



REGULAR COUNCIL MEETING AGENDA

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

Pages

1. ADOPTION OF AGENDA

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

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 20, 2017

1

3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3014 - Zoning Amendment

9

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.

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

47

- c. Engineering Update

Rick Bomhof, Director of Engineering, Parks & Environment

- d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

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

5. BYLAWS

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

54

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

6. NEW AND UNFINISHED BUSINESS

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

7. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 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
P. Kusack, Deputy Corporate Officer
Graham Flack, Deputy Director of Corporate Services

1. **ADOPTION OF AGENDA**

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

MOVED BY Councillor Storteboom
SECONDED BY Councillor Martin

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

CARRIED

2. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from February 6, 2017

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

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

CARRIED

3. **MAYOR'S REPORT**

- a. Upcoming Meetings
Regular Council Meeting – March 6, 2017
Regular Council Meeting – March 20, 2017 - Televised
- b. Metro Vancouver - Councillor Storteboom
Nothing new to report – next Metro Vancouver meeting is February 26, 2017
- c. Library Happenings - Councillor Martin
Good Riddance: Showing Clutter the Door Thursday, February 23, 6:30-8:00 pm
If you have trouble letting go of things, are always on a search-and-find mission, and your closet is filled with outdated clothes that don't fit, this is the one workshop you cannot afford to miss. Discover realistic ways to gain control of your living space. Susan and Heather help take the dread out of de-cluttering in this entertaining and informative presentation combining music, laughter and a no-nonsense approach.
Accessing Services – Alzheimer's Society of BC Feb 25, 2017, 10 – 12 pm
For family caregivers who are currently supporting a person with dementia who is living at home. This session will cover: strategies for accessing support from a variety of sources in your community, working with service providers, acting as an advocate, and some of the challenges that can arise when deciding to access services and support.
Outreach to Seniors Centre - The library supports literacy in the community and spreads the word about library services with outreach of many kinds throughout the year. Library Live and On Tour and local library staff will visit the Seniors Centre on March 9 with an hour-long presentation on technology, highlighting eBooks, eAudioBooks, and digital library resources like Mango Languages (language learning), Naxos Music (downloadable music and sheet music), Lynda.com (Lynda dot com – educational videos focusing on design, business and technology) and Zinio (popular magazines on your device).
Spring Break Programming: Magician Gary Savard Friday, March 17,
Join Gary for an interactive magic show that's sure to amaze the whole family. Gary is an award-winning magician who has performed in Canada and the United States. Now he's here to add some magic to your Spring Break!
Spring Break Programming: O.W.L. Birds of Prey - Monday, March 20
A raptor (the bird, not the dinosaur) and owl will visit the library with Orphaned Wildlife (O.W.L.) Rehabilitation Society. Learn about what O.W.L. does and why, what a raptor is, and more, in this fascinating presentation.

4. **BYLAWS**

- a. Bylaw 3008
Final reading of a bylaw to amend the Official Community Plan bylaw.
(Environmentally Sensitive Area Mapping Study)

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the bylaw cited as “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 8, 2016, No. 3008” be read a final time.

CARRIED

- b. Bylaw 3011
Final reading of a bylaw to adopt the 2017-2021 Financial Plan Bylaw.

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the bylaw cited as “Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011” be read a final time.

CARRIED

- c. Bylaw 3014
First and second reading of a bylaw to amend the Zoning Bylaw to rezone the properties located at 5393, 5455-5457 201 Street to accommodate a 98 unit condominium apartment.

MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

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

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

BEFORE THE QUESTION WAS CALLED it was noted that the Advisory Planning Commission reviewed and approved the development and it will be scheduled for public hearing on March 6.

THE QUESTION WAS CALLED and same was

CARRIED

5. ADMINISTRATIVE REPORTS

- a. 2017 Community Grants

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT City Council endorse the recommendation of the Community Grant Committee to award community grants totalling \$136,341.05 to the following organizations:

Alano Club of Langley	\$ 1,000.00
Arboretum and Botanical Society of Langley	\$ 1,000.00
Arthritis Society, BC & Yukon Division	\$ 1,200.00
Bard in the Valley	\$ 11,700.00
Big Brothers Big Sisters of Langley	\$ 1,500.00
Boys and Girls Club of Langley	\$ 1,000.00
Brookwood Baptist Church – Homeless Feeding Program	\$ 1,786.05
Children of the Street Society	\$ 1,000.00
DLBA – Arts Alive	\$ 7,926.00
Douglas Park Community School Society	\$ 5,000.00
Encompass Support Services Society – Best Babies	\$ 3,456.00
Fibromyalgia Well Spring Foundation	\$ 250.00
Fraser Region Community Justice Initiatives – Black Book	\$ 1,000.00
Fraser Valley Cultural Diversity Awards	\$ 500.00
Healthier Community Partnership – Youth HUB	\$ 2,500.00
HUB Cycling	\$ 400.00
Kiwanis Fraser Valley Music Festival Society	\$ 4,000.00
Langley 4H District Council	\$ 150.00
Langley Amateur Radio Association	\$ 262.50
Langley Arts Council	\$ 1,000.00
Langley Baseball	\$ 3,000.00
Langley Better Breathers	\$ 2,000.00
Langley Children's Society – Child Development Centre	\$ 1,000.00
Langley Division of Family Practise – Youth HUB	\$ 2,500.00
Langley Early Years Centre (Assoc for Community Living)	\$ 800.00
Langley Field Naturalists	\$ 500.00
Langley Flippers Swim Club	\$ 4,605.60
Langley Food Bank	\$ 3,000.00
Langley Fundamental Secondary School - Dry Grad	\$ 500.00
Langley Good Times Cruise In	\$ 13,000.00

Langley Lawn Bowling Club	\$ 2,100.00
Langley Literacy Association	\$ 2,500.00
Langley Meals on Wheels	\$ 1,728.00
Langley Pos-Abilities Society	\$ 950.25
Langley Royal Canadian Legion – Remembrance Day	\$ 2,170.00
Langley Scholarship Committee	\$ 3,600.00
Langley Secondary School – Dry Grad	\$ 500.00
Langley Senior Resources Society	\$ 19,650.00
Langley Ukulele Association	\$ 1,650.00
Langley Volunteer Bureau	\$ 1,500.00
Lower Fraser Valley Aboriginal Society	\$ 618.00
Parkinson Society BC – Langley Chapter	\$ 328.65
Pitch In Canada	\$ 425.00
Pucks Powerplay Foundation	\$ 2,500.00
Salvation Army – Gateway of Hope	\$ 5,000.00
Shape Your World Society	\$ 1,130.00
Sport Tourism	\$ 5,000.00
Stepping Stone – Langley Homelessness Steering Committee	\$ 2,000.00
Terry Fox Run	\$ 1,365.00
Vancouver Goalball Club	\$ 3,490.00
Youth Parliament	\$ 600.00
	\$ 136,341.05

BEFORE THE QUESTION WAS CALLED it was noted that the a total of 51 organizations received grants this round and the next deadline for intake is June 30, 2017.

THE QUESTION WAS CALLED and same was
CARRIED

- b. Homelessness Action Table Terms of Reference

MOVED BY Councillor Storteboom
SECONDED BY Councillor van den Broek

THAT City Council endorse the Terms of Reference for the Homelessness Action Table.

BEFORE THE QUESTION WAS CALLED the Chief Administrative Officer noted that the Homelessness Strategic Plan, adopted in 2016, outlined strategies to address homelessness. One of the strategies was to form a Homelessness Action Table to create a forum dedicated to discussing issues around homelessness issues in the Langleys and to make recommendations on actions aligned with the Homelessness Strategic Plan. It was noted that the Township of Langley has declined to collaborate on this Action Table as they have decided to wait for outcomes from the regional homelessness task force. They do have the opportunity to join the task group at a later time if they so wish.

THE QUESTION WAS CALLED and same was

CARRIED

c. Streetlight Banner Policy

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT Council repeal Banner Program Policy EN-21.

CARRIED

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT Council adopt CO-60 Streetlight Banner Policy.

CARRIED

1. Bylaw 3015 - Fees & Charges Amendment Bylaw
First, second and third reading of a bylaw to add Streetlight Banner fees to the Fees & Charges Bylaw.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

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

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

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

CARRIED

6. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
 - 1. Canadian Cancer Society
Permission to Conduct Door-to-Door Canvassing

MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the Canadian Cancer Society be permitted to conduct door-to-door canvassing from April 1 to April 30, 2017.

CARRIED

- c. New Business
 - 1. Pink Shirt Day - Councillor van den Broek
Councillor van den Broek noted that Wednesday, February 22nd is Pink Shirt Day. The CKNW Orphans Fund will celebrate Pink Shirt Day to help bring an end to bullying. She noted that the theme this year is "Make Nice". She reviewed the history of how Pink Shirt Day came about and further noted that the money raised funds anti-bullying initiatives in our community. Support Pink Shirt Day by buying a pink tshirt, sharing on social media using #pinkshirtday or buy button or lapel pins.
www.pinkshirtday.ca
 - 2. Coldest Night of the Year Walk - Councillor Martin
Councillor Martin reminded everyone that on Saturday, February 25 is the Coldest Night of the Year fundraiser supporting the Gateway of Hope. Register on your own or with a team. After the walk have dinner at the Gateway of hope.

7. **ADJOURNMENT**

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the meeting be adjourned at 7:15pm

CARRIED

MAYOR

CORPORATE OFFICER



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

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

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

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



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

BYLAW No. 3014

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

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

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

1. Title

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

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 45 (CD45) Zone: immediately after Comprehensive Development -44 (CD44) Zone:

“NN. CD45 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

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

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

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

3. **Site Dimensions**

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

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

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 18 pages and dated January 16, 2017 prepared for Tannin Developments by Keystone Architecture & Planning and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 01-17.

5. **Special Regulations**

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

6. **Other Regulations**

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

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this 20th day of February, 2017.

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

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

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

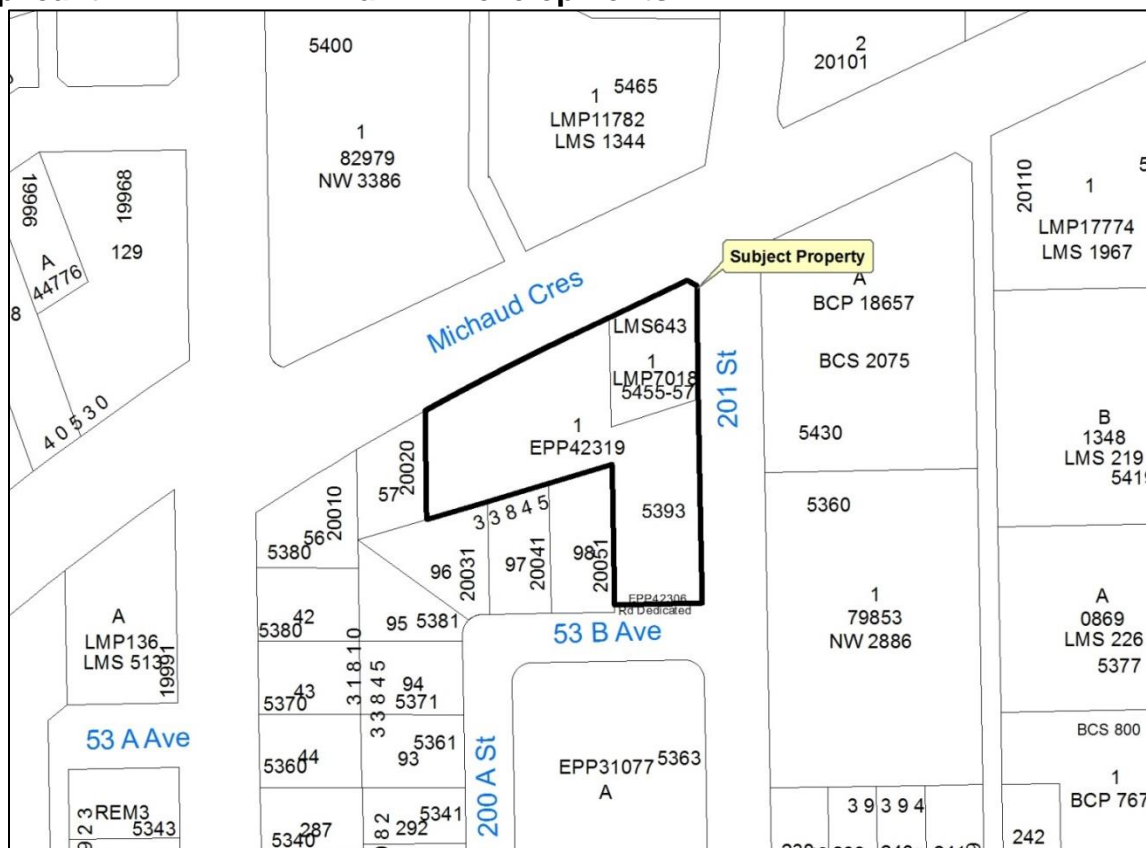
MAYOR

CORPORATE OFFICER



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

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





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: January 30, 2017

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

The subject property is zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands



designated Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

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



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

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water and sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required servicing the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
5. New curb, gutter, sidewalks and street trees are required on all frontages.
6. Upgrade the existing street lighting to City of Langley Standards.
7. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.



8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. The condition of the existing pavement on the 201 Street and Michaud Crescent and 53B Avenue road frontages shall be assessed. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests, test holes and visual assessment carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated to centerline.
10. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
11. A property dedication and lot consolidation is required for the ultimate right-of-way width of 20m on 53B Avenue fronting the development.

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

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



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

1. Eliminate the existing overhead wiring and hydro poles along the frontage of Michaud Crescent.
2. Underground hydro and telephone, and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".

Discussion:

The proposed four-story condominium apartment proposes unit sizes ranging from approximately 450 ft² to 1,200 ft² and offer a variety of one-bedroom, two-bedroom and three-bedroom suites. The facade massing steps both vertically and horizontally to address the connection with pedestrian by providing highly articulated elevations



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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the February 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 20, 2017 Regular Council meeting.



BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments





**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

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

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

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

Absent: None

1) RECEIPT OF MINUTES

MOVED BY Commission Member Roman
SECONDED BY Commission Member Hutchinson

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

CARRIED

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

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

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Roman

That Rezoning Application RZ 01-17/Development Permit Application DP 01-17 to accommodate a 4-storey, 98-unit condominium apartment complex located at 5393, 5455-5457 -201 Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, March 8, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Roman
SECONDED BY Commission Member Millsip

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

CARRIED

JHA rwld

ADVISORY PLANNING COMMISSION CHAIRMAN

Gerald N. N. N. N.

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct





SITE PLAN
1" = 20'-0"

DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

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

DENSITY: 1.2214 * 80 = 97.7 = 98 UNITS

UNIT COUNT:

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

FLOOR AREA:

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

TOTAL FINISHED FLOOR AREA:

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

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

PARKING REQUIRED:

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

TENANT:

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

VISITOR:

98 UNITS * 0.2 = 19.6 = 20 STALLS

PARKING PROVIDED:

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

BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES
PROVIDED = 52 SPACES

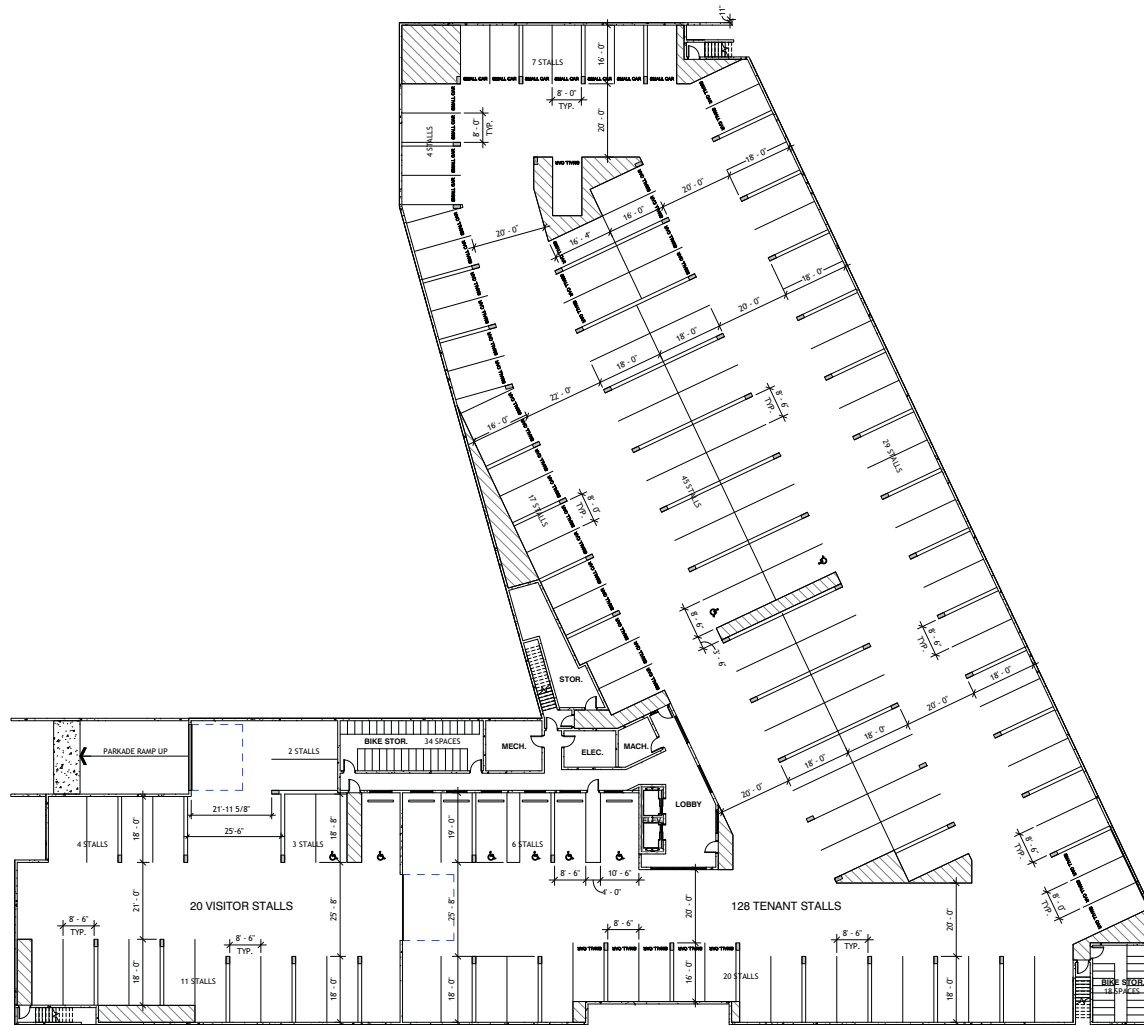
6 VISITOR BIKE STALLS PROVIDED

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

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

STORAGE LOCKERS:

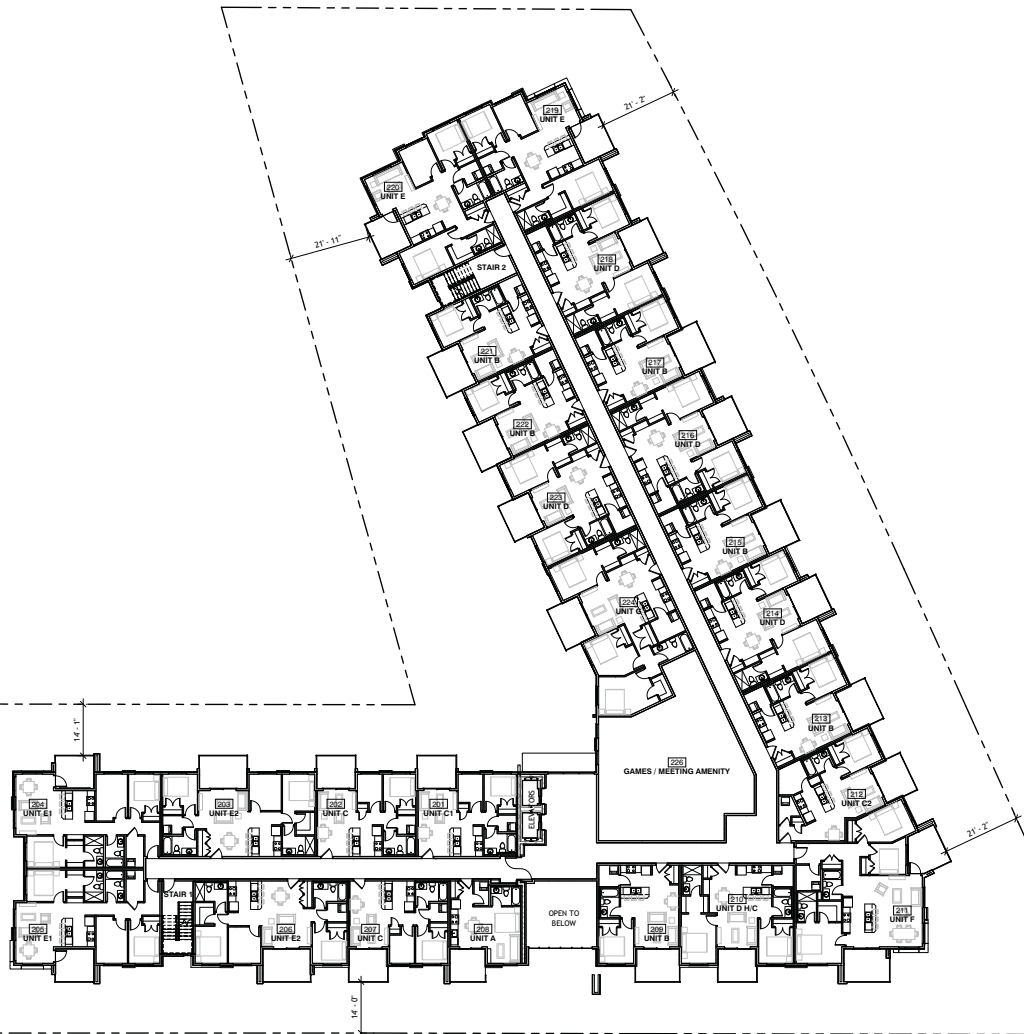
EACH UNIT HAS A STORAGE ROOM PROVIDED
79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS



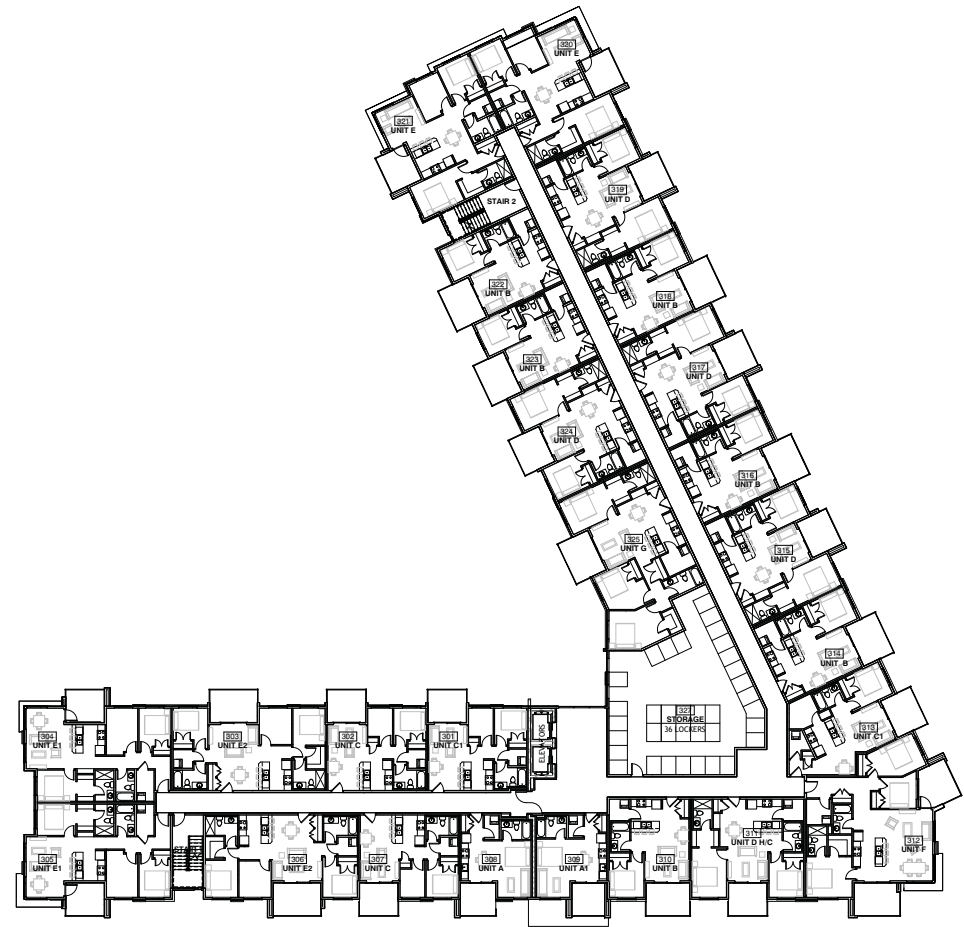
BASEMENT FLOOR PLAN
1/16" = 1'-0"



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



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



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



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



East - Elevation
1" = 10'-0"

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



South - Elevation
1" = 10'-0"



West - Elevation
1" = 10'-0"



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



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

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



201 STREET & MICHAUD CRESCENT



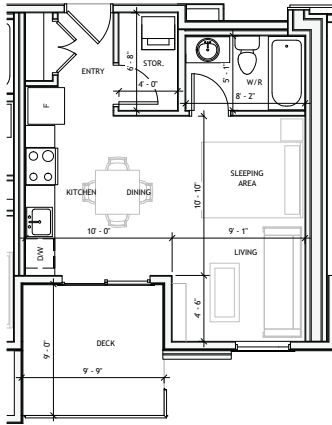
201 STREET



MICHAUD CRESCENT



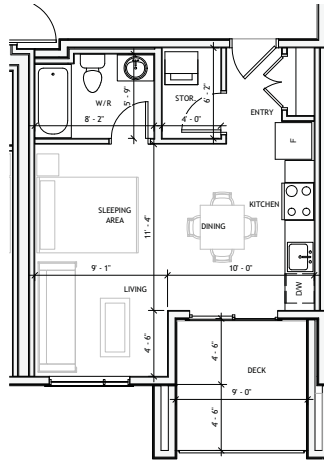
MAIN ENTRANCE



UNIT TYPE A - Studio

1/4" = 1'-0"

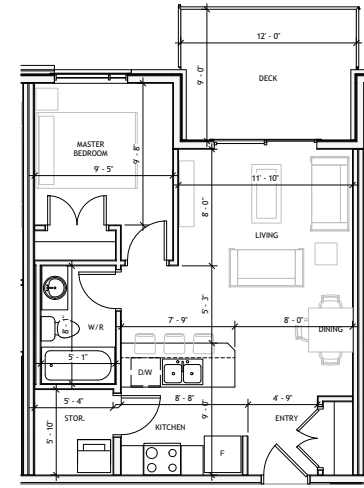
AREA: 405 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE A1 - Studio

1/4" = 1'-0"

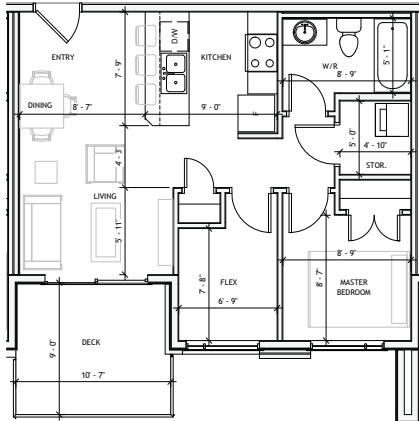
AREA: 430 SF +/-
NO. OF THIS UNIT: 2



UNIT TYPE B - 1 Bed

1/4" = 1'-0"

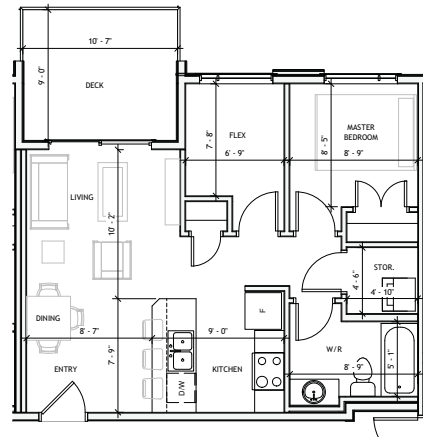
AREA: 576 SF +/-
NO. OF THIS UNIT: 25



UNIT TYPE C - 1 Bed + Den

1/4" = 1'-0"

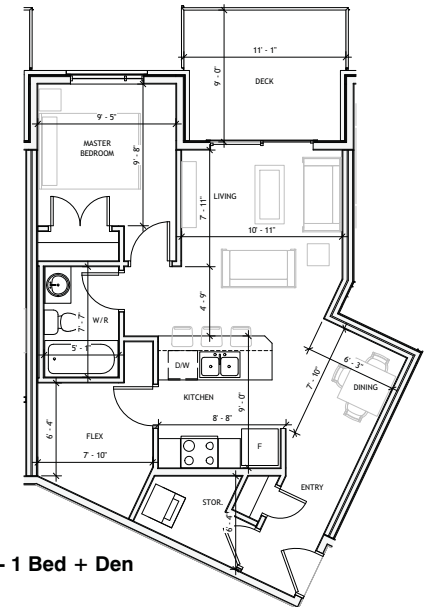
AREA: 600 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE C1 - 1 Bed + Den

1/4" = 1'-0"

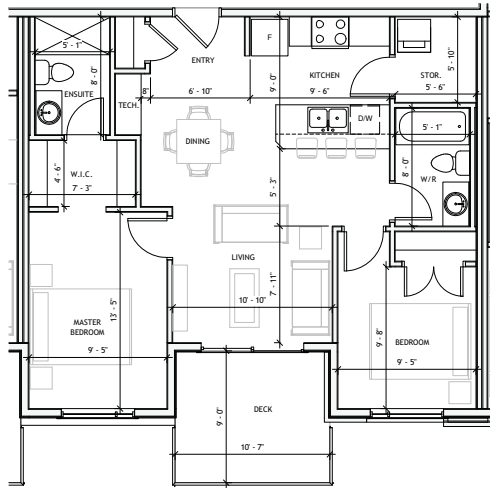
AREA: 596 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE C2 - 1 Bed + Den

1/4" = 1'-0"

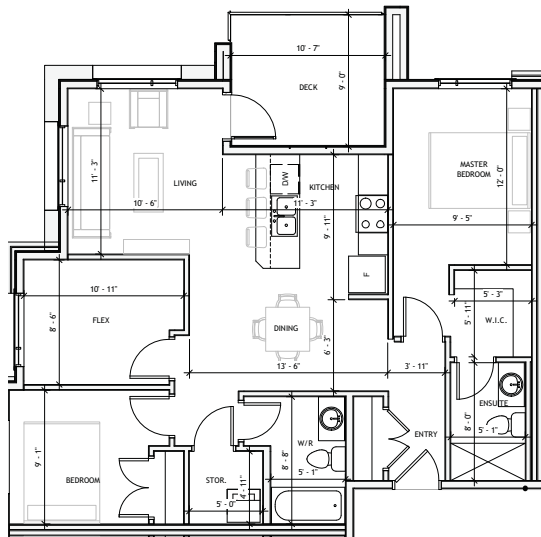
AREA: 668 SF +/-
NO. OF THIS UNIT: 4



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

1/4" = 1'-0"

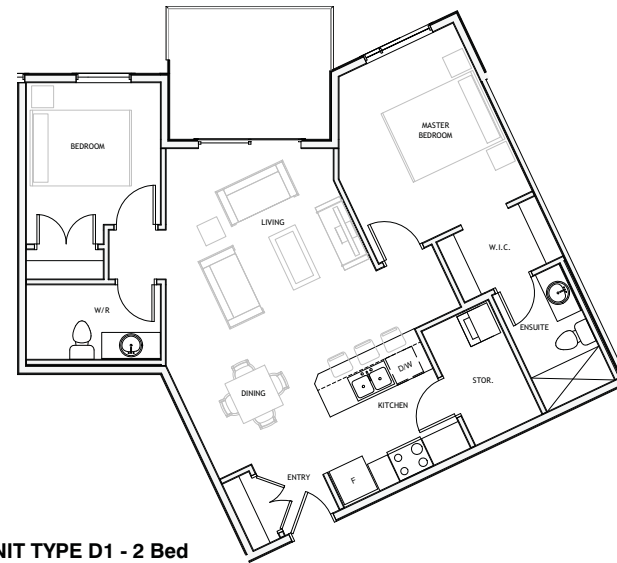
AREA: 825 SF +/-
NO. OF THIS UNIT: 20



UNIT TYPE E - 2 Bed + Den

1/4" = 1'-0"

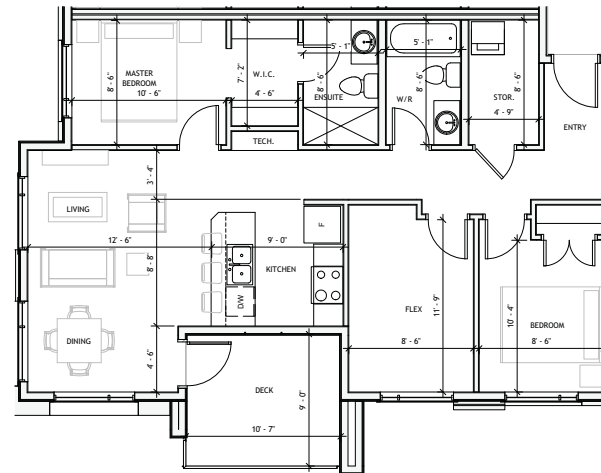
AREA: 973 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE D1 - 2 Bed

1/4" = 1'-0"

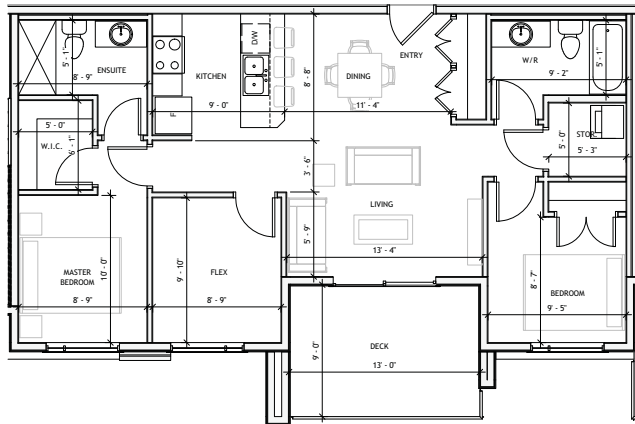
AREA: 922 SF +/-
NO. OF THIS UNIT: 1



UNIT TYPE E1 - 2 Bed + Den

1/4" = 1'-0"

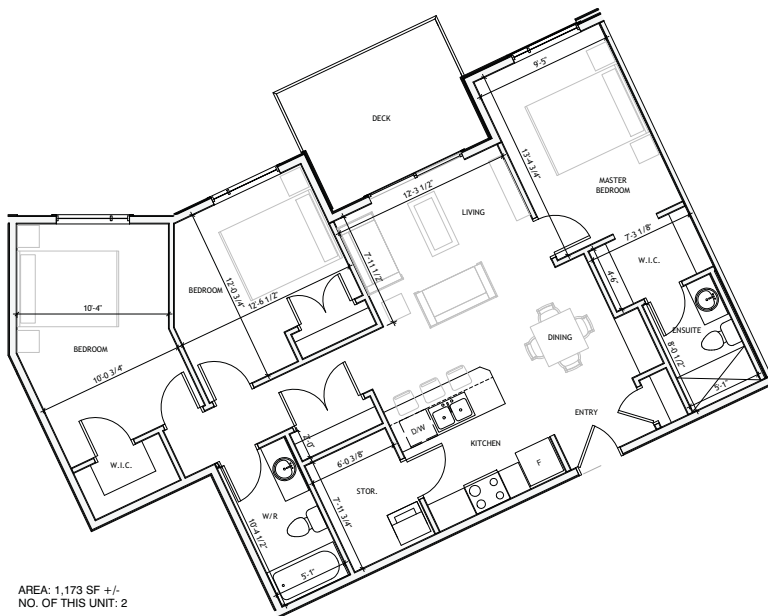
AREA: 978 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE E2 - 2 Bed + Den

1/4" = 1'-0"

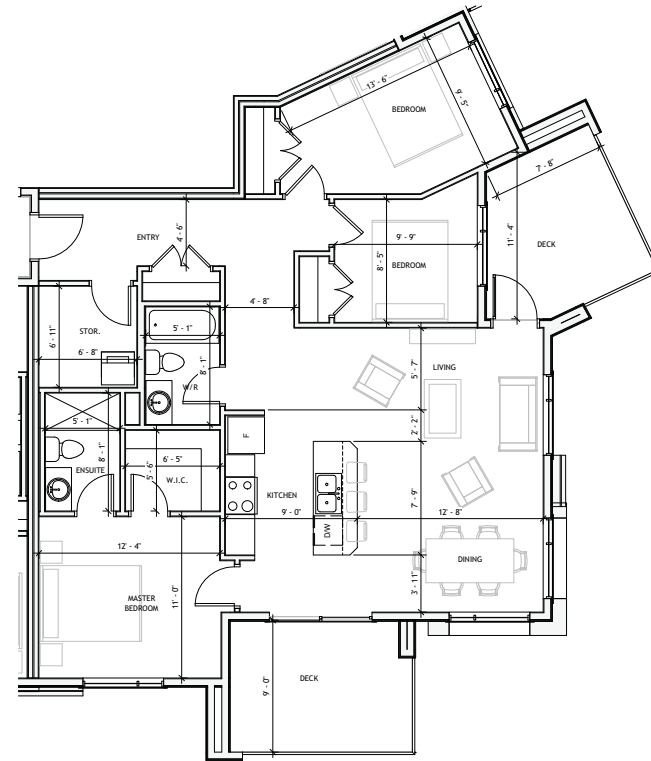
AREA: 940 SF +/-
NO. OF THIS UNIT: 8



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

UNIT TYPE G - 3 Bed

1/4" = 1'-0"

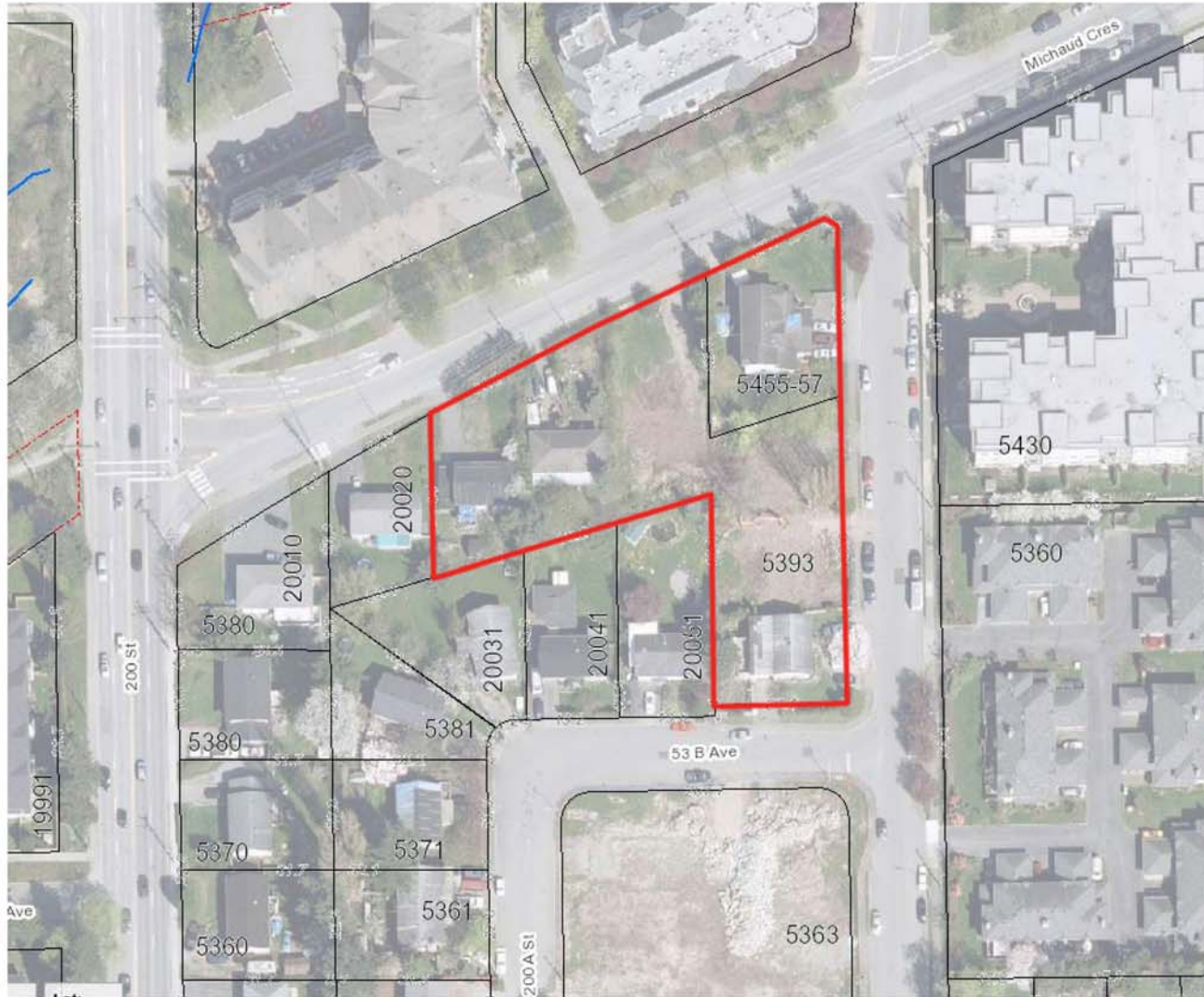


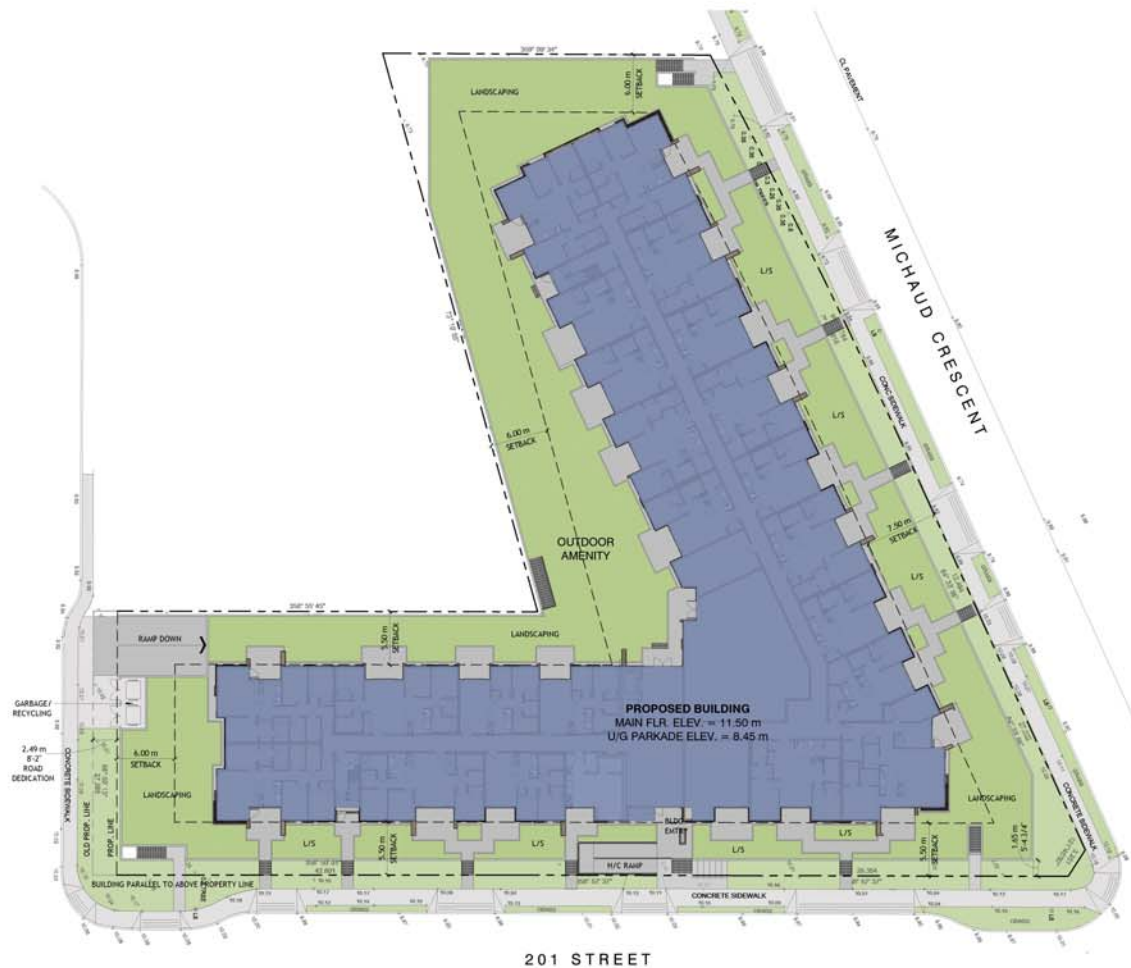
UNIT TYPE F - 3 Bed

1/4" = 1'-0"

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







SITE PLAN
1" = 20'-0"

DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

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

DENSITY: 1.2214 * 80 = 97.7 = 98 UNITS

UNIT COUNT:

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

FLOOR AREA:

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

TOTAL FINISHED FLOOR AREA:

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

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

PARKING REQUIRED:

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

TENANT:

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

VISITOR:

98 UNITS * 0.2 = 19.6 = 20 STALLS

PARKING PROVIDED:

TENANT: 126 STALLS (IN PARKADE)
6 H/C
49 SMALL CAR (33% OF TOTAL)
73 STANDARD
VISITOR: 20 STALLS (IN PARKADE)
2 H/C
18 STANDARD

BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES
PROVIDED = 52 SPACES

6 VISITOR BIKE STALLS PROVIDED

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

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

STORAGE LOCKERS:

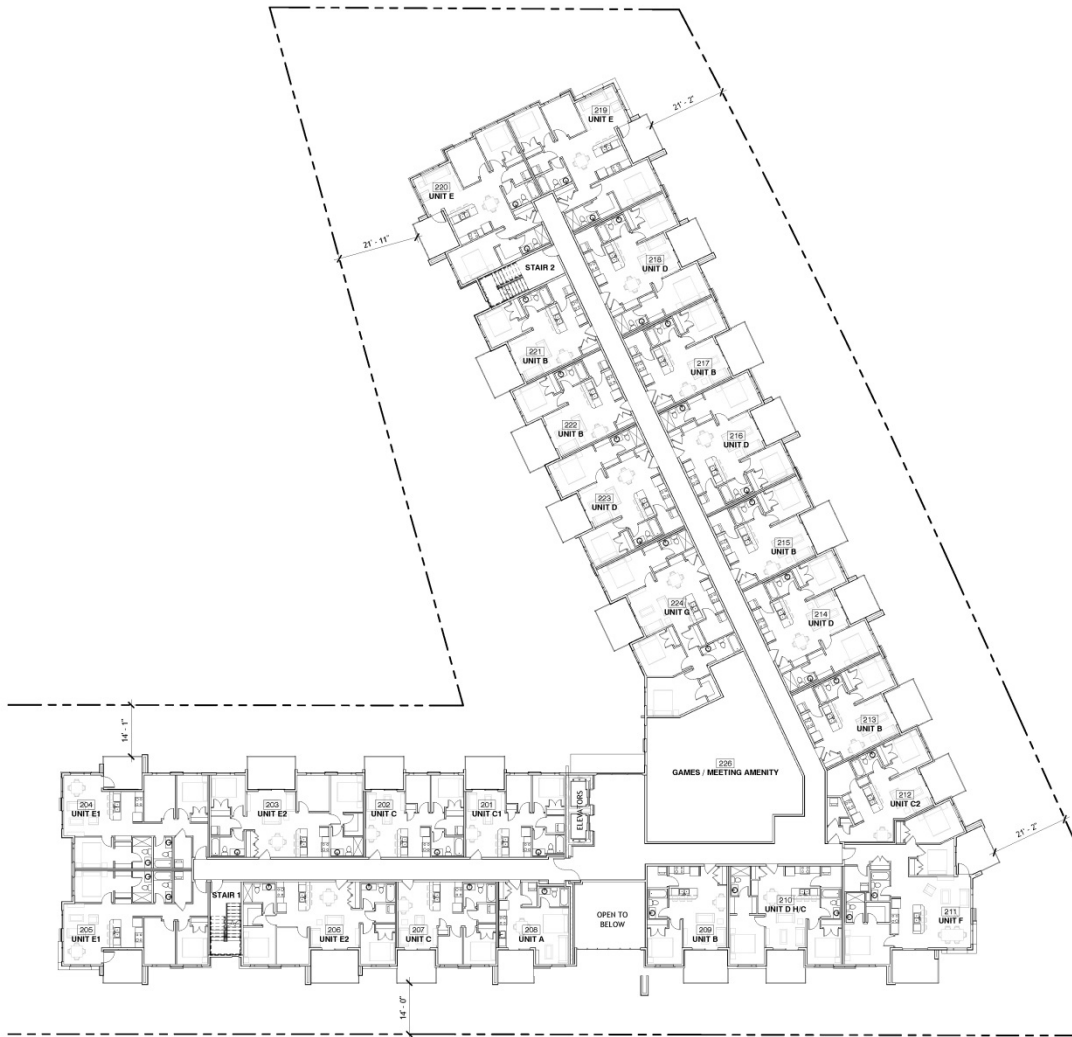
- EACH UNIT HAS A STORAGE ROOM PROVIDED
- 79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS



BASELINE
1/16" = 1'-0"



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



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



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



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



East - Elevation
1" = 10'-0"

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



South - Elevation
1" = 10'-0"



West - Elevation
1" = 10'-0"



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



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

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



201 STREET & MICHAUD CRESCENT



201 STREET



MICHAUD CRESCENT



MAIN ENTRANCE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

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

Natural Access Control:

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

Territoriality

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

Maintenance & Management

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

ADDITIONAL PROJECT FEATURES

Building Fire Protection:

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

H/C Accessibility:

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

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

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

Electric Car Parking:

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

New Energy Code Requirements:

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

Exterior Lighting:

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

Heat Island Effect:

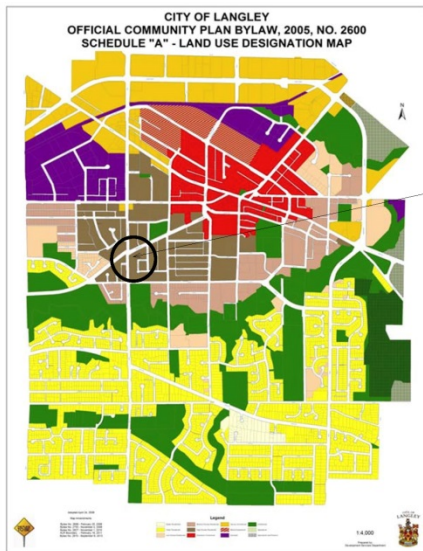
- We have located all of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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

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


98 units proposed

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



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL





Public Information Meeting-Thursday, February 2, 2017

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


Dear Neighbour,

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

The proposal includes the following components:

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

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



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

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

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

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

PUBLIC INFORMATION MEETING

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

Paula Kusack

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

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

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

Sent: March-01-17 5:32 PM

To: Gail Wadd

Subject: Website Contact Form

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

Inquiry Type: Development / Planning / Zoning

Name: Ann Treffrey

Street Address: 5430 - 201 St #308

Email: amtbook@telus.net

Comments:

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

The results of this submission may be viewed at:

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

For Metro Vancouver meetings on Friday, February 24, 2017

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovanancouver.org or Kelly Sinoski, 604-451-6105, Kelly.Sinowski@metrovanancouver.org

Metro Vancouver Regional District - Parks**Regional Parks Facilities for Connecting People with Nature Policy****APPROVED**

The Board approved a new policy that establishes the types of facilities that Metro Vancouver will provide to facilitate passive outdoor activities located within regional parks and connect people with nature.

Widgeon Marsh Regional Park Reserve – Background Information and Public Engagement Development of a Regional Park Management Plan**APPROVED**

Widgeon Marsh Regional Park Reserve is 626 hectares of wetland and second-growth forest situated at the confluence of Pitt Lake, Widgeon Creek and the lower Pitt River. The southern portion of the regional park reserve is within the City of Coquitlam, while the northern half lies within Electoral Area A.

The site is managed as a regional park reserve, essentially a park-in-waiting. No park facilities have been developed and access is limited to a small group of residents and researchers under permit. In 2015, Metro Vancouver initiated a park planning process with the goal of developing a plan that will eventually see WMRPR open as a regional park.

Metro Vancouver staff has completed the pre-planning work necessary to undertake a management plan for Widgeon Marsh Regional Park Reserve. A management plan will prepare the park reserve for opening to the public and for subsequent use as a regional park. Background reports indicate that, with its highly sensitive natural systems and spectacular setting, this site presents a unique opportunity to connect people with nature. It also presents an opportunity to preserve some of the most ecologically sensitive land in the region. A delicate balance of access and conservation will be critical for the success of this future regional park.

The Board authorized staff to undertake public engagement associated with the preparation of a park management, and directed staff to report back with a summary of the feedback received from the public engagement events and a draft Widgeon March Regional Park Reserve Management Plan.

Metro Vancouver Regional District Regional Parks Regulation Amending Bylaw No. 1244, 2017**APPROVED**

The Board approved bylaw amendments to increase select regional park rental and permit fees and charges. Fees and charges are set based on an analysis of operating costs against a detailed review of

fees for services and facilities offered by member municipalities and other government and non-profit agencies. These increases are projected to generate an additional \$5,000 in revenue.

Metro Vancouver Regional District

2017 Regional District Sustainability Innovation Fund Applications

APPROVED

The Regional District Sustainability Innovation Fund was created by the Board in 2004 to provide financial support to Regional District projects that contribute to the region's sustainability.

The Board approved the allocation from the GVRD Sustainability Innovation Fund for the following projects:

- Exploring Innovative Access and Pricing Mechanisms for a Multipurpose Direct Current Fast Charger for Electric Vehicles at Metrotower III ("DCFC at MT3"): \$100,000 in 2017 and \$50,000 in 2018
- National Industrial Symbiosis Program (NISP) - Canada - Metro Vancouver: \$80,000 in 2017 and \$20,000 in 2018

Appointment of the 2017 Local Government Treaty Table Representatives to the Katzie and Tsleil-Waututh Negotiations

APPROVED

The Board approved the following official appointments:

- Councillor Barbara Steele, Surrey, as the local government treaty table representative to the Katzie negotiations for 2017
- Councillor Mary-Ann Booth, West Vancouver, as the local government treaty table representative to the Tsleil-Waututh negotiations for 2017

Appointment of Metro Vancouver's 2017 Representative to the UBCM First Nations Relations Committee

APPROVED

The Board appointed Director Barbara Steele, Chair of Metro Vancouver's Aboriginal Relations Committee, to the Union of British Columbia Municipalities' (UBCM) First Nations Relations Committee for 2017.

Appointment of a Metro Vancouver Observer to the Fraser Valley Aboriginal Relations Committee for 2017

APPROVED

The Board appointed Councillor Bonita Zarrillo, City of Coquitlam, as the Metro Vancouver Aboriginal Relations Committee observer to the Fraser Valley Aboriginal Relations Committee meetings for 2017.

Corporation of Delta – Proposed Amendments to the Fraser Sewerage Area Boundary**APPROVED**

On November 7, 2016, the Corporation of Delta (Delta) requested an expansion to the GVRD Fraser Sewerage Area boundary to include a proposed new building on a property located at 6625 60 Avenue to allow for the establishment and operation of a proposed craft brewery facility with accessory farm office and farm equipment storage on a 16-acre farm property.

The Board resolved that the extension of sewerage services to the property at 6625 60 Avenue is not inconsistent with the provisions of Metro Vancouver 2040: Shaping Our Future, and forwarded the requested Fraser Sewerage Area expansion application to the GVS&DD Board for consideration.

Consideration of the City of North Vancouver’s Amended Regional Context Statement**APPROVED**

The Board accepted the City of North Vancouver’s amended Regional Context Statement as submitted to Metro Vancouver on December 15, 2016.

The amended Regional Context Statement is generally consistent with Metro 2040, and has only incorporated a minor mapping correction.

Metro Vancouver Financial Planning and Budget Oversight**APPROVED**

In response to a Notice of Motion adopted at the January 27, 2017 board meeting, the MVRD Board recommended to the Board Chair that the existing 2017 standing committee structure be maintained, and directed the Finance and Intergovernment Committee and Performance and Audit Committee to review their specific Terms of Reference to ensure each committee is providing a value-added role to the financial review of Metro Vancouver.

District of West Vancouver – “Metro Vancouver Regional District Security Issuing Bylaw No. 1240, 2017”**APPROVED**

The District of West Vancouver Council has requested the authorization of a loan of \$28,716,500 for the construction of a new police services and municipal hall facility. The District subsequently passed the required Security Issuing Resolution on November 29th, 2016 to borrow the remaining \$5,694,123 of the amount authorized by the bylaw. This represents the outstanding portion of the Loan Authorization Bylaw. The Board approved the request and forwarded it onto the Inspector of Municipalities for Certificate of Approval.

City of White Rock – “Metro Vancouver Regional District Security Issuing Bylaw No. 1241, 2017”**APPROVED**

The City of White Rock Council has requested the authorization of a loan of \$6,219,000 for water system infrastructure and improvements. The Board approved the request and forwarded it onto the Inspector of Municipalities for Certificate of Approval.

Township of Langley – “Metro Vancouver Regional District Security Issuing Bylaw No. 1242, 2017”**APPROVED**

The Township of Langley Council has requested the authorization of a loan of \$33,535,000 for East Langley water supply connection costs. The Board approved the request and forwarded it onto the Inspector of Municipalities for Certificate of Approval.

Adoption of Greater Vancouver Regional District Electoral Area A Emergency Planning and Management Establishing Bylaw No. 1238, 2016**APPROVED**

In 2016, Metro Vancouver undertook a review of its emergency management plan for Electoral Area A, which indicated the need for an establishing bylaw for emergency planning and management within Electoral Area A. At its November 25, 2016 meeting, the Greater Vancouver Regional District Electoral Area A Emergency Planning and Management Establishing Bylaw No. 1238, 2016 was given three readings and forwarded to the Electoral Area A Director for consent, and to the Inspector of Municipalities for statutory approval.

The Board passed and finally adopted the bylaw.

Greater Vancouver Water District**2017 Liquid Waste Sustainability Innovation Fund Applications****APPROVED**

The Liquid Waste Sustainability Innovation Fund was created by the Board in 2004 to provide financial support to Liquid Waste Utility projects that contribute to the region’s sustainability.

That the Board approved fund allocation from the Liquid Waste Sustainability Innovation Fund to the following projects:

- Genomics Approach to Anaerobic Digestion Optimization: \$460,000 over four years, starting in 2017
- High Efficiency Aeration Demonstration
 - \$750,000 over two years, starting in 2017, and that staff

- directly retain Perlemax Ltd to enable access to their proprietary technology
- Microwave-enhanced Advanced Oxidation Process Sludge Destruction Pilot: \$850,000 over four years, starting in 2017

Transfer of Sewerage, Drainage and Water Facilities Policies**APPROVED**

Since 2002, planning and development of the regional sewerage, drainage and water systems and associated facilities have followed the 2002 criteria. To improve clarity, staff have prepared policies for both the GVS&DD and the GVWD to formalize these criteria and identify the key steps that may be considered when contemplating the potential transfer of ownership of facilities. The policies were considered and endorsed by the Regional Engineers Advisory Committee (REAC) at their meeting on November 18, 2016.

The Board approved the Transfer of Sewerage and Drainage Facilities Policy as presented.

Five-Year Collaborative Biosolids Research Agreement with Thompson Rivers University**APPROVED**

Metro Vancouver was approached by Thompson Rivers University seeking financial support for its proposed application to the Natural Sciences and Engineering Research Council of Canada for an Industrial Research Chair in Reclamation Science. Such research would provide practical, applied reclamation solutions to BC industries whose work results in significant land disturbance such as mining, an industry where biosolids from Metro Vancouver has been used effectively as a tool to return organic matter and nutrients to the land, re-establishing vegetation and associated ecosystems.

The Board endorsed a five-year collaborative biosolids research agreement between the Greater Vancouver Sewerage and Drainage District and Thompson Rivers University at a cost of up to \$375,000, subject to funding contribution from Natural Sciences and Engineering Research Council of Canada.

**Award of Contract Resulting from Request for Proposal (RFP) No. 16-168:
Construction Management Services for the Annacis Island WWTP Outfall Project****APPROVED**

A construction management consultant is required for the Annacis Island WWTP outfall project to oversee and ensure the successful execution of this technically challenging and complex project that involves tunneling as well as working in the river.

The Board authorized a contract in the amount up to \$529,598 (exclusive of taxes) to Hatch Corporation resulting from RFP No. 16-168 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Outfall Project Phase 1 - Pre-construction Activities.

Award of Phase D, Construction Engineering Services: Annacis Island Wastewater Treatment Plant Cogeneration Backup Power Project**APPROVED**

An RFP was issued in 2012 for engineering consulting services for the Annacis Island WWTP Cogeneration Back-up Power Project and it was contemplated that the work will be undertaken in four phases. A contract was awarded to the highest-ranked proponents, ABV Consultants Ltd.

The Board authorized a contract for Phase D, Construction Engineering Services, for an amount up to \$3,200,000 (exclusive of taxes) to ABV Consultants Ltd., who have completed the previous design phases, for Annacis Island Wastewater Treatment Plant (AIWWTP) Cogeneration Backup Power Project.

Support for an International Water Industry Position Statement on Flushable Products**APPROVED**

The improper disposal of wipes causes problems for the regional and municipal sewer systems and can result in clogs and sewage overflows into homes, businesses and the environment.

The Canadian Water and Wastewater Association is developing a technical standard under International Standards Organization (ISO) that will protect infrastructure and the environment. The CWWA is seeking support of an international position statement formulated by an international consortium of water and wastewater organizations regarding the labelling of products as flushable that will help to move the process forward. It is recommended that Metro Vancouver join with over 320 global supporters and officially endorse this position statement.

The Board endorsed the International Water Industry Position Statement on Nonflushable and 'Flushable' Labelled Products.

Greater Vancouver Sewerage and Drainage District**2017 Water Sustainability Innovation Fund Applications****APPROVED**

The Water Sustainability Innovation Fund was created by the Board in 2004 to provide financial support to water utility projects that contribute to the region's sustainability.

The Board approved the allocation from the Water Sustainability Innovation Fund for the following projects:

- Earthquake Early Warning System: \$100,000
- Smart Watering App: \$80,000

Transfer of Sewerage, Drainage and Water Facilities Policies**APPROVED**

Since 2002, planning and development of the regional sewerage, drainage and water systems and associated facilities have followed the 2002 criteria. To improve clarity, staff have prepared policies for both the GVS&DD and the GVWD to formalize these criteria and identify the key steps that may be considered when contemplating the potential transfer of ownership of facilities. The policies were considered and endorsed by the Regional Engineers Advisory Committee (REAC) at their meeting on November 18, 2016.

The Board approved the Transfer of Sewerage and Drainage Facilities Policy as presented.

Watershed Access Policy**APPROVED**

A revised Watershed Access Policy is required with the specific inclusion of Board direction on First Nation watershed access requests. The proposed update will provide a comprehensive, clear and concise policy for staff and watershed entry applicants to follow.

Maintaining the protection of watersheds for pristine source drinking water supply remains a top priority for Metro Vancouver. An updated Watershed Access Policy will improve operational efficiencies and contribute to stronger working relationships with First Nations.

The Board approved the revised Watershed Access Policy.

Agreement for Beneficial Use of Drinking Water Treatment Residuals with Lafarge Canada Inc.**APPROVED**

Staff have been working for several years on identifying beneficial uses of drinking water treatment residuals from the Seymour-Capilano Filtration Plant. Recently, an industrial trial with Lafarge showed that the material could replace a portion of virgin red shale in cement production.

Stack tests conducted by Lafarge in September 2015, March and December 2016 utilizing residuals were well within Lafarge's Air Quality Permit limits. Residuals are acceptable for use as an alternate raw material as per regional air quality regulations.

The Board authorized a three-year agreement to supply Lafarge Canada Inc. with drinking water treatment residuals for beneficial use as raw material in its cement manufacturing process, at a total cost of up to \$1.3M. This program is expected to result in a 31% reduction to the Drinking Water Residuals Program budget in lieu of landfill disposal.



EXPLANATORY MEMO

FEES AND CHARGES AMENDMENT BYLAW 2837, AMENDMENT No 30, 2017 No. 3015

PURPOSE:

To amend Schedule 7 of the Fees and Charges Bylaw to add Streetlight Banner Application and Installation fees in conjunction with Streetlight Banner Policy CO-60.



FEES AND CHARGES BYLAW 2010, AMENDMENT NO 23 BYLAW, 2017 No. 3015

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

1. Title

- (1) This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 23 Bylaw, 2017, No. 3015.”

2. Amendments

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended by deleting schedule 7 and replacing it with a new Schedule 7 – Engineering and Filming Service Fees as follows:

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

Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Engineering Service	Fee	Comment
Banner Permit	\$200.00	
Garbage Tag Stickers	\$3.00	Non-refundable
Highway Use Permit	\$100.00	Non-refundable
Street Usage	\$250.00 per block, per side of roadway per day	Minimum charge is \$250.00
Street Obstruction/Temporary Closure	\$500.00 per day	Minimum charge is \$500.00
Daily Parking Stall Rental – Timed Stalls ¹	\$20.00 per stall per day	On-street spaces and City parking lots
Noise Exemption Permit Fee	\$50.00 per day	

Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Engineering Service	Fee	Comments
Highway Use Damage Deposit Light Duty ² Medium Duty ³ Heavy Duty ⁴	 \$1,000.00 \$5,000.00 \$10,000.00	Refundable
Pavement Degradation Fee	\$10.00 per square meter	Minimum \$500.00 charge
Pavement Reinstatement Fee	\$80.00 per square meter	Minimum \$500.00 charge
Legal Signal Timing Requests	\$300.00 per request	
Legal Traffic Operations Requests	\$300.00 per request \$105.00/hour for each additional hour	includes first hour and a half of staff time
Traffic Volume Count Request	\$75.00 for 1 st request \$25.00 for each additional request*	*additional requests must be made at the same time as 1 st request
Newspaper Box Placement on Public Property	\$75.00 per newspaper box, per year	Non-refundable
Confiscation fee for removal of newspaper boxes contravening permit requirements on public property	\$250.00 per newspaper box	Non-refundable
Streetlight Banner Application Fee	\$100	Non-refundable
Streetlight Banner Installation	\$250 mobilization fee \$60 per banner installation fee \$150 each for installation of banner and supply and installation of hardware	
Filming Service	Fee	Comments
Filming Permit Application Fee - Application made 10 or more days prior to filming - Application made less than 10 days prior to filming - Additional Location Fees - Student Film Application Fee	 \$300.00 \$500.00 \$100.00 per location \$50.00	Non-refundable

Business License Fee	See Business License Fees	Non-refundable
Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Filming Service	Fee	Comments
City Parks & Public Facilities ⁵	<p>See Park Facility Fees and Special Event Fees – Rental based on commercial rates</p> <p>If not listed in the Parks, Facilities and Special Event Fees charge is:</p> <p>\$500.00 per day – Neighbourhood Park</p> <p>\$1,000.00 per day – City Park, Douglas Park and Sendall Gardens</p>	Does not include the Parks or Public Facilities parking lots, which are charged separately.
City Parking Lots ⁵	\$500.00 per day	Does not include timed stalls which are charged per stall per day under Engineering Service fees.
Filming and Special Event – Site Inspection	\$75.00 per inspection	
Filming and Special Event – Fire Protection Standby <ul style="list-style-type: none"> - Pumper Trucks - Aerial Device - Rescue Vehicles (to include the delivery of any of the following services: <ul style="list-style-type: none"> • High Angle Rescue • Trench Rescue • Confined Space • Husar • Water Rescue 	<p>\$550.00 per hour</p> <p>\$1,200.00 per hour</p> <p>\$2,000.00 per hour</p>	
Staff Time: <ul style="list-style-type: none"> - RCMP Police (Officers) - RCMP Police (Clerical) - Fire & Rescue Service (Firefighters) - Public Works Dept. (Labourers) 	<p>\$110.00/hour per officer</p> <p>\$40.00/shoot</p> <p>Included in vehicle costs</p> <p>Actual cost +10% admin fee</p>	<p>Traffic control, shoot scenes, etc. To coordinate RCMP callout</p> <p>General Services</p>

¹ - Applies to parking for Highway Use Permits, Special Event Permits, Film Permits, Building Permits and Sign Permits

² - Light duty: for all work involving purely hand tools, and located completely within the boulevard and outside of the paved road area.

³ - Medium duty: for all work not involving heavy equipment but still located within the edges of the paved roadway including manhole access or median landscaping;

- ⁴ - Heavy duty: for all work involving the use of heavy equipment including excavation, paving, and underground or overhead utility work;
- ⁵ - Rental of City Parks, Public Facilities and Parking Lots may not grant the applicant exclusive use of these facilities. Applicant may be required to maintain access for use by the public or other user groups.

Refunds for Permit Fees listed in Schedule 7:

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

3. Severability

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

READ A FIRST, SECOND AND THIRD TIME on this 20th day of February, 2017.

ADOPTED this -- of --, 2017.

MAYOR

DEPUTY CORPORATE OFFICER