



REGULAR COUNCIL MEETING AGENDA

Monday, July 10, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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1. <u>ADOPTION OF AGENDA</u>	
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- a. Transitioning Langley City Fire Services to the E-Comm Radio System 58
*Presentation from Rory Thompson, Fire Chief; and
Mike Webb, EComm911*
 - 1. Bylaw 3024 62
First, second and third reading of a bylaw to authorize an
Emergency Communication Services Agreement between The
City of Langley and *Emergency Communications for British
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7. NEW AND UNFINISHED BUSINESS

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

8. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 26, 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
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

1. **COMMITTEE OF THE WHOLE**

Council moved 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 # 17/106

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT Council commence Committee of the Whole.

CARRIED

a. 2016 Annual Report

The Chief Administrative Officer provided a brief overview of the 2016 Annual Report noting that it is a progress report of the City's performance with respect to established objectives and measures from 2016.

The Mayor invited members of the public to comment on the report.
There were none.

Motion # 17/107

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

Motion # 17/108

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the June 26, 2017 agenda be amended to include a late item 8d):
Administrative Report "200th Street Bridge Project – Tender Award".

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from June 12, 2017

Motion # 17/109

MOVED BY Councillor van den Broek
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on June 12, 2017 be adopted as
circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. 2016 Annual Report

Motion # 17/110

MOVED BY Councillor van den Broek
SECONDED BY Councillor Arnold

THAT the 2016 Annual Report be approved.

BEFORE THE QUESTION WAS CALLED the Mayor thanked staff for their work
putting the report together.

THE QUESTION WAS CALLED and same was

CARRIED

5. COMMUNITY SPOTLIGHTS

- a. Barb Stack, Langley Division of Family Practice
Jason Hodge, Township of Langley Firefighter
Dave Skidmore, City of Langley Firefighter

Mr. Skidmore introduced MedWatch stating that it is a program that was developed out of a need to get vital health information and an individual's medical wishes to emergency responders and physicians. When first responders arrive at a home during a medical emergency it can be very challenging to get accurate medical information quickly in order to carry out pre-hospital care. The goal of MedWatch is to have all that information in hand quickly.

The MedWatch program provides a green sleeve which contains all important medical information together in one place.

Ms. Stack explained how the information is gathered and included in the sleeve. She reviewed important steps including articulating personal goals, priorities, fears, and what a person wants or doesn't want done medically. It is beneficial to everyone if these decisions are made ahead of time and it allows first responders to perform their jobs more effectively.

It was noted that green sleeves can be obtained through your doctor's office.

6. MAYOR'S REPORT

Upcoming Meetings

Regular Council Meeting – July 10, 2017 - Televised

Regular Council Meeting – July 24, 2017

Metro Vancouver - Councillor Storteboom

The Board of Directors met for a series of meetings this past Friday. Mayor and Council can expect that a subsequent Board in Brief Report will be delivered to your inbox this week.

Noteworthy items from Board memos and meetings include the 2017 season opening of the famous Grouse Grind trail in North Vancouver, the ongoing 50th Anniversary celebration of Metro Vancouver's Regional Parks and the commemoration of Langley Pioneer, Bays Blackhall, in the naming of the new viewing platform that overlooks the Langley Bog at the Derby Reach Regional Park .

Our Langley community remembers Bays Blackhall was an environmental and heritage advocate as well as a four-decade, volunteer and supporter of events and programs in our Regional Parks. Bays helped establish the Houston Trail and preserve the Houston House and Karr-Mercer Barn in Derby Reach

Regional Park as well as the Rowlatt Farmstead and Lochiel Schoolhouse in Campbell Valley Regional Park.

The Derby Reach/ Brae Island Parks Association completed construction of the new Bays Blackhall viewing platform last month with volunteer labour and funds raised from local business, Rotary and the Pacific Parklands Foundation.

Mayor and Council are invited to attend a dialogue about Metro Vancouver's Regional Prosperity Initiative at the Langley Events Centre on July 25. This year, the forum plans to discuss the challenges of our metropolitan region to attract new businesses and talents in a changing global market. The Regional Mobile Business License and the Regional Registration Portal for filming are two recently established business models that are demonstrating greater efficiency and good value through the Prosperity Initiative's promotion of greater regional collaboration. Opportunities for benefit continue to be available for Langley City through access to regional assets and strategies as well as assistance in addressing local challenges.

Library Happenings - Councillor Martin

Summer Reading Club, FVRL's main summer programming and literacy initiative, launches in July as students start their summer holidays. There are four levels of Summer Reading Club, serving every age group from newborn to adult, with draws and other incentives scattered throughout the summer to keep customers focused on reading. http://www.fvrl.bc.ca/summer_reading_clubs.php

Councillor Martin noted that many adults signed up for the Summer Reading Club last weekend at the City's annual Community Day event.

Library Closures: All FVRL libraries will be closed on the following days: Saturday, July 1, Sunday, July 2, and Monday, July 3.

Summer Reading Club Launch Party with Magician Andrew Dalziel - Wednesday, July 5, 11am – 11:45am

Magic happens at the library! Join Magician Andrew Dalziel and his assistant Rocky the Raccoon for a magical Walk on the Wild Side at the official City of Langley Library launch of the 2017 Summer Reading Club. Fun for the whole family!

Balloon-powered Engineering Challenge - Saturday, July 8, 1:30pm – 2:30pm
Our Balloon-powered Engineering Challenge takes paper-airplane making to the next level. Whose airplane will fly the furthest? Fraser Valley Makerspace will be on hand to help participants understand the scientific principles behind successful flight.

Urban Safari - Monday, July 17, 11am – 11:45am

In keeping with the 2017 Summer Reading Club theme, *Walk on the Wild Side*, FVRL has invited Urban Safari and their host of animals to visit the library. Creeping, crawling, leaping, flying – Urban Safari's rescued wild animals move in all kinds of ways. Come, meet some animals, hear their stories and learn what humans can do to protect and care for animals in the wild.

Sphero SPRK+ FVRL Launch - Thursday, July 20, 1:30pm – 2:30pm

This month, FVRL launches its latest technological gear, the Sphero SPRK+, and City of Langley Library customers will be among the first to try it out! Sphero SPRK+ is a robotic ball controlled with a smartphone or tablet. Customers can

have fun trying to change its color, make it roll in a square or attempt an obstacle course, while they learn the basic concepts of coding.

Gems & Minerals - July 27, 7:00pm – 8:30pm

The library welcomes Ray Hill, respected amateur gemologist and mineralogist, who will deliver a fascinating presentation on crystals, gems, minerals and micro minerals – their properties, where they came from and how they were formed. All ages are welcome and there will be an opportunity for questions from the audience.

Mayor Schaffer noted that he is proud to work with his council colleagues. He thanked Council for their collaboration and partnership at the Council table. He reviewed some projects and events that Council has been involved in over the last month and expressed appreciation for all the efforts of the team at the City of Langley.

7. BYLAWS

- a. Bylaw 3018 - Zoning Amendment
Final 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 # 17/111

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

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

CARRIED

Mayor Schaffer invited Ms. Wu, the owner of the properties being rezoned, to the presentation table and thanked her for building this project. Mr. Minchuk expressed thanks to her for all her efforts to relocate the existing tenants before proceeding with the development. The project will be an exciting asset in the neighbourhood.

Ms. Wu expressed her thanks to Council and staff with their great customer service through the redevelopment process following the fire that destroyed the original building. She felt this project was a great opportunity to improve the community and was pleased to contribute in this way.

1. Motion to approve Development Permit No. 04-17

Motion # 17/112

MOVED BY Councillor van den Broek

SECONDED BY Councillor Martin

THAT Development Permit Application DP 04-17 to accommodate a 88 unit 5-Storey condominium apartment located at 5630 and 5640 -201A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services report.

CARRIED

- b. Bylaw 3023 - Zoning Amendment
First and second reading of a bylaw to rezone the properties located at 5519-198th Street and 19782-55A Avenue from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit townhouse development.

Motion # 17/113

MOVED BY Councillor Arnold

SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 138, 2017, No. 3023" be read a first time.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 138, 2017, No. 3023" be read a second time.

CARRIED

8. ADMINISTRATIVE REPORTS

- a. Downtown Initiatives

Motion # 17/114

MOVED BY Councillor Albrecht

SECONDED BY Councillor Martin

THAT City Council endorse the following Downtown Initiatives:

- a) McBurney Plaza Activities
- b) Laneway Activation
- c) Pilot Parklet Program
- d) Pilot Evening Activities

THAT up to \$50,000.00 be allocated from the Enterprise Fund to support these initiatives.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht, Council Liaison to the Downtown Langley Business Association advised that the DLBA and the City are excited to launch these projects and promote the City's downtown core. The public will be sure to enjoy.

THE QUESTION WAS CALLED and same was

CARRIED

- b. Repeal Policy GE-7 - Media Advertising

Motion # 17/115

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT City Council repeal the Media Advertising Policy GE-7.

BEFORE THE QUESTION WAS CALLED the Chief Administrative Officer advised that Black Press Newspaper Group now own both the Langley Advance and the Langley Times making the policy redundant.

THE QUESTION WAS CALLED and same was

CARRIED

- c. 2016 Council Remuneration & Financial Information Act

Motion # 17/116

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the Report on Council Remuneration and Expenses as required by Section 168 of the *Community Charter* be adopted.

THAT the Statement of Financial Information as required by the *Financial Information Act* be adopted.

BEFORE THE QUESTION WAS CALLED the Deputy Director of Corporate Services advised that the adoption of the reports is an annual statutory requirement and he gave a brief explanation of the content.

THE QUESTION WAS CALLED and same was

CARRIED

- d. 200th Street Bridge Structural

Motion # 17/116

MOVED BY Councillor Albrecht

SECONDED BY Councillor van den Broek

1. THAT City Council award Contract T2017-021 for the 200 Street Bridge – Structural Rehabilitation and Seismic Upgrade Project to Seismic 2000 Construction Ltd. based on the tendered price of \$825,790.50 (excluding GST).
2. THAT City Council authorize the Director of Engineering, Parks and Environment and the Chief Administrative Officer to execute documents related to this award.

BEFORE THE QUESTION WAS CALLED the Director of Engineering, Parks & Environment explained the project and the tender award process.

THE QUESTION WAS CALLED and same was

CARRIED

9. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business
 - i. Mayor Schaffer reminded residents to pay property taxes prior to July 4, 2017 to avoid late payment interest charges.
 - ii. Mayor Schaffer invited the public to attend the Penzer Action Park grand opening on June 29 at 4pm. The park is located at 200th Street and 48th Avenue and accessed from 198C Street.

10. ADJOURNMENT

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the meeting be adjourned at 8:00 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



EXPLANATORY MEMO

ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 138, 2017, No. 3023

PURPOSE:

To consider a rezoning application from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit development located at 5519-198th Street and 19782-55A Avenue.

Background Information:

Applicant:	Concost Management Inc./Atelier Pacific Architecture Inc.
Owners:	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
Civic Addresses:	19782-55A Avenue and 5519-198 th Street
Site Area:	21,391 square feet (1,987 square meters)
Legal Description:	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and Lot 10, Section 3, Township 8, New Westminster District Plan 9887
Total Parking Required:	39 stalls (including 5 designated visitor stalls)
Total Parking Provided:	39 stalls (including 5 designated visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 48-Comprehensive Development Zone
OCP Designation:	MF Residential Medium Density
Variances Requested:	None
Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 138**

BYLAW NO. 3023

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD48) and to rezone the property located at 5519-198th Street and 19782-55A Avenue to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 138, 2017, No.3023”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 48 (CD48) Zone: immediately after Comprehensive Development -47 (CD47) Zone:

QQ. CD48 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 17-unit townhouse development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD 48 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 011-508-035

Lot 9, Section 3, Township 8, New Westminster District Plan 9887

- (b) PID: 001-681-320

Lot 10, Section 3, Township 8, New Westminster District Plan 9887

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 29 pages and dated May 5th, 2017 prepared by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 06-17.

5. Special Regulations

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

6. Other Regulations

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

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this 26th day of June, 2017.

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

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

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

MAYOR

CORPORATE OFFICER



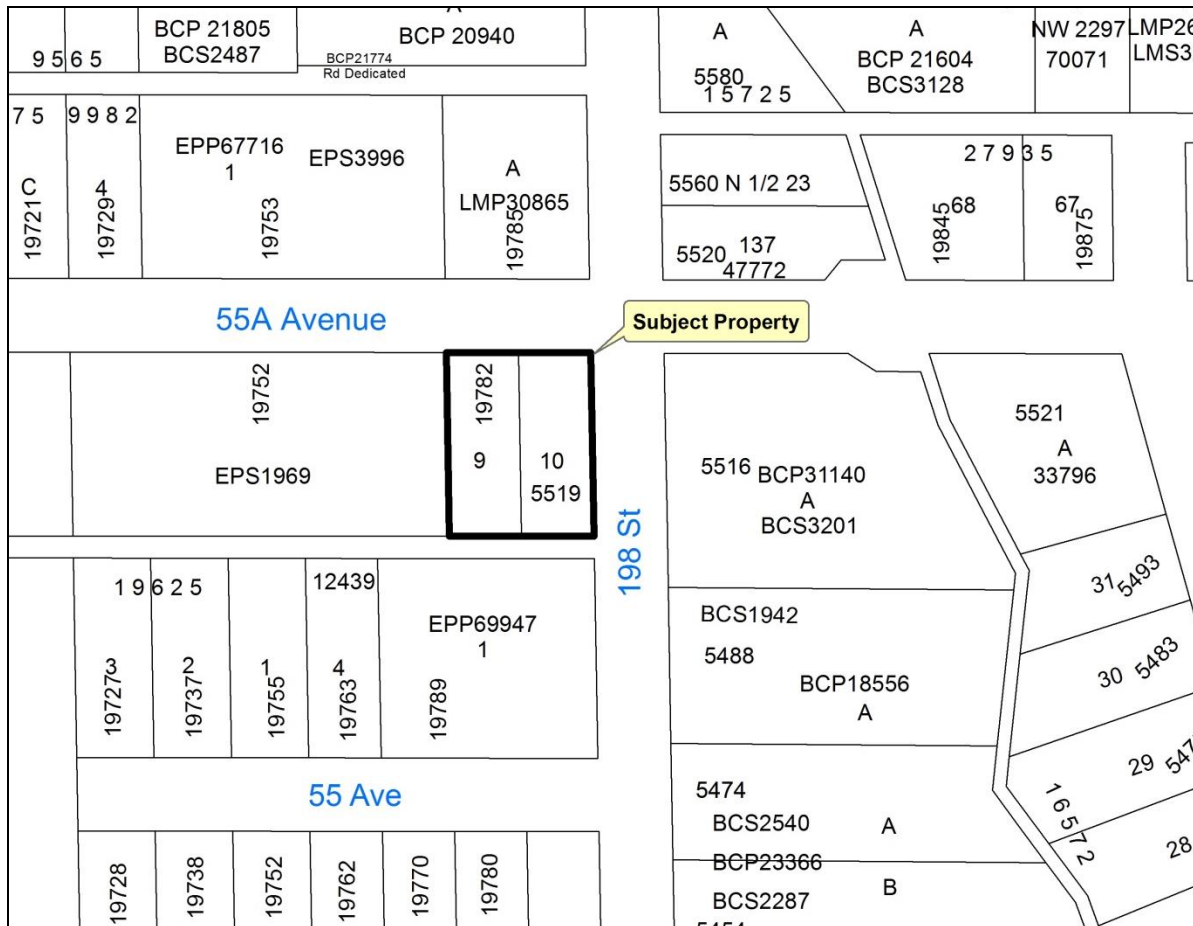
REZONING APPLICATION RZ 05-17 DEVELOPMENT PERMIT APPLICATION DP 06-17

Civic Address: 5519-198th Street and 19782-55A Avenue .

Legal Description: Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 9887

Applicant: Concost Management Inc.

Owner: Shirley Taylor & James Henry, 1103300 BC Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-17/ Development
Permit Application DP 06-17**

From: Development Services & Economic Development
Department

File #: 6630.00

Doc #:

Date: May 16, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 05-17 and Development Permit Application DP 06-17 to accommodate a 17-unit townhouse complex located at 19782-55A Avenue and 5519-198th 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.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Atelier Pacific Architecture Inc. to accommodate 17 unit, three and four storey townhouse development.

POLICY:

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



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc./Atelier Pacific Architecture Inc.
Owners:	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
Civic Addresses:	19782-55A Avenue and 5519-198 th Street
Legal Description:	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and Lot 10, Section 3, Township 8, New Westminster District Plan 9887
Site Area:	
Total Parking Required:	39 stalls (including 5 designated visitor stalls)
Total Parking Provided:	39 stalls (including 5 designated visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 48-Comprehensive Development Zone
OCP Designation:	MF Residential Medium Density
Variances Requested:	None
Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development located at 19782 -55A Avenue and 5519 -198th Street**. These requirements may be subject to change upon receipt of a development application.



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

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

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



7. The condition of the existing pavement on 198 Street and 55A Avenue shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. Final asphalt overlay is required on 55A Avenue frontage.
8. New curb & gutter, 1.8m wide sidewalk, street trees, bumpouts and pocket parking will be required on the 198 Street frontage.
9. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
10. Driveway crossing removal and street trees on 55A Avenue is required.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meters to current standards.

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

1. Underground hydro, telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.



3. Water meter(s) are required to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Discussion:

The proposed site is located on the southwest corner of 55A Avenue and 198th Street. The development proposes 2 townhouse buildings with both buildings oriented towards 198th Street. Vehicular access is from the lane. A contemporary architectural row-house aesthetic is proposed throughout the site with building forms, massing, materials and colour selected to support the concept. Each building is designed with three to four storey height with a flat roof to create variations in building form and massing. All units have access to private outdoor spaces in the form of a roof deck. The building façade is articulated with projected bays, recessed planes, vertical banding of materials and colours to reduce the visual length of each building. Each unit has an enclosed two-car garage with, all visitor parking spaces



conveniently located at grade. There are five unit types of approximately 1400 - 1988 square feet in area, all with 3 bedrooms.

Planting and landscape features incorporated CPTED principles, featuring large windows, low planting materials, a pavers to mark the project entry point.

The proposed development complies with the Medium Density 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 June 14, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 26, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$241,834.75 to Development Cost Charge accounts and \$17,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Advisory Planning Commission

Date: May 16, 2017

Subject: Rezoning Application RZ 05-17/ Development Permit Application DP 06-17

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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, JUNE 14, 2017
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Hana Hutchinson
Esther Lindberg
Corp. Steve McKeddie, Langley RCMP
Dan Millsip
Jamie Schreder

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

Absent: George Roman
Trish Buhler

1) RECEIPT OF MINUTES

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Millsip

THAT the minutes for the April 12, 2017 Advisory Planning Commission
meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 05-17/DEVELOPMENT PERMIT APPLICATION DP 06-17 -19782-55A AVENUE & 5519-198TH STREET**

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

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 05-17/Development Permit Application DP 06-17 to accommodate a 17-unit townhouse development located at 19782-55A Avenue and 5519-198th 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, August 9th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the meeting adjourn at 7:45 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

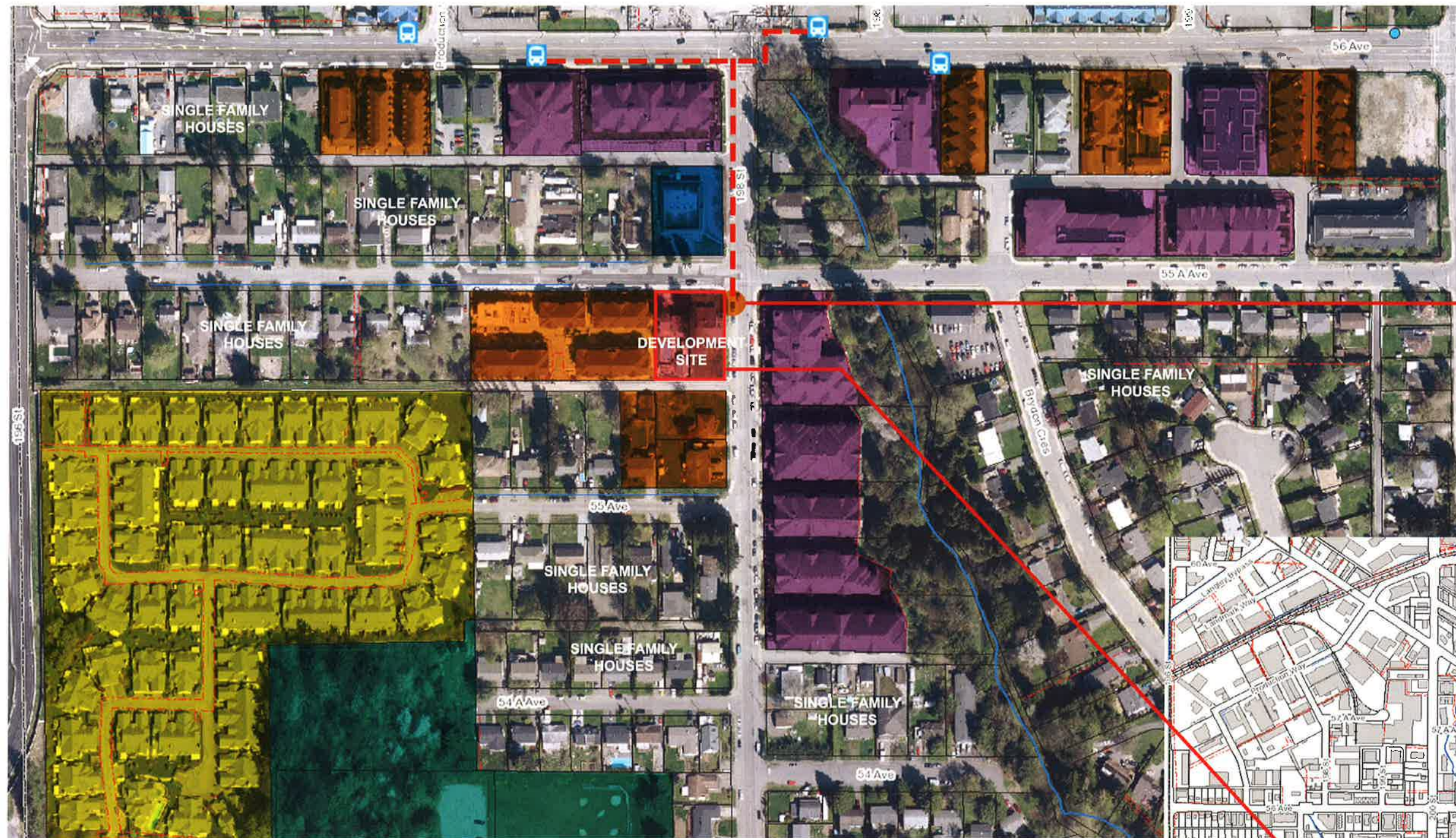
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MAY 5th, 2017

Proposed Townhouse Development



COVER PAGE



DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 280m
(WITHIN 400m).



DEVELOPMENT SITE



MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES



PARK AND
RECREATION



LOW DENSITY
MULTI-FAMILY
TOWNHOUSES



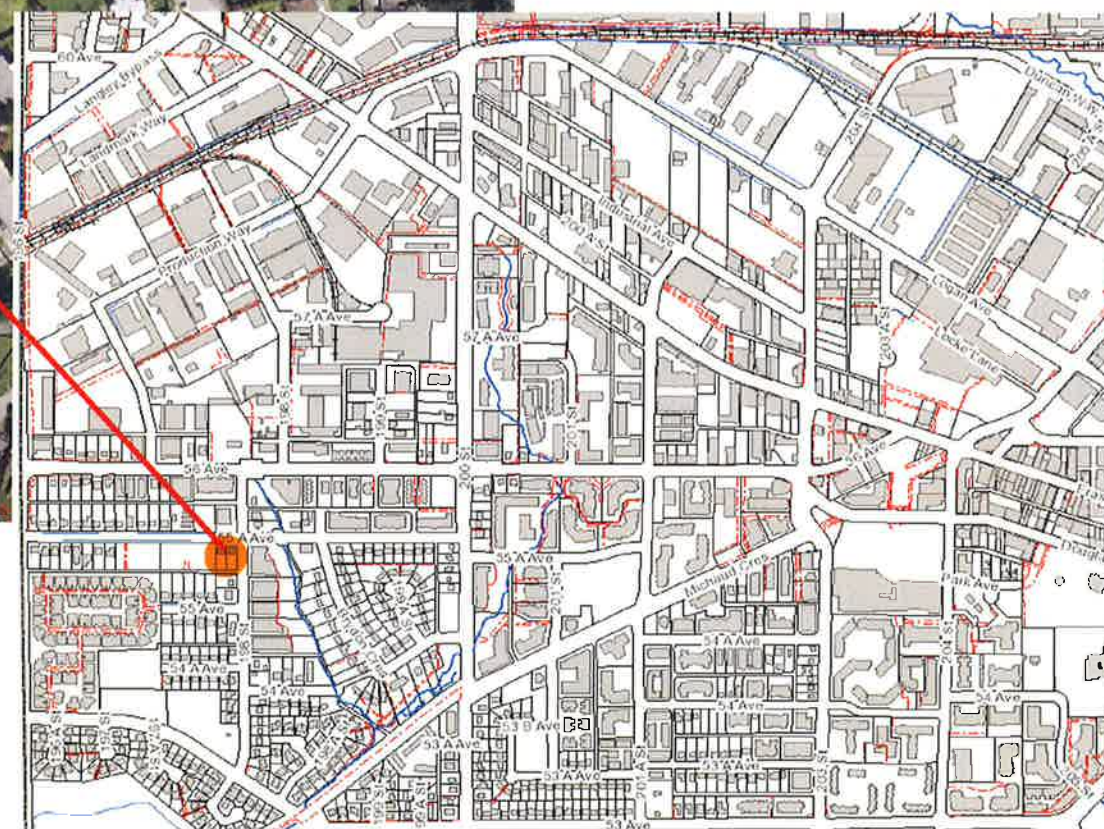
HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES



COMMUNITY SERVICES
(DAYCARE)



PROJECT
NORTH



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

Proposed Townhouse Development



DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS

SCALE: N.T.S.

CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP

PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

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

- THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.
- PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECT-ARE) AND A BUILDING HEIGHT OF 4 STOREYS.
- THEREFORE, BASED UPON THE LOT AREA OF 0.491 ACRES, 17 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.
- THE PROPOSED DEVELOPMENT CONSISTS OF 17 UNITS, A BUILDING HEIGHT OF 3 STOREYS AND 4 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	34.6 UNITS/ACRE
NUMBER OF UNIT	34.3 UNITS	17 UNITS
BUILDING HEIGHT	4 STOREY	3 AND 4 STOREY

MEDIUM DENSITY RESIDENTIAL

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development

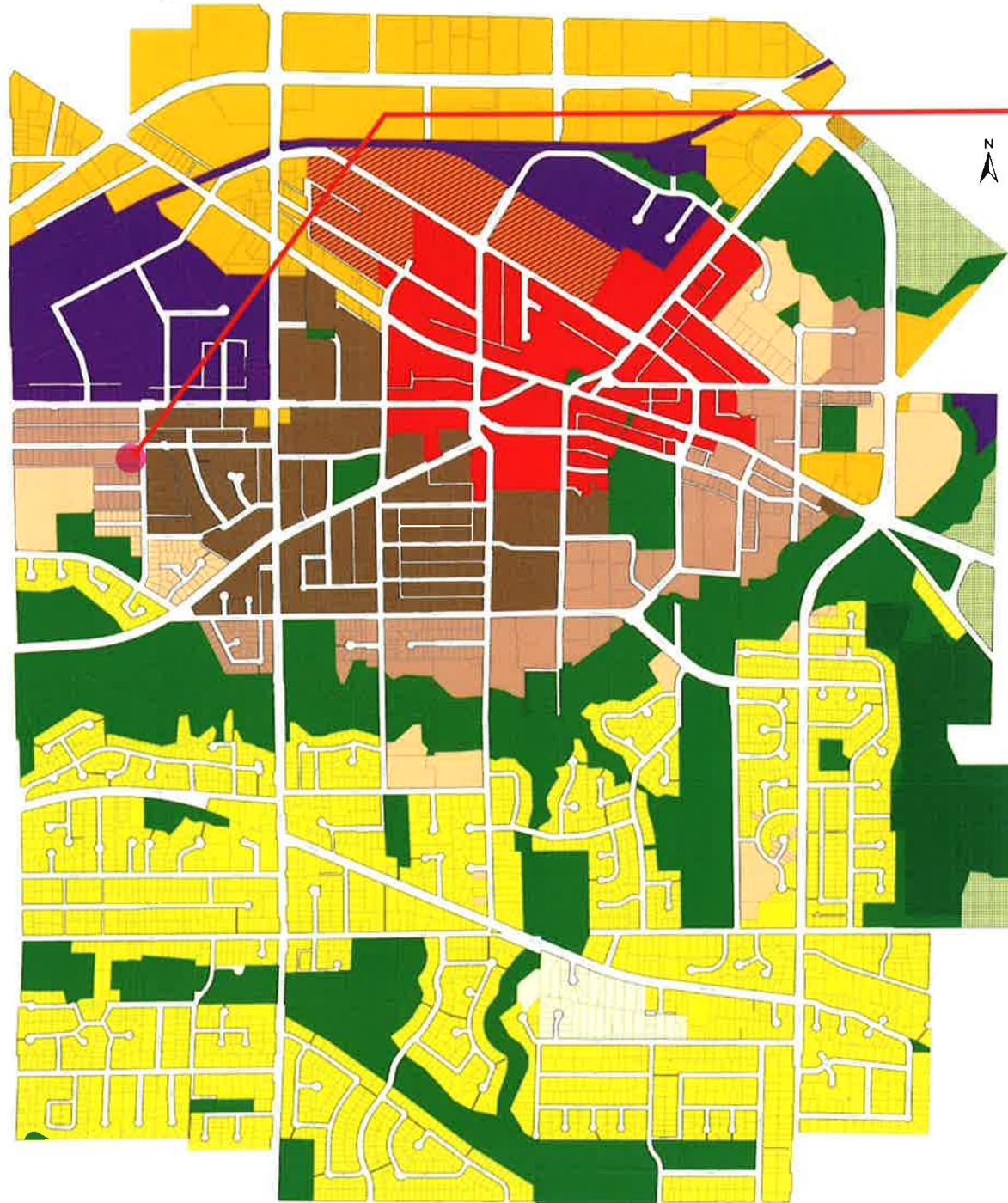


DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

**CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP**



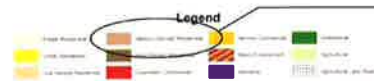
PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

THE CITY'S OCP BYLAW STATES:

- ☒ • "TOWNHOUSE UNITS SHOULD BE ORIENTED TOWARD PUBLIC ROADS"
- ☒ • "VEHICLE ACCESS SHOULD BE PROVIDED FROM INTERNAL ROADS OR LANES"
- ☒ • "AVOID PRESENTING GARAGE ENTRANCES TO PUBLIC ROADS WHERE POSSIBLE"
- ☒ • THEREFORE, THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY OF LANGLEY'S OFFICIAL COMMUNITY PLAN BYLAW.

Adopted April 24, 2008
Map Amendments:
Bylaw No. 2689 - February 25, 2008
Bylaw No. 2795 - November 2, 2009
Bylaw No. 2827 - November 3, 2010
ALR Amendment - February 19, 2011
Bylaw No. 2815 - September 9, 2013



 MEDIUM DENSITY RESIDENTIAL

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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Proposed Townhouse Development



DP 0.0b

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 34.3 UNITS ALLOWED, 17 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR WALKWAYS, PORCH STATEMENTS AND LANDSCAPING;
- PEDESTRIAN SAFETY, ACCESSIBILITY AND VISIBILITY AT CROSSINGS THROUGH DEMARKED CROSSINGS AND MATERIAL CHANGES;
- SECURE BICYCLE PARKING FACILITIES PROVIDED IN EACH UNIT;
- ENHANCE NEIGHBORHOOD IMAGE AND PROTECT NEIGHBORHOOD STABILITY THROUGH STRATA AND PRIDE OF OWNERSHIP;
- GROUND ORIENTED UNITS FACING MUNICIPAL STREETS;

TRAFFIC/ CALMING & PARKING:

- ROAD WIDTH REDUCTION IN THE ULTIMATE CROSS-SECTION ALONG 55 AVENUE TO SLOW DOWN MOTORISTS, AS WELL AS A CORNER BULB AT 55A AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55A AVENUE AND 198 STREET;

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN *:

- THE OVERALL DESIGN THEME IS POSITIVE AND WILL PROJECT A SENSE OF OBSERVATION/ NATURAL SURVEILLANCE AND TERRITORIALITY ONTO THE LANE, 198th STREET AND 55A AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES THAT PROJECT A SENSE OF DISORDER TO THE TRANSITIONING NEIGHBOURHOOD;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET WINDOWS FACING YARDS, STREETS/ INTERNAL ROADS;
- COVERED GARAGES HAVE DOORS FACING TOWNHOUSE WHERE POSSIBLE;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- WRAP THE UTILITY BOX IN A LAMINATE TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE THE PROPERTY LINE AND DETER INTRUDERS;
- PAVING STONE WALKWAY ALONG NORTHERN MOST DRIVEWAYS WILL INCREASE PEDESTRIAN TRAFFIC AND CREATE A SAFER SPACE ;

*SEE PROVIDED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT".

SUSTAINABILITY FEATURES:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION;
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERATE PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM, IF REQUIRED;
- WATER CONSERVATION THROUGH DUAL FLUSH TOILETS.

AESTHETICS / BUILDING COMPLIANCE:

- BUILDING DESIGN AND SITE PLANNING SHOULD COMPLEMENT ADJACENT MULTIFAMILY RESIDENTIAL DEVELOPMENT;
- HIGH QUALITY EXTERIOR FINISHES (HARDIE AND BRICKS) WILL BE USED TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE AND TO PRESENT AN ATTRACTIVE APPEARANCE;
- 60 MINUTE SHEATHING PAPER WILL BE APPLIED TO ALL BUILDINGS;
- RCABC CERTIFICATION WILL BE REQUIRED FOR FLAT ROOF;
- ALL ASPHALT SHINGLE ROOFING MATERIAL SHALL HAVE A MINIMUM 40 YEAR PRODUCT WARRANTY - ALTERNATIVE MATERIALS WILL BE ASSESSED ON A CASE BY CASE BASIS;
- DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE SPACES THROUGH FENCE AND LANDSCAPING;
- ENCOURAGE PRIVATE OUTDOOR LIVING SPACE THROUGH SECURED YARDS;
- ALL WOOD APPLICATIONS WILL BE PRESSURE TREATED;
- FENCING WILL BE WROUGHT IRON, ALUMINUM, OR APPROVED ALTERNATE AND RETAINING WALLS KEPT TO A MINIMUM HEIGHT;
- REQUIRED LOCK BOXES WILL BE RECESSED INTO THE BUILDING FACE;
- EXTERIOR EXIT DOOR HARDWARE WILL BE OF COMMERCIAL/LIGHT INDUSTRIAL QUALITY AND SHALL INCLUDED ASTRAGALS;
- ALL UNITS ARE GROUND ORIENTED UNITS;
- VEHICULAR ACCESS IS PROVIDED FROM THE INTERNAL ROAD OR LANE;
- RESIDENT PARKING IS PROVIDED IN ENCLOSED AND SECURED GARAGES ATTACHED TO INDIVIDUAL UNITS
- VISITOR PARKING IS PROVIDED AT-GRADE;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development

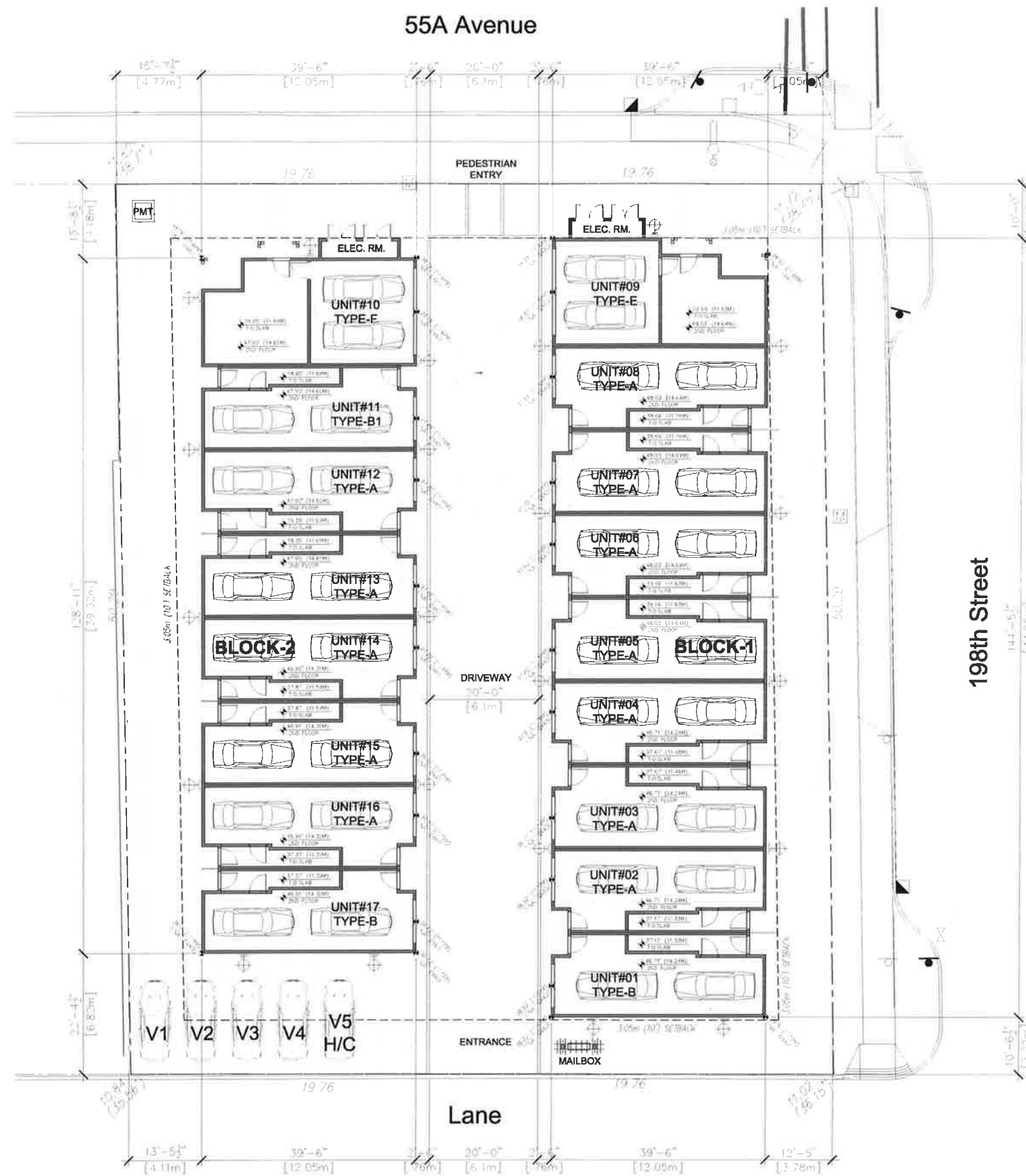


DP 0.0c

OFFICIAL COMMUNITY PLAN COMPLIANCE

SCALE: N.T.S.

55A Avenue



PROJECT
NORTH

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

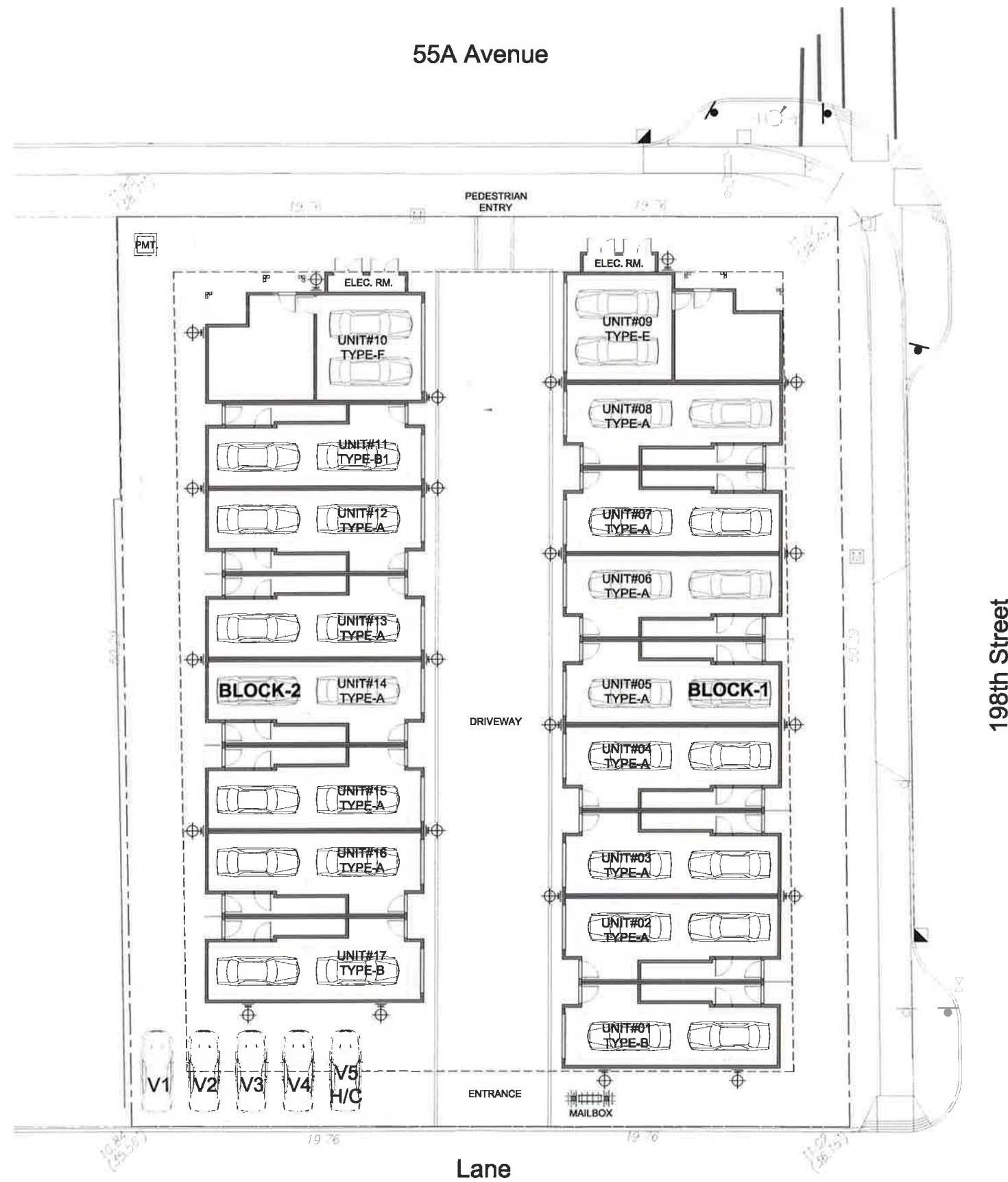
Proposed Townhouse Development



DP 0.1

SITE PLAN

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



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

Proposed Townhouse Development



DP 0.1a

SITE LIGHTING PLAN

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

PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.
PHONE NUMBER:604 662 8689
FAX NUMBER: 604 662 8655

CIVIC ADDRESS:5519 198TH STREET AND 19782 55A AVE., LANGLEY, B.C.

SITE LOCATION: LOTS AT SOUTHWEST CORNER OF THE INTERSECTION OF 198TH STREET AND 55A AVE.,
LANGLEY, B.C.

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:17 TOWNHOUSE UNITS

GROSS LOT AREA:1987.32 SM (21391.34 SF)

UNIT YIELD: 17 TOWNHOUSE UNITS (8-9 CLUSTERS)

GROSS FLOOR AREA:2,373.89 SM (25,552.34 SF)

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE85.55 UNITS/HA (34.62 UNITS/ACRE)

SITE COVERAGE:	51% (1011.6 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
NORTH SETBACK: (55A AVE.)	3.05M
WEST SETBACK: (INTERIOR)	4.11M
SOUTH SETBACK: (LANE)	3.22M
EAST SETBACK: (198TH STREET)	3.05M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	34 @ 2/UNIT	34
VISITOR PARKING SPACE:	3.4 @ 0.2/UNIT	5 (INCLUDING 1 ACCESSIBLE STALL)
ACCESSIBLE PARKING SPACE:	(5%) 0.17	1
TOTAL PARKING SPACES:	37.57	39

AVERAGE GRADE CALCULATION:	
EXISTING AVERAGE GRADE AT PROPERTY LINES:	(11.51+11.55+10.94+10.84)/4 = 11.21 M
AVERAGE GRADING ADJACENT TO BLOCK-1	(11.68+11.68+11.12+11.04)/4 = 11.38 M
AVERAGE GRADING ADJACENT TO BLOCK-2	(11.64+11.64+11.10+11.18)/4 = 11.39 M

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	129.97 SM (1398.96 SF)	12	1,559.64 SM (16,787.52 SF)
B	162.04 SM (1744.20 SF)	2	324.08 SM (3,488.4 SF)
B1	133.58 SM (1437.80 SF)	1	133.58 SM (1437.80 SF)
E	171.96 SM (1850.97 SF)	1	171.96 SM (1850.97 SF)
F	184.66 SM (1987.65 SF)	1	184.66 SM (1987.65 SF)
TOTAL:		17	2,373.89 SM (25,552.34 SF)
FSR=1.19			

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
31 MAY 5th, 2017

Proposed Townhouse Development



DP 0.2

PROJECT DATA

SCALE: N.T.S.

PROJECT DATA

(DWELLING UNIT BREAKDOWN BY TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "B1" SIDE BY SIDE (sf)	TYPE "E" SIDE BY SIDE (sf)	TYPE "F" SIDE BY SIDE (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	96.77	96.77	96.76	306.71	358.92	
SECOND FLOOR:	621.06	625.99	621.03	751.17	803.72	
THIRD FLOOR:	621.1	625.91	659.89	731.17	764.89	
FOURTH FLOOR:	60.03	395.53	60.12	61.92	60.12	
ROOF:						
GARAGE EXCLUSION:	492.62	497.55	492.63	389.17	389.59	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1398.96	1744.2	1437.8	1850.97	1987.65	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.58	2241.75	1930.43	2240.14	2377.24	
TOTAL: 17UNITS	12	2	1	1	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	16787.52	3488.4	1437.8	1850.97	1987.65	25552.34
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	22698.96	4483.5	1930.43	2240.14	2377.24	33730.27

(YARD AREA AND ROOF DECK AREA):

UNIT NUMBER AND TYPE	FRONT YARD AREA (sf)
UNIT #01 - TYPE B	336.4
UNIT #02 - TYPE A	198.8
UNIT #03 - TYPE A	194.7
UNIT #04 - TYPE A	190.6
UNIT #05 - TYPE A	186.5
UNIT #06 - TYPE A	182.4
UNIT #07 - TYPE A	178.3
UNIT #08 - TYPE A	174.2
UNIT #09 - TYPE E	554.1
UNIT #10 - TYPE F	709.1
UNIT #11 - TYPE B1	245.7
UNIT #12 - TYPE A	243.9
UNIT #13 - TYPE A	239.8
UNIT #14 - TYPE A	235.8
UNIT #15 - TYPE A	231.7
UNIT #16 - TYPE A	227.6
UNIT #17 - TYPE B	270.3
TOTAL FRONT YARD AREA (sf)	4599.9

UNIT TYPE	ROOF DECK AREA (sf)	# OF UNITS	TOTAL AREAS
TYPE "A"	532.4	12	6388.8
TYPE "B"	206.0	2	412.0
TYPE "B1"	530.7	1	530.7
TYPE "E"	617.9	1	617.9
TYPE "F"	705.7	1	705.7

TOTAL ROOF DECK AREA (sf) 8655.1

THE TERRACES (PHASE-2)

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ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.3

PROJECT DATA

SCALE: N.T.S.



MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.4

SHADOW ANALYSIS

SCALE: N.T.S.



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.6

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.7

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



INTERIOR ELEVATION (FACING DRIVEWAY.)



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

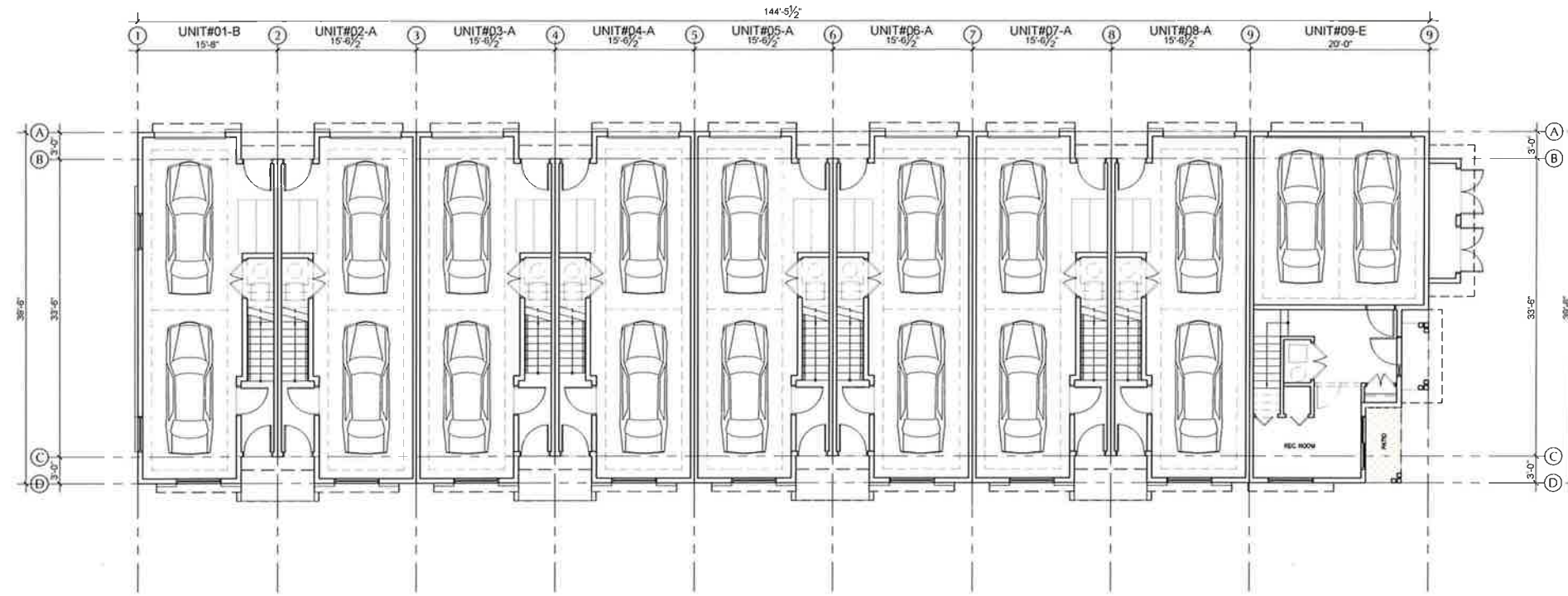
Proposed Townhouse Development



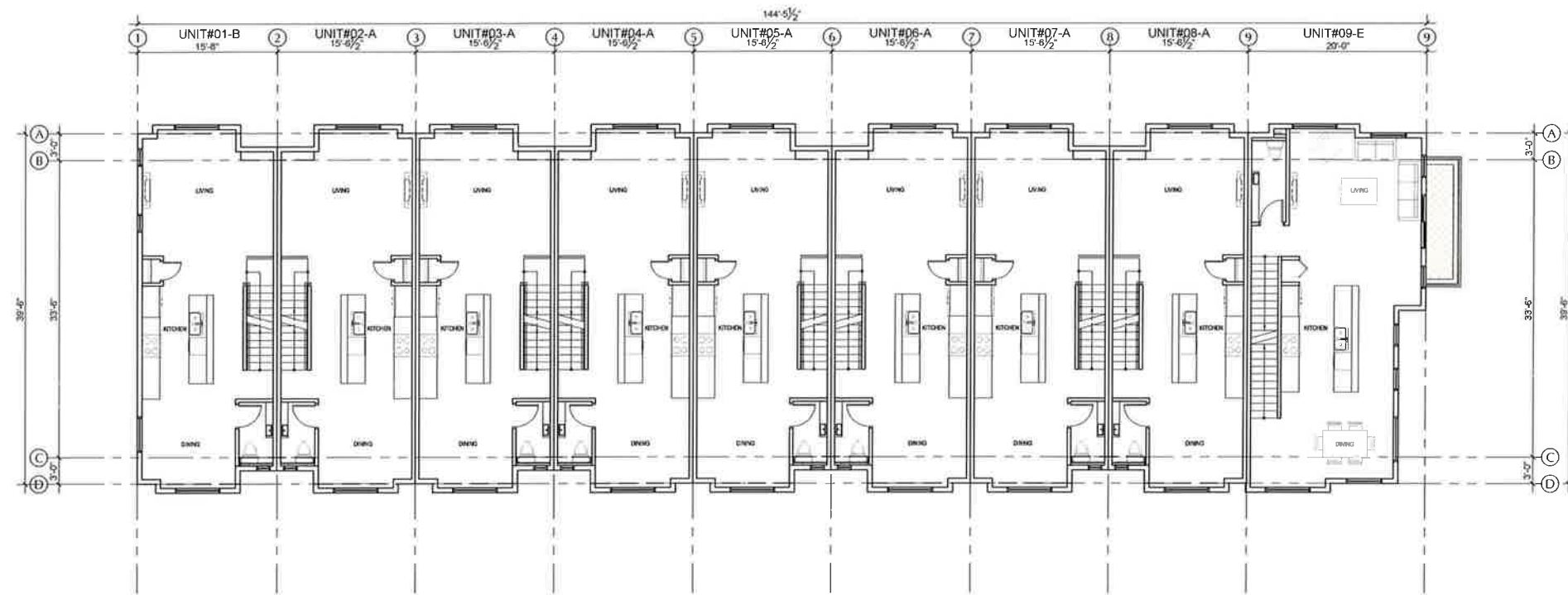
DP 0.8

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



1
D1.1 GROUND FLOOR PLAN (BLOCK-1)
SCALE: 3/16"=1'-0"



2
D1.1 SECOND FLOOR PLAN (BLOCK-1)
SCALE: 3/16"=1'-0"



PROJECT
NORTH

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

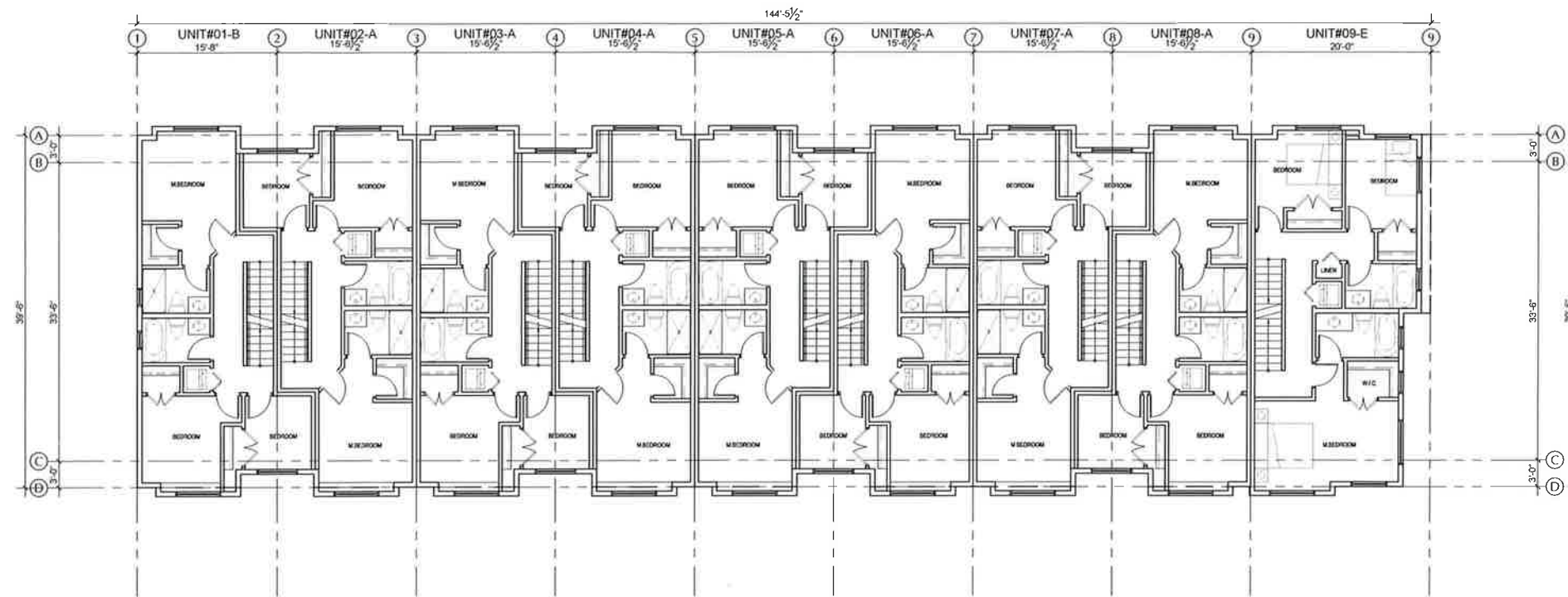
Proposed Townhouse Development



DP 1.1

FLOOR PLANS

SCALE: 1/8"=1'-0"



1
D1.2 THIRD FLOOR PLAN (BLOCK-1)
SCALE: 1/16"=1'-0"



2
D1.2 FOURTH FLOOR PLAN (BLOCK-1)
SCALE: 1/16"=1'-0"



PROJECT
NORTH

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

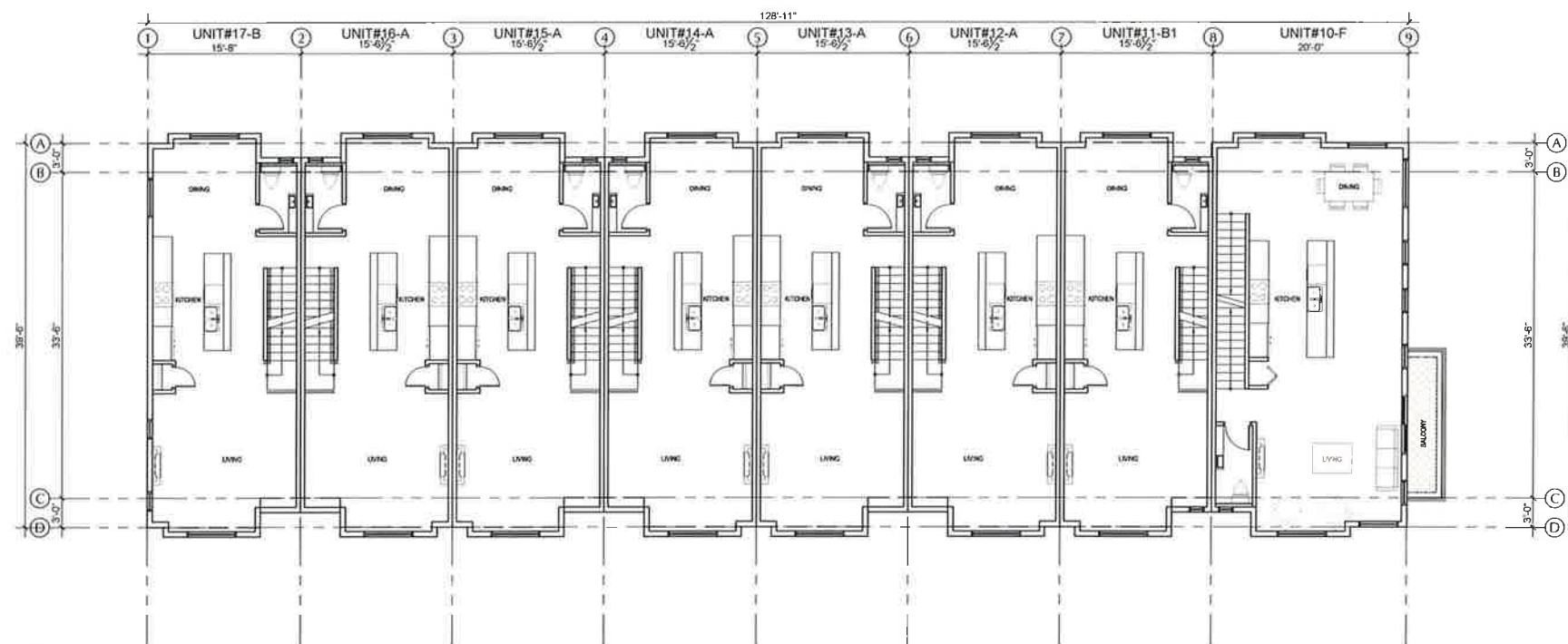
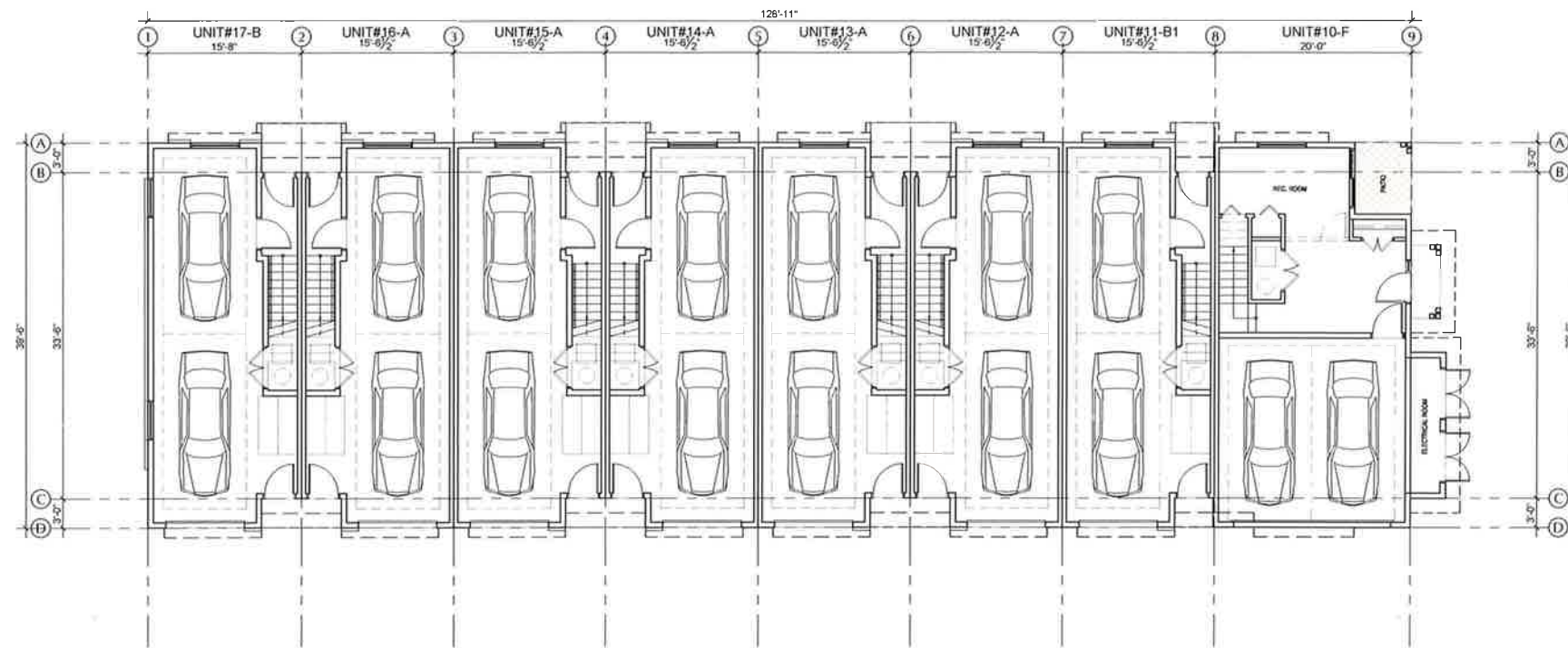
Proposed Townhouse Development



DP 1.2

FLOOR PLANS

SCALE: 1/18"=1'-0"



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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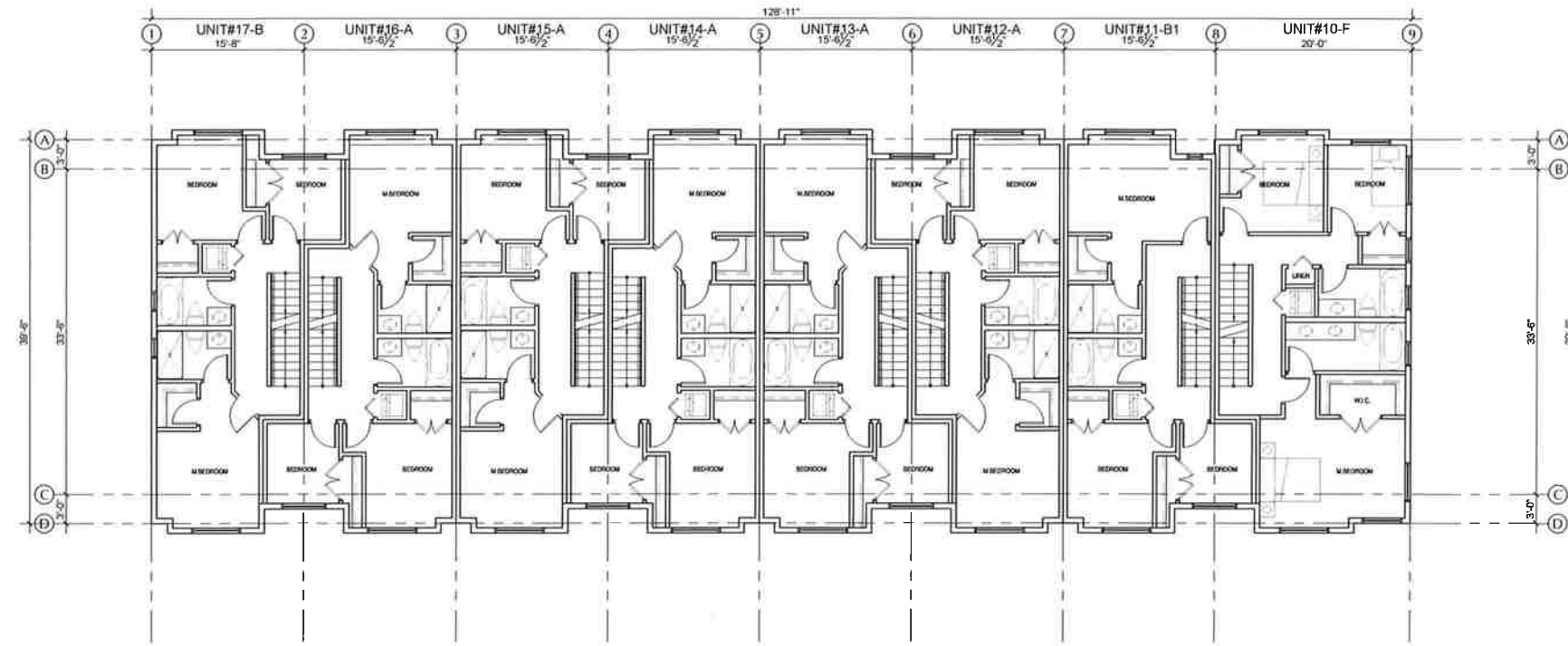
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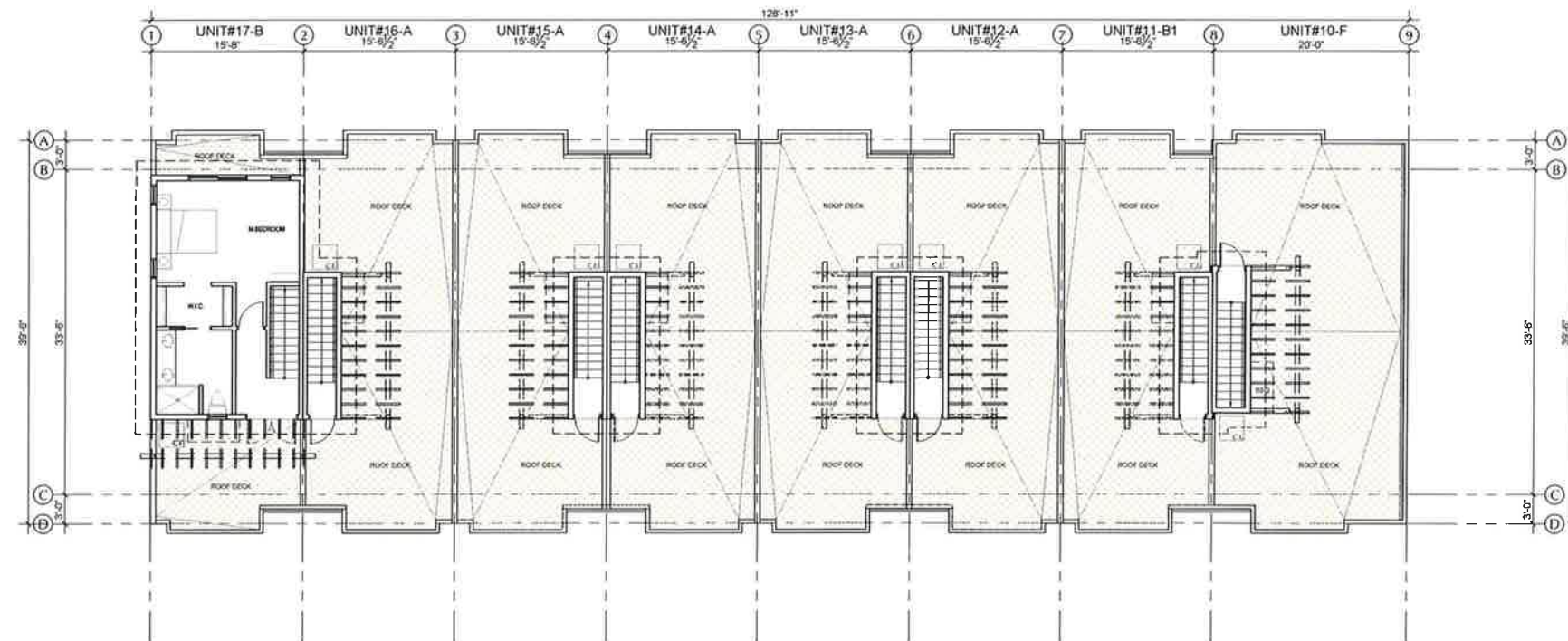
DP 1.3

FLOOR PLANS

SCALE: 1/18"=1'-0"



1
D1.4
THRID FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



2
D1.4
FOURTH FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

Proposed Townhouse Development



DP 1.4

FLOOR PLANS

SCALE: 1/18"=1'-0"



1 BLOCK-1 EAST ELEVATION (FACING 198TH STREET)
A2.1 SCALE: 1/8"=1'-0"



2 BLOCK-1 NORTH ELEVATION (FACING 55A AVE.)
A2.1 SCALE: 1/8"=1'-0"

MATERIALS LEGEND	
① PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤ BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
② FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥ VINYL WINDOW
③ FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦ PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④ FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧ INSULATED GARAGE DOOR (STEEL-GRAFT CONTEMPORARY CEDAR)
	⑨ GLASS RAILING (CHARCOAL METAL FRAME)



3 BLOCK-1 WEST ELEVATION (FACING DRIVEWAY)
A2.1 SCALE: 1/8"=1'-0"



4 BLOCK-1 SOUTH ELEVATION (FACING LANE)
A2.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 2.1

ELEVATIONS

SCALE: 1/8"=1'-0"



1 BLOCK-2 WEST ELEVATION
A2.2 SCALE: 1/8"=1'-0"

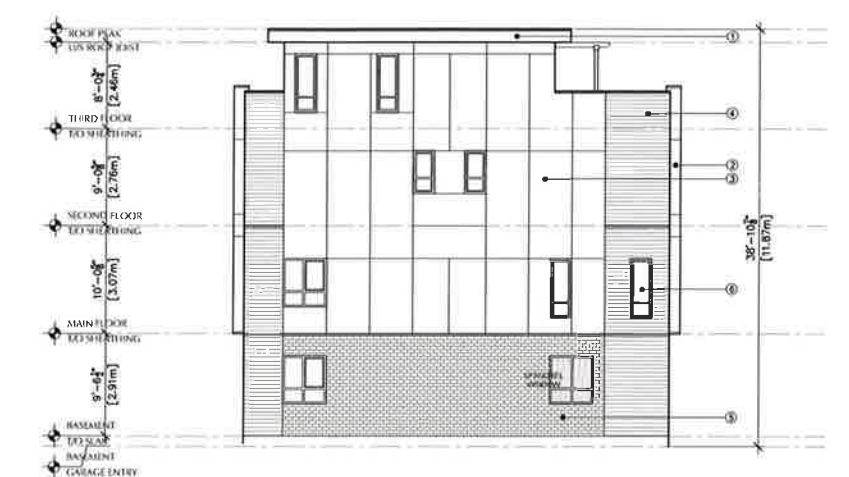


2 BLOCK-2 NORTH ELEVATION (FACING 55A AVE.)
A2.2 SCALE: 1/8"=1'-0"

MATERIALS LEGEND			
① PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤ BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)	⑥ VINYL WINDOW	⑦ PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
② FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥ VINYL WINDOW	⑦ PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)	⑧ INSULATED GARAGE DOOR (STEEL-CRAFT CONTEMPORARY-CEDAR)
③ FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦ PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)	⑧ INSULATED GARAGE DOOR (STEEL-CRAFT CONTEMPORARY-CEDAR)	⑨ GLASS RAILING (CHARCOAL METAL FRAME)
④ FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧ INSULATED GARAGE DOOR (STEEL-CRAFT CONTEMPORARY-CEDAR)	⑨ GLASS RAILING (CHARCOAL METAL FRAME)	



3 BLOCK-2 EAST ELEVATION (FACING DRIVEWAY)
A2.2 SCALE: 1/8"=1'-0"



4 BLOCK-2 SOUTH ELEVATION (FACING LANE)
A2.2 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

43

MAY 5th, 2017

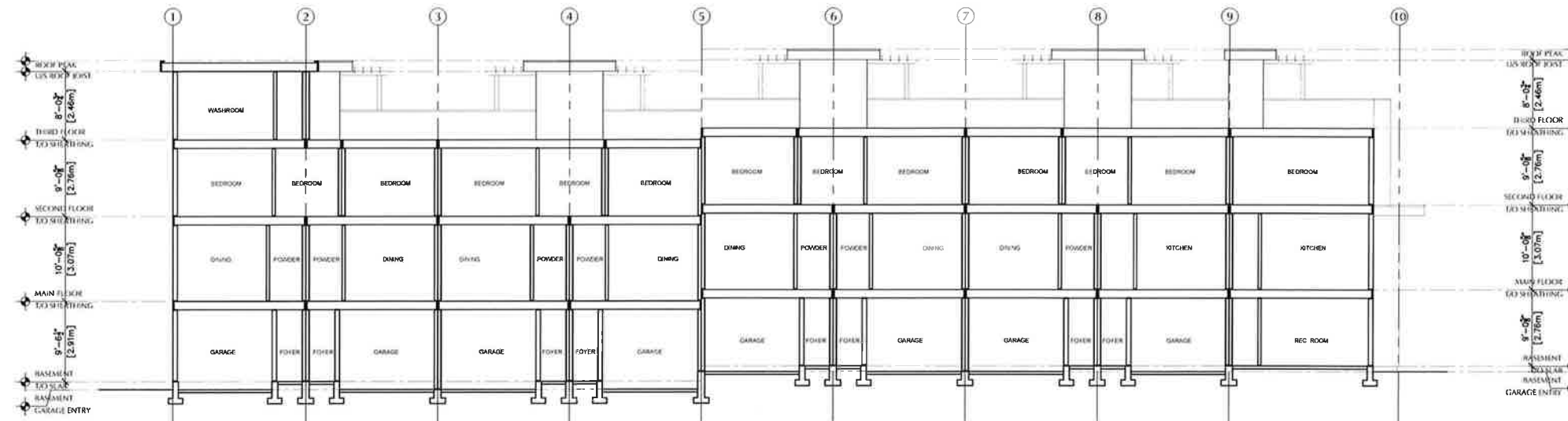
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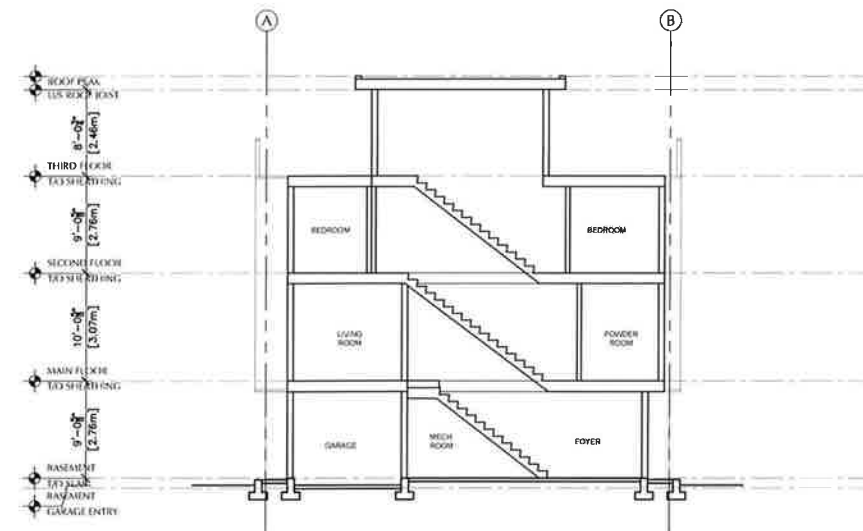
DP 2.2

ELEVATIONS

SCALE: 1/8"=1'-0"



1 BLOCK-1 CROSS SECTION
A3.1 SCALE: 1/8"=1'-0"



2 BLOCK-1 SIDE SECTION (TYPICAL)
A3.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

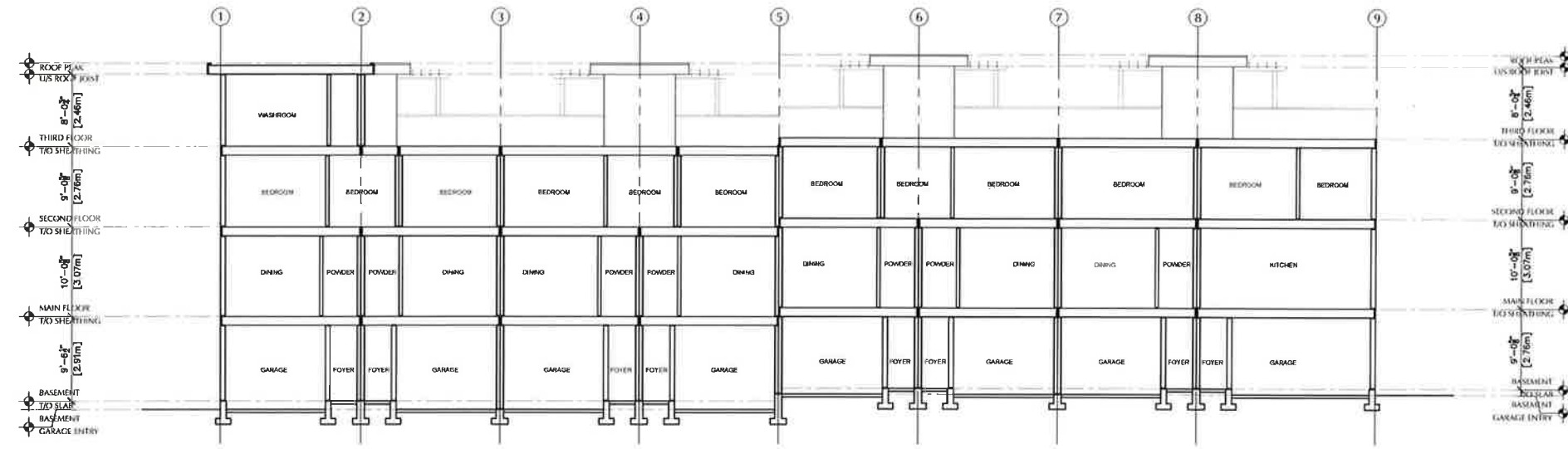
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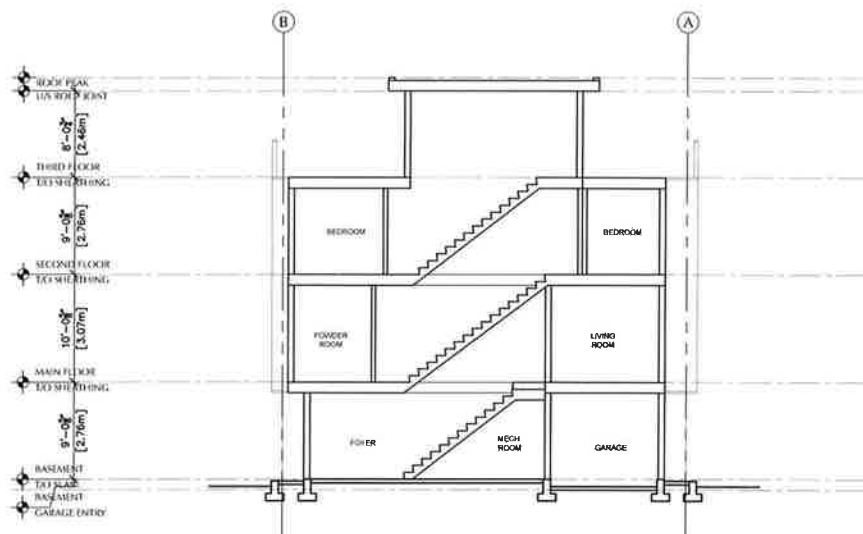
DP 3.1

SECTIONS

SCALE: 1/8"=1'-0"



1 BLOCK-2 CROSS SECTION
A3.2 SCALE: 1/8"=1'-0"



2 BLOCK-2 SIDE SECTION (TYPICAL)
A3.2 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

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MAY 5th, 2017

Proposed Townhouse Development



DP 3.2

SECTIONS

SCALE: 1/8"=1'-0"

Terraces Phase 2

Issued for Development Permit

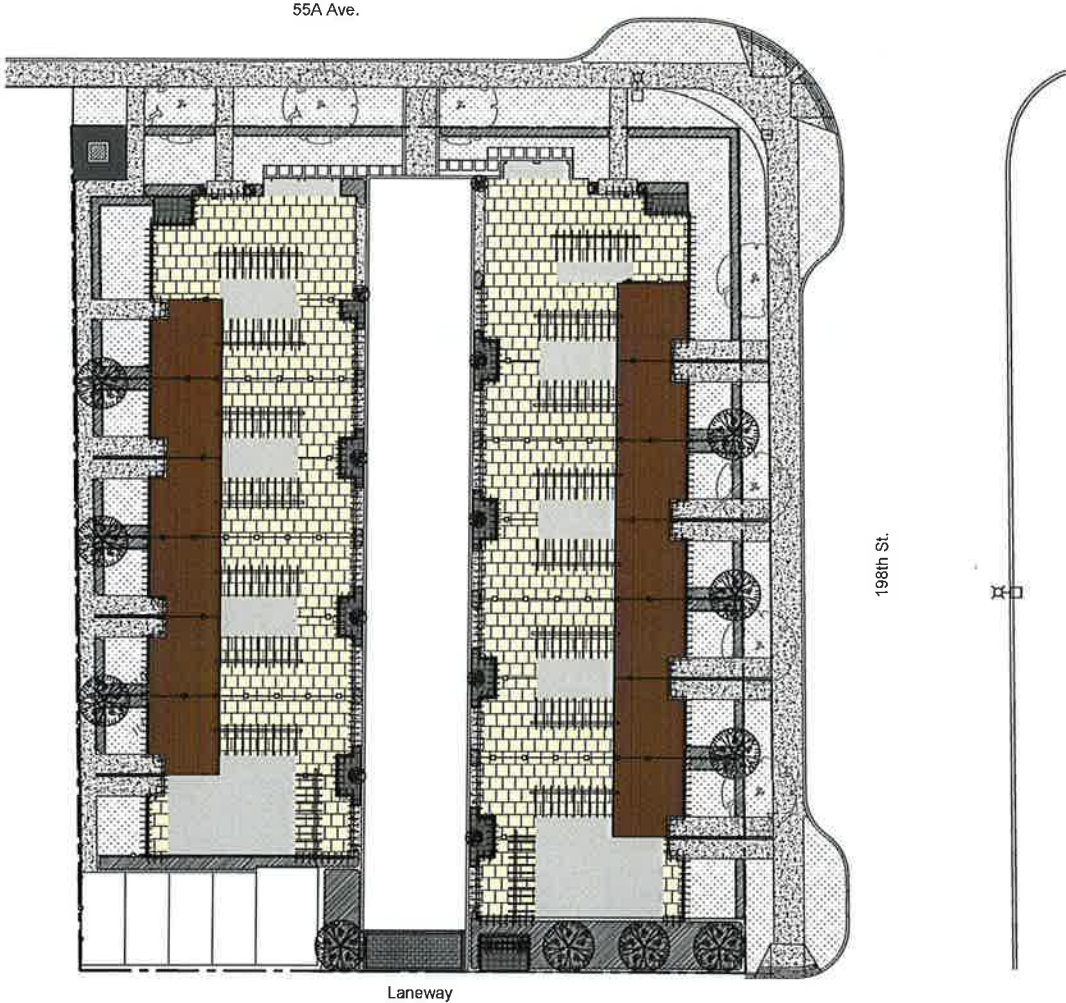
Contact Information	Other Key Contacts:		
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Jennifer Wall jennifer@vdz.ca o. 604 882 0024 x24 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Raghibir Gurm Project Owner raghibirgurm@gmail.com	Atelier Pacific Project Building Architecture #109 - 131 Water Street Vancouver, British Columbia, V6B 4M3 604 662 8689	Concost Management Inc. Project Management #202 - 5489 Byrne Road Burnaby, British Columbia, V5J 3J1 604 558 8622
	Legal Address and Description: Lot 9 & 10 Section 3, Township 8, NWD Plan 9887		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE REMOVAL PLAN
L-03	SITE PLAN
L-04	FENCING PLAN
L-05	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS



1 LOCATION MAP
NTS



2 SITE PLAN OVERVIEW
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30



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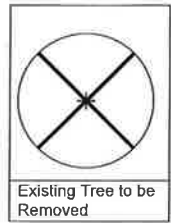
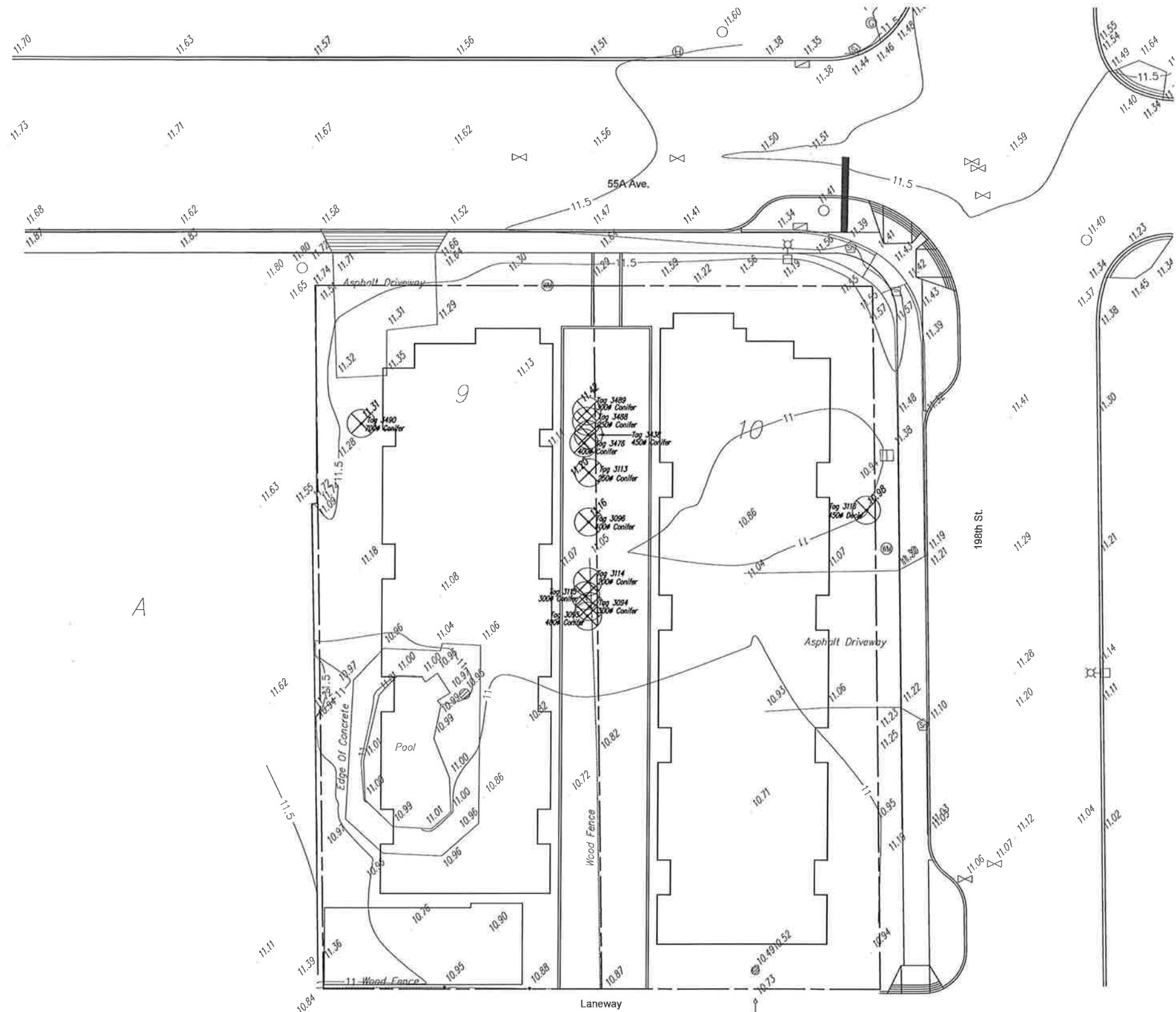


VDZ Project #:
DP2017-18

Drawing #:
L-01

\\VQZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-18\TERRACES PHASE 2\03SHEET-01 TREE REMOVAL PLAN.DWG

1 TREE REMOVAL PLAN
Scale 1:150



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Urban Design • Landscape Architecture
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Key Map (NTS)



No.	By:	Description	Date
2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

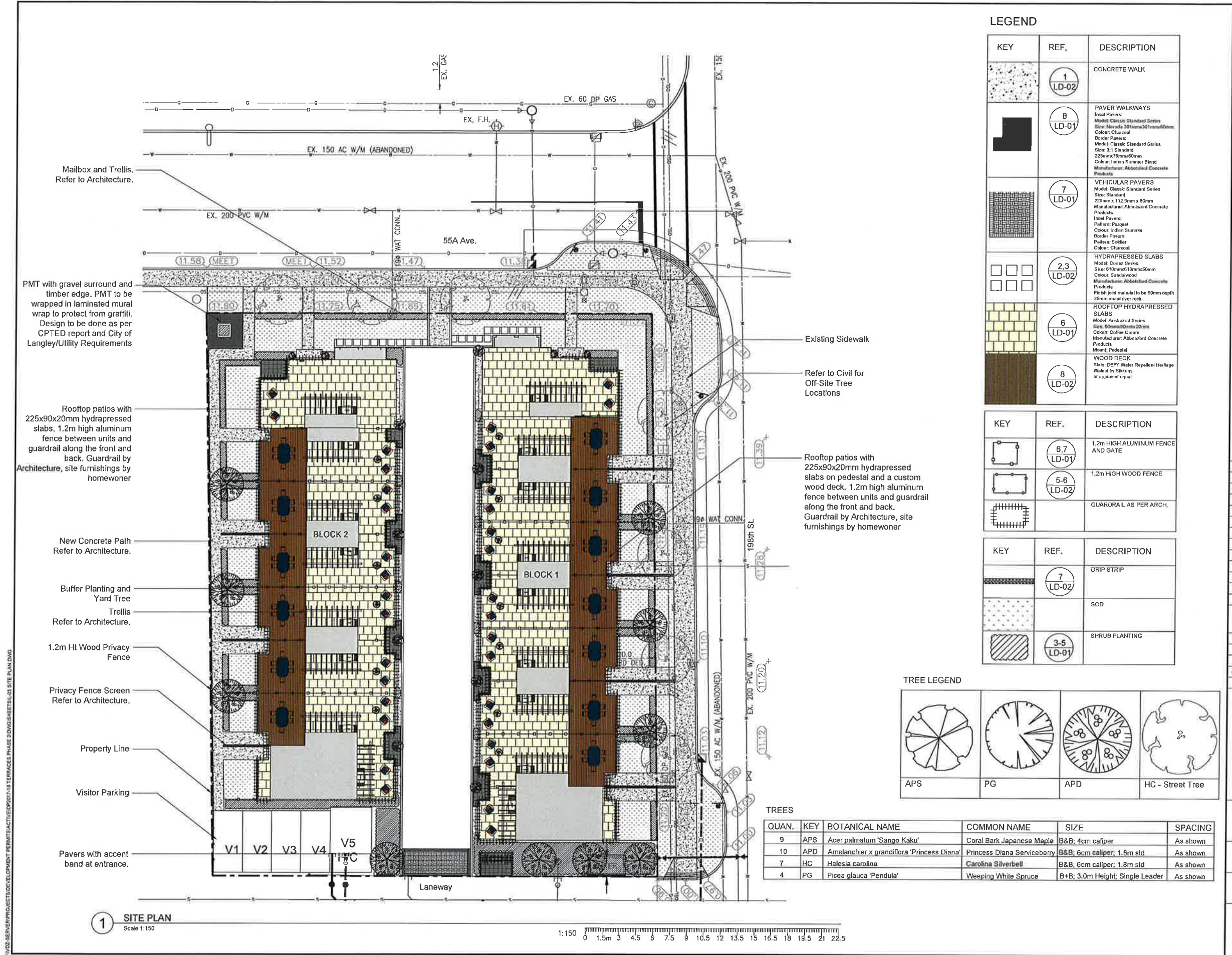
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Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
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Drawing Title:
TREE REMOVAL PLAN



VDZ Project #:
DP2017-18

Drawing #:
L-02



LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE WALK
	8 LD-01	PAVER WALKWAYS Inset Pavers: Model: Classic Standard Series Size: Nevada 301mmx301mmx60mm Colour: Charcoal Border Pavers: Model: Classic Standard Series Size: 3:1 Standard 225mmx75mmx60mm Colour: Indian Summer Blend Manufacturer: Abbotsford Concrete Products
	7 LD-01	VEHICULAR PAVERS Model: Classic Standard Series Size: Standard 225mm x 112.5mm x 80mm Manufacturer: Abbotsford Concrete Products Inset Pavers: Pattern: Paquet Colour: Indian Summer Border Pavers: Pattern: Soldier Colour: Charcoal
	2,3 LD-02	HYDRAPRESSED SLABS Model: Covet Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
	6 LD-01	ROOFTOP HYDRAPRESSED SLABS Model: Ardrolak Series Size: 600mmx600mmx20mm Colour: Coffee Cream Manufacturer: Abbotsford Concrete Products Mount: Pedestal
	8 LD-02	WOOD DECK Style: DFT Water Resistant Heritage Wakul by Silken or approved equal

KEY	REF.	DESCRIPTION
	6,7 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	5-6 LD-02	1.2m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

KEY	REF.	DESCRIPTION
	7 LD-02	DRIP STRIP
		SOD
	3-5 LD-01	SHRUB PLANTING

TREE LEGEND

APS	PG	APD	HC - Street Tree

TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
9	APS	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	B&B; 4cm caliper	As shown
10	APD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	B&B; 6cm caliper; 1.8m std	As shown
7	HC	Halesia carolina	Carolina Silverbell	B&B; 6cm caliper; 1.8m std	As shown
4	PG	Picea glauca 'Pendula'	Weeping White Spruce	B+B; 3.0m Height; Single Leader	As shown

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Key Map (NTS)



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The Terraces: Phase 2

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5519 - 198th St & 19782 - 55A Ave
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Drawing Title:
SITE PLAN

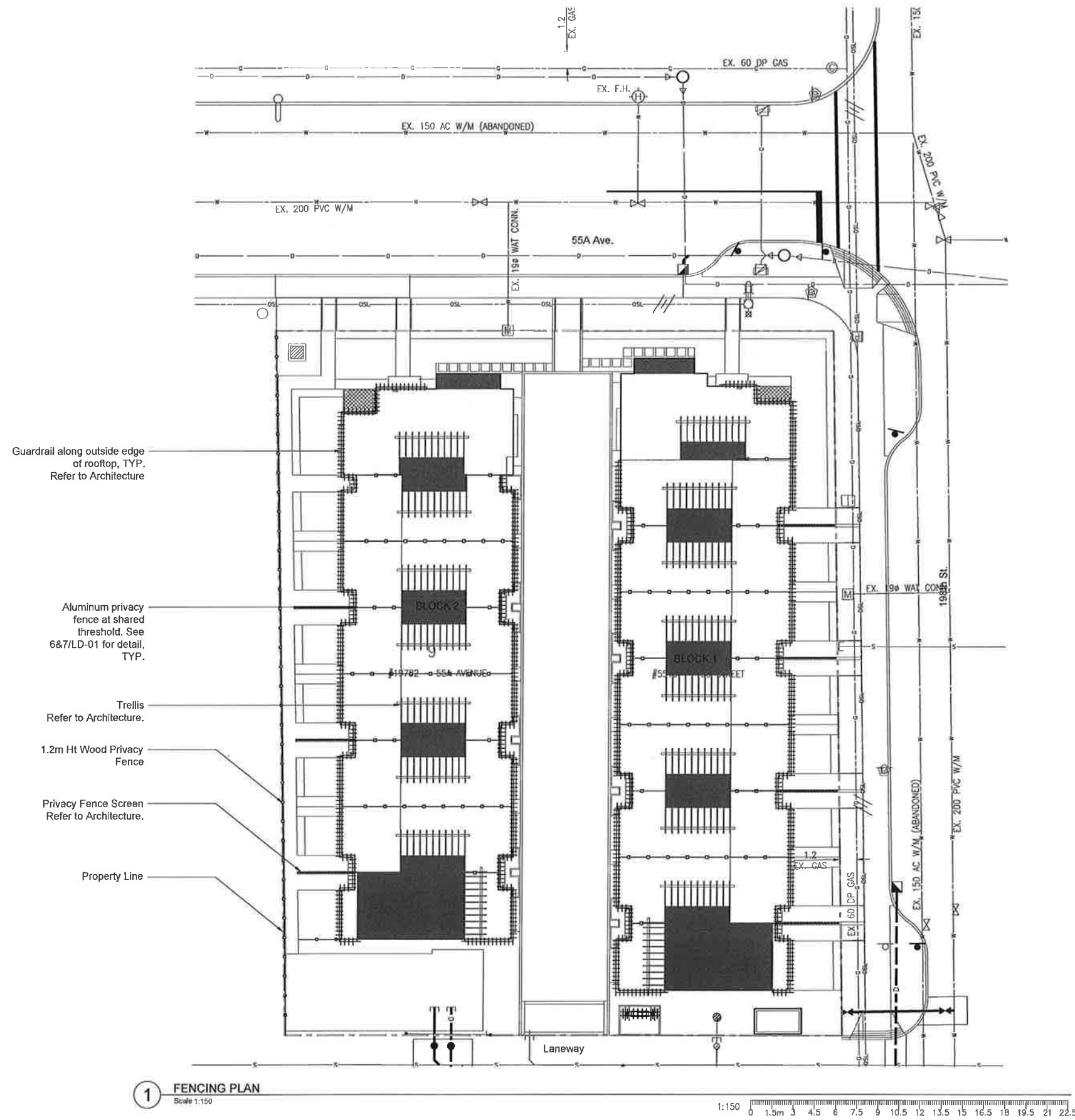


DP2017-18

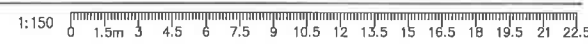
VDZ Project #:

Drawing #:
L-03

\\002\SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVELY\DP2017-18\TERRACES PHASE 2\DWG\SHEET L-04 FENCING PLAN.DWG



1 FENCING PLAN
Scale 1:150



LEGEND		
KEY	REF.	DESCRIPTION
	6,7 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	5-6 LD-02	1.2m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.



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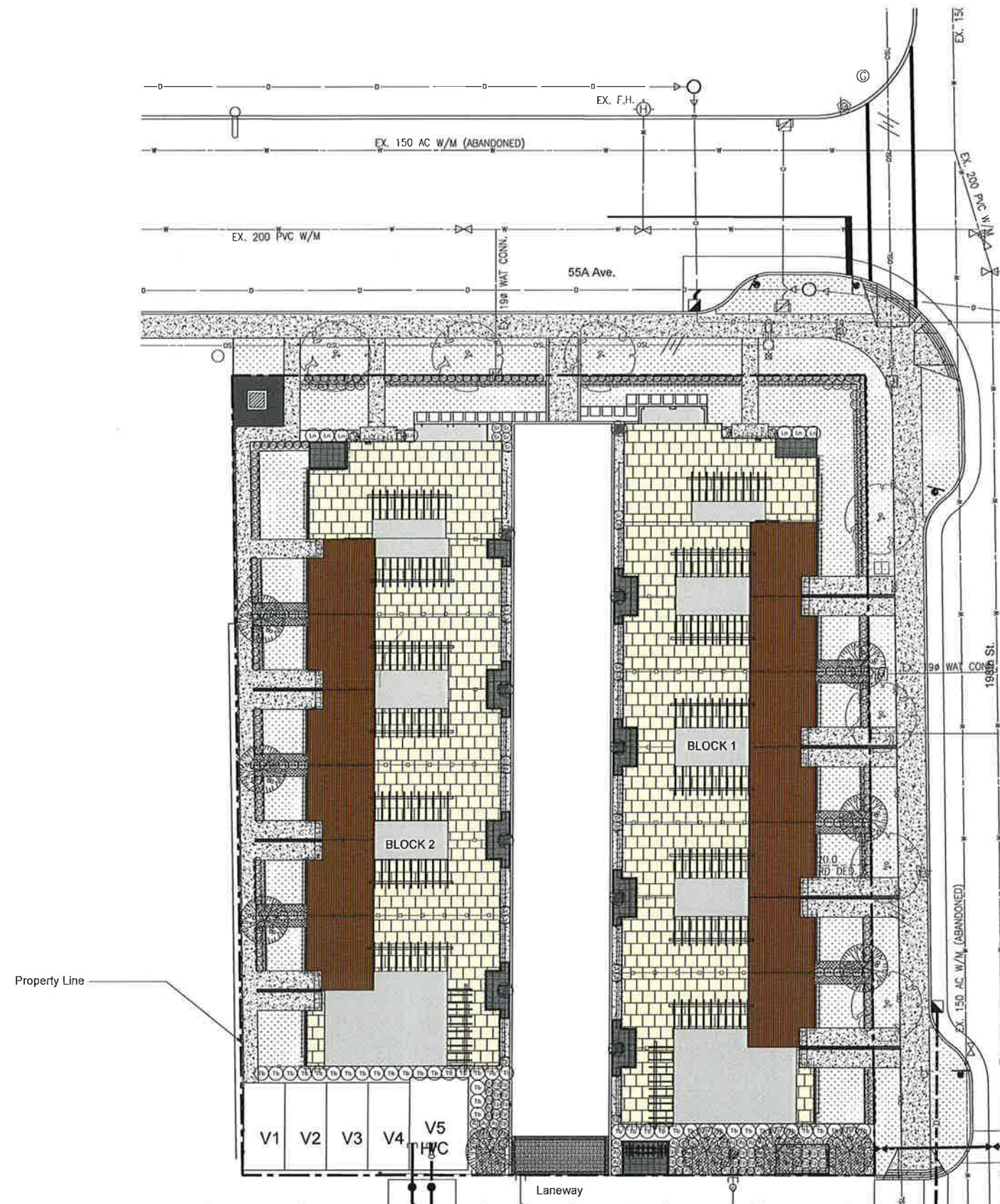
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Drawing Title:
FENCING PLAN


NORTH

VDZ Project #:
DP2017-18

Drawing #:
L-04



PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Aj	53	Azalea japonica 'Girard's Hot Shot'	Girard's Hot Shot Azalea	No 3 Pot	600mm O.C.
Bg	176	Buxus x 'Green Velvet'	Green Velvet Boxwood	No 3 Pot	500mm O.C.
Ln	7	Lonicera nitida 'Lemon Beauty'	Boxleaf Honeysuckle	No 3 Pot	900mm O.C.
Pl	35	Prunus laurocerasus 'Genolia'	Genolia English Laurel	1200mm high	600mm O.C.
Sr	19	Skimmia reevesiana	Reeves Skimmia	No 3 Pot	600mm O.C.
Tb	39	Taxus baccata 'Fastigiata'	Columnar Irish Yew	1200mm high	900mm O.C.
PERENNIALS/GROUNDCOVERS					
	93		Karl Foerster Feather Reed Grass	No 2 Pot	450mm O.C.
Ep	41	Echinacea purpurea 'Guava Ice'	Cone-Feclions Coneflower	No 1 Pot	600mm O.C.
	317	Hakonechloa macra 'Aureola'	Japanese Forest Grass	No 1 Pot	300mm O.C.
	29	Heuchera 'Lime Marmalade'	Lime Coral Bells	No 1 Pot	300mm O.C.

- Notes:
1. Assume 150mm growing medium depth (import) for sod areas, and 450mm growing medium depth (import) for new planting beds (lyp)
 2. Plant schedule lists plant quantity totals.
 3. All landscape plant and turf areas to be irrigated to IIABC Standards. Refer to Design Build Notes for further direction.

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Key Map (INTS)



2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017
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REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

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5519 - 198th St & 19782 - 55A Ave
Langley, BC

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DJ

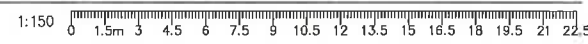
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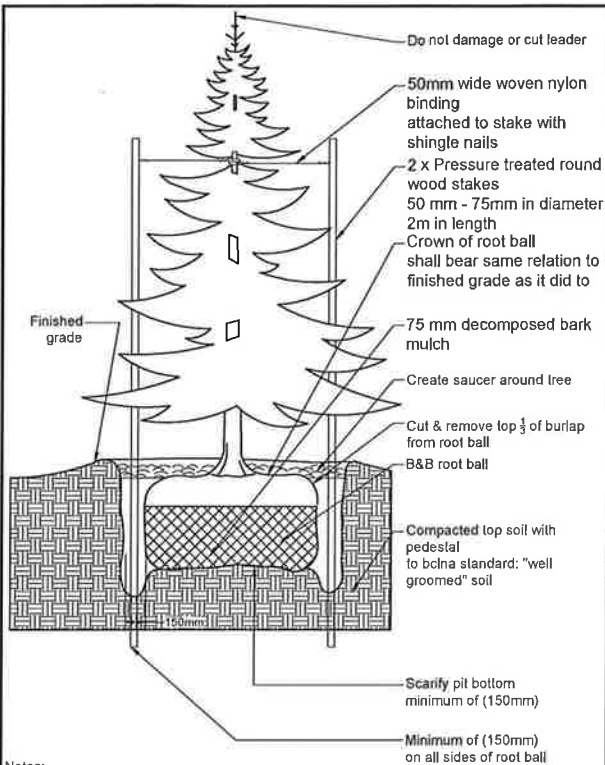
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Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DEVIATIONS/CHANGES MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

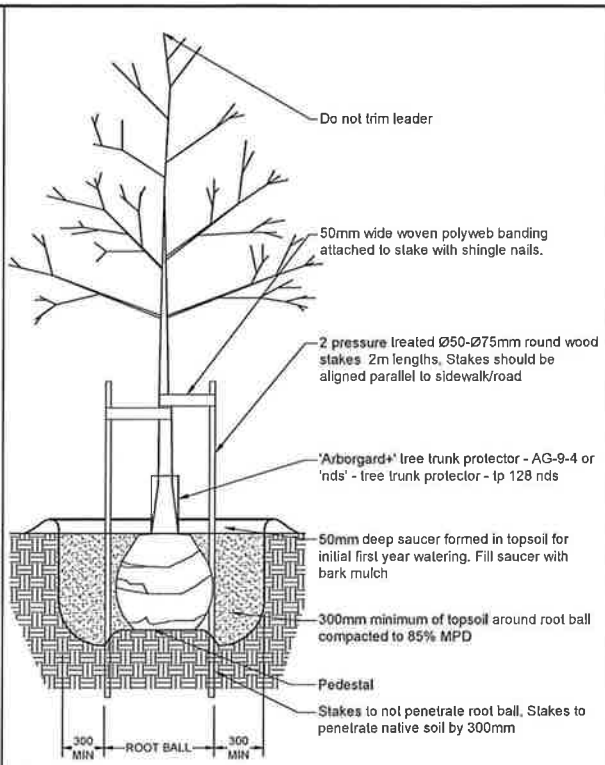
1 PLANTING PLAN
Scale 1:150





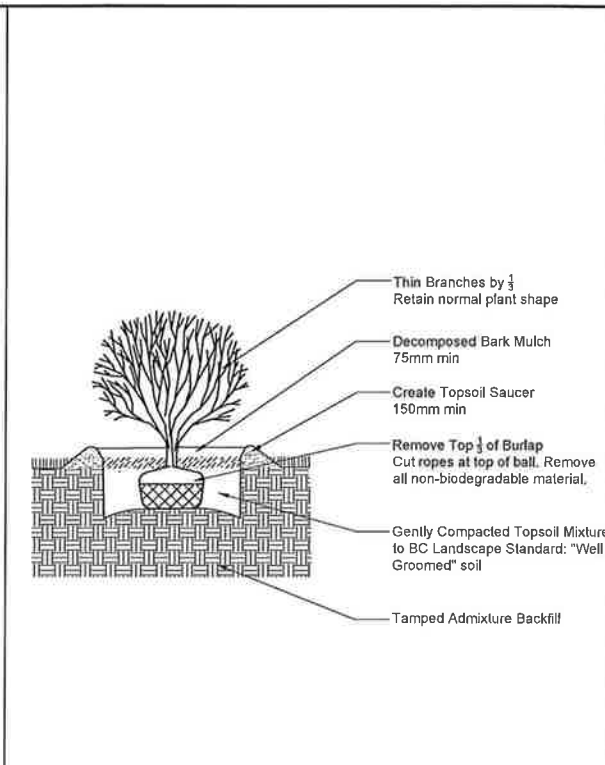
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE DETAIL
Scale 1:25

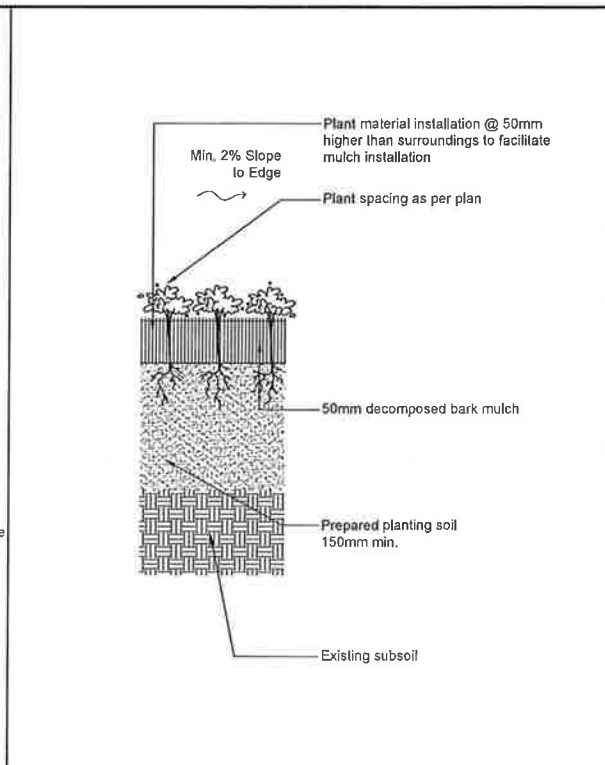


Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

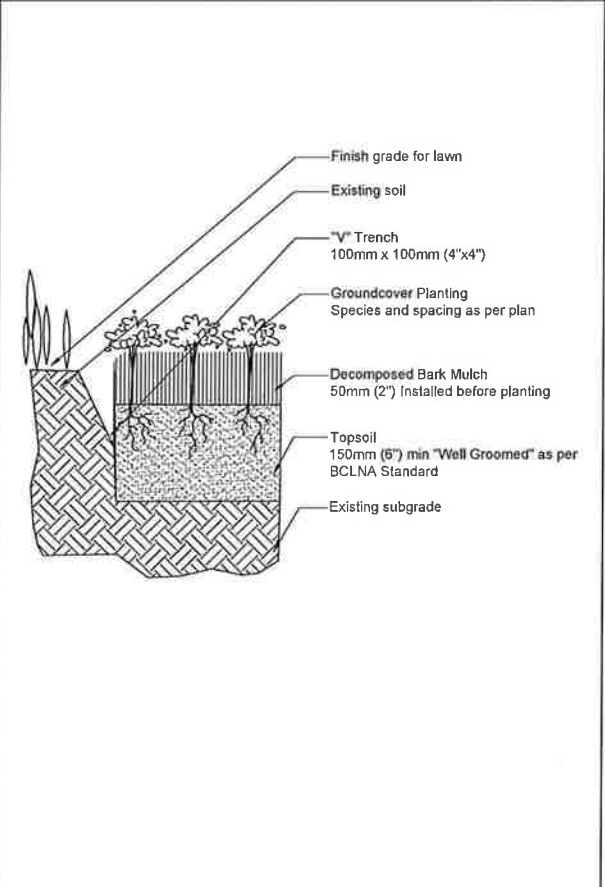
2 DECIDUOUS TREE DETAIL
Scale 1:25



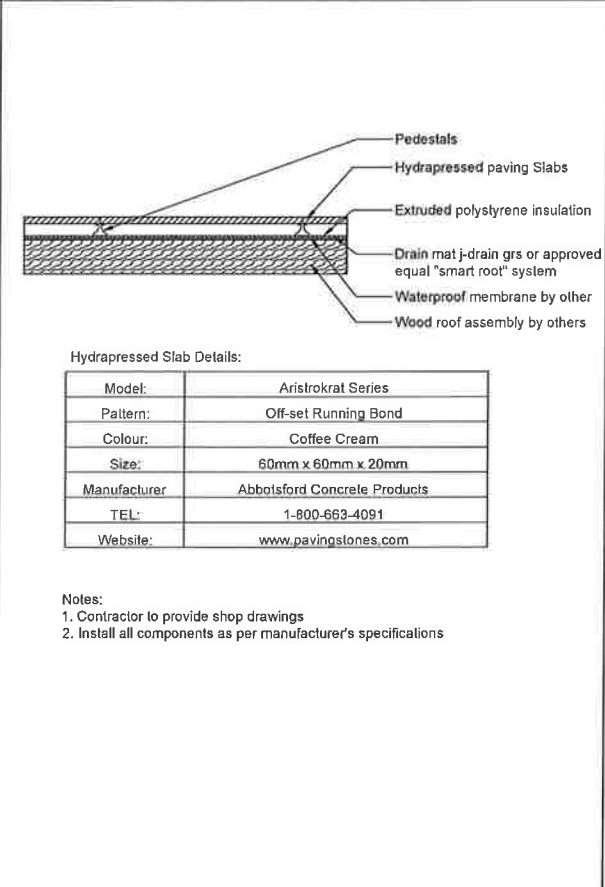
3 SHRUB PLANTING DETAIL
Scale 1:25



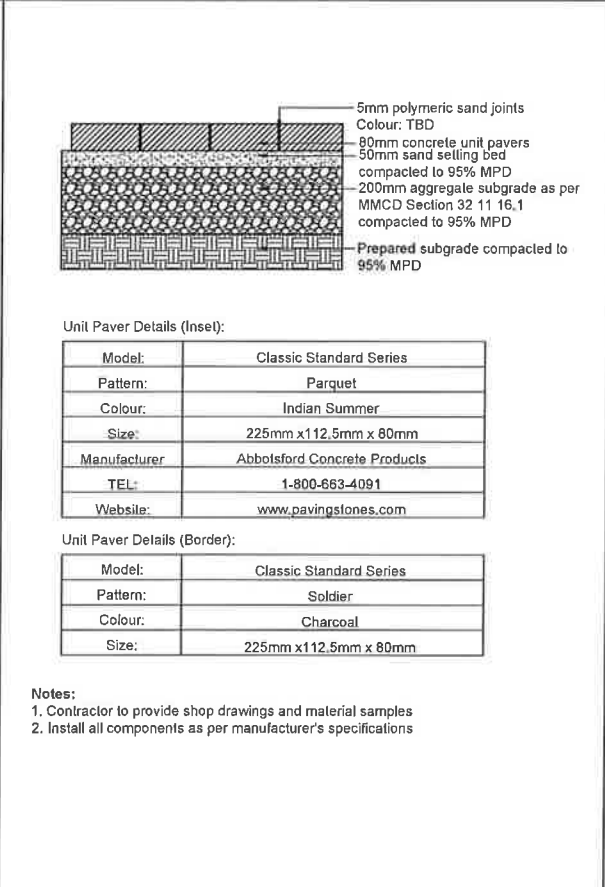
4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



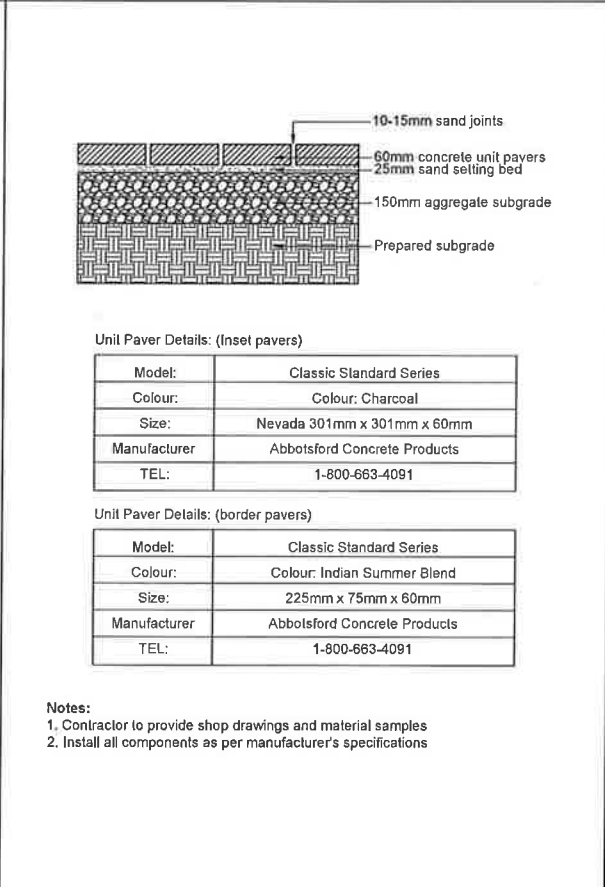
5 BED PREPARATION DETAIL
Scale 1:10



6 HYDRAPRESSED SLAB ON ROOF DETAIL
Scale 1:10



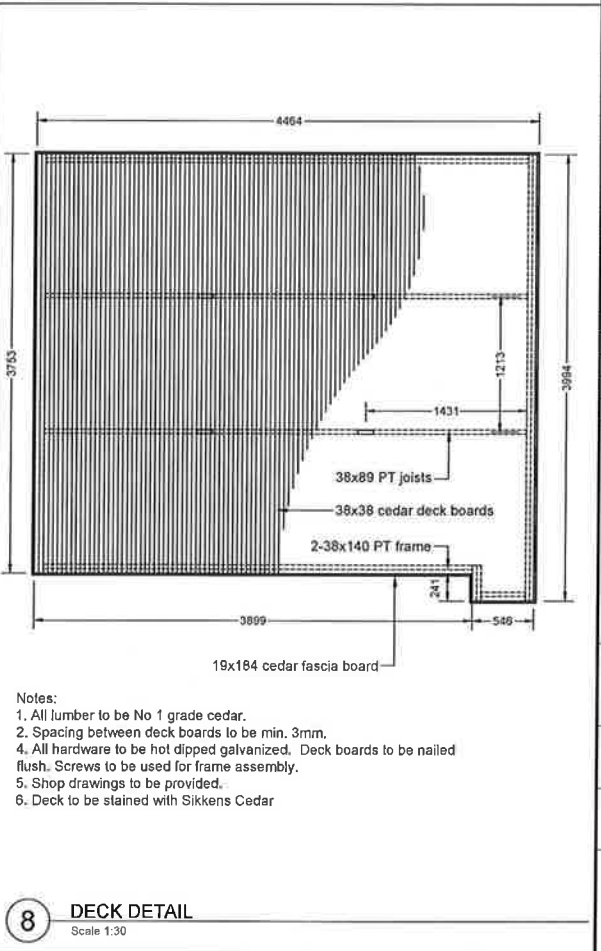
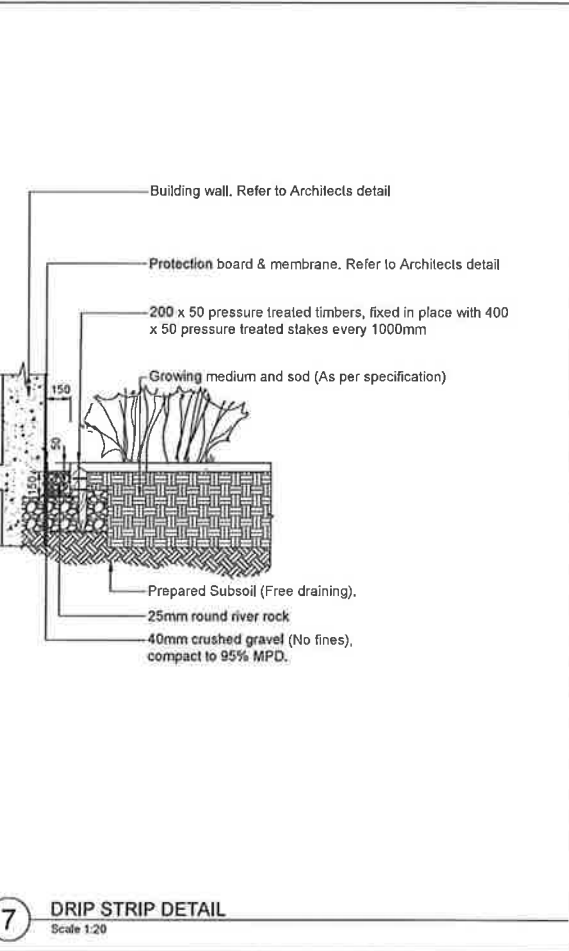
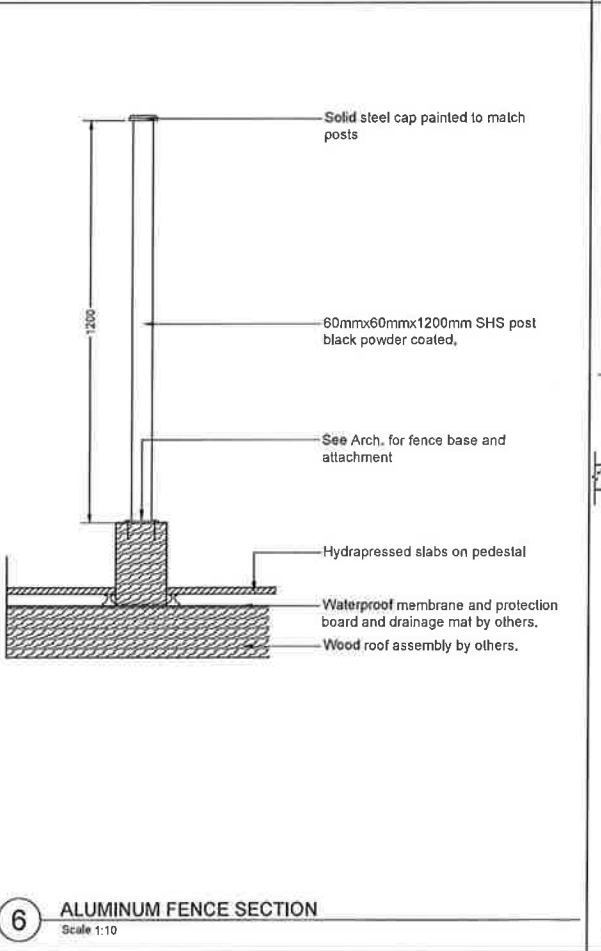
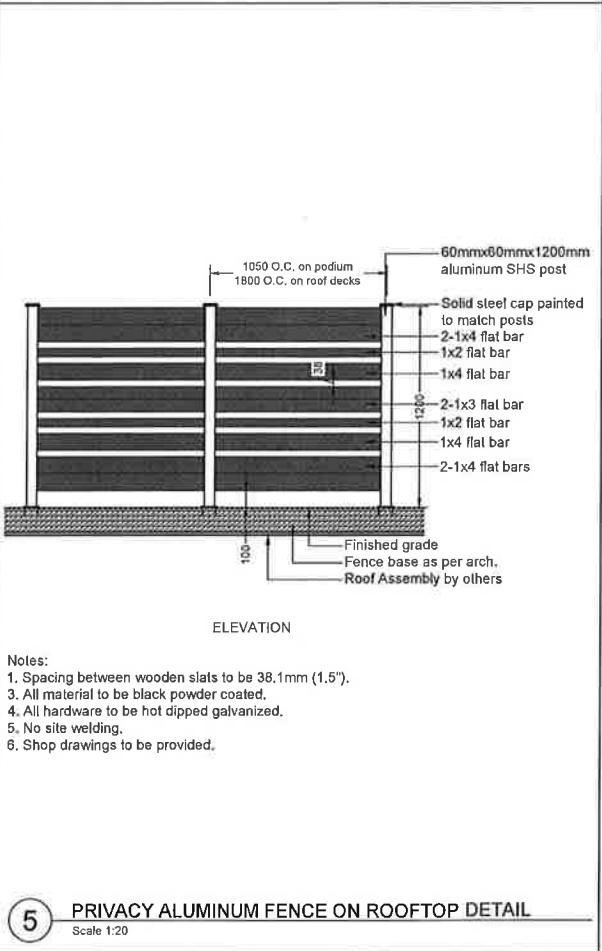
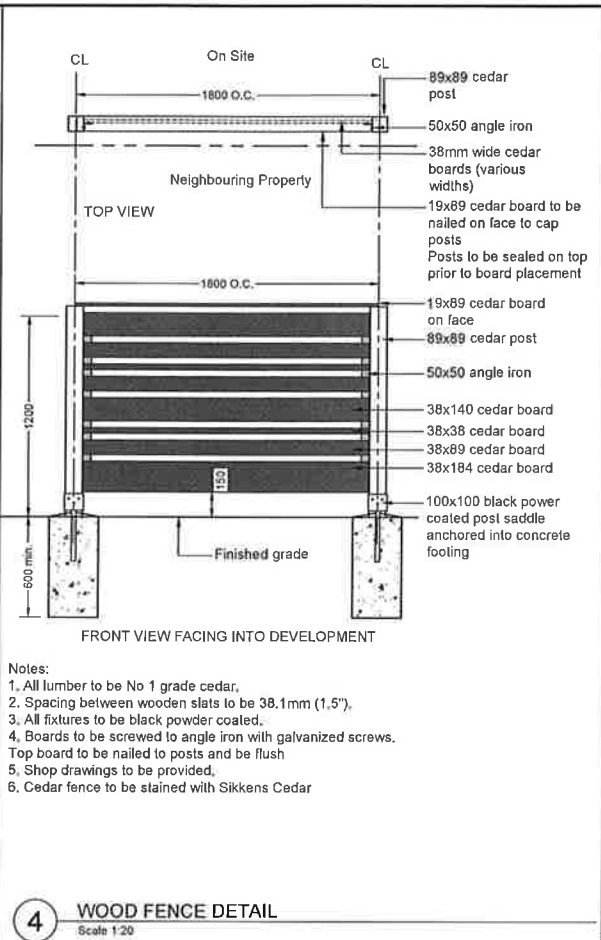
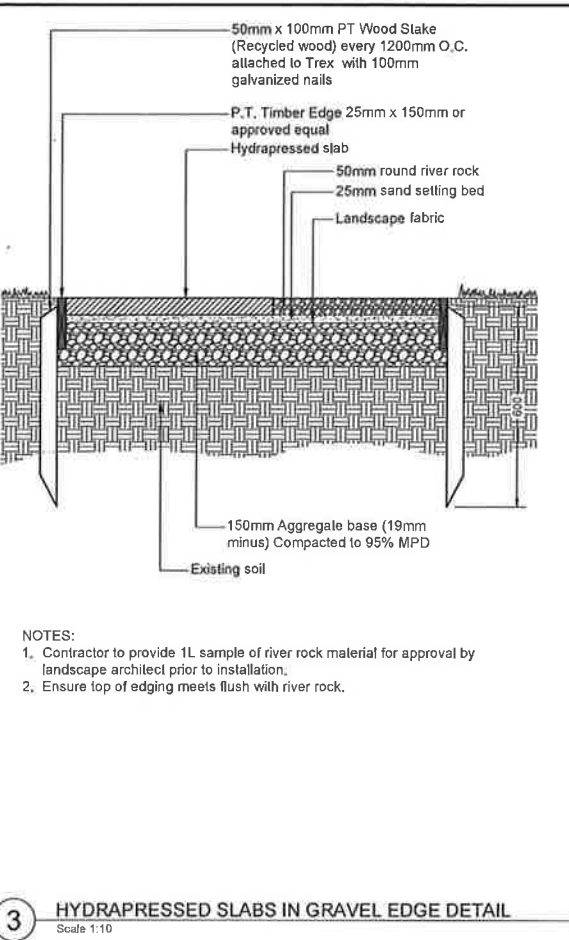
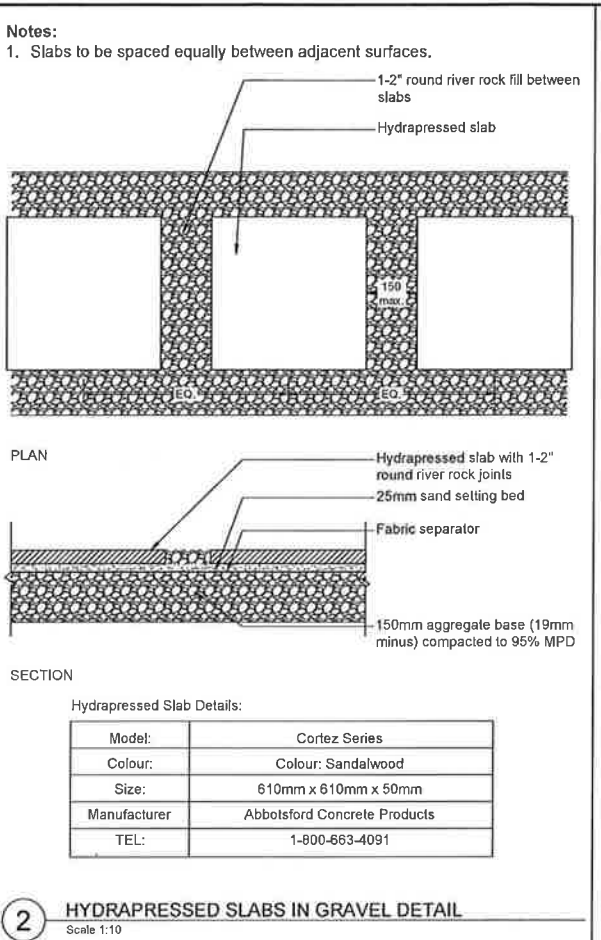
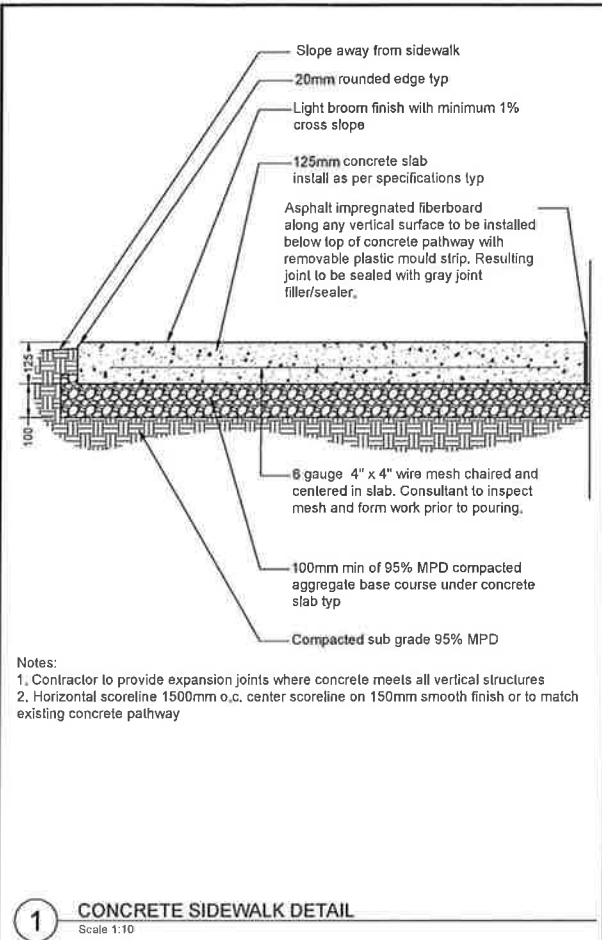
7 VEHICULAR UNIT PAVER DETAIL
Scale 1:10



8 UNIT PAVERS ON GRADE DETAIL
Scale 1:10



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van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1B 4B9
P: 604.882.0028
F: 604.882.0042
info@vanzalm.ca

No.	By:	Description:	Date:
2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description:	Date:
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REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn: JW	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CORRECTIONS TO DRAWINGS MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED 'ISSUED FOR TENDER/CONSTRUCTION'.

VDZ Project #:

DP2017-18

LD-02

Drawing Title:

DETAILS



CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group or organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit.

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

DATE: July 5, 2017

REQUESTED MEETING DATE: July 10, 2017

NAME: Superintendent Murray Power, Officer in Charge

ORGANIZATION NAME: RCMP
(if applicable)

ADDRESS: Langley

TOPIC: Quarterly Update

ACTION YOU WISH COUNCIL TO TAKE: For information only



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DATE: July 5, 2017

REQUESTED MEETING DATE: July 10, 2017

NAME: Fire Chief Rory Thompson

ORGANIZATION NAME: Langley City Fire Rescue Service
(if applicable)

TOPIC: Quarterly Update

ACTION YOU WISH COUNCIL TO TAKE: For information only



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

DATE: July 5, 2017

REQUESTED MEETING DATE: July 10, 2017

NAME: Samantha Paulson, Communications Officer, Langley City of Langley
Andrew Forester, Benoit Forester Productions Inc.
Angela Tahara, Benoit Forester Productions Inc.

TOPIC: "Langley City Spotlights"

ACTION YOU WISH COUNCIL TO TAKE: For information only



April 26, 2017

VIA EMAIL tschaffer@langleycity.ca

Mayor Ted Schaffer
City of Langley
20399 Douglas Crescent
Langley, BC
V3A 4B3

Dear Mayor Ted Schaffer,

Re: Shaw's Commitment to Local News

I am writing to bring you up to date on a new funding model that will provide Global News with additional resources to support local news in your region.

The CRTC's 2016 policy framework for local and community television set out regulatory measures to ensure that Canadians have access to local programming that meets their needs, including high-quality local news. To help provide necessary financial resources to local stations, Shaw and other cable companies have been provided with the flexibility to transfer funds from community stations to local television stations in large metropolitan markets.

Therefore, beginning in September 2017, Shaw will provide Global News with approximately \$10 million annually in funds redirected from Shaw TV operations in Vancouver, Edmonton and Calgary. Global News will use these resources to increase community newsgathering efforts, while adding capacity for relevant and locally focused news content.

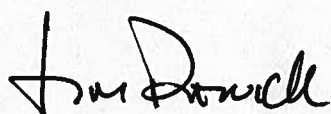
Shaw Communications Inc.
Shaw Tower
900 - 1067 West Cordova Street
Vancouver, British Columbia V6C 3T5
Tel: 604-629-3103

As a result of this transfer of funds, we will be winding down a number of Shaw TV operations in the Greater Vancouver Area effective August 15 2017, including the station that currently provides coverage of Langley council proceedings.

We will be in touch in the coming days to answer any questions you may have, and to discuss options for supporting future coverage of Langley council proceedings online.

In the meantime, we want to maintain our open line of communication with you and your Council. Shaw's Manager of Government Relations, Kiersten Enermark, can be reached anytime at Kiersten.Enemark@sjrb.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Patrick". The signature is fluid and cursive, with the first name "Jim" and last name "Patrick" clearly distinguishable.

Jim Patrick
Vice President, Government Relations

CC: Francis Cheung, Chief Administrative Officer

Shaw Communications Inc.
Shaw Tower
900 - 1067 West Cordova Street
Vancouver, British Columbia V6C 3T5
Tel: 604-629-3103



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Langley City Fire Service Emergency
Communications Services Enabling Bylaw**

Report #: 17-038

From: Rory Thompson, Fire Chief

File #: 7202.00

Doc #:

Date: July 5, 2017

RECOMMENDATION:

- 1) THAT City Council approve the purchase of one (1) Class A share in E-Comm.
- 2) THAT City Council authorize the Chief Administrative Officer and the Corporate Officer to execute the Agreement to be Bound on behalf of the City.

PURPOSE:

The purpose of this report is to seek approval for the steps to be taken in order for the City to become a user of the E-Comm 700-MHz radio system.

POLICY:

N/A

COMMENTS/ANALYSIS:

Emergency Communications for British Columbia Incorporated ("E-Comm") operates the largest multi-jurisdictional, tri-service emergency wide-area radio system in the province that is used by police, fire and ambulance personnel within Metro Vancouver and parts of the Fraser Valley.

Advantages of the E-Comm radio system include:

- Cross communication between police, fire and emergency health personnel within the same community
- Cross communication between agencies in different municipalities
- Wider radio coverage area
- Better in-building coverage
- Greater clarity
- Improved reliability
- Enhanced security
- Earthquake resistant infrastructure

At present Langley City Fire Rescue Service (LCFRS) has no cross communication ability with RCMP and BC Ambulance Service. LCFRS' primary mutual aid partner (Township of Langley) will be switching to the E-Comm system early in 2018.

LCFRS' current radio system has coverage and building penetration issues. Switching to E-Comm is essential to improve safety and department inter-operability.

In the 2017 budget, Council approved funding in the operating budget for LCFRS to transition to the new E-Comm radio system. In order to become a user of the new radio system, a municipality must take two steps:

- 1) Purchase one (1) E-Comm Class A share. This must be authorized through a municipal bylaw.; and
- 2) Sign an agreement to be bound by the terms and conditions of the shared members agreement.

Upon purchasing a Class A share, Langley City will join the list of current users who are transitioning onto the new 700 MHz radio system. It is estimated that local testing for our department will occur in October 2017 and we will transition onto the new system along with the Township of Langley in February or March 2018.

Governance:

E-Comm is governed by a Board of Directors. Surrey, White Rock and the Township of Langley together share two seats on the Board of Directors. Current practice is for Surrey to hold one seat with White Rock and the Township of Langley alternating holding the other seat. Upon purchasing a Class A share, the City of Langley will join this nominating group.

E-Comm writes shareholders in March of each year, asking them to nominate individuals to sit on the Board of Directors. The Board of Directors is appointed at the Annual General Meeting (AGM) held each June. Langley City will have one vote at the AGM with the purchase of one Class A share. Rotation of the nominating group nominee is at the discretion of the group. Practice has been to keep a shared Director in place for several years due to the learning curve involved in becoming a Board member.

BUDGET IMPLICATIONS:

The purchase price for one (1) E-Comm share is \$10.

The annual cost for use of the radio system is based on a formula contained within Annex C of the Member's Agreement. Factors included within the formula include:

- a) Area (50%);
- b) Radio traffic (20%);
- c) Number of radios (20%); and
- d) Population (10%)

In 2017, the City added \$86,570 to the Fire Rescue annual operating budget for use of the E-Comm radio system. This budget amount includes lease and replacement of the radios.

ALTERNATIVES:

Keep the current radio system.

Respectfully Submitted,



Rory Thompson, Fire Chief

Attachment(s):

- a) Langley City Fire Rescue Service Emergency Communications Services Enabling Bylaw, 2017
- b) Agreement to be Bound

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



LANGLEY CITY FIRE RESCUE SERVICE EMERGENCY COMMUNICATIONS SERVICES ENABLING BYLAW No. 3024

A Bylaw to authorize an Emergency Communication Services Agreement between The City of Langley and *Emergency Communications for British Columbia Incorporated*

WHEREAS pursuant to Section 4 of the Emergency Communications Corporations Act, The City of Langley may enter into a members agreement with a corporation incorporated under the *Company Act* that is designated as an emergency communications corporation under Section 2 of the *Emergency Communications Corporations Act*, under which members agreement The City of Langley will become a member of such corporation;

AND WHEREAS *Emergency Communications for British Columbia Incorporated* ("E-Comm") is a corporation designated as an emergency communications corporation under Section 2 of the *Emergency Communication Corporation Act* (British Columbia) ("ECC Act");

AND WHEREAS E-Comm provides emergency communication services to a variety of municipalities, government agencies and emergency services agencies, with such services consisting of emergency communications and related services for public safety and public service, all in the interests of civic improvement and for the benefit of the members of the public;

THEREFORE, be it resolved that the Council of the City of Langley, in open meeting assembled, enacts as follows:-

1. Title

- (1) The Bylaw may be cited as "City of Langley Fire Rescue Service Emergency Communications Services Enabling Bylaw No. 3024, 2017".

2. Authorization To Enter into Agreement

- (1) The City of Langley may, for the purpose of becoming a member of *Emergency Communications for British Columbia Incorporated*, enter into an agreement with E-Comm on substantially the terms and conditions set out in the form of agreement attached as Schedule "A" to this bylaw (the "Proposed Agreement"), and in connection therewith, may subscribe for one (1) Class A Share of E-Comm *Emergency Communications for British Columbia Incorporated*.

3. Execution of Agreement

- (1) The City of Langley Chief Administrative Officer is authorized to execute any documents required to give effect to the intent of this Bylaw.

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

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

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

AGREEMENT TO BE BOUND

TO: E-Comm *Emergency Communications for British Columbia* Incorporated (the "Company")

AND TO: All Members of the Company, as defined pursuant to a members' agreement dated as of the 1st day of October, 1997, as amended and restated, (the "Members' Agreement")

WHEREAS:

- A. The Company has been established for the Purpose as set forth in the Members' Agreement;
- B. The undersigned wishes to subscribe for Shares in the Company and become a Member in the Company; and
- C. The Members' Agreement requires that prior to the issue of Shares to any person, such person must agree to be bound by the terms of the Members' Agreement.

In consideration of the payment of \$2 by the Company to the undersigned and the issue of Shares to the undersigned (the receipt and sufficiency of which is hereby acknowledged) the undersigned hereby agrees that:

- 1. The terms as used herein shall have the meaning as set forth in the Members' Agreement.
- 2. The undersigned hereby subscribes for one Share of the class of Shares of the Company for the Designated Company Services set opposite its name and agrees that for each Class A Share for that Designated Company Service it will take and receive from the Company that Designated Company Service when the Company is able to deliver that Designated Company Service to it, and agrees that for each Class B Share for a Designated Company Service it has reserved the right to take and receive from the Company that Designated Company Service in the future in the manner and subject to the terms contained in the Members' Agreement.
- 3. The undersigned hereby pays \$10 for each Share subscribed for.
- 4. So long as the undersigned owns Shares, the undersigned hereby agrees with the Company and all other Members to be bound by the terms and conditions of the Members' Agreement as and from the date hereof, as if it had been an original signatory thereto.

5. This Agreement shall bind the undersigned and all successors thereof.
6. If the undersigned is a Municipality the undersigned confirms that it has adopted or is adopting a by-law as contemplated in Section 4(2)(a) of the ECC Act and this subscription will only become effective upon adoption of such a by-law.

Dated this _____ day of _____, 20____

Number of Class A Shares Designated Company Services
Subscribed for: 1 (One) (Fire)

City of Langley

(Address)

Signature

Name

Title

Signature

Name

Title

Authorized signatories for City of Langley