



REGULAR COUNCIL MEETING AGENDA

Monday, April 3, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. COMMITTEE OF THE WHOLE

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

- a. Bylaw 3016 - Road Closure Bylaw 1
Closure of a portion of highway adjacent to 20416 Park Avenue.
Gerald Minchuk

2. ADOPTION OF AGENDA

- a. Adoption of the April 3, 2017 Regular Agenda

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from March 20, 2017 5

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Bylaw 3016 10
Final reading of a bylaw to close and remove the dedication of a portion of highway adjacent to 20416 Park Avenue dedicated by Plan 80124.

5. COMMUNITY SPOTLIGHTS

- a. Zosia Ettenberg 14
Langley Volunteers

6. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – April 24, 2017
Regular Council Meeting – May 8, 2017 - Televised
- b. Metro Vancouver Update - Councillor Storteboom

- c. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment
- d. Recreation Update
Kim Hilton, Director of Recreation, Culture and Community Services

7. **BYLAWS**

- a. Bylaw 3006 16
Final reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 28 unit townhouse development at 5501 & 5503 - 198th Street, 5509 198th Street, 19771 55 Avenue.
- 1. Development Permit No. 08-16 51
5501 & 5503 - 198th Street, 5509 198th Street, 19771 55 Avenue
- b. Bylaw 3017 52
First and second reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 62 unit condominium apartment development at 5406, 5418-5420 198 Street and 19829-19831 54 Avenue.
- c. Bylaw 3018 83
First and second reading of a bylaw to amend the Zoning Bylaw to accommodate a 5-storey, 88 unit condominium apartment development at 5630 and 5640 201A Street.

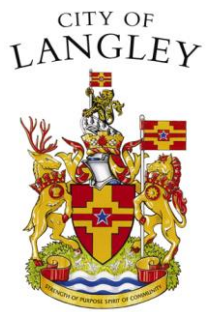
8. **ADMINISTRATIVE REPORTS**

- a. 56 Avenue Road and Utility Project – Tender Award 127

9. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- 1. Task Group Appointments 131
- b. Correspondence
- c. New Business

10. **ADJOURNMENT**



EXPLANATORY MEMO

ROAD CLOSURE BYLAW NO. 3016

The purpose of Bylaw 3016 is to remove the dedication of highway and to close the portion of road (55.3 m²) located adjacent to 20416 Park Avenue dedicated by Plan 80124, as the City intends to sell the property and the road is no longer required.



ROAD CLOSURE BYLAW NO. 3016

A bylaw to close and remove the dedication of a portion of highway adjacent to 20416 Park Avenue dedicated by Plan 80124.

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close all of a highway to traffic and remove the dedication of the highway if, prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langley deems it expedient to close to traffic and remove the dedication of highway from the public highway comprising approximately 55.3 square metres, created by the deposit of Plan 80124, which area is shown outlined in bold black on Schedule A - Reference Plan Of Closed Road EPP70406;

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in the newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

AND WHEREAS Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Title

- (1) This bylaw shall be cited as the "Road Closure Bylaw No. 3016, 2017".

2. Authorization and Road Closure

- (1) Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a copy of the reference plan of highway closure EPP70406 prepared by Jonathan F. Squires, BCLS #940 completed and checked on the 6th day of March, 2017 (the "Road Closure Plan")
- (2) The City hereby authorizes the closure to traffic and removal of highway dedication of the approximate 55.3 square metre portion of highway created

by the deposit of Plan 80124, labeled “Lane Plan 80124 Parcel ‘A’” on the Road Closure Plan (the “Closed Road”).

- (3) On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
- (4) The Mayor and Corporate Officer are authorized to execute all deeds of land, plans, and other documentation necessary to effect this road closure.

READ A FIRST, SECOND AND THIRD TIME this twentieth day of March, 2017.

OPPORTUNITY FOR PUBLIC COMMENT this -- day of --, 2017.

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

.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

REFERENCE PLAN OF CLOSED ROAD EPP70406

REFERENCE PLAN TO ACCOMPANY CITY OF LANGLEY ROAD CLOSURE AND CANCELLATION BYLAW NO. 3016 OVER PART OF LANE DEDICATED BY PLAN 80124, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT

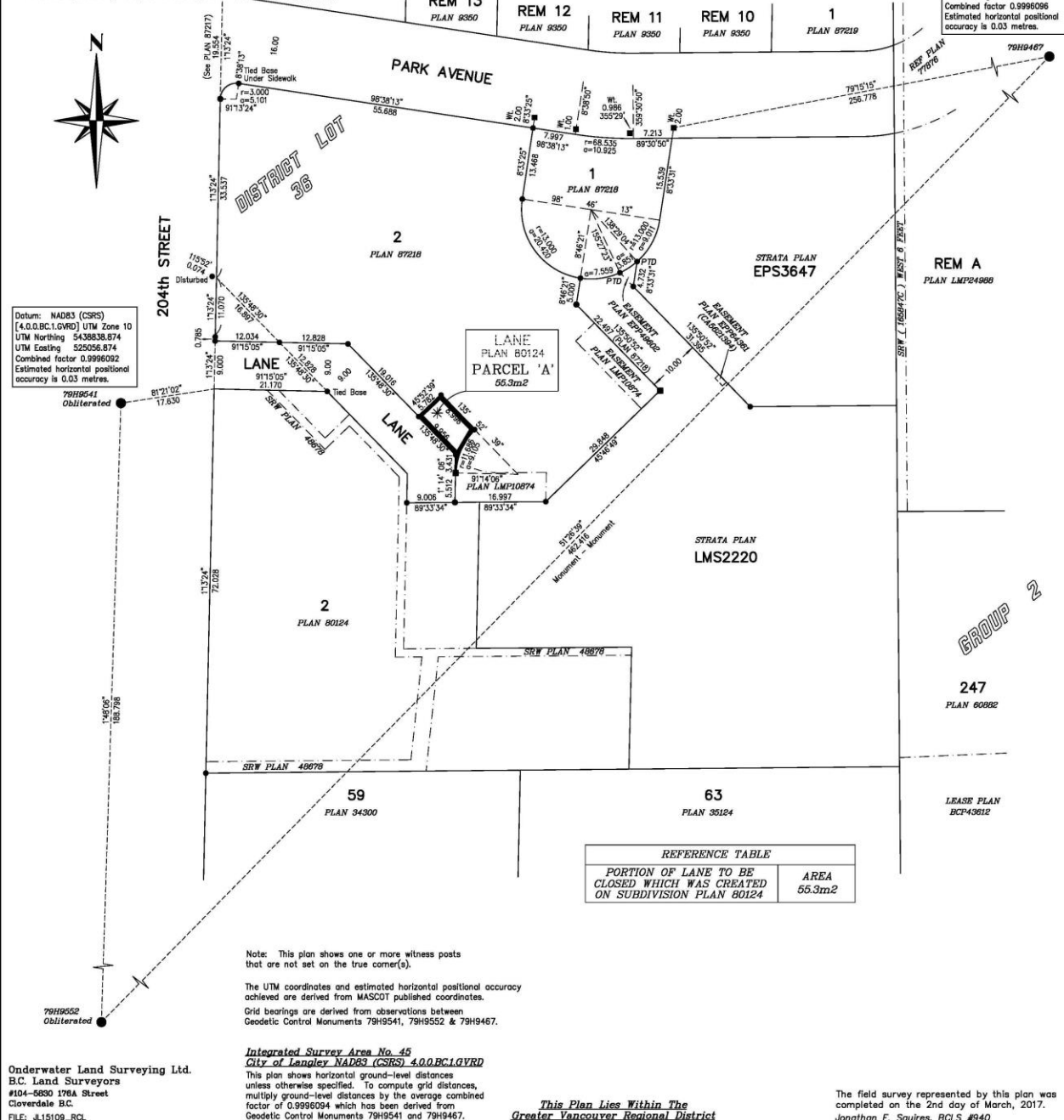
PLAN EPP70406

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER
BCRS 929.017

All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

LEGEND:

- Denotes Control Monument found.
- Denotes Standard Iron Post found.
- Denotes Standard Iron Post set.
- Denotes Lead Plug found.
- Denotes Lead Plug set.
- PTD Denotes previously tied, now destroyed.





MINUTES OF A REGULAR COUNCIL MEETING

**Monday, March 20, 2017
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
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
D. Joyal, Executive Assistant

1. COMMITTEE OF THE WHOLE

The Mayor noted that Council will commence Committee of the Whole which provides Council the opportunity to hear input from the public and allows Council a greater opportunity to speak to, and debate, specific agenda items. Persons wishing to provide oral or written comments were advised that Council is limited to considering how the development permit guidelines should apply to the property and the project. The land use and density regulations for the property have already been established in the zoning bylaw, and are not under consideration as part of the development review process.

Motion #17/042

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT Council commence Committee of the Whole.

CARRIED

- a. Development Permit Application No. 03-17
20670 Langley Bypass

Presentation from Lovick Scott Architects - Andrea Scott, Architect presented an overview of the proposed application. A powerpoint presentation showed the existing site including existing buildings and businesses. Ms. Scott noted that the commercial single story structure will be leased for a number of years to the tenant, a private liquor store. The unit will have 23 parking stalls and one loading bay; the site will have a total of 144 stalls, exceeding the required 142.

Mayor Schaffer invited members of the public to comment on the proposal.
Public Input: NIL

Motion #17/043

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

- a. Adoption of the March 20, 2017 Regular Agenda

Motion #17/044

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the March 20, 2017 agenda be adopted as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from March 6, 2017

Motion #17/045

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on March 6, 2017 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from March 6, 2017

Motion #17/046

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the minutes of the public hearing held on March 6, 2017 be adopted as circulated.

CARRIED

- c. Advisory Planning Commission Minutes from March 8, 2017

Motion #17/047

MOVED BY Councillor Arnold

SECONDED BY Councillor Albrecht

THAT the minutes of the Advisory Planning Commission meeting held on March 8, 2017 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE

- a. Development Permit No. 03-17 – 20670 Langley Bypass

Motion #17/048

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT Development Permit Application No. 03-17 to accommodate a 7,500 ft² retail warehouse located at 20670 Langley Bypass 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.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht noted that the Advisory Planning Commission unanimously approved this application with no recommended changes.

THE QUESTION WAS CALLED and same was

CARRIED

5. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – April 3, 2017 - Televised
Regular Council Meeting – April 24, 2017
- b. Metro Vancouver - Councillor Storteboom
There have been no scheduled meetings for me at Metro Vancouver since our most recent City Council Meeting.
However, I would appreciate the opportunity to report that recycling rates continue to rise in Metro Vancouver. This past year single family homes recorded an increase in recycling from 62% to 66% and multi-family buildings are up from 24% to 29%. Recycling rates in the business, construction and demolition sectors remained flat, but when all sectors are combined, we are up to 62% overall. Waste disposed per-capita has decreased steadily since 2006.

Also, a short awareness video about the National Zero Waste Council's National Food Waste Reduction Strategy won the silver medal in an international contest at the United Nations Environment Programme and the North American Commission for Environmental Cooperation.

The video, posted on the Waste Council's website, identifies that the scale of food waste in Canada is costing our economy up to \$100 billion per year!

Last, Metro Vancouver has launched a new website for those of us who drive or plan to have access to an electric vehicle (EV). This website is established to identify electric car charging station locations throughout the region. Plus, it can help current or future EV owners, strata councils and property managers walk through the typical steps in getting EV charging installed in strata buildings. The EV Friendly Registry is accepting new locations for the online map that currently includes several dozen charging station locations across the region, with more being added regularly.

c. Library Happenings - Councillor Martin

Transition to and Life in Residential Care - Friday, March 24, 1:30– 3:30 pm

Presented by the Alzheimer's Society of BC, this session is for family caregivers who are considering residential care options for a person with dementia.

Scary Stories & S'More - Friday, March 24, 5:30 pm – 7:30 pm

Learn the essential elements of a scary story, and practice telling your own. There will be pizza, pop and, of course, s'mores. For teens in Grades 7 to 10.

Secrets of Garden Design - Saturday, April 1, 2:00 pm – 3:00 pm

This workshop presented by Angelika Hedley will teach you how to design a master garden site plan that avoids problem areas and is specific to your yard.

Hugh Brewster – The Road to Vimy - The Canadians in World War I

April 6, 1:30-2:30 / 2:00 – 3:00

Hugh Brewster, author of *At Vimy Ridge* and *From Vimy to Victory*, describes the experiences of Canada's soldiers in World War I. It's a perfect way to commemorate the 100th anniversary of the battle of Vimy Ridge. Open to school classes and to the public.

Egg Drop Challenge - Saturday, April 8, 1:00 pm – 3:00 pm

Can an egg survive an 8-foot drop? Let your imagination run wild – make a parachute, wrap it in bubble wrap or tissue. Not all eggs will make it – will yours!

Easter Story & Egg Hunt - Thursday, April 13, 3:00 pm – 3:30 pm

A silly Easter story and a very quick egg hunt make for a great break in your afternoon. Join staff at the library for this exciting children's event.

Parent Child Mother Goose - Tuesdays, April 18 – June 13, 10:00– 11:30 am

An interactive program where babies 15 months & younger, along with their caregivers, will discover fun with rhymes, songs and stories!

Vegetable Gardens For Beginners - Saturday, April 22, 2:00 pm – 3:00 pm

This introduction to vegetable gardening is designed to make your first steps easier. Presenter Angelica Hedley helps you learn how to put it all together without breaking your back or budget.

6. BYLAWS

- a. Bylaw 3016
First, second and third reading of a bylaw to remove the dedication of highway and to close the portion of road (55.3 m²) located adjacent to 20416 Park Avenue.

Motion #17/049

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Road Closure Bylaw No. 2016, 2017” be read a first time.

THAT the bylaw cited as “Road Closure Bylaw No. 2016, 2017” be read a second time.

THAT the bylaw cited as “Road Closure Bylaw No. 2016, 2017” be read a third time.

THE QUESTION WAS CALLED and same was

CARRIED

7. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
b. Correspondence
c. New Business

8. ADJOURNMENT

MOVED BY Councillor van den Broek

SECONDED BY Councillor Martin

THAT the meeting be adjourned at 7:14 pm

CARRIED

MAYOR

CORPORATE OFFICER



EXPLANATORY MEMO

ROAD CLOSURE BYLAW NO. 3016

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READ A FIRST, SECOND AND THIRD TIME this twentieth day of March, 2017.

OPPORTUNITY FOR PUBLIC COMMENT this -- day of --, 2017.

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

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MAYOR

CORPORATE OFFICER

SCHEDULE "A"

REFERENCE PLAN OF CLOSED ROAD EPP70406

REFERENCE PLAN TO ACCOMPANY CITY OF LANGLEY ROAD CLOSURE AND CANCELLATION BYLAW NO. 3016 OVER PART OF LANE DEDICATED BY PLAN 80124, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT

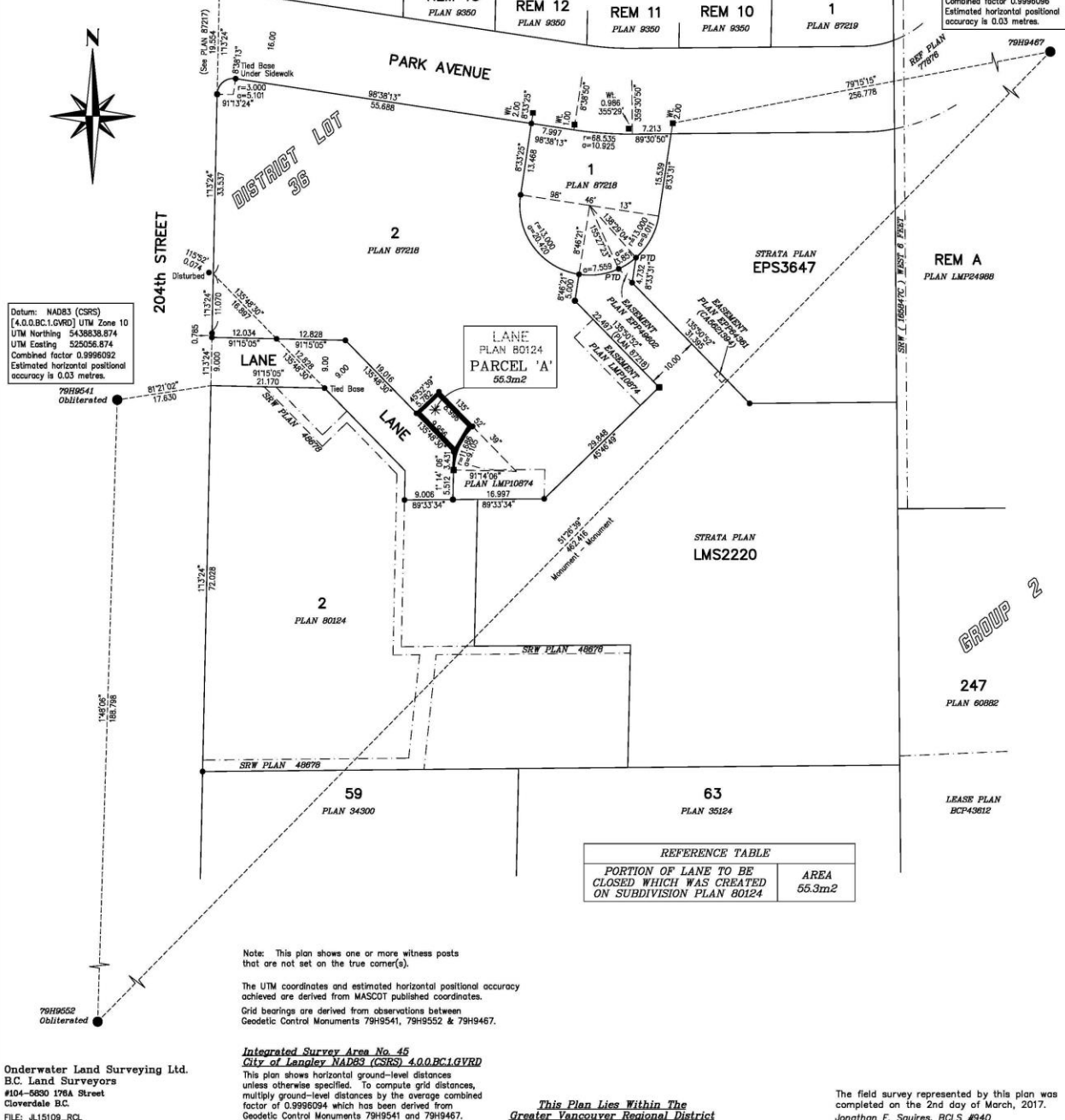
PLAN EPP70406

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER
BCRS 929.017

All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

LEGEND:

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CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION

In order to appear before Council as a delegation at a Council Meeting, you need to submit a written request to the Corporate Officer by 12:00 p.m. noon on the Monday one week before the scheduled Council Meeting. The request can be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person, by mail or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall (20399 Douglas Crescent). Delegations are usually scheduled at the start of the meeting. You are limited to a maximum of five (5) minutes to present your material. You may speak on more than one (1) topic but you must keep your presentation within the five (5) minute time limit.

Please attach to this form any material that you wish Council to review in advance of the meeting.

DATE: March 6, 2017 REQUESTED MEETING DATE: March 20, 2017

NAME: Zosia Ettenberg

ORGANIZATION NAME: Langley Volunteers
(if applicable)

ADDRESS: P.O. Box 1181, Aldergrove BC V4W 2V1

CONTACT NUMBER: 604-961-0117

EMAIL ADDRESS: zosia@telus.net

TOPIC: Update council on Langley Volunteers
and promote our Meet + Greet on April 22nd

AUDIO/VISUAL NEEDS (if yes, specify) short powerpoint presentation

ACTION YOU WISH COUNCIL TO TAKE: promote the event



Langley Volunteers

JOIN US

This includes representing Langley Volunteers at local events and talking to people about volunteer opportunities, volunteer requirements, Langley non-profit organizations and their volunteer needs.

<https://www.langleyvolunteers.ca/contact/>

604-897-7278



**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 fifth day of December, 2016.

READ A THIRD TIME this fifth day of December, 2016.

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

MAYOR

CORPORATE OFFICER



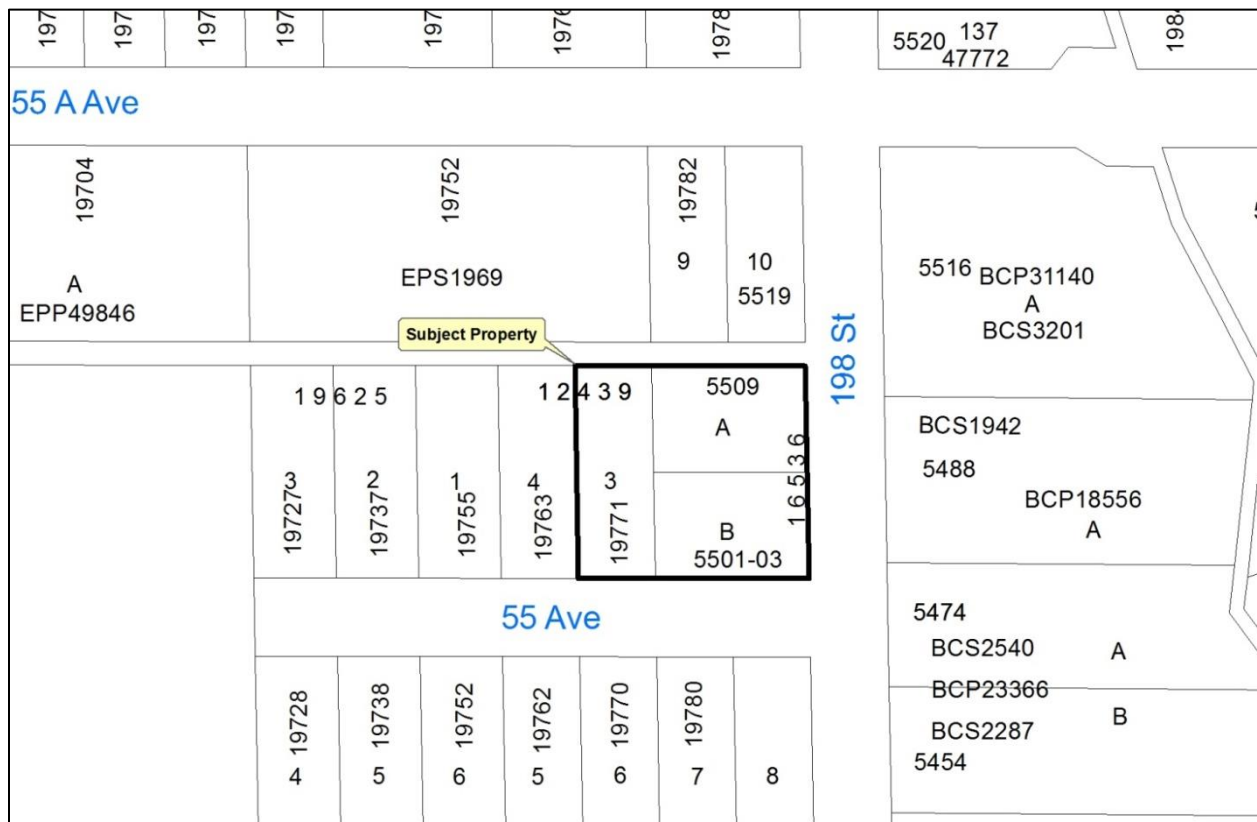
REZONING APPLICATION RZ 03-16 DEVELOPMENT PERMIT APPLICATION DP 08-16

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 #: 144054

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/





**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 DANYLUK 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



UPTOWN VILLAGE

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

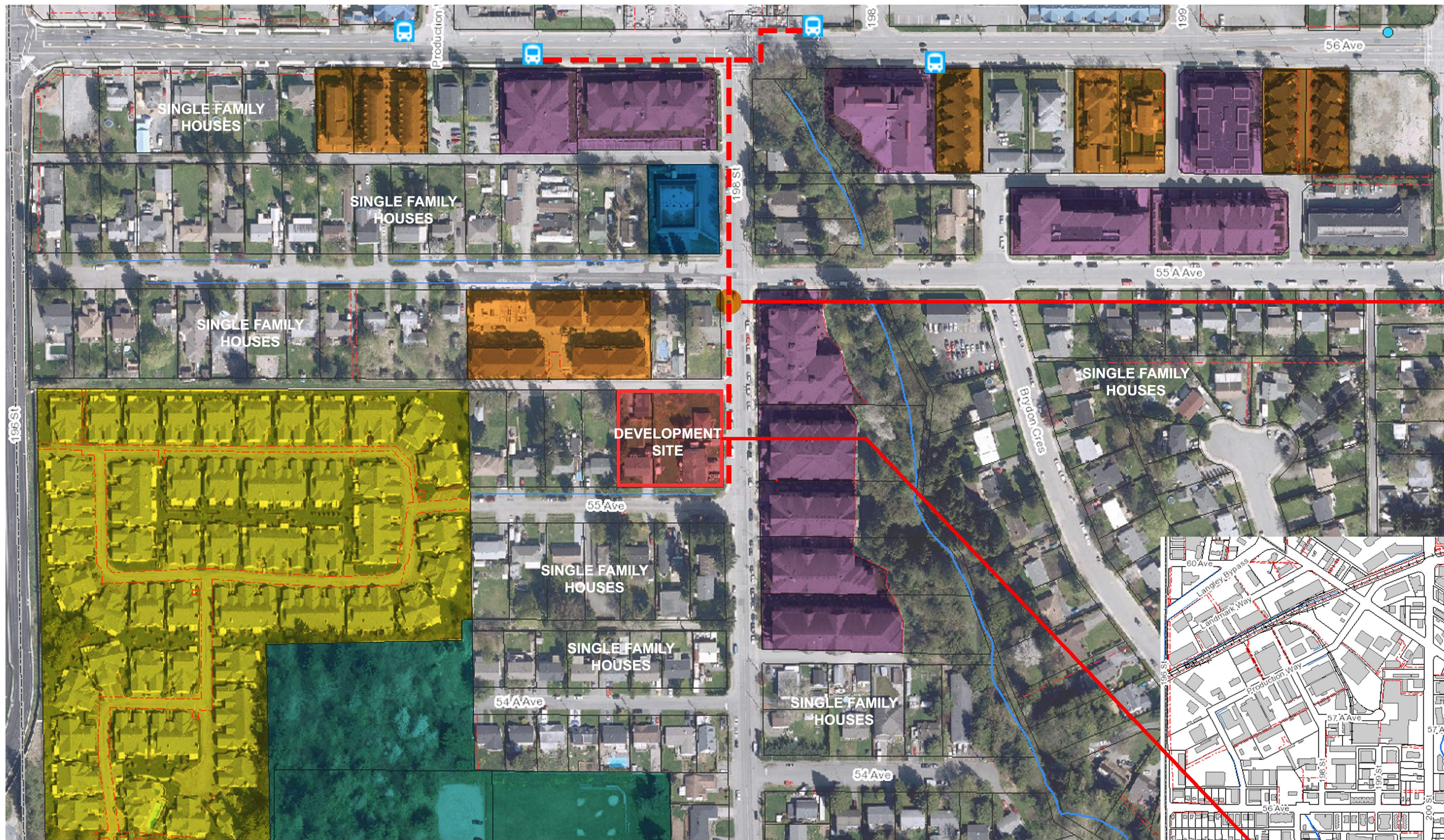
ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development

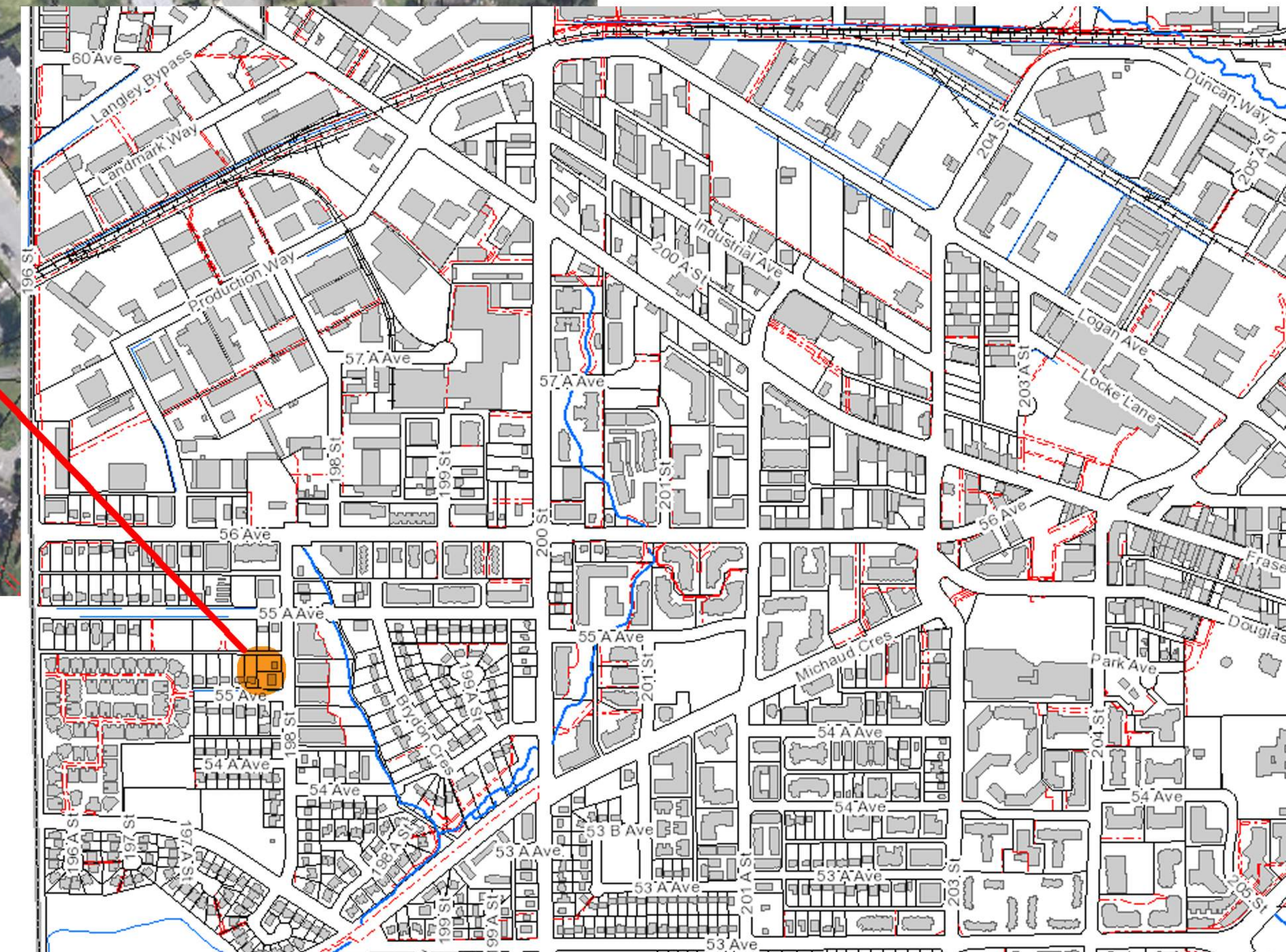


COVER PAGE



**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 24 2026

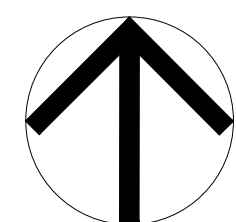
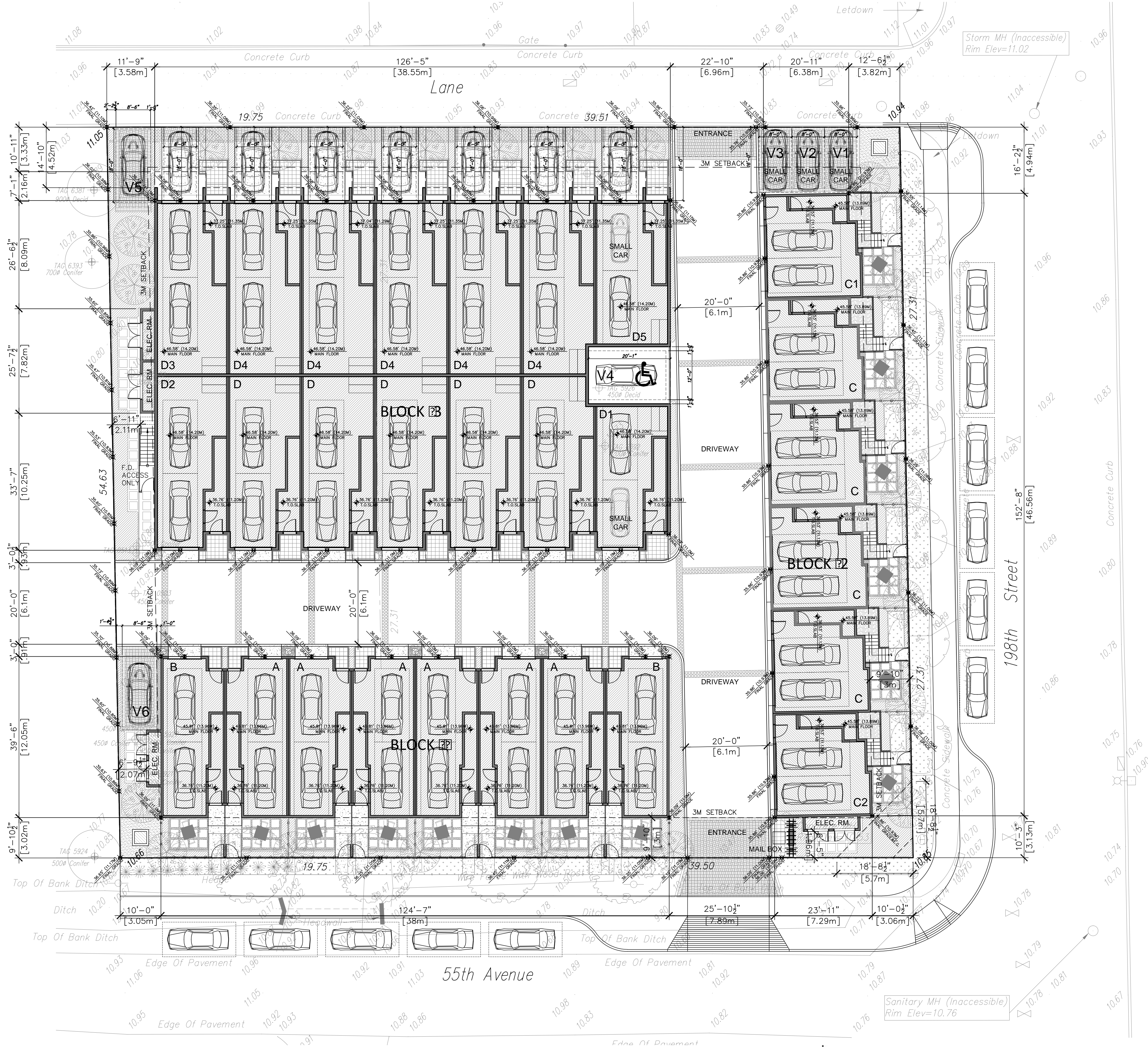
Proposed Townhouse Development



DP .

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 24 2026

DP [?].[?]

SITE PLAN

SCALE [?][?][?][?]

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)

Overall Ratio:	0.60 (1939.5 SM)
Overall Density:	4 STOREY (10.99M-13.08M)
Overall:	
Overall Ratio:	3.0M
Overall Density:	3.05M
Overall Ratio:	3.33M
Overall Density:	3.0M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
Overall:		
Overall Density:	56 @ 2/UNIT	63 (INCLUDING 8 SMALL CAR)
Overall Ratio:	5.6 @ 0.2/UNIT	6 (INCLUDING 3 SMALL CAR & 1 H/C)
Overall Density:	(5%) 0.28	1
Overall Ratio:	61.88	69
Overall Density:	64.4 SM	0
Overall Ratio:		
Overall Density:	(11.05+10.66+10.85+10.94)/4=10.88 M	
Overall Ratio:	(11.0+11.0+11.0+11.0)/4=11.0 M	
Overall Density:	(10.93+10.93+10.93+10.93)/4=10.93 M	
Overall Ratio:	(11.0+11.0+11.15+11.15)/4=11.08 M	

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 24 2026

Proposed Townhouse Development



DP 2.2

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	
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	39646.35
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 24 2026

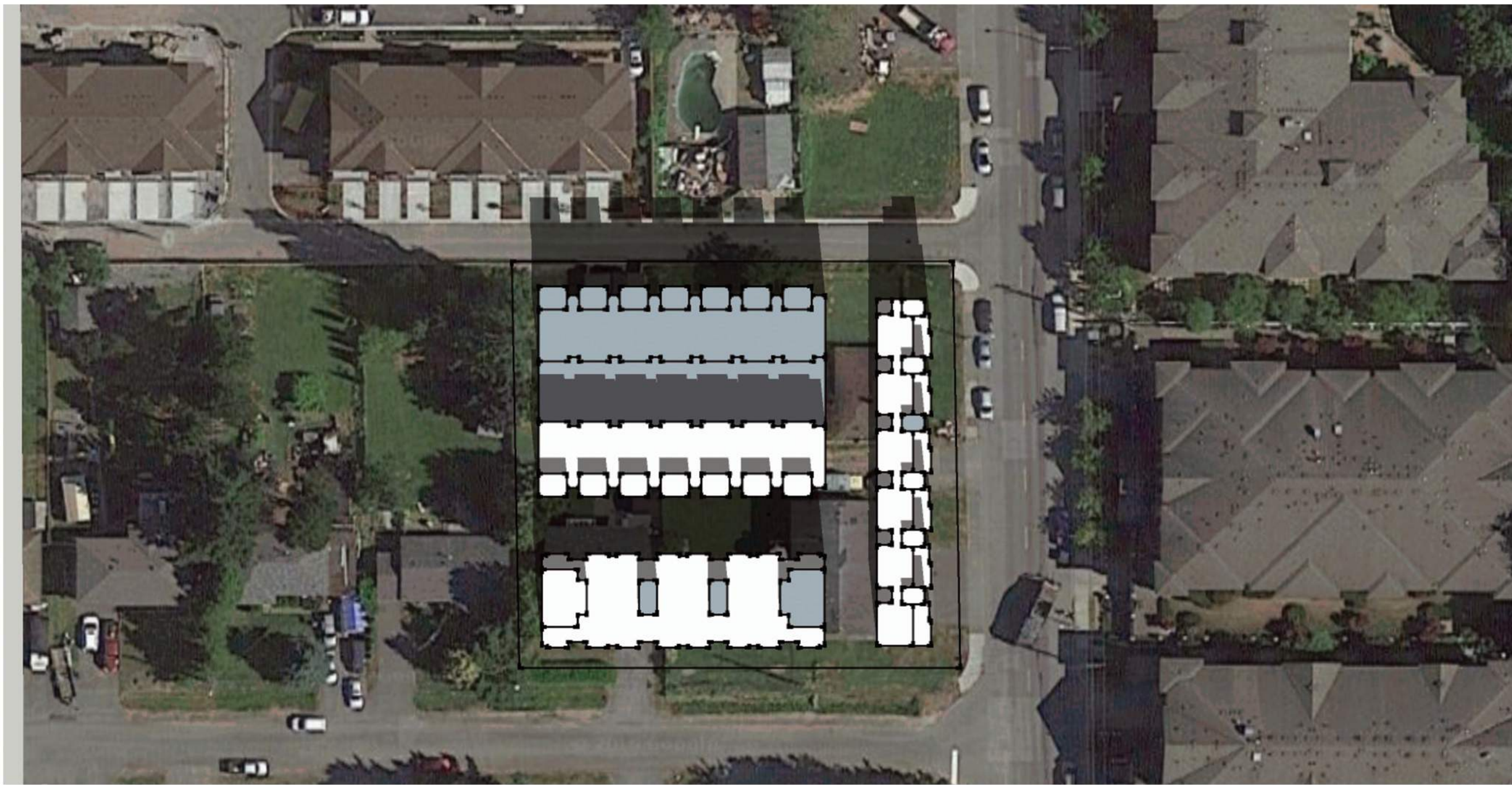
Proposed Townhouse Development



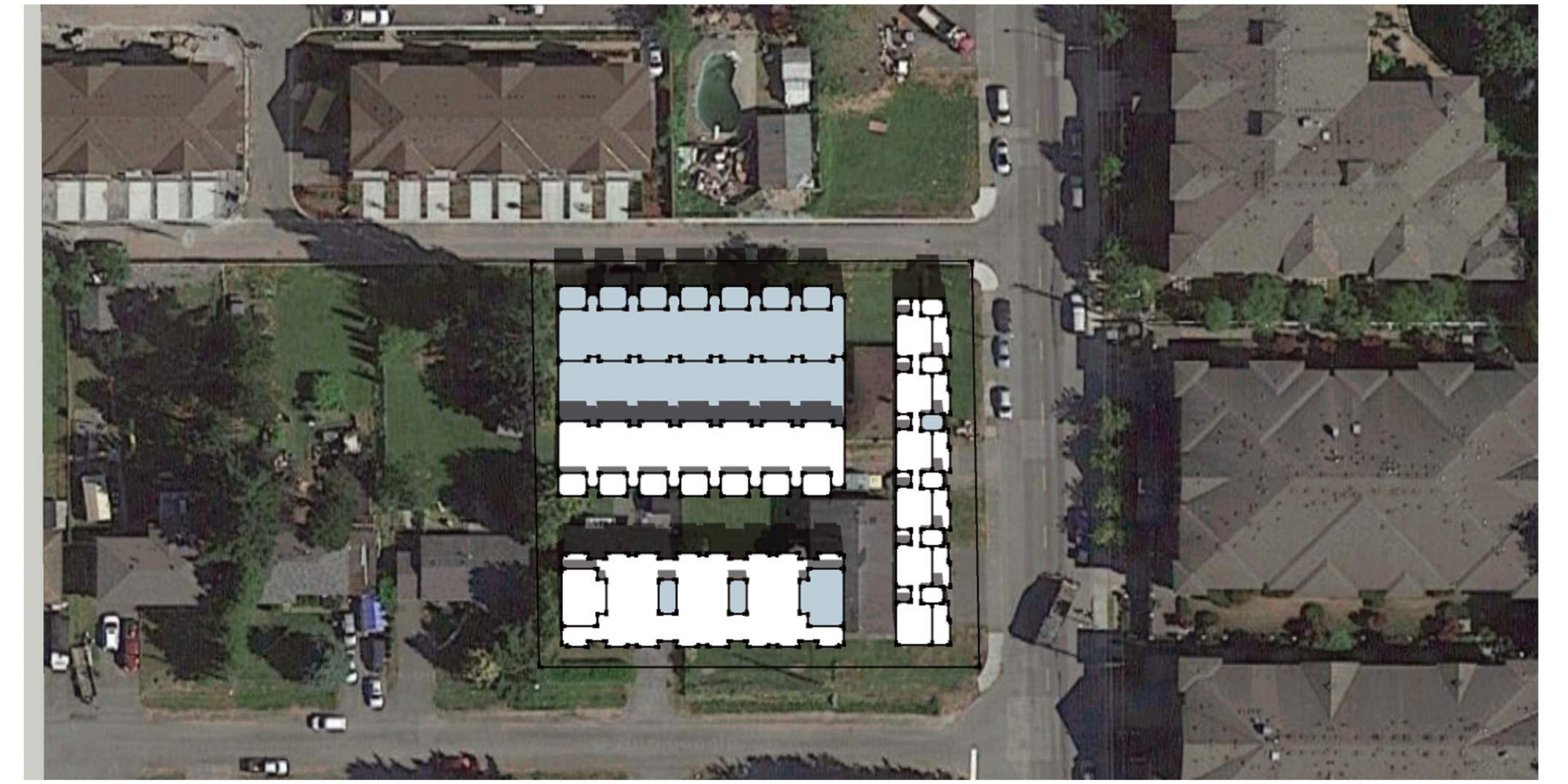
DP 2

PROJECT DATA

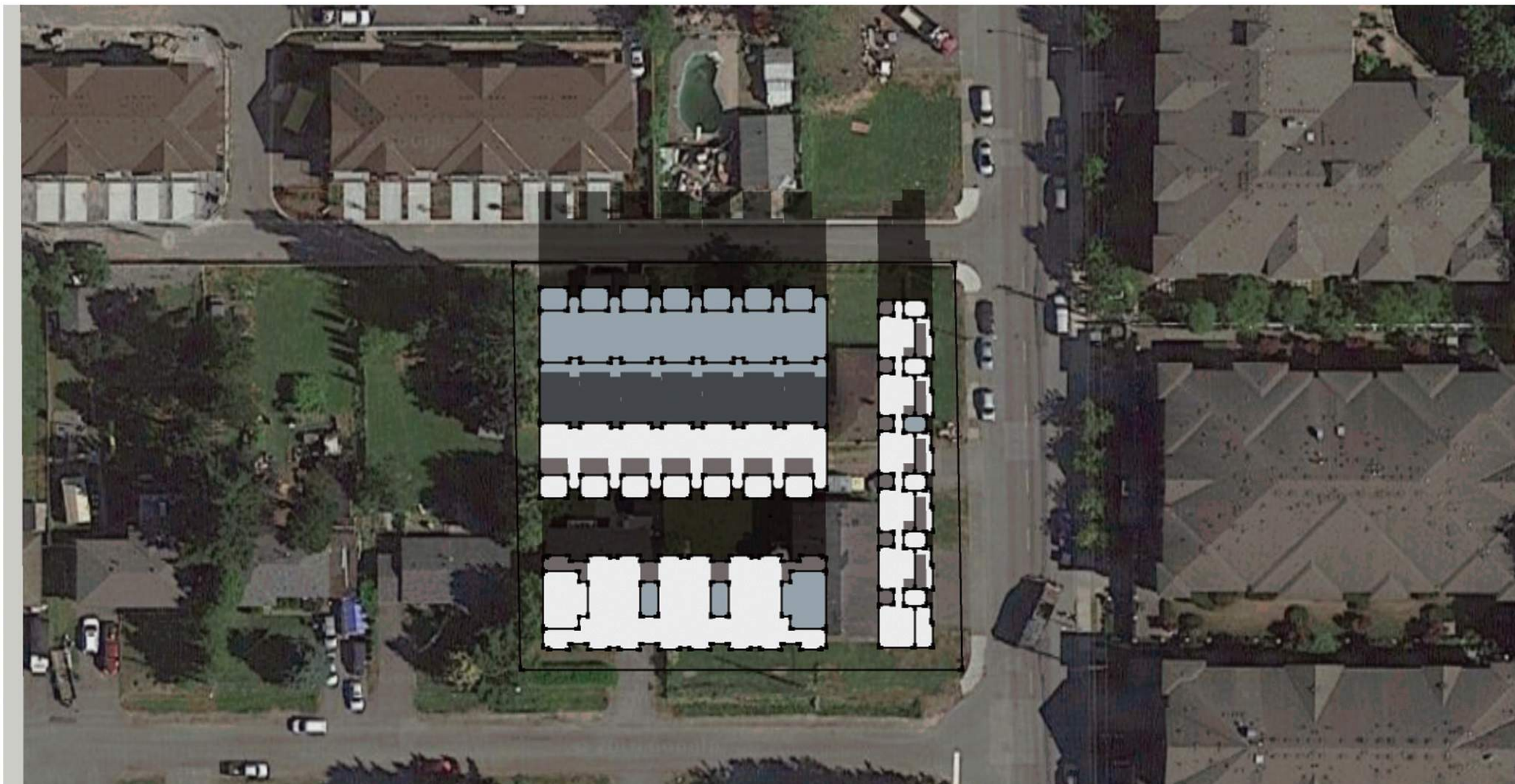
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MARCH 21 (12:00PM)



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

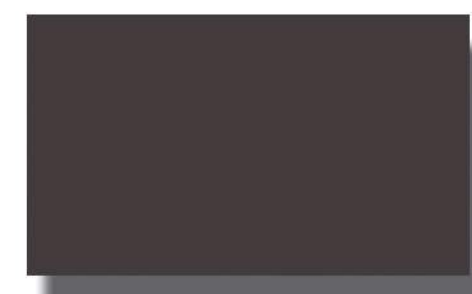
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SOUTH ELEVATION OF BLOCK-1 (FACING 55TH AVE)



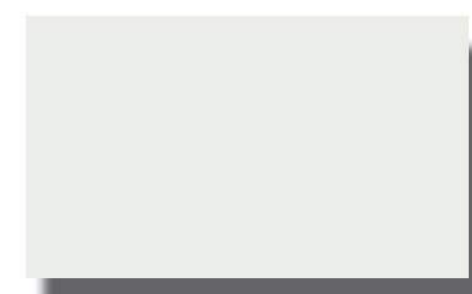
SOUTH ELEVATION OF BLOCK-2



FASCIA BOARD
METAL RAILING
CHARCOAL



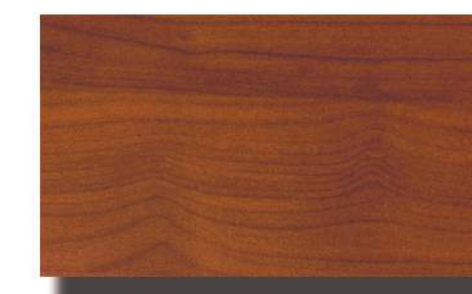
CULTURED BRICK
USED BRICK
HIGH DESERT



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

SCALE: 1:75



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



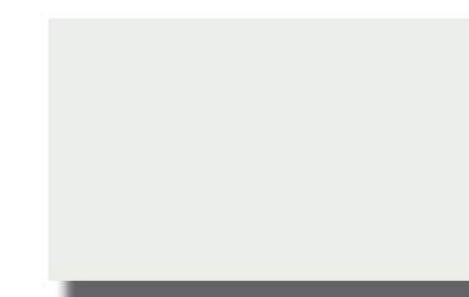
DRIVEWAY ELEVATION OF BLOCK-3



FASCIA BOARD
METAL RAILING
CHARCOAL



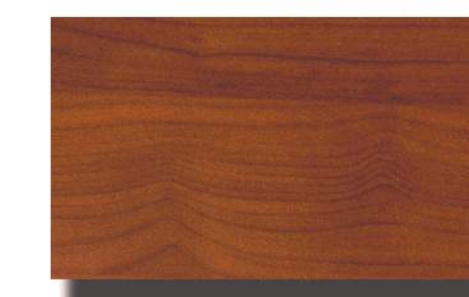
CULTURED BRICK
USED BRICK
HIGH DESERT



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

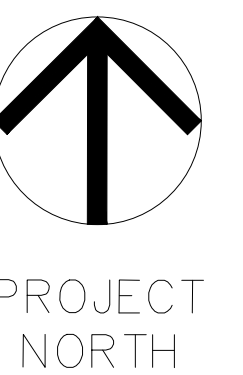
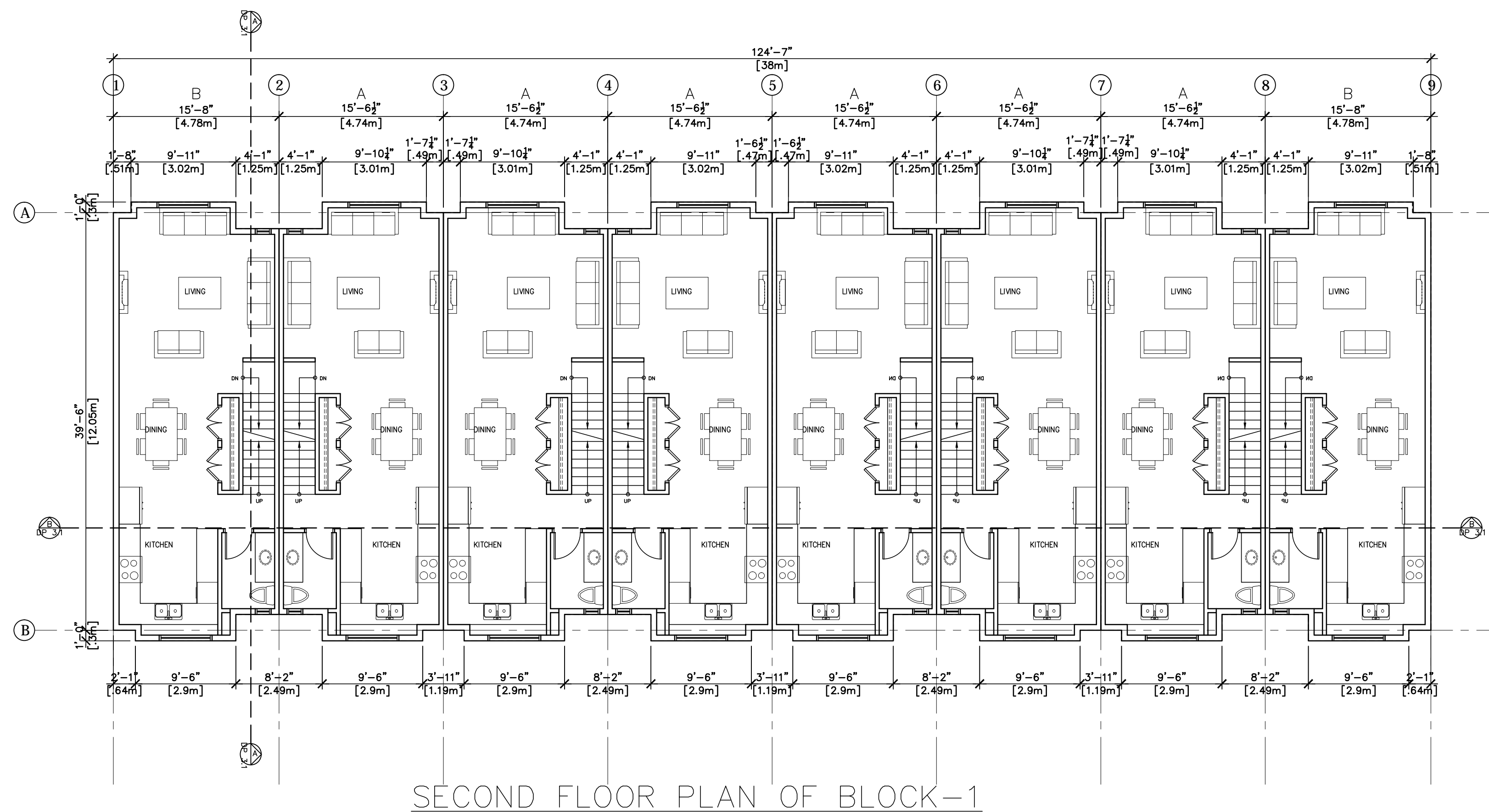
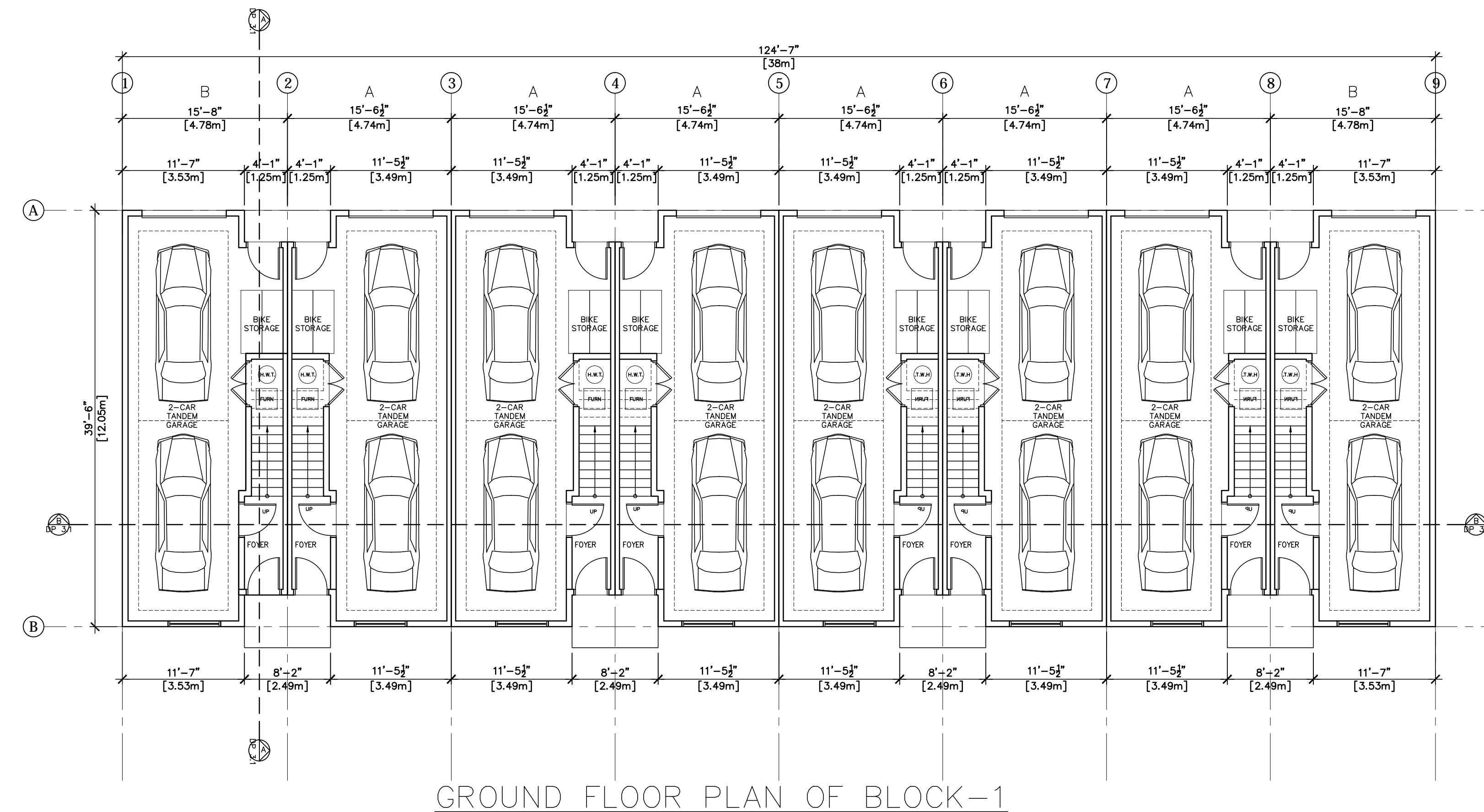
Proposed Townhouse Development



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.

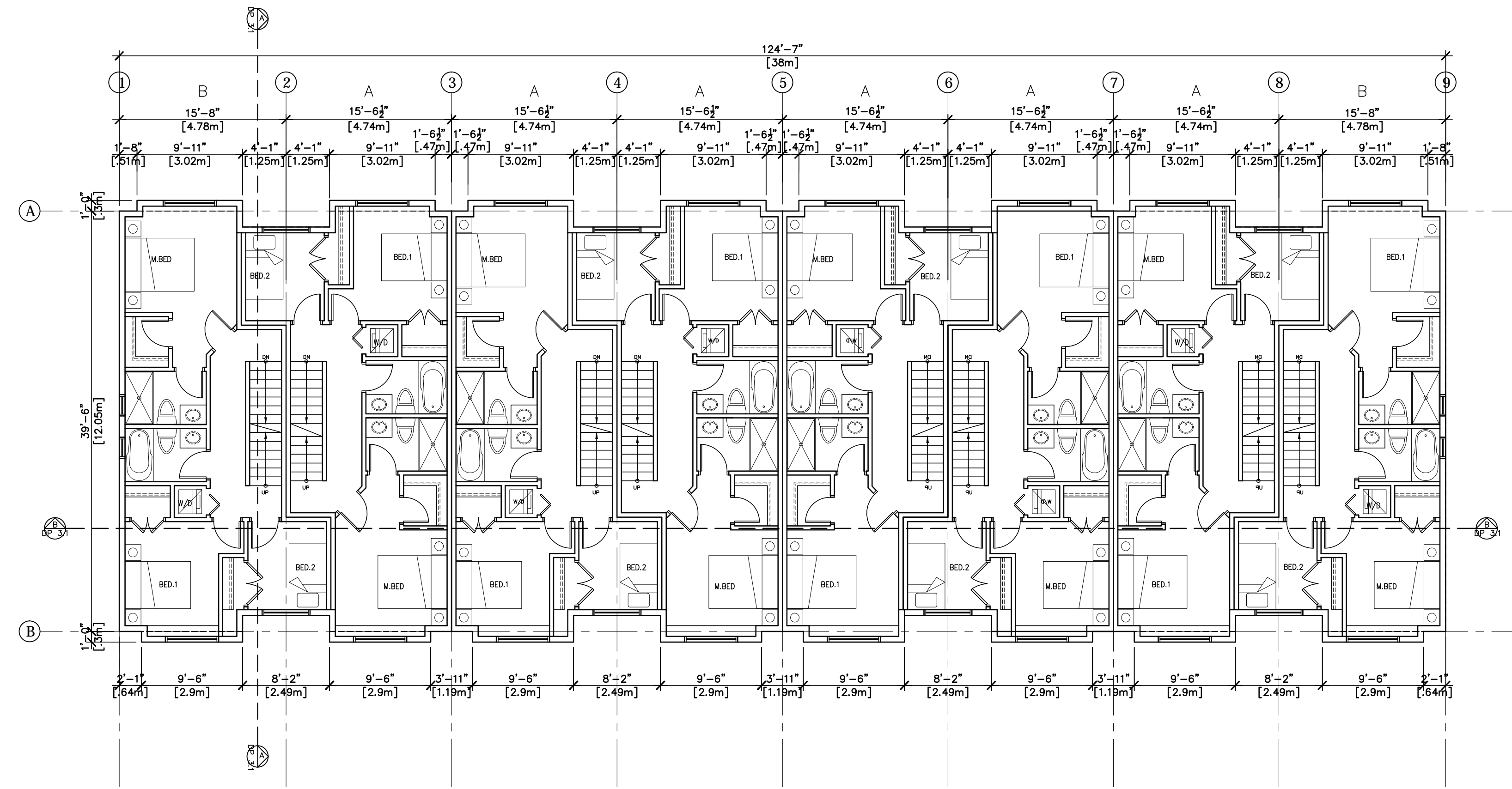
NOVEMBER 24 2026

DP [?].[?]

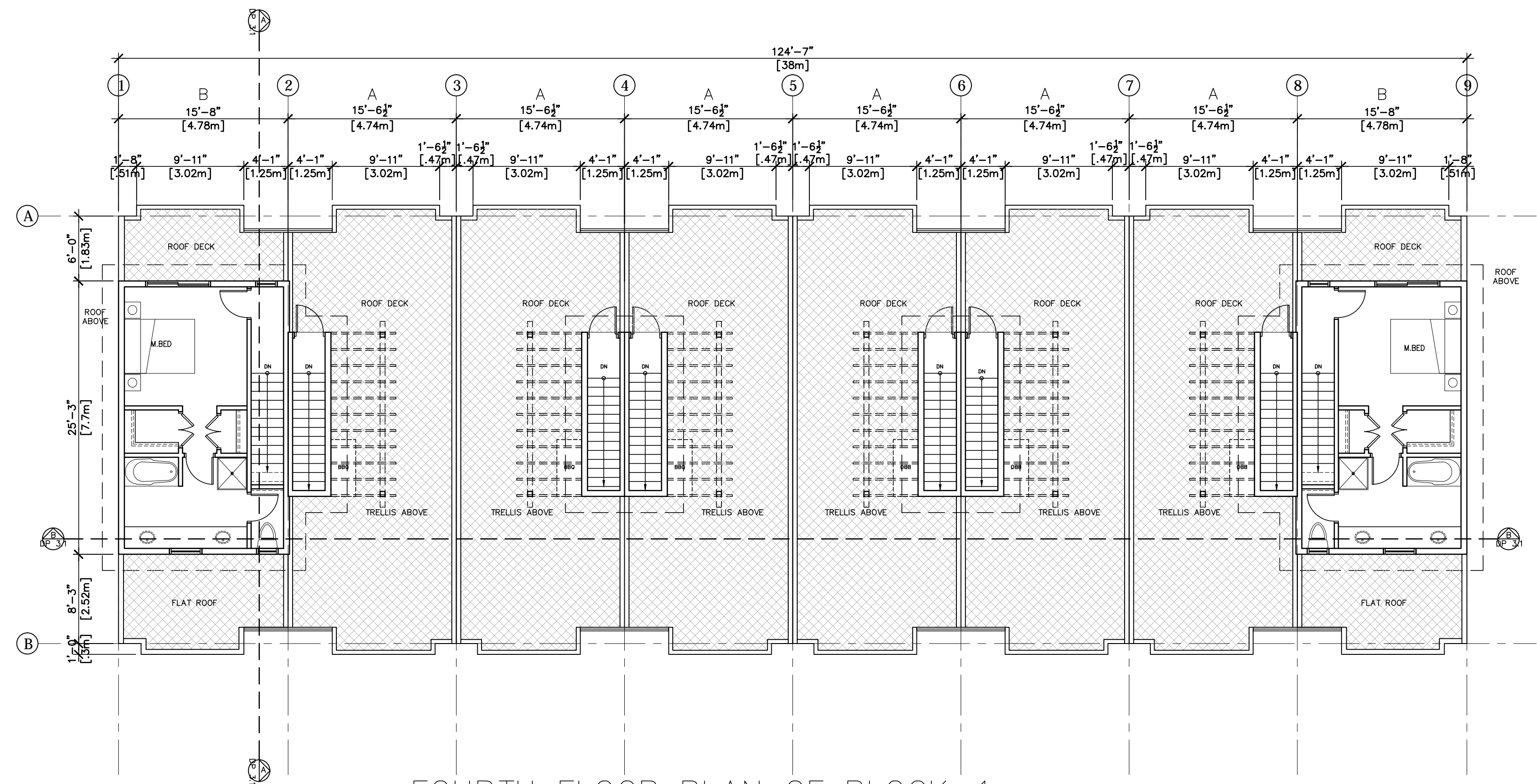
FLOOR PLANS

SCALE [?][?][?][?]

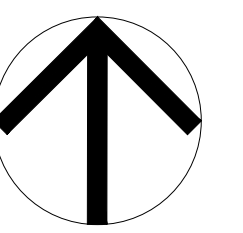




THRID FLOOR PLAN OF BLOCK-1



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

ATELIER PACIFIC ARCHITECTURE INC.

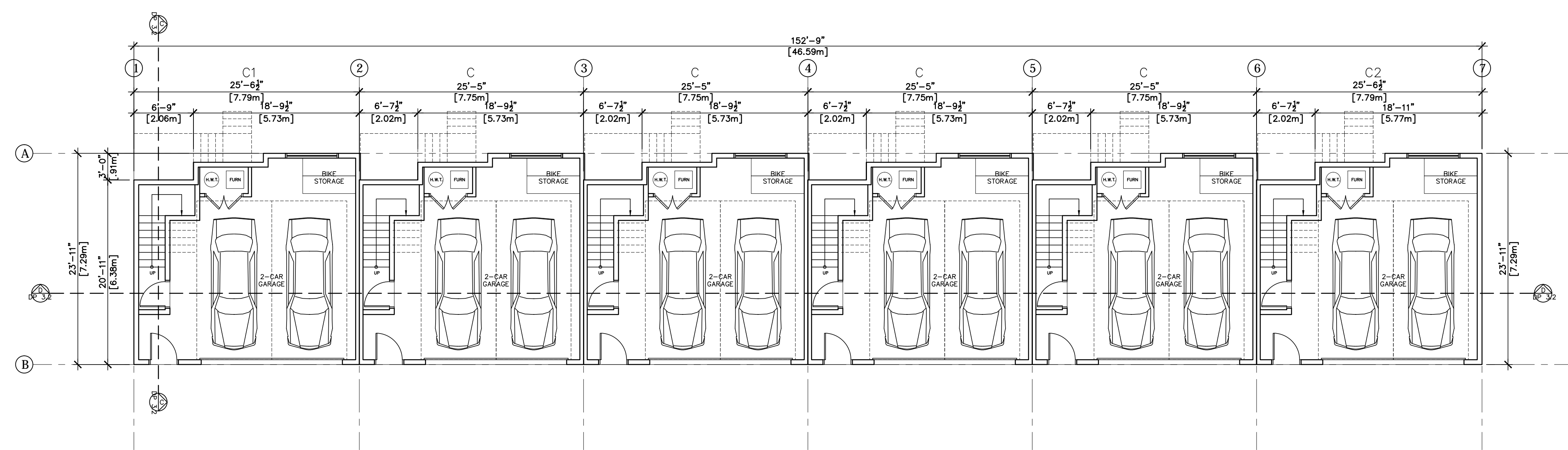
NOVEMBER 24 2026

DP 2.2

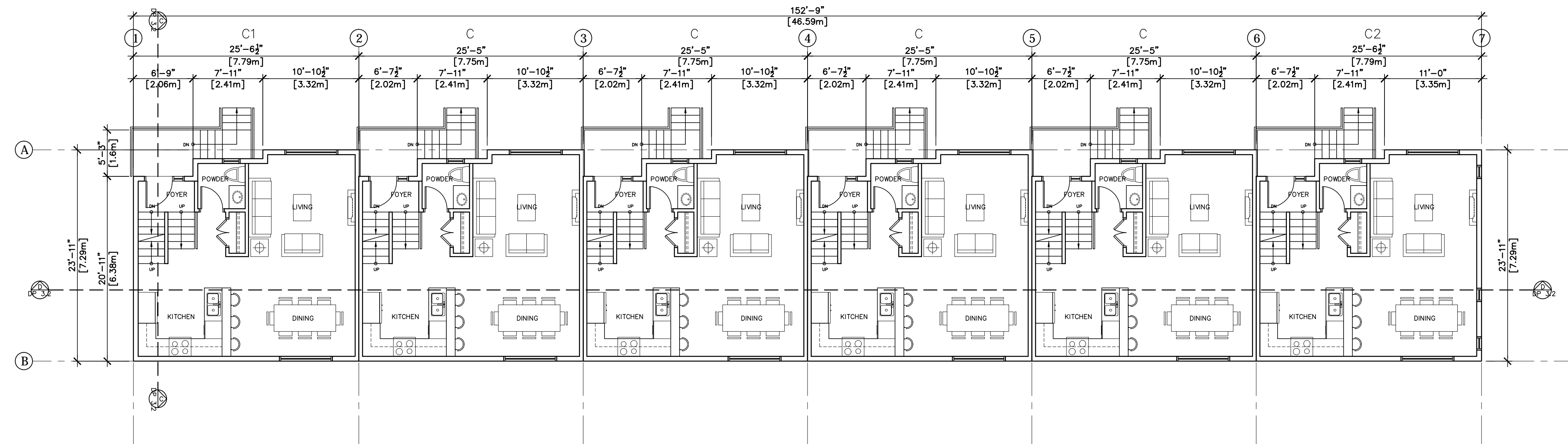
FLOOR PLANS

SCALE 1/8" = 1'-0"

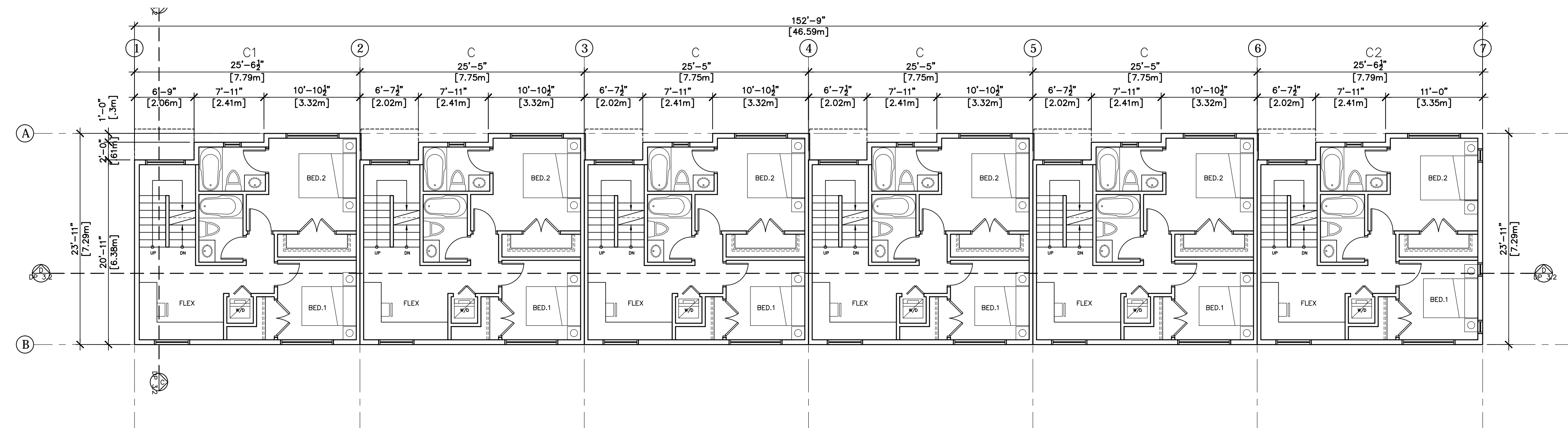




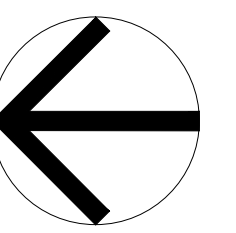
GROUND FLOOR PLAN OF BLOCK-2



SECOND FLOOR PLAN OF BLOCK-2



THIRD FLOOR 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.

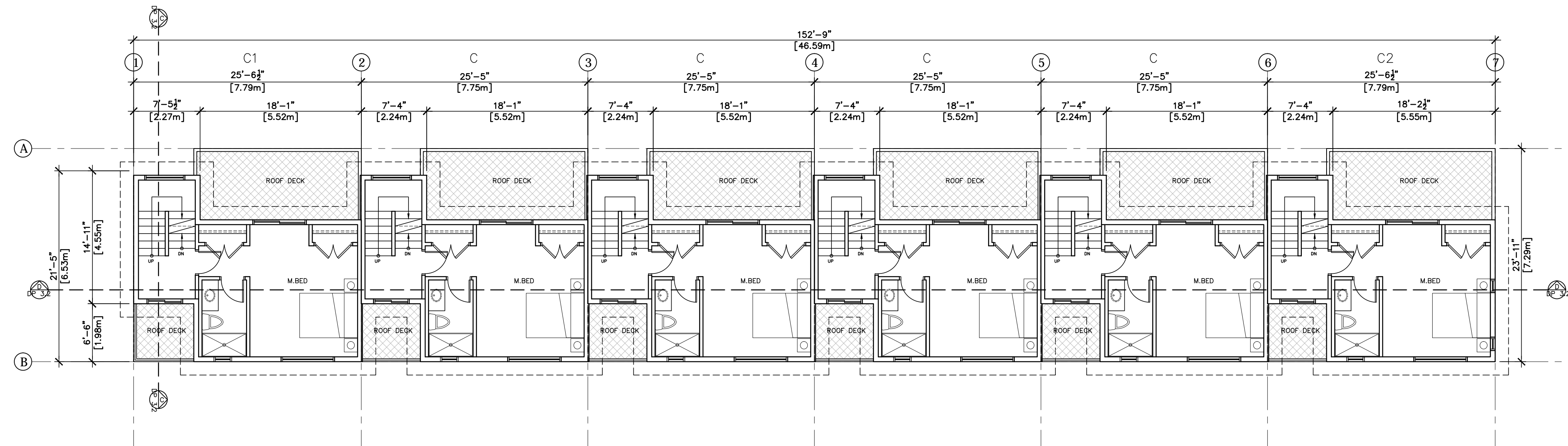
NOVEMBER 24 2026

DP 3.3

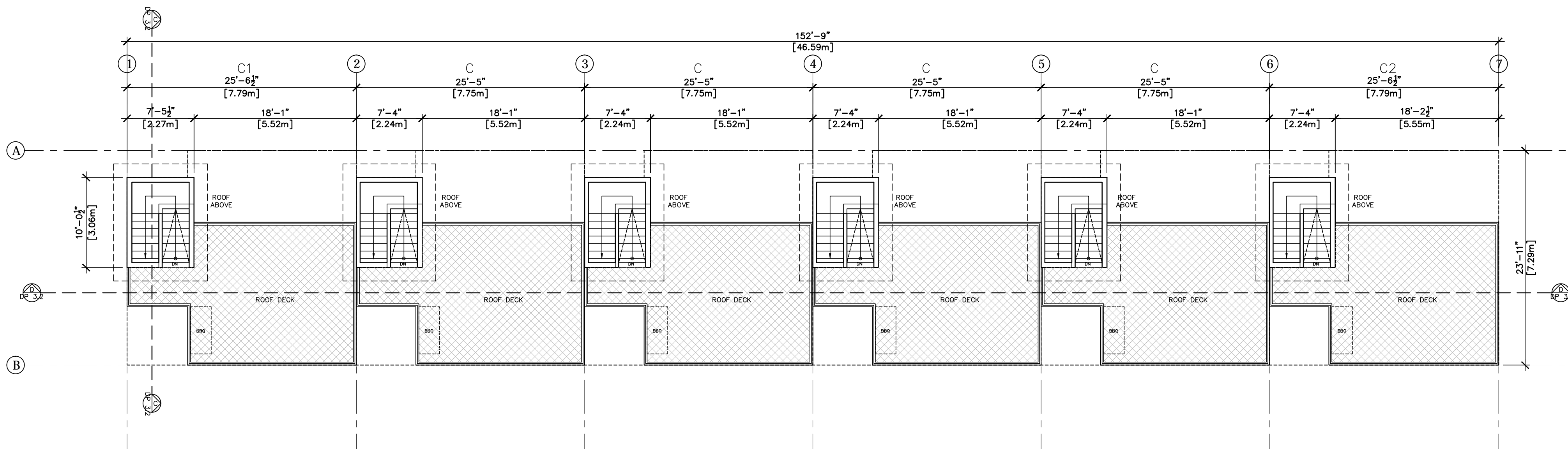
FLOOR PLANS

SCALE 1/8" = 1'-0"

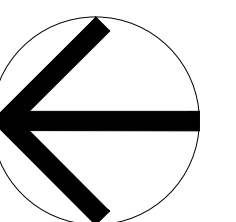




FOURTH FLOOR PLAN OF BLOCK-2



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.

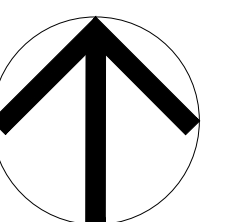
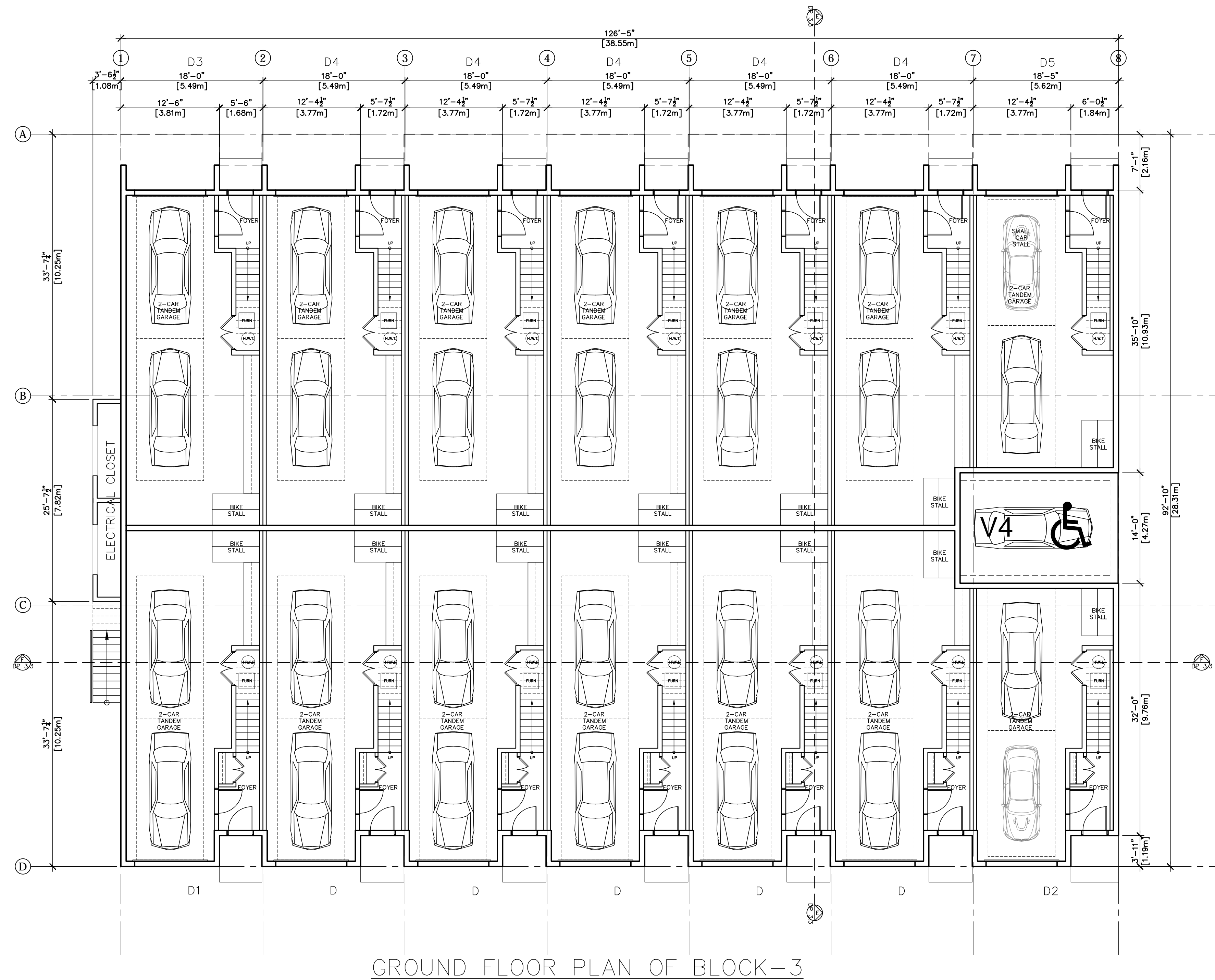
NOVEMBER 24 2026

DP 2.4

FLOOR PLANS

SCALE 1/8" = 1'-0"





PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

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

ATELIER PACIFIC ARCHITECTURE INC.

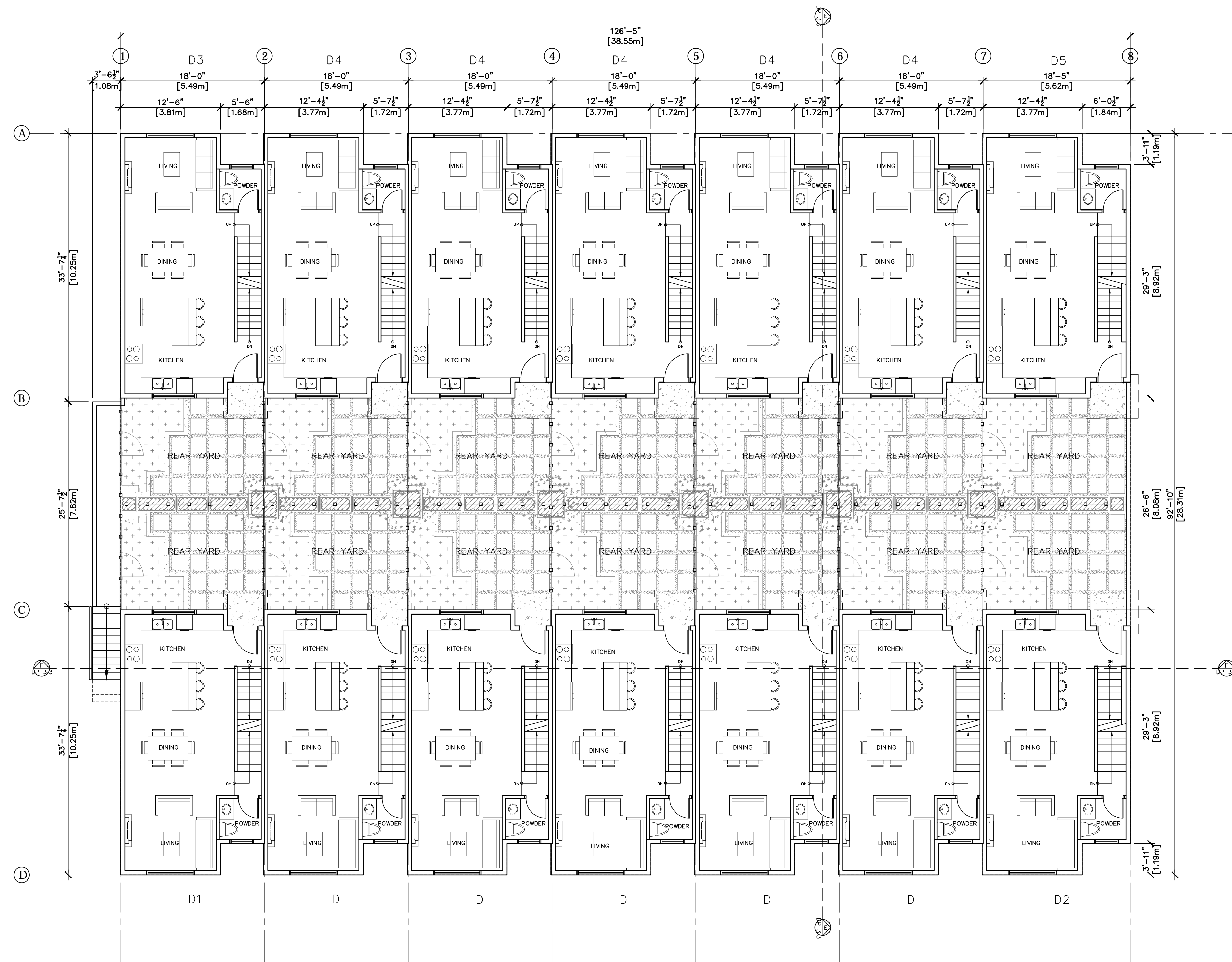
NOVEMBER 24 2026

DP [?].[?]

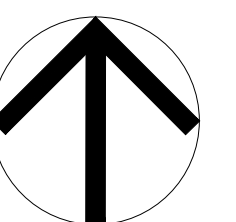
FLOOR PLANS

SCALE [?][?][?][?][?]





SECOND 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.

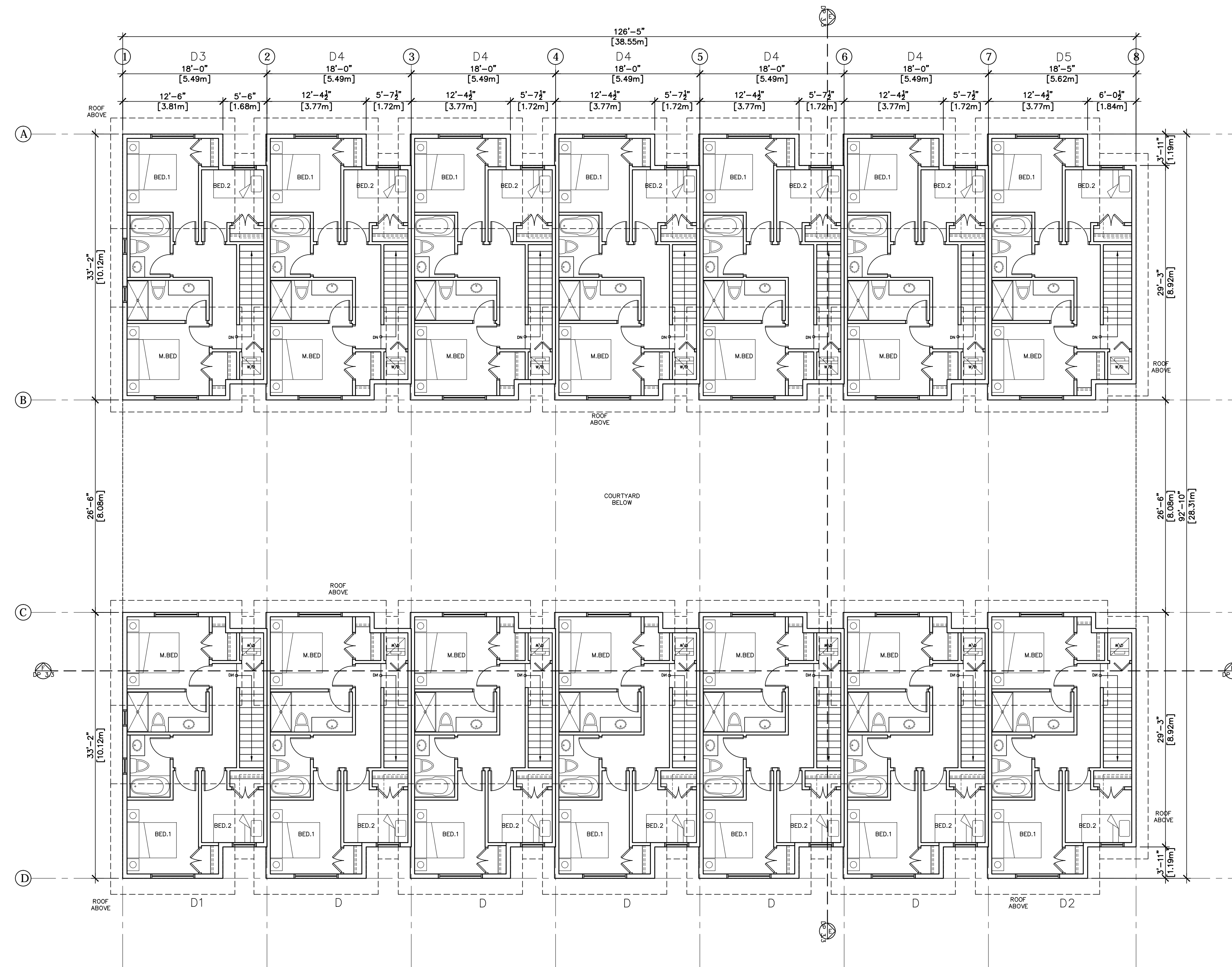
NOVEMBER 24 2026

DP 2.6

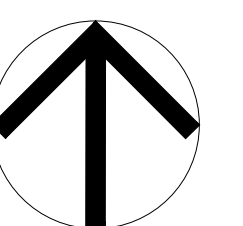
FLOOR PLANS

SCALE 1/8" = 1'-0"





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.

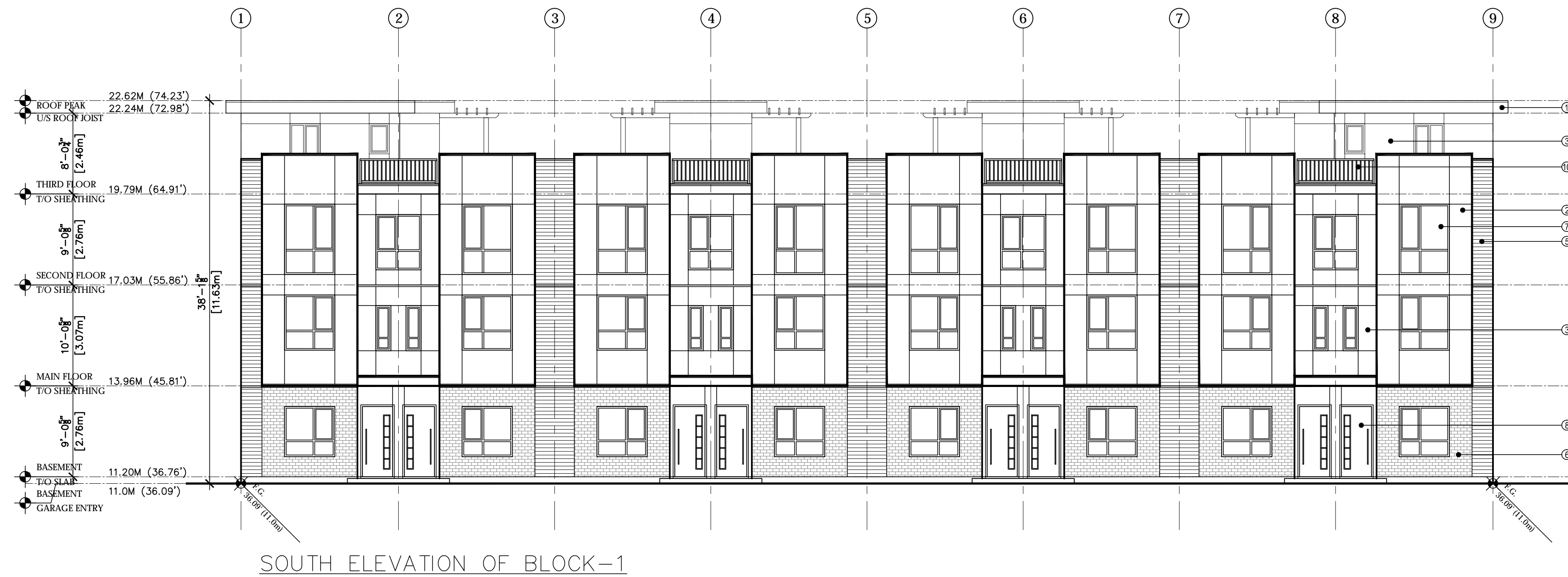
NOVEMBER 24 2026

DP [?].[?]

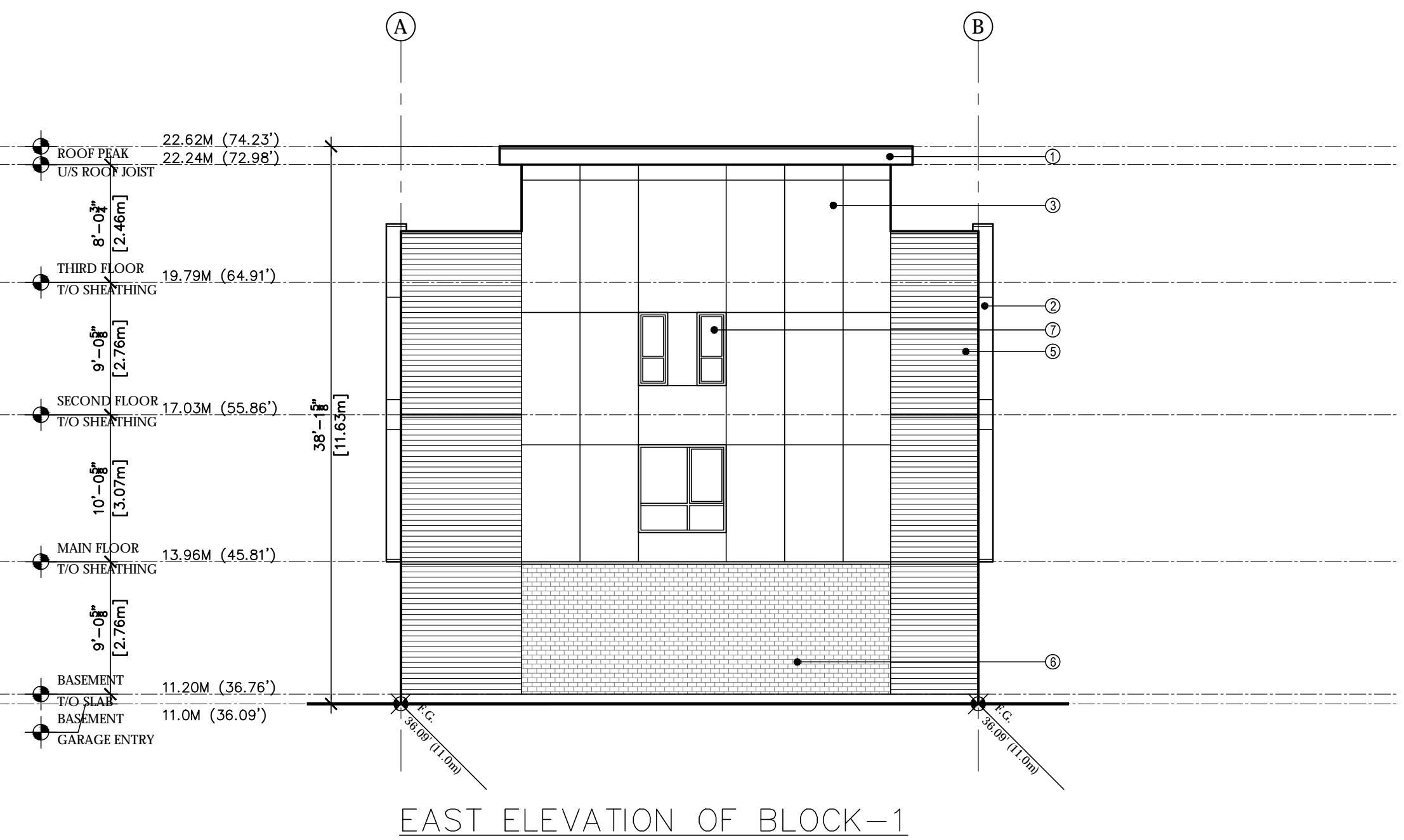
FLOOR PLANS

SCALE [?][?][?][?]





SOUTH ELEVATION OF BLOCK-1

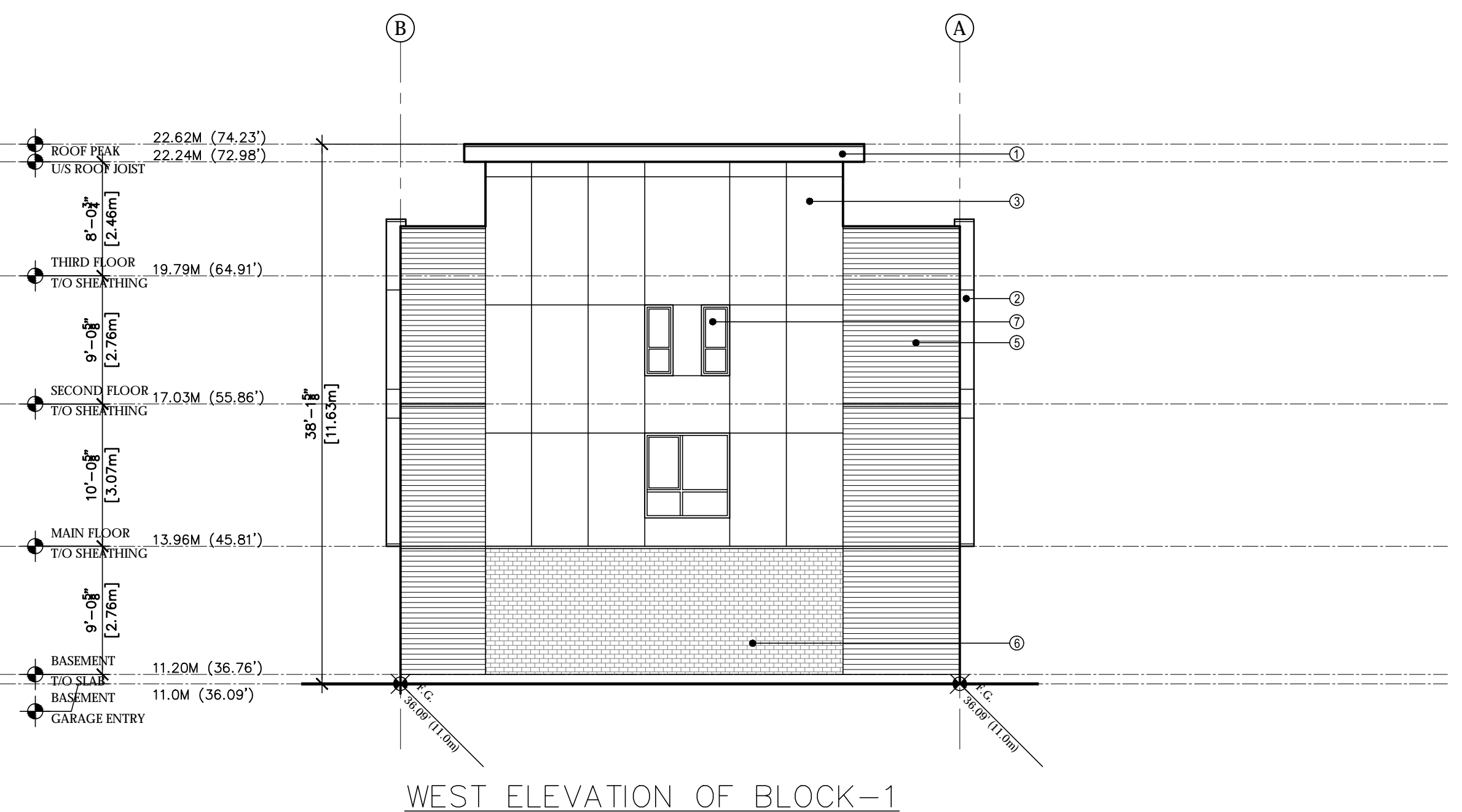


EAST ELEVATION OF BLOCK-1

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 24 2026

Proposed Townhouse Development



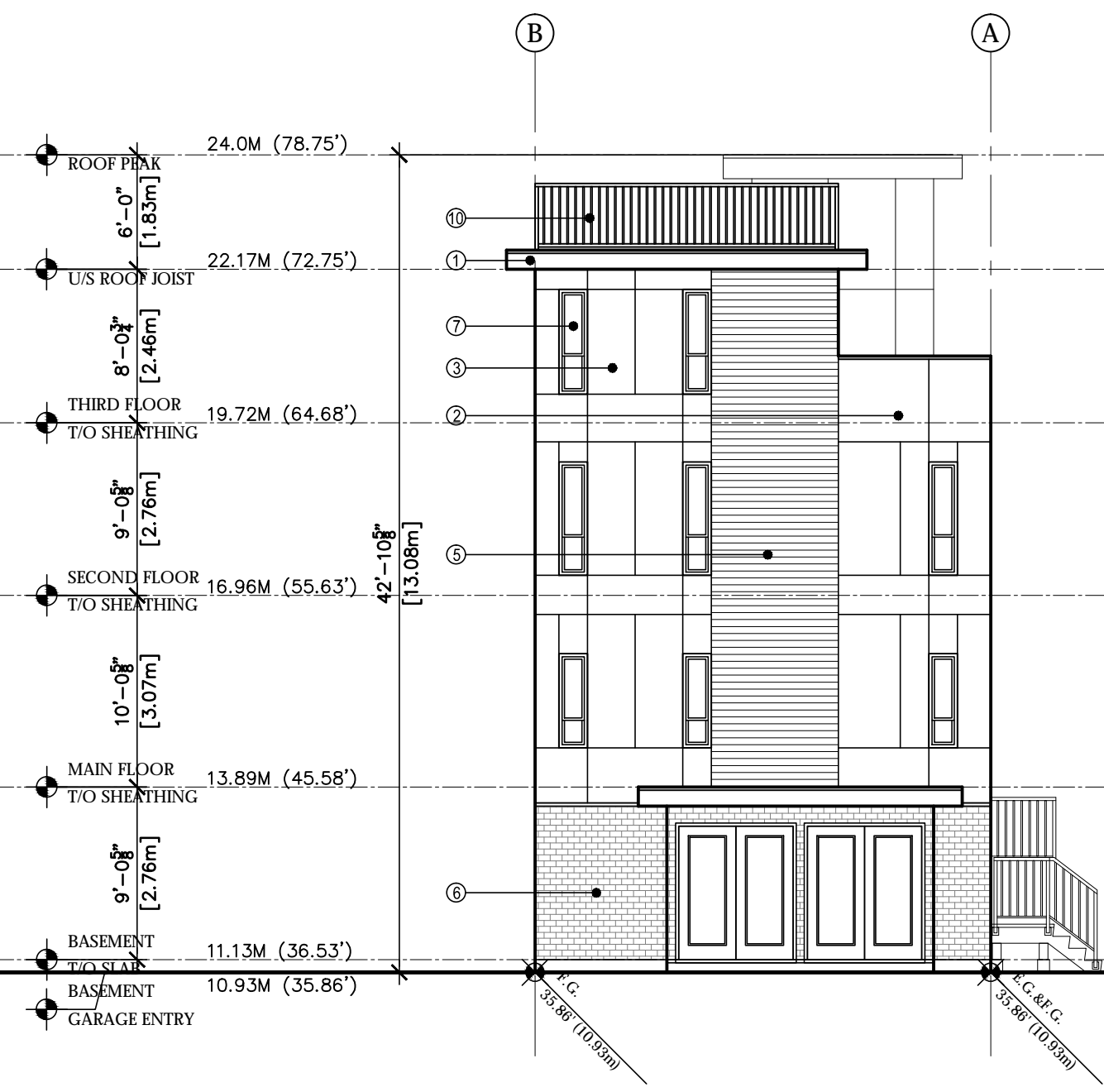
DP 2.0

ELEVATIONS

SCALE 1/8" = 1'-0"



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

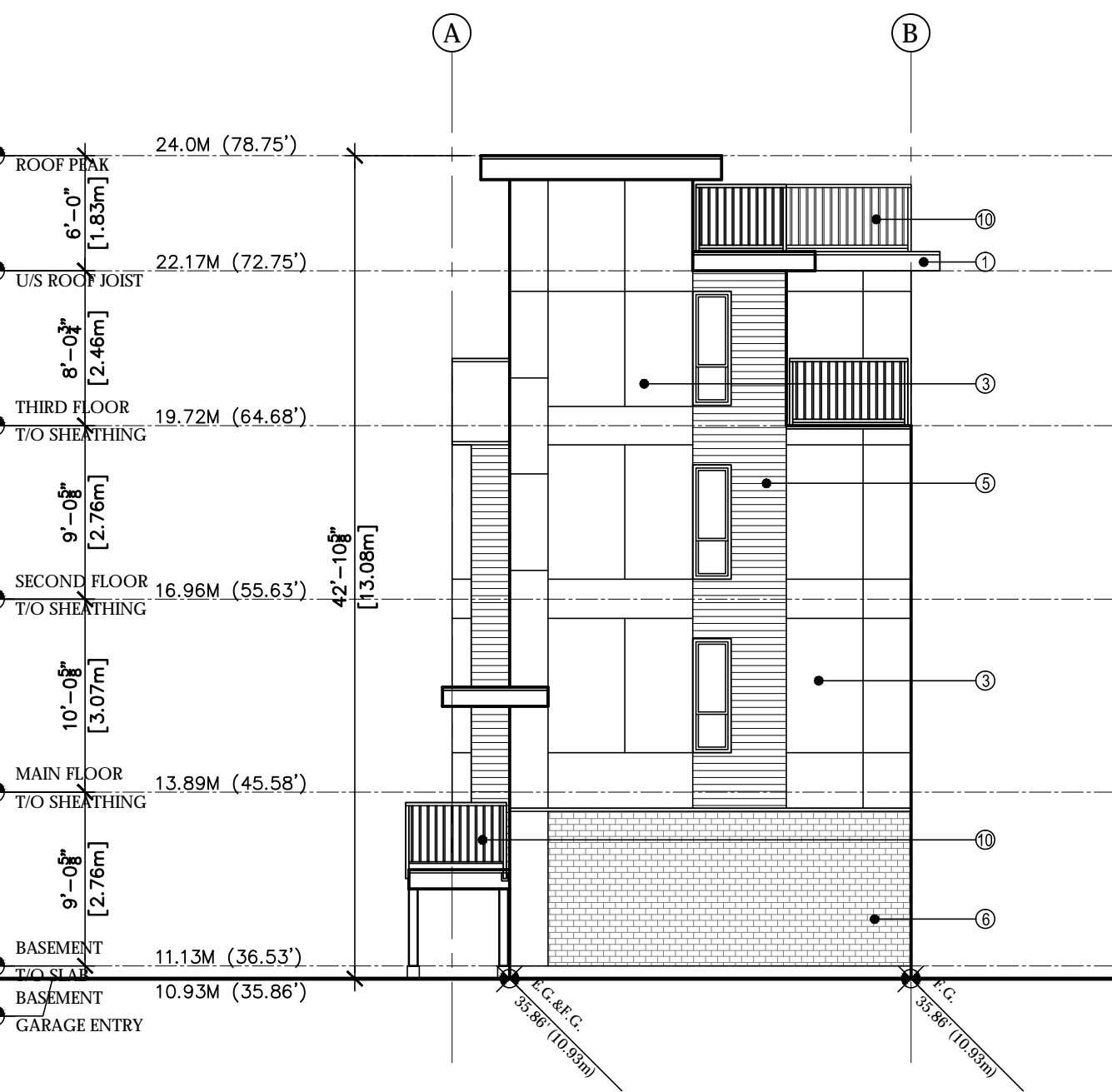


SOUTH ELEVATION OF BLOCK-2

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 24 2026

Proposed Townhouse Development



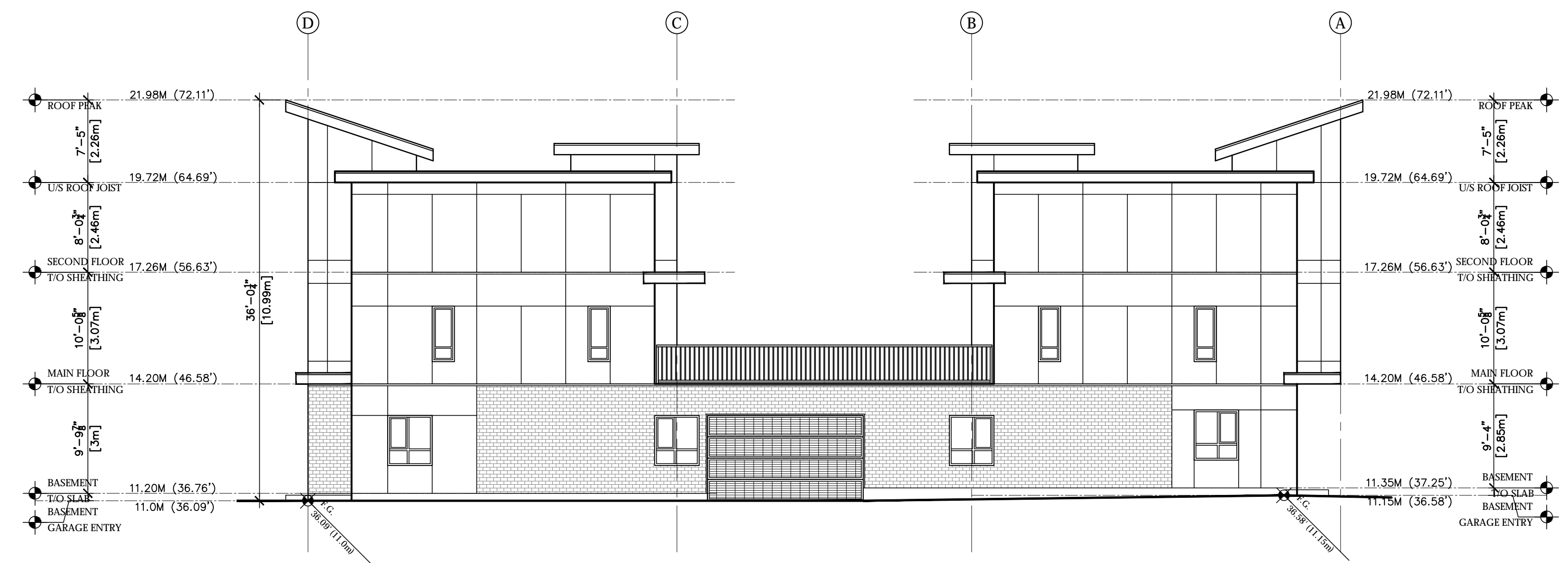
DP 2.2

ELEVATIONS

SCALE 1/8" = 1'-0"



DRIVEWAY ELEVATION OF BLOCK-3

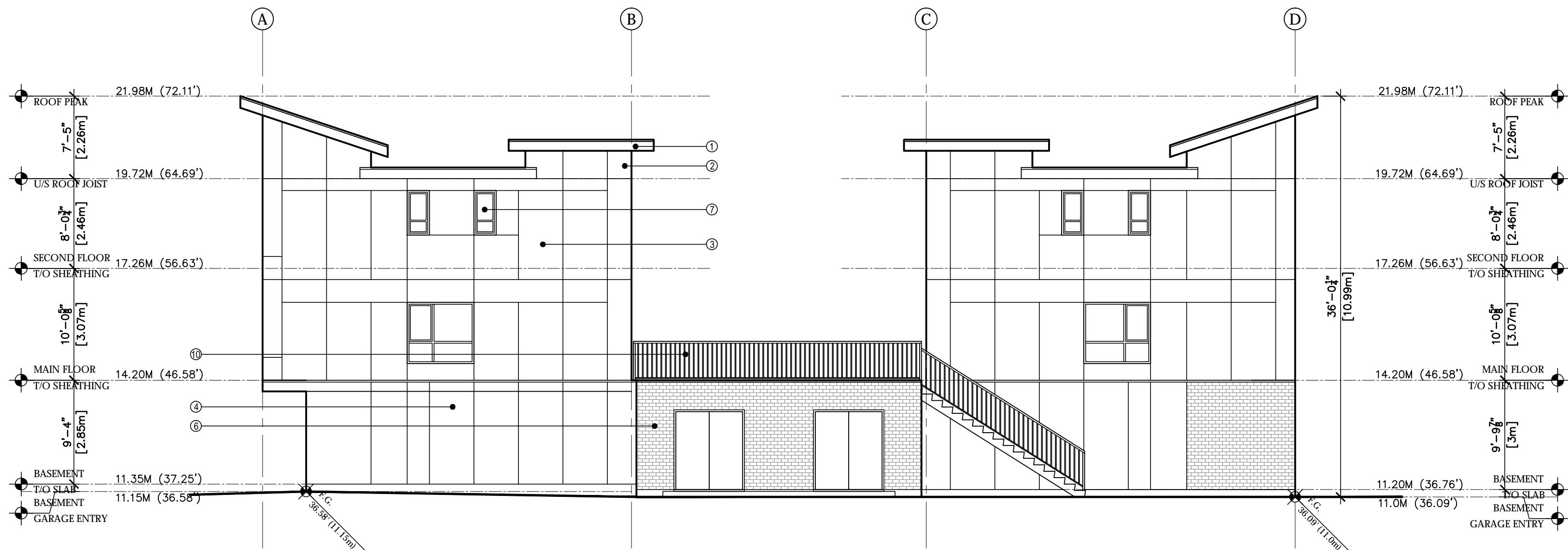


WEST ELEVATION OF BLOCK-3

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 24 2026

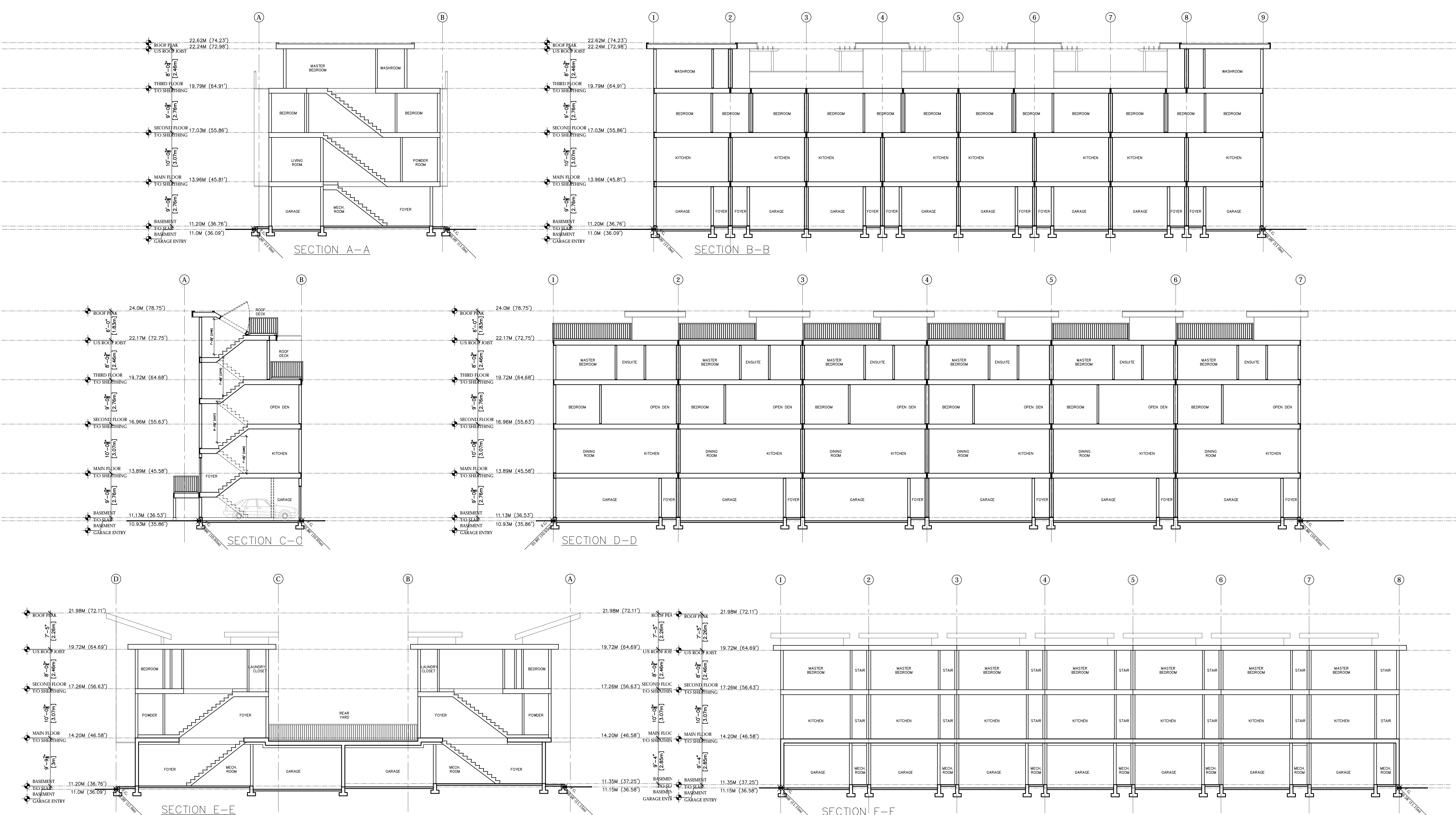
Proposed Townhouse Development



DP 2.3

ELEVATIONS

SCALE 1/8" = 1'-0"



UPTOWN VILLAGE

Proposed Townhouse Development

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

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 24 2026

DP 3.?

SECTIONS

SCALE???





CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT 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.



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 134, 2017, BYLAW No. 3017
DEVELOPMENT PERMIT APPLICATION DP 02-17

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 4-storey, 62-unit condominium apartment development.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and RS1 Single Family Residential 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:

Applicant:	Keystone Architecture & Planning Ltd.
Owners:	Randy Cotton, Khalid Musa, 1100626 B.C. Ltd., K& G Claire Holdings Ltd.
Civic Addresses:	5406, 5418-5420 -198 th Street and 19829-19831-54 th Avenue
Legal Description:	Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Lot 1, Section 3, Township 8, New Westminster District Plan 21252, Lot 3, Section 3, Township 8, New Westminster District Plan 21252
Site Area:	.77acre (33,866.55 ft ²)
Total Parking Required:	90 spaces (including 12 visitor)
Total Parking Provided:	90 spaces (including 12 visitor)
Existing Zoning:	RM1 –Multiple Residential Low Density Zone and RS1 –Single Family Residential Zone
Proposed Zoning:	CD 46 –Comprehensive Development Zone
OCP Designation:	High Density Residential (80 units/acre)
Variances Requested:	None
Development Cost Charges:	\$586,742 (includes \$104,387.50 DCC Credit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 134**

BYLAW No. 3017

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD46) and to rezone the property located at 5406, 5418-5420-198th Street and 19831-54th 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. 134, 2017, No. 3017”.

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 – 46 (CD46) Zone: immediately after Comprehensive Development -45 (CD45) Zone:

“00. CD46 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 62-unit condominium apartment development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

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

3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 46 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-522-841
Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-522-884
Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 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: 010-344-616
Lot 1, Section 3, Township 8, New Westminster District Plan 21252

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 19 pages and dated February 2, 2017 prepared by Keystone Architecture & Planning and KD Planning and Design, 1 copy of which is attached to Development Permit 02-17.

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----- day of -----, 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

Civic Address:	5406 – 198 Street, 5418-5420 – 198 Street, 19829-19831 – 54 Avenue
Legal Description:	Lots 1 & 3, Section 3, Township 8, New Westminster District, Plan 21252; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW788
Owner:	1100626 BC Ltd., R. Cotton, K. Musa
Applicant:	North Meridian Enterprises Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 02-17/Development
Permit Application 02-17, Keystone
Architecture & Planning, 5406, 5418-5420 -
198th Street and 19829-19831-54 Avenue**

File #: 6620.00

From: Development Services & Economic Development
Department

Doc #:

Date: February 21, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 02-17 and Development Permit Application 02-17 to accommodate a 62 unit condominium apartment located at 5406, 5418-5420-198th Street and 19829-19831- 54 Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 62 unit condominium development.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and RS1 Single Family Residential 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:

Applicant:	Keystone Architecture & Planning Ltd.
Owners:	Randy Cotton, Khalid Musa, 1100626 B.C. Ltd., K& G Claire Holdings Ltd.
Civic Addresses:	5406, 5418-5420 -198 th Street and 19829-19831-54 th Avenue
Legal Description:	Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Lot 1, Section 3, Township 8, New Westminster District Plan 21252, Lot 3, Section 3, Township 8, New Westminster District Plan 21252
Site Area:	.77acre (33,866.55 ft ²)
Lot Coverage:	39%
Gross Floor Area:	13,219 ft ²
Floor Area Ratio:	1.57 FSR
Total Parking Required:	90 spaces (including 12 visitor)
Total Parking Provided:	90 spaces (including 12 visitor)
Existing Zoning:	RM1 –Multiple Residential Low Density Zone and RS1 –Single Family Residential Zone
Proposed Zoning:	CD 46 –Comprehensive Development Zone
OCP Designation:	High Density Residential (80 units/acre)
Variances Requested:	None
Development Cost Charges:	\$586,742 (includes \$104,387.50 DCC Credit)
Community Amenity Charge:	\$62,000 (@\$1,000/unit)



Engineering Requirements:

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

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

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

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

1. 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. 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.
7. 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.
8. Vehicular access to the site will be from the laneway north of the site and/or 54 Avenue.
9. Removal of driveway crossings, new street trees, street lighting, curb and gutter and 1.8m wide sidewalk is required along 198 Street.
10. Removal of driveway crossings, new street trees, curb and gutter and 1.5m wide sidewalk is required along 54 Avenue. 54 Avenue shall be designed to a modified local road standard (curb to curb width 11.0m)
11. Existing street lighting along 54 Avenue Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and lighting levels meet current City of Langley standards.
12. Undergrounding of overhead hydro/telephone is required along the 198 Street and 54 Avenue frontages.

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. Consolidate the subject properties. 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.



Discussion:

The proposed four-story condominium apartment proposes unit sizes ranging from approximately 400 ft² to 1,100 ft² and offer a variety of studio, one-bedroom, two-bedroom and two-bedroom plus den suites. The siting and massing of the building is designed to allow natural daylight into the units through large windows and balcony projections and into the courtyard from the east where morning daylighting will encourage activity within the generous outdoor amenity space provided. Indoor and outdoor amenity space is conveniently connected at the ground floor level through an inviting covered entrance with walkways that connect the spaces as well as to and from the street and visitors parking area.

The building façade is rhythmically divided up and massed vertically and horizontally in such a way to create a sense of individuality and to appear as separate buildings, with a ground floor level scaled to allow a street-friendly and inviting connection with the two street faces. The exposed parkade portions are surface treated and line with a vegetative buffer and are permeable from the street by means of wide stairs and ramps.

The exterior treatment reflect that of an urban contemporary vernacular theme with the use of grey, white and steel tones and wood accents to bring a sense of warmth and welcoming as a livable space within the City of Langley.

Materials consist of a blend of stone, metal panel, cementitious cladding and stucco with glass and steel panel along the balcony projections that both articulate a lower scale at the street courtyard entries, and also sense of interest, openness and livability at the upper exterior interfaces with the public realm with enhanced views allow tenants to experience the outdoor while yet maintaining privacy within the suites.

Convenient dedicated visitor and including handicap parking stalls is located on the surface, with 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 March 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 20, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$586,742 to Development Cost Charge accounts and \$62,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments





**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

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

Present: Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, 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: Councillor Jack Arnold, Chairman (with regrets)

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

THAT the minutes for the February 8, 2017 Advisory Planning
Commission meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 02-17/DEVELOPMENT PERMIT**
APPLICATION DP 02-17 -5406, 5418, 5420-198TH STREET AND 19829-19831-54TH AVENUE

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

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 02-17/Development Permit Application DP 02-17 to accommodate a 4-storey, 62-unit condominium apartment complex located at 5406, 5418, 5420-198th Street, and 19829-19831-54th 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 be approved.

CARRIED

3) **REZONING APPLICATION RZ 03-17/DEVELOPMENT PERMIT**
APPLICATION DP 04-17 -5630 AND 5640-201A STREET

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Colin Hogan, Principal Architect, Focus Architecture Mr. Hogan presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, sustainability features, amenity rooms, adaptable units, and engineering servicing requirements it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 03-17/Development Permit Application DP 04-17 to accommodate a 5-storey, 88-unit condominium apartment complex located at 5630 and 5640 -201A 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) **DEVELOPMENT PERMIT APPLICATION DP 03-17 -20670 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Andrea Scott, Principal Lovick Scott Architects Ltd. Ms. Scott presented the proposed development permit application. Following discussion regarding building form and character, landscaping, CPTED, and engineering servicing requirements it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Lindberg

That Development Permit Application DP 03-17 to accommodate a 7,500 ft² retail warehouse located at 20670 Langley Bypass 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

5) **NEXT MEETING**

Wednesday, April 12, 2017

6) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Roman

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

CARRIED



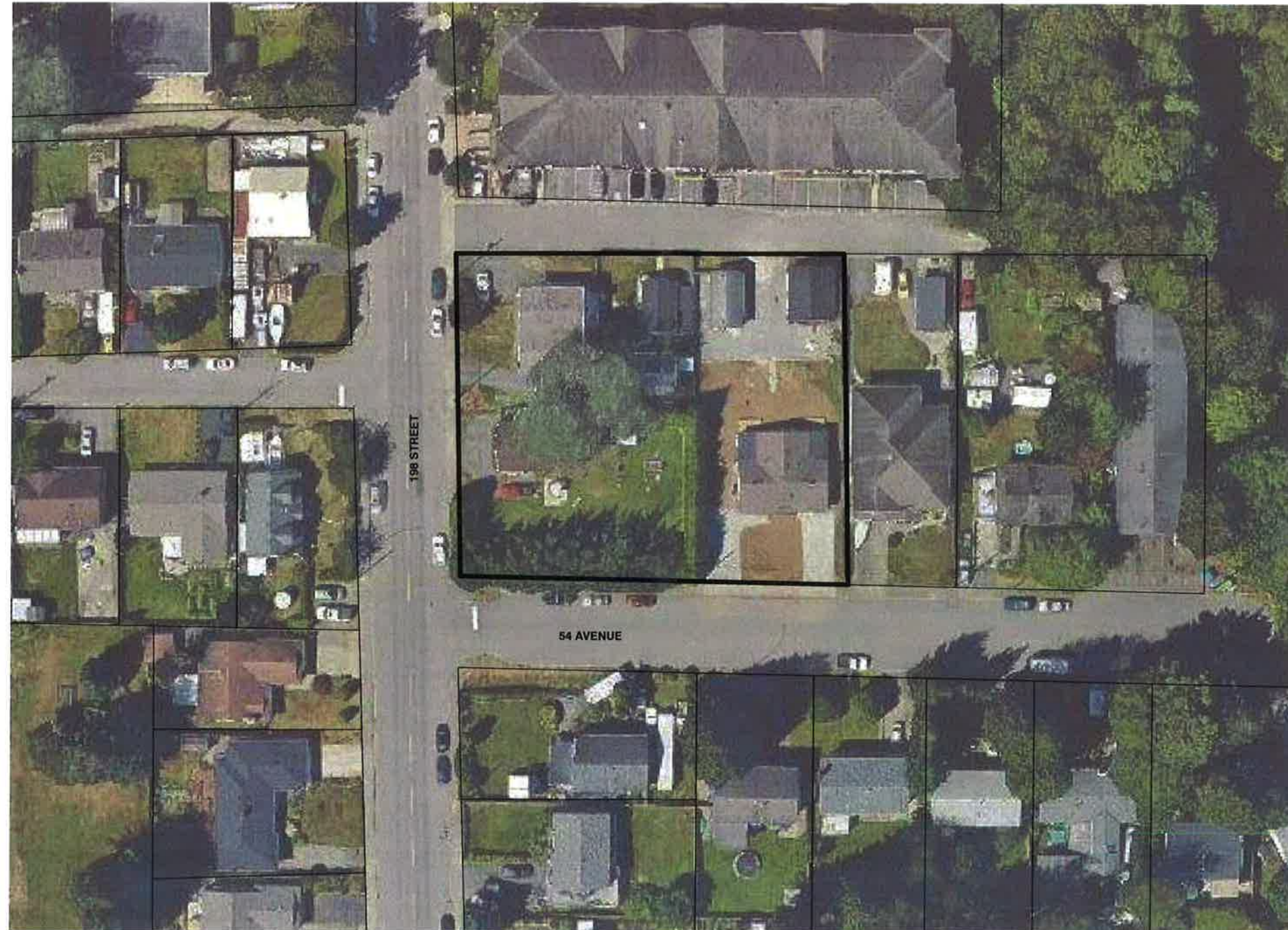
ADVISORY PLANNING COMMISSION VICE-CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct







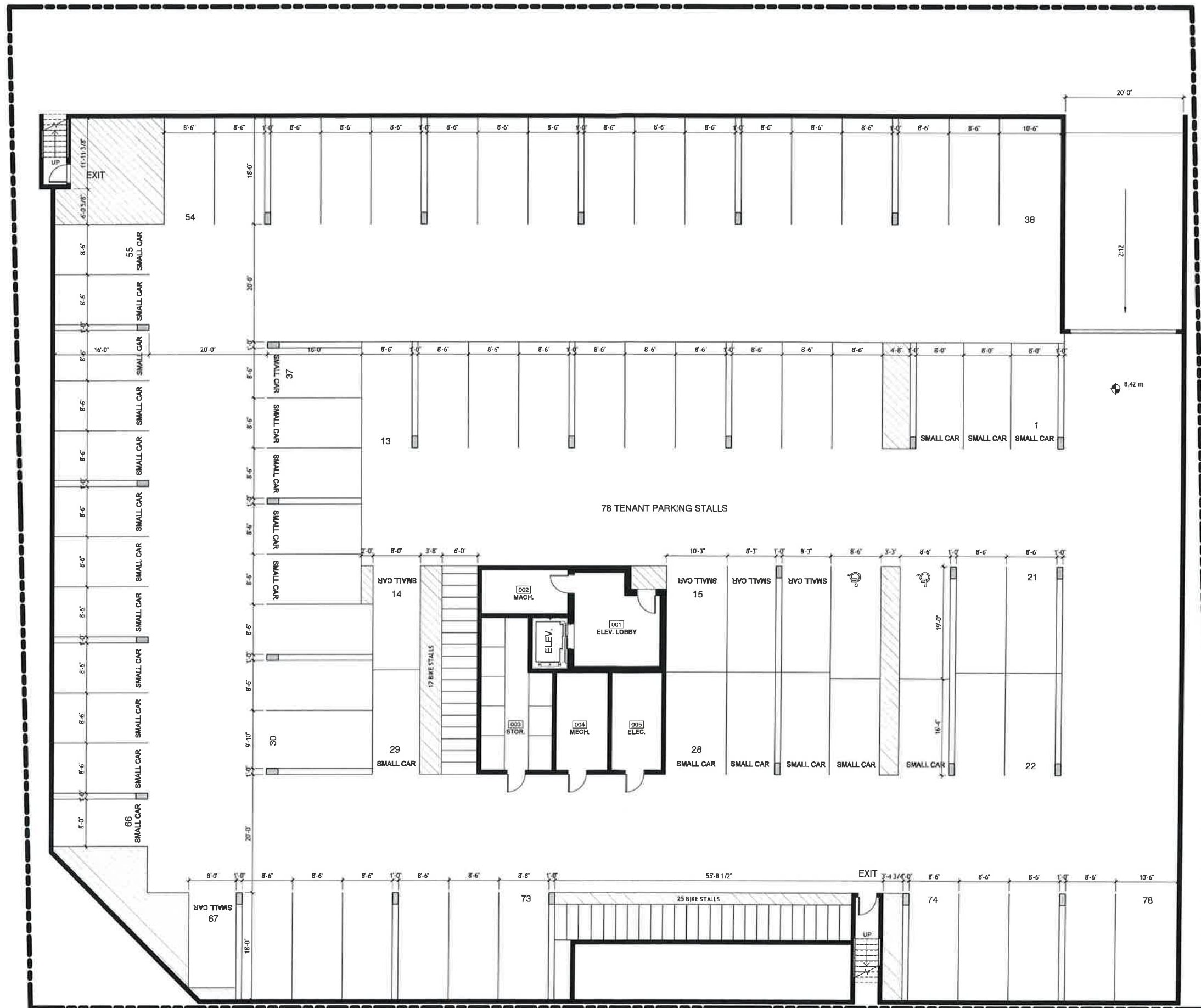
A. PROJECT DATA	
PROJECT:	NORTH MERIDIAN APARTMENTS
CURRENT ZONING:	RS - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	54 AVENUE & 198 STREET, LANGLEY B.C.
LEGAL DESCRIPTION:	STRATA LOT 1 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN HW788, PARCEL IDENTIFIER: 001-522-841 STRATA LOT 2 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN HW788, PARCEL IDENTIFIER: 001-522-884 LOT 1 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 21252, PARCEL IDENTIFIER: 010-344-616 LOT 3 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 21252, PARCEL IDENTIFIER: 005-590-264
SITE AREA:	33,866.55 S.F. +/- (3146.31 S.M.)
BUILDING AREA:	13,219.02 S.F. +/- (1228.09 S.M.)
LOT COVERAGE:	39 %
FAR:	53,135.67 S.F. / 33,866.55 S.F. = 1.57

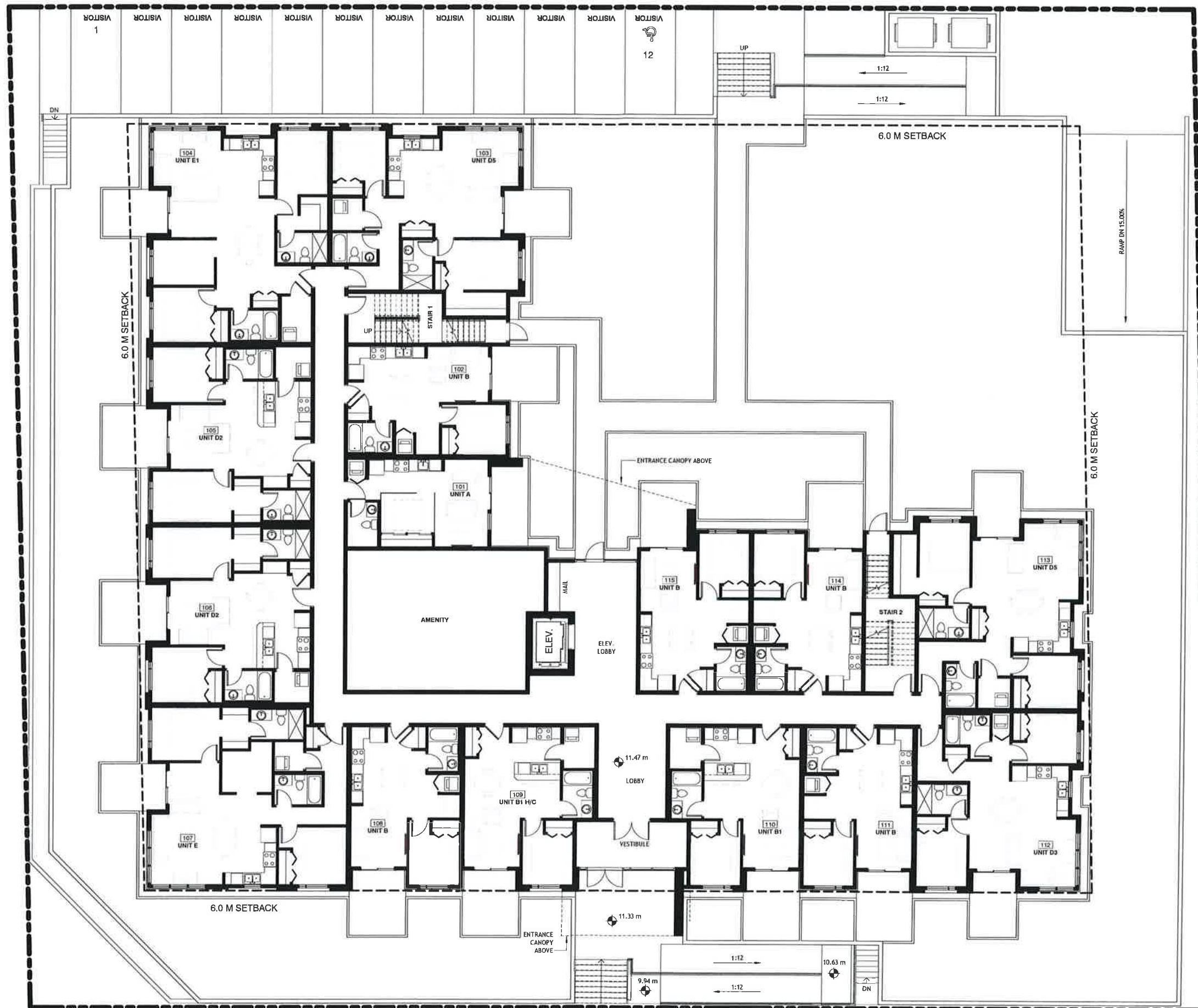
B. FLOOR AREA			
RESIDENTIAL		TOTAL	
1ST FLOOR	10393	965.54	
2ND FLOOR	11033.65	1025.06	
3RD FLOOR	11121.44	1033.22	
4TH FLOOR	11150.12	1035.88	
TOTAL	43698.21 S.F.	4059.70 S.M.	
STORAGE		TOTAL	
1ST FLOOR	0	0	
2ND FLOOR	0	0	
3RD FLOOR	760.22	70.63	
4TH FLOOR	760.22	70.63	
TOTAL	1520.44 S.F.	141.26 S.M.	
CIRCULATION / SERVICE		TOTAL	
1ST FLOOR	2026.13	188.23	
2ND FLOOR	1502.12	139.55	
3RD FLOOR	1414.33	131.40	
4TH FLOOR	1414.33	131.40	
TOTAL	6356.91 S.F.	590.58 S.M.	
AMENITY		TOTAL	
1ST FLOOR	799.89	74.31	
2ND FLOOR	760.22	71.23	
3RD FLOOR	0	0	
4TH FLOOR	0	0	
TOTAL	1560.11 S.F.	144.94 S.M.	
REQUIRED	25 S.F. / UNIT = 25 S.F. * 62 UNITS	1550.00 S.F.	144 S.M.
PARKADE		TOTAL	
P1	27497.56	2554.61	
TOTAL	27497.56 S.F.	2554.61 S.M.	
FLOOR AREA SUMMARY			
GROSS BLDG AREA	53135.67 S.F.	4936.47 S.M.	
NET RENTABLE SUITE AREA	43698.21 S.F.	4059.70 S.M.	
EFFICIENCY		82.2%	

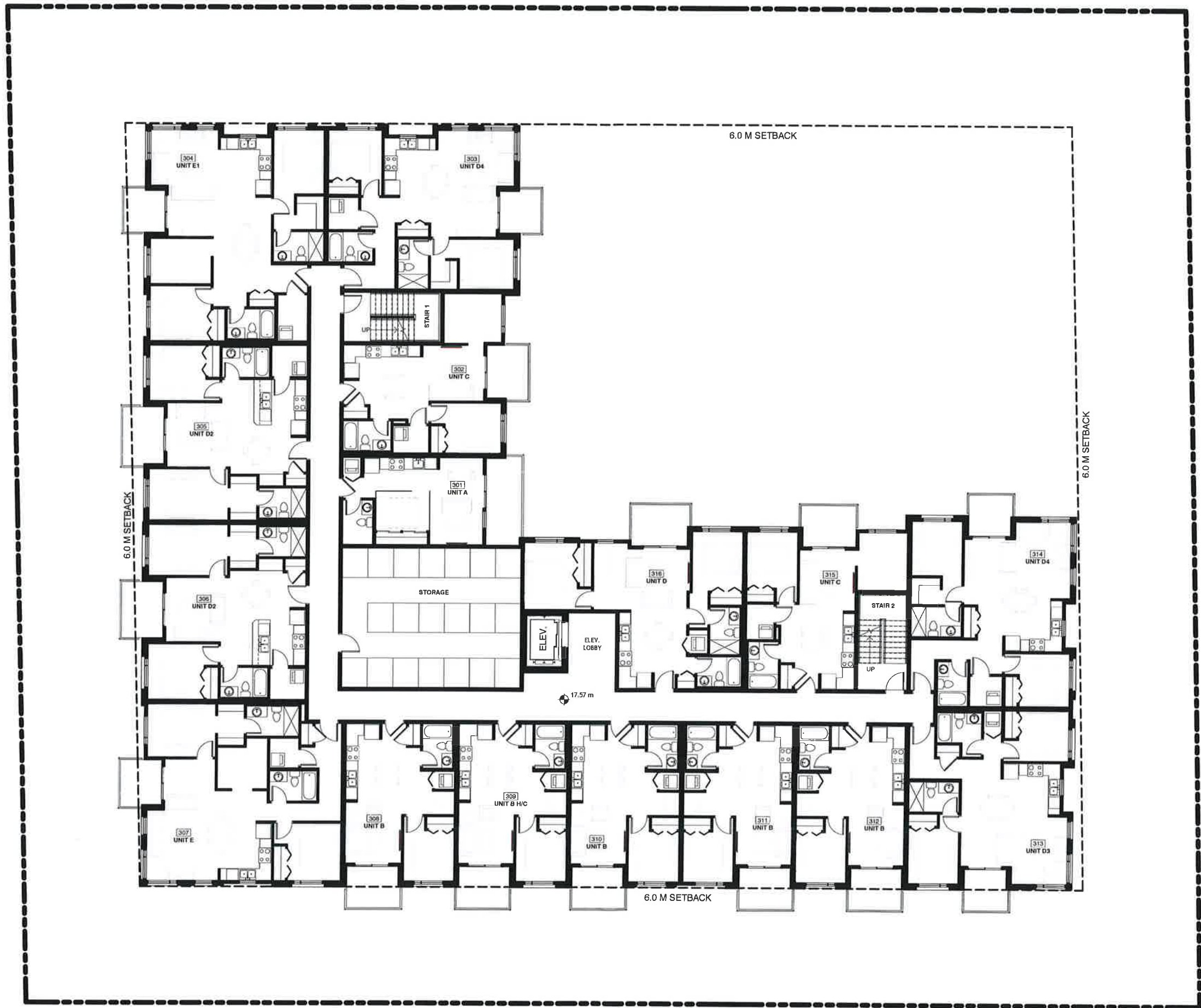
C. UNIT COUNT		
REFER TO AREA PLANS		
UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	4	6.5
1 BED	25	40.3
2 BED	33	53.2
TOTAL UNITS	62	100%
(INCLUDES 4 H/C SUITES)	(4)	(6.5%)

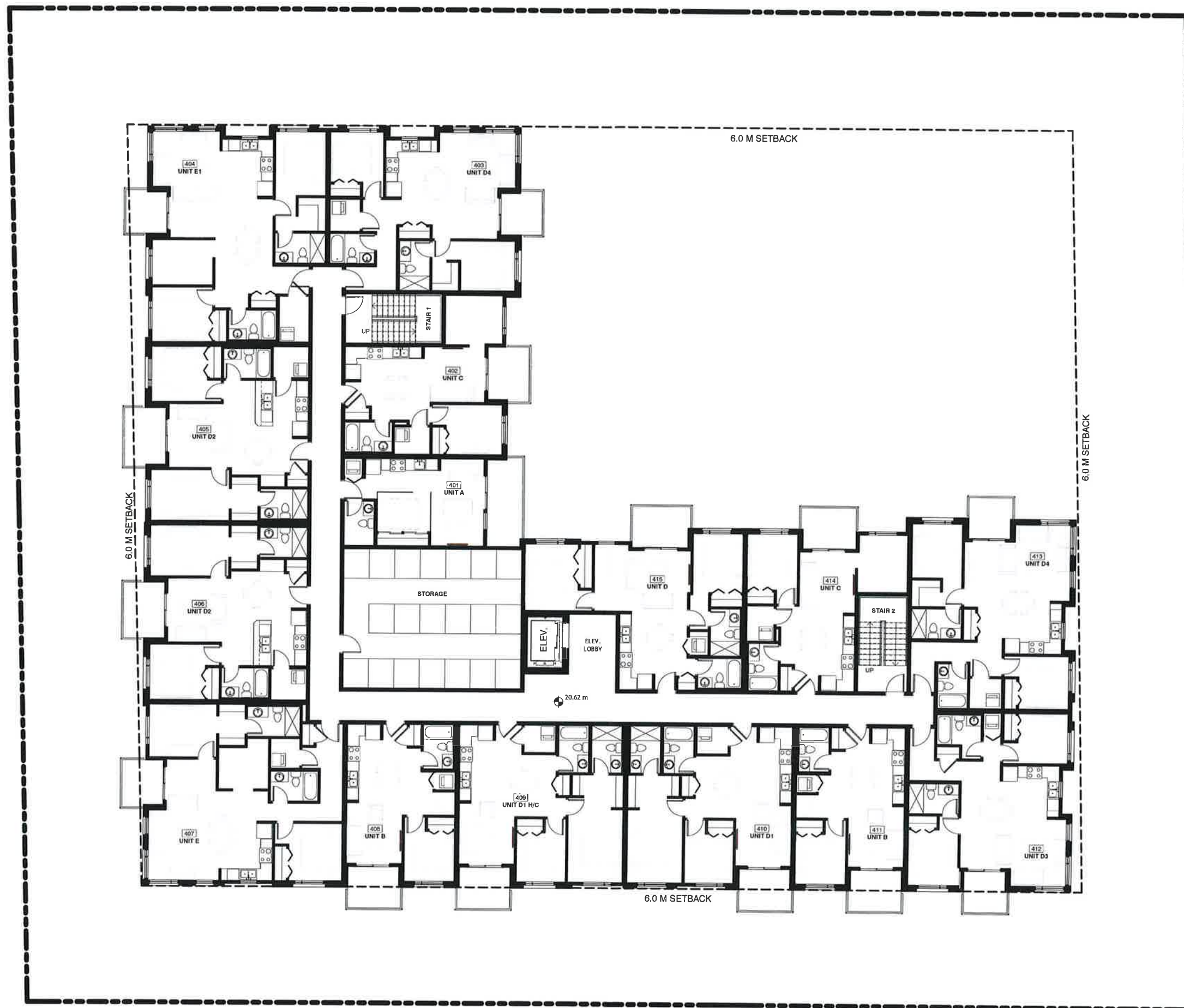
D. PARKING			
BASED ON RML ZONE			
REQUIRED (BYLAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
RESIDENT - STUDIO	4	*1.2 STALLS/UNIT	5
RESIDENT - 1 BED	25	*1.2 STALLS/UNIT	30
RESIDENT - 2 BED	33	*1.3 STALLS/UNIT	43
VISITOR	62	*0.2	12
TOTAL PARKING STALLS REQUIRED			90
PROVIDED			
	SMALL CAR MAX 25 %	NO. H/C OF TOTAL	TOTAL
RESIDENT	29	2	78
VISITOR	0	1	12
TOTAL STALLS	32 %	3	90
BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)			
BICYCLE STALLS	NO. OF UNITS	FACTOR	TOTAL
	62	*0.5	31
BICYCLE PARKING PROVIDED			
BICYCLE STALLS	VERTICAL	HORIZONTAL	TOTAL
		42	42















SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

- 1 EXTERIOR INSULATION FINISHING SYSTEM - STUCCO FINISH
COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM.
REVEALS):
"JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM.
REVEALS):
"JAMES HARDIE, COLOUR: 'IRON GRAY'
- 4 CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING (6" EXPOSURE):
"JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 5 MANUFACTURED STONE VENEER:
"CULTURED STONE, PRO-FIT MODERA LEDGESTONE
"COLOUR: 'CARBON'
- 6 LONGBOARD WOODGRAIN HORIZONTAL ALUMINUM SIDING, V-GROOVE
"COLOUR: 'LIGHT BAMBOO'
- 7 ALUMINUM METAL PANEL SIDING
"COLOUR: 'SILVER'
- 8 WINDOW VINYL:
"COLOUR: 'BLACK'
- 9 SLIDING PATIO DOOR VINYL:
"COLOUR: 'BLACK'
- 10 ALUMINUM BALCONY RAILING:
"COLOUR: 'BLACK'
- 11 HARDIE TRIM (RUSTIC GRAIN):
"JAMES HARDIE, COLOUR: 'IRON GRAY'
- 12 WOOD FASCIA BOARD (PAINTED):
"COLOUR: 'CHARCOAL'
- 13 WOOD FASCIA BOARD (PAINTED):
"COLOUR: 'PEARL GRAY'
- 14 METAL FLASHING:
"GENTEK, COLOUR: 'CHARCOAL'
- 15 EXTERIOR METAL GUARD
"COLOUR: 'BLACK'
- 16 EXTERIOR ALUMINUM RAILING:
"COLOUR: 'BLACK'
- 17 CONCRETE WALL:
"COLOUR: 'CLEAR SEALER'
- 18 PLANTERS (LANDSCAPE TIES)
"COLOUR: 'NATURAL WOOD'
- 19 ALUMINUM STOREFRONT SECTIONS:
"COLOUR: 'DARK BRONZE' (ANODIZED)
- 20 REVEAL:
"EASYTRIM, COLOUR: 'CLEAR ANODIZED'
- 21 EXTERIOR METAL DOOR:
"COLOUR: 'CHARCOAL'
- 22 METAL GUTTER:
"COLOUR: 'PREFINISHED CHARCOAL'
- 23 LONGBOARD WOODGRAIN ALUMINUM SOFFITS
"COLOUR: 'LIGHT BAMBOO'
- 24 BALCONY GLASS INFILL PANEL
- 25 BALCONY ALUMINUM METAL INFILL PANEL
"COLOUR: 'SILVER'



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



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

MATERIAL LEGEND	
1	EXTERIOR INSULATION FINISHING SYSTEM - STUCCO FINISH COLOUR: ARCTIC WHITE
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'NIGHT GRAY'
3	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'IRON GRAY'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: 'EVENING BLUE'
5	MANUFACTURED STONE VENEER: - CULTURED STONE, PRO-FIT MODERA LEDGESTONE - COLOUR: 'CARBON'
6	LONGBOARD WOODGRAIN HORIZONTAL ALUMINUM SIDING, V-GROOVE - COLOUR: 'LIGHT BAMBOO'
7	ALUMINUM METAL PANEL SIDING - COLOUR: 'SILVER'
8	WINDOW VINYL: - COLOUR: 'BLACK'
9	SLIDING PATIO DOOR VINYL: - COLOUR: 'BLACK'
10	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
11	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'IRON GRAY'
12	WOOD FASCIA BOARD (PAINTED): - COLOUR: 'CHARCOAL'
13	WOOD FASCIA BOARD (PAINTED): - COLOUR: 'PEARL GRAY'
14	METAL FLASHING: - GENTEX, COLOUR: 'CHARCOAL'
15	EXTERIOR METAL GUARD - COLOUR: 'BLACK'
16	EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
17	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
18	PLANTERS (LANDSCAPE TIES) - COLOUR: 'NATURAL WOOD'
19	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'DARK BRONZE (ANODIZED)'
20	REVEAL: - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - COLOUR: 'PREFINISHED CHARCOAL'
23	LONGBOARD WOODGRAIN ALUMINUM SOFFITS: - COLOUR: 'LIGHT BAMBOO'
24	BALCONY GLASS INFILL PANEL
25	BALCONY ALUMINUM METAL INFILL PANEL - COLOUR: 'SILVER'



EAST ELEVATION - COURTYARD (Inside)

1/8" = 1'-0"



NORTH ELEVATION - COURTYARD (Inside)

1/8" = 1'-0"

MATERIAL LEGEND	
1	EXTERIOR INSULATION FINISHING SYSTEM - STUCCO FINISH COLOUR: ARCTIC WHITE
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'NIGHT GRAY'
3	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'IRON GRAY'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: 'EVENING BLUE'
5	MANUFACTURED STONE VENEER: - CULTURED STONE, PRO-FIT MODERA LEDGESTONE - COLOUR: 'CARBON'
6	LONGBOARD WOODGRAIN HORIZONTAL ALUMINUM SIDING, V-GROOVE - COLOUR: 'LIGHT BAMBOO'
7	ALUMINUM METAL PANEL SIDING - COLOUR: 'SILVER'
8	WINDOW VINYL: - COLOUR: 'BLACK'
9	SLIDING PATIO DOOR VINYL: - COLOUR: 'BLACK'
10	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
11	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'IRON GRAY'
12	WOOD FASCIA BOARD (PAINTED): - COLOUR: 'CHARCOAL'
13	WOOD FASCIA BOARD (PAINTED): - COLOUR: 'PEARL GRAY'
14	METAL FLASHING: - GENTEK, COLOUR: 'CHARCOAL'
15	EXTERIOR METAL GUARD - COLOUR: 'BLACK'
16	EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
17	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
18	PLANTERS (LANDSCAPE TIES) - COLOUR: 'NATURAL WOOD'
19	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'DARK BRONZE' (ANODIZED)
20	REVEAL: - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - COLOUR: 'PREFINISHED 'CHARCOAL'
23	LONGBOARD WOODGRAIN ALUMINUM SOFFITS - COLOUR: 'LIGHT BAMBOO'
24	BALCONY GLASS INFILL PANEL
25	BALCONY ALUMINUM METAL INFILL PANEL - COLOUR: 'SILVER'



198 STREET & 54 AVENUE



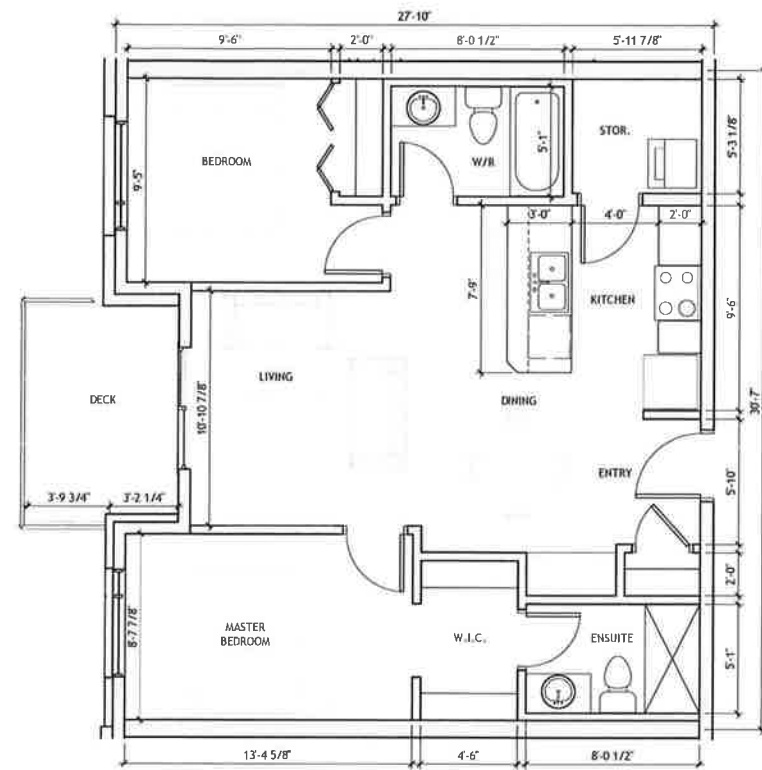
198 STREET



COURTYARD AT LANE



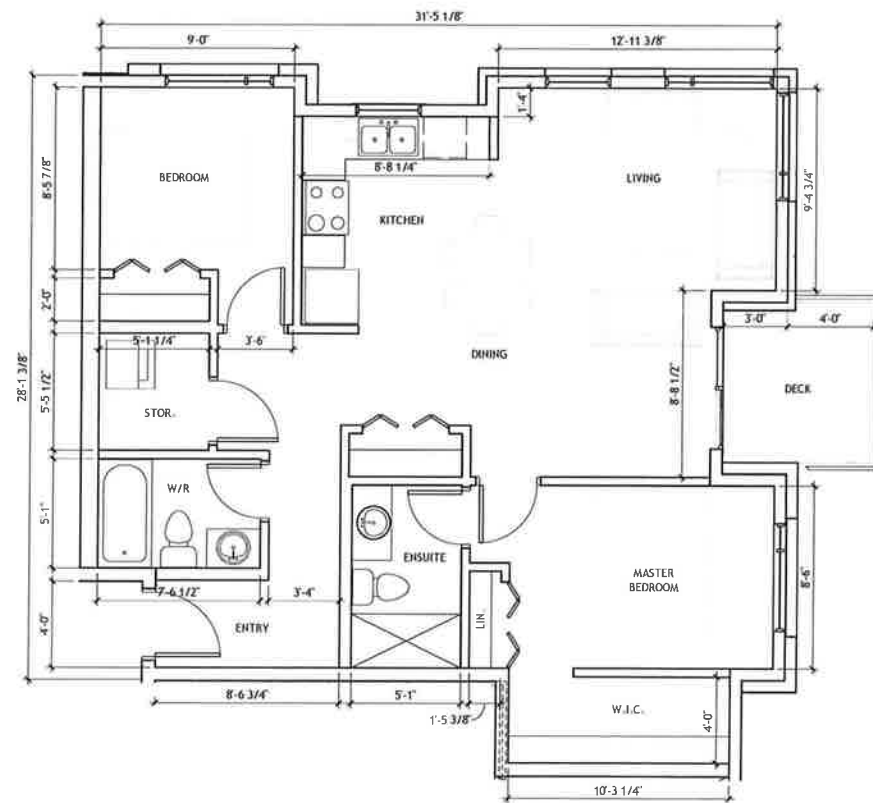
ADJACENT PROPERTY



UNIT TYPE D2 - 2 Bed

1/4" = 1'-0"

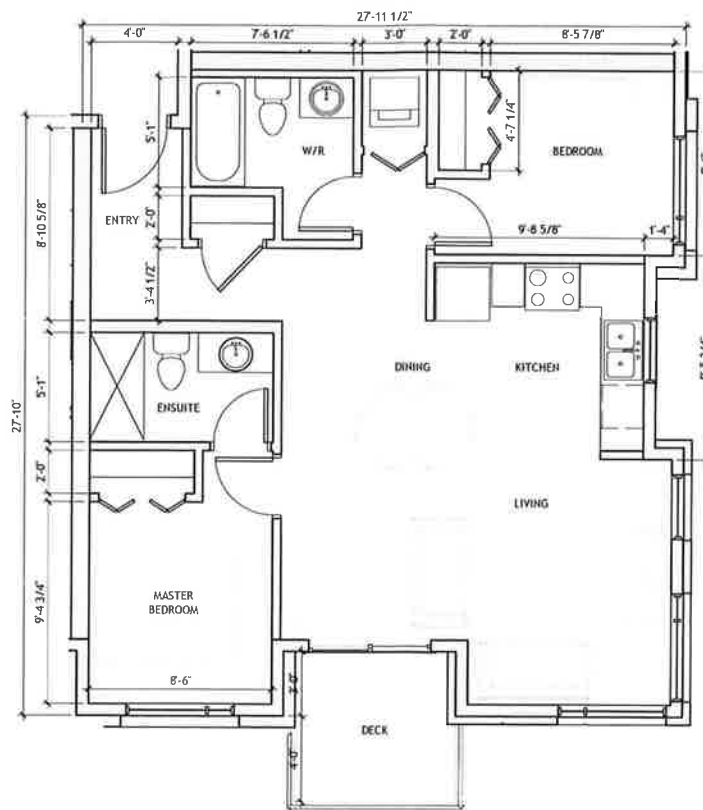
AREA: 820 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE D5 - 2 Bed Corner

1/4" = 1'-0"

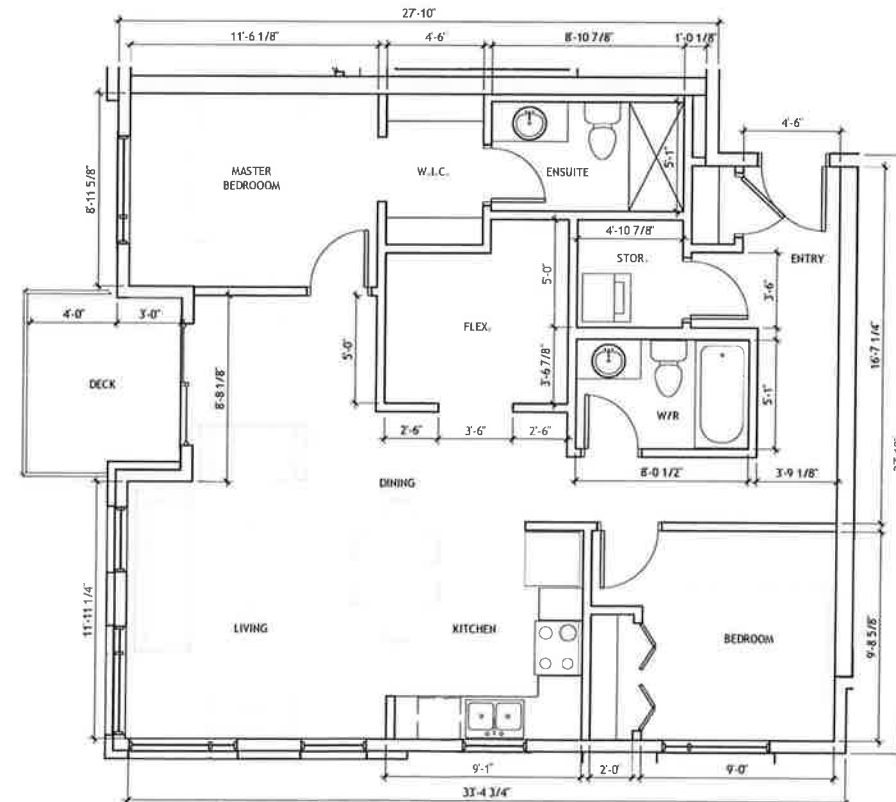
AREA: 914 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE D3 - 2 Bed Corner

1/4" = 1'-0"

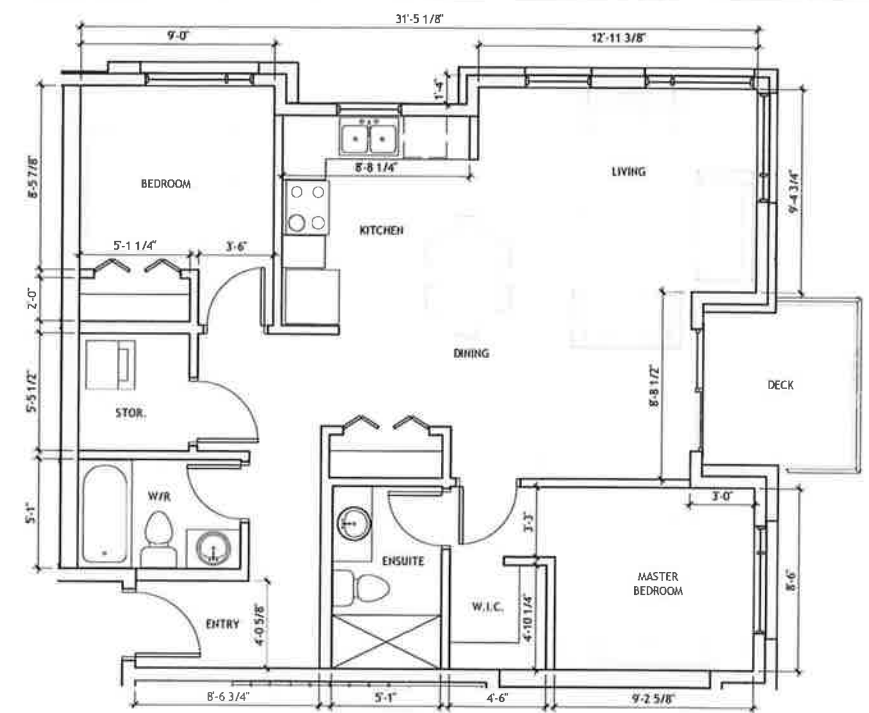
AREA: 803 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE E - 2 Bed + Flex

1/4" = 1'-0"

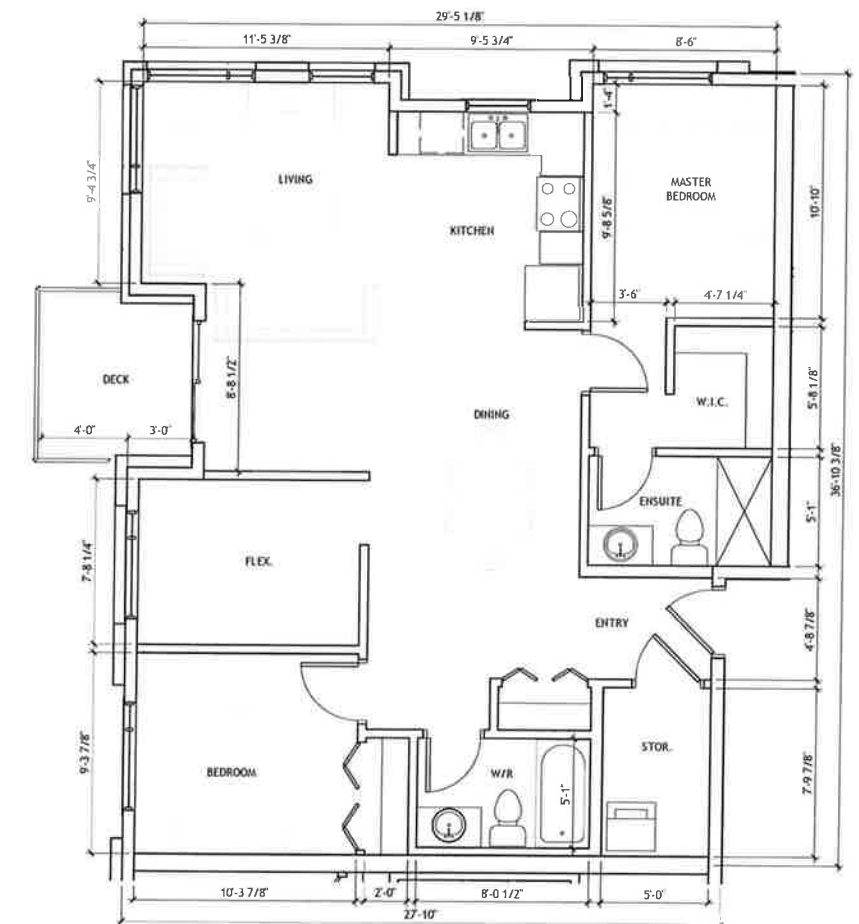
AREA: 1009 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE D4 - 2 Bed Corner

1/4" = 1'-0"

AREA: 864 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE E1 - 2 Bed + Flex

1/4" = 1'-0"

AREA: 1051 SF +/-
NO. OF THIS UNIT: 4



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 135, 2017, BYLAW No. 3018
DEVELOPMENT PERMIT APPLICATION DP 04-17

To consider a Rezoning Application and Development Permit Application by Focus Architecture to accommodate a 5-storey, 88-unit condominium apartment development.

The subject property is currently zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Focus Architecture Inc.
Owner:	Creada Holding Inc.
Civic Addresses:	5630 and 5640 -201A st Street
Legal Description:	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
Site Area:	3,725m ² (40,100 ft ²)
Lot Coverage:	53%
Total Parking Required:	124 spaces (including 18 visitor)
Total Parking Provided:	125 spaces (including 18 visitor)
Existing Zoning:	RM2 Multiple Residential Medium Density Zone
Proposed Zoning:	CD47-Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$498,455 (includes \$482,503 MF DCC Credit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 135**

BYLAW No. 3018

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD47) and to rezone the property located at 5630 and 5640 -201A 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. 135, 2017, No. ”.

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 – 47 (CD47) Zone: immediately after Comprehensive Development -46 (CD46) Zone:

“PP. CD47 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 88-unit condominium apartment development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

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

3. Site Dimensions

The following lot shall form the site and shall be zoned CD 47 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 002-692-104
Lot 36, District Lot 309, Group 2, New Westminster District Plan 26341
- (b) PID: 004-622-430
Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341

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 30 pages and dated February 7, 2017 prepared by Focus Architecture and Van der Zalm & Associates Inc. 1 copy of which is attached to Development Permit 04-17.

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----- day of ----- , 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.

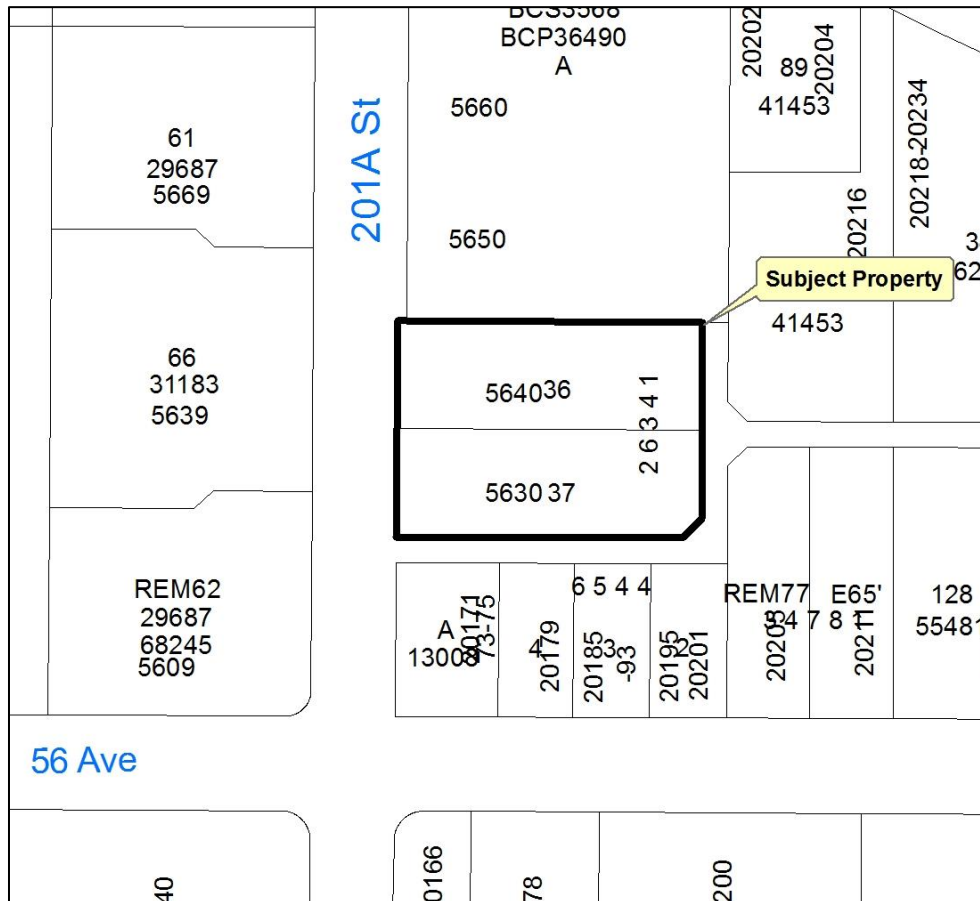
FINALLY ADOPTED this ----- day of -----, -----.

MAYOR

CORPORATE OFFICER

REZONING APPLICATION RZ 03-17 DEVELOPMENT PERMIT APPLICATION DP 04-17

Civic Address: 5630 & 5640 – 201A Street
Legal Description: Lots 36 & 37, District Lot 309, Group 2, New Westminster District, Plan 26341
Owner: Creada Holdings Inc.
Applicant: Focus Architecture Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 03-17/Development
Permit Application 04-17, Focus Architecture
Inc., 5630 and 5640 -201A Street**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: February 21, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-17 and Development Permit Application DP 04-17 to accommodate a 88 unit 5-Storey condominium apartment located at 5630 and 5640 -201A 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.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Focus Architecture Inc. to accommodate a 88 unit, 5-Storey condominium apartment.

POLICY:

The subject property is zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Focus Architecture Inc.
Owner:	Creada Holding Inc.
Civic Addresses:	5630 and 5640 -201A st Street
Legal Description:	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
Site Area:	3,725m ² (40,100 ft ²)
Lot Coverage:	53%
Total Parking Required:	124 spaces (including 18 visitor)
Total Parking Provided:	125 spaces (including 18 visitor)
Existing Zoning:	RM2 Multiple Residential Medium Density Zone
Proposed Zoning:	CD47-Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$498,455 (includes \$482,503 MF DCC Credit)
Community Amenity Charge:	\$88,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development at 5630 and 5640 201A Street**. These requirements may be subject to change upon receipt of a development application.

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

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



1. 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. The condition of the existing pavement on 201A Street 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. The laneways to the south and east of the site shall be reconstructed to the City of Langley standard as shown on standard drawing SDR 008
7. A 2.1m road dedication is required along 201A Street. 201A Street shall be designed to a collector road standard. The streetscape shall include new street trees, curb and gutter, utility strip, sidewalks and ornamental lighting as per the



- City of Langley Downtown Master Plan see Downtown Realm of Influence standard.
8. Street lighting along 201A Street shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards..
 9. Undergrounding of overhead hydro/tel, along 201A Street is required.

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 meter to current standards is required.

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. Consolidate the subject properties. 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".

Discussion:

The applicant is proposing to develop an attractive 88-unit, 5-storey condominium apartment on a site currently occupied with a two 3 Storey apartment buildings. Unit sizes range from 448 ft² to 1,525 ft² and offer a variety of studio, one-bedroom, two-bedroom, two-bedroom two-level, and handicap –friendly *adaptable units*.

Vehicular access is via the existing south lane to minimize the traffic impact to the existing 201A Street. Architecturally, the design concept is a modern style building with a flat roof, generous glazed openings, and protruding balconies with glass railings. Exterior finishes are of a high quality and include brick veneer, fiber-cementitious siding in horizontal and panel applications, and wood-grained aluminium accent siding to punctuate pedestrian entry points on 201A Street. The massing, colours, and materials of the project is compatible with the adjacent four-storey condominium complex.

Entry to the tenant only underground parkade is controlled by overhead security gates, with surface parking for visitors conveniently located beside the building on the south side of the site.

Planting and landscape features incorporated CPTED principles, featuring low decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Downtown Commercial Multifamily Residential Development Permit Area Guidelines for apartment condominium 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 March 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 20, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$498,455 to Development Cost Charge accounts and \$88,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments





**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

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

Present: Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, 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: Councillor Jack Arnold, Chairman (with regrets)

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

THAT the minutes for the February 8, 2017 Advisory Planning
Commission meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 02-17/DEVELOPMENT PERMIT**
APPLICATION DP 02-17 -5406, 5418, 5420-198TH STREET AND 19829-19831-54TH AVENUE

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

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 02-17/Development Permit Application DP 02-17 to accommodate a 4-storey, 62-unit condominium apartment complex located at 5406, 5418, 5420-198th Street, and 19829-19831-54th 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 be approved.

CARRIED

3) **REZONING APPLICATION RZ 03-17/DEVELOPMENT PERMIT**
APPLICATION DP 04-17 -5630 AND 5640-201A STREET

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Colin Hogan, Principal Architect, Focus Architecture Mr. Hogan presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, sustainability features, amenity rooms, adaptable units, and engineering servicing requirements it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 03-17/Development Permit Application DP 04-17 to accommodate a 5-storey, 88-unit condominium apartment complex located at 5630 and 5640 -201A 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) **DEVELOPMENT PERMIT APPLICATION DP 03-17 -20670 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Andrea Scott, Principal Lovick Scott Architects Ltd. Ms. Scott presented the proposed development permit application. Following discussion regarding building form and character, landscaping, CPTED, and engineering servicing requirements it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Lindberg

That Development Permit Application DP 03-17 to accommodate a 7,500 ft² retail warehouse located at 20670 Langley Bypass 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

5) **NEXT MEETING**

Wednesday, April 12, 2017

6) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Roman

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

CARRIED



ADVISORY PLANNING COMMISSION VICE-CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct







SCALE: N.T.S.

2017-02-27
DESIGN REVISIONS

2017-02-08
ISSUED FOR REZONING/DP

2017-01-04
CLIENT REVISION

2016-10-17
CLIENT REVIEW

2016-09-30
CLIENT REVIEW

2016-09-07
CLIENT REVIEW

2016-09-02
CLIENT REVIEW

REVISIONS

CONSULTANT

CLIENT
CREADA HOLDINGS INC.

PROJECT
"CIVIC"
Proposed Multi-Family
Project

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

DRAWING TITLE

STREETSCAPE

DATE	2016.08.15	FILE NO.	
DWN.	le		1624
CHK.	ch		

SEAL
SHEET NO.

DP-0.02



UNIT SUMMARY		
UNIT TYPE	NUMBER OF UNITS	RATIO
STUDIO	4	4.5%
1 BED	33	37.5%
2 BED	47	53.4%
TWO LEVEL UNIT - 2 BED	4	4.5%
TOTAL	88	

$$\frac{c}{100}$$

Ca	2 BED	977 sq.ft.	4
CaS	2 BED	977 sq.ft.	10
C1	2 BED	1,134 sq.ft.	5
C2	2 BED	915 sq.ft.	5
C3	2 BED	1,066 sq.ft.	5
C4	2 BED	999 sq.ft.	2
C4a	2 BED	1,017 sq.ft.	3
C5	2 BED	874 sq.ft.	3
C5a	2 BED	829 sq.ft.	1
C5b	2 BED	829 sq.ft.	1
D	2 BED	1,220 sq.ft.	3
D1	2 BED	1,525 sq.ft.	1
TOTAL			88

UNIT C3 = 5 UNITS

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CONSULTANT

DRAWING TITLE

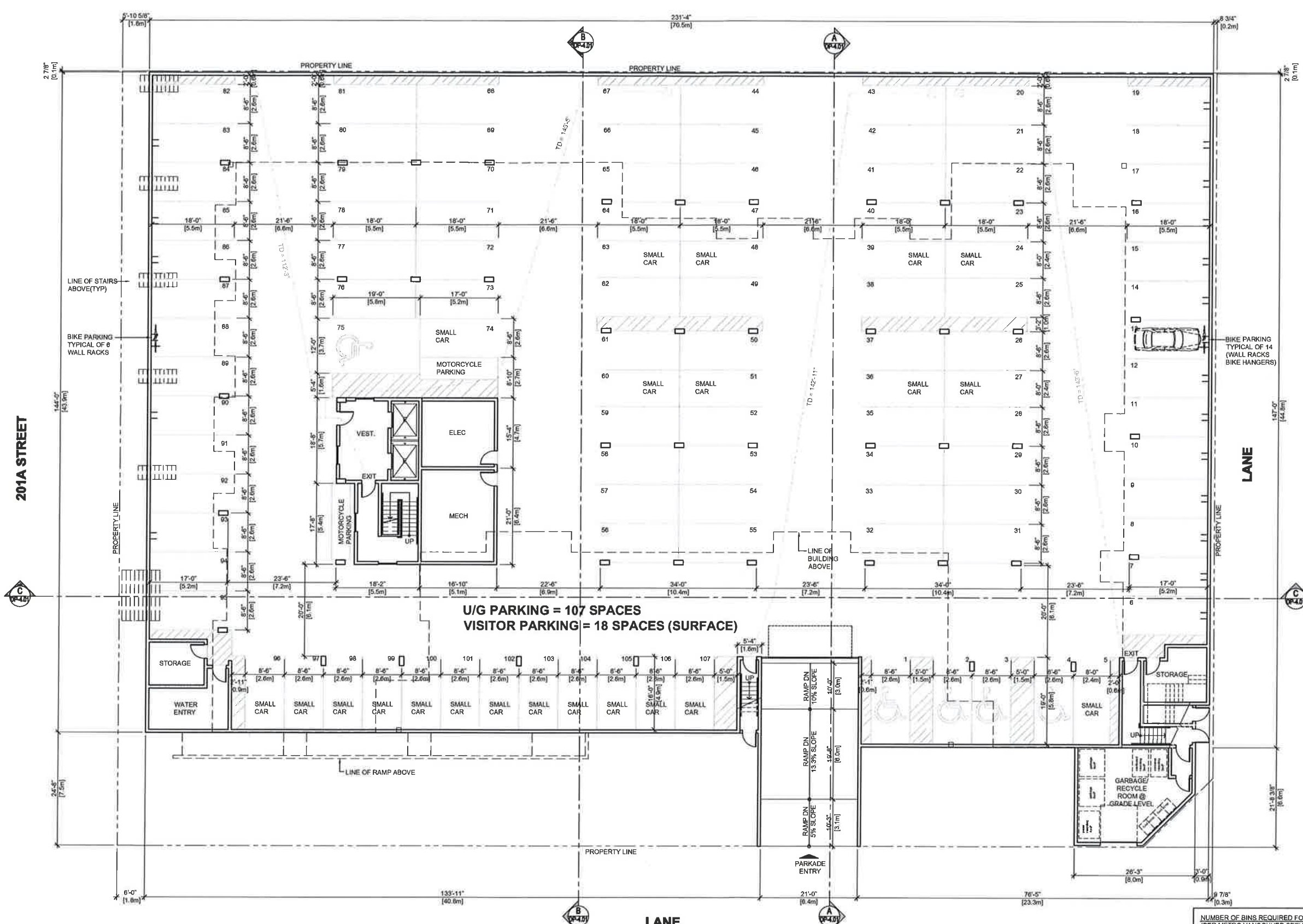
DWN	lc	1624
CHK	ch	

SEAL

SHEET NO.

DP-1.01

Project File: 2016-08-15-1624 - U/G PARKADE PLAN - 1624.dwg
Date: 2016-08-15
Author: J. Chen
Checked: J. Chen
Scale: 3/32" = 1'-0"



U/G PARKADE PLAN
SCALE: 3/32" = 1'-0"
FLOOR AREA: 33,513sf / 3,113m²

NUMBER OF BINS REQUIRED FOR RESIDENTIAL: (PER METRO VANCOUVER SERVICE AND SOLUTIONS FOR LIVABLE REGION TOOLKIT)	
REQUIRED: (88units)	
FOOD SCRAP	- 4 X 240L BINS
COMBINED PAPER	- 9 X 360L BINS (4yd ³)
CARDBOARD	- 3yd ³ (72"x42"x48" BIN)
CONTAINERS RECYCLING	- 4 X 360L BINS (2yd ³)
GARBAGE	- 16yd ³ (2 - 72"x66"x80" BINS)
PROVIDED:	
GARBAGE & RECYCLE COMBINED	- 4 X 240L BINS
FOOD SCRAP	- 3yd ³ (72"x42"x48" BIN)
COMBINED PAPER	- 3yd ³ (72"x42"x48" BIN)
CARDBOARD	- 3yd ³ (72"x42"x48" BIN)
CONTAINERS RECYCLING	- 4 X 360L BINS (2yd ³)
GARBAGE	- 16yd ³ (2 - 72"x66"x80" BINS)

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2017-02-27
DESIGN REVISIONS

2017-02-06
ISSUED FOR REZONING/OP

2017-01-04
CLIENT REVISION

2016-10-17
CLIENT REVIEW

2016-09-30
CLIENT REVIEW

2016-09-07
CLIENT REVIEW

2016-08-02
CLIENT REVIEW

REVISIONS

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CLIENT

CREDA HOLDINGS INC.

PROJECT

"CIVIC"
Proposed Multi-Family
Project

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

DRAWING TITLE

**U/G PARKADE
PLAN**

DATE 2016.08.15 FILE NO.

DWN lc

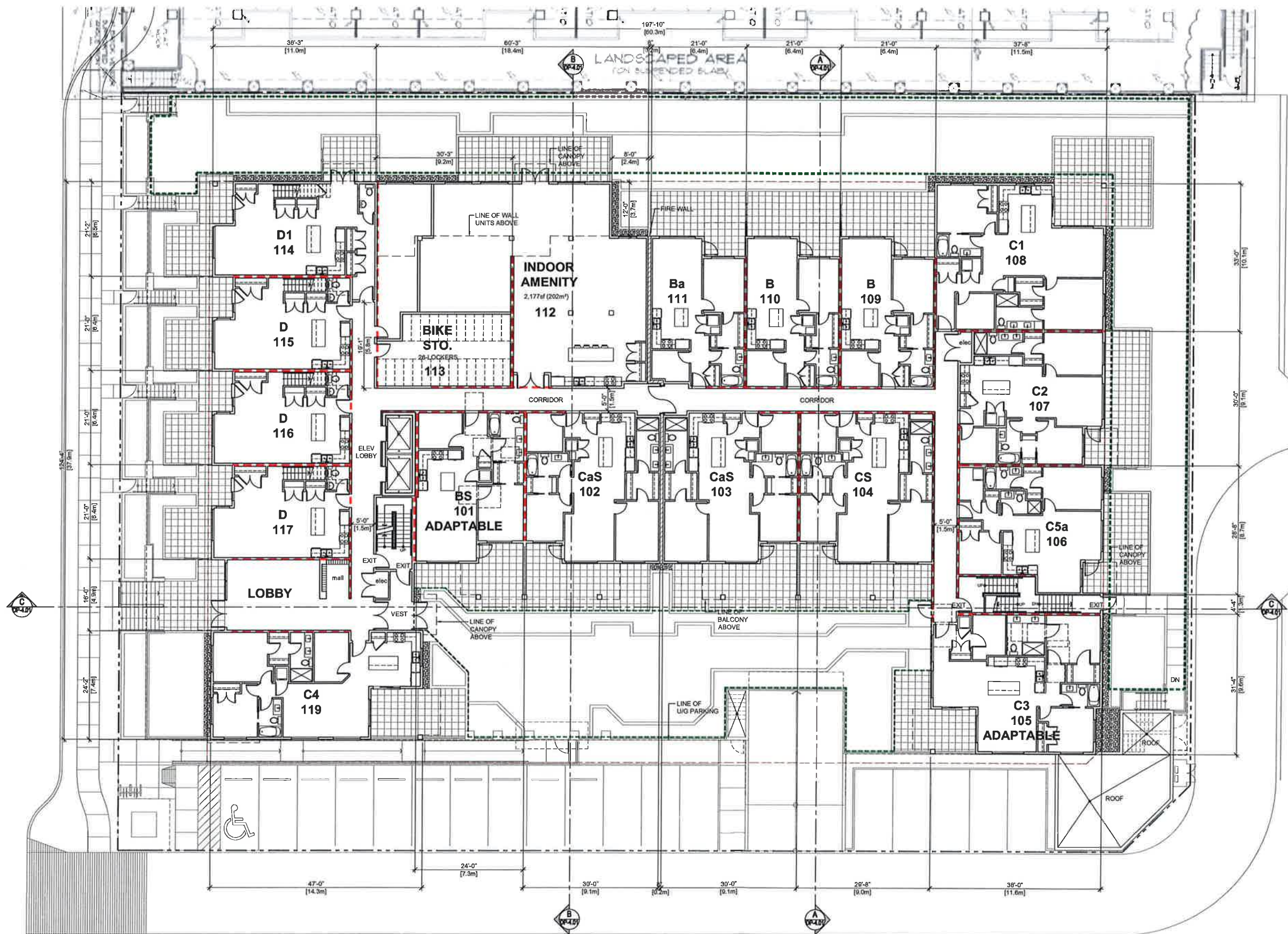
CHK ch

1624

SEAL

SHEET NO.

DP-2.00



MAIN FLOOR PLAN

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

FLOOR AREA: 18,479sf / 1,716m²

UNITS: 16 + AMENITY & LOCKERS

102

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2017-02-27
DESIGN REVISIONS
2017-02-06
ISSUED FOR REZONING DP
2017-01-04
CLIENT REVISION
2016-10-17
CLIENT REVIEW
2016-08-30
CLIENT REVIEW
2016-09-07
CLIENT REVIEW
2016-09-02
CLIENT REVIEW

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CONSULTANT

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PROJECT
"CIVIC"
Proposed Multi-Family
Project

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

DRAWING TITLE

**MAIN
FLOOR PLAN**

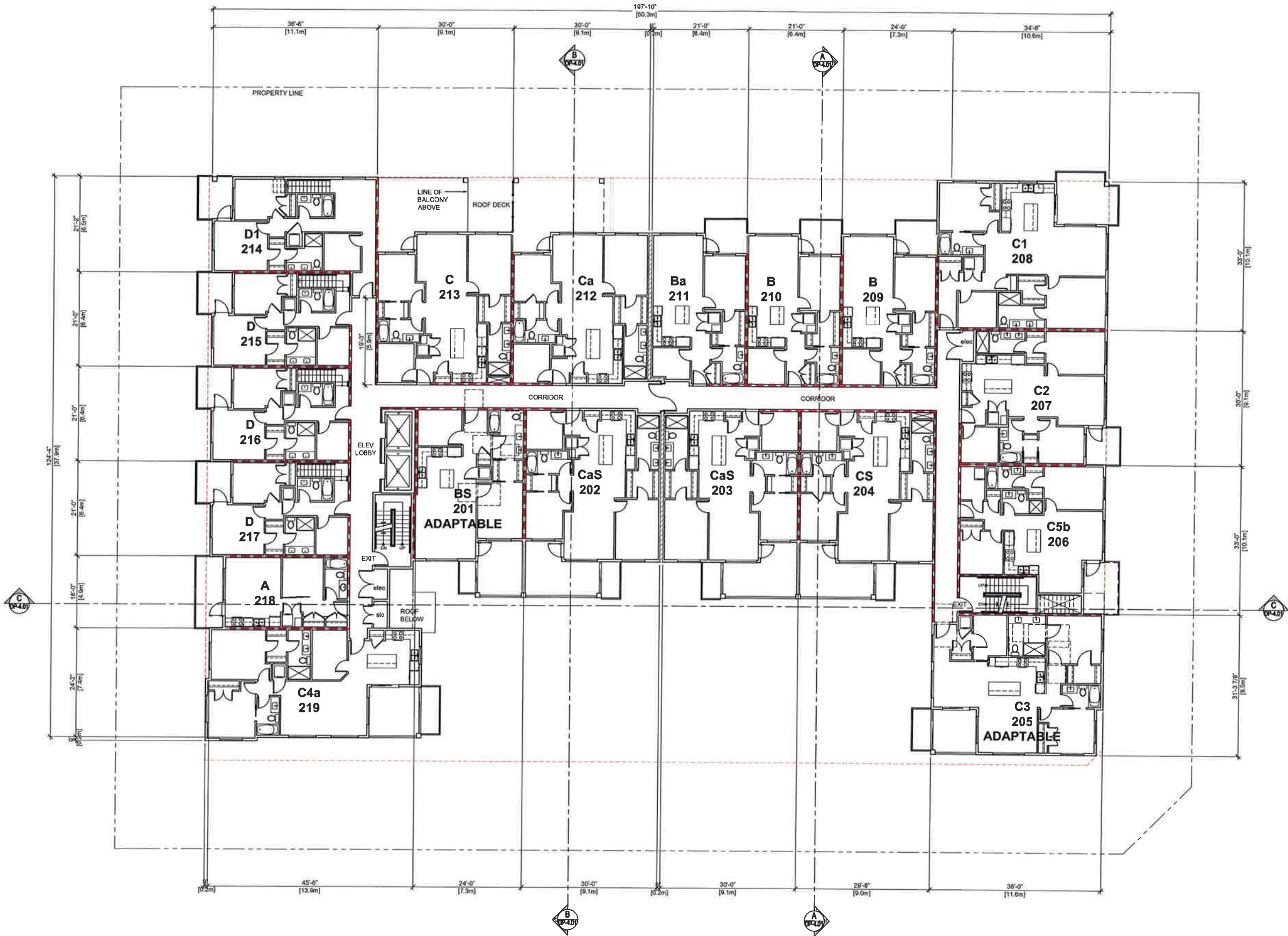
DATE 2016.08.15 FILE NO.

DWN. lc
CHK. ch
1624

SEAL
SHEET NO.

DP-2.01

Project February 27, 2017 at 10:00 AM by Linda Chua
File: 2016-06-15 project\1624 - civic - creada holdings inc. - 5830-5840 201A Street\2016-06-15\1624 - civic - creada holdings inc. - 5830-5840 201A Street.dwg - Layout: DP-2.02



2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA: 17,710sf / 1,645m²
UNITS: 15

103

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2017-02-27
DESIGN REVISIONS
2017-02-06
ISSUED FOR REZONING
2017-01-04
CLIENT REVISION
2016-10-17
CLIENT REVIEW
2016-06-30
CLIENT REVIEW
2016-06-07
CLIENT REVIEW
2016-06-02
CLIENT REVIEW
REVISIONS

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5830 & 5840 201A STREET,
LANGLEY BC, V3A 1T1

DRAWING TITLE

**2ND
FLOOR PLAN**

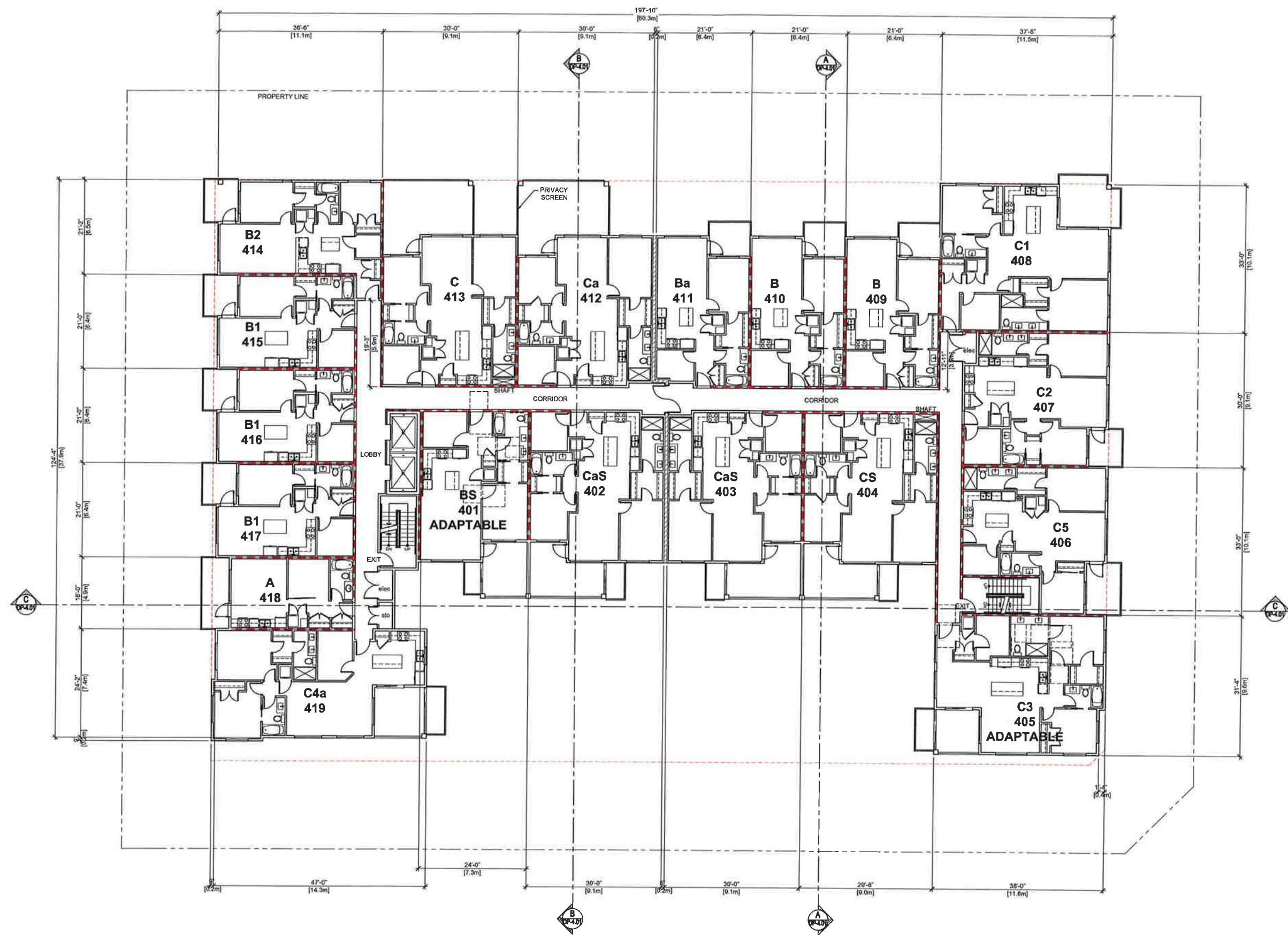
DATE 2016.06.15 FILE NO.
DWN. to
CHK. ch **1624**

SEAL
SHEET NO.

DP-2.02



FLOOR AREA: 17,710sf / 1,645m²
UNITS: 19



4TH FLOOR PLAN

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

FLOOR AREA: 17,710sf / 1,645m²

UNITS: 19

105

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2017-02-27
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2017-02-06
ISSUED FOR REZONING/DP
2017-01-04
CLIENT REVISION
2016-10-17
CLIENT REVIEW
2016-09-30
CLIENT REVIEW
2016-09-07
CLIENT REVIEW
2016-09-02
CLIENT REVIEW
REVISIONS

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PROJECT
"CIVIC"
Proposed Multi-Family
Project

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

DRAWING TITLE

4TH
FLOOR PLAN

DATE: 2016.08.15 FILE NO.
DWN. to
CHK. ch 1624

SEAL
SHEET NO.

DP-2.04



106



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

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PROJECT
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Project

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

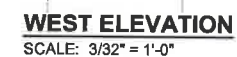
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ROOF PLAN

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CHK.	ch		

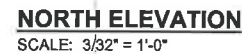
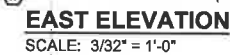
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SHEET NO.

DP-2.06



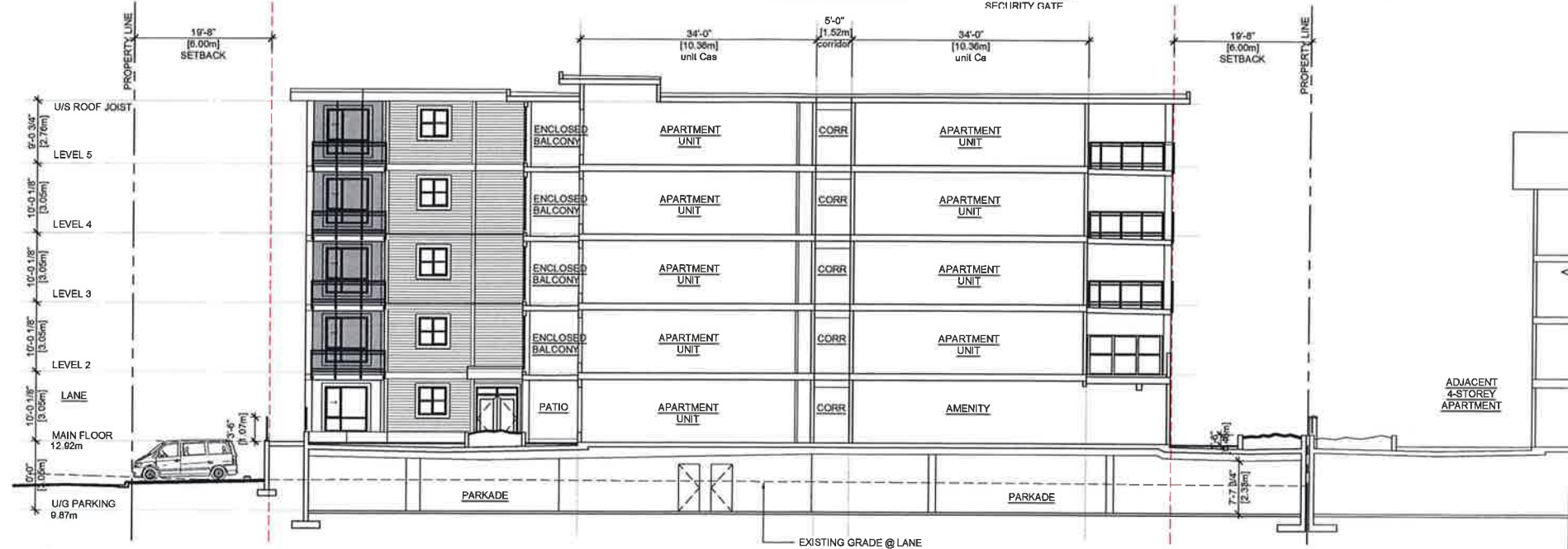
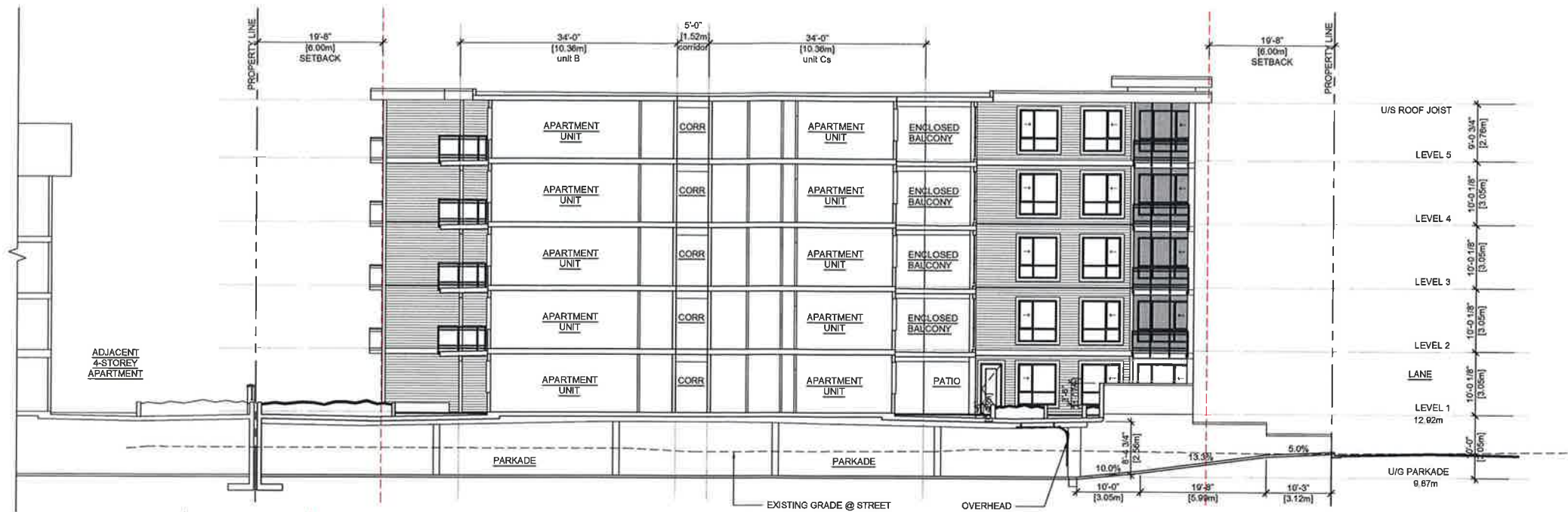
- ① HARDIE PANEL FASCIA 'COBBLE STONE' COLOUR
- ② HARDIE LAP SIDING W/6" EXPOSURE, 'COBBLE STONE' COLOUR
- ③ HARDIE LAP SIDING W/6" EXPOSURE, 'IRON GRAY' COLOUR
- ④ HARDIE SMOOTH PANEL SIDING W/ REVEAL SYSTEM, 'COBBLE STONE' COLOUR
- ⑤ HARDIE SMOOTH PANEL SIDING W/ REVEAL SYSTEM, 'IRON GRAY' COLOUR
- ⑥ HARDIE TRIMS, TO MATCH SIDING COLOURS
- ⑦ ALUMINUM SOFFIT
- ⑧ BRICK VENEER, MUTUAL MATERIALS 'TAN TERRA MISSION' COLOUR
- ⑨ ALUMINUM AND GLASS GUARDRAIL SYSTEM, PRE-FINISHED DARK GREY
- ⑩ ALUMINUM GUARDRAIL SYSTEM, PRE-FINISHED DARK GREY W/ 4" ALUM STRIPS (LONGBOARD OR SIM) @ 5" O/C MOUNTED TO FACE 'DARK CHERRY' COLOUR
- ⑪ CANOPY, PAINTED BENJAMIN MOORE HC-166 'KENDALL CHARCOAL'
- ⑫ METAL FLASHING, PAINTED BENJAMIN MOORE HC-166 'KENDALL CHARCOAL'
- ⑬ ALUMINUM FRAME PRIVACY SCREEN W/ TEMPERED FROSTED GLASS
- ⑭ EXTERIOR WOOD DOOR W/ SIDELITE, PAINTED
- ⑮ SEALED DOUBLE GLAZED P.V.C. WINDOW, PREFINISHED DARK GREY
- ⑯ SEALED DOUBLE GLAZED PATIO DOOR, PREFINISHED DARK GREY
- ⑰ PAINTED CONCRETE WALL
- ⑱ CONCRETE LINTEL, SEALED
- ⑲ CONCRETE STAIRS
- ⑳ CONCRETE RAMP
- ㉑ ALUMINUM HANDRAIL, PRE-FINISHED 'DARK GREY'
- ㉒ ADDRESS/ SIGNAGE, BY OTHERS
- ㉓ ALUMINUM STOREFRONT, CLEAR ANODIZED FRAME AND CLEAR INSULATED GLAZING
- ㉔ METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
- ㉕ OVERHEAD SECTIONAL STEEL DOOR
- ㉖ PAINTED CONCRETE WALL, TO MATCH HARDIE PANEL COLOUR - 'COBBLE STONE'
- ㉗ 'LUMON' BALCONY ENCLOSURE SYSTEM
- ㉘ REMOTE CONTROLLED SECURITY GRILLE TO PARKADE
- ㉙ EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
- ㉚ ALUMINUM GUARDRAIL SYSTEM WITH PICKETS, PRE-FINISHED DARK GREY

DP-3.01



DP-3.02

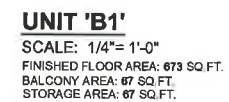
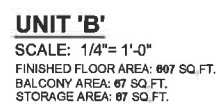
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- 25 OVERHEAD SECTIONAL STEEL DOOR
- 26 PAINTED CONCRETE WALL, TO MATCH HARDIE PANEL COLOUR - 'COBBLE STONE'
- 27 "LUMON" BALCONY ENCLOSURE SYSTEM
- 28 REMOTE CONTROLLED SECURITY GRILLE TO PARKADE
- 29 EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED
- 30 ALUMINUM GUARDRAIL SYSTEM WITH PICKETS, PRE-FINISHED DARK GREY



PROJECT
"CIVIC"
Proposed Multi-Family
Project
830 & 5640 201A STREET,
ANGLEY BC, V3A 1T1

DATE	2016.08.15	FILE NO.
OWN	lc	1624
CHK	ch	

REAL _____
SHEET NO. _____



CONSULTANT

PROJECT
"CIVIC"
Proposed Multi-Family
Project

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

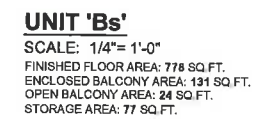
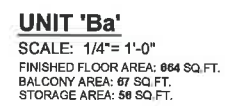
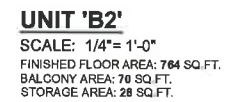
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DETAILED UNIT PLANS

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DP-5.01



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 Email: info@focusai.ca

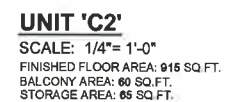
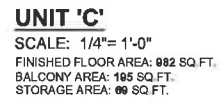
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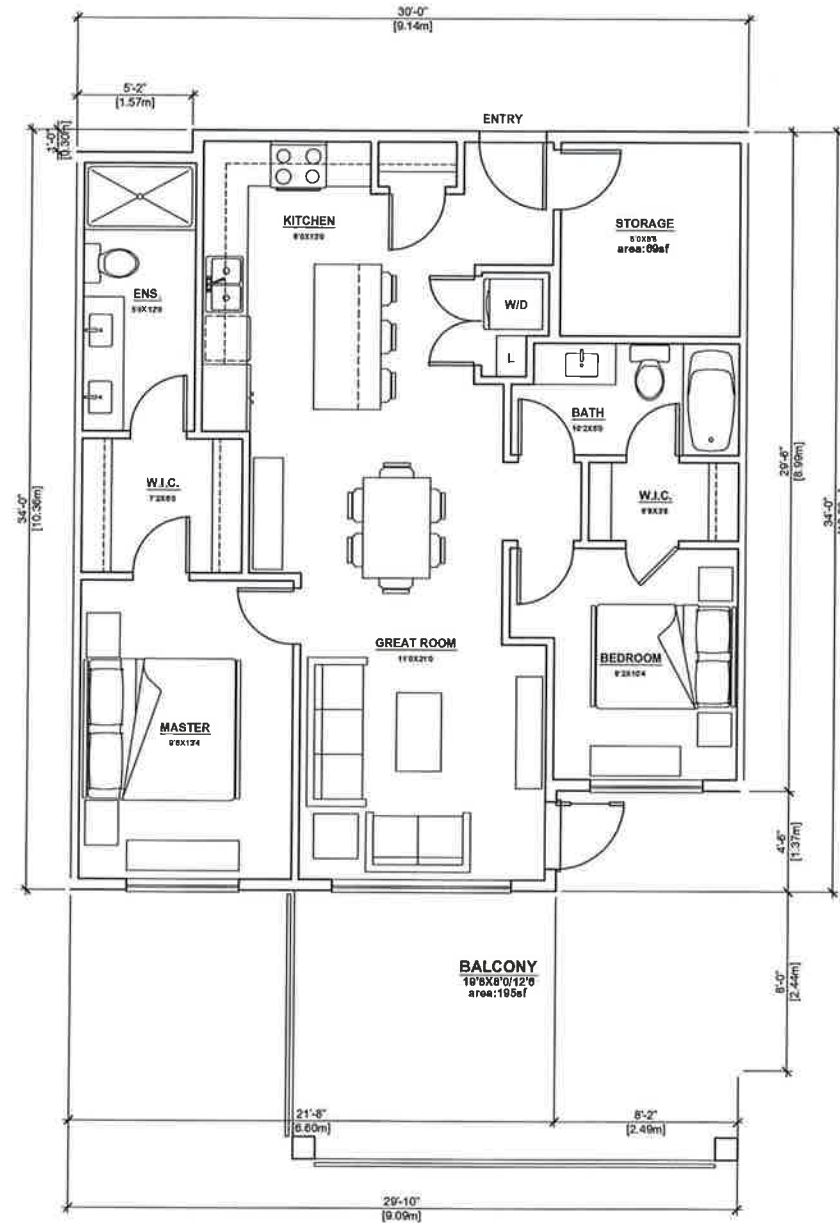
5640 201A STREET,
EY BC, V3A 1T1

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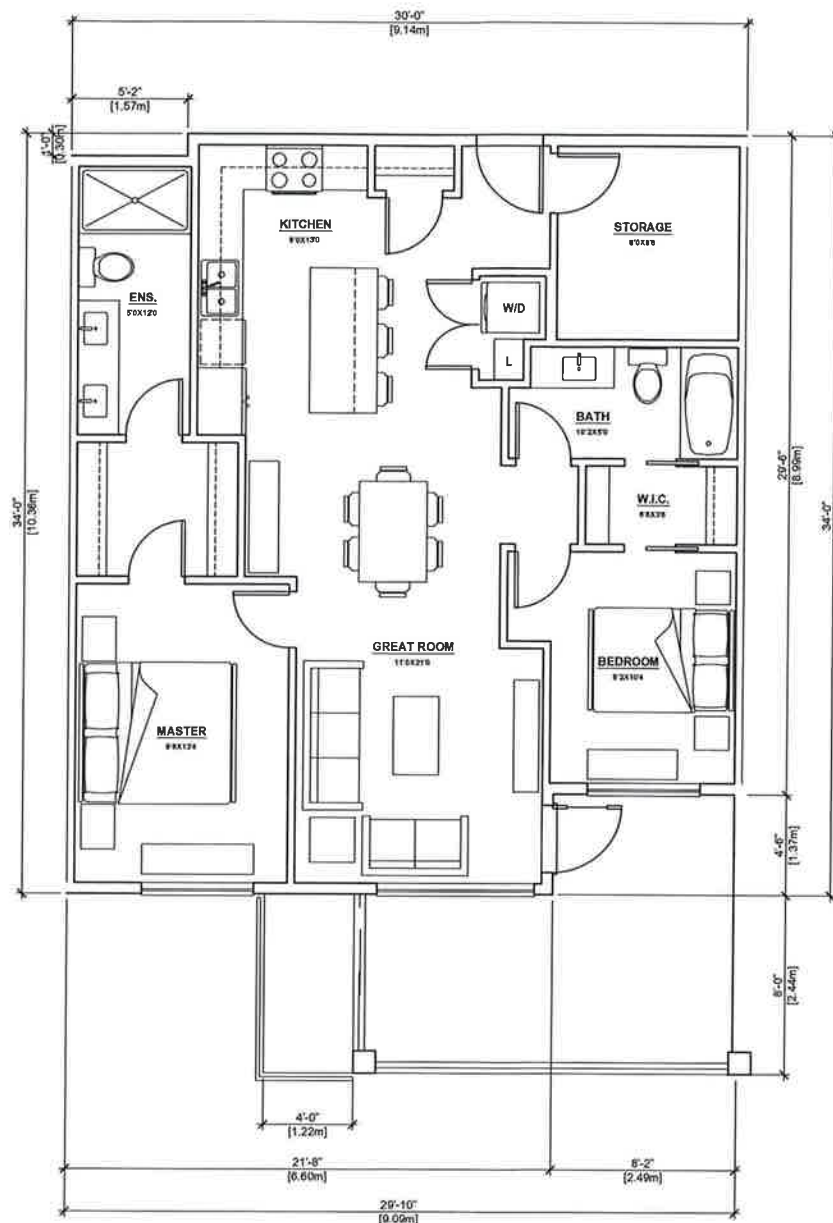
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DP-5.02

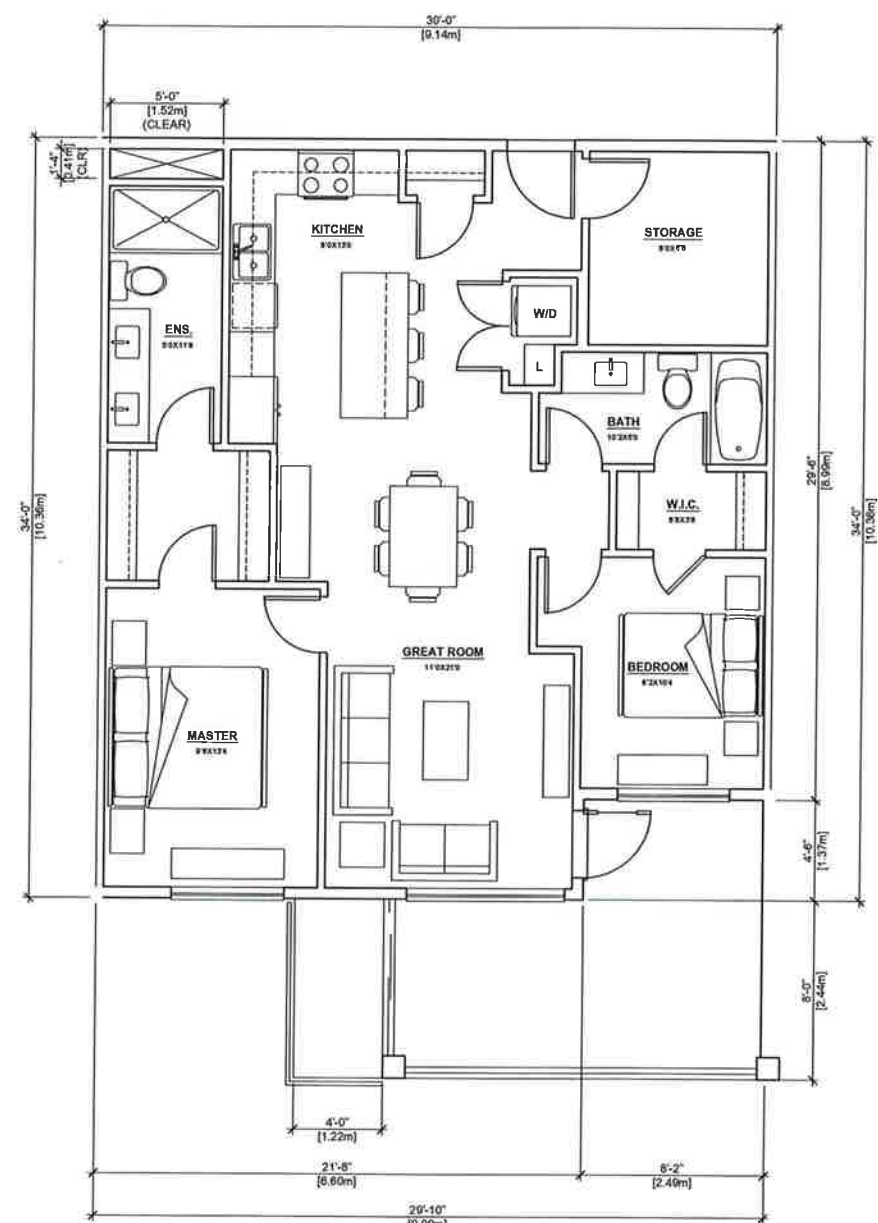




UNIT 'Ca'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 977 SQ. FT.
BALCONY AREA: 275 SQ. FT.
STORAGE AREA: 66 SQ. FT.



UNIT 'CaS'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 977 SQ. FT.
ENCLOSED BALCONY AREA: 175 SQ. FT.
OPEN BALCONY AREA: 32 SQ. FT.
STORAGE AREA: 66 SQ. FT.
NOTE: NO SOLARIUM ON MAIN FLOOR FOR UNIT CaS



UNIT 'CS'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 973 SQ. FT.
ENCLOSED BALCONY AREA: 175 SQ. FT.
OPEN BALCONY AREA: 32 SQ. FT.
STORAGE AREA: 66 SQ. FT.
NOTE: NO SOLARIUM ON MAIN FLOOR FOR UNIT CS

2017-02-27	DESIGN REVISIONS
2017-02-08	ISSUED FOR REZONING/DP
2017-01-04	CLIENT REVIEW
2016-10-17	CLIENT REVIEW
2016-09-30	CLIENT REVIEW
2016-08-07	CLIENT REVIEW
2016-06-02	CLIENT REVIEW
REVISIONS	
CONSULTANT	

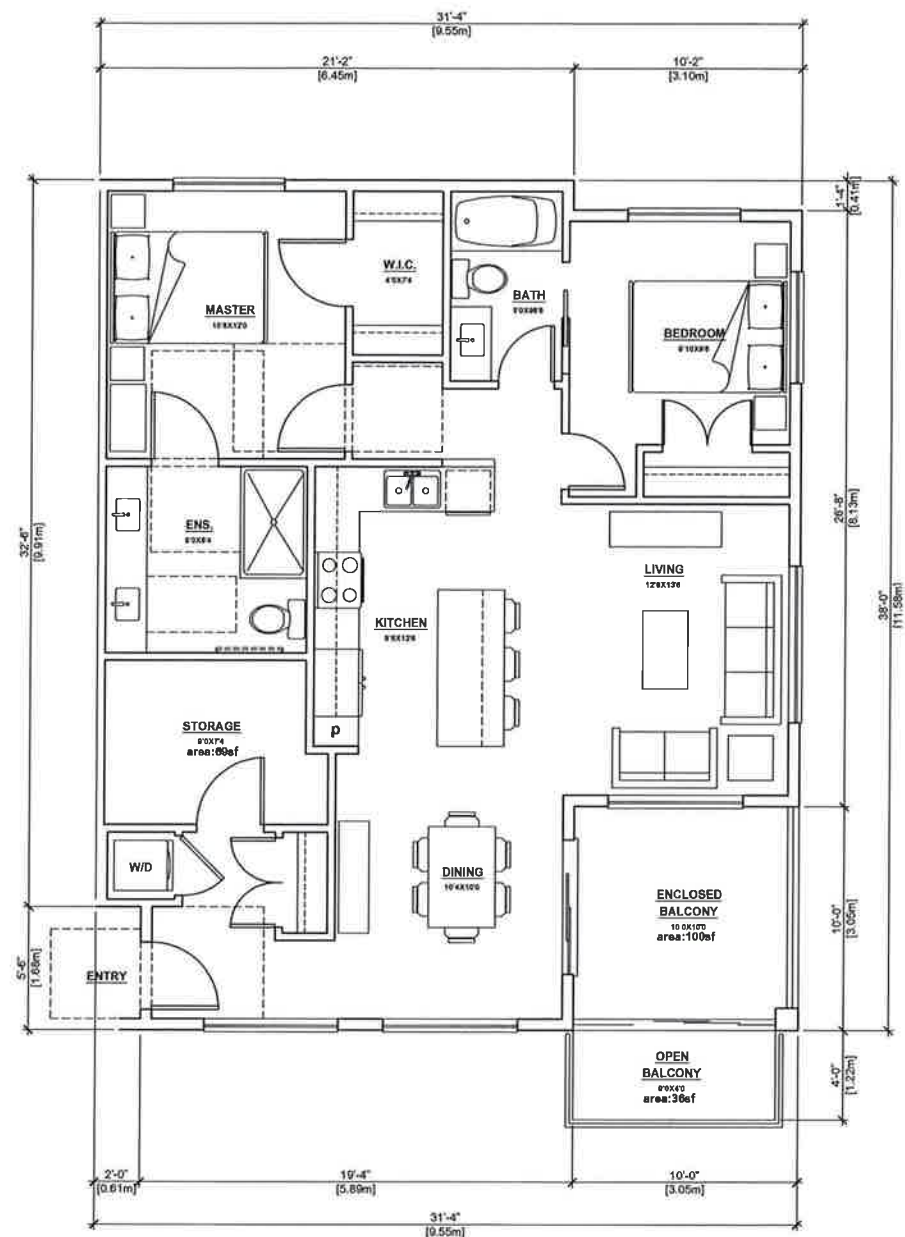
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PROJECT
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Proposed Multi-Family Project
5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

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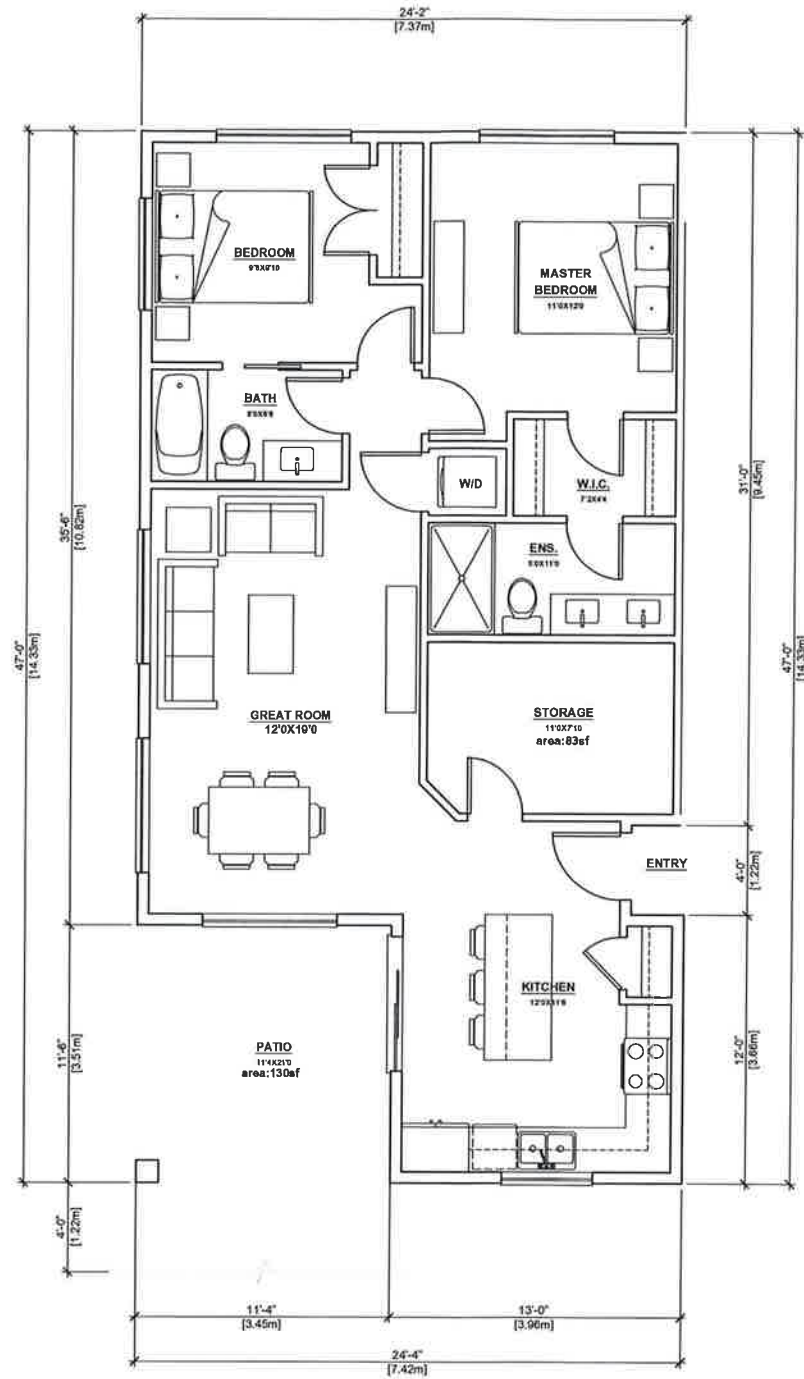
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UNIT PLANS**

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CHK	ch	

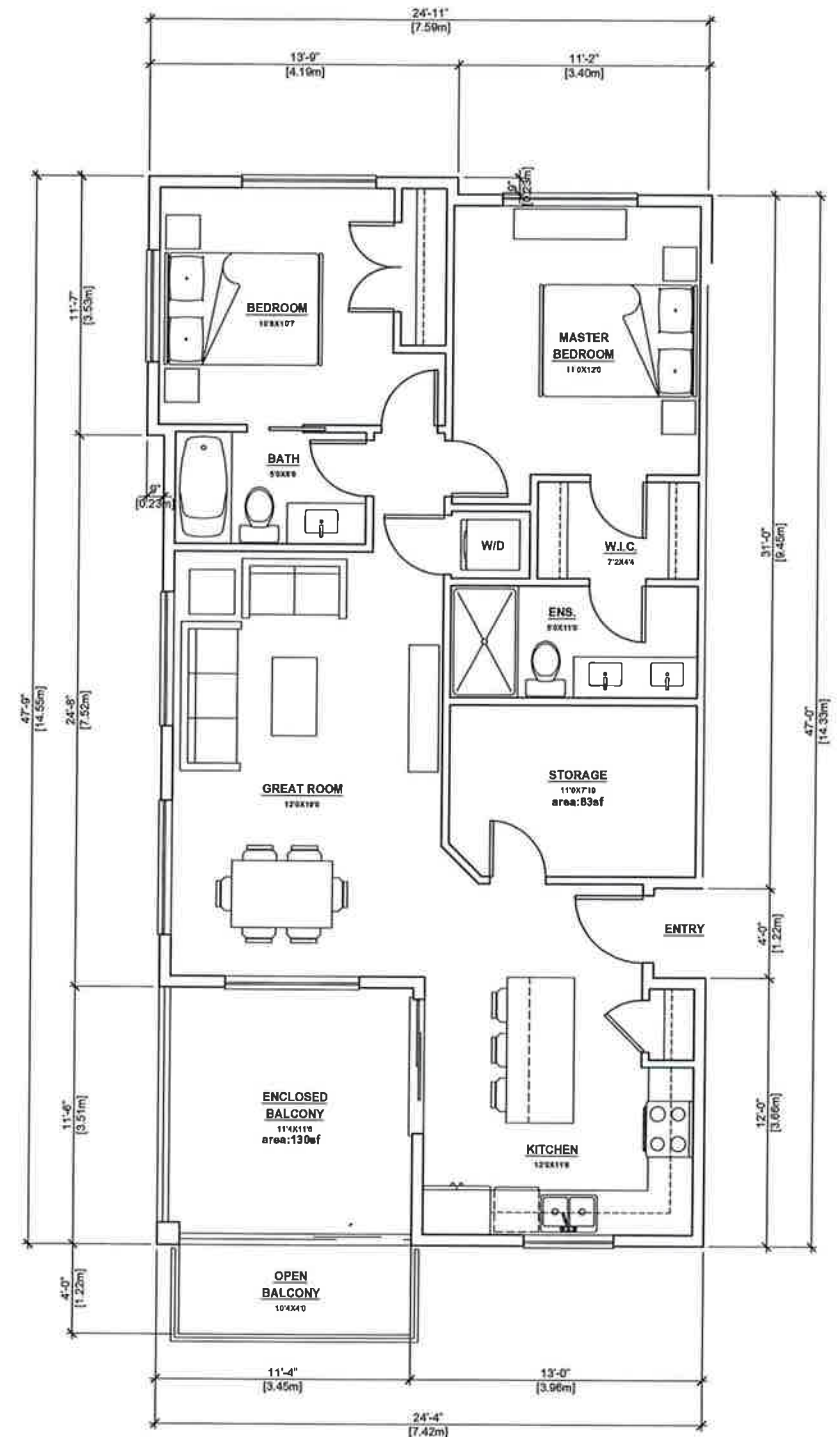


UNIT 'C3'
SCALE: 1/4" = 1'-0"
FINISHED FLOOR AREA: 1,000 SQ. FT.
ENCLOSED BALCONY: 100 SQ. FT.
OPEN BALCONY: 36 SQ. FT.
STORAGE AREA: 00 SQ. FT.

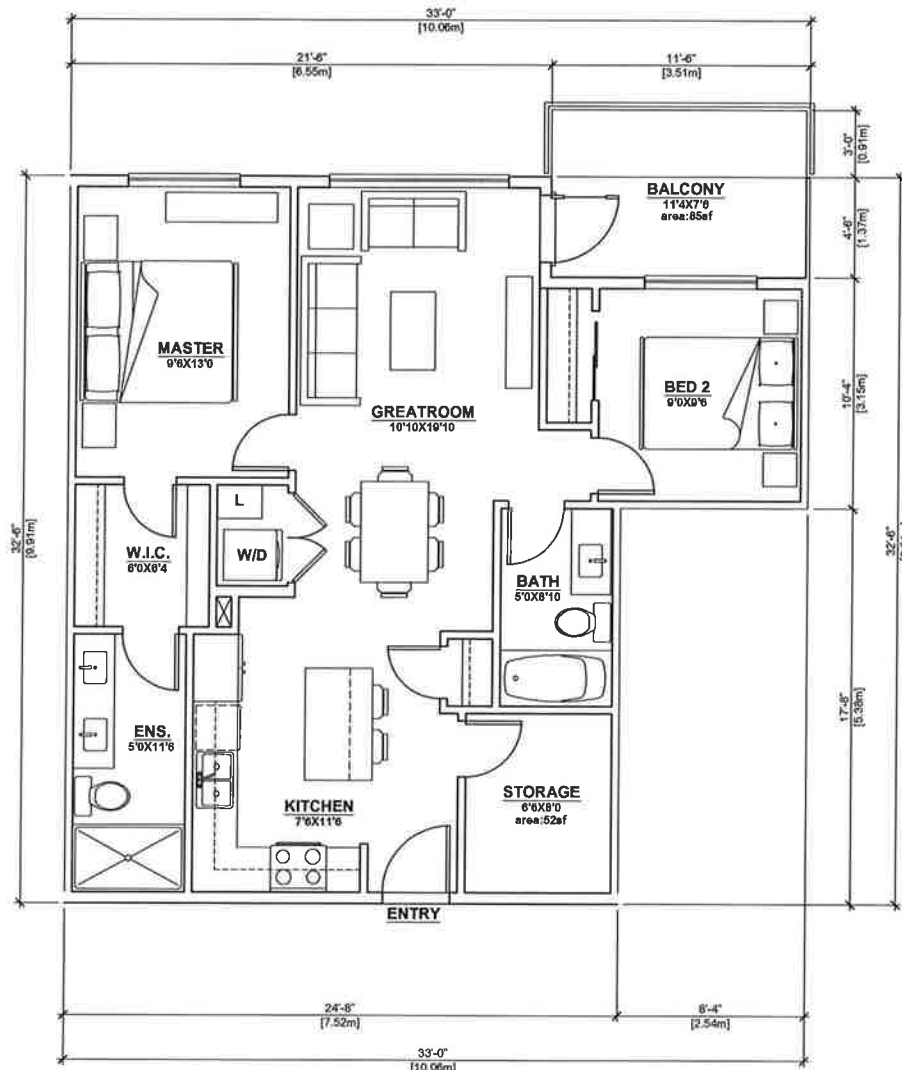
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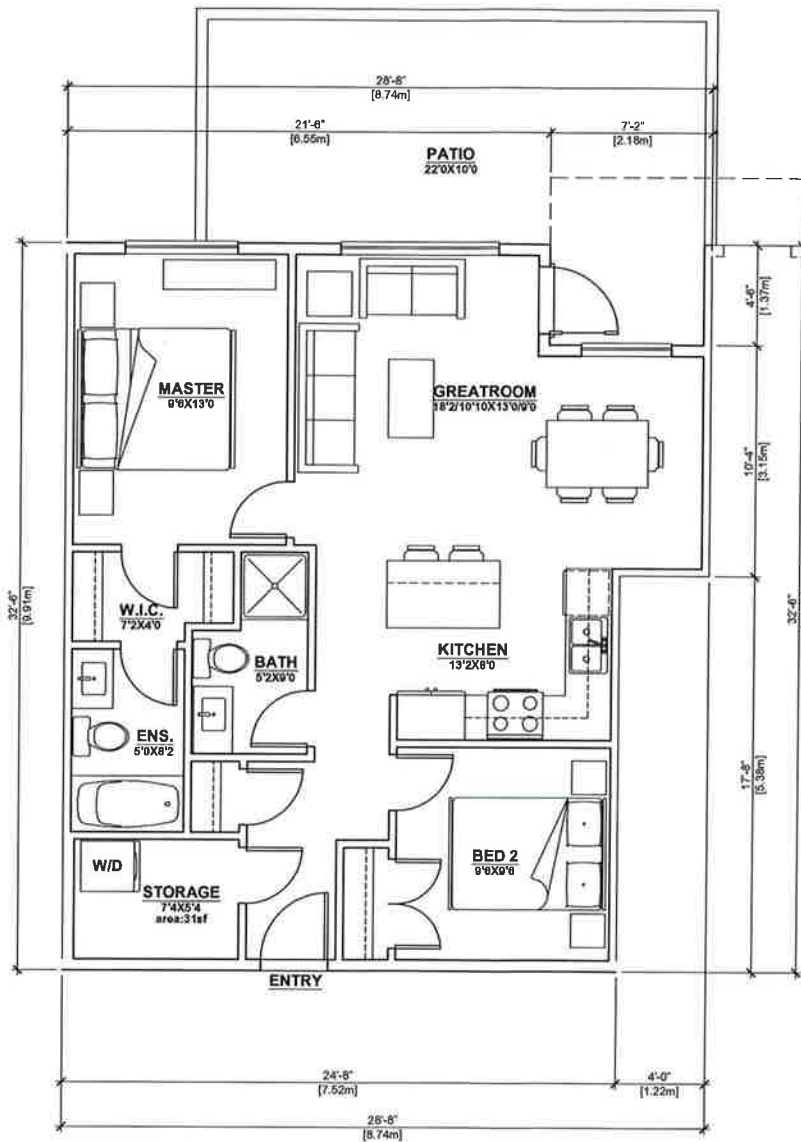
UNIT 'C4'
SCALE: 1/4" = 1'-0"
FINISHED FLOOR AREA: 999 SQ. FT.
ENCLOSED BALCONY: 130 SQ. FT.
OPEN BALCONY: ## SQ. FT.
STORAGE AREA: 83 SQ. FT.



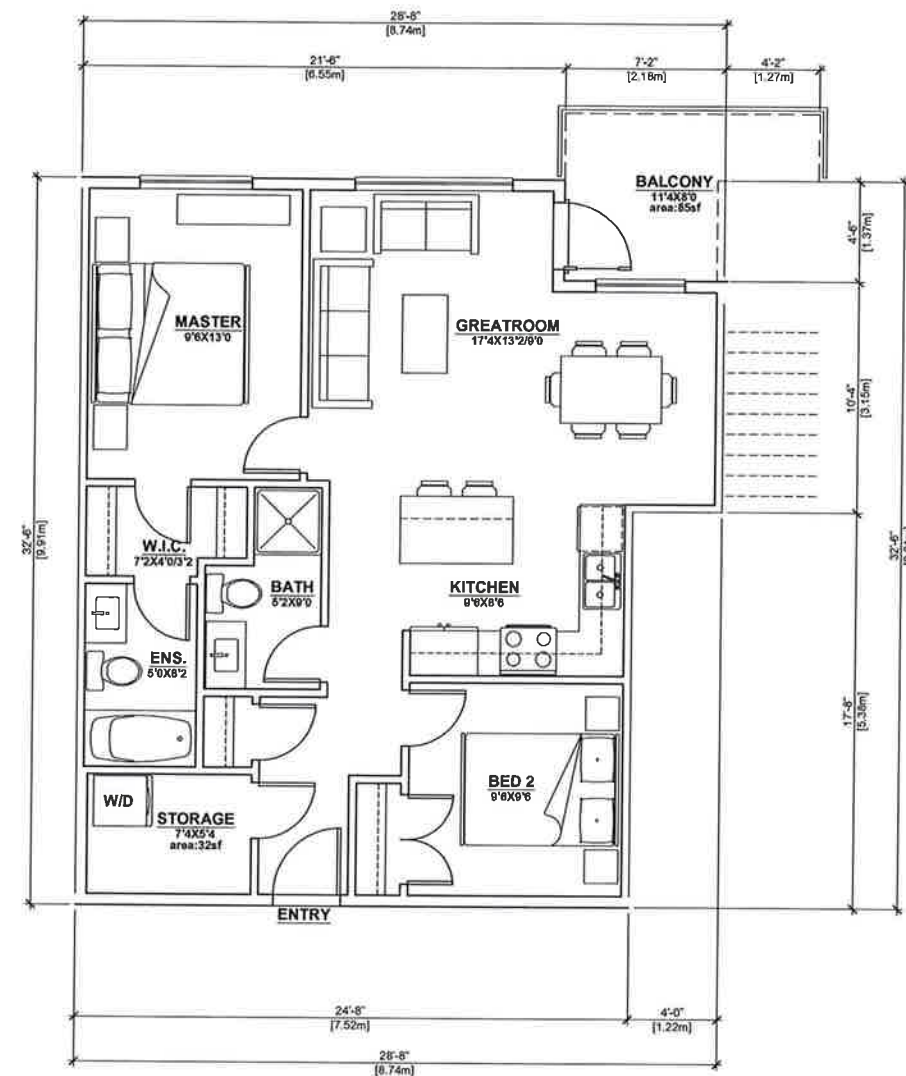
UNIT 'C4a'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 1017 SQ. FT.
ENCLOSED BALCONY: 130 SQ. FT.
OPEN BALCONY: 41 SQ. FT.
STORAGE AREA: 83 SQ. FT.



UNIT 'C5'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 874 SQ.FT.
BALCONY AREA: 85 SQ.FT.
STORAGE AREA: 52 SQ.FT.



UNIT 'C5a'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 829 SQ.FT.
PATIO AREA: 252 SQ.FT.
STORAGE AREA: 32 SQ.FT.



UNIT 'C5b'
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 829 SQ.FT.
BALCONY AREA: 85 SQ.FT.
STORAGE AREA: 32 SQ.FT.

- 2017-02-27
DESIGN REVISIONS
2017-02-08
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2017-01-04
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2016-10-17
CLIENT REVIEW
2016-09-30
CLIENT REVIEW
2016-09-07
CLIENT REVIEW
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PROJECT
"CIVIC"
Proposed Multi-Family
Project

5630 & 5640 201A STREET,
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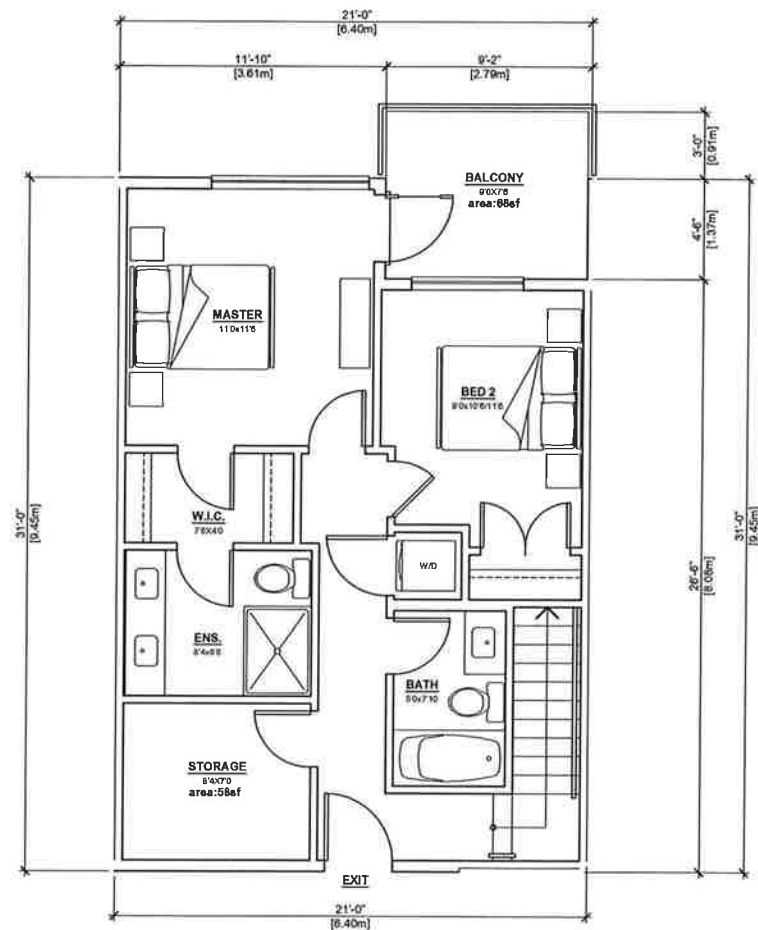
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**DETAILED
UNIT PLANS**

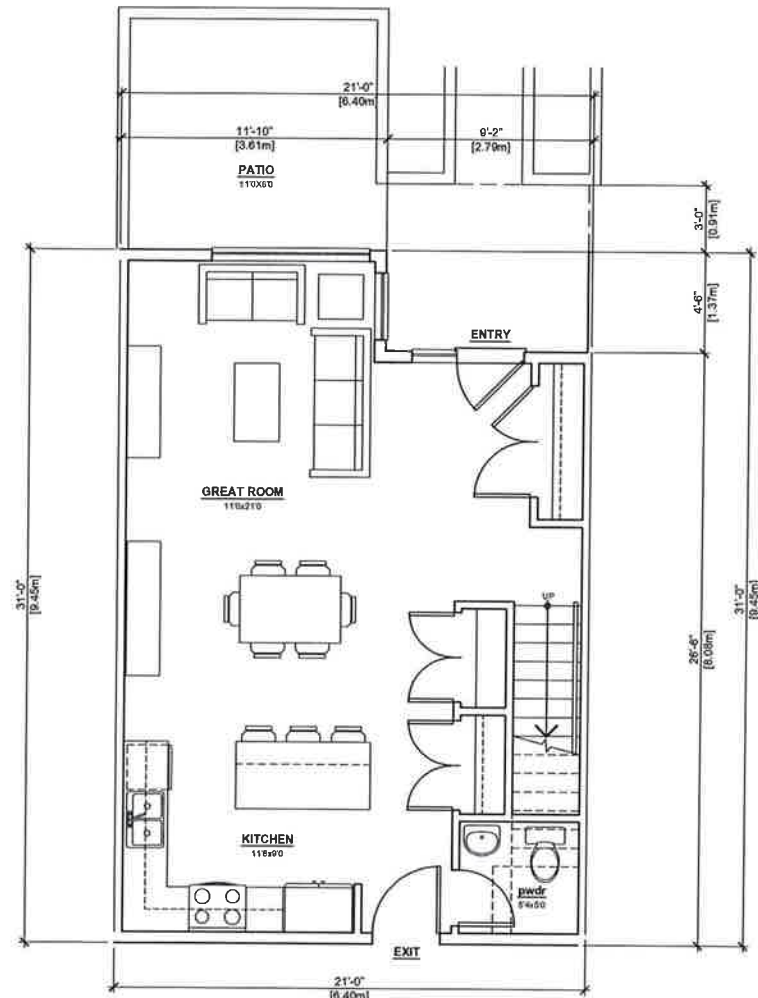
DATE 2018.08.15 FILE NO.
DWN LC
CHK ch **1624**

SEAL
SHEET NO.

DP-5.05



UNIT 'D'
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FINISHED FLOOR AREA: 610 SQ. FT.
BALCONY AREA: 66 SQ. FT.
STORAGE AREA: 58 SQ. FT.



UNIT 'D'
LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FINISHED FLOOR AREA: 610 SQ. FT.
PATIO AREA: 88 SQ. FT.

2017-02-27	DESIGN REVISIONS
2017-02-08	ISSUED FOR REZONING/DP
2017-01-04	CLIENT REVISION
2016-10-17	CLIENT REVIEW
2016-09-30	CLIENT REVIEW
2016-08-07	CLIENT REVIEW
2016-08-02	CLIENT REVIEW
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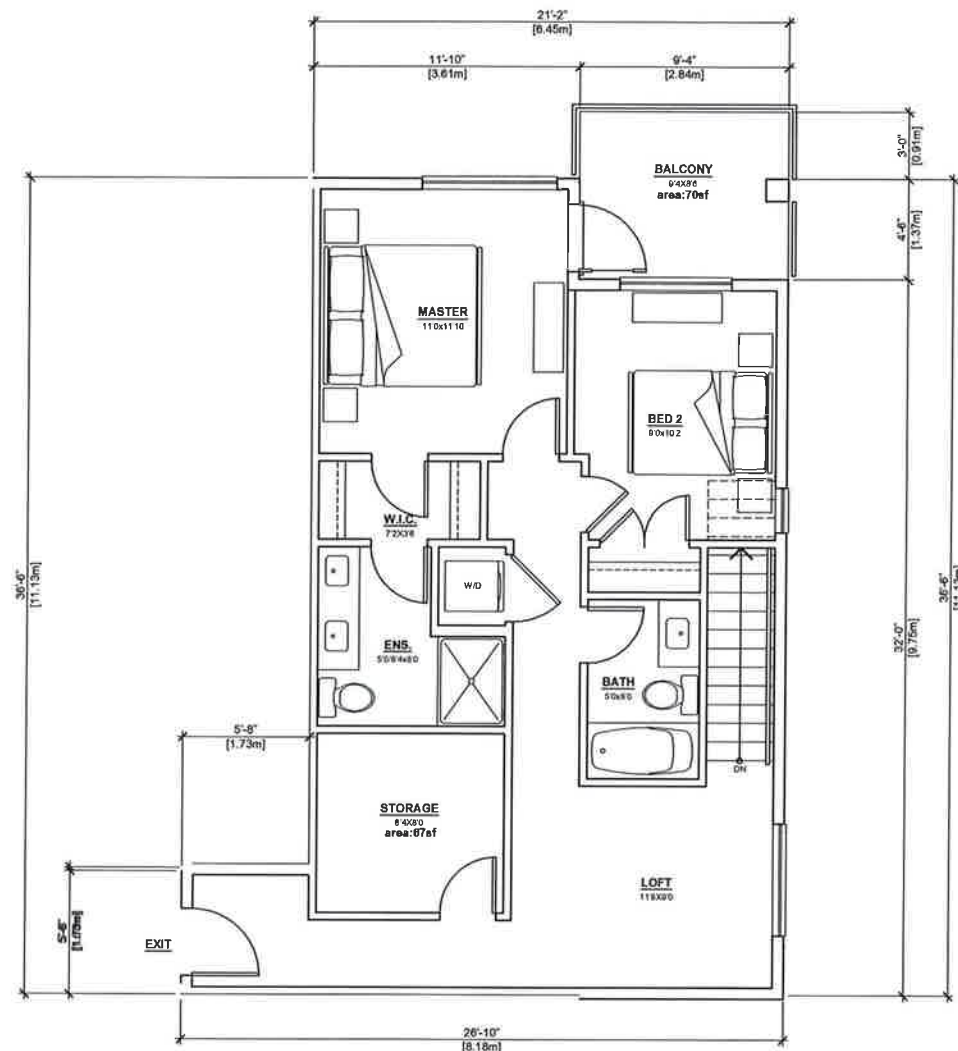
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**DETAILED
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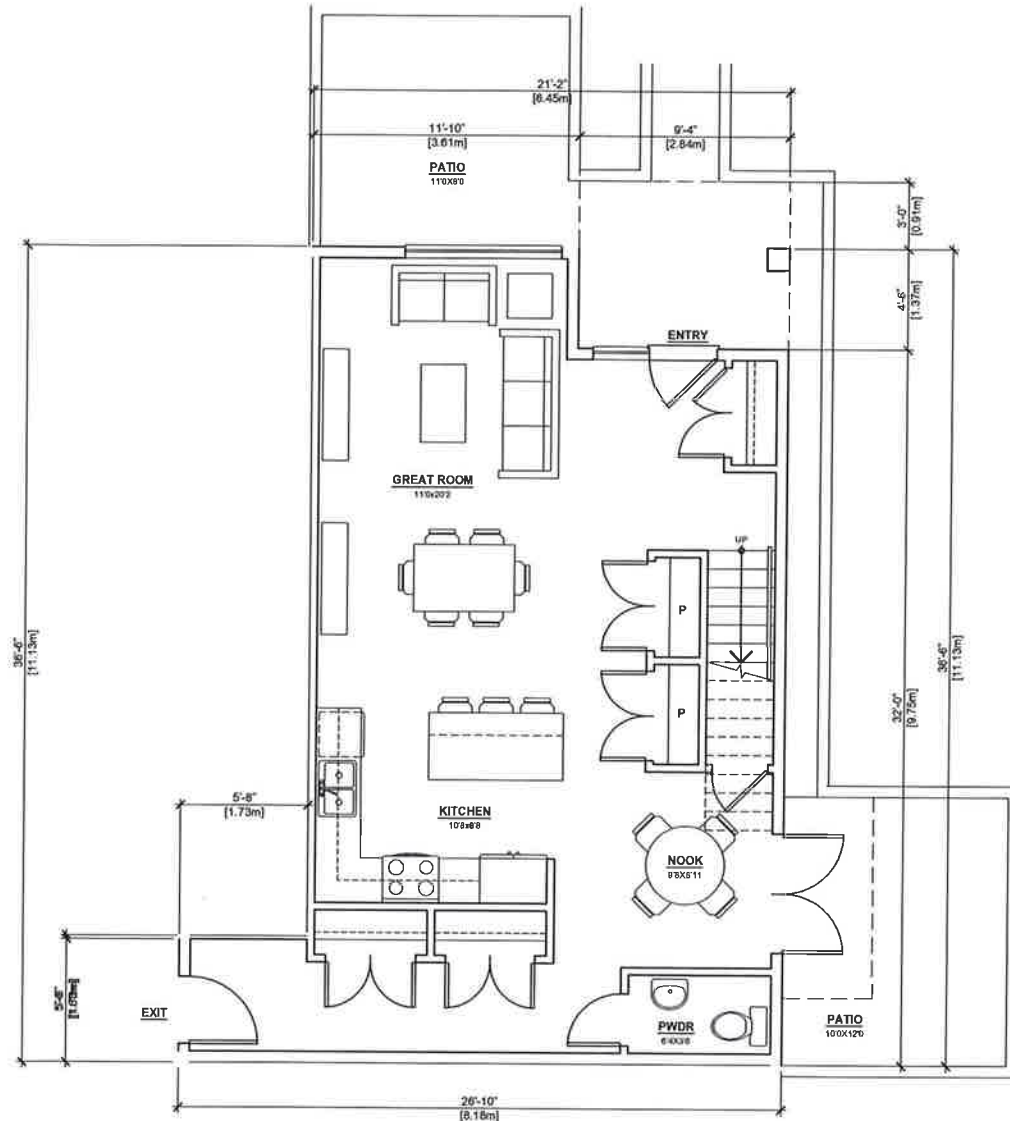
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DWN.	LC	
CHK.	ch	1624

SEAL
SHEET NO.

DP-5.06



UNIT 'D1'
UPPER FLOOR PLAN
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 762 SQ.FT.
BALCONY AREA: 70 SQ.FT.
STORAGE AREA: 87 SQ.FT.



UNIT 'D1'
LOWER FLOOR PLAN
SCALE: 1/4"= 1'-0"
FINISHED FLOOR AREA: 763 SQ.FT.
PATIO AREA: 88 SQ.FT.

2017-02-27	DESIGN REVISIONS
2017-02-08	ISSUED FOR REZONING DP
2017-01-04	CLIENT REVISION
2016-10-17	CLIENT REVIEW
2016-09-30	CLIENT REVIEW
2016-09-07	CLIENT REVIEW
2016-08-02	CLIENT REVIEW
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**DETAILED
UNIT PLANS**

DATE	2016.08.15	FILE NO.
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CHK	ch	

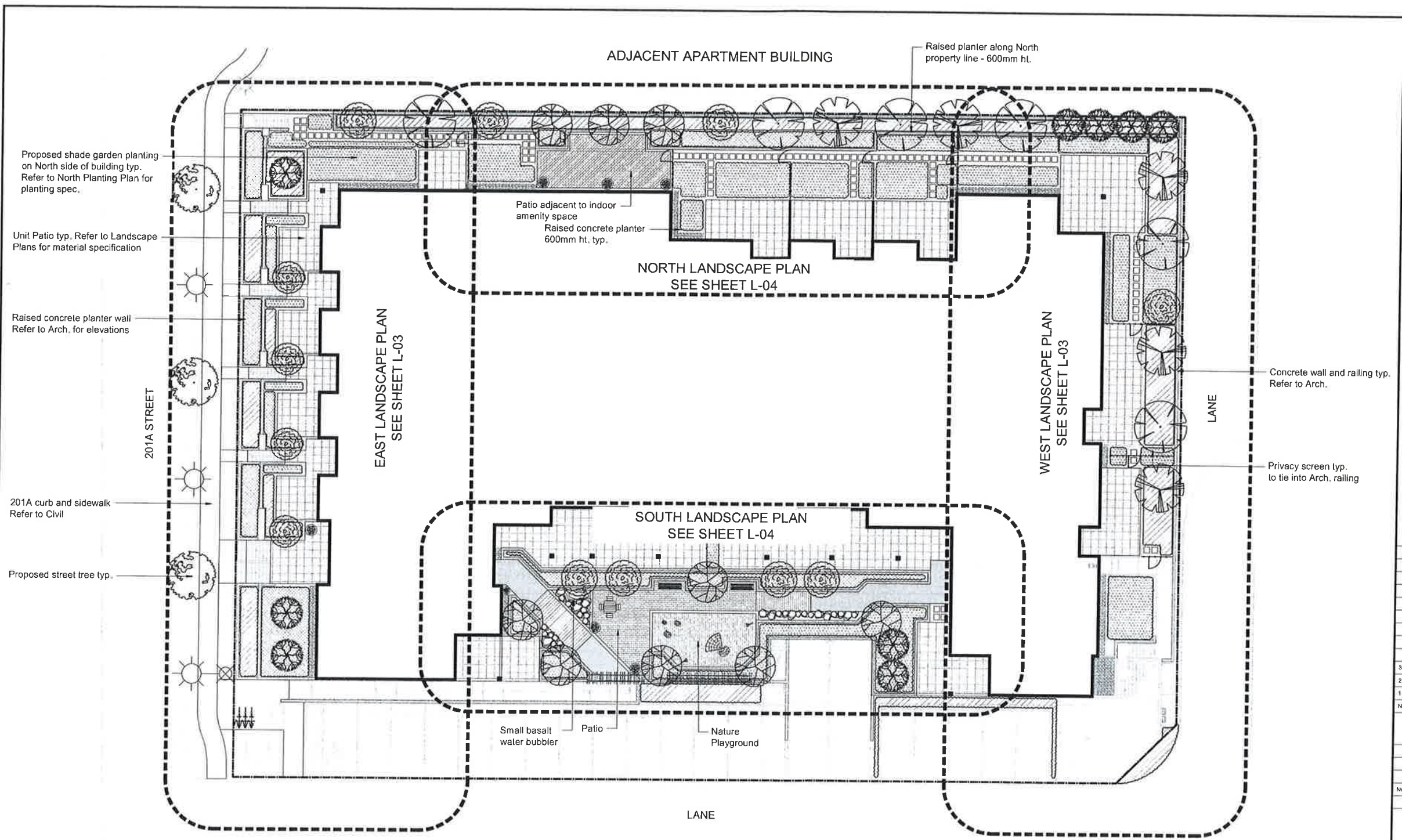
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DP-5.06a

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Sheet List Table

Drawing #: L-01



1 OVERALL SITE PLAN
Scale 1:150

TREE LEGEND

AC	AG	CK	PO
STY	STREET TREE		

PROPOSED TREE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AC	5	Acer palmatum 'Sango Kaku'	Sango Kaku Japanese maple	B+B; 3.0m Ht	Plant as shown
AG	9	Acer griseum	Paperbark maple	B+B; 6cm Cal	Plant as shown
CK	6	Cornus kousa 'Starlight'	Starlight Dogwood	B+B; 6cm Cal	Plant as shown
STY	12	Styrax japonicus	Japanese snowbell, white	B+B; 6cm Cal	Plant as shown
CONIFEROUS TREES					
PO	9	Picea omorika	Serbian Spruce	B+B; 3.0m Ht	Plant as shown

- PLANTING NOTES:
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLMA OR BCSLA GUIDELINES.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GROUNDCOVERS: 300mm
B. SHRUBS: 450mm
C. TREE PITS: 1000mm WITH 300mm BELOW ROOT BALL
 - 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

No.	By	Description	Date
3	MR	Reissued for D.P.	February 27, 2017
2	MR	Issued for D.P.	February 3, 2017
1	SH	Issued for Client Review	January 11, 2017

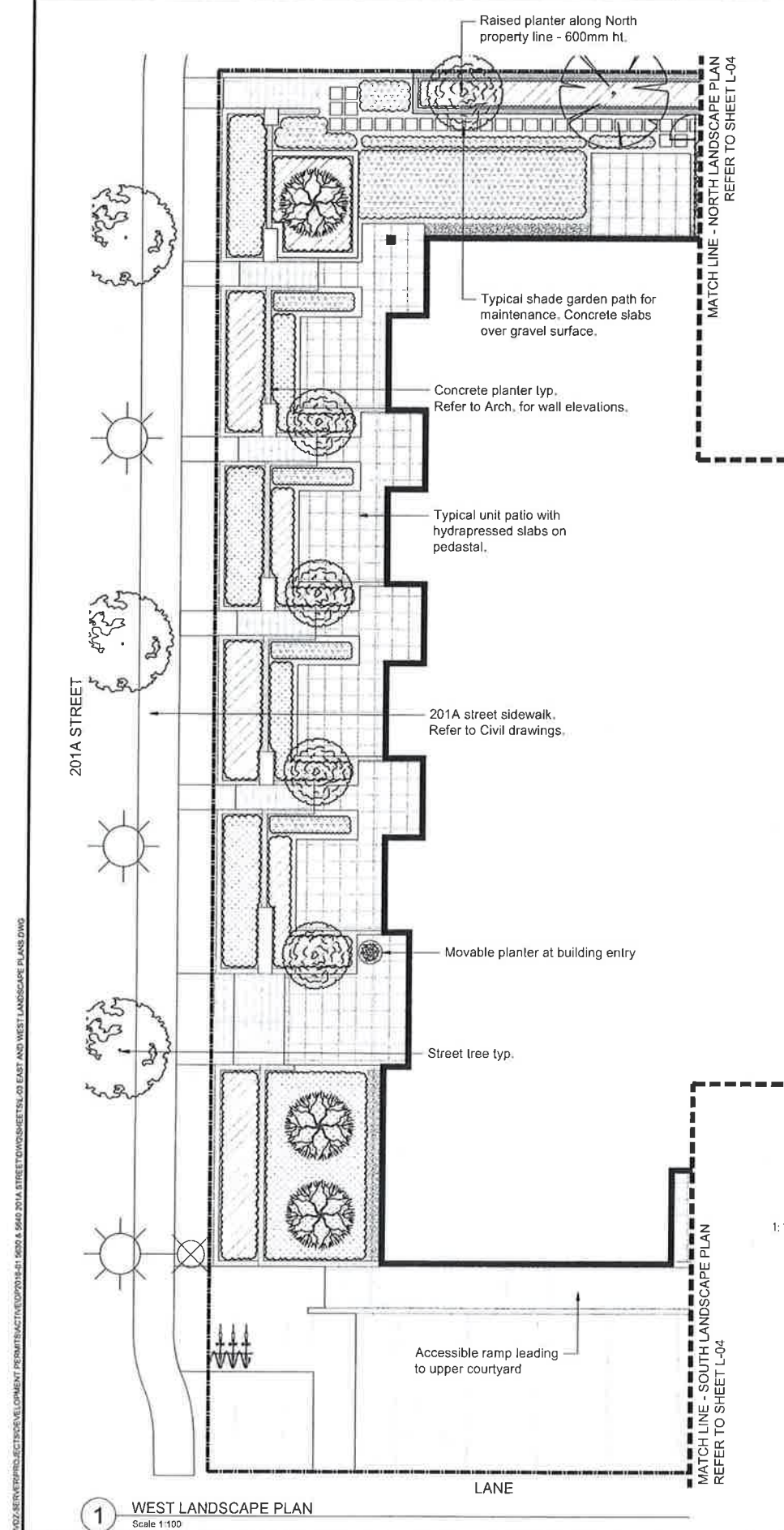
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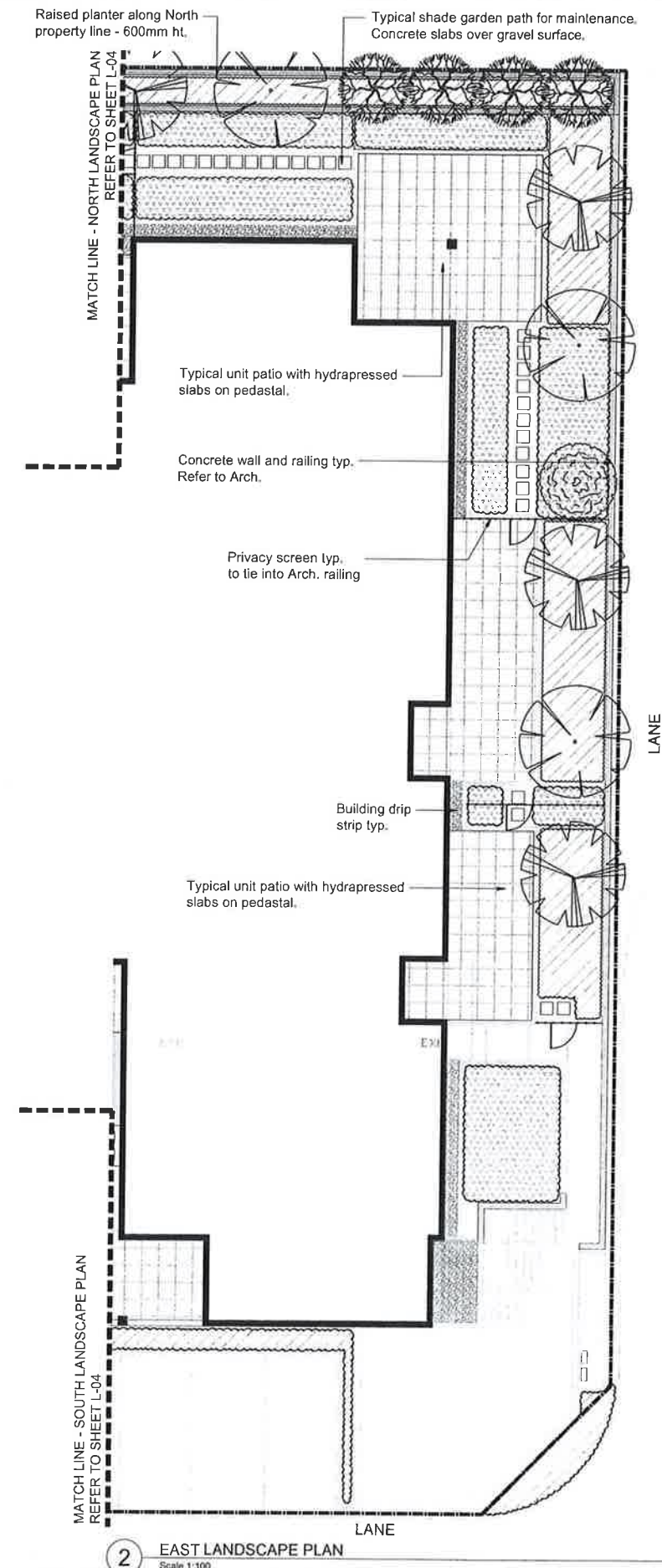
REVISIONS TABLE FOR SHEET

Project:
PROPOSED MULTI-FAMILY PROJECT
Location:
5630 & 5640 201A Street
Langley, BC, V3A 1T1

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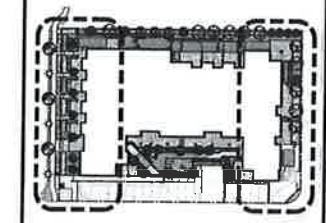
REF.	KEY	DESCRIPTION
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3 (LD-01)		PAVER SLABS Tawata Hydropressed Slabs Colour: Charcoal Supplier: Abbotsford Concrete Products
2 (LD-01)		UNIT PAVERS Bridgwood Series Concrete Slabs Colour: Cedar Brown Supplier: Barkman Concrete
1 (LD-01)		CONCRETE SIDEWALK Over Structural Slab
		RAILINGS Refer to Architects Drawings
1 (LD-02)		SHADE GARDEN PLANTING Refer to Planting Plan
1 (LD-02)		FEATURE SHRUB AND GROUNDCOVER PLANTING Refer to Planting Plan
1 (LD-02)		PERIMETER SCREEN PLANTING Refer to Planting Plan
		DECORATIVE POTS GRS-077 by Baldwin Site Elements or approved equal Contact: 604-424-4168 adn@nne@baldwinse.com
4 (LD-01)		ALLAN BLOCK RETAINING WALL 600mm Ht. raised planters (Typ.)
6 (LD-01)		BENCH Maglin MLB720-W
7 (LD-01)		TABLE Maglin MLPT400-S-W
8 (LD-01)		SHADE GARDEN PATH Hydropressed slabs on compacted gravel base for maintenance access.
5 (LD-02)		BUILDING DRIP STRIP
		BIKE RACK Legacy Series L24-BR52 by Francon: Andrew Site Furnishings Ltd. Surface Mount
5 (LD-01)		WOOD FIBAR PLAY SURFACE
7 (LD-02)		TIMBER STEP DOWN FENCE



van der Zalm + associates inc.
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Key Map (NTS)



3	MR	Revised for D.P.	February 27, 2017
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Project:

**PROPOSED MULTI-FAMILY
PROJECT**

Location:

**5630 & 5640 201A Street
Langley, BC, V3A 1T1**

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Drawing #:

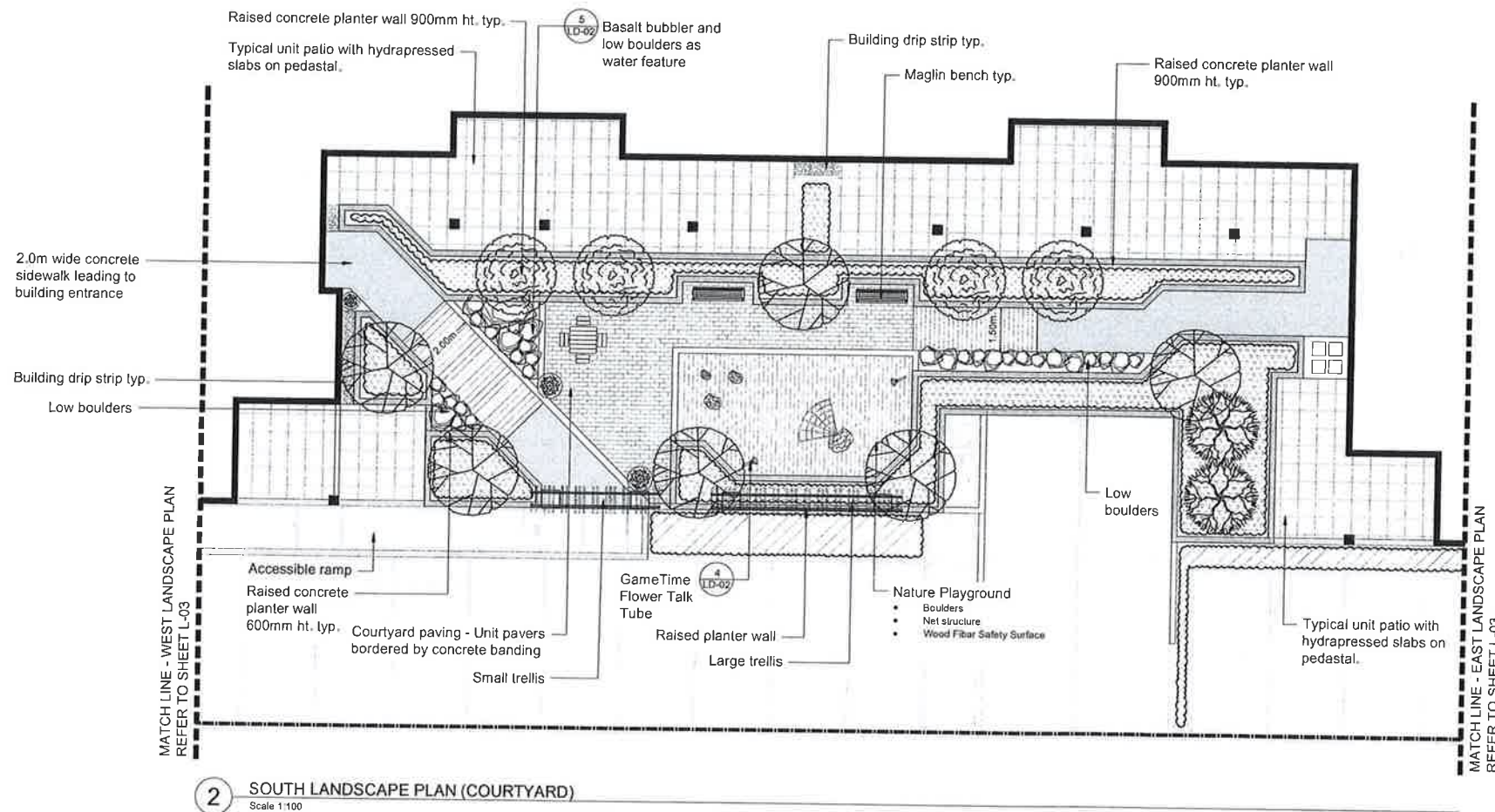
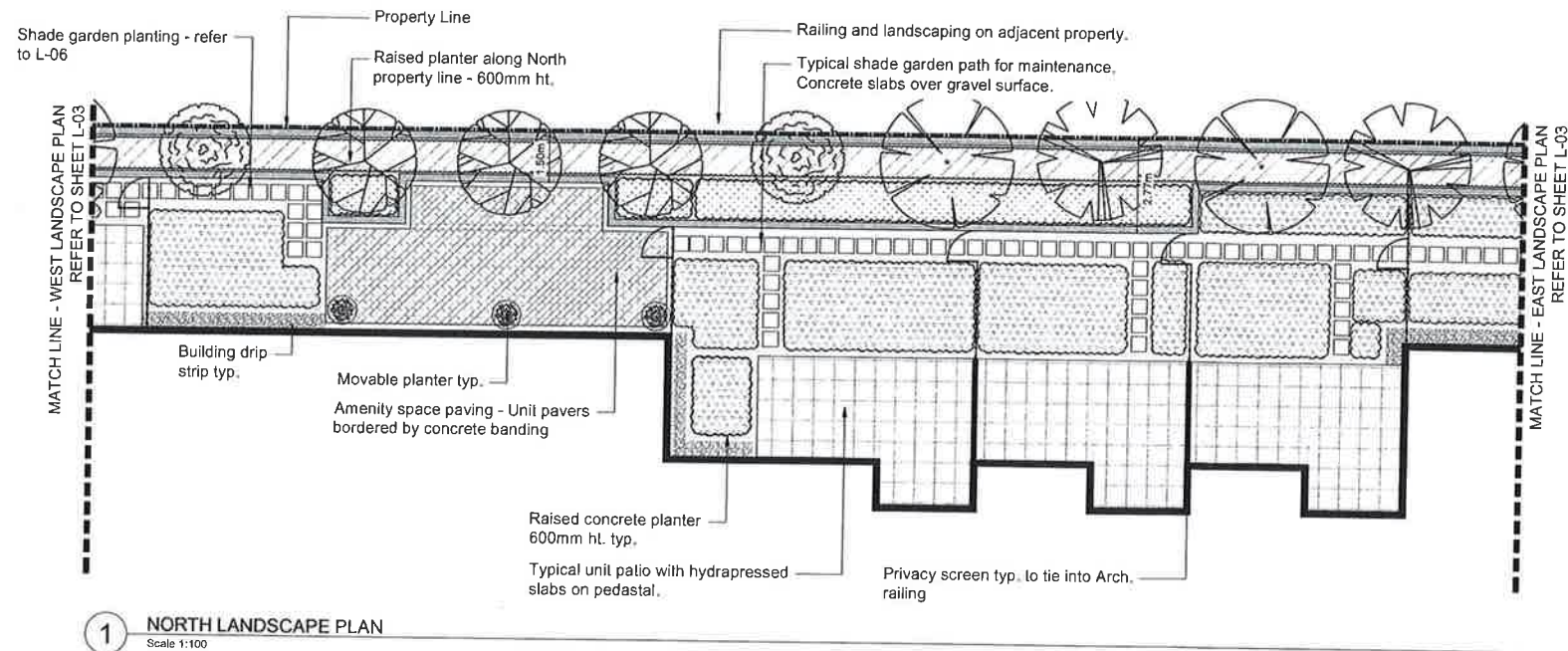
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DP2016-61

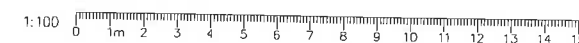
Drawing Title:

EAST AND WEST LANDSCAPE PLANS

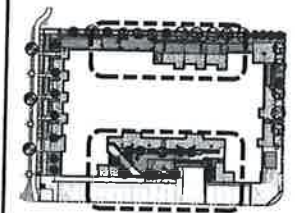


LANDSCAPE LEGEND

REF.	KEY	DESCRIPTION
2 LD-01		UNIT PAVERS Metropolitan Series Pavers Colour: Charcoal Supplier: Abbotsford Concrete Products
3 LD-01		PAVER SLABS Texada Hydrapressed Slabs Colour: Charcoal Supplier: Abbotsford Concrete Products
2 LD-01		UNIT PAVERS Bridgewood Series Concrete Slabs Colour: Cedar Brown Supplier: Barkman Concrete
1 LD-01		CONCRETE SIDEWALK Over Structural Slab
		RAILINGS Refer to Architects Drawings
1 LD-02		SHADE GARDEN PLANTING Refer to Planting Plan
1 LD-02		FEATURE SHRUB AND GROUND COVER PLANTING Refer to Planting Plan
1 LD-02		PERIMETER SCREEN PLANTING Refer to Planting Plan
		DECORATIVE POTS GRTS-077 by Baldevn Site Elements or approved equal. Contact: 604-424-4166 adrianne@baldevn.com
4 LD-01		ALLAN BLOCK RETAINING WALL 600mm Ht, raised planters (Typ.)
6 LD-01		BENCH Maglin MLB720-W
7 LD-01		TABLE Maglin MLPT400-S-W
8 LD-01		SHADE GARDEN PATH Hydrapressed slabs on compacted gravel base for maintenance access.
5 LD-02		BUILDING DRIP STRIP
		BIKE RACK Loopy Series L21-BR22 by Francis Andrew Site Furnishings Ltd Surface Mount
5 LD-01		WOOD FIBER PLAY SURFACE
7 LD-02		TIMBER STEP DOWN FENCE



Key Map (NTS)



No.	By	Description	Date
3	MR	Reissued for D.P.	February 27, 2017
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Project:
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5630 & 5640 201A Street
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Approved: MVDZ	Original Sheet Size: 24"x36"

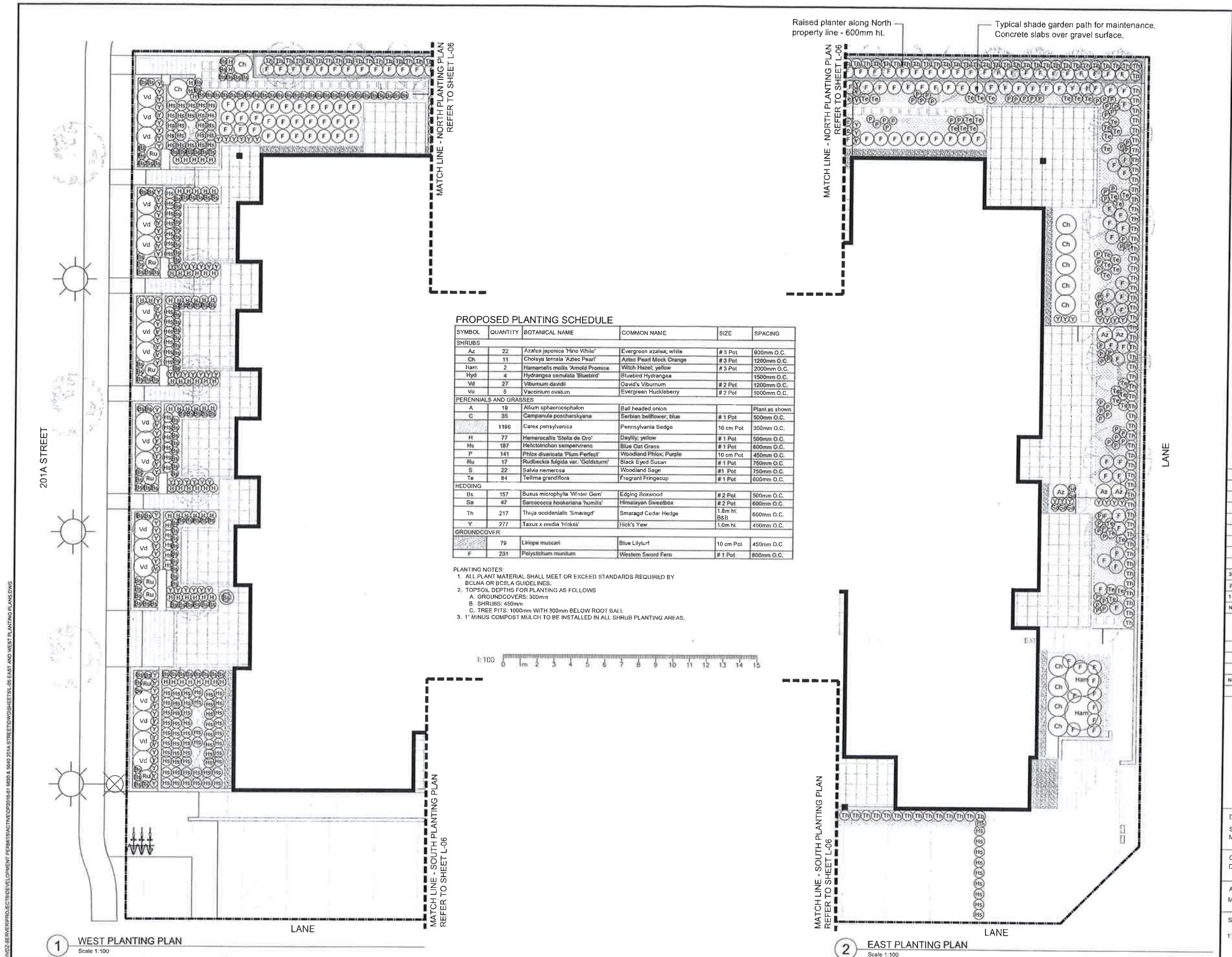
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NORTH AND SOUTH LANDSCAPE PLANS



DP2016-61

L-04

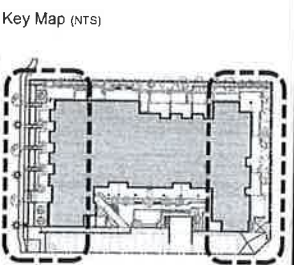


PROPOSED PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Az	22	Azalea japonica 'Hino White'	Evergreen azalea; white	# 3 Pot	900mm O.C.
Ch	11	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mock Orange	# 3 Pot	1200mm O.C.
Ham	2	Hamamelis mollis 'Arnold Promise'	Witch Hazel; yellow	# 3 Pot	2000mm O.C.
Hyd	4	Hydrangea semulata 'Bluebird'	Bluebird Hydrangea	# 3 Pot	1500mm O.C.
Vd	27	Viburnum davidii	David's Viburnum	# 2 Pot	1200mm O.C.
Vo	5	Vaccinium ovatum	Evergreen Huckleberry	# 2 Pot	1000mm O.C.
PERENNIALS AND GRASSES					
A	19	Allium sphaerocephalon	Ball headed onion	Plant as shown	
C	35	Campanula poscharskyana	Serbian bellflower; blue	# 1 Pot	500mm O.C.
	1196	Carex pensylvanica	Pennsylvania Sedge	10 cm Pot	300mm O.C.
H	77	Hemerocallis 'Stella de Oro'	Daylily; yellow	# 1 Pot	500mm O.C.
HS	187	Heliopsis scabra 'Autumn Fire'	Blue Oat Grass	# 1 Pot	600mm O.C.
P	141	Phlox divaricata 'Plum Perfect'	Woodland Phlox; Purple	10 cm Pot	450mm O.C.
Ru	17	Rudbeckia hirta 'Goldsturm'	Black Eyed Susan	# 1 Pot	750mm O.C.
S	22	Salvia nemorosa	Woodland Sage	# 1 Pot	750mm O.C.
Te	84	Tellima grandiflora	Fragrant Fringescup	# 1 Pot	600mm O.C.
HEDGING					
Bs	157	Buxus microphylla 'Winter Gem'	Edging Boxwood	# 2 Pot	500mm O.C.
Se	47	Sarcococca hookeriana 'humilis'	Himalayan Sweetbox	# 2 Pot	600mm O.C.
Th	217	Thuja occidentalis 'Smaragd'	Smaragd Cedar Hedge	1.8m ht. B&B	600mm O.C.
Y	277	Taxus x media 'Hicksii'	Hick's Yew	1.0m ht.	450mm O.C.
GROUND COVER					
L	79	Liriope muscari	Blue Lilyturf	10 cm Pot	450mm O.C.
F	231	Polystichum munum	Western Sword Fern	# 1 Pot	800mm O.C.

- PLANTING NOTES:
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCLSA GUIDELINES.
 2. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GROUND COVERS: 300mm
 - B. SHRUBS: 450mm
 - C. TREE PITS: 1000mm WITH 300mm BELOW ROOT BALL
 3. 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.



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Project:
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Location:
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Langley, BC, V3A 1T1

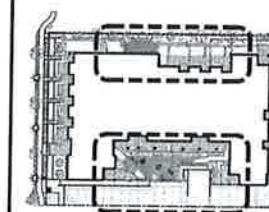
Drawn: SH MR	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1"=100'	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO THE DRAWINGS MUST NOT BE MADE FOR CONSTRUCTION UNLESS APPROVED FOR BY THE CONSULTANT.



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Az	22	<i>Azalea japonica</i> 'Hino White'	Evergreen azalea; white	# 3 Pot	900mm O.C.
Ch	11	<i>Choisya lernata</i> 'Aztec Pearl'	Aztec Pearl Mock Orange	# 3 Pot	1200mm O.C.
Ham	2	<i>Hamamelis mollis</i> 'Arnold Promise'	Witch Hazel; yellow	# 3 Pot	2000mm O.C.
Hyd	4	<i>Hydrangea serrulata</i> 'Bluebird'	Bluebird Hydrangea		1500mm O.C.
Vd	27	<i>Viburnum davidii</i>	David's Viburnum	# 2 Pot	1200mm O.C.
Vo	5	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	# 2 Pot	1000mm O.C.
PERENNIALS AND GRASSES					
A	19	<i>Allium sphaerocephalon</i>	Ball headed onion		Plant as shown
C	35	<i>Campanula poscharskyana</i>	Sieban bellflower; blue	# 1 Pot	500mm O.C.
	1196	<i>Carex pensylvanica</i>	Pennsylvania Sedge	10 cm Pot	300mm O.C.
H	77	<i>Hemerocallis</i> 'Stella de Oro'	Daylily; yellow	# 1 Pot	500mm O.C.
HS	187	<i>Helictotrichon sempervirens</i>	Blue Owl Grass	# 1 Pot	600mm O.C.
P	141	<i>Phlox divaricata</i> 'Pump Perfect'	Woodland Phlox; Purple	10 cm Pot	450mm O.C.
Ru	17	<i>Rubus idaeus</i> var. 'Goldsturm'	Black Eyed Susan	# 1 Pot	750mm O.C.
S	22	<i>Salvia nemorosa</i>	Woodland Sage	#1 Pot	750mm O.C.
Te	84	<i>Tellima grandiflora</i>	Fragrant Figmaceg	# 1 Pot	600mm O.C.
HEDGING					
Bs	157	<i>Buxus microphylla</i> 'Winter Gem'	Edging Boxwood	# 2 Pot	500mm O.C.
Sa	47	<i>Sarcococca hookeriana</i> 'nuttallii'	Himalayan Sweetbox	# 2 Pot	600mm O.C.
Th	217	<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Cedar Hedge	1.8m ht. B&E	600mm O.C.
Y	277	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	1.0m ht	450mm O.C.
GROUND COVER					
	79	<i>L. tripe muscari</i>	Blue Lilyturf	10 cm Pot	450mm O.C.
F	231	<i>Polystichum murinum</i>	Western Sword Fern	# 1 Pot	800mm O.C.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BC/LNA OR BC/LA GUIDELINES
2. **TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS**
 - A. GROUNDCOVERS: 300mm
 - B. SHRUBS: 450mm
 - C. TREE TIPS: 1000mm WITH 300mm BELOW ROOT BALL
3. 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.



3	MR	Reissued for D.P.	February 27, 2011
2	MR	Issued for D.P.	February 3, 2011
1	SH	Issued for Client Review	January 11, 2011
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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[illegible]

REVISIONS TABLE FOR SHEET

Project:

PROPOSED MULTI-FAMILY
PROJECT

Location:
5630 & 5640 201A Street
Langley, BC, V3A 1T1

Drawn: SH MR	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDENDUMS MUST BE PRICED FOR CONSTRUCTION UNLESS LABELED OTHERWISE FOR INFORMATION ONLY.

Drawing Title: NORTH AND SOUTH PLANTING PLANS

VDZ Project #:
DP2016-61

Drawing #: L-06



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **56 Avenue Road and Utility Project – Tender Award**

Report #:

File #: 17-018

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

Doc #:

Date: March 27, 2017

RECOMMENDATION:

1. THAT Council award the tender T2017-01, 56 Ave: Roadworks and Utility Project, to Richco Contracting Ltd. based on their bid of \$4,157,864.00 (excluding GST).
2. THAT Council authorize the Director of Engineering, Parks and Environment and the Chief Administrative Officer to execute documents related to this award.

PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2017-01 56 Ave: Roadworks and Utility Project, to Richco Contracting Ltd.

POLICY:

Purchasing Policy FN-12 – City Council approval required for entering contracts for goods or services over \$375,000.



COMMENTS/ANALYSIS:

The 56th Avenue Road Works and Utilities Project, between the Langley Bypass and Glover Road, will replacement aging water and sewer mains complete with associated road improvements. Road improvements include new sidewalks, curb & gutter, streetlights, street trees, addition of cycling lanes and pavement rehabilitation. The sidewalks between Glover Road and just east of 206 Street will be done to the downtown realm standard.

The tender was posted on BC Bid and was open to all bidders. The tenders were reviewed for completeness, errors and compliance to the tendering specifications.

A list of bidders and bid prices is provided below for reference.

Rank	Contractor	Tender Price (Excluding GST)
1	Richco Contracting Ltd.	\$4,157,864.00
3	Eurovia British Columbia Inc.	\$4,212,788.56
2	Lafarge Canada Inc.	\$4,278,872.00

As the low compliant bid is within the available budget, it is recommended that Council award T2017-01, 56 Ave: Roadworks and Utility Project, to Richco Contracting Ltd. for the amount of **\$4,157,864.00** (excluding GST). The tendered price includes \$611, 561.00 in Optional Work¹.

Tenders were evaluated based on the full contract price including optional items. The City may choose to proceed with all or none of the optional items.

¹ Optional work items include highly reflective pavement markings, intersection modifications at 56 Avenue at Logan Ave/206 Street and 56 Avenue at Langley Bypass, conduit for fibre optic, provisional sums for property restoration and disposal of unsuitable material and utility tie-ins and an early completion bonus. These items will be approved based on available budget as the project progresses.



BUDGET IMPLICATIONS:

Pre-Tender Engineers Estimate:	Base bid	\$3,748,667
	Optional Items –	\$383,950
	<i>Total</i>	<i>\$4,122,617</i>

The total construction budget for 56 Ave: Roadworks and Utility Project is as follows:

56 Avenue Roadworks:	\$2,259,510*
56 Avenue Water:	\$800,000*
56 Avenue Storm and Sanitary Sewer:	\$800,000*
LED Lighting Replacement:	\$10,000
Ornamental Streetlight Replacement:	\$350,000
Traffic Signal at Glover Ave and 56 Ave:	\$250,000
<u>Total:</u>	<u>\$4,469,510</u>
Engineering & Project Management:	(\$273,301)
Total Construction Budget	\$4,196,209

** Portion of works where 83% of budget is funded by Federal/Provincial Grant.*

The contingency will be the value of the Optional work in the amount of \$611,561.00 plus the difference between the tendered amount and the total construction budget (\$4,196,209 - \$4,157,864.00), totalling \$649,906.00 which is approximately 15% contingency. Optional items will be approved as the project progresses if funding allows.

ICBC Road Improvement Program funding has been approved for \$76,000.00 for road safety improvements. This amount has not been included in the overall construction budget but would be billed after completion of the selected improvements such as intersection improvement work at 56th Avenue and Langley Bypass, 56th Avenue and Glover Road and crosswalk improvement work at Salt Lane.

ALTERNATIVES:

None.



Respectfully Submitted,



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

Attachment: Project Plan

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer





CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT Councillor Gayle Martin be appointed to the Homelessness Action Table Task Group.

THAT Councillor Nathan Pachal be appointed to the "Develop a Sustainable Program to "Deter Crime and Target Crime Hot Spots" Task Group.

THAT the following members of the public be appointed to the "Develop a Sustainable Program to "Deter Crime and Target Crime Hot Spots" Task Group:

- Vivian Thompson
- Lynn Whitehouse
- Sandy Dunkley
- Davis Krell
- Valerie Frolander