



REGULAR COUNCIL MEETING
AGENDA

Monday, May 8, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. **COMMITTEE OF THE WHOLE**

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

- a. Bylaw 3022 - Financial Plan Amendment 1
Darrin Leite, Director of Corporate Services

2. **ADOPTION OF AGENDA**

- a. Adoption of the May 8, 2017 Regular Agenda

3. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from April 24, 2017 4
b. Public Hearing Meeting Minutes from April 24, 2017 13

4. **BUSINESS ARISING FROM PUBLIC HEARING**

- a. Bylaw 3019 - Zoning Amendment 16
Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 54 unit condominium development at 19942 Brydon Crescent.
- b. Bylaw 3021 - Zoning Amendment 53
Third and final reading of a bylaw to amend the Zoning Bylaw to zone an unzoned portion of the land adjacent to 20416 Park Avenue to C1 - Downtown Commercial Zone.

5. **BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Bylaw 3022 - Financial Plan Amendment 56
Final reading of a bylaw to amend the 2016-2020 Financial Plan Bylaw.

6. MAYOR’S REPORT

- a. Upcoming Meetings
Regular Council Meeting – May 29, 2017
Regular Council Meeting – June 12 - Televised
- b. Metro Vancouver - Councillor Storteboom
- c. Engineering Update - Rick Bomhof, Director of Engineering, Parks and Environment
- d. Recreation Update - Christine Daum, Recreation Supervisor

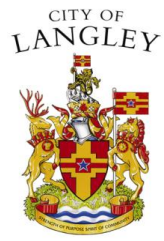
7. BYLAWS

- a. Bylaw 3020 - Tax Rate Bylaw 59
Final reading of a bylaw to levy property value taxes for municipal purposes for the year 2017.

8. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
 - 1. Development Permit No. 01-17 62
To accommodate a 4-storey, 98 unit condominium apartment development at 5393, 5455-5457 201 Street. (Re: Bylaw 3014 adopted at the April 24, 2017 Council meeting)
- b. Correspondence
 - 1. Vancouver Humane Society 84
Meatless Monday Initiative
- c. New Business

9. ADJOURNMENT



EXPLANATORY NOTE

BYLAW NO. 3022

The purpose of Bylaw No. 3022 is to amend the 2016 – 2020 Financial Plan to authorize the expenditures reflected in the 2016 Consolidated Financial Statements itemized in Report #17-019.



**FINANCIAL PLAN 2016 – 2020, BYLAW 2016, No. 2980
AMENDMENT NO. 2**

BYLAW NO. 3022

A Bylaw to amend the Financial Plan for 2016 - 2020.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022”.

2. Amendment

(1) Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this 24th day of April, 2017.

OPPORTUNITY FOR PUBLIC INPUT this – day of --, 2017.

ADOPTED this – day of --, 2017.

MAYOR

CORPORATE OFFICER



**FINANCIAL PLAN 2016 – 2020
AMENDMENT NO. 2**

**BYLAW NO. 2980
Schedule 'A'**

	2016 Amended Financial Plan Amendment #2	2016 Financial Plan Bylaw 2980	2016 Financial Plan Change Plus/(minus)	%
GENERAL OPERATING FUND				
Operating Revenue				
Property Value Taxes	\$ 25,209,207	\$ 25,098,150	\$ 111,057	0.4%
User Fees and Other Revenue	10,334,215	10,057,440	276,775	2.8%
Gaming Proceeds	6,824,902	6,000,000	824,902	13.7%
Government Transfers	1,725,072	1,685,665	39,407	2.3%
Investment Earnings	573,819	338,500	235,319	69.5%
	44,667,215	43,179,755	1,487,460	3.4%
Expenditures				
General Government Services	3,738,231	3,952,500	(214,269)	-5.4%
RCMP - Police Services	10,239,866	11,023,910	(784,044)	-7.1%
Fire Service	4,267,174	3,958,425	308,749	7.8%
Other Protective Services	723,473	811,040	(87,567)	-10.8%
Engineering and Operations	2,705,979	2,797,960	(91,981)	-3.3%
Water Supply Distribution	3,285,760	3,422,425	(136,665)	-4.0%
Sewerage and Drainage	2,535,736	2,649,585	(113,849)	-4.3%
Development Services	1,023,510	978,455	45,055	4.6%
Garbage Collection	619,253	619,740	(487)	-0.1%
Recreation Services	3,639,662	3,437,205	205,457	5.9%
Parks	1,799,872	1,902,825	(102,953)	-5.4%
Amortization	5,026,725	4,750,000	276,725	5.8%
	39,605,241	40,304,070	(698,829)	-1.7%
Transfers				
Transfer from General Surplus	-	(45,000)	45,000	-100.0%
Transfer from Reserve Accounts	(594,691)	(1,184,640)	589,949	-49.8%
Transfer to Reserve Accounts	8,840,730	7,557,775	1,282,955	17.0%
Transfer to Reserve Funds	1,739,633	1,297,550	442,083	34.1%
Asset additions from operating funds	93,507	-	93,507	-
	10,079,179	7,625,685	2,453,494	32.2%
Surplus reduction for amortization	(5,026,725)	(4,750,000)	(276,725)	
Operating Surplus	\$ 9,520	\$ -	\$ 9,520	



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 24, 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
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer
G. Flack, Deputy Director of Corporate Services
G. Mallory, Manager of Parks Operations

1. COMMITTEE OF THE WHOLE

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

Motion # 017/064

MOVED BY Councillor van den Broek

SECONDED BY Councillor Martin

THAT Council commence Committee of the Whole.

CARRIED

- a. Development Permit No. 07-16, 20551 46A Avenue & 20566 Grade Crescent

The Mayor invited Raja Bains, Coastland Engineering with the assistance of the Director of Development Services, to present the proposed development.

The subject properties are within a development permit area in the City. The subdivision layout was presented and it was noted that all of the proposed lots are larger than the required minimum lot size. Access for each lot was reviewed and it was noted that the City required a tree protection and removal plan due to the necessity of removing 75 trees from the existing lot. As part of the comprehensive plan 25 trees will be replanted on site

and the City will receive cash in lieu to plant 50 trees in other areas in the City. The applicant designed the homes specifically for the five lots and noted they are estate style homes. Neighbours were notified of the proposal and have been supportive.

The Mayor invited members of the public to comment on the proposal.

Chris Marshall, 20615 46A Avenue: Cited no issue with the subdivision but expressed concern about the increased development on 46A Avenue overall. He felt that the road should be widened and curbed and that a boulevard should separate the curb from the sidewalk. He felt that would be more in line with the estate style zoning in the area.

The Mayor asked the Director of Development Services and the Director of Engineering to review the boulevard request and advise Mr. Marshall of the outcome.

Councillor van den Broek asked if it was possible to save more than 25 trees on the site and the developer agreed to review the plan and save as many as possible, but noted an arborist indicated that 25 trees were saveable.

Motion # 017/065

MOVED BY Councillor Arnold

SECONDED BY Councillor Storteboom

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

- a. Adoption of the April 24, 2017 Regular Agenda

Motion # 017/066

MOVED BY Councillor Arnold

SECONDED BY Councillor Albrecht

THAT the April 24, 2017 agenda be adopted as circulated

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from April 3, 2017

Motion # 017/067

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on April 3, 2017 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3017 - Zoning Amendment

Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 62 unit condominium apartment development at 5406, 5418-5420 198 Street and 19829-19831 54 Avenue.

Motion # 17/068

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 134, 2017, No. 3017" be read a third time.

BEFORE THE QUESTION WAS CALLED Council asked that the lighting impacts on the neighbouring properties be assessed to ensure that exterior lighting will not impose on the neighbouring homes. It was further requested that staff contact the RCMP and ask that they continue monitoring 198th Street for speeding.

The Mayor noted that the area in front of Brydon Park is being considered for traffic calming measures.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3018 - Zoning Amendment

Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 5-storey, 88 unit condominium apartment development at 5630 and 5640 201A Street.

Motion # 17/069

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 135, 2017, No. 3018" be read a third time.

BEFORE THE QUESTION WAS CALLED it was clarified that the private lane off 56th Avenue beside the fish & chips restaurant is not an access point for this development. Access is from 201A Street to the lane south of the building, running east/west which will be widened to 6 metres, resurfaced and curbed.

It was requested that the developer pursue offsite parking solutions for the contractors when work begins noting that the reconstruction of Paddington Station is underway next door, creating a lot of contractor traffic. The Mayor thanked the project owners for assisting the previous tenants to relocate before starting the new project.

THE QUESTION WAS CALLED and same was

CARRIED

5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Permit No. 07-16
20551 46A Avenue & 20566 Grade Crescent

Motion # 17/070

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT Development Permit Application DP 07-16 to accommodate a 5-lot subdivision of 20566 Grade Crescent and 20551-46A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined by the Director of Development Services & Economic Development report.

BEFORE THE QUESTION WAS CALLED there was discussion about frontage requirements, sidewalks, boulevards, and tree retention/replacement.

THE QUESTION WAS CALLED and same was

CARRIED

6. DELEGATIONS

- a. Kristine Simpson, CPA, CA - BDO Canada
City of Langley Audit Report

The Director of Corporate Services provided highlights of the City's financial position and introduced Ms. Simpson who presented the auditor's findings. She noted that the audit was substantially complete and thanked management for their cooperation during the process. BDO will provide a formal audit opinion shortly and noted that they were effectively and efficiently able to conduct their audit. They did not find any deficiencies with internal controls and there were no policy changes to note.

- i) Admin Report - Consolidated Financial Statements

Motion #17/071

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT City Council approve the 2016 Consolidated Financial Statements.

CARRIED

7. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – May 8, 2017 - Televised
Regular Council Meeting – May 29, 2017

b. Metro Vancouver Update - Councillor Storteboom

Metro Vancouver is rolling out a new awareness campaign with the hope of educating residents to stop dumping items down the drain that clog the municipal and regional sewer system. In fact, this is a national problem and the cost of dealing with this issue across Canada has been estimated at \$250 million per year.

Cultural groups are invited to apply for Metro Vancouver Regional Project Grants. These Regional Project Grants are available to support: research, create, produce, disseminate and develop projects for enlarging audiences, enabling staff and/or empowering administrative capacities. The per-project grants for 2017 will be awarded to a maximum of \$10,000.00 per successful application.

For more information, please contact Metro Vancouver at 604-432-6205 and ask for Judy Robertson. Please note that completed applications must be submitted by 4 pm, Wednesday, May 24, 2017.

"Immersion", the special musical collaboration between composer Jordan Nobles and Metro Vancouver, has won a 2017 JUNO Award for Classical Composition of the Year. This unique composition was performed and recorded in the huge Break Head Tank, before being put to use. The Break Head Tank is connected to one of the seven-kilometre Twin Tunnels that carry water from the Capilano reservoir to be treated at the Seymour-Capilano Filtration Plant.

Metro's Council of Councils will meet here in Langley City at our Cascades Convention Centre on Saturday. The Council of Councils is arranged to provide all municipally elected officials with an overview and update of important regional issues. The next meeting for the Board of Directors is scheduled for Friday.

c. Library Happenings - Councillor Martin

Employment Skills for Teens - May 4, May 16, May 30, 3:30 pm - 5:30 pm

This ongoing series of free workshops, presented by Avia Employment, gives teens the employment advice, specialized services and support they need to find a meaningful and rewarding job, whether just breaking into the job market or looking forward to a future career.

Outreach to Willowbrook Mall - Tuesday, May 9

Library staff and Friends of the Library volunteers will spend a full day at Willowbrook Mall in the lead-up to Mother's Day, distributing "Read Learn Play with Your Baby" books and literacy materials and making the public aware of the library's online resources, collections, programming and services. Outreach to busy venues like Willowbrook Mall connects the library with people who may not already be library users.

Teen Advisory Group (TAG) - Tuesday, May 30, 6:30 pm – 8:00 pm

TAG members meet to organize library programs for teens, volunteer as reading buddies and help with library events. Meetings are fun and always include snacks! TAG membership looks great on resumes and college applications, and all activities earn volunteer hours. Apply at the library. New members welcome!

Essential Skills for Job Success - Fridays, April 21–May 12, 10:30 am - 1:30 pm

This program runs for 3 hours each week and helps newcomers and Canadian born adults improve their literacy skills in order to succeed in the workplace. It is free and offered in cooperation with the Langley Literacy Network. Library staff will familiarize participants with Library resources and services that relate to literacy and employment.

Wednesday Wonders - Wednesdays April 4 – May 31 - 11:00 am – 12:00 pm

This is a drop-in program for adults and teens with developmental challenges and their caregivers. Participants join library staff for songs, stories, crafts, and other entertaining activities that make all of our Wednesday's wonderful.

- d. Youth Week May 1 - 7, 2017 - Mayor Schaffer
Celebrate youth in our community during BC Youth Week, May 1-7 in the City of Langley. Youth Week is a celebration recognizing the value, diversity and positive contributions youth make in our community. Be sure to catch one of the many events including Community Garden Planting on May 1st, 3-on-3 Basketball Tournament on May 3rd, Art Show and Art Battle on May 4th, Amazing Race on May 5th, Youth Carnival and BBQ on May 6th, and the Langley Walk on May 7th. To find out more about Youth Week in Langley City visit www.city.langley.bc.ca.

8. BYLAWS

- a. Bylaw 3014 - Zoning Amendment
Final reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 98 unit condominium apartment development at 5393, 5455-5457 201 Street.

Motion #17/072

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

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

CARRIED

- b. Bylaw 3019 - Zoning Amendment
First and second reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 54 unit condominium development at 19942 Brydon Crescent.

Motion #17/073

MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 136, 2017, No. 3019" be read a first time.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 136, 2017, No. 3019" be read a second time.

CARRIED

- c. Bylaw 3021 - Zoning Amendment
First and second reading of a bylaw to amend the Zoning Bylaw to zone an unzoned portion of the land adjacent to 20416 Park Avenue to C1 - Downtown Commercial Zone.

Motion #17/074

MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 137, 2017, No. 3021” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 137, 2017, No. 3021” be read a second time.

CARRIED

- d. Bylaw 3020 - Tax Rate Bylaw
First, second and third reading of a bylaw to levy property value taxes for municipal purposes for the year 2017.

Motion #17/075

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the bylaw cited as “2017 Tax Rates bylaw, 2017, No. 3020” be read a first time.

THAT the bylaw cited as “2017 Tax Rates bylaw, 2017, No. 3020” be read a second time.

THAT the bylaw cited as “2017 Tax Rates bylaw, 2017, No. 3020” be read a third time.

CARRIED

- e. Bylaw 3022
First, second and third reading of a bylaw to amend the 2016-2020 Financial Plan Bylaw.

Motion #17/076

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022” be read a first time.

THAT the bylaw cited as “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022” be read a second time.

THAT the bylaw cited as “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022” be read a third time.

CARRIED

9. ADMINISTRATIVE REPORTS

a. Hunter Park Task Group Recommendations Report

Motion #17/077

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

THAT Council approve the redevelopment plans for Hunter Park as recommended by the Hunter Park Redevelopment Task Group.

BEFORE THE QUESTION WAS CALLED the Manager of Parks provided a presentation on the Hunter Park redevelopment. Last year, parks staff discovered that many trees had laminated root rot, requiring their removal. It was sad to lose the urban forest, however it presented a great opportunity to redevelop the park. A task group was struck, an open house was conducted and the residents and public viewed the options for redevelopment. Based on overall input a park concept plan was developed and put forward. It included flowering trees, a meandering gravel path, grass areas, a low split rail wood fence, picnic tables, and benches made from the timber that came from the trees in the park. The task group unanimously supported the concept plan that was before council. Council was pleased with the results of the task group and the overall plan and thanked the volunteer members for their commitment to redevelop the park. Staff anticipates the project will get underway in the spring with tree planting in the fall.

THE QUESTION WAS CALLED and same was

CARRIED

b. Out of Province Travel Request - Gerald Minchuk

Motion #17/078

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the Director of Development Services & Economic Development, be authorized to attend the 54th International Making Cities Livable Conference in Santa Fe, New Mexico from October 2-6, 2017; and

THAT all expenses be paid from the Development Services & Economic Development Continuing Education/Travel account.

BEFORE THE QUESTION WAS CALLED it was noted that the director is attending the conference because McBurney Plaza is a finalist in the conference's Design Award Competition.

THE QUESTION WAS CALLED and same was

CARRIED

10. NEW AND UNFINISHED BUSINESS

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

11. ADJOURNMENT

Motion #17/079

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the meeting adjourn at 8:26 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, April 24, 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
K. Hilton, Director of Recreation, Culture and Community Services
G. Flack, Deputy Director of Corporate Services
G. Mallory, Manager of Parks
P. Kusack, Deputy Corporate Officer

Public: 17

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 Corporate Officer advised that the public hearing was advertised in the following manner: Notices were sent to owners and occupiers within 100m of the subject properties and advertisements were placed in the April 13th and 20th issues of the Langley Advance.

No correspondence was received for either bylaw.

2. **BUSINESS**

a. Bylaw 3017 - Zoning Amendment Bylaw

To amend the Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD46) and to rezone the properties located at 5406, 5418-5420 -198th Street and 19829-19831-54th Avenue from RM1 Multiple Residential Low Density Zone and RS1 – Single Family Residential Zone, to CD46 – Comprehensive Development Zone to

accommodate a 62 unit condominium apartment building.

The Mayor invited Lukas Wykpis, Keystone Architecture to present the proposed bylaw and development permit. He reviewed access to the site; parking, tenant, visitor and bicycle parking; the unit mix, storage; finishing materials; and colour scheme. He reviewed the CPTED report and noted that the 4th floor balconies will be sprinklered, which is over and above the requirements of the building code. It was further noted that the developer hosted a public information meeting to provide neighbours with an opportunity to learn about the project.

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

Steven Radonich, 19824 54 Avenue: noted concern with regard to increased traffic on 198th Street and the shortage of parking in the area due to the number of residents in the existing condominium buildings. He noted concern about the external lighting on the buildings and how that will affect the comfort of his home as he lives across the street from the project site. He requested that something be done to ensure parking is enforced and that speeding on 198th street addressed.

Pierre (did not provide his last name), 5406 198th Street: concerned about the lack of parking and the impact that has on existing homes in the neighbourhood. He noted that crime and traffic have increased and he felt that he must move after living there 31 years because it keeps getting worse.

Dave Wallace, 5372 198A St: noted concern about the volume of traffic on 198th Street and suggested that the curb outside of the parkade exits should be painted yellow because people park right up to the driveways and you can't see cars exiting the parkade until they are on the road. He said it is very dangerous as he almost been hit a number of times. He further noted concern about the residents that live in single family homes being pushed out of the neighbourhood.

Staff noted that the official community plan for that area was designated in 2005. The developer noted that the units are intended to be sold, not rented.

- b. Bylaw 3018 - Zoning Amendment Bylaw
To amend the Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD47) and to rezone the properties located at 5630 and 5640 -201Ast Street from RM2 Multiple Residential Medium Density Zone, to CD47 – Comprehensive Development Zone to accommodate an 88 unit, 5-Storey condominium apartment building.

The Mayor invited Colin Hogen, Focus Architecture to present the proposed bylaw and development permit.

Mr. Hogen noted that there is currently two older multifamily buildings on the site and that one was recently destroyed by fire. The proposal is to replace those buildings with a 5 storey building with underground parking. The proposal is very compatible to the building next door and fits well with the neighborhood. He reviewed the site plan noting that the main parkade entrance is off a lane to the south of the building, across from the back of some commercial businesses. He described the unit mix noting that there are accessible units and 2-storey townhomes on the main floor. He reviewed the finishing materials, landscaping plan, building amenities, CPTED review and noted that the development will encourage pride in neighbourhood. The developer held a public information meeting to share the building plans with neighbours.

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

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

Motion # 17/063

MOVED BY Councillor Storteboom

SECONDED BY Councillor van den Broek

THAT the public hearing close at 7:25 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 136, 2017, No. 3019

PURPOSE:

To consider a rezoning application from RM1 –Multiple Residential Low Density Zone to RM-3 –Multiple Residential High Density Zone to accommodate a 4-Storey, 54 unit condominium development located at 19942 Brydon Crescent.

Background Information:

Applicant:	Points West Architecture
Owner:	Whitetail Homes (Yale Manor) Ltd.
Civic Address:	19942 Brydon Crescent
Legal Description:	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
Site Area:	4,574 m ² (49,234 ft ²)
Lot Coverage:	26%
Floor Area Ratio:	1.03
Total Parking Required:	81 spaces (including 11 visitor spaces)
Total Parking Provided:	81 spaces (including 11 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$501,861 (includes \$100,090.50 DCC Credit)
Community Amenity Charge:	\$54,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 136**

BYLAW No. 3019

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19942 Brydon Crescent to RM3 (Multiple Residential High Density) 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. 136, 2017, No. 3019.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100 is hereby amended by changing the zone classification of:

3. Lot 9, Section 3, Township 8, New Westminster District Plan 14434 and

Lot 10, Section 3, Township 8, New Westminster District Plan 14434

from RM1 –Multiple Residential Low Density Zone to RM-3 – Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-fourth day of April, 2017.

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

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

FINALLY ADOPTED this xxx day of xxx , 2017.

MAYOR

DEPUTY CORPORATE OFFICER



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 04-17/ Development
Permit Application DP 05-17, Points West
Architecture, 19942 Brydon Crescent**

File #: 6620.00

From: Development Services & Economic Development
Department

Doc #:

Date: March 31, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 04-17 and Development Permit Application DP 05-17 to accommodate 4-storey 54-unit condominium apartment development located at 19942 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Points West Architecture to accommodate a 4-storey 54-unit condominium apartment development.

POLICY:

The subject property is zoned RM1 Multiple Residential Low Density 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:	Points West Architecture
Owner:	Whitetail Homes (Yale Manor) Ltd.
Civic Address:	19942 Brydon Crescent
Legal Description:	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
Site Area:	4,574 m ² (49,234 ft ²)
Lot Coverage:	26%
Floor Area Ratio:	1.03
Total Parking Required:	81 spaces (including 11 visitor spaces)
Total Parking Provided:	81 spaces (including 11 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$501,861 (includes \$100,090.50 DCC Credit)
Community Amenity Charge:	\$54,000 (@\$1,000/unit)

Engineering Requirements:

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

These requirements have been issued to reflect the application for rezoning and development for a proposed **Condominium Development at 19942 Brydon Crescent**, which may be subject to change upon receipt of development plans to the City.

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

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 be approved by the City of Langley Fire Department.
4. New water, 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 must be assessed and any upgrades required to service the site shall be designed and installed at the Developer’s expense. All existing services shall be capped at the main, at the Developer’s expense, upon application for Demolition permit.
5. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. The Developer may choose to relocate either sewer to better suit the development plans. Works to be designed by the Developer’s engineer and approved by the City Engineer.
6. New driveway crossing, removal of existing driveway crossing, and street trees are required on Brydon Crescent.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. 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.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
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.

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

1. The City requires 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. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved by the Ministry through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. 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.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade 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 Requirements- for Municipalities".

Discussion:

The applicant is proposing to develop an attractive 4-storey 54-unit, condominium apartment development on a site currently occupied by six older townhouse units, with frontage on Brydon Crescent.

The proposed four-story apartment unit sizes range from 450 ft² to 1,104 ft² and offer both one-bedroom and two-bedroom suites. The articulation along the façade



using different textures and exterior finishes on all four sides of the development further enhance the overall development. Vehicular access is provided from the front of the site to a secured underground parkade, accommodating both visitor parking and tenant parking requirements with separate security gates.

Exterior finishes are of high quality and require low maintenance. They include cultured stone columns, asphalt shingles, vinyl shakes in the vaulted gables, black metal railings, a mix of horizontal and vertical siding, and heavy timber brackets. is intended to bring a fresh new and exciting urban appeal to this area in transition.

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

The proposed development generally complies with the Multifamily Residential Development Permit Area Guidelines for townhouse 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 April 12, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 24, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$501,861.00 to Development Cost Charge accounts and \$54,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Mayor Schaffer and Councillors

Date: March 31, 2017

Subject: Rezoning Application RZ 04-17/ Development Permit Application DP 05-17, Points West
Architecture, 19942 Brydon Crescent

Page 6

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, APRIL 12, 2017
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Esther Lindberg
Dan Millsip
George Roman
Jamie Schreder

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

Absent: Hana Hutchinson
Corp. Steve McKeddie, Langley RCMP

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

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

CARRIED

2) REZONING APPLICATION RZ 04-17/DEVELOPMENT PERMIT APPLICATION DP 05-17 -19942 BRYDON CRESCENT

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Wes Friesen, Project Architect, Points West Architecture. Mr. Friesen presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, engineering servicing requirements it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 04-17/Development Permit Application DP 05-17 to accommodate a 4-storey, 54-unit condominium development located at 19942 Brydon Crescent 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) DEVELOPMENT PERMIT APPLICATION DP 07-16 – 20566 GRADE CRESCENT and 20551 -46A AVENUE-COASTLAND ENGINEERING & SURVEYING LTD.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed 5-lot subdivision located within the Estate Residential Development Permit Area and introduced Mike Helle, Coastland Engineering & Surveying Ltd. Mr. Helle presented the proposed 5-lot subdivision. Following extensive discussion regarding the site plan, tree removal and replacement, and proposed house plans, it was:

MOVED BY Commission Member Biemers
SECONDED BY Commission Member Millsip

That Development Permit Application DP 07-16 to accommodate a 5-lot subdivision located at 20566 Grade Crescent and 20551-46A 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.

CARRIED

4) **NEXT MEETING**

Wednesday, June 14, 2017 (Tentative)

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Roman

THAT the meeting adjourn at 8:30 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



PUBLIC INFORMATION MEETING – March 31, 2017

Public Information meeting for proposed strata condo development located at:

19942 Brydon Cres, Langley, BC (see map below)

Dear Neighbour,

You are invited to attend a public information meeting to review and discuss the proposed development at 19942 Brydon Crescent, 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 RM1 to RM3 zone
- 54 strata titled condo units ranging from 450 sq. ft. to 1,104 sq. ft.
- City of Langley Official Community Plan Designation: High density 80 UPA (allowable density: 80 units per acre)



The meeting will be held at:

Multi-purpose room # 2
 – Timms Community Center
 20399 Douglas Crescent
 Date: Friday, March 31, 2017
 Time: 7:00 pm – 8:30 pm

Additional details pertaining to the proposed development will be given at the Public Information meeting. The project consultant will be in attendance as well to answer any questions you may have prior to proceeding to Council for further consideration.

*******PLEASE NOTE THIS IS NOT A PUBLIC HEARING NOTICE*******

Please join us as your thoughts are important to us.

Sincerely,

White Tail Homes Ltd.

**BRYDON CRESCENT MULTIPLE
FAMILY PROJECT**

CPTED REVIEW REPORT

WHITETAIL HOMES LTD.



LIAHONA SECURITY CONSORTIUM INC.

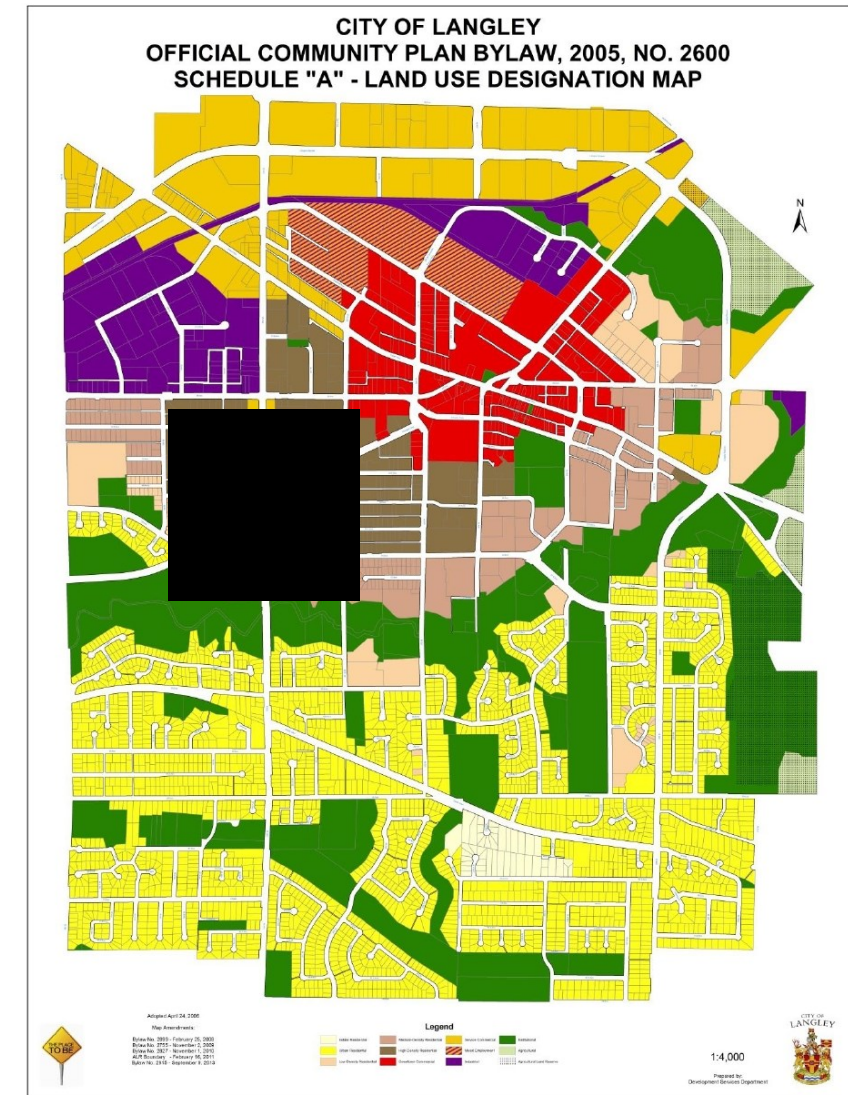


P.O. Box 88
Mill Bay, BC. V0R 2P0
Phone: (250) 743-8948
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Web: www.liahonasecurity.com

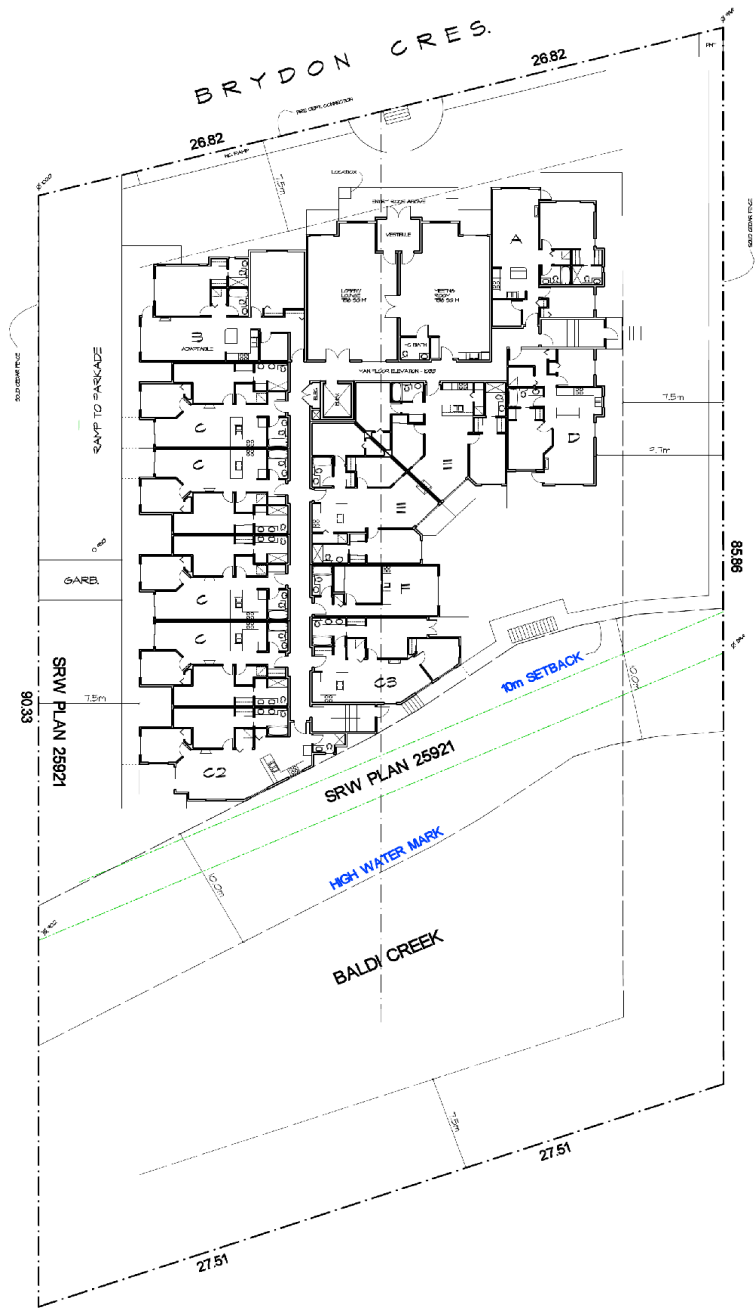
Report Date: 19/Feb/2017



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600





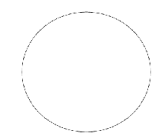


SITE RECONCILIATION

LOT AREA	- 49,294 SQ FT (1.13 ACRES)
PROPOSED ZONE	- RV 3
DENSITY	- 54 UNITS PROPOSED (90 UNITS ALLOWABLE)
BUILDING HEIGHT	- 4 STOREYS
LOT COVERAGE	- 26% PROPOSED (40% ALLOWABLE)
FLOOR AREA RATIO	- 0.8
SETBACKS	- 15m REQUIRED
AMENITY SPACE	- 54 X 23 = 242 SQ M REQUIRED (412 SQ M PROVIDED)
PARKING	- 4 ONE BED X 2 + 50 TYP BED X 3 = 610 STALLS REQUIRED - 54 UNITS X 0.2 = 108 VISITOR STALLS REQUIRED - 21 TOTAL STALLS PROVIDED - 21 TOTAL STALLS X 5% = 4 H/C STALLS REQUIRED
ADAPTABLE UNITS	- 4 UNITS PROVIDED (7%)
EV PARKING	- 2 STALLS PROVIDED



SITE PLAN
SCALE = 1/8" = 1'



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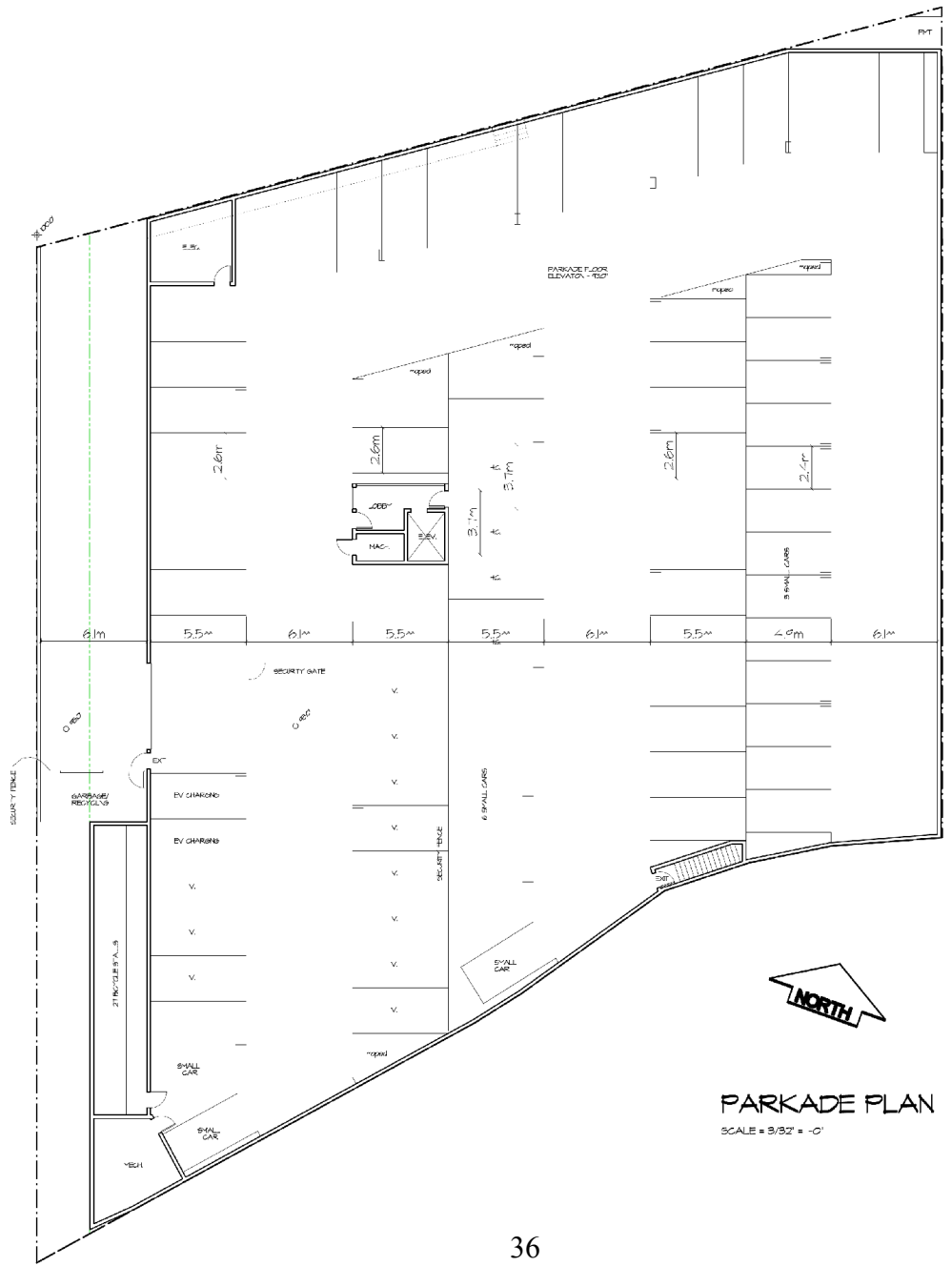
208 - 290 W. Railway St.
Abbotsford, B.C.
V2S 2E2

TITLE: 54 UNIT APARTMENT
PROJECT: 1710 BRIDGEMOOR OFFICE AND RESIDENCE

DATE: NOV 22, 2016
SCALE: 1/8" = 1'-0"
DRAWN BY: WJ

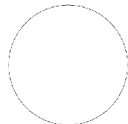
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JOB NO.: 1611
SHEET NO.: P-1



PARKADE PLAN

SCALE = 3/32" = 1'



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 E-mail: pm@pointswest.net

PROJECT:
54 UNIT APARTMENT

ISSUED BY: JND/BJC
 CHECKED BY:

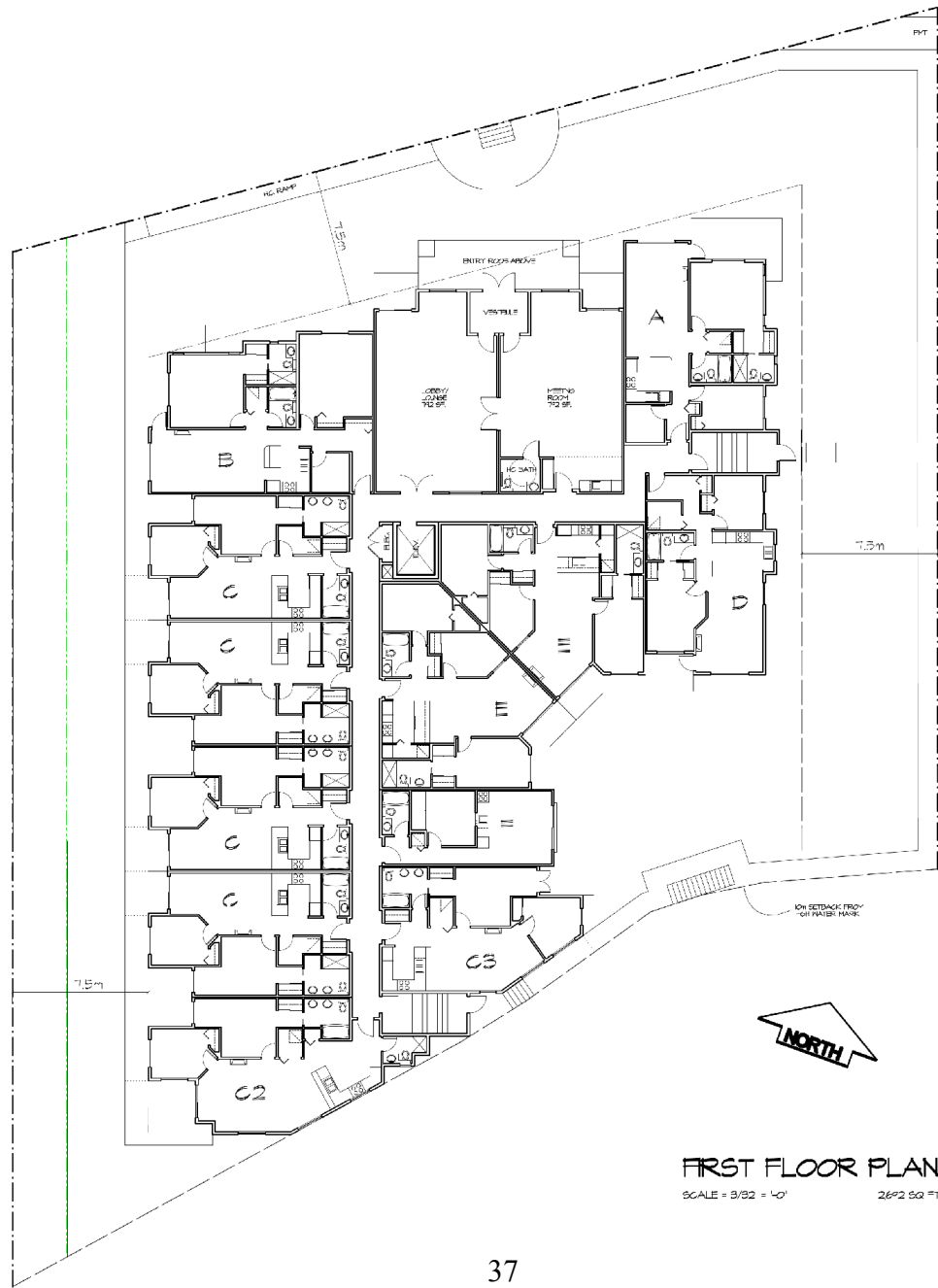
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DRAWING TITLE:
PRELIMINARY PARKADE PLAN

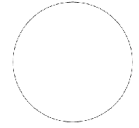
JOB NO.:
1611

SHEET NO.:
P-2

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FIRST FLOOR PLAN
 SCALE = 3/32" = 1'-0" 26'2 5/8" FT



APR 11, 2017 PERIOD FOR SUBMITTAL PERMIT
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 WWW: pointswest.ca

PROJECT:
54 UNIT APARTMENT

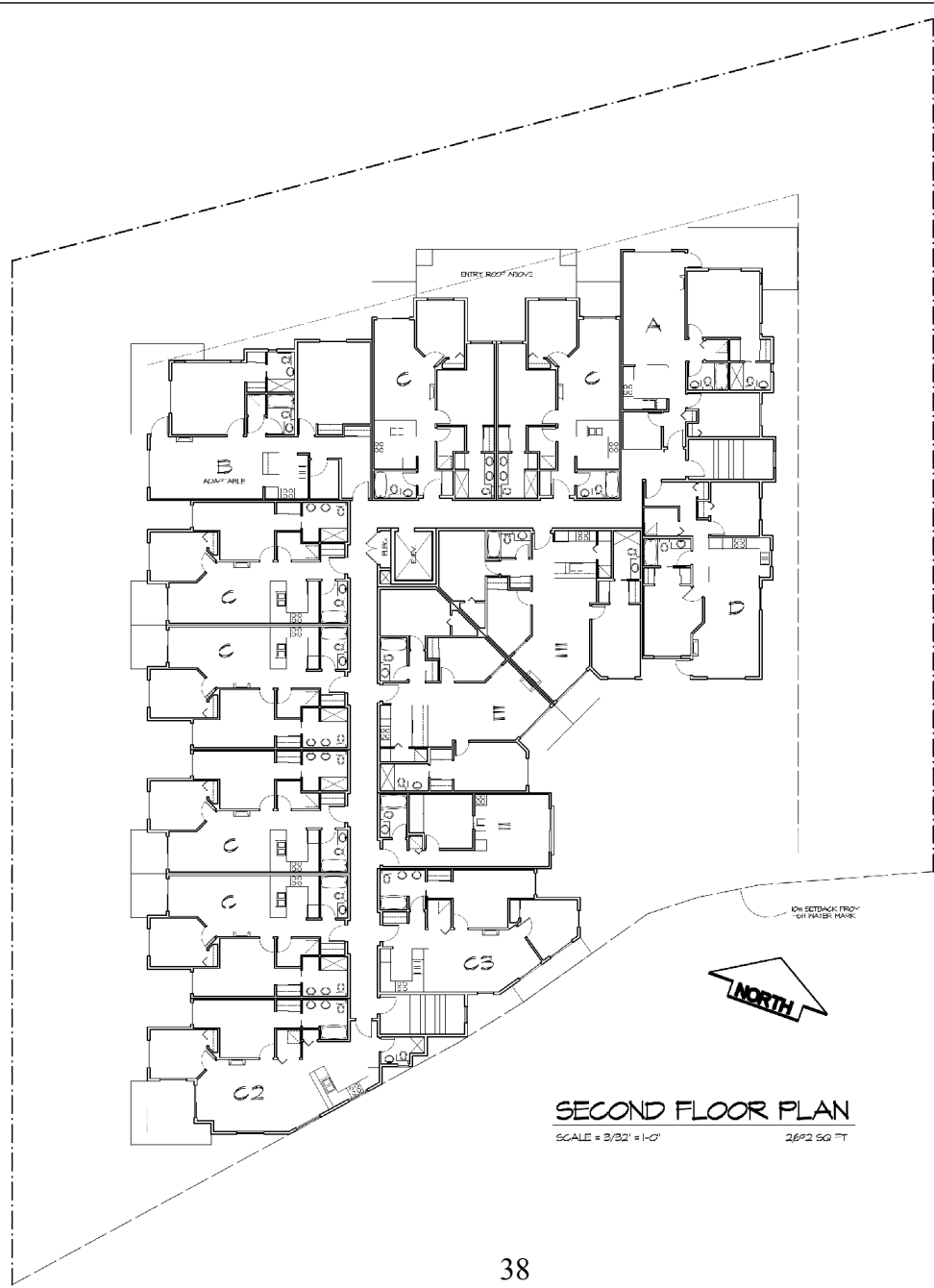
PROJECT APPROVAL OFFICE:
 VANCOUVER, BC

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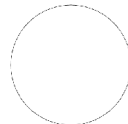
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PRELIMINARY FIRST FLOOR PLAN

GRID NO.: **1611** SHEET NO.: **P-3**

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SECOND FLOOR PLAN
 SCALE = 3/32" = 1'-0"
 2692 SQ. FT.



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 V2S 2E2

PHONE: 804-804-8855
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 Email: pw@pointswest.net

PROJECT:
54 UNIT APARTMENT

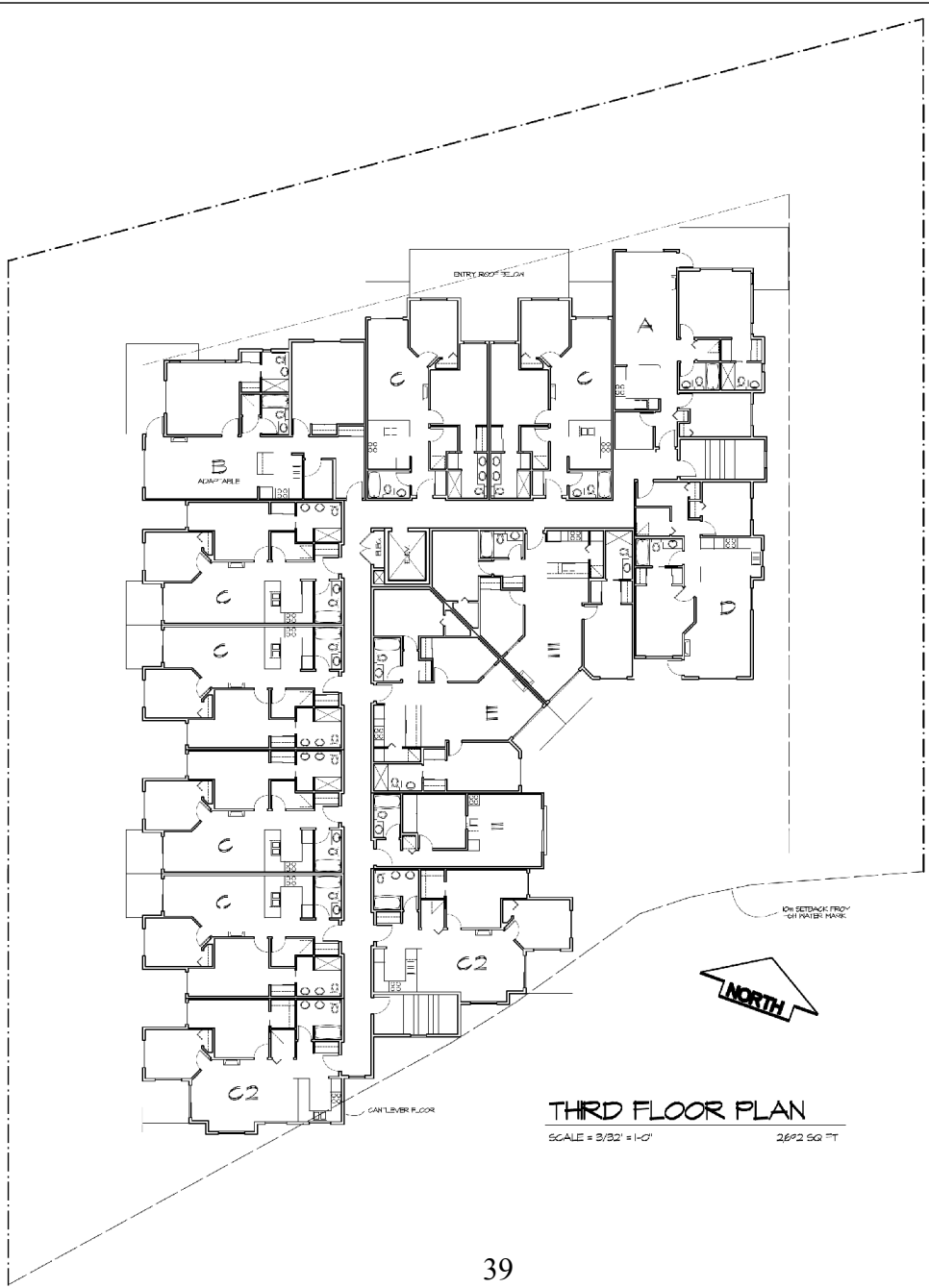
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 VANCOUVER, BC

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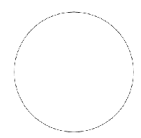
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PRELIMINARY SECOND FLOOR PLAN

JOB NO.:	SHEET NO.:
1611	P-4

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THIRD FLOOR PLAN
 SCALE = 3/32" = 1'-0" 2692 50 FT



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PROJECT:
54 UNIT APARTMENT

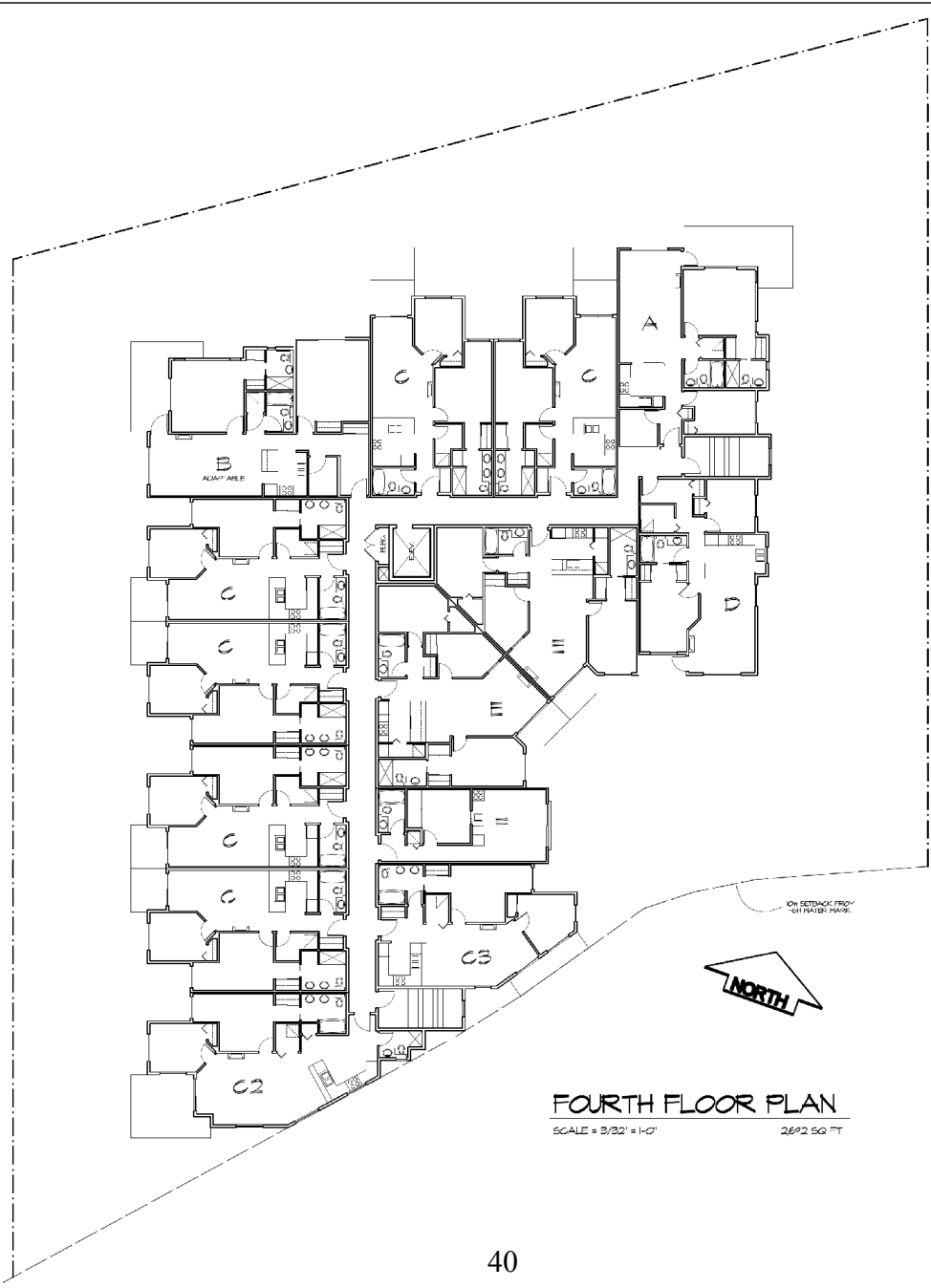
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SHEET	001 OF 003
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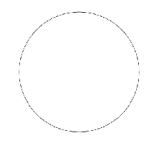
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PRELIMINARY THIRD FLOOR PLAN

JOB NO.: **1611** SHEET NO.: **P-5**

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FOURTH FLOOR PLAN
 SCALE = 3/32" = 1'-0" 26'x25'60" FT



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 FAX: 405-233-8800
 Email: info@pointswest.com

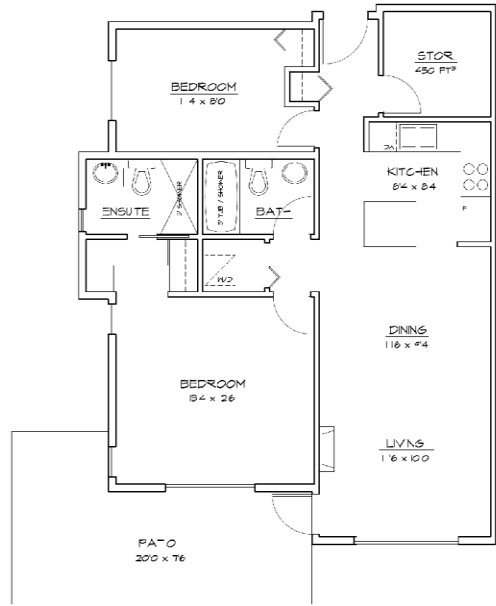
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54 UNIT APARTMENT
 17500 WAGON CREEK
 OKLAHOMA CITY, OK

DATE:	04.10.2017
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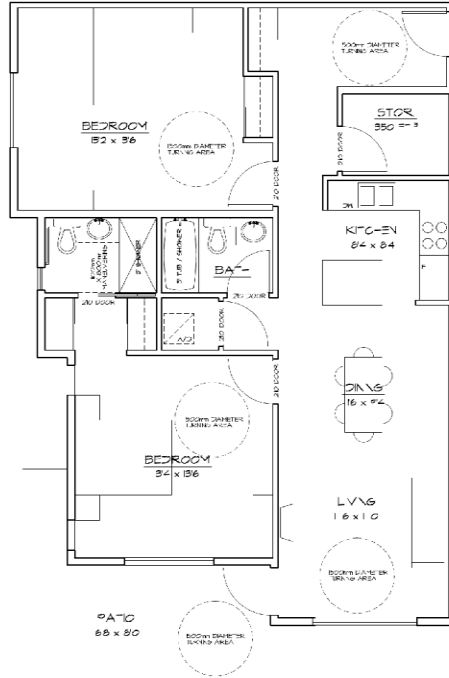
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OR. NO.:	SIT. NO.:
1611	P-6

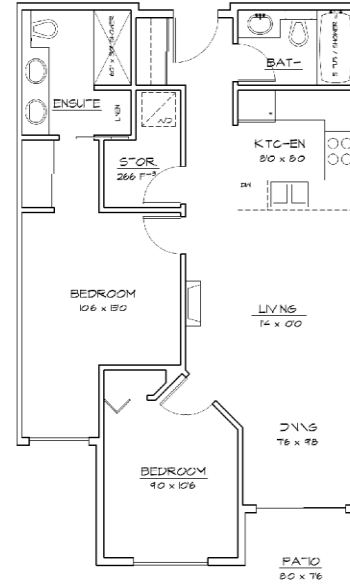
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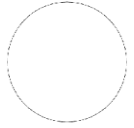
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'B' UNIT PLAN 64 50 FT²
SCALE = 1/4" = 1'-0" ADAPTABLE UNIT



'C' UNIT PLAN 720 50 FT²
SCALE = 1/4" = 1'-0"



APRIL 2017 REFER TO DEVELOPER'S PLAN
MAY 2017 - REVISED FOR DEVELOPER'S PLAN
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PROJECT:
54 UNIT APARTMENT

FIELD REVISIONS:
 ANDERSON

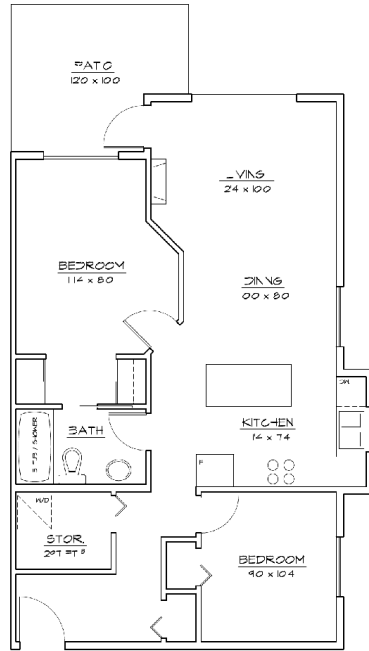
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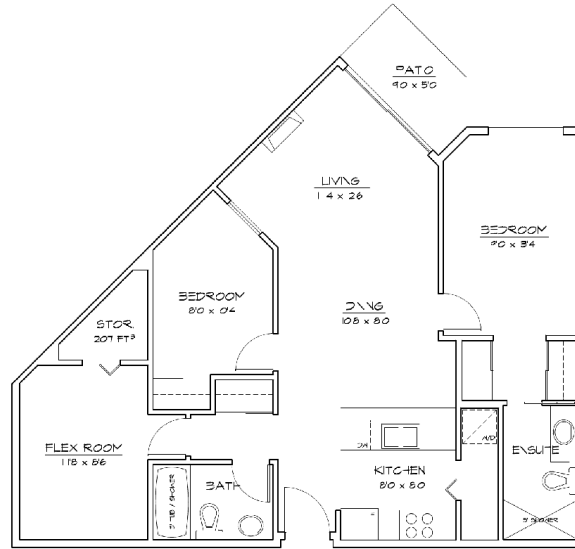
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SHEET NO.:
P-7

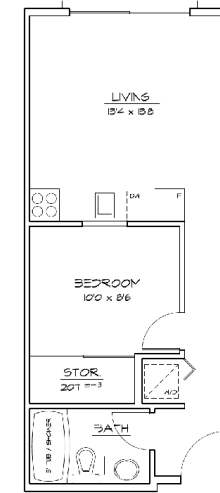
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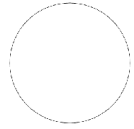
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SCALE = 1/4" = 1'-0"



'F' UNIT PLAN 450 SQ FT
SCALE = 1/4" = 1'-0"



APR 10 2017 REVISED FOR DEVELOPMENT PERMIT
MAY 22 2017 REVISED FOR DEVELOPMENT PERMIT
DIMENSIONS:

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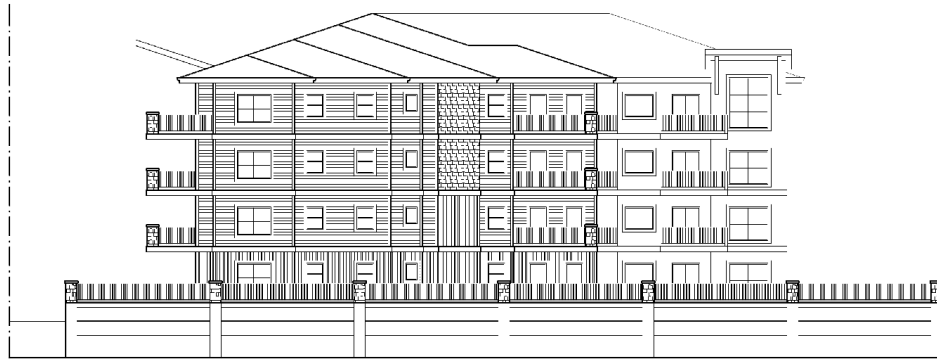
PROJECT:
54 UNIT APARTMENT
SHEETS:
ARCHITECT:

DATE: NOV 30 2016
SCALE: 1/4" = 1'-0"
DRAWN BY: WF

DRAWING TITLE:
PRELIMINARY SUITE PLANS

JOB NO.: **1611**
SUITE NO.: **P-8**

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SOUTH ELEVATION

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

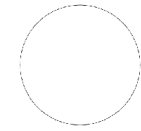
EXTERIOR FINISHES :

- ① - ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
- ② - PREFINISHED ALUMINUM FASCIA GUTTERS
- ③ - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
- ④ - 2X6 WOOD SIDING
- ⑤ - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
- ⑥ - VERTICAL SIDING (1st FLOOR)
- ⑦ - VINYL FRAME WINDOWS
- ⑧ - REDSTONE COLUMNS
- ⑨ - PREFINISHED ALUMINUM POCKET RAILING



WEST ELEVATION

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



APRIL 1, 2017 - REVISION FOR DEVELOPER PRINT
 MARCH 22, 2017 - REVISION FOR DEVELOPER PRINT
 REVISIONS:

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CONSULTANT:

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 208 - 2198 W. Railway St.
 Abbotsford, B.C.
 V2S 2Z2

PROJECT:
54 UNIT APARTMENT
 PROJECT LOCATION:
 JANDRETT BC

DATE: DEC. 6, 2015
 SCALE: 3/32" = 1'-0"
 DRAWN BY: WJF

DRAWING TITLE:
PRELIMINARY SOUTH & WEST ELEVATIONS

DR NO.:
1611

SHEET NO.:
P-10



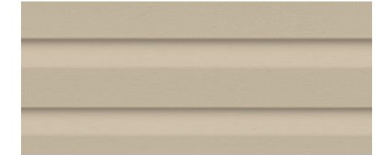
Asphalt Shingles
'Cambridge' by IKO
Colour - Weatherwood



Fascia & Window Trim
'Hardie Trim'
Colour - Arctic White



Accent Shakes
by Gentek
Colour - Storm - 631



Vertical Vinyl siding
'Concord' by Gentek
Col: Monterey Sand -673



Horizontal Vinyl Siding
'Concord' by Gentek
Colour - Linen - 012



Columns and Gable Braces
Semi Transparent Stain by
Benjamin Moore

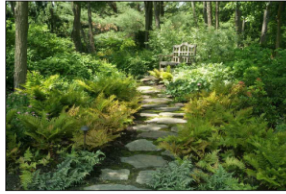


Stone Accent & Columns
'Custom Fit Ledgestone' by Rocky
Mountain Stoneworks



Aluminum Railings
'Prefinished Aluminum' by
Duracoat Colour - Black

Brydon Crescent Exterior Materials
Colour Selection



NATURE WALK SHADE GARDEN



KEEPING SERBIAN SPRUCE



STYRAX JAPONICA TREE

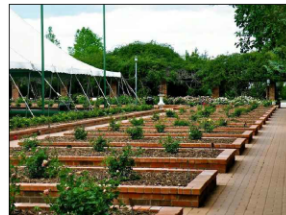


TUNNEL

TEETER-TOTTOR



LOW RAISED MOUNDS



RAISED VEGGIE PLOTS

PRIMARY ENTRY:
SYMMETRICAL LANDSCAPE
SEQUENCE WITH TREES AND
PATHWAYS)

NATURE WALK SHADE GARDEN

CONCRETE RETAINING WALL
(POURED IN PLACE)

PRIVATE PATIO 12' X 17'

5'-0" HIGH WOODEN FENCE:
SEE DETAIL ON L-5

4'-0" WIDE CONCRETE
PATHWAY

DRIP STRIP

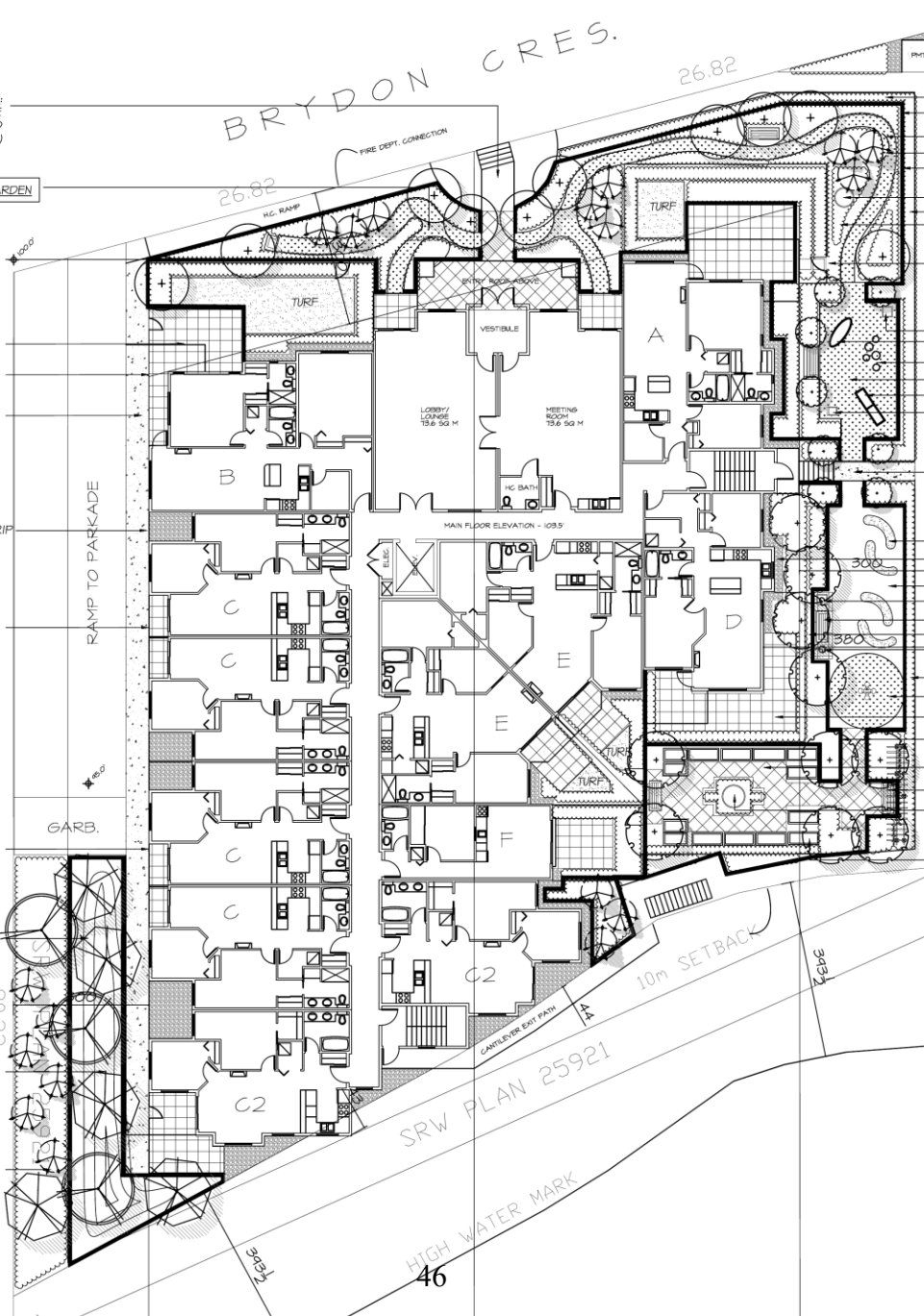
5'-0" HIGH WOODEN FENCE:
SEE DETAIL ON L-5

5'-0" HIGH WOODEN FENCE:
SEE DETAIL ON L-5

DROUGHT TOLERANT
GRASSES AND ROSES

MOUND SOIL UP BY 36"
INSIDE THE RETAINING
WALL AREA

DROUGHT TOLERANT
GRASSES AND ROSES



NATURE WALK SHADE GARDEN

EVERGREEN SCREENING
POURED IN PLACE CONCRETE
RETRAINING WALL
WOOD MULCH PATH
KEEPING SERBIAN SPRUCE
CONCRETE POURED IN
PLACE RETAINING WALL
SHALLOW WATER BOWL
EVERGREEN SCREENING
INDIGENOUS SHADE
TOLERANT PLANTINGS

5'-0" WOODEN PRIVACY FENCE WITH
MAINTENANCE GATE

DOG PARK

TRASH RECEPTACLE
TUNNEL
DOG STEPS
WOOD MULCH
TEETER-TOTTOR
WATER SOURCE (FAUCET)

EAST ENTRY: BROOM
FINISHED CONCRETE

TODDLER AMENITY

LOW RAISED MOUNDS
DRIP STRIP
SOD LAWN SURROUND
TRASH RECEPTACLE
SITTING BENCH
6'-0" WOODEN PRIVACY FENCE
BOLLARD LIGHT

EVERGREEN PLANT SCREENING
CRAZY DAISY PLAY TOY
LARGE PRIVATE PATIO (8'X24')
P&P CONCRETE RETAINING WALL

COMMON AMENITY

WOODEN TRELLIS & BENCH
WATER BOWL SURROUNDED
BY PERENNIALS
(BIRD FRIENDLY)
RAISED VEGGIE PLOTS

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 24 2017	ISSUED FOR PERMIT	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
3	JAN 25 2017	CREATING LANDSCAPE FOLDER	BN

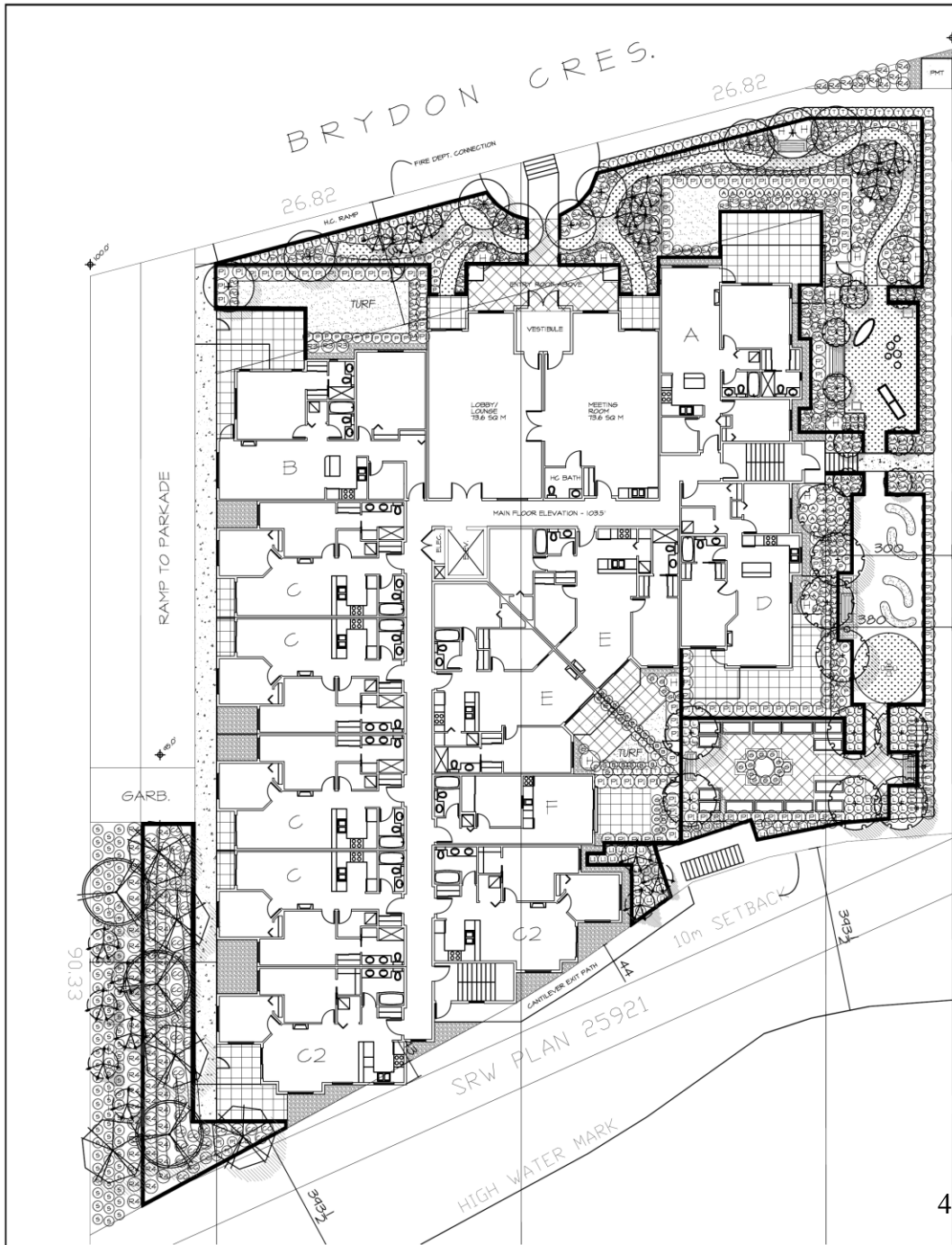
SEAL:

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:
SITE PLAN

DATE: 17 JAN 16	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L1
DRAWN: TK	
DESIGN: TK	
CHK'D: MTH	

M2LA PROJECT NUMBER: 17_006



PLANT SCHEDULE			M2 JOB NUMBER: 17006	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	ACER RUBRUM	RED MAPLE	6CM GAL; 2M STD; B4B
	10	CORNUS EDDIE'S 'WHITE HONDER'	WHITE HONDER DOGWOOD	6CM GAL; STD FORM; B4B
	10	PICEA CHORIKIA PENDULA	KEEPPING SERBIAN SPRUCE	25M HT; B4B
	5	PRINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B4B
	5	PRINUS SERRULATA 'AMANOHAHA'	AMANOHAHA CHERRY	6CM GAL; 1.5M STD; B4B
SHRUB	10	STYRAX 'OBASSIA'	FRAGRANT SHADBELL	6CM GAL; B4B
	34	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#1 POT
	17	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA-LIMEGREEN-PINK	#2 POT
	43	LONGICERA NITIDA SILVER BEAUTY	SILVER BEAUTY LONGICERA	#1 POT
	164	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#5 POT
	15	RHOODODENDRON 'CREST'	RHOODODENDRON 'YELLOWMAY'	#2 POT
	76	ROSA X RADRAZZ 'KNOCKOUT'	RED KNOCKOUT ROSE	#1 POT
GRASS	200	SARGOLLOCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SHEET BOX	#2 POT
	77	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B4B
PERENNIAL	80	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
	4	FENISTEIN ALPICOLOIDES 'HAHELIN'	DWARF FOUNTAIN GRASS	#1 POT
OTHER	44	STIPA TENISSIHA	MEXICAN FEATHER GRASS	#1 POT
	40	ANEMONE 'HONORINE JOBERT' white	HINDFLOWER	15CM POT
	31	GERANIUM 'JOHNSON'S BLUE'	CRANESBILL GERANIUM	#1 POT
	60	LAVENDULA ANOUK	ANOUK SILVER LAVENDER	#1 POT
	61	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT
	131	PACHYSANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE	#1 POT
	108	POLYSTICHUM SETFERUM	ALASKAN FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVEAL: 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: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 10 2017	CONCEPT SITE PLAN	TK
2	JAN 25 2017	CREATING LANDSCAPE FOLDER	BN
3	MAR 24 2017	ADDED # OF TREES NEXT WALKWAY (P1)	TK
4	MAR 24 2017	DP SET	TK

SEAL:

PROJECT:
 54 UNITS RESIDENTIAL DEVELOPMENT
 19942 BRYDON CRES.
 LANGLEY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 17_JAN_18	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L2
DRAWN: TK	
DESIGN: TK	
CHK'D: NTH	

DOG PARK EQUIPMENT REC TEC INDUSTRIES



TUNNEL, REC TEC INDUSTRIES



TEETER TOTTER, REC TEC INDUSTRIES



SIGN/DOG WASTE CONTAINER



DOG STEPS, REC TEC INDUSTRIES



KOMPAN "DAISY"; MODEL M128P



TRASH RECEPTACLE;
PUBLIC PLACE WASTE
RECEPTACLE BY WISHBONE;
MODEL NUMBER: 184418



BENCH;
PARKER PARK BENCH
BY WISHBONE;
MODEL NUMBER: PKB-6

Aluminum Bollard (DB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Future Type:	Catalog No.:	Qty:



Ordering Guide

Example: DB30 | A0 12L E

Product Code	Color	Aluminum Bollard	Height
Finish	A: Gray		
	B: Black		
	H: Bronze		
Optics	AB: Symmetric		
Weight	10L	12.5W LED	"1
	10P	100W HPS	"1
	10F	20W CFL	"2
	10S	32W CFL	"2
	10T	42W CFL	"2
	10H	50W HPI	"3
	10M	70W HPI	"3
	10S	30W HPS	"3
	10G	50W HPS	"3
	10J	70W HPS	"3
10K	100W HPS	"3	
Voltage	E	120V	
	F	240V	
	G	277V	
	H	347V	

*1 Available in 120V (E) only
*2 Not available in 247V (G)
*3 Available in 120V (E) and 277V (H) only

Specifications

HOUSING: 306 MM high-strength, low-copper, proprietary cast aluminum alloy. Dome roof with die-cast aluminum louvers. Easy access to lamp. 5" dia. extruded aluminum with a wall thickness of 0.125". All non-ferrous fasteners prevent corrosion and ensure longer life.

FINISH: Thermoplastic polyester powdercoat is electrostatically applied after a two-stage conversion coating process and finished by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom order is required, contact the factory for more information.

OPTICAL ASSEMBLY: Symmetric. Die-cast aluminum louvers with underside painted with highly reflective white powdercoat. Tempered glass globe.

LAMPING: LED 8W medium base porcelain socket A19. MH and HPS Medium base: E17. Incandescent Medium Base: A19. 20W CFL (GX24Q-3). 32W CFL (GX24Q-3). 42W CFL (GX24Q-4). 50W CFL (GX24Q-4).

ELECTRICAL ASSEMBLY: LED is 2700K warm white, delivers 800 lumens, and is dimmable. Lamp life is rated at 25,000 hours. 120 volt only. 48v rated medium base porcelain socket. Key-slotted Ballast Assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal. 48v rated medium base porcelain socket. Nickel-plated screw shell with center contact. 20W Fluorescent socket is a GX24Q-3 base. 32W Fluorescent socket is a GX24Q-3 base. 42W Fluorescent socket is a GX24Q-4 base.

BALLAST: All HED ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation.

ISO 9001:2008 Registered Page 1 of 2
PHILIPS HADCO Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littleton, PA 17340 | P: +1-717-358-7311 F: +1-717-358-8288 | http://www.hadco.com | Copyright 2011 Philips

Aluminum Bollard (DB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Future Type:	Catalog No.:	Qty:

Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at 20° F or 30° C and HPS at 40° F or 40° C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable. Fluorescent ballast is electronic. Ballast is capable of starting at 0° F or -18° C. Ballast is factory wired and tested.

INSTALLATION & MOUNTING: This is intended for the base plate with three (3) 5/16-18 flat head key stainless steel tamper resistant screws.

WARRANTY: Three-year limited warranty.

CERTIFICATIONS: ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

Height: 30" (76cm)

Width: 5" (12cm)

Bolt Circle: 5" (12cm)

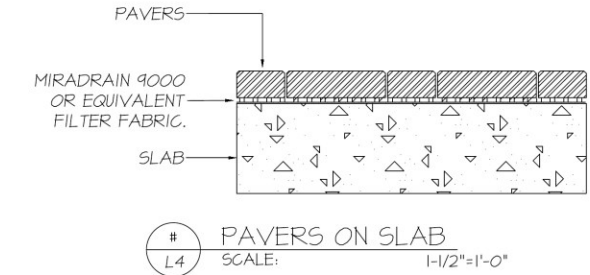
Anchor Rods: Internal (3) 3/8" dia. x 8" long (1 cm x 20cm)

Base Diameter: 8" (15cm)

Max. Weight: Payload: 10 lbs
CrabBone: 10 lbs

NOTES:
-SEE ELECTRICAL DRAWINGS FOR CONSTRUCTION DETAILS
-INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

ISO 9001:2008 Registered Page 2 of 2
PHILIPS HADCO Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littleton, PA 17340 | P: +1-717-358-7311 F: +1-717-358-8288 | http://www.hadco.com | Copyright 2011 Philips



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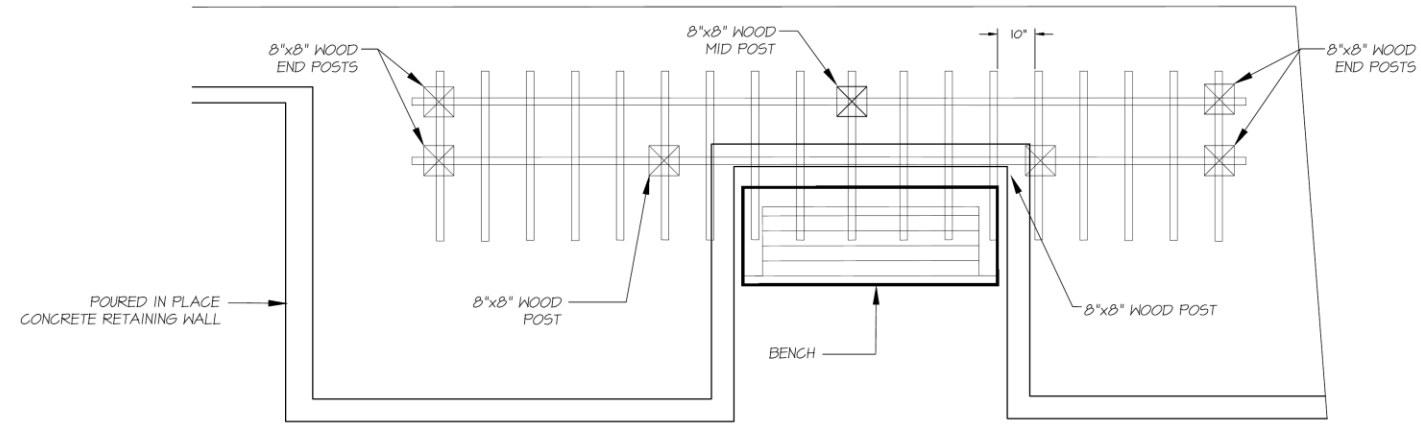
NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 24 2017	ISSUED FOR PERMIT	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
1	JAN 18 2017	CREATING LANDSCAPE FOLDER	BN

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE: LANDSCAPE DETAILS	
DATE: 17_JAN_17	DRAWING NUMBER: L4
SCALE:	
DRAWN: TK	
DESIGN: TK	
CHK'D: MTH	OF 7
M2LA PROJECT NUMBER:	17_006

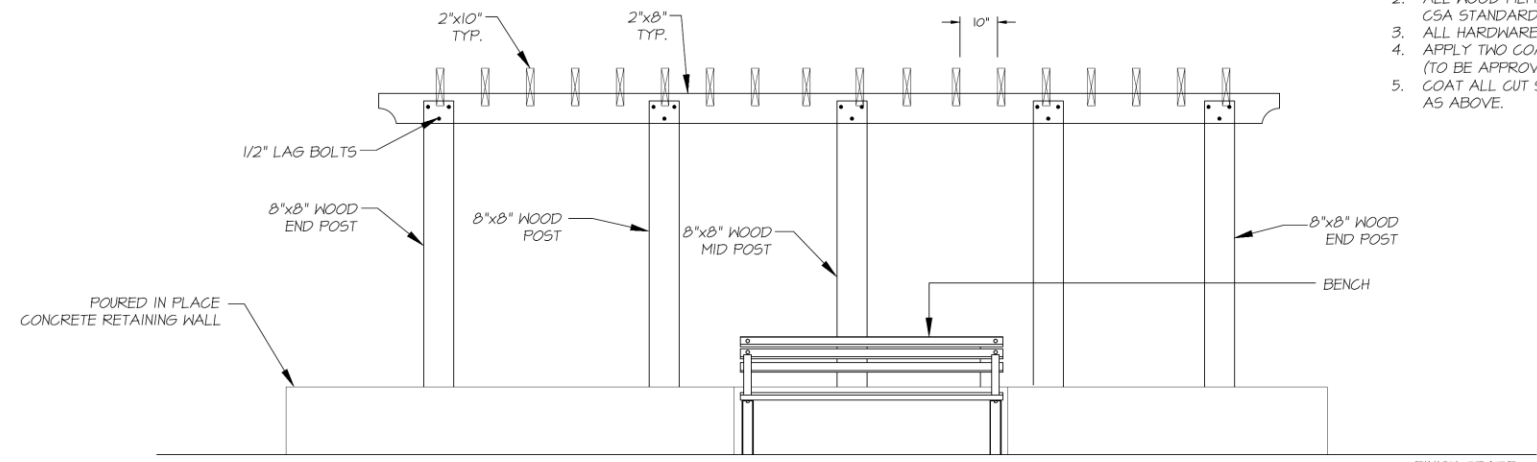


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PLAN VIEW

- NOTES:
1. SITE VERIFY HEIGHT OF POURED IN PLACE CONCRETE RETAINING WALL BASED ON SITE GRADES.
 2. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO CSA STANDARDS.
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
 4. APPLY TWO COATS OF PREMIUM OUTDOOR CLEAR STAIN (TO BE APPROVED BY LANDSCAPE ARCHITECT).
 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.



FRONT ELEVATION

WOODEN TRELLIS
 L6 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 25 2017	CONCEPT SITE PLAN	TC
2	JAN 25 2017	CREATING LANDSCAPE FOLDER	DN
3			
4			
5			
6			
7			
8			
9			
10			

SEAL:

DATE	17_JAN_17	DRAWING NUMBER:	L6
SCALE:			
DRAWN:	TC		
DESIGN:	TC		
CHK'D:	MTM		

PROJECT:
 54 UNITS RESIDENTIAL DEVELOPMENT
 19942 BRYDON CRES.
 LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	17_JAN_17	DRAWING NUMBER:	L6
SCALE:			
DRAWN:	TC		
DESIGN:	TC		
CHK'D:	MTM		

CITY OF
LANGLEY



EXPLANATORY NOTE
ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 137, 2017, BYLAW No. 3021

The purpose of Zoning Bylaw 3021 is to designate the portion of road (55.3 m²) located adjacent to 20416 Park Avenue dedicated by Plan 80124 to C1 Downtown Commercial Zone, as the City intends to sell the property and the road is no longer required.



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 137, 2017, BYLAW NO. 3021

A Bylaw to amend the Zoning Bylaw

WHEREAS the Council adopted City of Langley Zoning Bylaw, 1996, No. 2100, and wishes to amend the bylaw;

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

1. Title

This bylaw shall be cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 137, 2017, No. 3021”.

2. Effective Date

This bylaw shall come into force on the date of adoption.

3. Amendment to Zoning Bylaw

City of Langley Zoning Bylaw, 1996, No. 2100 is amended by designating the zoning of land shown on the Schedule attached to this bylaw (hatched in black and labeled “Lane Plan 80124 Parcel ‘A’), as C1 – Downtown Commercial Zone on the Zoning Map, attached as Schedule “A” to City of Langley Zoning Bylaw, 1996, 2100 and by amending that Zoning Map accordingly.

READ A FIRST and SECOND TIME this 24th day of April, 2017.

PUBLIC HEARING HELD this _____ day of _____, 2017.

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

ADOPTED this _____ day of _____, 2017.

MAYOR

CORPORATE OFFICER



EXPLANATORY NOTE

BYLAW NO. 3022

The purpose of Bylaw No. 3022 is to amend the 2016 – 2020 Financial Plan to authorize the expenditures reflected in the 2016 Consolidated Financial Statements itemized in Report #17-019.



**FINANCIAL PLAN 2016 – 2020, BYLAW 2016, No. 2980
AMENDMENT NO. 2**

BYLAW NO. 3022

A Bylaw to amend the Financial Plan for 2016 - 2020.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022”.

2. Amendment

(1) Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this 24th day of April, 2017.

OPPORTUNITY FOR PUBLIC INPUT this – day of --, 2017.

ADOPTED this – day of --, 2017.

MAYOR

CORPORATE OFFICER



**FINANCIAL PLAN 2016 – 2020
AMENDMENT NO. 2**

**BYLAW NO. 2980
Schedule 'A'**

	2016 Amended Financial Plan Amendment #2	2016 Financial Plan Bylaw 2980	2016 Financial Plan Change Plus/(minus)	%
GENERAL OPERATING FUND				
Operating Revenue				
Property Value Taxes	\$ 25,209,207	\$ 25,098,150	\$ 111,057	0.4%
User Fees and Other Revenue	10,334,215	10,057,440	276,775	2.8%
Gaming Proceeds	6,824,902	6,000,000	824,902	13.7%
Government Transfers	1,725,072	1,685,665	39,407	2.3%
Investment Earnings	573,819	338,500	235,319	69.5%
	44,667,215	43,179,755	1,487,460	3.4%
Expenditures				
General Government Services	3,738,231	3,952,500	(214,269)	-5.4%
RCMP - Police Services	10,239,866	11,023,910	(784,044)	-7.1%
Fire Service	4,267,174	3,958,425	308,749	7.8%
Other Protective Services	723,473	811,040	(87,567)	-10.8%
Engineering and Operations	2,705,979	2,797,960	(91,981)	-3.3%
Water Supply Distribution	3,285,760	3,422,425	(136,665)	-4.0%
Sewerage and Drainage	2,535,736	2,649,585	(113,849)	-4.3%
Development Services	1,023,510	978,455	45,055	4.6%
Garbage Collection	619,253	619,740	(487)	-0.1%
Recreation Services	3,639,662	3,437,205	205,457	5.9%
Parks	1,799,872	1,902,825	(102,953)	-5.4%
Amortization	5,026,725	4,750,000	276,725	5.8%
	39,605,241	40,304,070	(698,829)	-1.7%
Transfers				
Transfer from General Surplus	-	(45,000)	45,000	-100.0%
Transfer from Reserve Accounts	(594,691)	(1,184,640)	589,949	-49.8%
Transfer to Reserve Accounts	8,840,730	7,557,775	1,282,955	17.0%
Transfer to Reserve Funds	1,739,633	1,297,550	442,083	34.1%
Asset additions from operating funds	93,507	-	93,507	-
	10,079,179	7,625,685	2,453,494	32.2%
Surplus reduction for amortization	(5,026,725)	(4,750,000)	(276,725)	
Operating Surplus	\$ 9,520	\$ -	\$ 9,520	



EXPLANATORY NOTE

BYLAW NO. 3020

A taxation revenue increase of 3.61% is required to fully fund the 2017 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

	Properties	Ratio	\$ Change	% Change
Average Single Family Residential	3,379	1.000	\$ 105	5.34%
Average Strata Dwelling	5,795	1.000	(\$ 20)	-2.77%
Average Light Industrial Property	78	3.195	\$ 864	5.34%
Average Business Property	628	2.990	\$ 962	5.39%

The following table outlines the distribution of property taxes among the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	47.63%	\$12,245,858
Utilities (2)	0.42%	107,984
Light Industrial (5)	6.08%	1,563,194
Business & Other (6)	45.62%	11,729,079
Recreation / Non Profit (8)	0.25%	64,276
Farmland (9)	0.00%	34
Total	100%	\$25,710,425

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. During the Financial Planning process, City Council expressed a desire to shift the tax burden from the residential class to the business class so that the business class pays a higher proportion of the property taxation to move to the average ratio between classes (1: 3) identified in Metro Vancouver. The ratio in 2017 will be 1 : 2.99 between the residential and business class. This ratio change shifted an additional 1.72% of the overall city property tax burden to the business class properties.

Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.



2017 TAX RATES BYLAW NO. 3020

A Bylaw to levy property value taxes for municipal purposes for the year 2017.

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

- 1) The following tax rates appearing in Schedule "A", attached to and forming a part of this Bylaw, are imposed and levied for the year 2017 for:
 - a) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
 - b) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body.

and are imposed on the basis of the assessed value of the land and improvements.

- 2) This Bylaw may be cited for all purposes as the "2017 Tax Rates Bylaw, 2017, No. 3020".

READ A FIRST, SECOND AND THIRD TIME this 24th day of April, 2017.

ADOPTED this -- day of --, 2017.

MAYOR

CORPORATE OFFICER

**2017 Tax Rates Bylaw No. 3020
Schedule "A"**

Municipal Taxes

<i>Property Class</i>	COLUMN "A"					
	<i>General Municipal</i>	<i>Police</i>	<i>Fire</i>	<i>Library</i>	<i>Infrastructure</i>	<i>Other</i>
1. Residential	2.8336	1.2923	0.4692	0.1710	0.0135	0.8876
2. Utility	40.0000	18.2429	6.6240	2.4145	0.1906	12.5280
3. Supportive Housing	2.8336	1.2923	0.4692	0.1710	0.0135	0.8876
5. Light Industry	9.0532	4.1289	1.4992	0.5465	0.0431	2.8355
6. Business/Other	8.4724	3.8640	1.4030	0.5114	0.0404	2.6536
8. Rec/Non-profit	9.0532	4.1289	1.4992	0.5465	0.0431	2.8355
9. Farm	2.8336	1.2923	0.4692	0.1710	0.0135	0.8876

Regional Tax Requisitions

<i>Property Class</i>	<i>GVRD</i>
1. Residential	0.0446
2. Utility	0.1562
3. Supportive Housing	0.0446
5. Light Industry	0.1517
6. Business/Other	0.1093
8. Rec/Non-profit	0.0446
9. Farm	0.0446



CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT Development Permit Application No. 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.



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 Wykpis, Project Manager, and Steve Bartok, Project Architect, Keystone Architecture & Planning Inc. Mr. Wykpis 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 wld

ADVISORY PLANNING COMMISSION CHAIRMAN

Gerald Winchuk

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

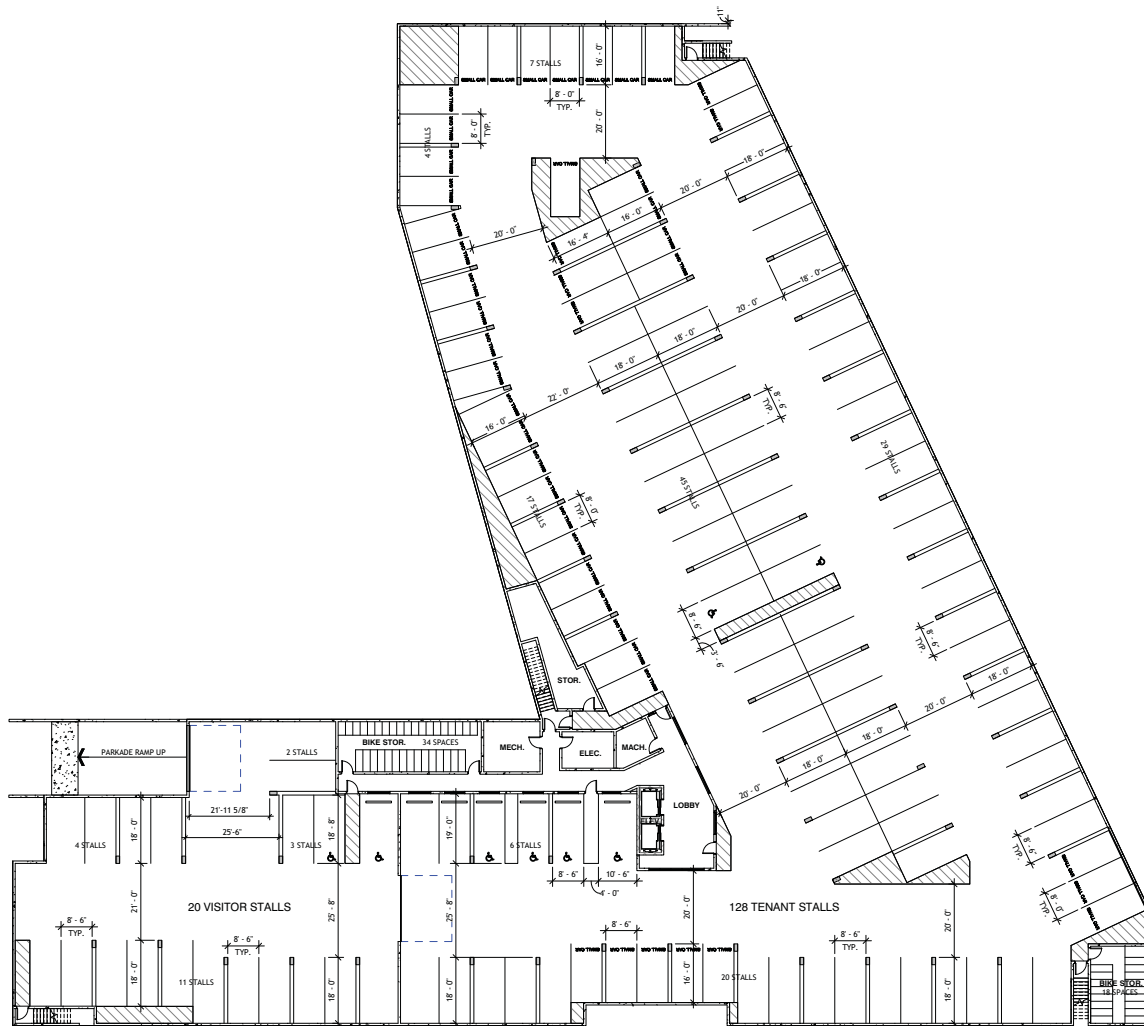
6 VISITOR BIKE STALLS PROVIDED

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:

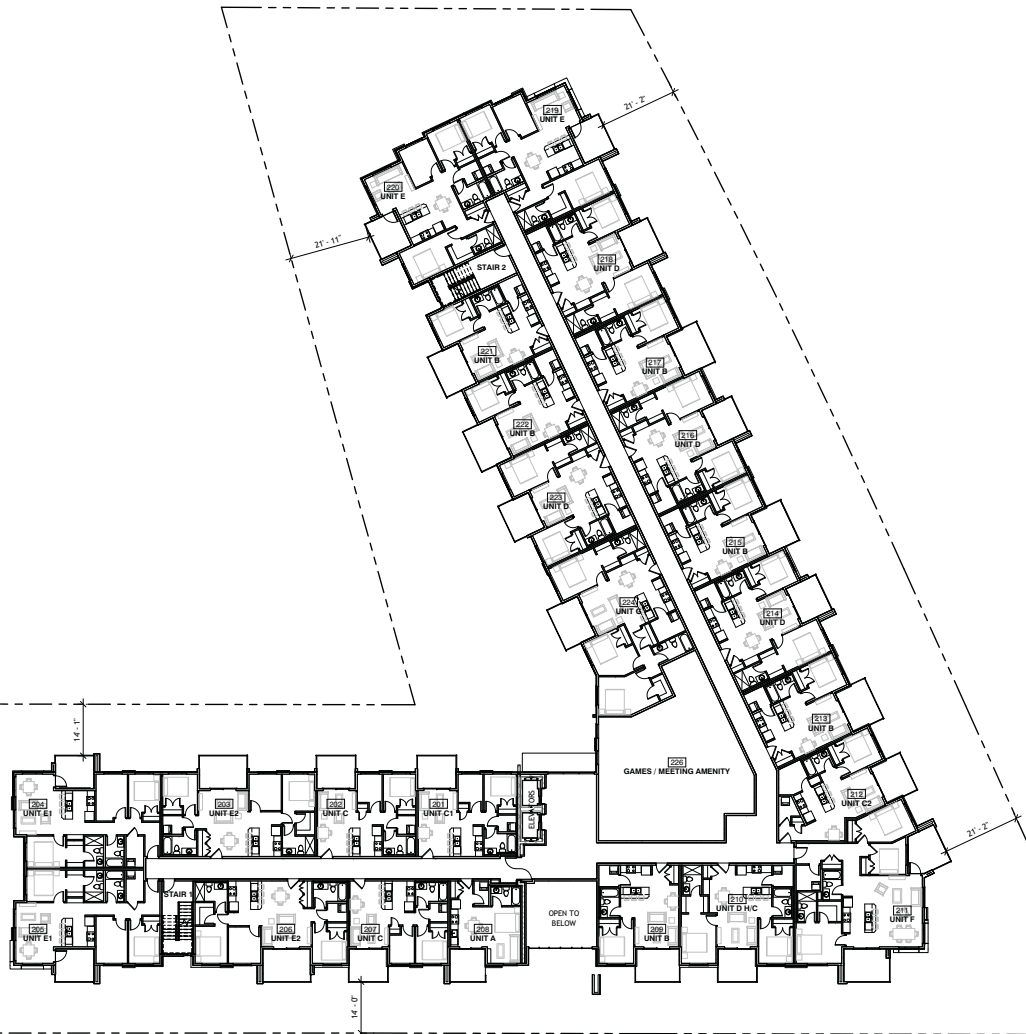
- EACH UNIT HAS A STORAGE ROOM PROVIDED
- 79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS



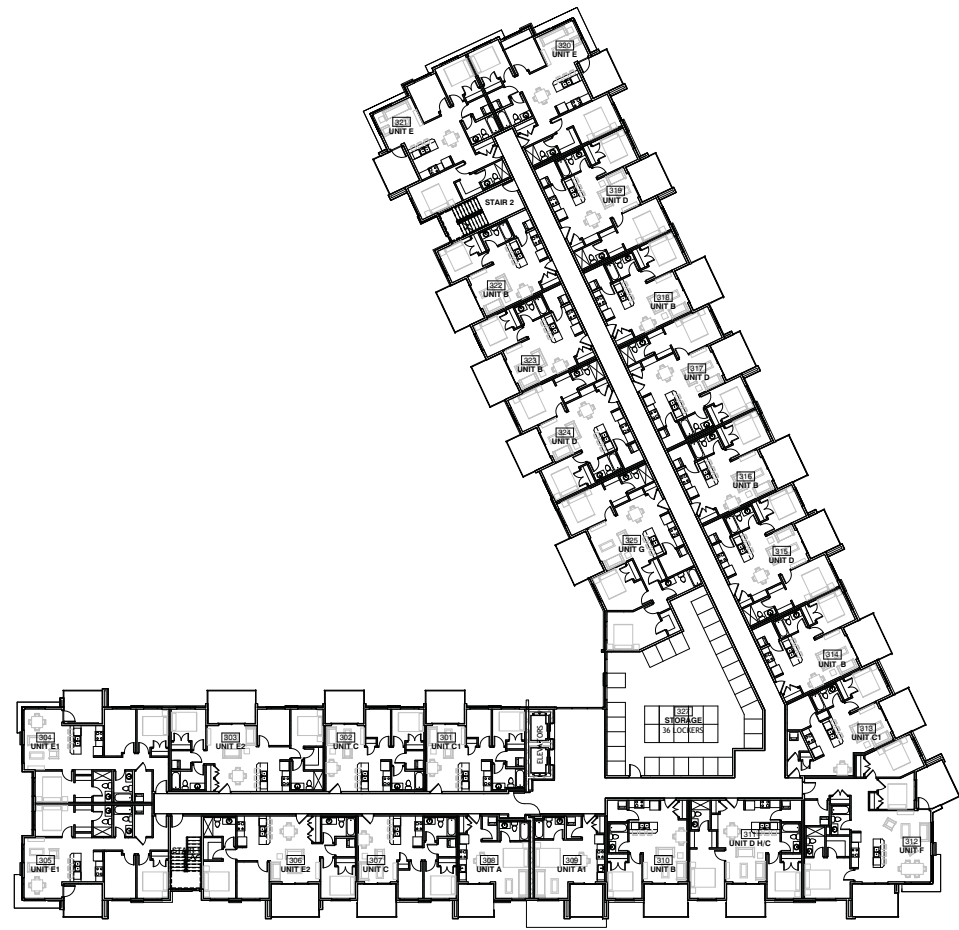
BASEMENT FLOOR PLAN
1/16" = 1'-0"




 **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	15	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	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)	19	METAL FLASHING: - GIBTEX, COLOUR: COMMERCIAL BROWN	22	PERFORATED VINYL SOFFITS: - KAYCEK, COLOUR: SANDLEWOOD
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'	24	EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
2	VINYL HORIZONTAL LAP SIDING (6" EXPOSURE): - 'ROYAL BUILDING PRODUCTS', COLOUR: 'WHITE'	25	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
3	CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'BEACH SAND'	26	ALUMINUM WALL PANEL - COLOUR: 'STONE GRAY'
4	CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'WOODSTOCK BROWN'	27	ALUMINUM STOREFRONT: - COLOUR: 'CLEAR ANODIZED'
5	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'	28	REVEAL: - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
6	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	29	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'DARK GRAY'
7	CORRUGATED METAL (VERTICAL)	30	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'SANDLEWOOD'
8	BRICK 'STACK BOND' - COLOUR: 'RED'	31	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
9	BRICK 'STACK BOND' - COLOUR: 'BEACH SAND'		
10	WINDOW ALUMINUM: - COLOUR: 'DARK GRAY'		
11	SLIDING PATIO DOOR VINYL: - COLOUR: 'DARK GRAY'		
12	ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'BLACK'		
13	HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'BARNBOARD GRANGE' (CC-572)		
14	WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'WILLOW' (CC-542)		
15	METAL FLASHING: - 'CENTEK', COLOUR: 'COMMERCIAL BROWN'		



201 STREET & MICHAUD CRESCENT



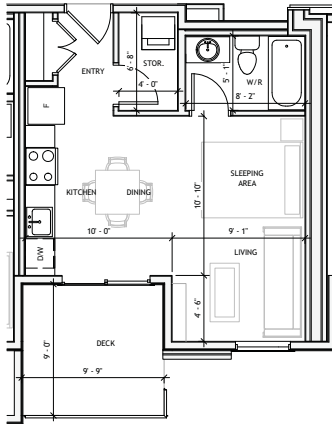
201 STREET



MICHAUD CRESCENT



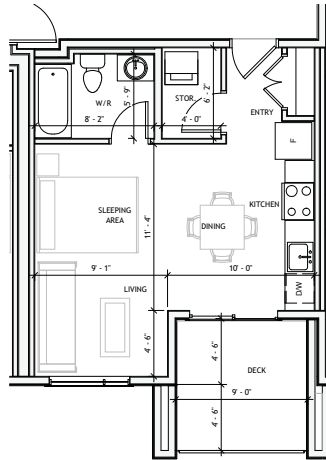
MAIN ENTRANCE



UNIT TYPE A - Studio

1/4" = 1'-0"

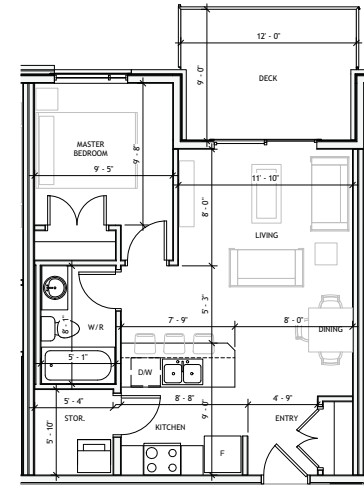
AREA: 405 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE A1 - Studio

1/4" = 1'-0"

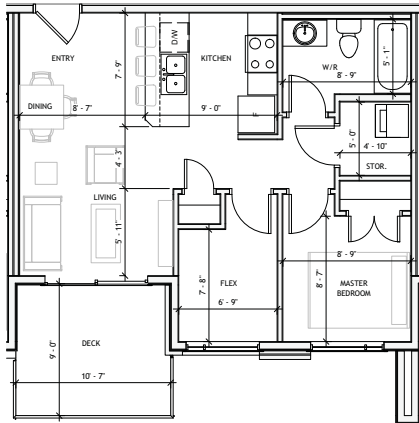
AREA: 430 SF +/-
NO. OF THIS UNIT: 2



UNIT TYPE B - 1 Bed

1/4" = 1'-0"

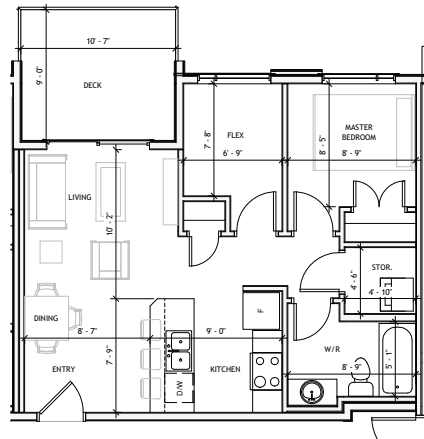
AREA: 576 SF +/-
NO. OF THIS UNIT: 25



UNIT TYPE C - 1 Bed + Den

1/4" = 1'-0"

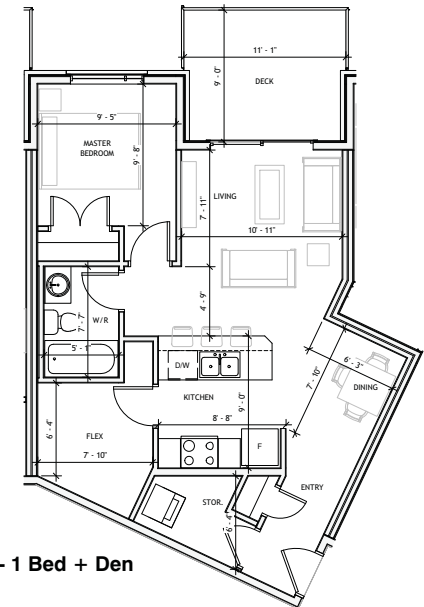
AREA: 600 SF +/-
NO. OF THIS UNIT: 8



UNIT TYPE C1 - 1 Bed + Den

1/4" = 1'-0"

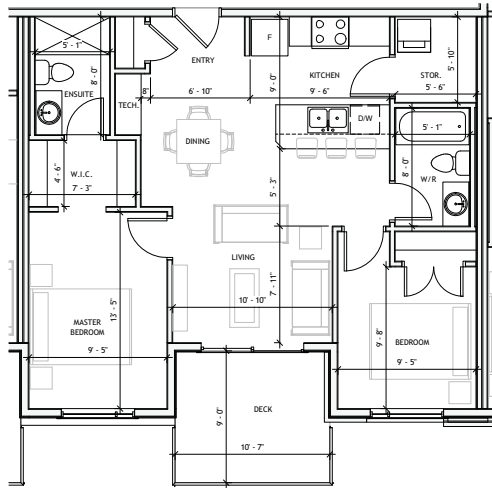
AREA: 596 SF +/-
NO. OF THIS UNIT: 4



UNIT TYPE C2 - 1 Bed + Den

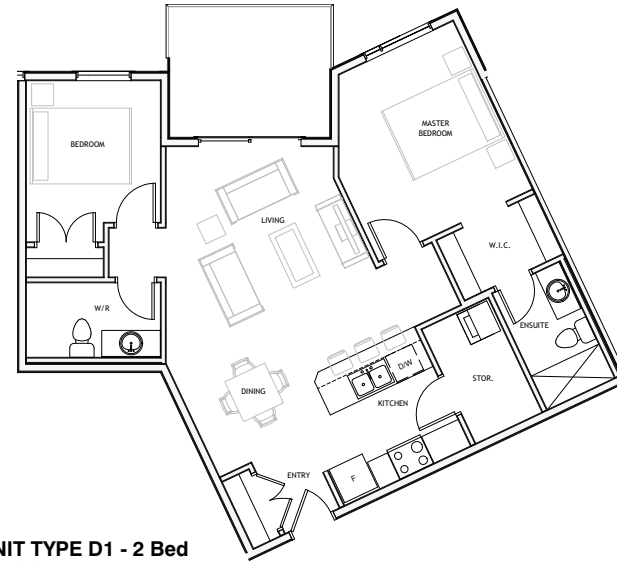
1/4" = 1'-0"

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



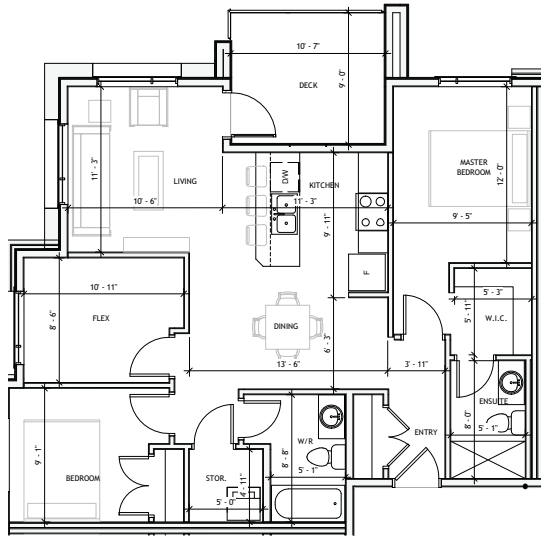
UNIT TYPE D - 2 Bed (4 H/C Adaptable)

1/4" = 1'-0"
 AREA: 825 SF +/-
 NO. OF THIS UNIT: 20



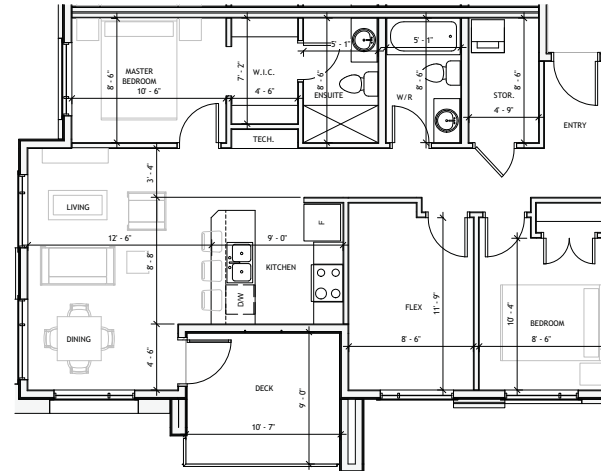
UNIT TYPE D1 - 2 Bed

1/4" = 1'-0"
 AREA: 922 SF +/-
 NO. OF THIS UNIT: 1



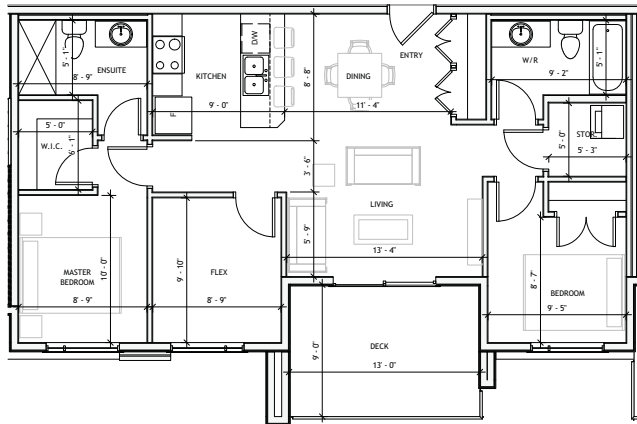
UNIT TYPE E - 2 Bed + Den

1/4" = 1'-0"
 AREA: 973 SF +/-
 NO. OF THIS UNIT: 8



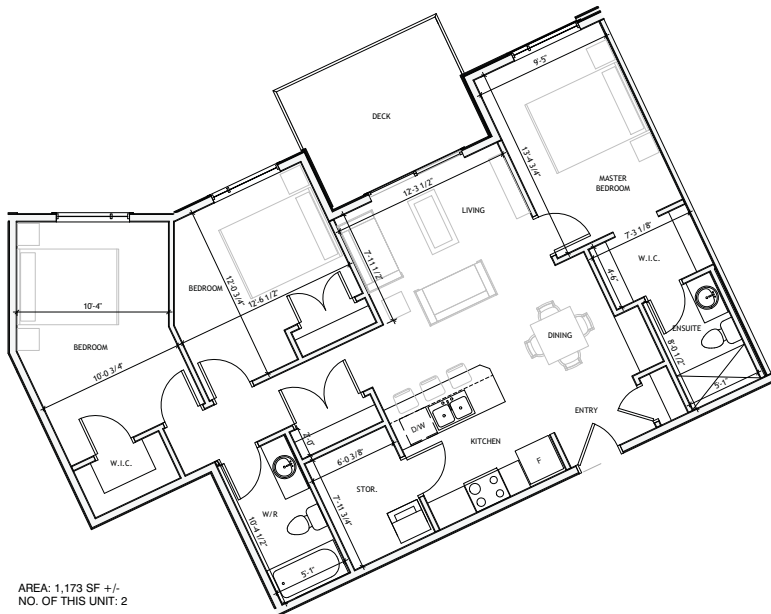
UNIT TYPE E1 - 2 Bed + Den

1/4" = 1'-0"
 AREA: 978 SF +/-
 NO. OF THIS UNIT: 8



UNIT TYPE E2 - 2 Bed + Den

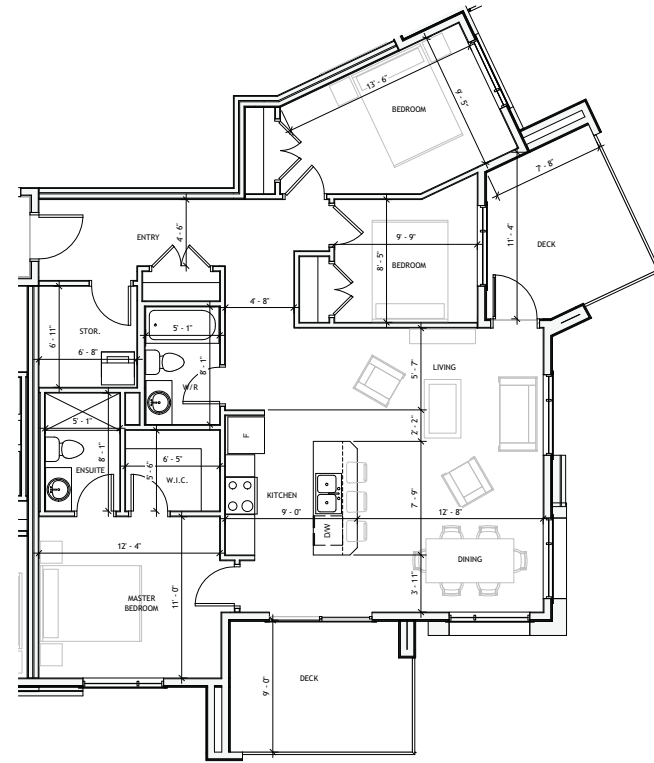
1/4" = 1'-0"
 AREA: 940 SF +/-
 NO. OF THIS UNIT: 8



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



April 3, 2017

Dear Mayor Schaffer and Council,

I am writing you regarding the globally popular Meatless Monday initiative and the City of Vancouver's recent proclamation declaring Monday, May 15th, 2017 as "Meatless Monday". It is my hope that the City of Langley can join this effort and pass a similar proclamation, on either the same date or another that might be preferable. Such a proclamation would reflect solidarity with the City of Vancouver and the citizens, schools and organizations throughout Metro Vancouver who are actively participating in this humane, healthy and sustainable-eating initiative.

Please see the attached Meatless Monday background information and the attached draft proclamation for your consideration. I welcome any questions you may have and look forward to hearing back from you regarding this request.

Thank you for your time and consideration.

Sincerely,

Emily Pickett
Program Coordinator
Vancouver Humane Society
emily@vancouverhumanesociety.bc.ca
604-266-9744

Meatless Monday

What?

- Per capita, Canadians eat approx. 100kg's of meat per year. That is among the highest in the world. The global average is approx. 40kg's per capita.
- Meatless Monday is a global movement with a simple message: once a week, cut the meat. Reducing our consumption of meat is a powerful way to protect animal welfare, the environment, improve individual and public health, and save money.

Why?

Health:

- Reducing our overconsumption of meat and incorporating more plant-based proteins has health benefits: helps protect against heart disease, stroke, and cancer, reduces risk for diabetes, curbs obesity and improves the nutritional quality of a diet by reducing saturated and total fat.

Environment:

- Raising plant crops to feed livestock is much less efficient than eating plant crops directly.
- Animal agriculture is identified as a major contributor to climate change, pollution, water use, land degradation, deforestation, biodiversity decline, and ocean degradation.

Animal welfare:

- Our overconsumption of meat is responsible for the rise of factory farming – Over 700 million animals per year are raised and killed for food in Canada.

Economic:

- Plant-based proteins tend to be cheaper, making meatless eating easier on your budget.

Who?

- Meatless Monday is active in 30+ countries. Many cities have passed proclamations in support of the initiative, including San Francisco, Washington, Los Angeles, Pittsburgh and most recently, Vancouver.
- Locally, ten Metro Vancouver schools are participating in Meatless Monday, including Eric Hamber Secondary, Winston Churchill Secondary, David Thompson Secondary, Killarney Secondary, Sutherland Secondary, Langara, BCIT, Capilano, Simon Fraser University and UBC. Several others are also in the process of joining.

How?

- Participating is simple and flexible!
- Follow the lead of the above-mentioned communities and enact a proclamation declaring Monday, May 15th, 2017 (or another date, if preferable) as “Meatless Monday”. Want to go the extra mile? Share meatless recipes/tips on Monday(s) to help raise awareness and inspire others to participate.
- For more information & support:
Emily Pickett, Program Coordinator, Vancouver Humane Society
emily@vancouverhumanesociety.bc.ca
604-266-9744