - 5:32pm Submitted by anonymous user: 75.156.101.230 Submitted values are:

Inquiry Type: Development / Planning / Zoning

Name: Ann Treffrey

Street Address: 5430 - 201 St #308

Email: [amtbook@telus.net](mailto:amtbook@telus.net)

Comments:

I am out of town on March 6, 2017 so cannot attend a public hearing regarding Bylaw No 3014 - Zoning Amendment and Developement Permit DP 01-17 I oppose any change in zone for the above property from CD38 the area is just not large enough for a complex of that size and will have a very negative impact on the neighbourhood. traffic the impact of the new building at 5363 201 has not been felt as yet. This area was not considered large enough for a complex of the size being applied for when zoned and should stay as townhouses

The results of this submission may be viewed at:

<https://www.cityoflangley.ca/node/21/submission/2312>