



REGULAR COUNCIL MEETING AGENDA

Monday, March 20, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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See attached - Complete Agenda Package - March 20, 2017	
2. <u>ADOPTION OF AGENDA</u>	
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b. Correspondence	
c. New Business	
6. <u>ADJOURNMENT</u>	



REGULAR COUNCIL MEETING

MONDAY, MARCH 20, 2017

AT 7:00 P.M.

IN COUNCIL CHAMBERS

LANGLEY CITY HALL

20399 DOUGLAS CRESCENT

A G E N D A

1) **COMMITTEE OF THE WHOLE**

Opportunity for public comment on the following:

- a) Development Permit Application No. 03-17 – 20670 Langley Bypass
Presentation from Andrea Scott, Architect Lovick Scott Architects.

Motion to Rise and Report

2) **ADOPTION OF AGENDA**

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

3) **MINUTES**

- a) Regular Meeting Minutes from March 6, 2017.
- b) Public Hearing Minutes from March 6, 2017
- c) Advisory Planning Commission Minutes from March 8, 2017

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

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

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.

5) **MAYOR'S REPORT**

Upcoming Meetings

Regular Council Meeting – April 3, 2017 -  Televised

Regular Council Meeting – April 24, 2017

Metro Vancouver – Councillor Storteboom

Library Happenings – Councillor Martin

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.

7) **ADMINISTRATIVE REPORTS**

8) **NEW AND UNFINISHED BUSINESS**

ADJOURNMENT



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application 03-17, Lovick
Scott Architects, 20670 Langley Bypass**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: February 20, 2017

COMMITTEE RECOMMENDATION:

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.

PURPOSE OF REPORT:

To consider a Development Permit Application by Lovick Scott Architects to accommodate a 7,500 ft² retail warehouse development at 20670 Langley Bypass.

POLICY:

The subject property is zoned C2 Service Commercial Zone in Zoning Bylaw No. 2100 and designated "Service Commercial" in the Official Community Plan. All lands designated Service Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Lovick Scott Architects
Owner:	942252 Alberta Ltd.
Civic Addresses:	20670 Langley Bypass
Legal Description:	Lot 1, District Lot 308, Group 2, New Westminster District Plan BCP5654
Site Area:	162,439.82 ft ² (15,091 m ²)
Lot Coverage:	90%
Total Site Gross Floor Area:	57,810 ft ²
Total Site Parking Required:	142 spaces
Total Site Parking Provided:	144 spaces
Existing Zoning:	C2 Service Commercial Zone
OCP Designation:	Service Commercial
Variances Requested:	None
Development Cost Charges:	\$57,330 (7,500 ft ²)

Engineering Requirements:

Additional works 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.

These requirements have been issued to reflect the application for development of a proposed **commercial building at 20670 Langley Bypass**. These requirements may be subject to change upon receipt of design drawings.

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. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. The existing water, sanitary and storm sewer service connections may be suitable to service the new building. The developer's engineer must confirm whether the connections provide the required capacity for the new development. Should upgrades be required to service the site, they shall be designed and installed at the Developer's expense.
4. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets 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. Review pedestrian connections within the site between the new building and existing buildings.
5. A sidewalk fronting the site on Langley Bypass shall be designed and constructed at the Developer's expense.
6. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulations.

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

1. A Security Deposit of 110% of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
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).

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. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
4. 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.
5. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
6. Garbage and recycling enclosures shall be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Commercial Developments - June 2015 Update”

Discussion:

This is an existing 162,439.82 ft² (15,091.15 m²) site with multiple single storey commercial tenants along the south boundary of the property. This project proposes to add an additional free-standing single storey building to the north west corner of the site, adjacent to Langley Bypass. There is currently 50,310 ft² of buildings on the site. This 7,500 ft² (696.77 m²) building is built for a private liquor store. It will have 23 parking stalls and 1 loading bay along the west. The overall parking for the site will be 144 stalls with only 142 required to meet the Zoning Bylaw requirements.

This building sits in a prominent corner location, exposed on all 4 sides to the road and the site. As this is the case, the building has been designed and detailed along all facades. The main features of the building are the brick porticos for the entrance to the building as well as the glazing. There is fine brick detailing included in these areas; windows that are curved at the top along with the brick and brick detailing at the parapet. The front of the building has a light touch with the full height glazing corners to add relief to the heaviness of the brick. The brick veneer cladding is wine and grey in colour to match the existing base brick on the existing building. In addition, between the brick features, the cladding is a mix of charcoal vertical Hardi panel as well as a white smooth Hardi Panel.



With regards to CEPTED, the building is located in a prominent corner of the site, directly adjacent to Langley bypass. This allows for the building to be highly visible to the road and to the parking lot to the south, providing excellent natural surveillance “eyes” on the site. Furthermore, the building is rectangular and thus does not allow for any “hidden” areas.

The proposed development completes the final phase envisioned for this prominent of development site, and generally complies with the Service Commercial Development Permit Area Guidelines intended for larger sites generally not accommodated in the downtown core area.

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 \$57,330 to Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant’s proposal.



To: Mayor Schaffer and Councillors

Date: February 20, 2017

Subject: Development Permit Application 03-17, Lovick Scott Architects, 20670 Langley Bypass

Page 6

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments





CITY OF LANGLEY

OPPORTUNITY FOR PUBLIC INPUT

MARCH 20, 2017

NOTICE OF DEVELOPMENT PERMIT APPLICATION

No. DP 03-17

The City of Langley has received a **Development Permit Application** for the property at **20670 Langley Bypass** (see attached map). The development permit would authorize a 7,500 ft² retail warehouse building at the subject property. The issuance of the development permit is governed by Part 14 of the *Local Government Act* and the guidelines contained in the City's Official Community Plan (OCP).

Langley City Council will hear comments from members of the public on whether this application is sufficiently consistent with the applicable development permit guidelines, as reflected in the City's Official Community Plan bylaw, at its regular meeting on **March 20, 2017**. Members of the public who are not able to attend the meeting may submit comments in writing to the Corporate Officer in person or by mail to: 20399 Douglas Crescent, Langley, BC V3A 4B3, or by email to djoyal@langleycity.ca. Comments must be received no later than 4:00pm on March 20, 2017.

Persons wishing to provide oral or written comments are 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.

Members of the public, who wish to review the development permit application and the applicable development permit guidelines, may do so at the Langley City Hall, 20399 Douglas Crescent, Langley, B.C., Monday to Friday between 8:30 a.m. and 4:30 p.m., excluding statutory holidays, from March 7, 2017 to March 20, 2017.

Paula Kusack
Deputy Corporate Officer



20575

20645

20667

20679

20701

20771

A
58416
NWS 1372

Langley Bypass

Subject Property

20670

1
BCP 05654

REM 6
2020

PCL H

LMP1509

PCL G

A
BCP47533

6025

6016

G

BCP49818

5995

4

Collection Dr

C

LANGLEY BYPASS

20670 LANGLEY BYPASS, LANGLEY, BC



DRAWING LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(fax) 604.298.6081
(e-mail) admin@lovickscott.com

- A0 COVER SHEET
- CONTEXT PLAN
- AS1 SITE PLAN
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 SECTION A-A
- RENDERING

LANDSCAPING

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
21308 - 86 AVENUE,
LANGLEY, B.C., V1M 1Z7
(tel) 604888.2363

- L-1 LANDSCAPE PLAN

ISSUED FOR DP - FEB. 07. 2017



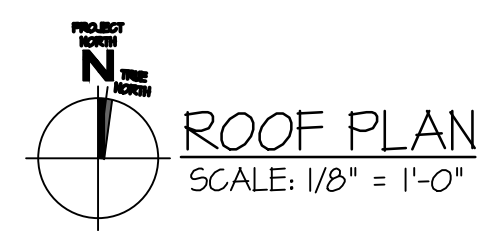
LOVICK
SCOTT
ARCHITECTS

CONTEXT PLAN

LANGLEY LIQUOR WAREHOUSE
20670 LANGLEY BYPASS



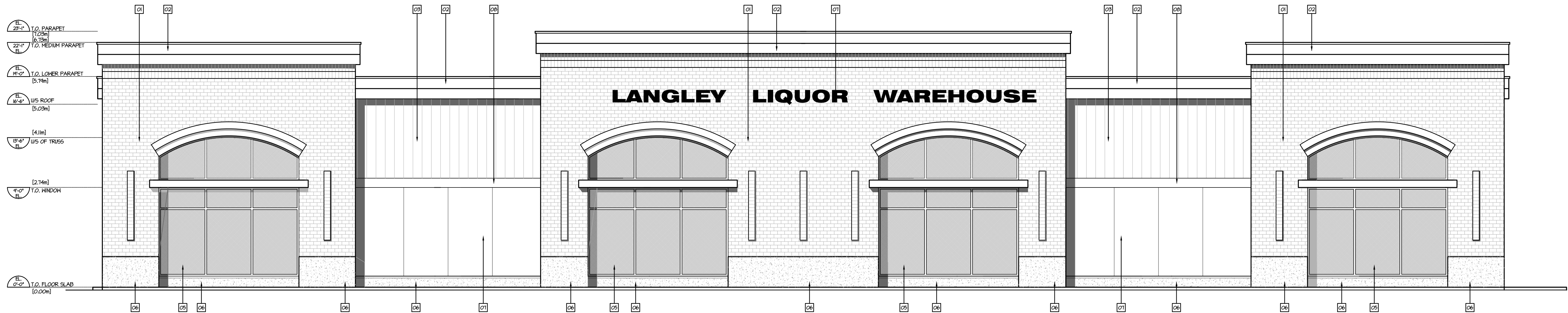
DATE	REVISION
NOV 2013	07/02/17



SCALE	
$1/8" = 1'-0"$	
DATE	REVISION
NOV 2013	01/02/17



SOUTH ELEVATION
SCALE: NT5



NORTH ELEVATION
SCALE: NT5

02	09/03/17	RE-ISSUED FOR DP
01	07/02/17	ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pjlovick@pjlovick.com
tel: 604-298-3700 fax: 604-298-6081

Member of the AIBC Member of the SAA
Member of the RAIC Member of the AAA
Certified Professional Member of the NWTAA
ARCHITECTURAL SEAL

EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24 GA.
- COLOURS TO BE CONFIRMED PRIOR TO PAINTING		
NO.	MATERIAL	COLOUR
1	CULTURED STONE BRICK	HIGH DESERT
2	METAL ROOF FLASHING	CHARCOAL
3	HARDI PANEL VERTICAL SIDING	IRON GREY
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK
6	CONCRETE UPSTAND	STAINED TO MATCH BM HG-166 CHARCOAL
7	HARDI PANEL SMOOTH (H2S)	ARCTIC WHITE
8	* HARDI TRIM	IRON GREY

NOTE:
SIGNAGE SHOWN FOR
REFERENCE ONLY.
SEPERATE SIGN PERMIT
REQUIRED

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DRAWN BY APPROVED

AD PROJECT

Langley Bypass Commercial

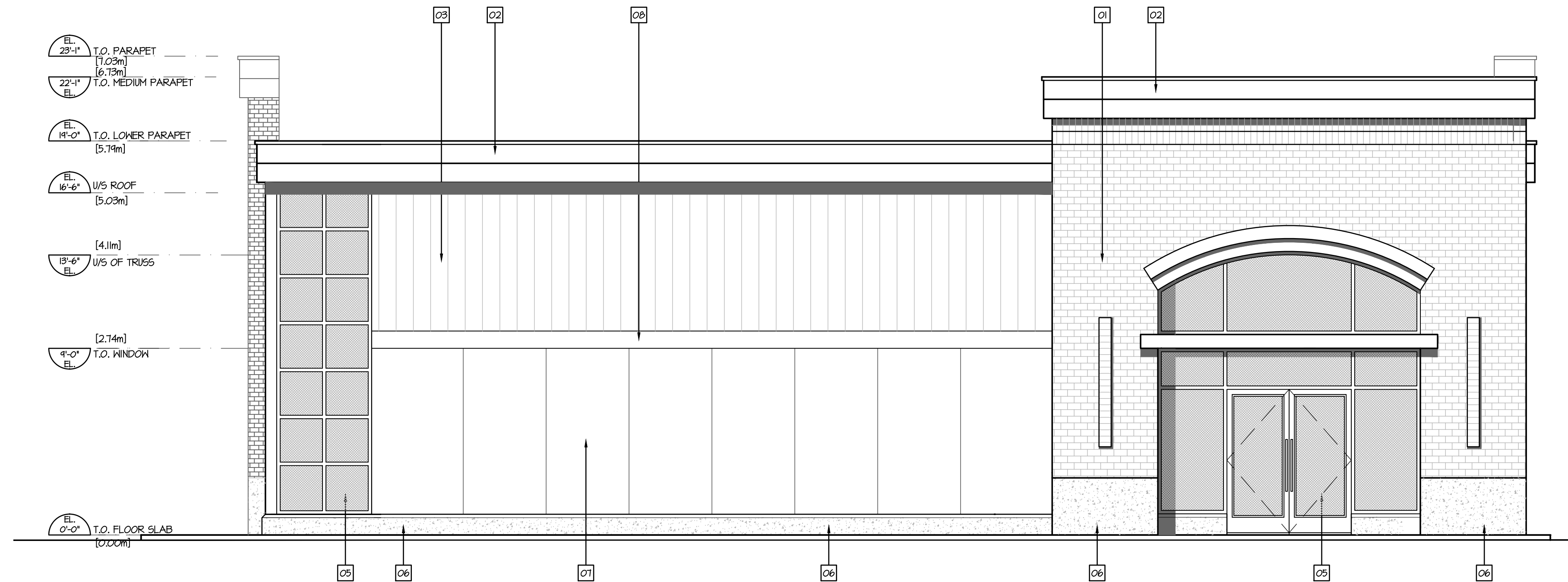
20670 LANGLEY BYPASS
LANGLEY, BC

DRAWING

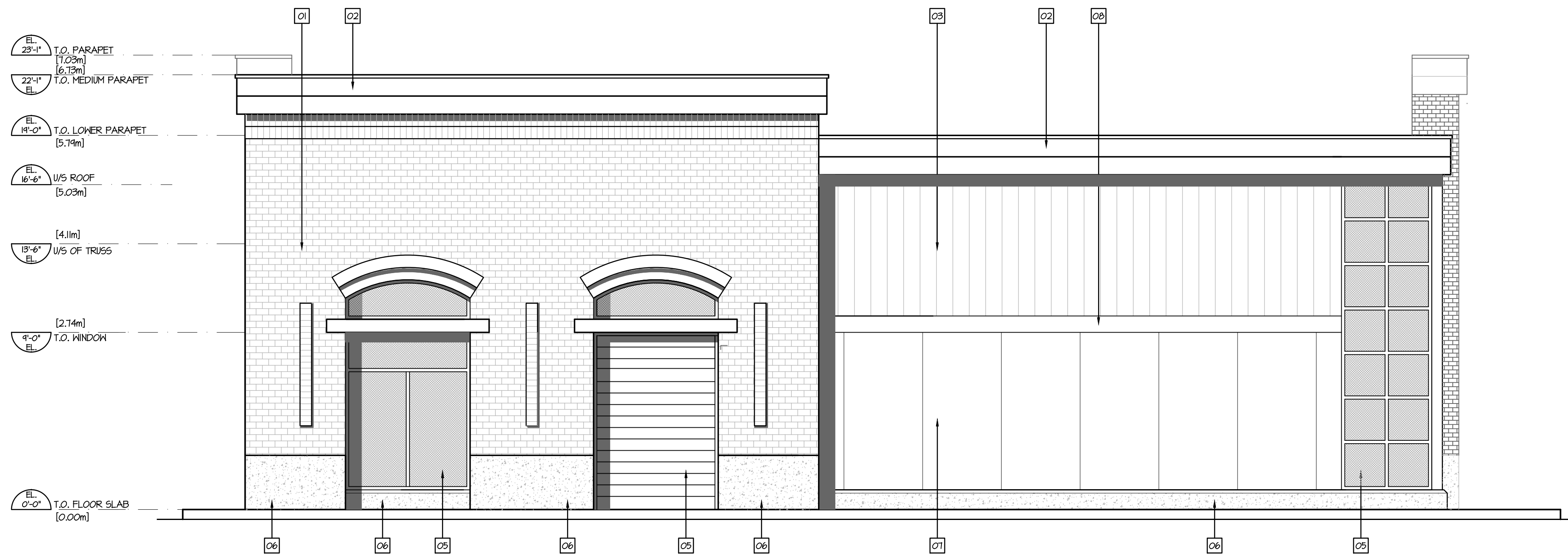
EXTERIOR ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
13-44	A2.0
SCALE	
NT5	
DATE	REVISION
NOV 2013	09/03/17

Langley Bypass 13-94



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES			* ALL MATERIAL FLASHING TO BE 24 GA.
- COLOURS TO BE CONFIRMED PRIOR TO PAINTING			
NO.	MATERIAL	COLOUR	
1	CULTURED STONE BRICK	HIGH DESERT	
2	METAL ROOF FLASHING	CHARCOL	
3	HARDI PANEL VERTICAL SIDING	IRON GREY	
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK	
6	CONCRETE UPSTAND	STAINED TO MATCH BM HG-166 CHARCOAL	
7	HARDIPANEL SMOOTH (H25)	ARCTIC WHITE	
8	* HARDI TRIM	IRON GREY	

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02	09/03/17	RE-ISSUED FOR DP
01	07/02/17	ISSUED FOR DP
REV	DATE	DESCRIPTION

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AD PROJECT

Langley Bypass Commercial

20670 LANGLEY BYPASS
LANGLEY, BC

DRAWING

EXTERIOR ELEVATIONS

PROJECT NUMBER DRAWING NUMBER

13-44 A2.1

SCALE

1/4" = 1'-0"

DATE REVISION

NOV 2013 09/03/17

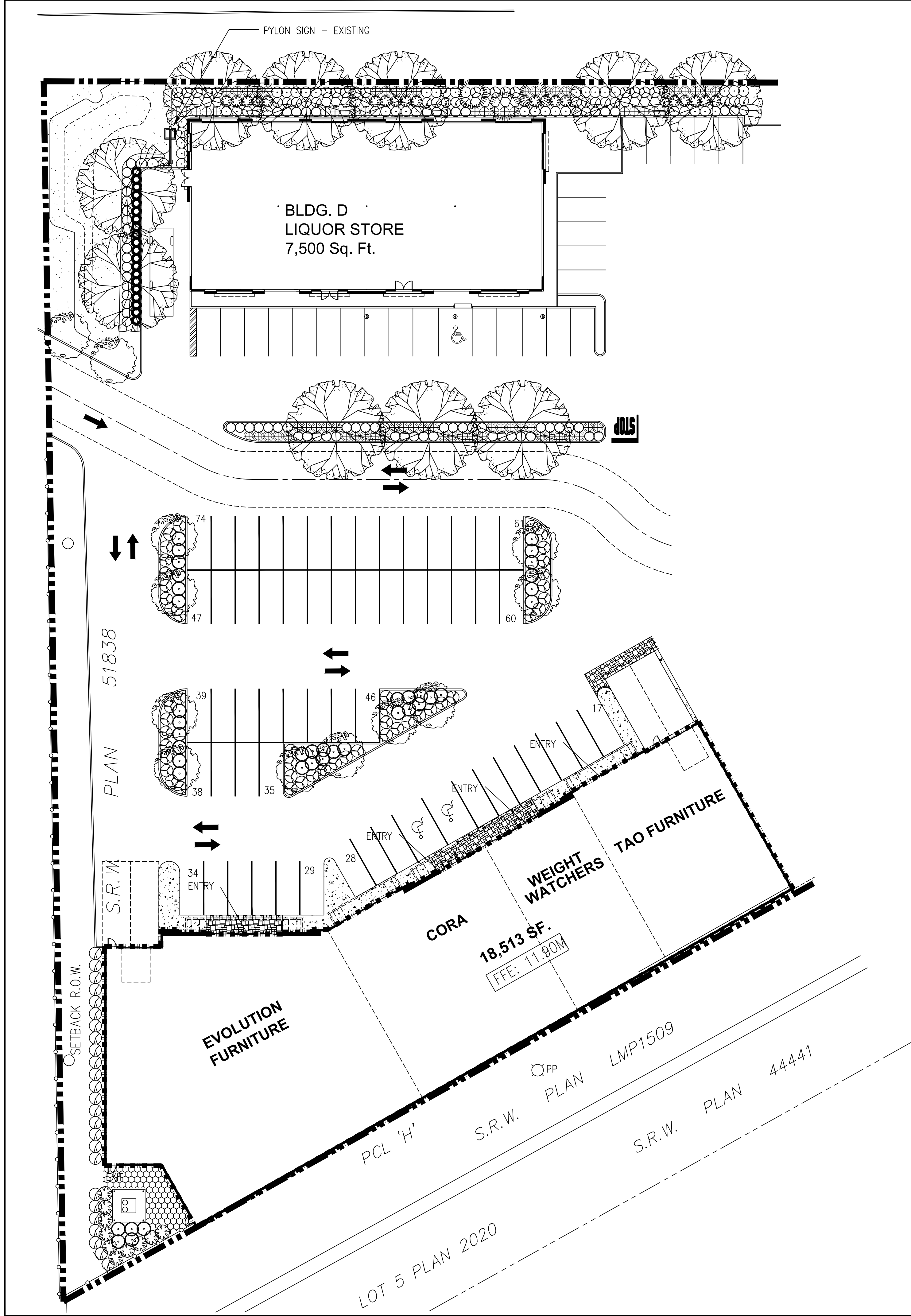
CONSULTANT SEAL

AD

DRAWING

DATE	REVISION
NOV 2013	07/02/17

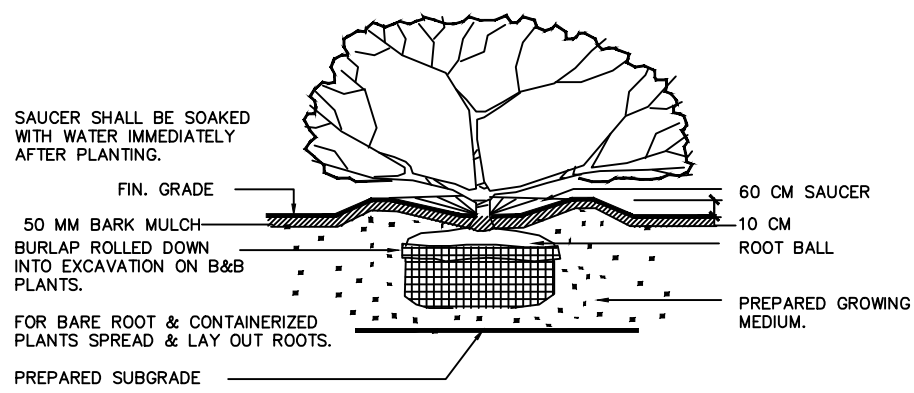




KEY		PLANT LIST					
	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS	
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	12	3.00 METERS	AS SHOWN	B. & B.	
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10	6 CM. CAL.	AS SHOWN	B. & B.	
	THUJA PLICATA	WESTERN RED CEDAR	3	2.50 METERS	AS SHOWN	B. & B.	
	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	20	#2 POT	85 CM. O.C.		
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	20	#2 POT	85 CM. O.C.		
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	20	#3 POT	90 CM. O.C.		
	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	31	#3 POT	90 CM. O.C.		
	RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	26	#3 POT	90 CM. O.C.		
	RHODODENDRON FINNISH 'ELVIIRA'	FINNISH RHODODENDRON	20	#3 POT	90 CM. O.C.		
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	75	#3 POT	90 CM. O.C.		
	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	47	#3 POT	90 CM. O.C.		
	VIBURNUM TINUS DWARF	SPING BOUQUET VIBURNUM	43	#3 POT	90 CM. O.C.		
	VIBURNUM DAVIDII	VIBURNUM	57	#3 POT	90 CM. O.C.		
	RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHODODENDRON	30	#3 POT	90 CM. O.C.		
	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	20	1.80 METERS	90 CM. O.C.		

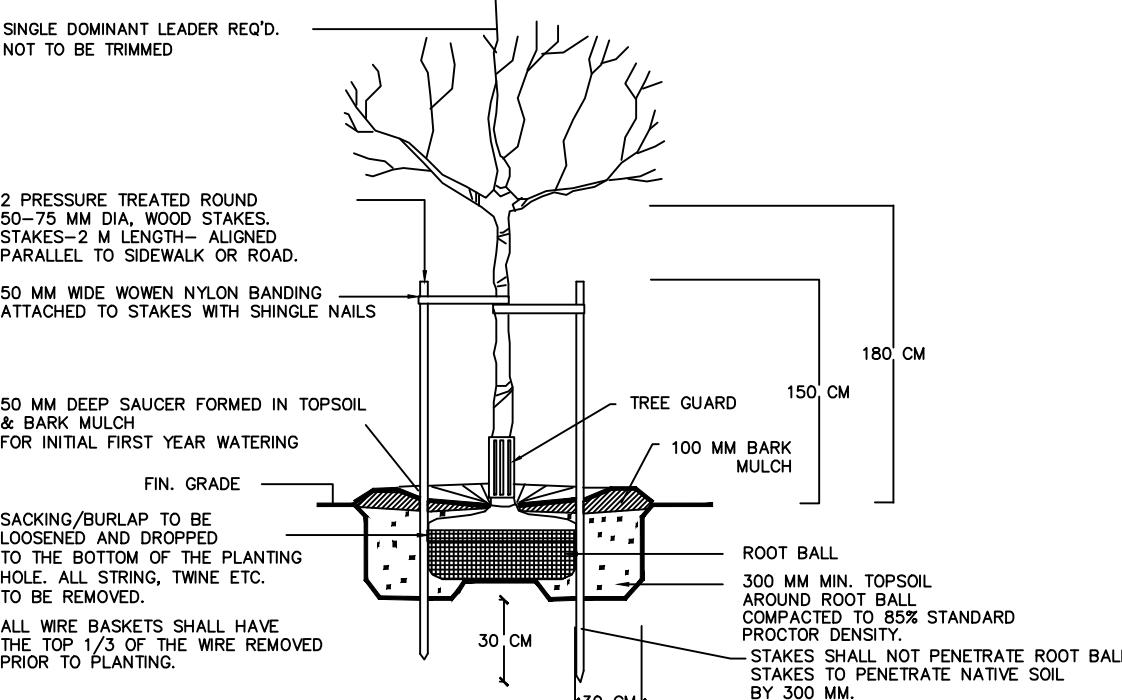
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CMA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD". ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLMA/BCSLA "LANDSCAPE STANDARDS".
- Min. growing medium depths over prepared subgrade shall be :
 - Lawn areas 450 mm
 - Grd. cover areas 450 mm
 - Shrub areas 450 mm
 - Tree pits 300 mm around root ball.
- Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
- On-site or Imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood incl. woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30 mm and foreign objects. All planting beds shall receive min. 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect.
- The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
- The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.



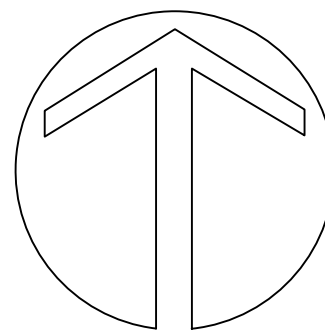
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION

N.T.S.



TREE PLANTING DETAIL
SECTION

N.T.S.



DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

21308 - 86 AVENUE,
LANGLEY, B.C.
V1M 1Z7
PHONE (604) 888-2363

CLIENT

ALIREZA TAVAKOLIAN
P. J. LOVICK ARCHITECT LTD.
3707 - 1st AVENUE
BURNABY, B.C.
V5C 3V6
PHONE (604)

TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED PHASE 2
COMMERCIAL DEVELOPMENT
20670 LANGLEY BYPASS
CITY OF LANGLEY, B.C.

SCALE 1:250	DATE JAN/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1



MINUTES OF A REGULAR COUNCIL MEETING

**Monday, March 6, 2017
7:17 p.m.
CKF Boardroom, Langley City Hall
20399 Douglas Crescent**

Present: Mayor Schaffer
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
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer

1. ADOPTION OF AGENDA

- a. Adoption of the March 6, 2017 Regular Agenda
MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom
THAT the March 6, 2017 agenda be adopted as circulated.
CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 20, 2017
MOVED BY Councillor Pachal
SECONDED BY Councillor Martin
THAT the minutes of the regular meeting held on February 20, 2017 be adopted as circulated.
CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3014 - Zoning Amendment

Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 98 unit condominium apartment building at 5393 and 5455-5459 201 Street.

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 133, 2017, No. 3014" be read a third time.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht noted that the development proposal was reviewed and approved by the Advisory Planning Commission, which is represented by a number of City residents.

Councillor Pachal applauded the developer for including installation of sprinklers on the fourth floor balconies, which is over and above the BC Building Code requirements. He further noted that sustainable transportation is being supported with the installation of electric vehicle charging stations and bicycle parking.

It was noted the proposed 98 units are consistent with the high density designation in the Official Community Plan.

THE QUESTION WAS CALLED and same was

CARRIED

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – March 20, 2017

Regular Council Meeting – April 3, 2017 - Televised

b. Metro Vancouver - Councillor Storteboom

The Metro Vancouver Board of Directors met on Friday February 24 for a series of meetings to address departmental business and again on Friday afternoon and Saturday morning for a Strategic Planning Workshop.

All of Council should have the Chair Update that identified:

- an organizational name change from "Greater Vancouver Regional District" to "Metro Vancouver Regional District",
- the release of the Regional Homelessness Task Force position paper called "Addressing Homelessness in Metro Vancouver",
- the announcement of 18 events to celebrate the 50th Anniversary of our regional parks, beginning on March 15 at Burnaby Lake Regional Park,
- a reminder of the Metro Vancouver Homeless Count 2017 on March 7 & 8,
- a review of recycling rates in the region,
- announcing a conversation about wood smoke reduction,
- announcing a registry for stratas that have electric vehicle charging stations,

- a series of informational pieces, quality of life videos and community events. For more information, City Council and members of the public are requested to view the Metro Vancouver website.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks & Environment

The Director of Engineering, Parks & Environment advised Council that City received a grant of \$5230 from Tree Canada to plant 35 trees in the Uplands Dog Park. He continued by providing an update on various Engineering initiatives including: traffic calming proposals underway, the Metro Vancouver Water Supply Main Valve Report; Watermain flushing program; current construction projects underway and under design.

To an inquiry from Council, Mr. Bomhof confirmed that signage will be installed in the floodplain as discussed previously and that the inclement weather has delayed the project thus far. He also confirmed that the outdoor fitness equipment will be installed in Douglas Park very soon.

Councillor Albrecht thanked the engineering department staff for continuing to diligently attend to clearing and salting City streets while winter continues and he reminded citizens to report particularly bad pot holes to City staff. He further noted that the new LED street lighting on 203 Street is bright and works very well. It will be great when all lighting is eventually switched over to LED.

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

The Director of Recreation, Culture & Community Services provided an update on upcoming special events, spring break day camps, Teapot Hill Hike, and an Extreme Air Park field trip. She provided information about upcoming fitness programs including Foam Rolling 101, Stronger You Ladies Only, and Tabata. Timms celebrated its one year anniversary in February and Ms. Hilton provided the first year's usage statistics for drop in programs. She noted that there was over 97,000 drop in users the first year and that adults are the biggest proportion of attendees. She noted that the City's new neighbourhood themed banners will be installed in Timms next week and she concluded by encouraging Council, staff and the public to visit the newest art display located in the entrance from Timms to the library.

Mayor Schaffer thanked Ms. Hilton and her staff for a very successful first year!

Councillor Albrecht advised Council and the public that he attended the Goalball Tournament this past weekend. He noted it was a very exciting tournament and a great event.

e. Langley Youth & Family Services - 40 Year Anniversary - Mayor Schaffer

The Mayor offered congratulations to the Langley Youth and Family Services team as they celebrated their 40th anniversary on Wednesday, March 1st. Langley Youth and Family Services was founded 40 years ago as an early intervention crime prevention program which provides services to the community through

child, youth and family counselling. The program is fully funded by the City and the Township of Langley and referrals are received mostly through the RCMP. The work of the LYFS team has helped many youth and their families through difficult times and their invaluable services truly do make a difference! Congratulations once again to Ted Leavitt, Jim Smith, Fred West, Teresa Palylyk, and Tanya Rutley as they celebrated 40 very important years!

5. BYLAWS

- a. Bylaw 3015 - Fees & Charges Bylaw (Streetlight Banners)

Final reading of a bylaw to amend the Fees & Charges Bylaw to add Streetlight banners.

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 23 Bylaw, 2017, No. 3015" be read a final time.

CARRIED

6. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business
- i. Councillor Storteboom, on behalf of MP John Aldag and MP Mark Warawa, advised the public that nominations are being accepted for the Environmental Hero Award which was created to celebrate the difference that environmental heroes make in the community and to remind everyone to protect our environment. There are three categories of the award, one each for Youth, Individual and Organization/Non-Profit. Nomination can be made at www.langleyenvironmentalhero.com

7. **ADJOURNMENT**

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

That the meeting be adjourned at 7:43 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, March 6, 2017

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Schaffer
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
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer

Public: 8

1. CALL TO ORDER

Mayor Schaffer called the Public Hearing to order.

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

The Deputy Corporate Officer advised that the Hearing had been publicized in the following manner:

A notice was placed on the City Hall notice board on Tuesday, February 21st. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the February 23rd and March 2nd issues of the Langley Advance.

It was further noted that one letter and one petition consisting of 11 names in opposition was received.

2. BUSINESS

a. Bylaw 3014 - Zoning Amendment and Development Permit DP 01-17

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

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

Mr. Wykpis provided a presentation illustrating the proposed development. He noted that the property was previously rezoned for a smaller townhouse project however the development area allows for 80 units per acre. As such, the developer decided to pursue the development of a 98 unit condominium apartment building instead.

Parking for the building is fully located underground, including visitor and bicycle parking. He reviewed the amenities included in the development highlighting the extensive storage provided for residents. It was noted that the developer also built the Sonnet building across the street, and the outer esthetics of the proposed building were designed to complement and be cohesive with that existing development. Mr. Wykpis reviewed the CPTED design enhancements and noted that the developer held a public information meeting to encourage neighbourhood residents to learn about the project and provide an opportunity to express concerns before the development was presented to Council.

Mayor Schaffer invited members of the public to comment on the project.

Jim Wuest, 208, 5430 – 201 Street: Mr. Wuest noted that he lives in the building across the street and overlooks the proposed development. He supported the project and asked that the City ensure that the appropriate bylaws are adhered to during construction with regard to noise, parking, and dust control/cleanup of area if the project proceeds.

Heather Laws, 5650 201 St: Ms. Laws advised that residents in the area dealt with a lot of disruption during the construction of the recently completed apartment building next door. She complained that noise was excessive, parking was not controlled and that cleanup was not adequate. She also noted that the construction workers often littered in the area. She asked that the contractor ensure that the workers respect the neighbourhood residents and their property if this project proceeds. She asked that the City ensure the bylaws are adhered to as well.

Mayor Schaffer asked the Director of Development Services to consult with the developer and ensure these concerns are brought to his attention.

3. **MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the Public Hearing close at 7:17 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



**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

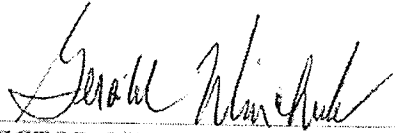
MOVED BY Commission Member Schreder
SECONDED BY Commission Member Roman

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

CARRIED



ADVISORY PLANNING COMMISSION VICE-CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission

Subject **Development Permit Application 03-17, Lovick
Scott Architects, 20670 Langley Bypass**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: February 20, 2017

COMMITTEE RECOMMENDATION:

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.

PURPOSE OF REPORT:

To consider a Development Permit Application by Lovick Scott Architects to accommodate a 7,500 ft² retail warehouse development at 20670 Langley Bypass.

POLICY:

The subject property is zoned C2 Service Commercial Zone in Zoning Bylaw No. 2100 and designated "Service Commercial" in the Official Community Plan. All lands designated Service Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Lovick Scott Architects
Owner:	942252 Alberta Ltd.
Civic Addresses:	20670 Langley Bypass
Legal Description:	Lot 1, District Lot 308, Group 2, New Westminster District Plan BCP5654
Site Area:	162,439.82 ft ² (15,091 m ²)
Lot Coverage:	90%
Total Site Gross Floor Area:	57,810 ft ²
Total Site Parking Required:	142 spaces
Total Site Parking Provided:	144 spaces
Existing Zoning:	C2 Service Commercial Zone
OCP Designation:	Service Commercial
Variances Requested:	None
Development Cost Charges:	\$57,330 (7,500 ft ²)

Engineering Requirements:

Additional works 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.

These requirements have been issued to reflect the application for development of a proposed **commercial building at 20670 Langley Bypass**. These requirements may be subject to change upon receipt of design drawings.

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. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. The existing water, sanitary and storm sewer service connections may be suitable to service the new building. The developer's engineer must confirm whether the connections provide the required capacity for the new development. Should upgrades be required to service the site, they shall be designed and installed at the Developer's expense.
4. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets 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. Review pedestrian connections within the site between the new building and existing buildings.
5. A sidewalk fronting the site on Langley Bypass shall be designed and constructed at the Developer's expense.
6. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulations.

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

1. A Security Deposit of 110% of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
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).

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. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
4. 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.
5. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
6. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Commercial Developments - June 2015 Update"

Discussion:

This is an existing 162,439.82 ft² (15,091.15 m²) site with multiple single storey commercial tenants along the south boundary of the property. This project proposes to add an additional free-standing single storey building to the north west corner of the site, adjacent to Langley Bypass. There is currently 50,310 ft² of buildings on the site. This 7,500 ft² (696.77 m²) building is built for a private liquor store. It will have 23 parking stalls and 1 loading bay along the west. The overall parking for the site will be 144 stalls with only 142 required to meet the Zoning Bylaw requirements.

This building sits in a prominent corner location, exposed on all 4 sides to the road and the site. As this is the case, the building has been designed and detailed along all facades. The main features of the building are the brick porticos for the entrance to the building as well as the glazing. There is fine brick detailing included in these areas; windows that are curved at the top along with the brick and brick detailing at the parapet. The front of the building has a light touch with the full height glazing corners to add relief to the heaviness of the brick. The brick veneer cladding is wine and grey in colour to match the existing base brick on the existing building. In addition, between the brick features, the cladding is a mix of charcoal vertical Hardi panel as well as a white smooth Hardi Panel.



With regards to CEPTED, the building is located in a prominent corner of the site, directly adjacent to Langley bypass. This allows for the building to be highly visible to the road and to the parking lot to the south, providing excellent natural surveillance “eyes” on the site. Furthermore, the building is rectangular and thus does not allow for any “hidden” areas.

The proposed development completes the final phase envisioned for this prominent of development site, and generally complies with the Service Commercial Development Permit Area Guidelines intended for larger sites generally not accommodated in the downtown core area.

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 \$57,330 to Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant’s proposal.



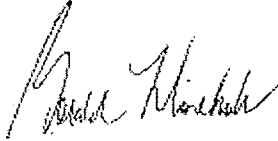
To: Mayor Schaffer and Councillors

Date: February 20, 2017

Subject: Development Permit Application 03-17, Lovick Scott Architects, 20670 Langley Bypass

Page 6

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments



CITY OF
LANGLEY



**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



CITY OF LANGLEY

OPPORTUNITY FOR PUBLIC INPUT MARCH 20, 2017

NOTICE OF DEVELOPMENT PERMIT APPLICATION No. DP 03-17

The City of Langley has received a **Development Permit Application** for the property at **20670 Langley Bypass** (see attached map). The development permit would authorize a 7,500 ft² retail warehouse building at the subject property. The issuance of the development permit is governed by Part 14 of the *Local Government Act* and the guidelines contained in the City's Official Community Plan (OCP).

Langley City Council will hear comments from members of the public on whether this application is sufficiently consistent with the applicable development permit guidelines, as reflected in the City's Official Community Plan bylaw, at its regular meeting on **March 20, 2017**. Members of the public who are not able to attend the meeting may submit comments in writing to the Corporate Officer in person or by mail to: 20399 Douglas Crescent, Langley, BC V3A 4B3, or by email to djoyal@langleycity.ca. Comments must be received no later than 4:00pm on March 20, 2017.

Persons wishing to provide oral or written comments are 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.

Members of the public, who wish to review the development permit application and the applicable development permit guidelines, may do so at the Langley City Hall, 20399 Douglas Crescent, Langley, B.C., Monday to Friday between 8:30 a.m. and 4:30 p.m., excluding statutory holidays, from March 7, 2017 to March 20, 2017.

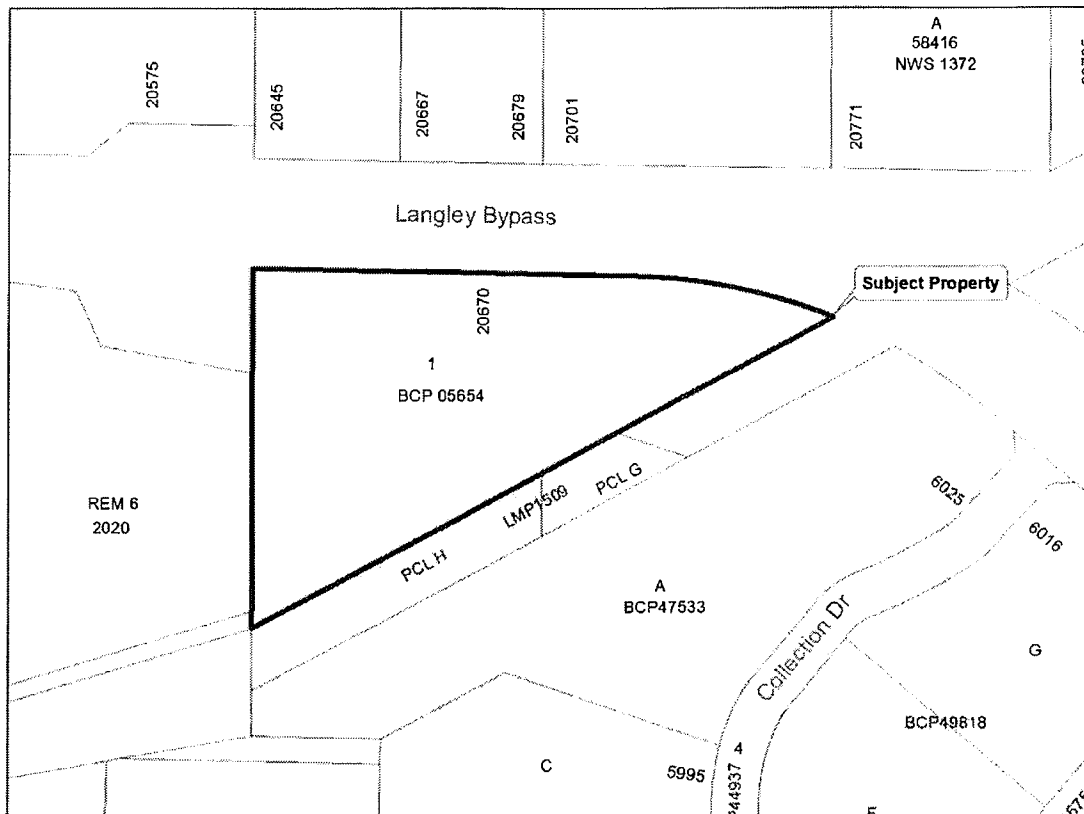
Paula Kusack
Deputy Corporate Officer

CITY OF
LANGLEY



DEVELOPMENT PERMIT APPLICATION DP 03-17

Civic Address: 20670 Langley Bypass
Legal Description: Lot 1, District Lot 308, Group 2, New Westminster District, Plan BCP5654
Applicant: Lovick Scott Architects Ltd.
Owner: 942252 Alberta Ltd.



LANGLEY BYPASS

20670 LANGLEY BYPASS, LANGLEY, BC



DRAWING LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(fax) 604.298.6081
(e-mail) admin@lovickscott.com

- A0 COVER SHEET
- CONTEXT PLAN
- AS1 SITE PLAN
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 SECTION A-A
- RENDERING

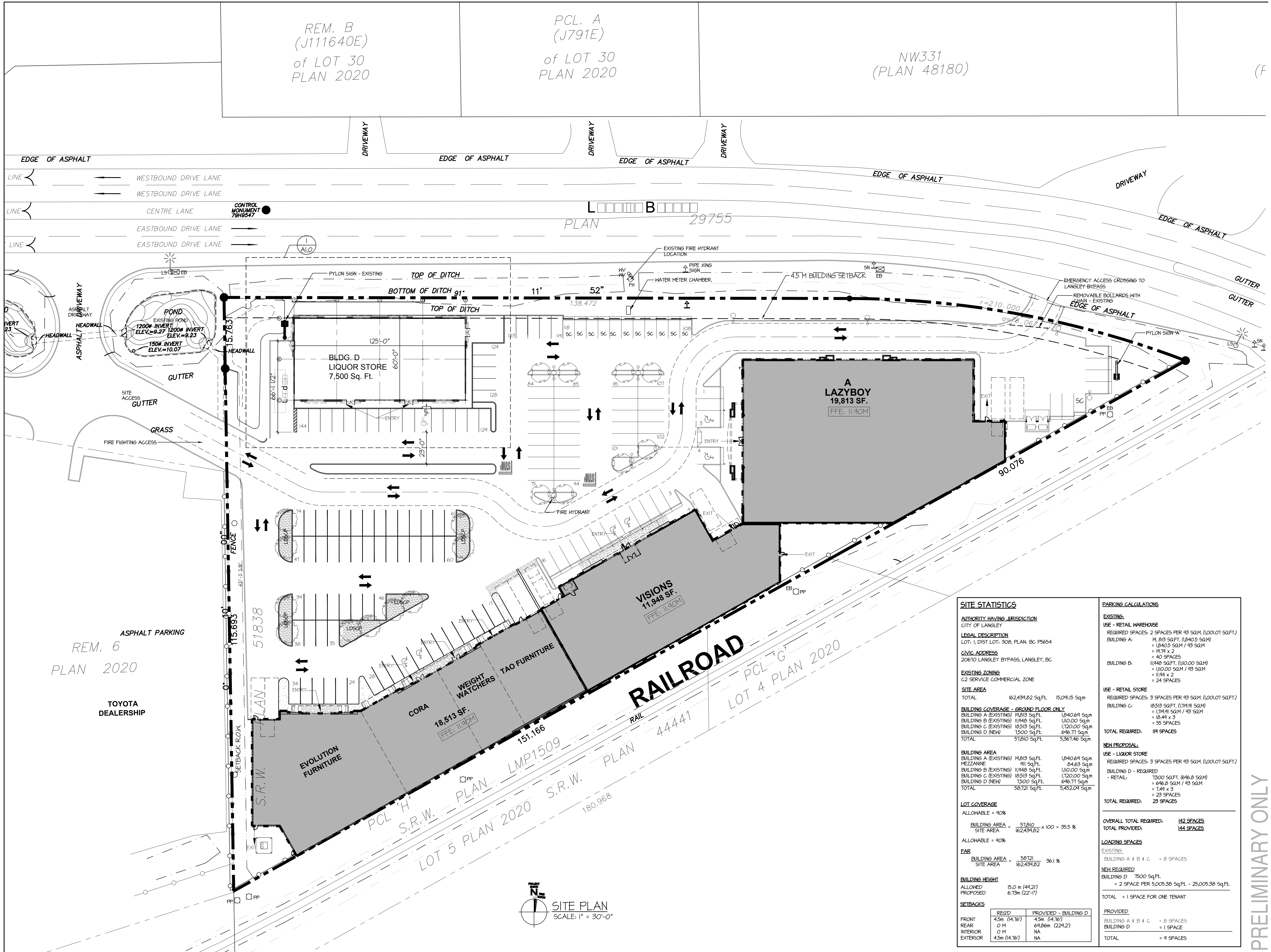
LANDSCAPING

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
21308 - 86 AVENUE,
LANGLEY, B.C., V1M 1Z7
(tel) 604888.2363

- L-1 LANDSCAPE PLAN

ISSUED FOR DP - FEB. 07. 2017





SITE STATISTICS	
AUTHORITY HAVING JURISDICTION	
CITY OF LANGLEY	
LEGAL DESCRIPTION	
LOT: 1, DIST LOT: 308, PLAN: BC F5654	
CIVIC ADDRESS	
20670 LANGLEY BYPASS, LANGLEY, BC	
EXISTING ZONING	
C2 SERVICE COMMERCIAL ZONE	
SITE AREA	
TOTAL	162,434.82 Sq.Ft. 15,091.15 Sq.m
BUILDING COVERAGE - GROUND FLOOR ONLY	
BUILDING A (EXISTING)	19,813 Sq.Ft. 1,840.64 Sq.m
BUILDING B (EXISTING)	11,948 Sq.Ft. 1,100.00 Sq.m
BUILDING C (EXISTING)	18,513 Sq.Ft. 1,720.00 Sq.m
BUILDING D (NEW)	15,000 Sq.Ft. 6,461.71 Sq.m
TOTAL	51,274 Sq.Ft. 5,361.46 Sq.m
BUILDING AREA	
BUILDING A (EXISTING)	19,813 Sq.Ft. 1,840.64 Sq.m
MEZZANINE	411 Sq.Ft. 84.63 Sq.m
BUILDING B (EXISTING)	11,948 Sq.Ft. 1,100.00 Sq.m
BUILDING C (EXISTING)	18,513 Sq.Ft. 1,720.00 Sq.m
BUILDING D (NEW)	15,000 Sq.Ft. 6,461.71 Sq.m
TOTAL	58,721 Sq.Ft. 5,452.09 Sq.m
LOT COVERAGE	
ALLOWABLE = 90%	
BUILDING AREA	51,274
SITE AREA	162,434.82
$\frac{51,274}{162,434.82} \times 100 = 35.5\%$	
ALLOWABLE = 90%	
FAR	
BUILDING AREA	58,721
SITE AREA	162,434.82
$\frac{58,721}{162,434.82} = 36.1\%$	
BUILDING HEIGHT	
ALLOWED	15.0 m (49.21')
PROPOSED	6.13m (22'-1")
SETBACKS	
FRONT	4.5m (14.76')
REAR	4.5m (14.76')
INTERIOR	0 M
EXTERIOR	4.5m (14.76')
PROVIDED - BUILDING D	4.5m (14.76')
0 M	64.06m (224.2')
NA	NA
NA	NA

PARKING CALCULATIONS	
EXISTING:	
USE - RETAIL WAREHOUSE	
REQUIRED SPACES: 2 SPACES PER 43 SQ.M. (1,001.07 SQ.FT.)	
BUILDING A:	19,813 SQ.FT. (1,840.5 SQ.M.)
$= 1,840.5 \text{ SQ.M.} / 43 \text{ SQ.M.}$	
$= 42.8 \times 2$	
$= 40 \text{ SPACES}$	
BUILDING B:	11,948 SQ.FT. (1,100.00 SQ.M.)
$= 1,100.00 \text{ SQ.M.} / 43 \text{ SQ.M.}$	
$= 25.6 \times 2$	
$= 24 \text{ SPACES}$	
TOTAL REQUIRED: 114 SPACES	
NEW PROPOSAL:	
USE - LIQUOR STORE	
REQUIRED SPACES: 3 SPACES PER 43 SQ.M. (1,001.07 SQ.FT.)	
BUILDING C:	18,513 SQ.FT. (1,714.91 SQ.M.)
$= 1,714.91 \text{ SQ.M.} / 43 \text{ SQ.M.}$	
$= 39.9 \times 3$	
$= 55 \text{ SPACES}$	
TOTAL REQUIRED: 114 SPACES	
NEW PROPOSAL:	
USE - LIQUOR STORE	
REQUIRED SPACES: 3 SPACES PER 43 SQ.M. (1,001.07 SQ.FT.)	
BUILDING D - REQUIRED:	15,000 SQ.FT. (646.8 SQ.M.)
$= 646.8 \text{ SQ.M.} / 43 \text{ SQ.M.}$	
$= 15.0 \times 3$	
$= 23 \text{ SPACES}$	
TOTAL REQUIRED: 23 SPACES	
OVERALL TOTAL REQUIRED: 142 SPACES	
TOTAL PROVIDED: 144 SPACES	
LOADING SPACES	
EXISTING:	
BUILDING A & B & C = 0 SPACES	
NEW REQUIRED:	
BUILDING D - 7500 SQ.FT.	
$= 2 \text{ SPACE PER } 5,005.38 \text{ SQ.FT.} - 25,005.38 \text{ SQ.FT.}$	
TOTAL = 1 SPACE FOR ONE TENANT	
PROVIDED:	
BUILDING A & B & C = 0 SPACES	
BUILDING D = 1 SPACE	
TOTAL = 1 SPACE	

REV	DATE	DESCRIPTION
01	07/02/11	ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pilovick@pilovick.com
tel: 604-298-3700 fax: 604-298-6081

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Certified Professional Member of the NWTAA
ARCHITECTURAL SEAL

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DRAWN BY APPROVED

RMR PROJECT

Langley Bypass Commercial

20670 LANGLEY BYPASS
LANGLEY, BC

DRAWING

SITE PLAN

PROJECT NUMBER DRAWING NUMBER

13-94 ASI

SCALE

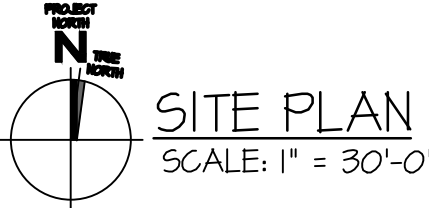
1" = 30'-0"

DATE

NOV 2013

REVISION

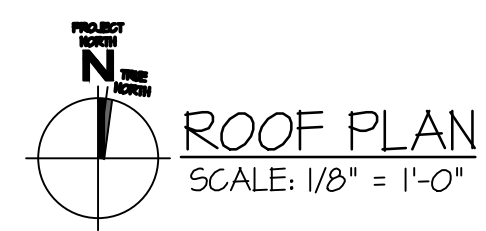
07/02/11



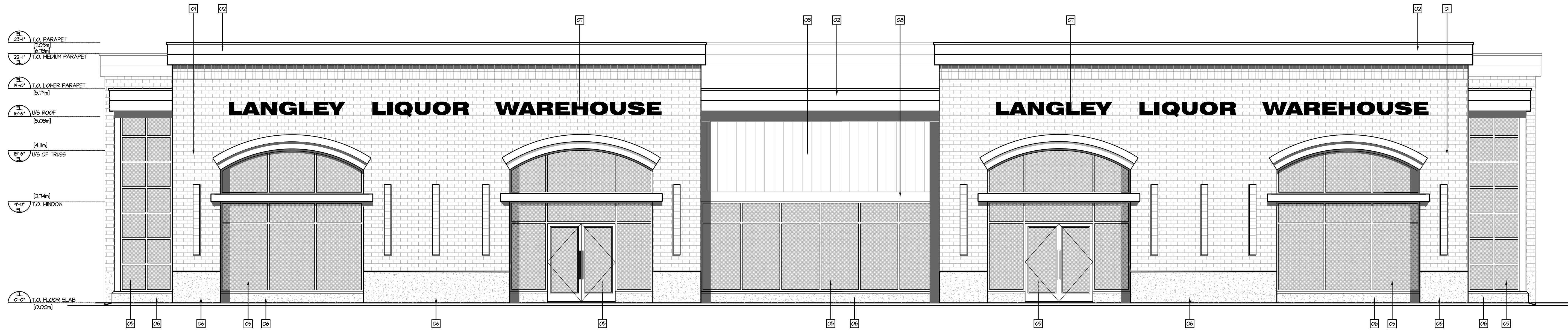
SITE PLAN
SCALE: 1" = 30'-0"



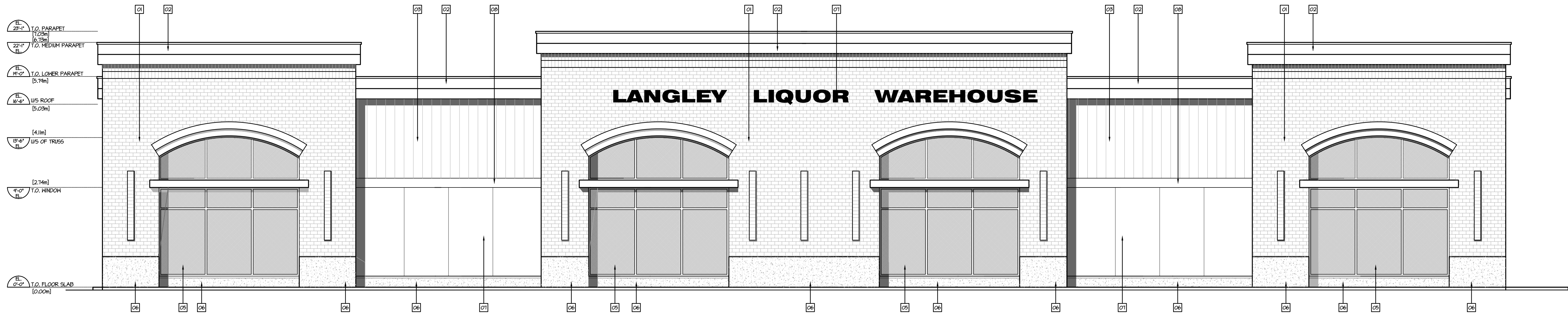
DATE	REVISION
NOV 2013	07/02/17



SCALE	
1/8" = 1'-0"	
DATE	REVISION
NOV 2013	01/02/17



SOUTH ELEVATION
SCALE: NT5



NORTH ELEVATION
SCALE: NT5

REV	DATE	DESCRIPTION
02	09/03/17	RE-ISSUED FOR DP
01	07/02/17	ISSUED FOR DP

CONSULTANT

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EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24 GA.
- COLOURS TO BE CONFIRMED PRIOR TO PAINTING		
NO.	MATERIAL	COLOUR
1	CULTURED STONE BRICK	HIGH DESERT
2	METAL ROOF FLASHING	CHARCOAL
3	HARDI PANEL VERTICAL SIDING	IRON GREY
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK
6	CONCRETE UPSTAND	STAINED TO MATCH BM HC-166 CHARCOAL
7	HARDIEPANEL SMOOTH (H2S)	ARCTIC WHITE
8	* HARDI TRIM	IRON GREY

NOTE:
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REFERENCE ONLY.
SEPERATE SIGN PERMIT
REQUIRED

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AD PROJECT

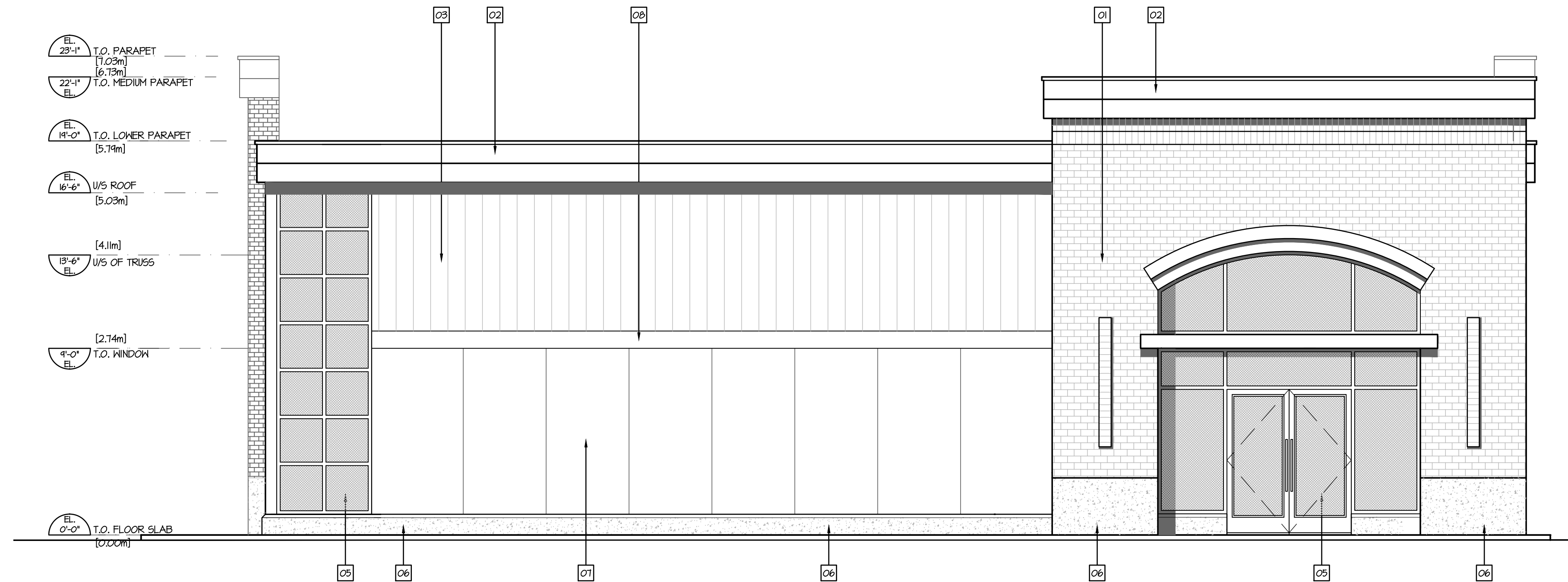
Langley Bypass Commercial

20670 LANGLEY BYPASS
LANGLEY, BC

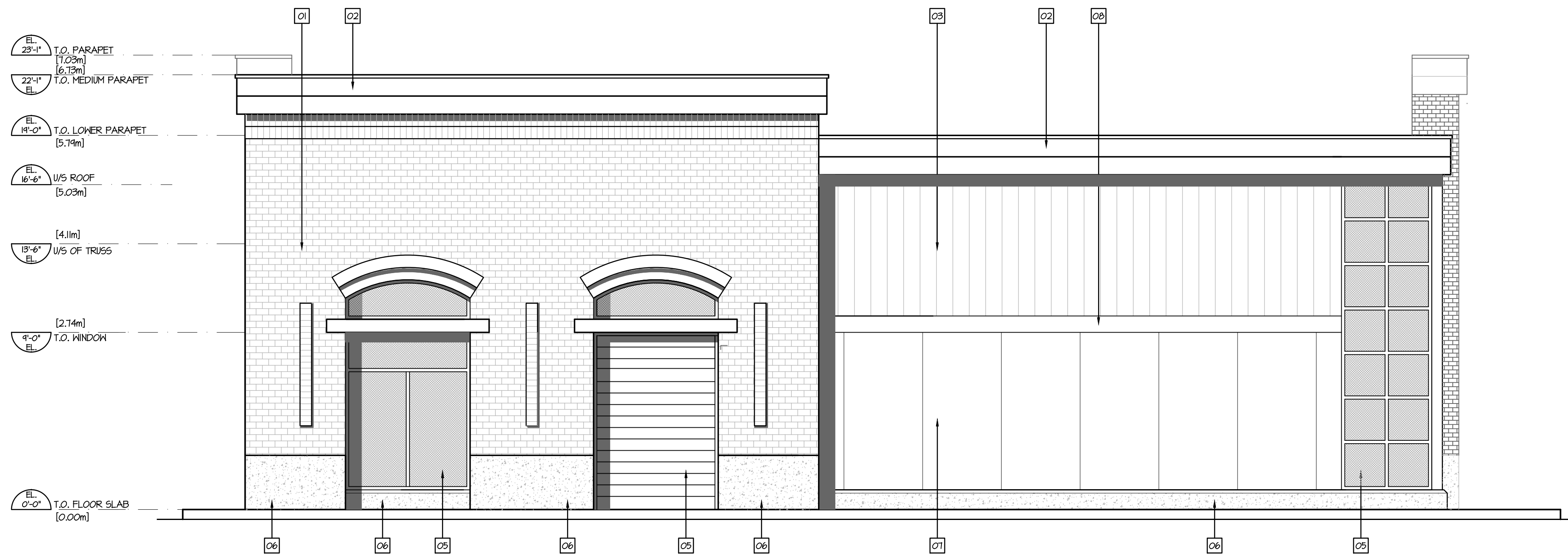
DRAWING

EXTERIOR ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
13-44	A2.0
SCALE NT5	
DATE NOV 2013	REVISION 09/03/17



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES			* ALL MATERIAL FLASHING TO BE 24 GA.
- COLOURS TO BE CONFIRMED PRIOR TO PAINTING			
NO.	MATERIAL	COLOUR	
1	CULTURED STONE BRICK	HIGH DESERT	
2	METAL ROOF FLASHING	CHARCOL	
3	HARDI PANEL VERTICAL SIDING	IRON GREY	
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK	
6	CONCRETE UPSTAND	STAINED TO MATCH BM HG-166 CHARCOAL	
7	HARDIPANEL SMOOTH (H25)	ARCTIC WHITE	
8	* HARDI TRIM	IRON GREY	

NOTE:
SIGNAGE SHOWN FOR
REFERENCE ONLY.
SEPERATE SIGN PERMIT
REQUIRED

02	09/03/17	RE-ISSUED FOR DP
01	07/02/17	ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT

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DRAWN BY APPROVED

AD PROJECT

Langley Bypass Commercial

20670 LANGLEY BYPASS
LANGLEY, BC

DRAWING

EXTERIOR ELEVATIONS

PROJECT NUMBER DRAWING NUMBER

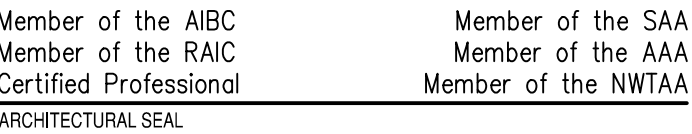
13-44 A2.1

SCALE

1/4" = 1'-0"

DATE REVISION

NOV 2013 09/03/17

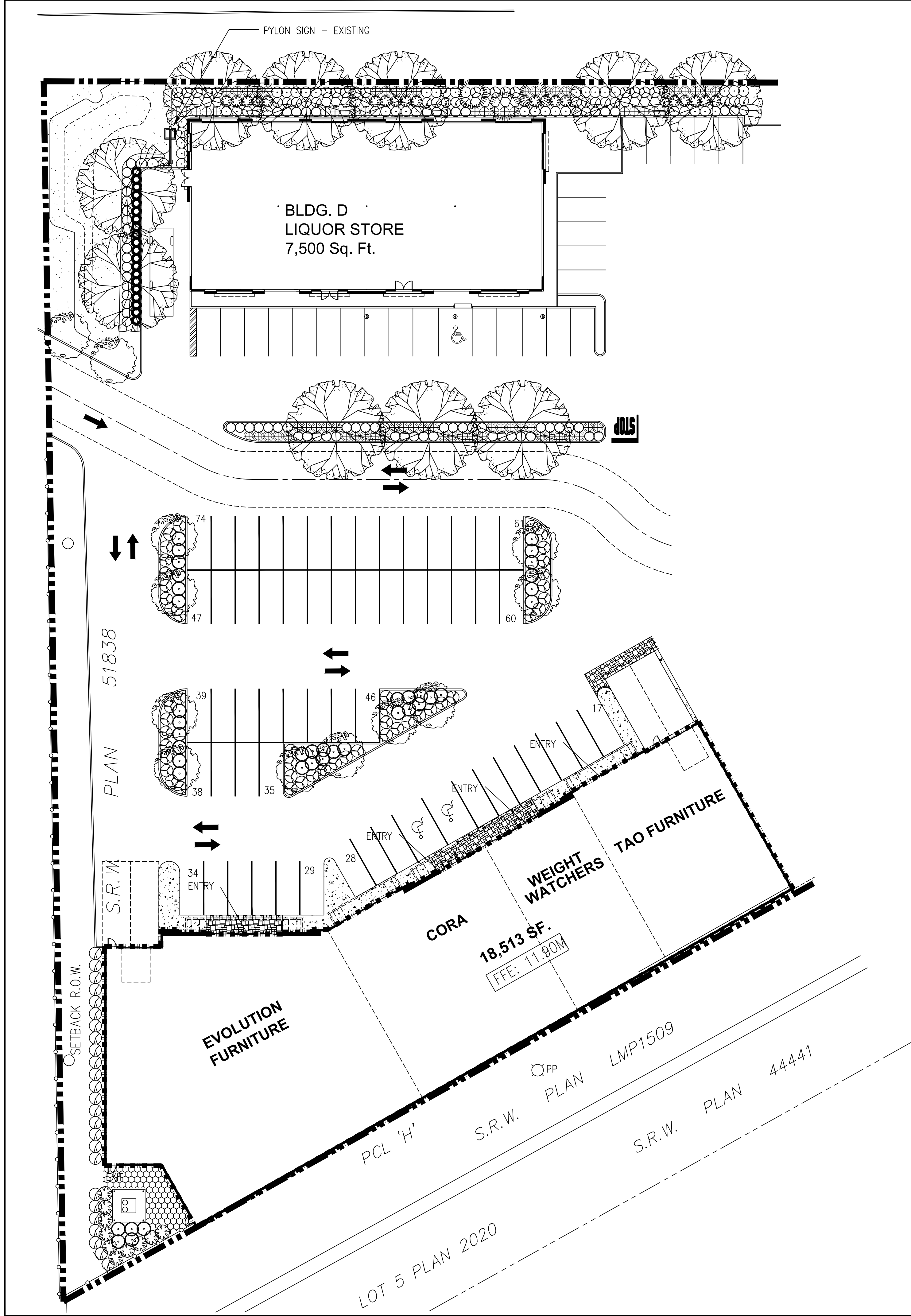
CONSULTANT SEAL

AD

DRAWING

Langlev Bypass 13-94

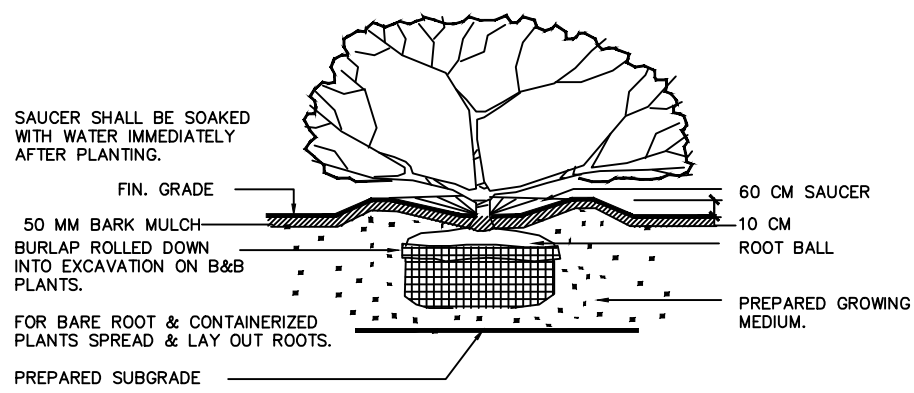




KEY		PLANT LIST					
		BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
		MAGNOLIA GALAXY	GALAXY MAGNOLIA	12	3.00 METERS	AS SHOWN	B. & B.
		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10	6 CM. CAL.	AS SHOWN	B. & B.
		THUJA PLICATA	WESTERN RED CEDAR	3	2.50 METERS	AS SHOWN	B. & B.
		AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	20	#2 POT	85 CM. O.C.	
		AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	20	#2 POT	85 CM. O.C.	
		ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	20	#3 POT	90 CM. O.C.	
		PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	31	#3 POT	90 CM. O.C.	
		RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	26	#3 POT	90 CM. O.C.	
		RHODODENDRON FINNISH 'ELVIIRA'	FINNISH RHODODENDRON	20	#3 POT	90 CM. O.C.	
		SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	75	#3 POT	90 CM. O.C.	
		ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	47	#3 POT	90 CM. O.C.	
		VIBURNUM TINUS DWARF	SPING BOUQUET VIBURNUM	43	#3 POT	90 CM. O.C.	
		VIBURNUM DAVIDII	VIBURNUM	57	#3 POT	90 CM. O.C.	
		RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHODODENDRON	30	#3 POT	90 CM. O.C.	
		THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	20	1.80 METERS	90 CM. O.C.	

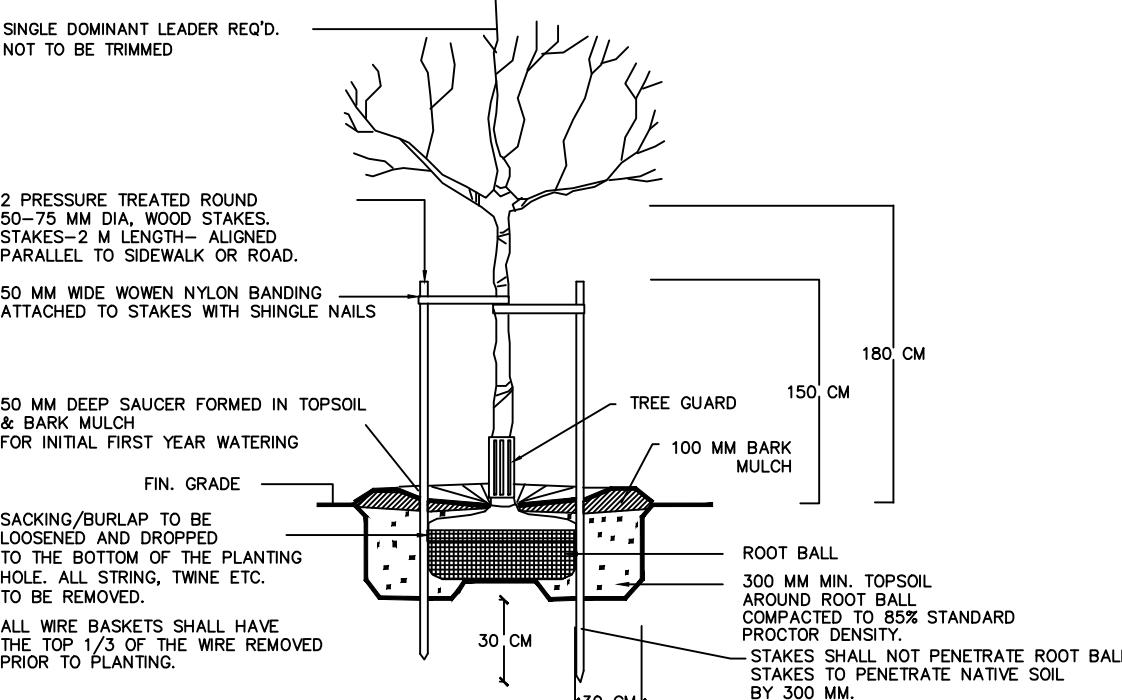
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNVIA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD". ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS".
- Min. growing medium depths over prepared subgrade shall be :
 - Lawn areas 450 mm
 - Grd. cover areas 450 mm
 - Shrub areas 450 mm
 - Tree pits 300 mm around root ball.
- Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
- On-site or Imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood incl. woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30 mm and foreign objects.
- All planting beds shall receive min. 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect.
- The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
- The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.



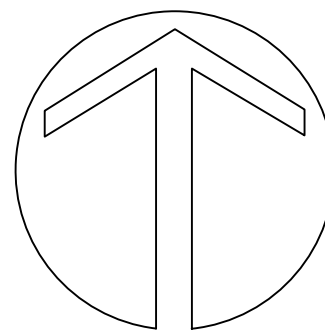
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION

N.T.S.



TREE PLANTING DETAIL
SECTION

N.T.S.



DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

21308 - 86 AVENUE,
LANGLEY, B.C.
V1M 1Z7
PHONE (604) 888-2363

CLIENT

ALIREZA TAVAKOLIAN
P. J. LOVICK ARCHITECT LTD.
3707 - 1st AVENUE
BURNABY, B.C.
V5C 3V6
PHONE (604)

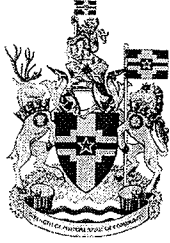
TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED PHASE 2
COMMERCIAL DEVELOPMENT
20670 LANGLEY BYPASS
CITY OF LANGLEY, B.C.

SCALE 1:250	DATE JAN/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

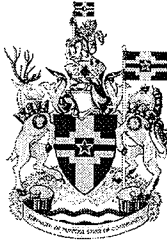
PRINTED	JOB No.
	DRAWING No.
	L-1



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 -- day of --, 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

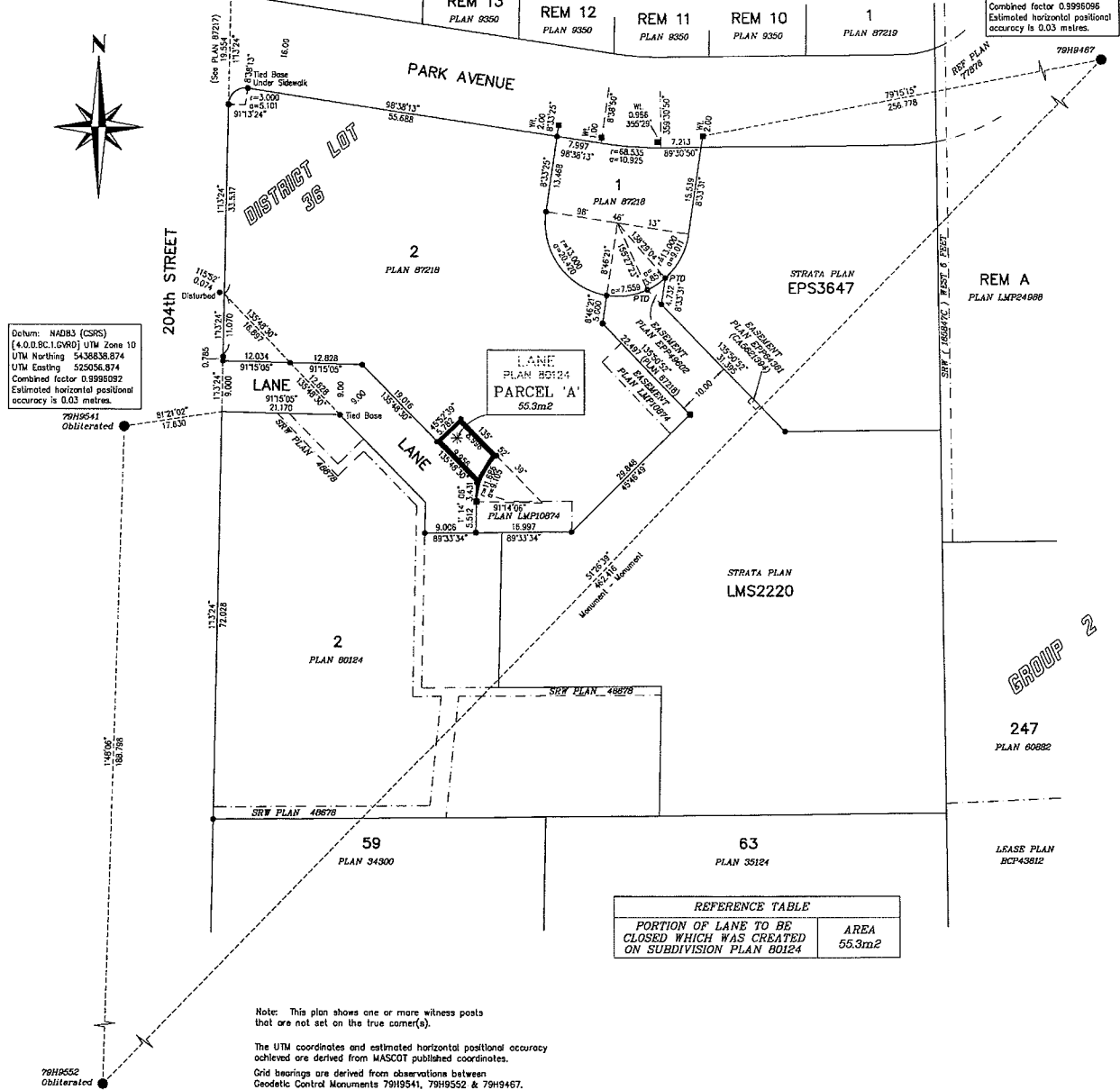
PLAN EPP70406

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER
BCGS 823.017

Scale: 1:500
Distances are in Metres.
The intended plot size of this plan is
152mm in width by 560mm in height
(1:500) 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.



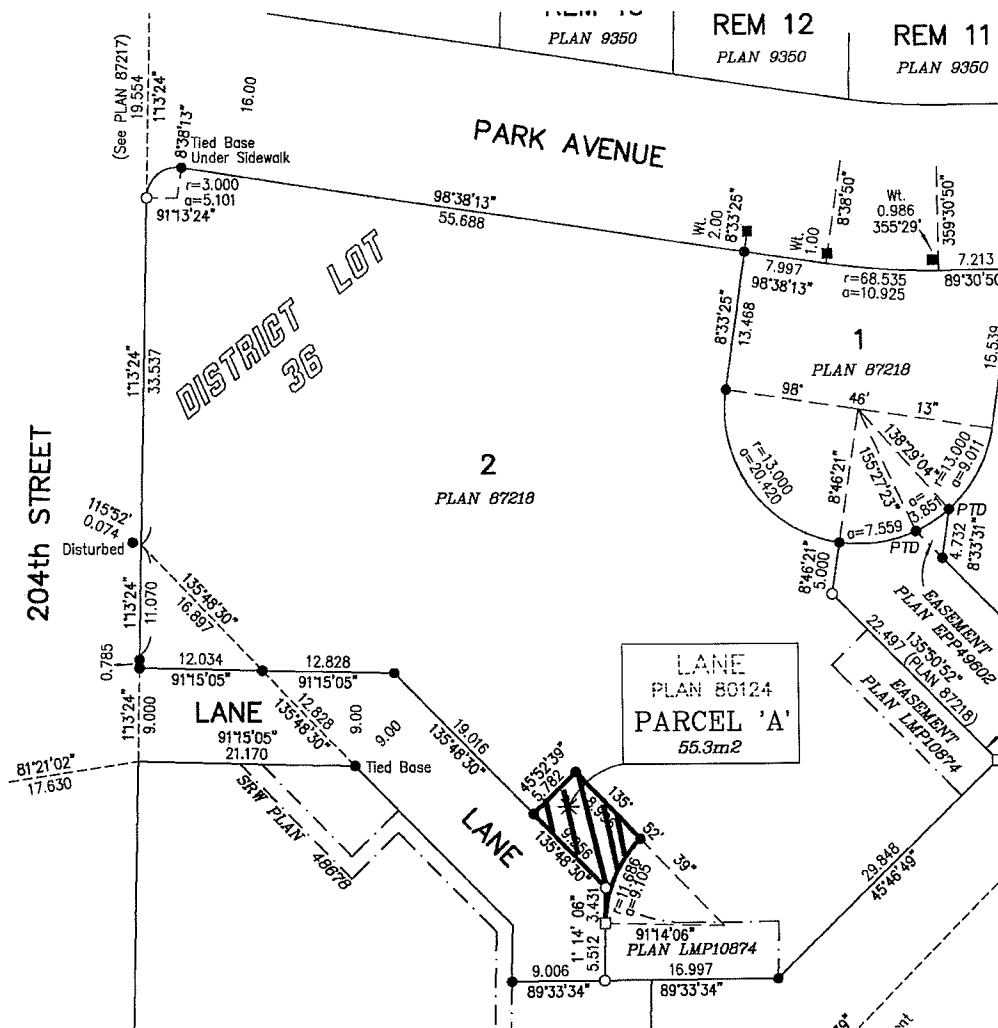
CITY OF LANGLEY

NOTICE OF HIGHWAY CLOSURE AND DISPOSITION

Pursuant to section 40 of the *Community Charter*, the City of Langley gives notice of its intention to close to traffic that highway abutting the southern boundary of the property bearing civic address 20416 Park Avenue dedicated as highway by Plan 80124, shown hatched in black on the sketch below and marked "Lane Plan 80124 Parcel 'A' 55.3m²", and to remove the dedication as highway.

Bylaw No. 3016, 2017, closing that portion of highway to traffic and removing its dedication as highway will be considered by the Council at its Regular Meeting at the Langley City Hall, 20399 Douglas Crescent, Langley, BC, V3A 4B3, on Monday, April 3, 2017 at 7:00 pm. Persons who consider they are affected by the bylaw will be provided an opportunity to make representations to Council at the meeting or by delivering a written submission to the Deputy Corporate Officer by 4:00 p.m. on that date.

Pursuant to section 26 of the *Community Charter*, the City of Langley further gives notice of its intention to sell the closed highway to JMC Properties Ltd. The closed portion of highway will be transferred to JMC Properties Ltd. for consideration in the amount of \$33,320.



Paula Kusack
Deputy Corporate Officer



MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 6, 2017

7:17 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor Schaffer
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
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer

1. ADOPTION OF AGENDA

- a. Adoption of the March 6, 2017 Regular Agenda

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the March 6, 2017 agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 20, 2017

MOVED BY Councillor Pachal

SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on February 20, 2017 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3014 - Zoning Amendment

Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 98 unit condominium apartment building at 5393 and 5455-5459 201 Street.

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 133, 2017, No. 3014" be read a third time.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht noted that the development proposal was reviewed and approved by the Advisory Planning Commission, which is represented by a number of City residents.

Councillor Pachal applauded the developer for including installation of sprinklers on the fourth floor balconies, which is over and above the BC Building Code requirements. He further noted that sustainable transportation is being supported with the installation of electric vehicle charging stations and bicycle parking.

It was noted the proposed 98 units are consistent with the high density designation in the Official Community Plan.

THE QUESTION WAS CALLED and same was

CARRIED

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – March 20, 2017

Regular Council Meeting – April 3, 2017 - Televised

b. Metro Vancouver - Councillor Storteboom

The Metro Vancouver Board of Directors met on Friday February 24 for a series of meetings to address departmental business and again on Friday afternoon and Saturday morning for a Strategic Planning Workshop.

All of Council should have the Chair Update that identified:

- an organizational name change from "Greater Vancouver Regional District" to "Metro Vancouver Regional District",
- the release of the Regional Homelessness Task Force position paper called "Addressing Homelessness in Metro Vancouver",
- the announcement of 18 events to celebrate the 50th Anniversary of our regional parks, beginning on March 15 at Burnaby Lake Regional Park,
- a reminder of the Metro Vancouver Homeless Count 2017 on March 7 & 8,
- a review of recycling rates in the region,
- announcing a conversation about wood smoke reduction,
- announcing a registry for stratas that have electric vehicle charging stations,

- a series of informational pieces, quality of life videos and community events. For more information, City Council and members of the public are requested to view the Metro Vancouver website.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks & Environment

The Director of Engineering, Parks & Environment advised Council that City received a grant of \$5230 from Tree Canada to plant 35 trees in the Uplands Dog Park. He continued by providing an update on various Engineering initiatives including: traffic calming proposals underway, the Metro Vancouver Water Supply Main Valve Report; Watermain flushing program; current construction projects underway and under design.

To an inquiry from Council, Mr. Bomhof confirmed that signage will be installed in the floodplain as discussed previously and that the inclement weather has delayed the project thus far. He also confirmed that the outdoor fitness equipment will be installed in Douglas Park very soon.

Councillor Albrecht thanked the engineering department staff for continuing to diligently attend to clearing and salting City streets while winter continues and he reminded citizens to report particularly bad pot holes to City staff. He further noted that the new LED street lighting on 203 Street is bright and works very well. It will be great when all lighting is eventually switched over to LED.

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

The Director of Recreation, Culture & Community Services provided an update on upcoming special events, spring break day camps, Teapot Hill Hike, and an Extreme Air Park field trip. She provided information about upcoming fitness programs including Foam Rolling 101, Stronger You Ladies Only, and Tabata. Timms celebrated its one year anniversary in February and Ms. Hilton provided the first year's usage statistics for drop in programs. She noted that there was over 97,000 drop in users the first year and that adults are the biggest proportion of attendees. She noted that the City's new neighbourhood themed banners will be installed in Timms next week and she concluded by encouraging Council, staff and the public to visit the newest art display located in the entrance from Timms to the library.

Mayor Schaffer thanked Ms. Hilton and her staff for a very successful first year!

Councillor Albrecht advised Council and the public that he attended the Goalball Tournament this past weekend. He noted it was a very exciting tournament and a great event.

e. Langley Youth & Family Services - 40 Year Anniversary - Mayor Schaffer

The Mayor offered congratulations to the Langley Youth and Family Services team as they celebrated their 40th anniversary on Wednesday, March 1st. Langley Youth and Family Services was founded 40 years ago as an early intervention crime prevention program which provides services to the community through

child, youth and family counselling. The program is fully funded by the City and the Township of Langley and referrals are received mostly through the RCMP. The work of the LYFS team has helped many youth and their families through difficult times and their invaluable services truly do make a difference! Congratulations once again to Ted Leavitt, Jim Smith, Fred West, Teresa Palylyk, and Tanya Rutley as they celebrated 40 very important years!

5. BYLAWS

a. Bylaw 3015 - Fees & Charges Bylaw (Streetlight Banners)

Final reading of a bylaw to amend the Fees & Charges Bylaw to add Streetlight banners.

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 23 Bylaw, 2017, No. 3015" be read a final time.

CARRIED

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

c. New Business

- i. Councillor Storteboom, on behalf of MP John Aldag and MP Mark Warawa, advised the public that nominations are being accepted for the Environmental Hero Award which was created to celebrate the difference that environmental heroes make in the community and to remind everyone to protect our environment. There are three categories of the award, one each for Youth, Individual and Organization/Non-Profit. Nomination can be made at www.langleyenvironmentalhero.com

7. ADJOURNMENT

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

That the meeting be adjourned at 7:43 p.m.

CARRIED

MAYOR

CORPORATE OFFICER