



REGULAR COUNCIL MEETING AGENDA

Monday, July 24, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

	Pages
1. <u>ADOPTION OF AGENDA</u>	
a. Adoption of the July 24, 2017 Regular Agenda	
2. <u>ADOPTION OF THE MINUTES</u>	
a. Regular Meeting Minutes from July 10, 2017	1
b. Public Hearing Minutes from July 10, 2017	7
3. <u>MAYOR'S REPORT</u>	
a. Upcoming Meetings Regular Council Meeting – September 11, 2017 Regular Council Meeting – September 18, 2017	
b. Metro Vancouver Update - Councillor Storteboom	
c. Library Happenings - Councillor Martin	
4. <u>BYLAWS</u>	
a. Bylaw 3023	10
Final 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.	
1. Development Permit No. 06-17 - 5519 198th Street & 19782 55A Avenue	54
b. Bylaw 3024	55
Final reading of a bylaw to authorize an Emergency Communication Services Agreement between The City of Langley and <i>Emergency Communications for British Columbia Incorporated</i>	

5. ADMINISTRATIVE REPORTS

- a. Travel & Expense Policy Amendment 59
- b. Corporate Fitness Program 66
- c. Community Grants 70

6. NEW AND UNFINISHED BUSINESS

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

7. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 10, 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer
R. Thompson, Fire Chief
R. Beddow, Deputy Director of Development Services and Economic Development
S. Paulson, Communications Officer

1. **ADOPTION OF AGENDA**

- a. Adoption of the July 10, 2017 Regular Agenda

Motion #: 17/119

MOVED BY Councillor van den Broek

SECONDED BY Councillor Arnold

THAT the July 10, 2017 agenda be adopted as circulated

CARRIED

2. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from June 26, 2017

Motion #: 17/120

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on June 26, 2017 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3023
Third 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 #: 17/121

MOVED BY Councillor Albrecht

SECONDED BY Councillor Arnold

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

BEFORE THE QUESTION WAS CALLED Council extended their appreciation to the developer for addressing residents' concerns regarding parking, lighting, and traffic calming enhancements. It was further noted that the project manager has a preliminary parking plan which includes no trade parking on 55 Avenue, 55A Avenue or the lane between the two phases of the development.

THE QUESTION WAS CALLED and same was

CARRIED

Councillor van den Broek left the meeting at 7:22 p.m.

4. COMMUNITY SPOTLIGHT

- a. RCMP Quarterly Update
Superintendent Murray Power - Officer in Charge

The Superintendent advised that a new quarterly reporting structure has been developed and is aimed at providing a more in depth, comprehensive report. He noted that policing in Langley is very complex and the purpose of the report is to demonstrate accountability in several key areas of the RCMP and provide an overview of the different priorities that have been established for the year.

He reviewed the key goals and objectives noting that homelessness and the fentanyl crisis are top priorities in Langley. He reviewed the annual performance plan, policing and law enforcement highlights, the detachment strategic plan and priorities, domestic violence and prevention, enhanced road safety, and crime reduction. He provided crime statistics, sorted by offence, noting where improvements were made and challenges still exist. He noted how technology and modernization is assisting members in keeping updated. He concluded his report by illustrating on a map, the first quarter crime hot spots in the City.

Councillor Arnold left the meeting at 7:53 p.m.

There was discussion about how residents can improve security at home and the Superintendent noted that the RCMP offer a Home Security Assessment to Langley residents to improve security and increase the safety of their property. To arrange an assessment contact the City's Community Police Office. It was noted that excessive speeding on the 208th Street hill remains an issue. The Superintendent will pass it on to the traffic division to address.

Councillor van den Broek returned to the meeting at 7:59 p.m.

Councillor Arnold returned to the meeting at 8:01 p.m.

b. Langley City Fire Rescue Quarterly Update
Fire Chief Rory Thompson

The Fire Chief reported on the first and second quarters of 2017 reviewing call statistics and noted that medical calls remain the majority of calls received. He reviewed statistics with regard to drug overdoses, significant fires, fire losses, and ongoing training.

c. Introduction of the "Langley City Spotlights"
Samantha Paulson, Communications Officer
Andrew Forester and Angela Tahara, Benoit Forester Productions Inc.

The Communication Officer introduced Andrew Forester and Angela Tahara, Benoit Forester Productions Inc. who are working with the City to promote the "Langley City Spotlights" which are mini videos promoting the Place to Be!. She advised that Spotlights will be shot all year and released twice a month. She played the Penzer Action Park Grand Opening video spotlight. Council expressed their thanks and appreciation for this valuable tool to help promote Langley City as the Place to Be!

5. MAYOR'S REPORT

a. Upcoming Meetings
Regular Council Meeting – July 24, 2017
Regular Council Meeting – September 11, 2017

b. Metro Vancouver Update - Councillor Storteboom
Finally! Summer is really here! With the warmer temperatures, we can expect Metro Vancouver to be issuing Air Quality Advisories for the region from time-to-time as higher concentrations of ground level ozone are more likely to persist. Plus, this stretch of good weather should serve to remind us all, of the

potential threat for wildfires in the green spaces and forested lands that are in the region. Further, we are reminded that Phase One water restrictions continue for the region.

Metro Vancouver is developing a strategy to manage abandoned waste that is being dumped in our streets and alleyways as well as taking the initial steps to upgrade the Iona Wastewater Treatment Plant to secondary treatment and considering our involvement in the Province's Energy Step Code that will introduce efficiency measures to make all NEW buildings in the region "net zero energy ready" by 2032.

At the Climate Action Committee, there were 3 delegations from local residents who expressed their well-researched concerns about the Air Quality Permit Applications for to new facilities in Surrey's Campbell Heights Industrial Park. At our next meeting I will be reporting to the group about a recent Electric Vehicle Conference that I attended in Marcum, Ontario.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks and Environment

The Director of Engineering, Parks and Environment reported that the Penzer Action Park Grand Opening took place on June 29 and was very well attended. He advised that the 200th Street Bridge Rehabilitation is underway and will be completed in October 2017. He reviewed the status of current construction projects.

Council noted that the parks department is doing a great job maintaining parks and boulevards noting how good everything looks.

Mayor Schaffer noted that staff is working on creating 'parklet' spaces for residents and visitors to sit and relax while in the downtown core. He looks forward to seeing them.

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

The Director of Recreation, Culture & Community Services provided a July / August update on the City's recreation programs; day camps; sport camps; and cultural camps. She highlighted upcoming events, noting that this year the City has an Events Brochure available online and in our facilities, which highlights summer events. Council expressed appreciation to staff for the investment in programming quality recreation opportunities for our residents.

e. Council Broadcasts - Shaw TV - Mayor Schaffer

Mayor Schaffer advised that Shaw TV has been winding down its local broadcasting operations in the Greater Vancouver Area and effective August 15, 2017 will no longer provide coverage of Langley City Council meetings.

However, Langley City council meetings can be viewed at any time through the City's webcasting service. This live-streaming service, allows you to watch council meetings as they happen, or at your convenience any time after the meeting. Langley City has provided this service since December 2012 and all meetings since then are available on the City's website.

Staff was asked to provide webcast viewing statistics.

6. ADMINISTRATIVE REPORTS

- a. Transitioning Langley City Fire Services to the E-Comm Radio System
*Presentation from Rory Thompson, Fire Chief; and
Mike Webb, Vice President, Technology Services, EComm911
Dave Mitchell, Director of Fire Services*

The Fire Chief explained that Langley City is transitioning from an old radio system to the more advanced E-comm radio system. He noted that in order for Langley City to participate in the E-Comm system it is required that the City purchase a share for \$10 in E-Comm and exercise the authority by bylaw. Mr. Webb provided a brief overview of E-Comm noting that they are an organization that is dedicated to excellence in public safety communications services that help save lives and protect property. Four areas of service are provided by E-Comm including Wide Area Radio Network, police and fire call-taking and dispatch, technology services, and 911 call answer service. The Wide Area Radio Network consists of a number of radio transmission towers and installations on top of major buildings in the region. It is designed to provide appropriate coverage for police, fire and ambulance communications and covers the area from Lions Bay to Abbotsford. He noted that the Langley RCMP will be transitioning to E-Comm in the fall along with BC Ambulance in the area. The system was created to address gaps in interoperability in the region, meaning the ability to communicate across jurisdictions and services as appropriate. He reviewed the authority governing E-Comm, the organizational structure, direct links between users and the board structure. It was noted that Langley City will share two seats among four municipalities and to have a representative at the board table permanently would require an amendment to the composition within the members' agreement. It was noted that by increasing the emergency services ability to communicate with each other, the safety of residents and emergency responders increases exponentially.

Motion #: 17/122

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

- 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.

CARRIED

1. Bylaw 3024
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 Columbia Incorporated*

Motion #: 17/123

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "City of Langley Fire Rescue Service Emergency Communications Services Enabling Bylaw No. 3024" be read a first time.

THAT the bylaw cited as the "City of Langley Fire Rescue Service Emergency Communications Services Enabling Bylaw No. 3024" be read a second time.

THAT the bylaw cited as the "City of Langley Fire Rescue Service Emergency Communications Services Enabling Bylaw No. 3024" be read a third time.

CARRIED

7. NEW AND UNFINISHED BUSINESS

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

8. ADJOURNMENT

MOVED BY Councillor van den Broek

SECONDED BY Councillor Pachal

THAT the meeting be adjourned at 9:00 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 10, 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer
R. Thompson, Fire Chief
R. Beddow, Deputy Director of Development Services and Economic Development
S. Paulson, Communications Officer

Public: 18

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 Hearing was publicized in the following manner: Notices were mailed and hand delivered to owners and occupants within 100 meters of the subject properties and ads were placed in the June 29 and July 6 issues of the Langley Advance.

No correspondence was received for the bylaw.

2. BUSINESS

a. Bylaw 3023 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 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.

The Mayor invited Brian Shigetomi, Atelier Pacific Architecture to present the proposed bylaw and development permit.

Mr. Shigetomi explained that this project is phase two of the overall development and is situated directly north of phase one. He described the building layout, parking plan, crime prevention through environmental design principles (CPTED), the streetscape and colour elevations, access, and landscape design.

Kyle Stewart, Concost Management advised that there was a public information meeting May 29th. Concost informed residents of the meeting by mailing and hand delivering notices to residents within 100m of the subject properties and emailed an invitation to strata managers in the surrounding area. One person attended the information meeting sharing concerns with regard to the construction process and the developer has worked to mitigate those concerns.

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

Paul Fitzgerald, 1 – 19752 55 Avenue: Mr. Fitzgerald advised that the developers have been very accommodating and good to work with. His issue was with maintaining access to the lane during construction. He noted that in the past the lane has been completely blocked by construction equipment and trucks. After lodging a complaint he noted that flag people were provided daily to ensure access was available. He further noted that dust has been a major issue during the construction of past developments and asked that the area be hosed down regularly to keep the dust down. There was discussion about an existing fence on the east side of his building's property and inquired if it would remain. The developer advised that, that fence will be dismantled but will be replaced with a new fence on the phase two property.

3. MOTION TO CLOSE PUBLIC HEARING

Motion # 17/118

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the Public Hearing close at 7:15 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 10th day of July, 2017.

READ A THIRD TIME this 10th day of July, 2017.

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

MAYOR

CORPORATE OFFICER



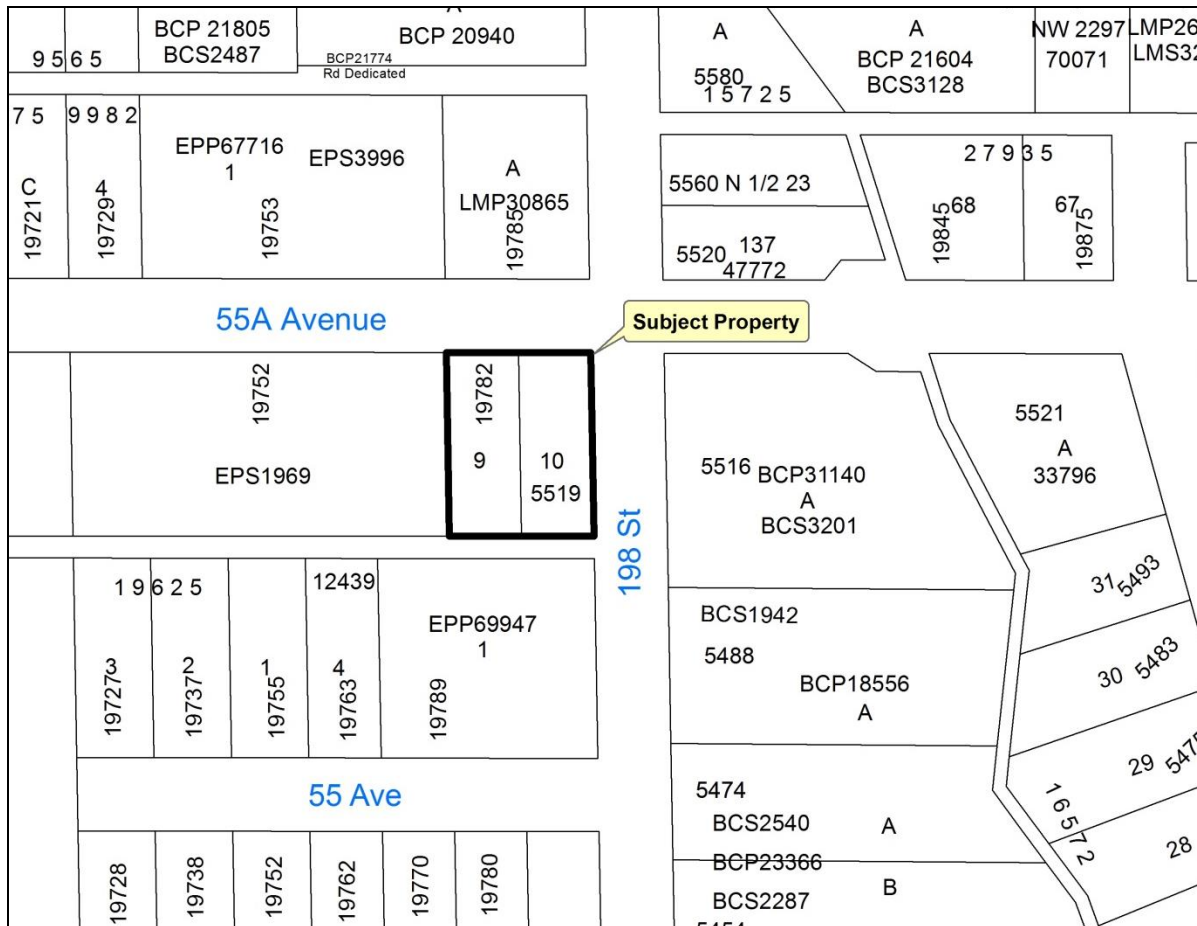
REZONING APPLICATION RZ 05-17 DEVELOPMENT PERMIT APPLICATION DP 06-17

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

Page 7

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.

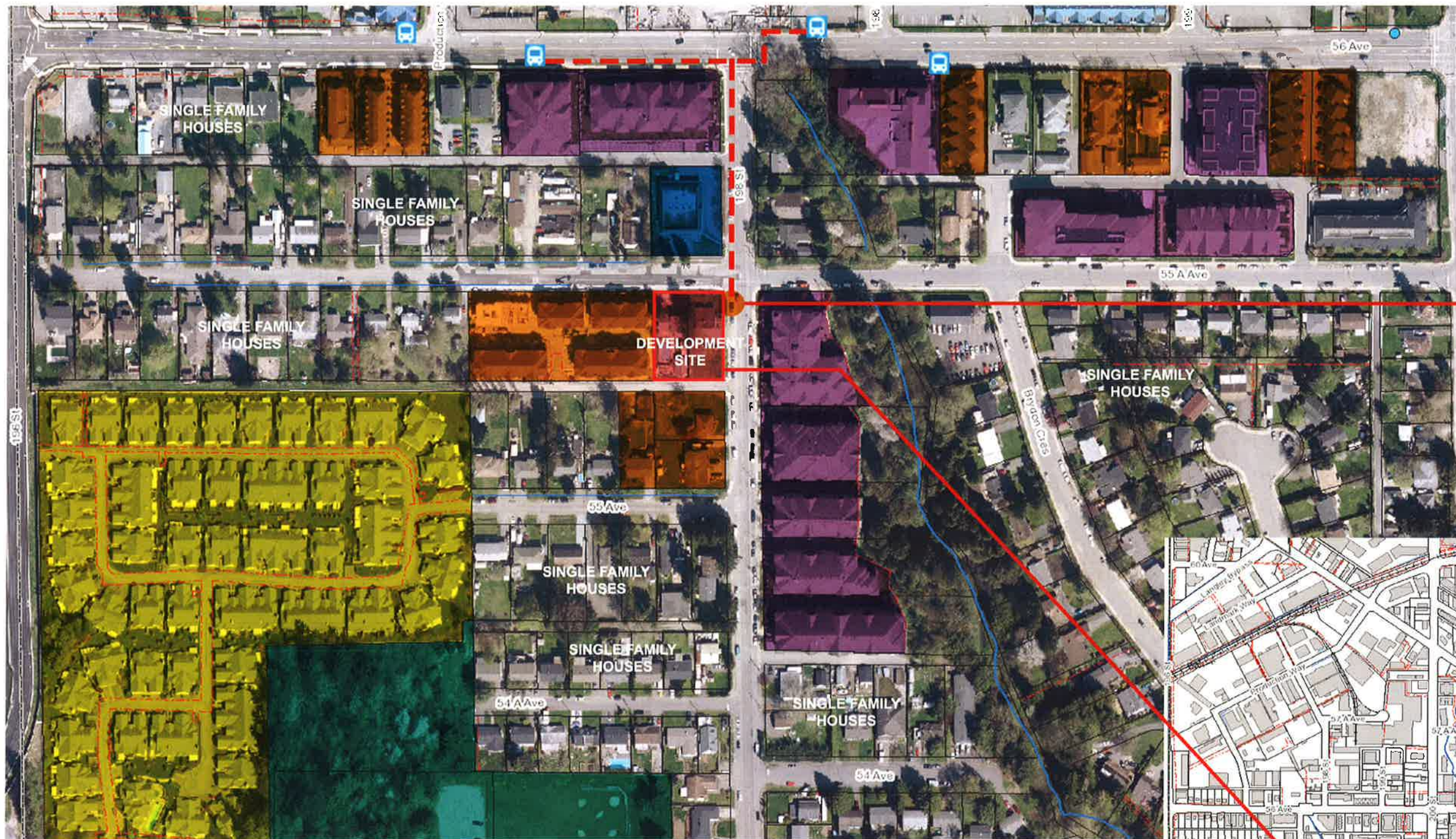
25

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



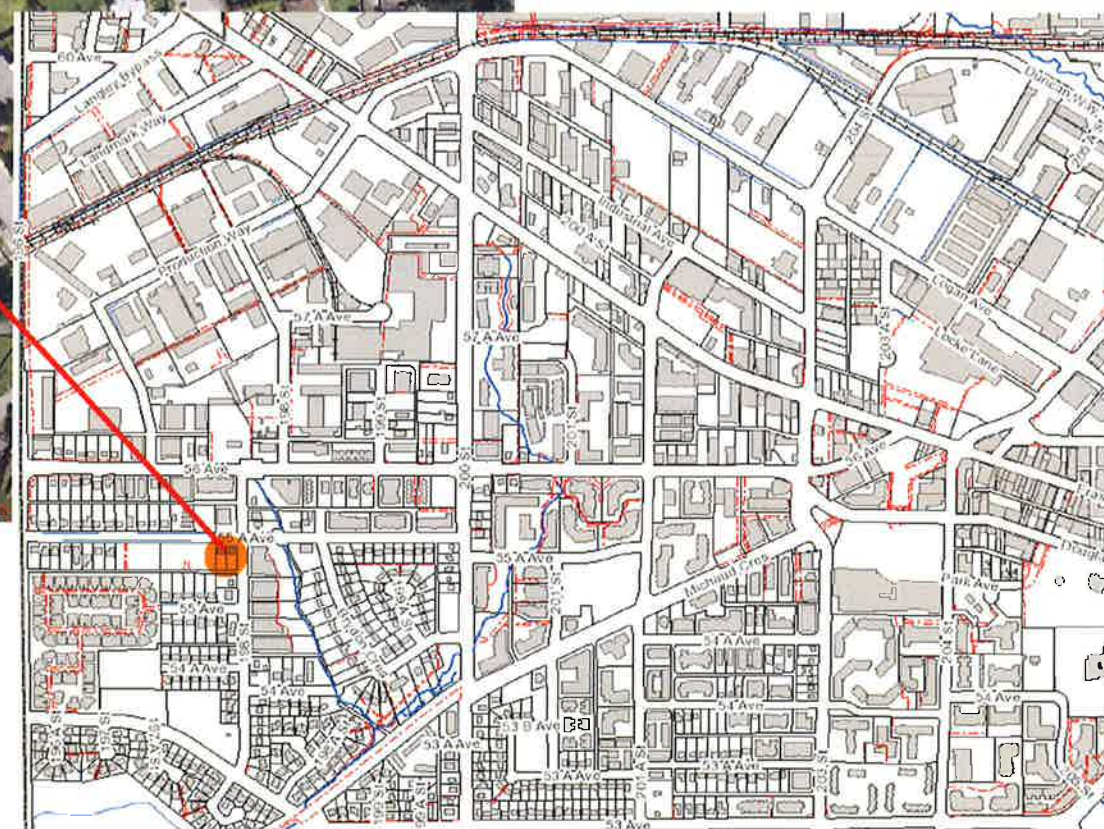
HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES



COMMUNITY SERVICES
(DAYCARE)



PROJECT
NORTH



THE TERRACES (PHASE-2)

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

ATELIER PACIFIC ARCHITECTURE INC.

26

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.

MAY 5th, 2017

Proposed Townhouse Development

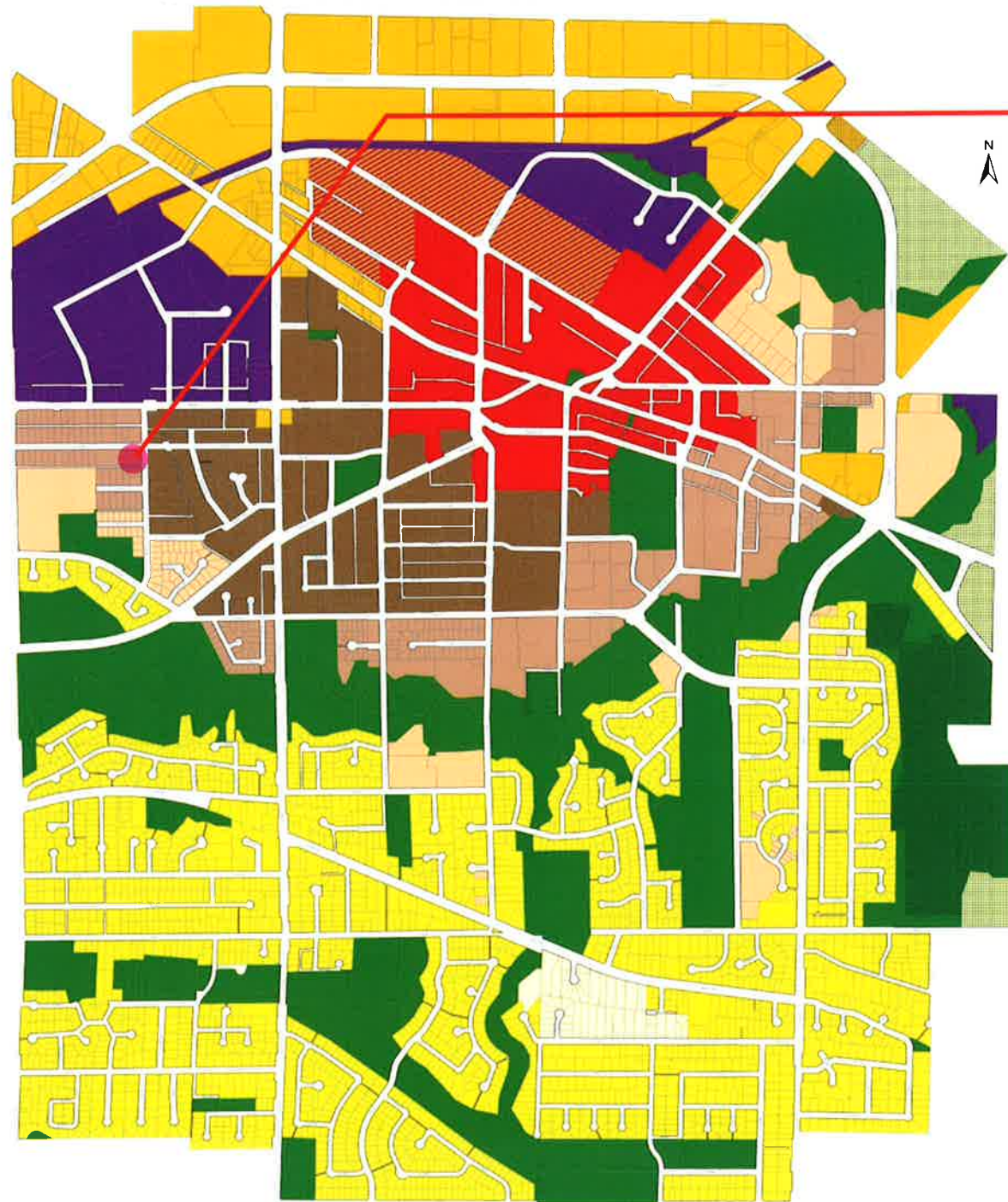


DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

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



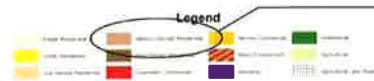
PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

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. 2600 - February 22, 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.

28

MAY 5th, 2017

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

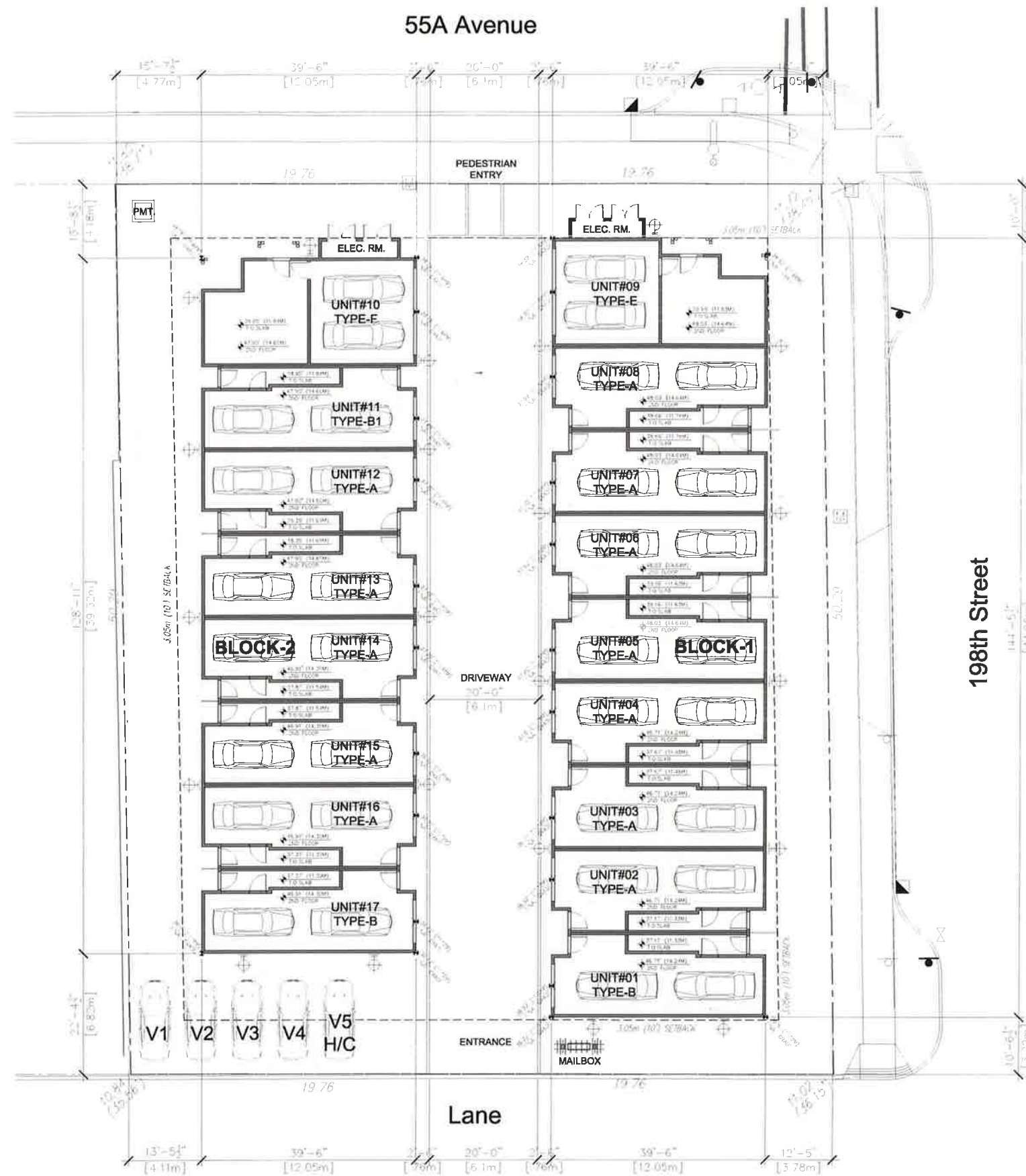


DP 0.0c

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.

30

MAY 5th, 2017

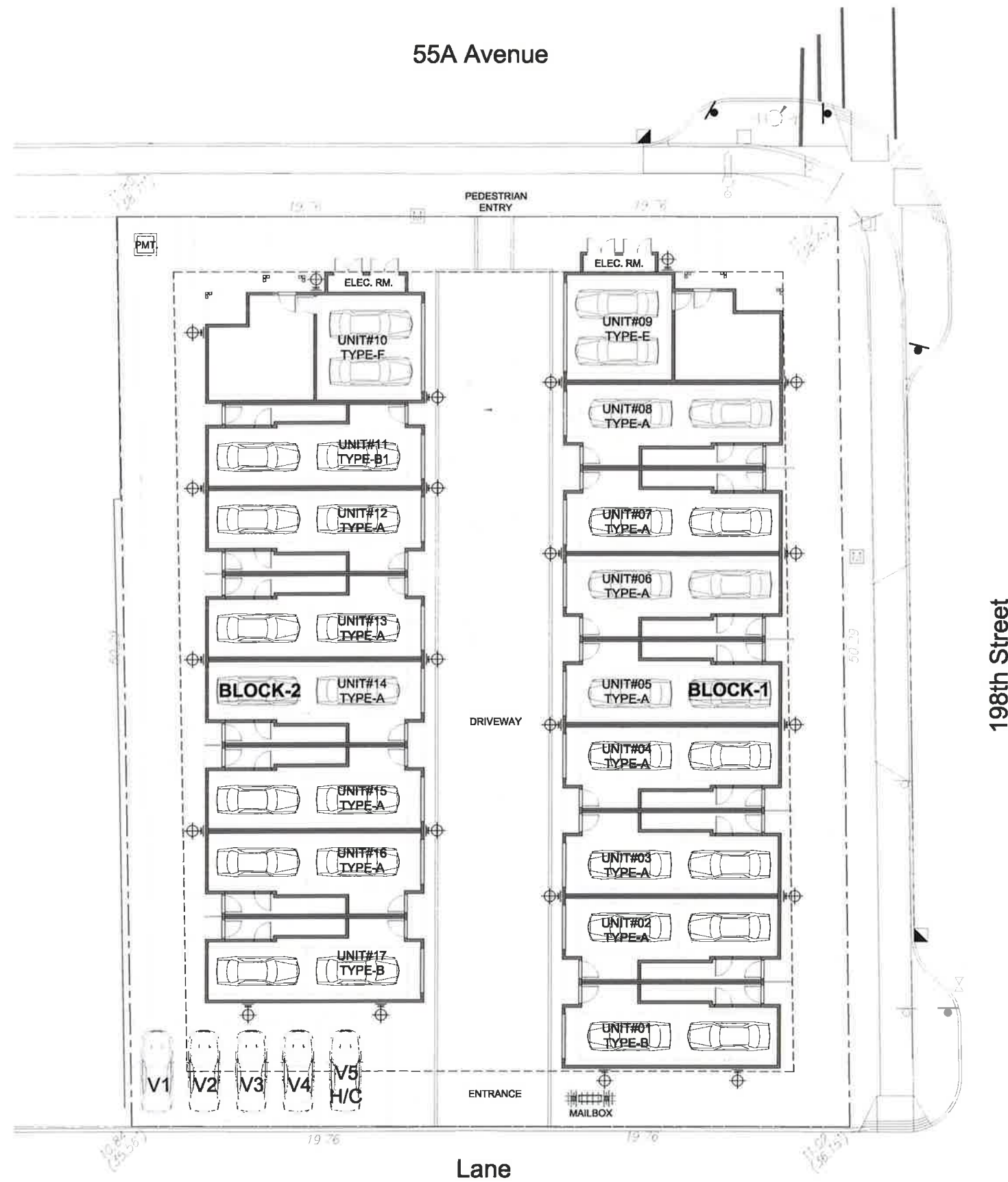
Proposed Townhouse Development



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.

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.
32 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)

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

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



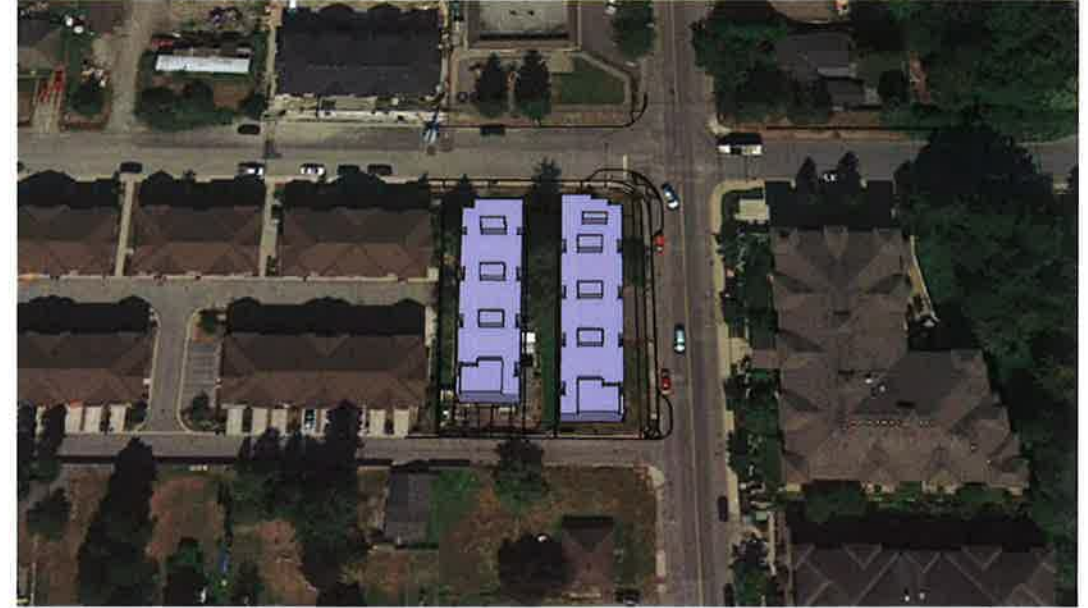
DP 0.3

PROJECT DATA

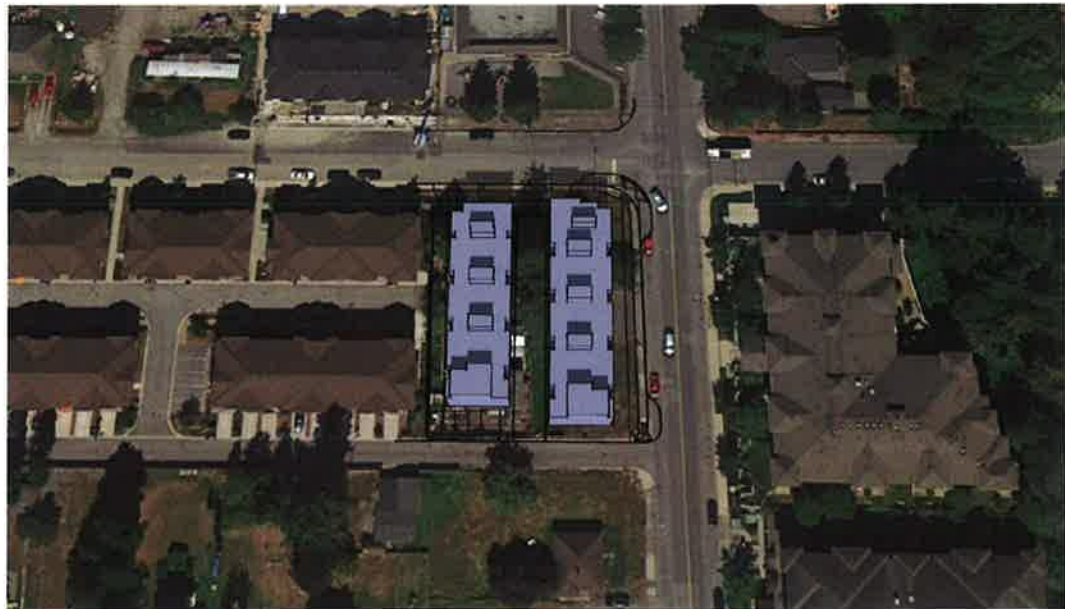
SCALE: N.T.S.



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.

38

MAY 5th, 2017

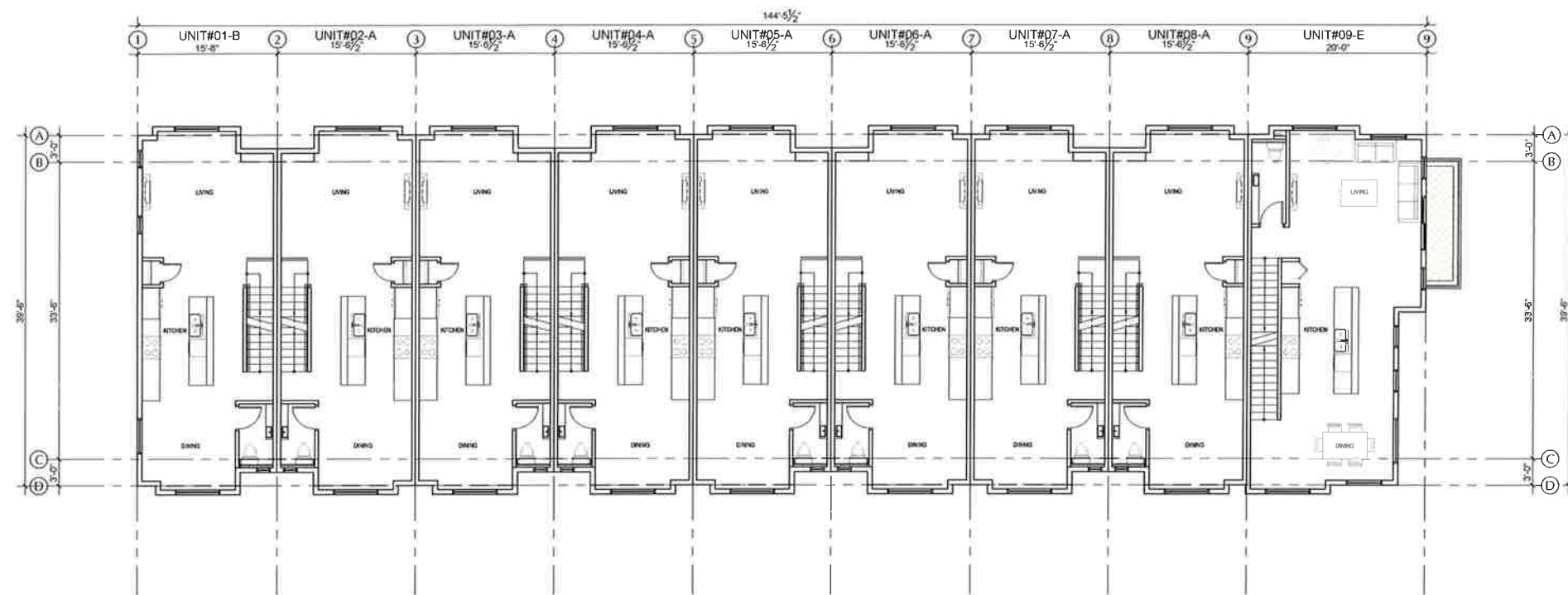
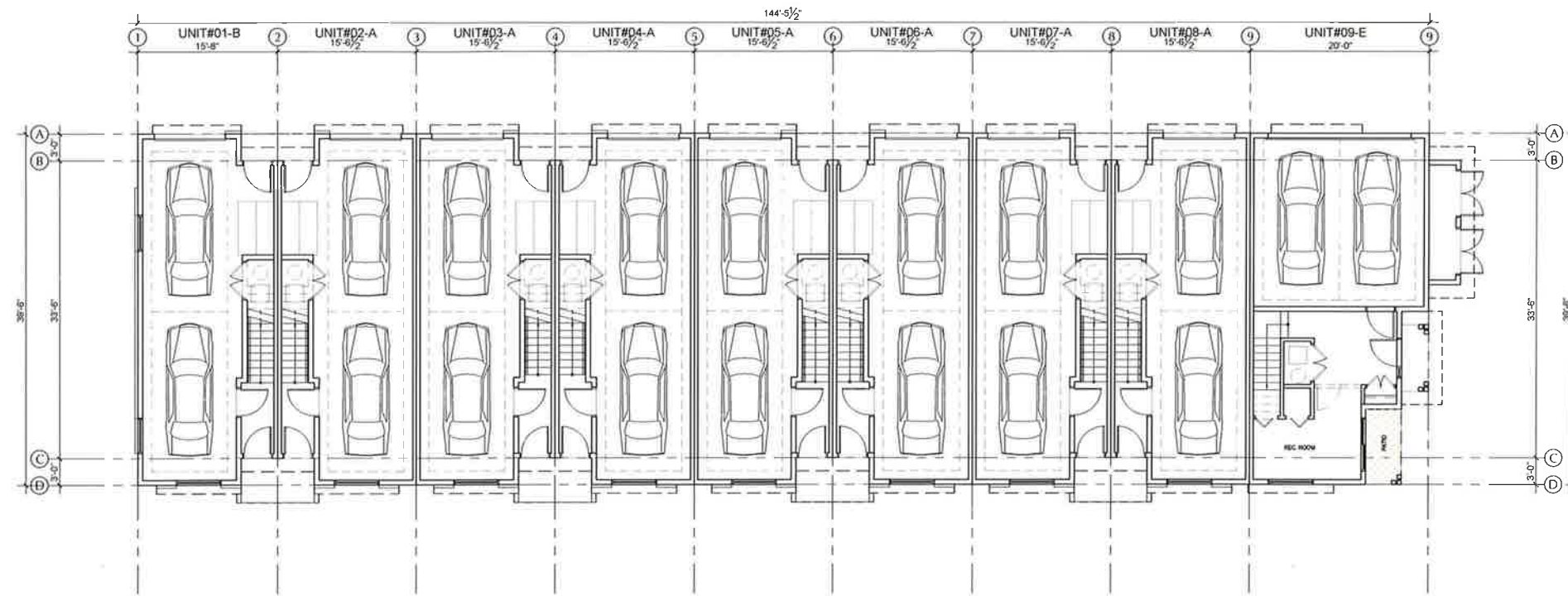
Proposed Townhouse Development



DP 0.8

COLOR ELEVATIONS

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



THE TERRACES (PHASE-2)

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

ATELIER PACIFIC ARCHITECTURE INC.

39

MAY 5th, 2017

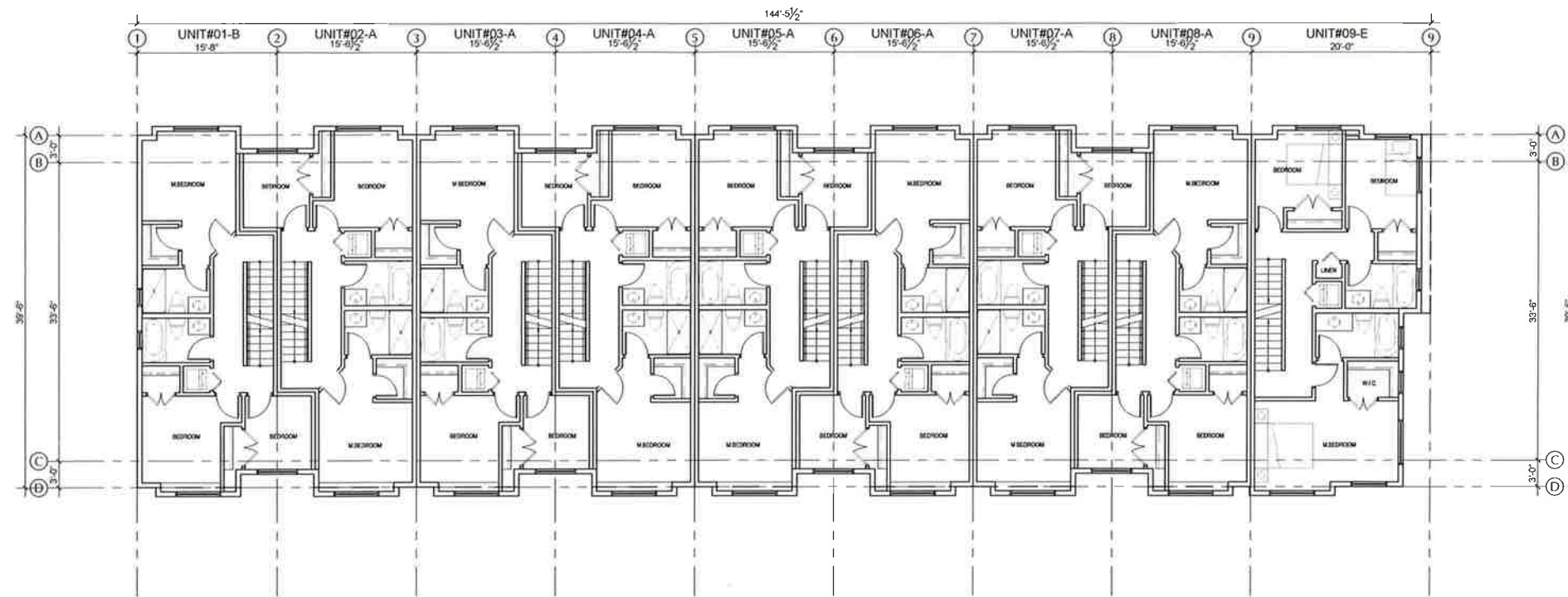
Proposed Townhouse Development



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.

40

MAY 5th, 2017

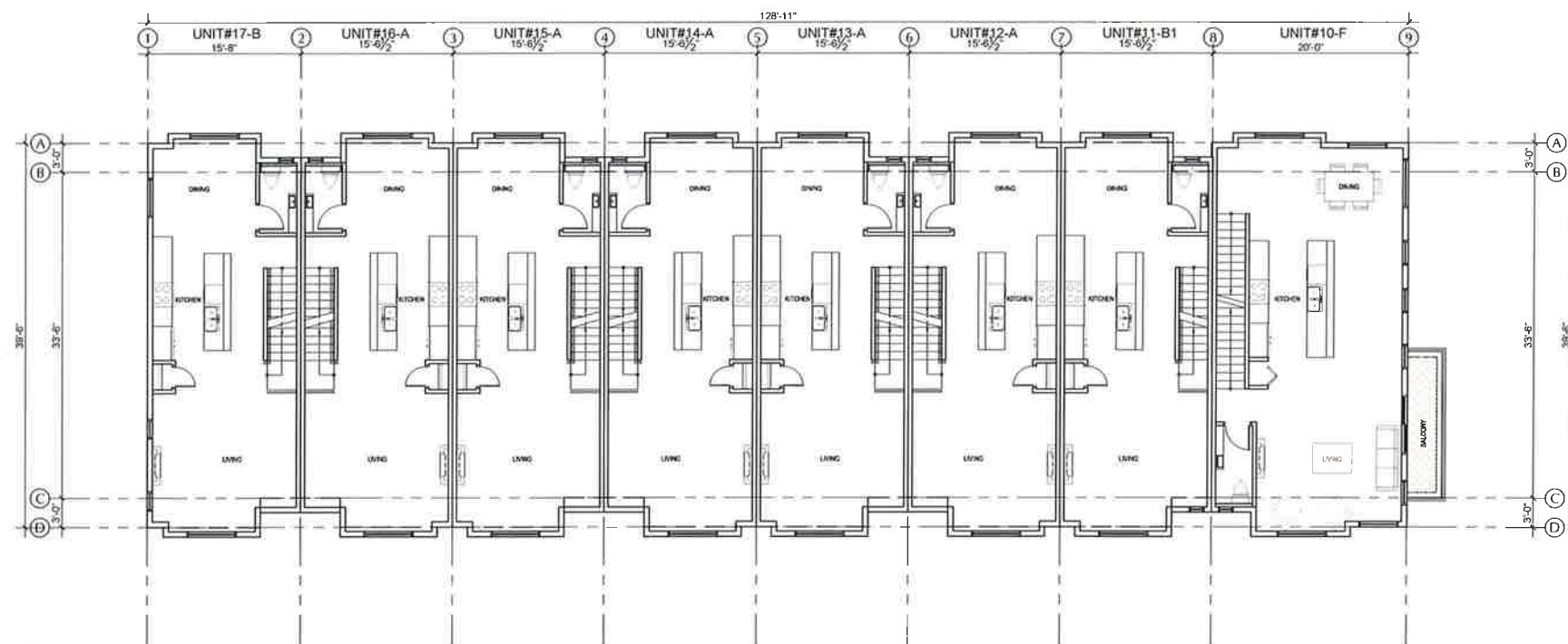
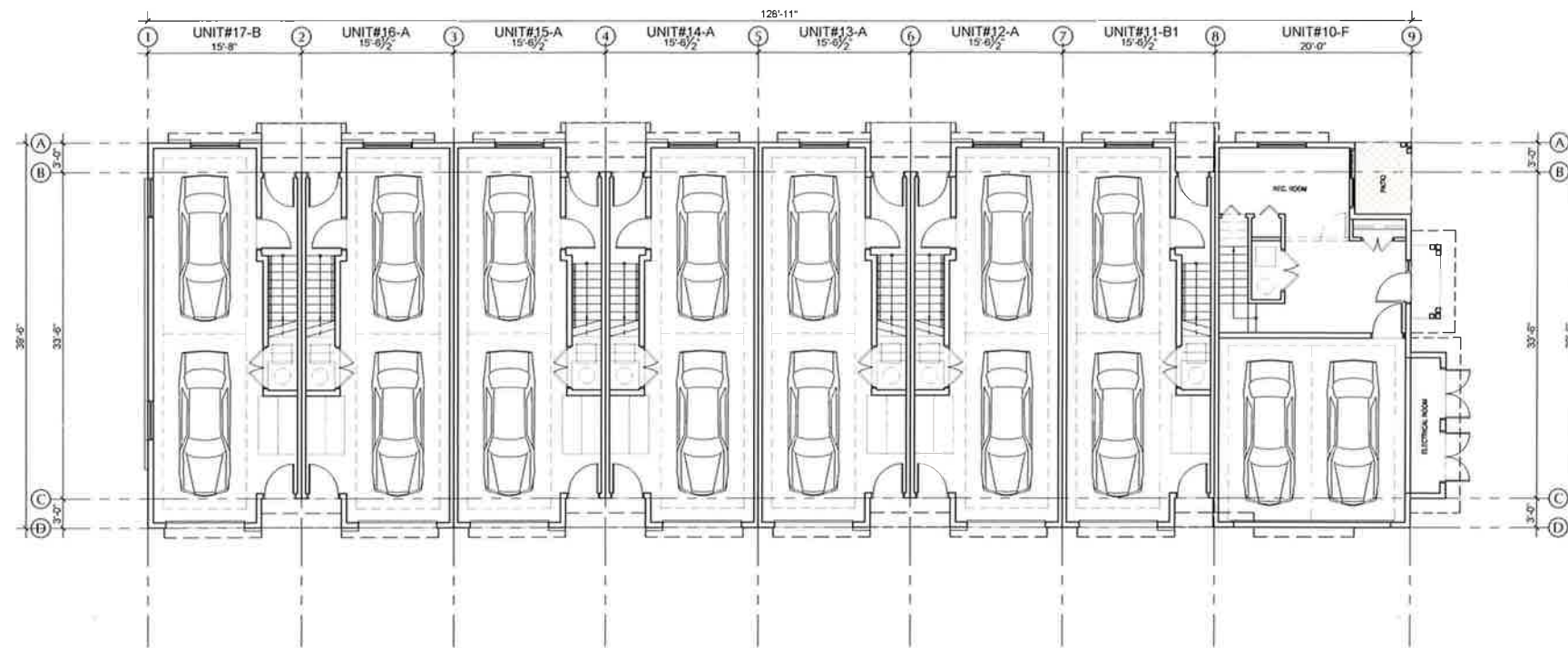
Proposed Townhouse Development



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.

41

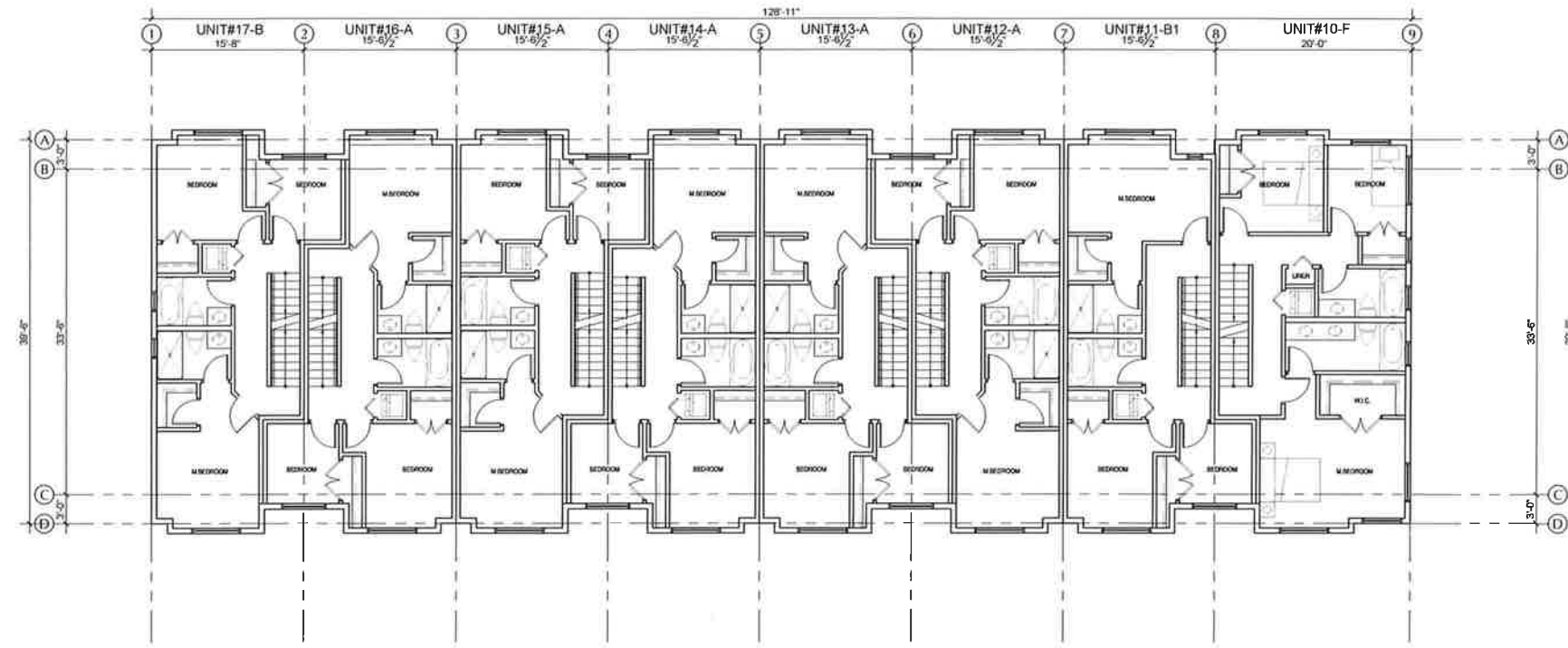
MAY 5th, 2017

Proposed Townhouse Development

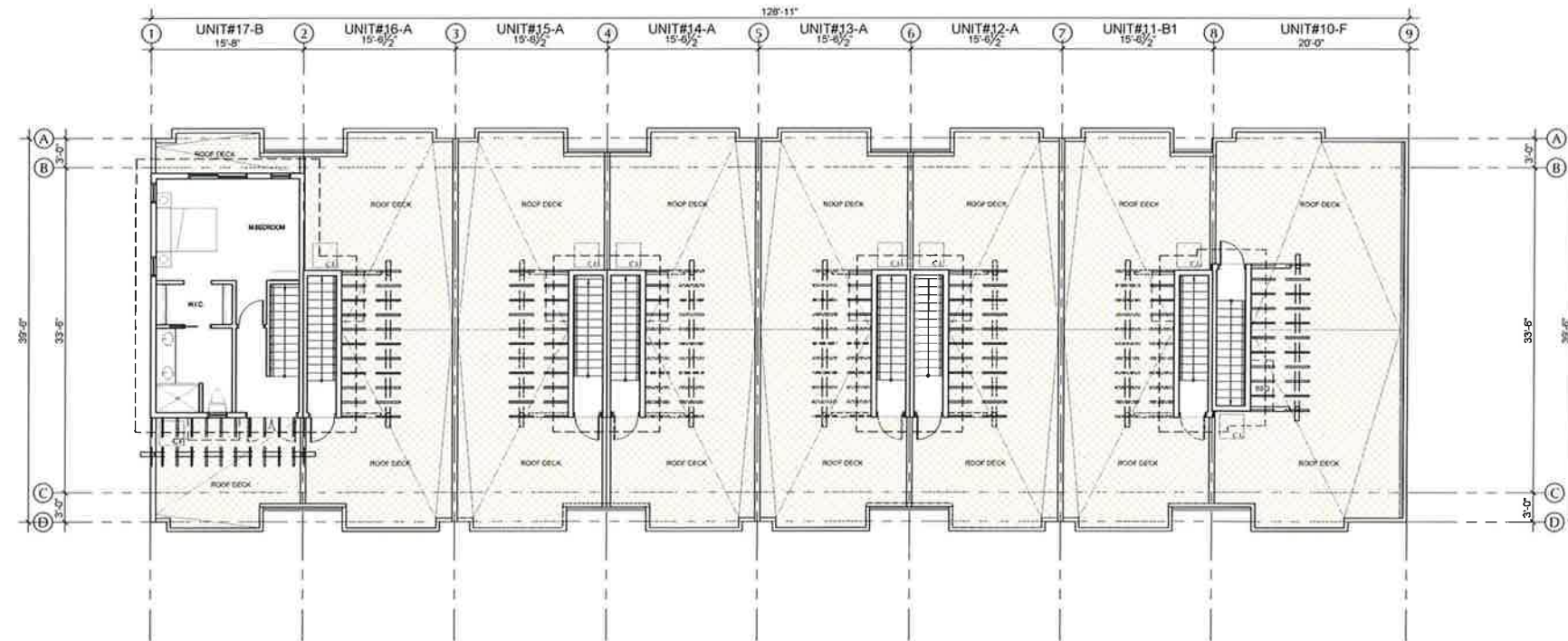
DP 1.3

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.

42

MAY 5th, 2017

Proposed Townhouse Development



DP 1.4

FLOOR PLANS

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

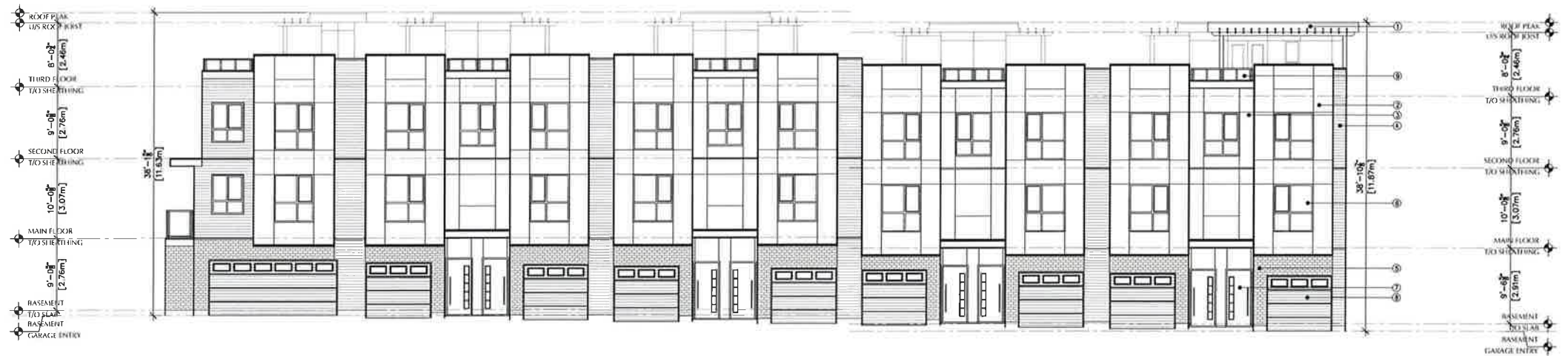


1 BLOCK-1 EAST ELEVATION (FACING 198TH STREET)
A2.1 SCALE: 1/8"=1'-0"

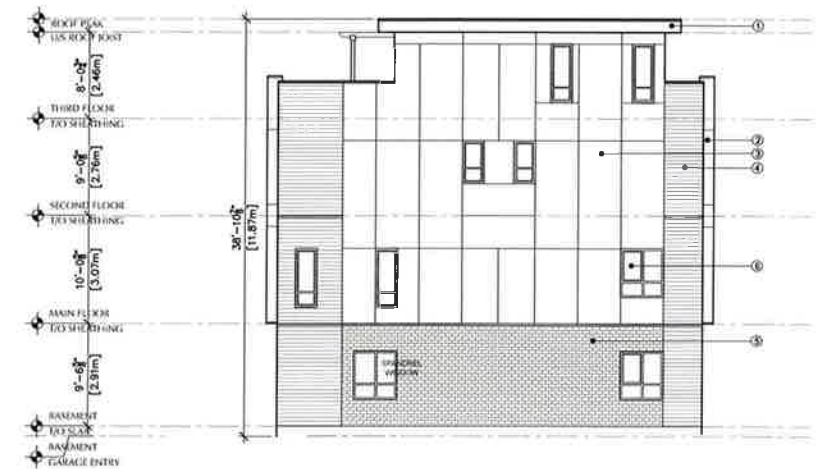


2 BLOCK-1 NORTH ELEVATION (FACING 55A AVE.)
A2.1 SCALE: 1/8"=1'-0"

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.

43

MAY 5th, 2017

Proposed Townhouse Development



DP 2.1

ELEVATIONS

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



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

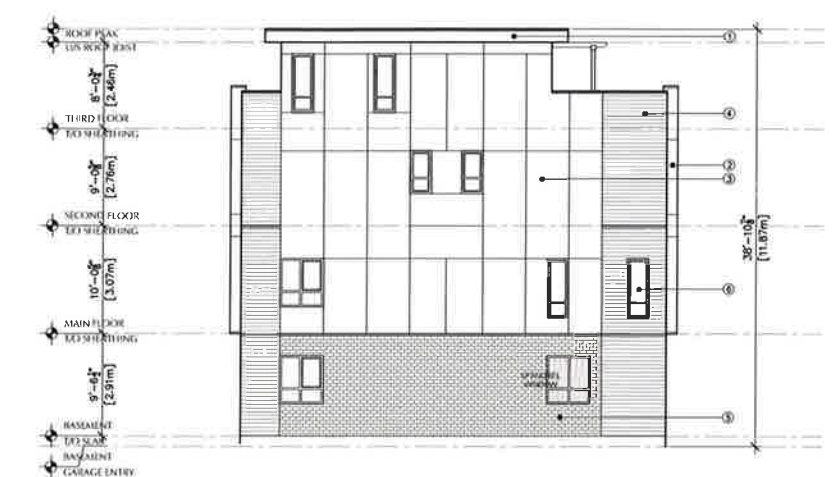


2
A2.2 BLOCK-2 NORTH ELEVATION (FACING 55A AVE.)
SCALE: 1/8"=1'-0"

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-CRAFT CONTEMPORARY-CEDAR)
		⑨	GLASS RAILING (CHARCOAL METAL FRAME)



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



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

THE TERRACES (PHASE-2)

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

ATELIER PACIFIC ARCHITECTURE INC.

44

MAY 5th, 2017

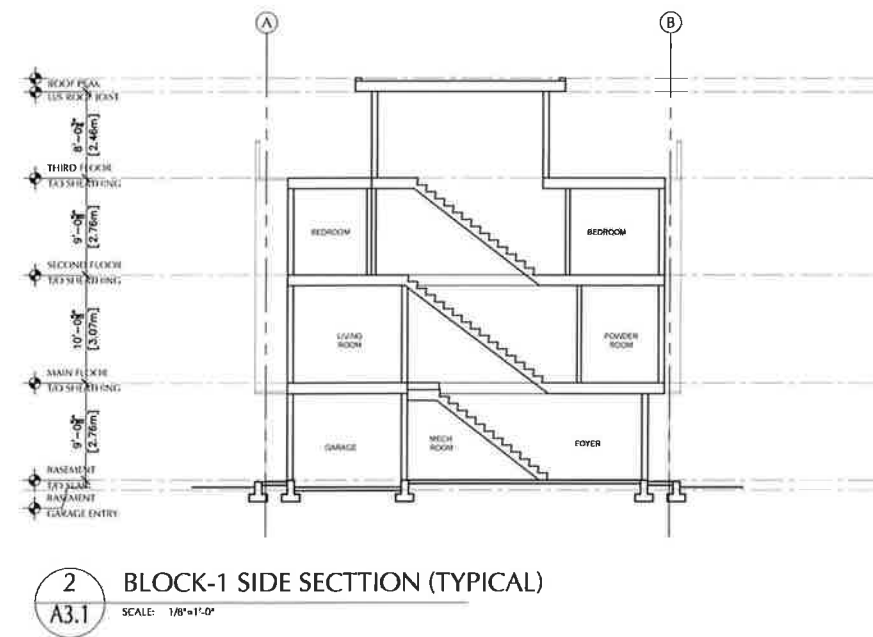
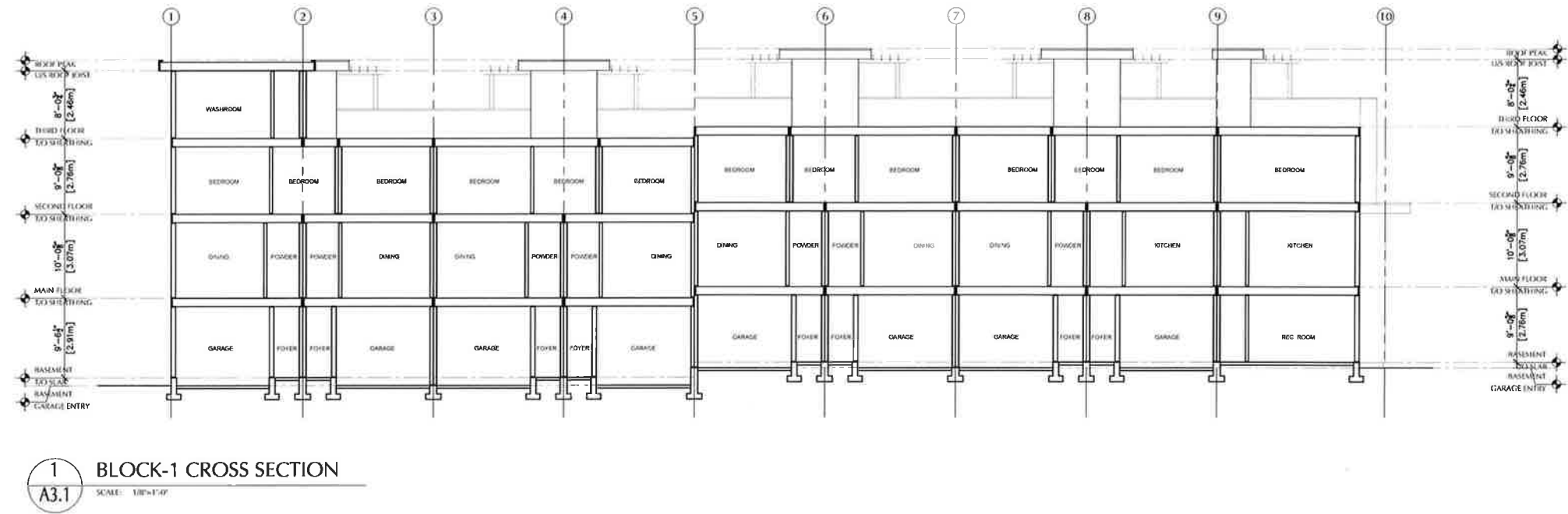
Proposed Townhouse Development



DP 2.2

ELEVATIONS

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



THE TERRACES (PHASE-2)

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

ATELIER PACIFIC ARCHITECTURE INC.

45

MAY 5th, 2017

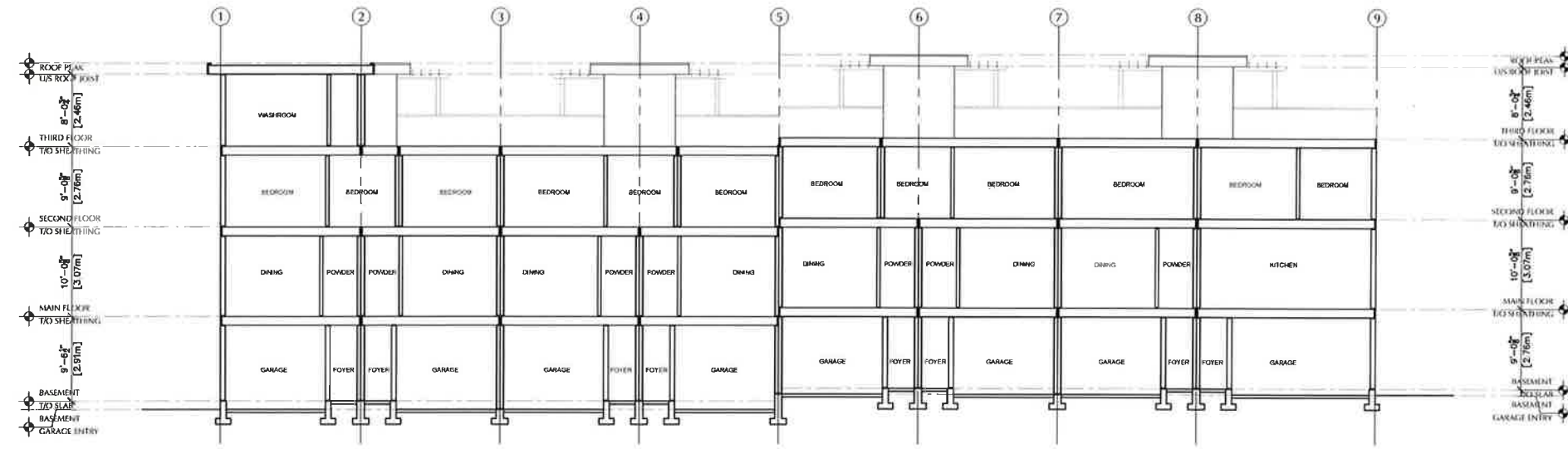
Proposed Townhouse Development



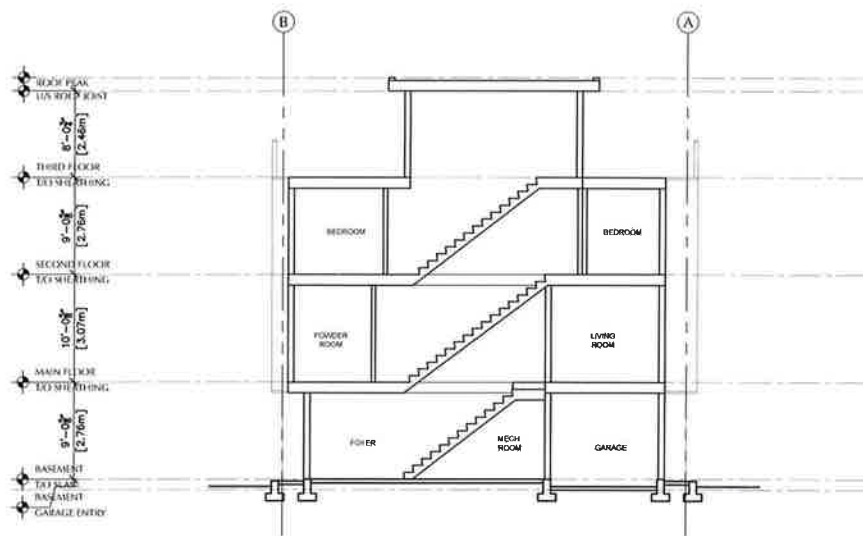
DP 3.1

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

ATELIER PACIFIC ARCHITECTURE INC.

46

MAY 5th, 2017

Proposed Townhouse Development



DP 3.2

SECTIONS

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

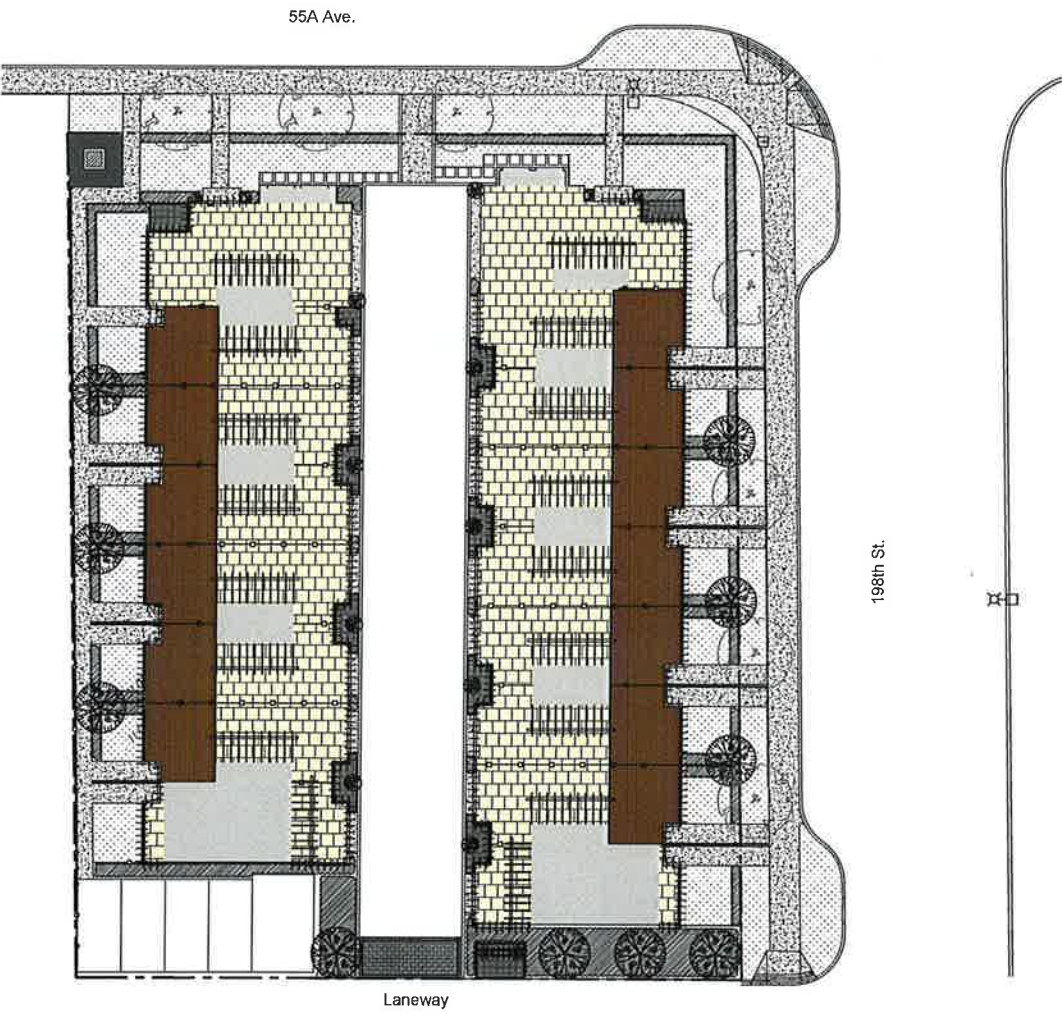
Terraces Phase 2

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

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@vdz.ca



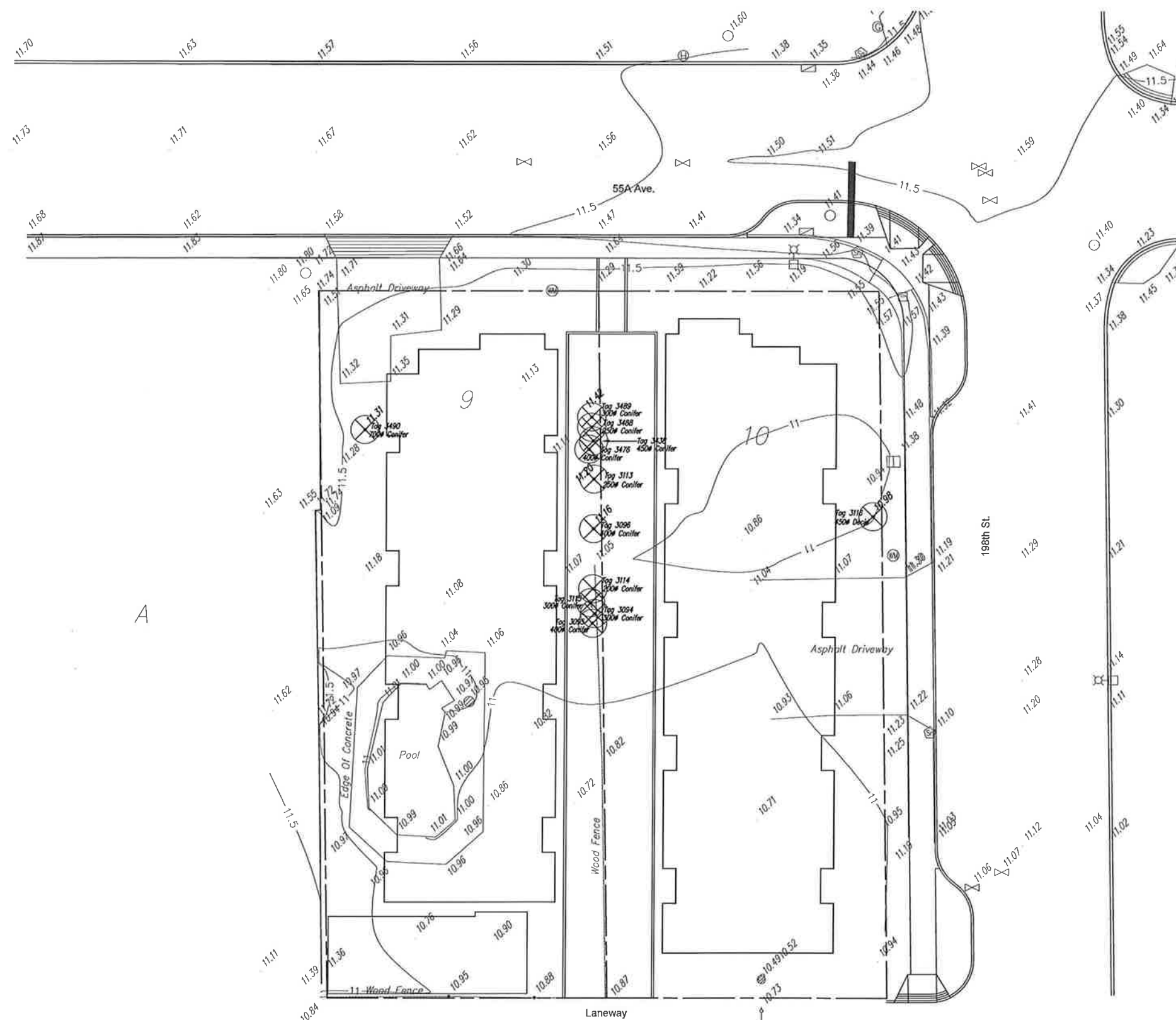
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

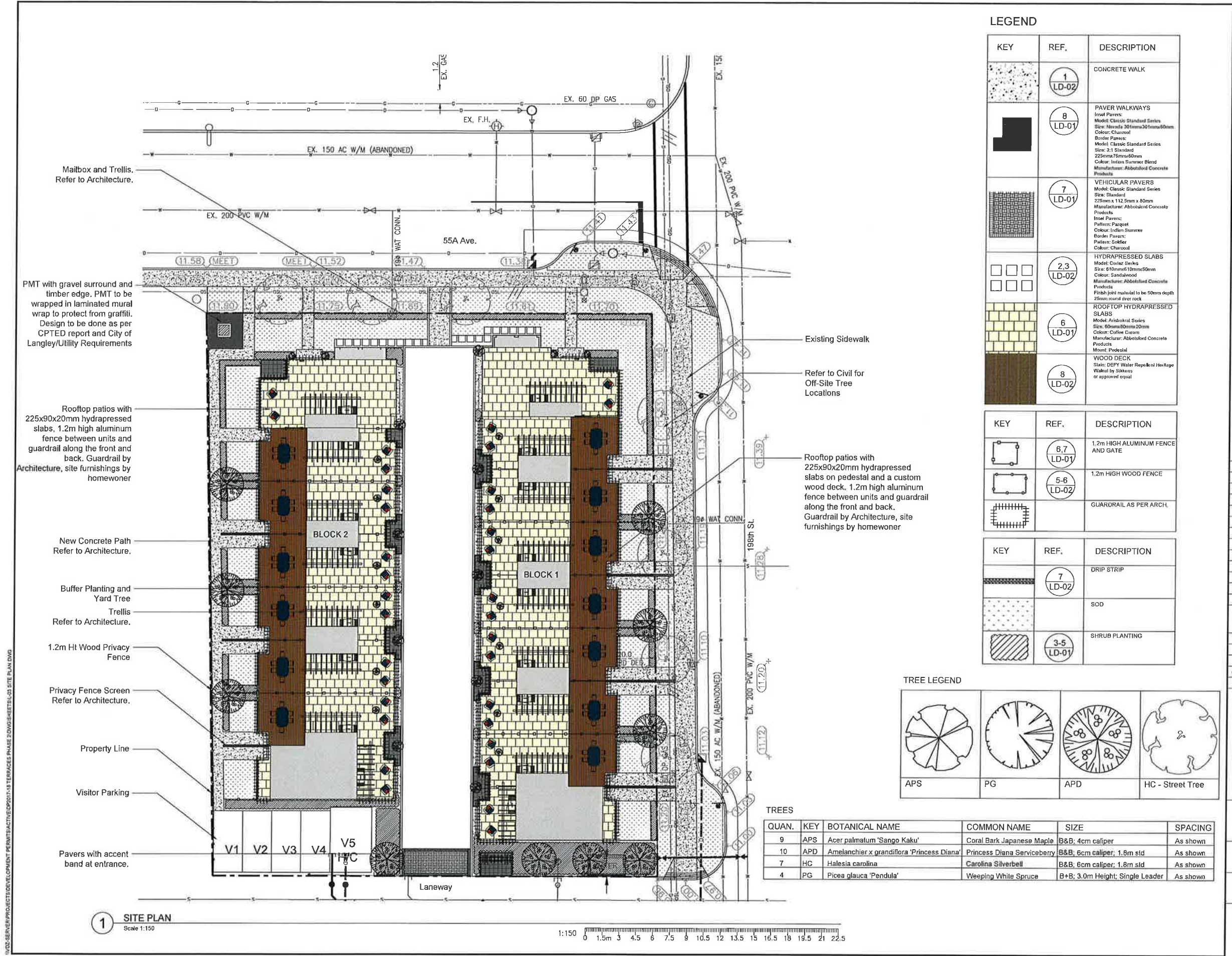
Drawing Title:
COVER SHEET



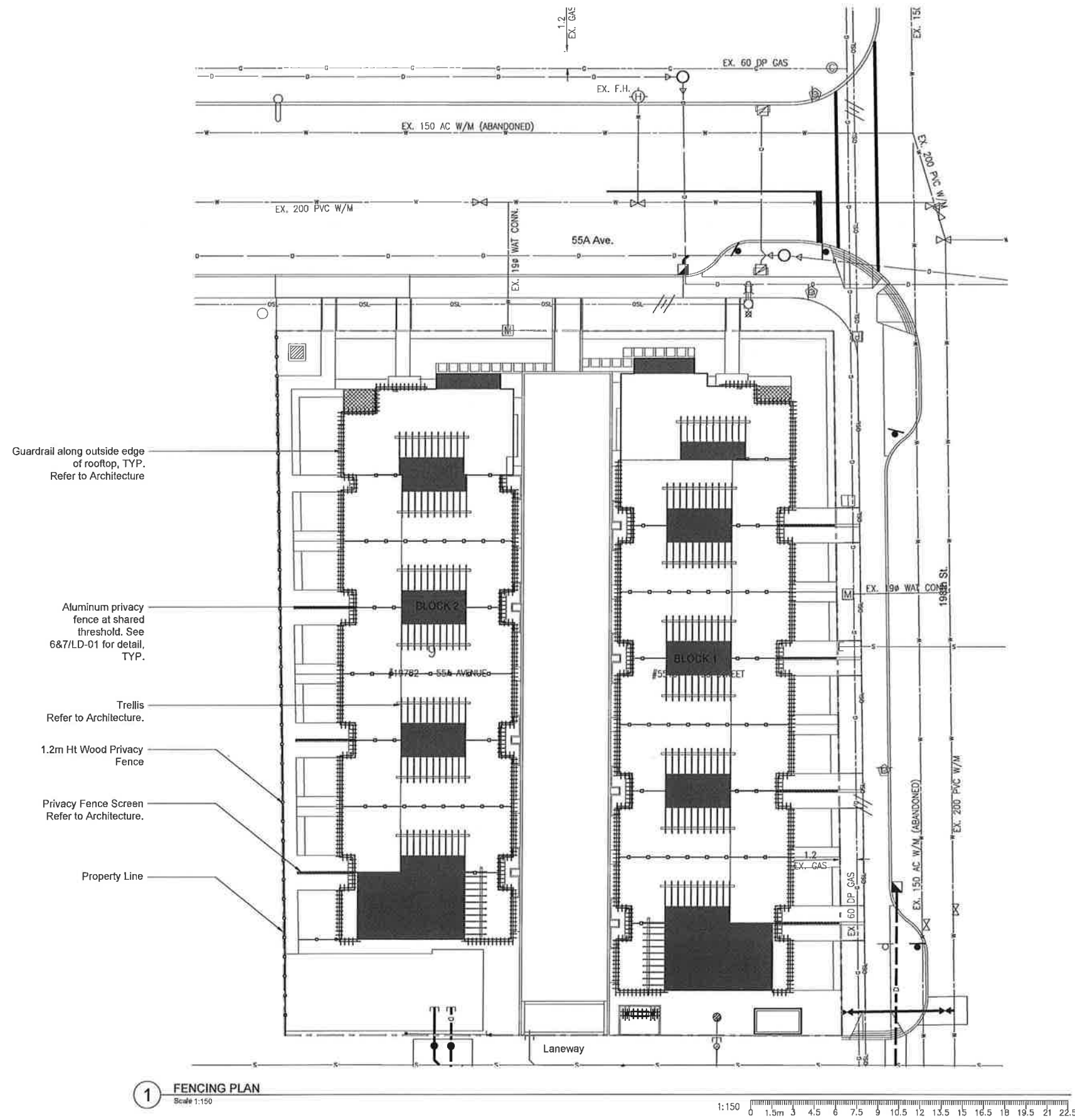
VDZ Project #:
DP2017-18

Drawing #:
L-01





\\002\SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIV\DP2017-18\TERRACES PHASE 2\DWG\SH04-18 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.

van der Zalm + associates inc.

Parks & Recreation • Civil Engineering

Urban Design • Landscape Architecture

Suite 1, 20777 95th Avenue

Langley, British Columbia

V1M 4S9

P: 604.882.0024

F: 604.882.0042

info@vanderzalm.ca



Key Map (NTS)



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

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET
Project:
The Terraces: Phase 2

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

Drawn: MM	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

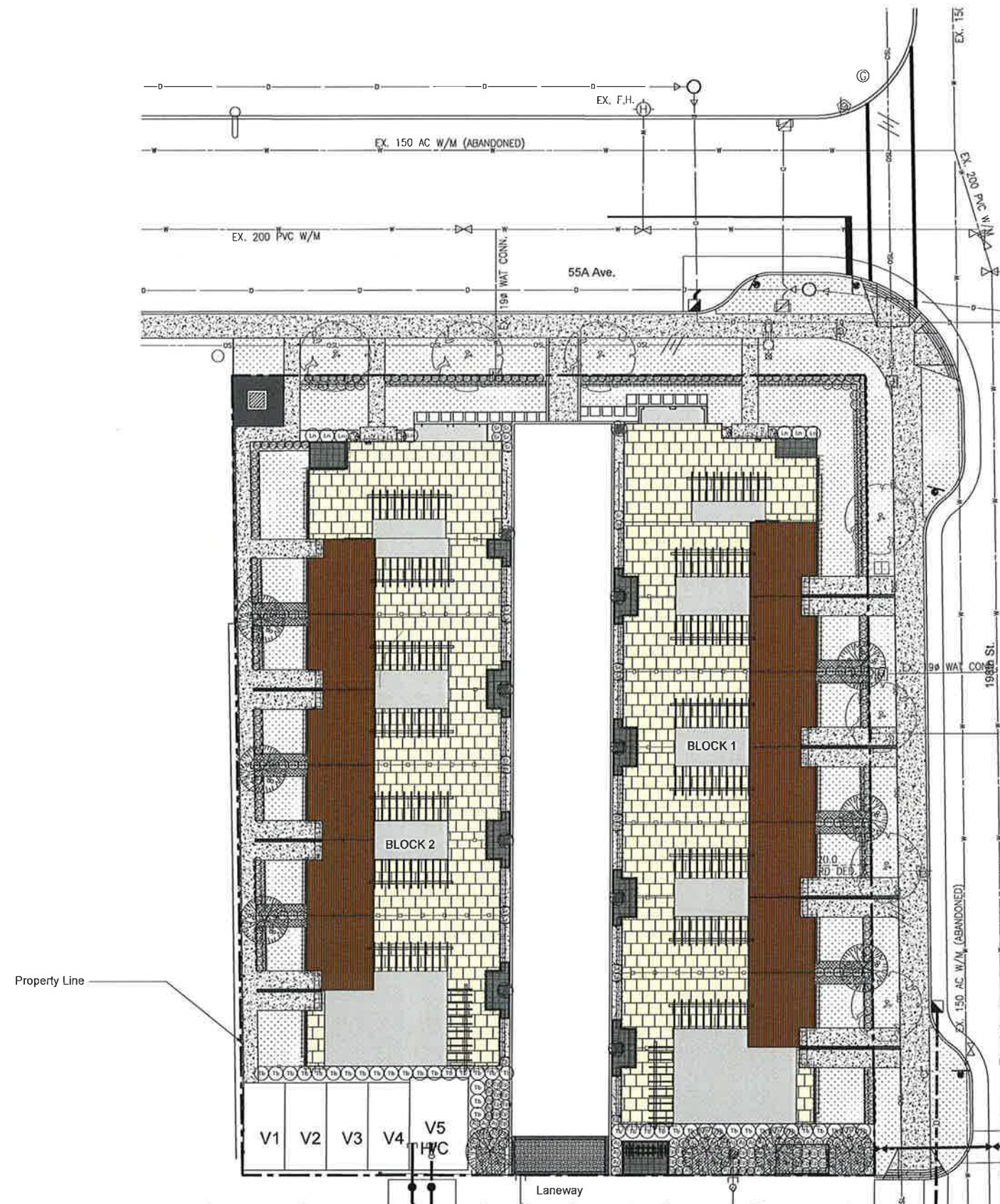
Scale:
1:150
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDITIONS MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED AS SUCH FOR TENDER/CONSTRUCTION.

Drawing Title:
FENCING PLAN



VDZ Project #:
DP2017-18

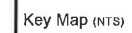
Drawing #:
L-04



PLANT LIST SCHEDULE

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.



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

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

REVISIONS TABLE FOR SHEET					

Project:
The Terraces: Phase 2

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

Drawn:
MM

Checked:
DJ

Approved:
DJ

Scale:
1:150

Stamp:

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 REWORKING/DIFF/PA/FA/BA/CP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

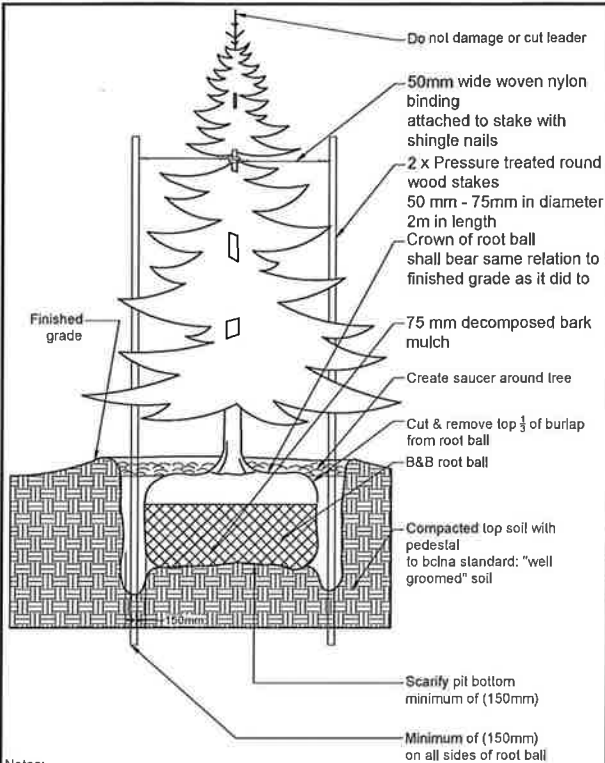
Drawing Title:

PLANTING PLAN



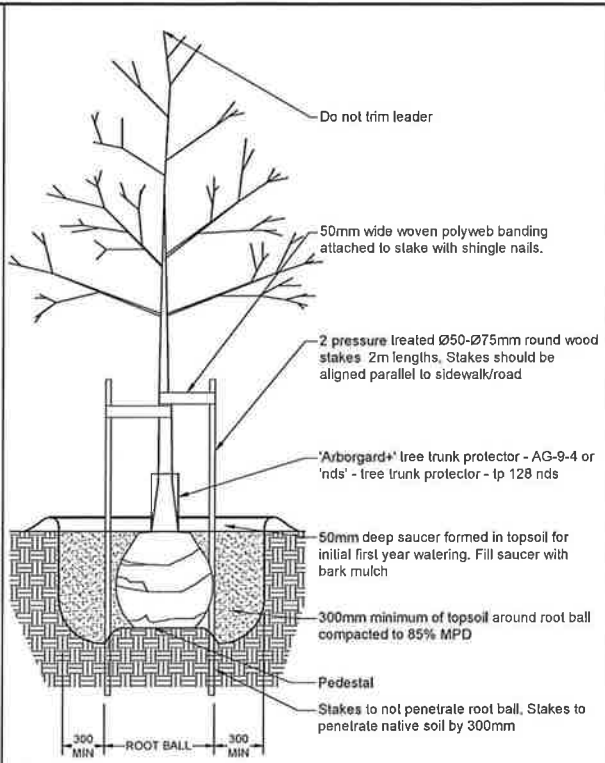
VDZ Project #:
DP2017-18

Drawing #: L-05



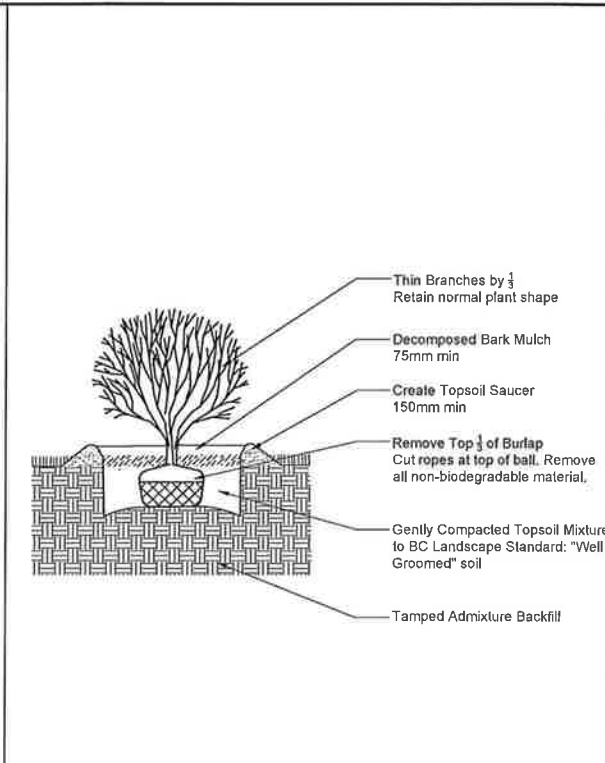
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE DETAIL
Scale 1:25



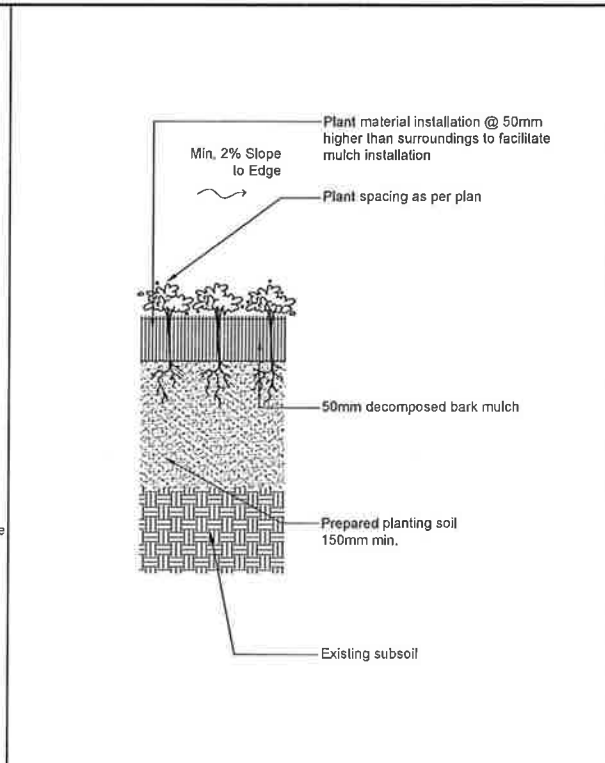
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE DETAIL
Scale 1:25



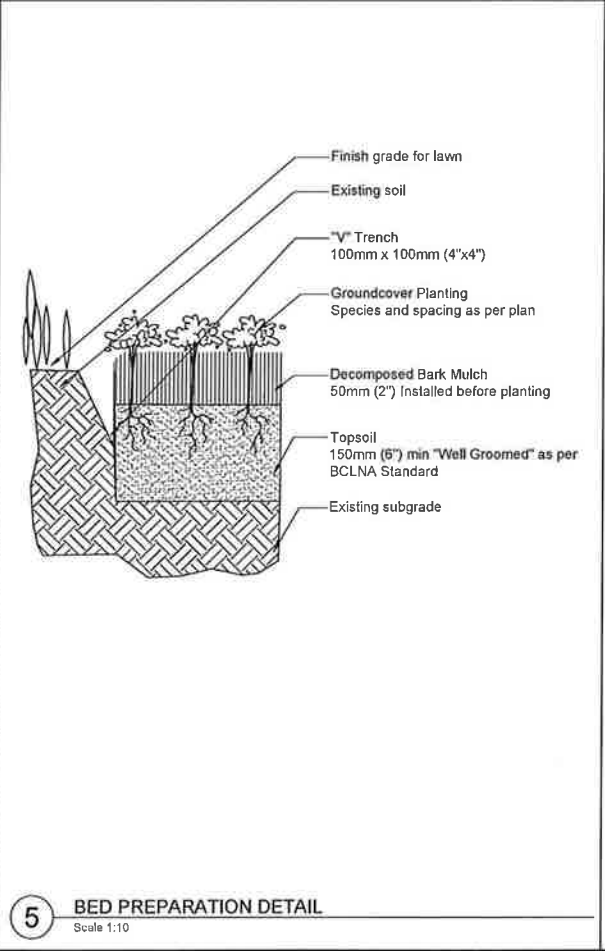
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

3 SHRUB PLANTING DETAIL
Scale 1:25

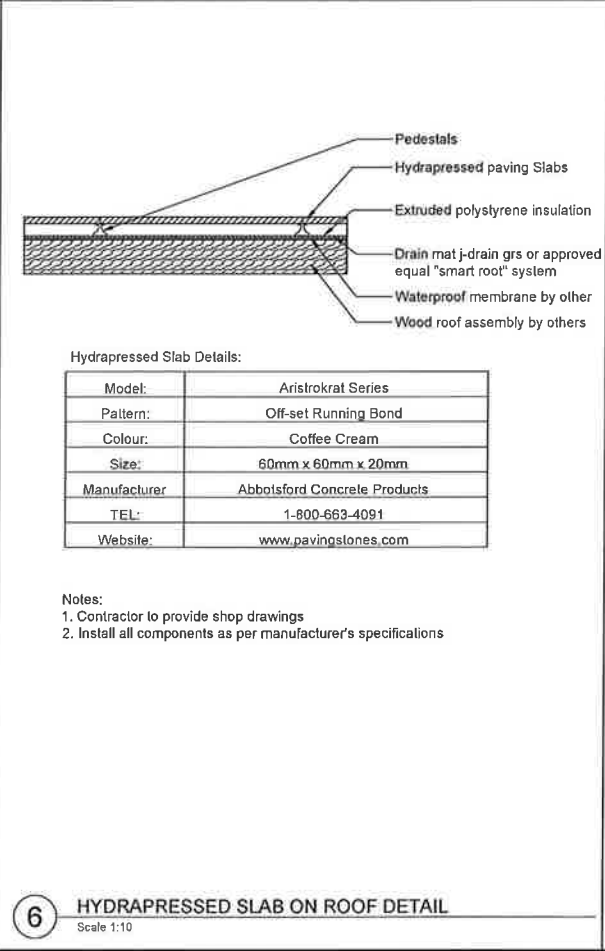


Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

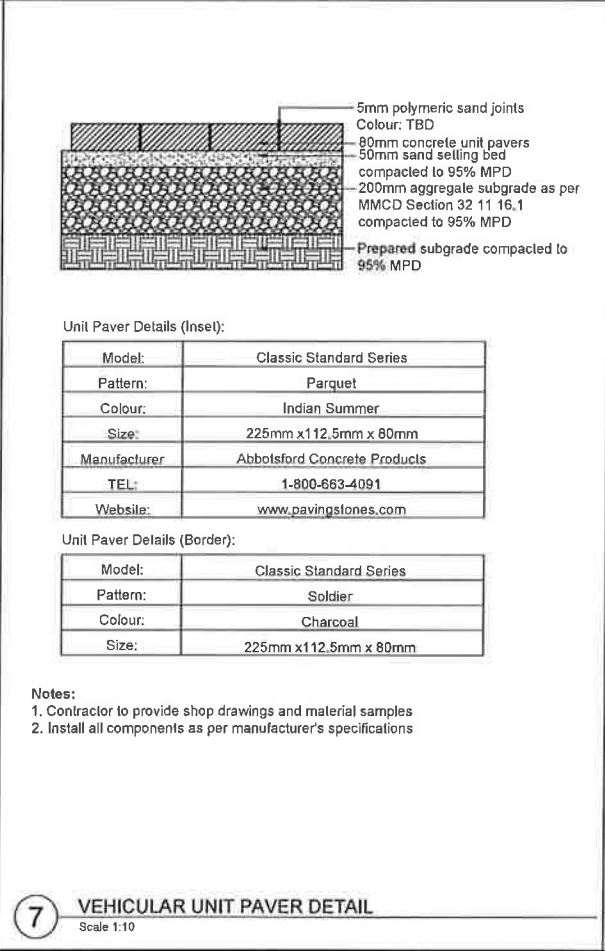
4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



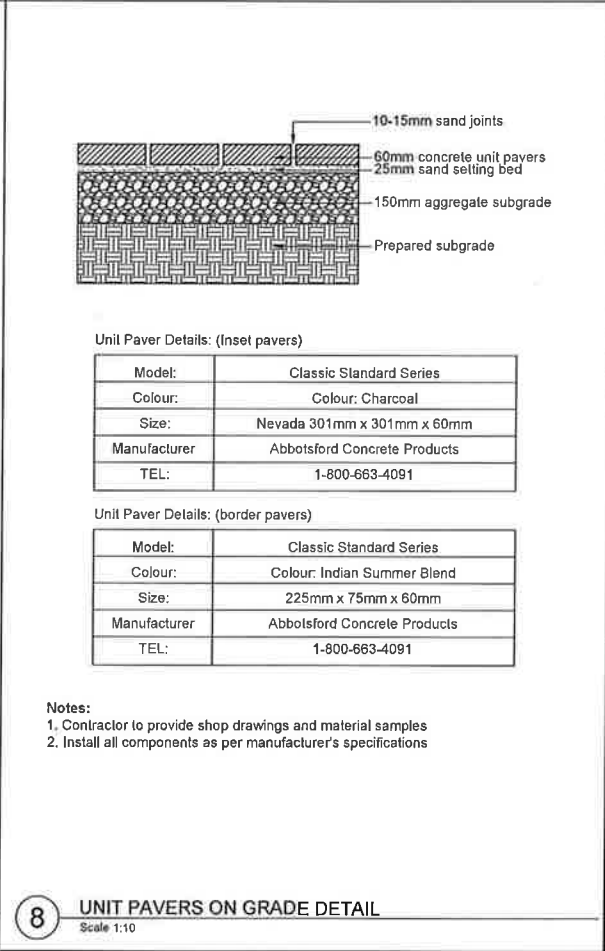
5 BED PREPARATION DETAIL
Scale 1:10



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



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

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

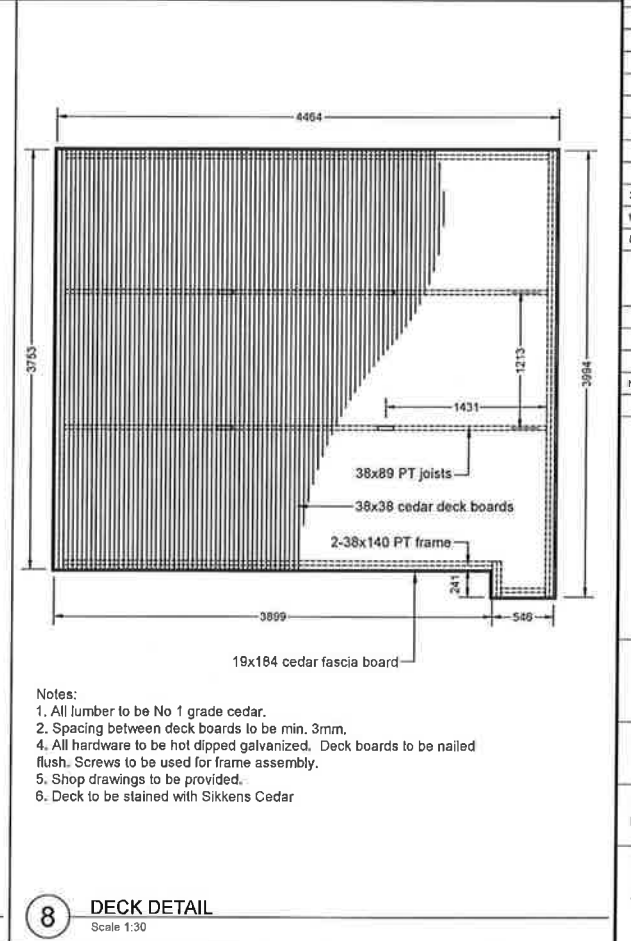
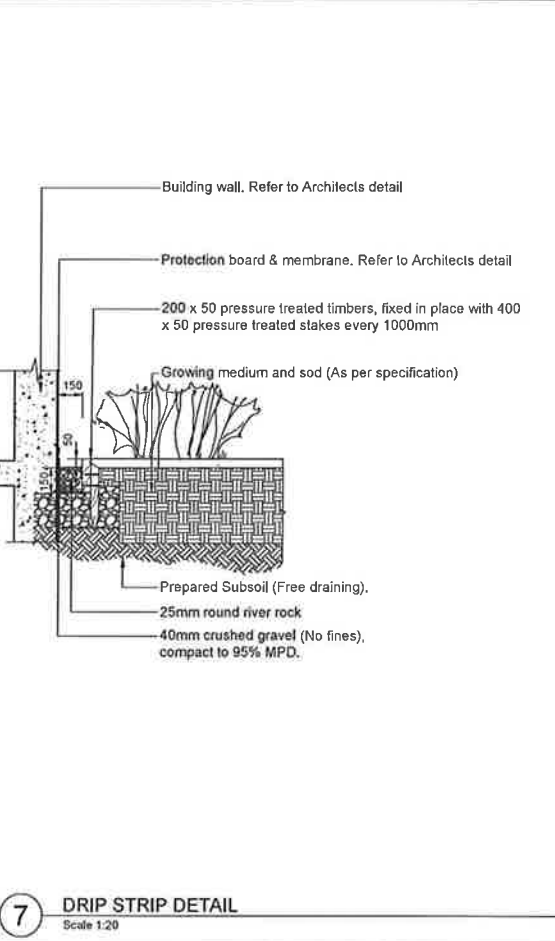
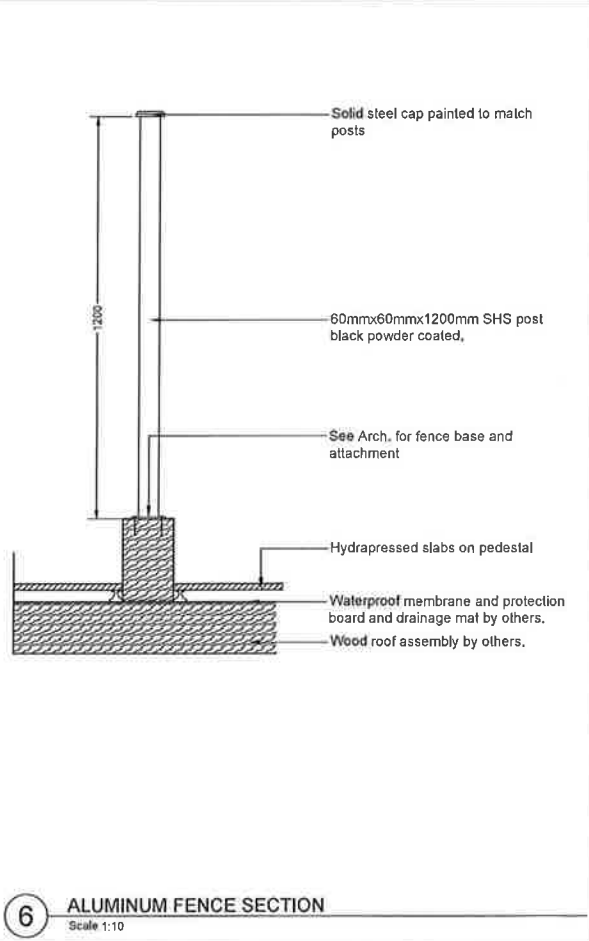
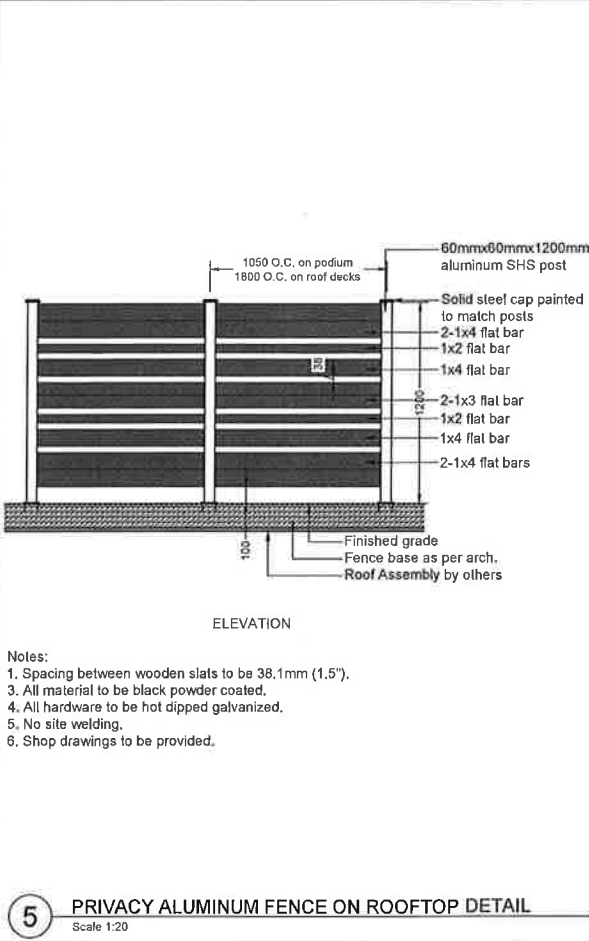
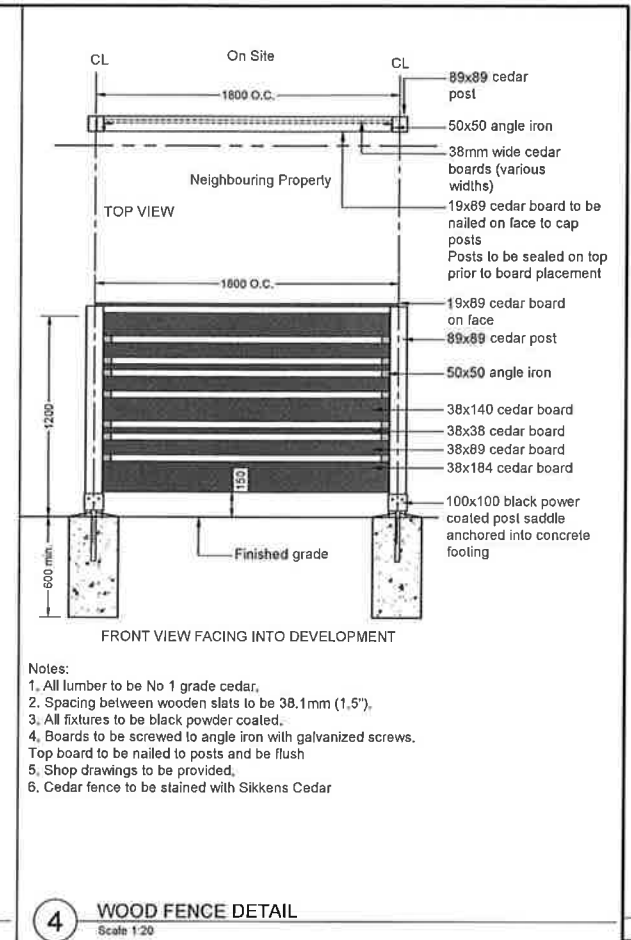
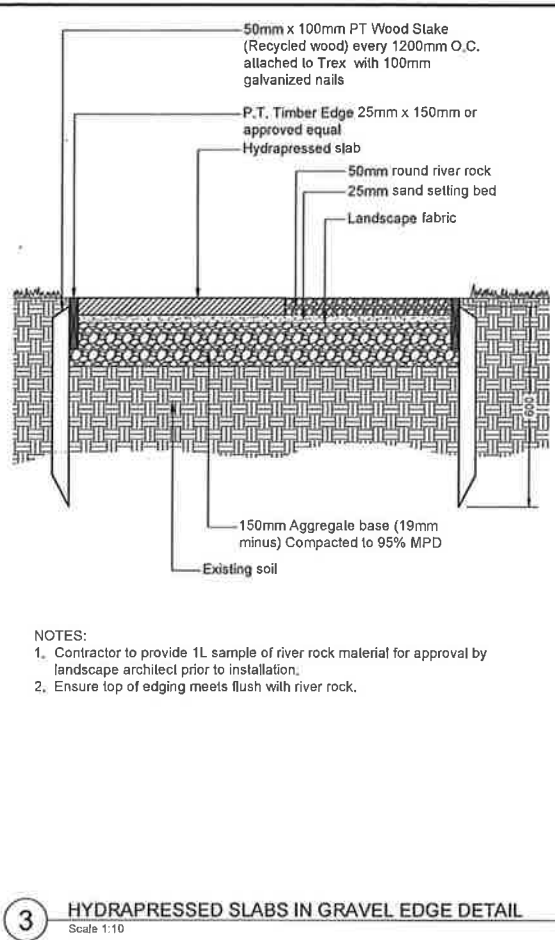
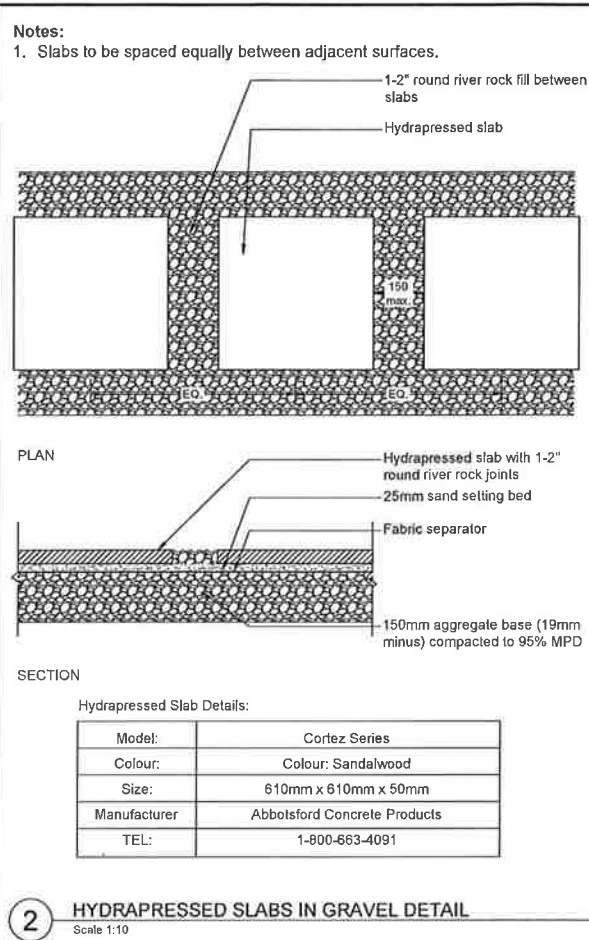
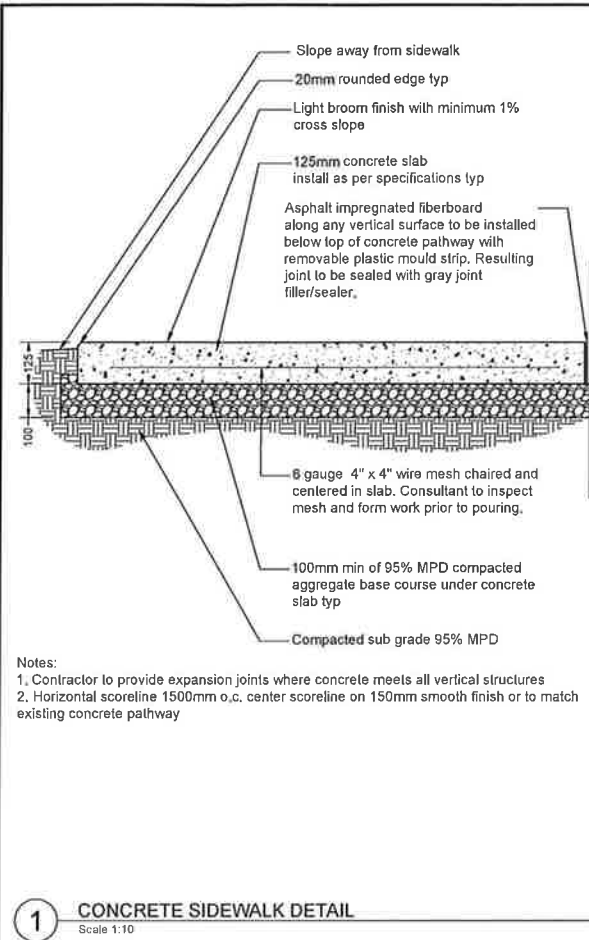
Project:

The Terraces: Phase 2

Location:

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

Drawn:	Stamp:
JW	
Checked:	
DJ	
Approved:	Original Sheet Size:
DJ	24"x36"
Scale:	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/CHANGES/ADDENDUMS MUST NOT BE PLACED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
AS SHOWN	



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



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

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

Project:
 The Terraces: Phase 2

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

Drawn:
 JW

Checked:
 DJ

Approved:
 DJ

Scale:
 AS SHOWN



Drawing Title:
DETAILS

VDZ Project #:
DP2017-18

Drawing #:
LD-02



CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT Development Permit Application DP 05-17 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.



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 10th day of July, 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



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Travel and Expense Policy – GE-10
Amendment**

From: Darrin Leite, CPA, CA
Director of Corporate Services

Date: July 11, 2017

Report #: 17-039

File #: 3900.00
Doc #: 148902

RECOMMENDATION:

THAT City Council adopt the amended Travel and Expense Policy – GE-10.

PURPOSE:

Update the Travel and Expense Policy – GE-10 to reflect an increase to the amount of the allowable expense the Mayor and Council can incur on an annual basis and increase the daily per diem rate.

POLICY:

Travel and Expense Policy – GE-10

COMMENTS/ANALYSIS:

The Travel and Expense Policy was last updated in 2015. Under Section 4.1 of the policy the Mayor's allowable expense amount will change from \$12,160 during a four year term to \$7,000 during each year of the four year term in office. Similarly, under Section 4.2 of the policy a Council member's allowable expense amount will change from \$8,840 during a four year term to \$5,000 during each year of the four year term in office. The change will be effective on January 1, 2018.

City Council thought it was important for Council members to have the ability to attend more than one conference a year so the allowable expense amount has increased to accommodate approximately two out of town conferences per year.

As well, under Section 6.5, the per diem allowance has been increased by \$5 to a maximum of \$75 per day. The per diem amount is to cover meals and gratuities, phone calls, minor entertainment and other incidental costs when traveling out of town. The change will be effective immediately.

BUDGET IMPLICATIONS:

The Council travel budget will increase \$20,700 to reflect the changes to the allowable expenditure amounts. The increase in the per diem rate will increase the total travel expenditures by approximately \$600 spread throughout all the departments of the City.

ALTERNATIVES:

Maintain the Mayor and Council allowable expense amounts and per diem rates at the current 2015 rates.

Respectfully Submitted,



Darrin Leite, CPA, CA
Director of Corporate Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment: 1. Amended Travel and Expense Policy – GE-10

	Title: Travel and Expense Policy	Policy No: GE-10
	Category: Administrative Policy	Classification:

1. Purpose:

To provide guidance on the reimbursement of travel and other training expenses of *Organization Members*.

2. Scope:

The policy covers expenses incurred by City Council members, City employees and other *Organization Members* authorized by City Council such as a committee member, commission member, a paid on call firefighter or a volunteer.

3. Policy Statement:

The City supports the training and development of Council members and staff resources recognizing the benefits of life long learning, training and education. Organizational development is a key results area in the City's Strategic Plan.

4. Council Member Expenditure Approvals:

- 4.1 The Mayor may incur *Allowable Expenses* up to \$7,000 (2018 rate) or as amended in the annual Financial Plan during each year of the four year term in the office for attendance at *Events*.
- 4.2 Each Council Member, except the Mayor, may incur *Allowable Expenses* up to \$5,000 (2018 rate) or as amended in the annual Financial Plan during each year of the four year term in the office for attendance at *Events*.
- 4.3 In any given year, a Council Member may attend without the prior approval of Council provided that the Council Member has sufficient funds within the Council Member's expense budget, prior to making *Event* arrangements, any of the following specific *Events*:
 - (a) The Federation of Canadian Municipalities (FCM) Conference;
 - (b) The Union of BC Municipalities (UBCM) Annual Convention;
 - (c) The Lower Mainland Local Government Association (LMLGA) Annual Meeting;
 - (d) The British Columbia Recreation and Parks Association Conference;
 - (e) Any other Event within the Province of British Columbia where the Council Member is officially representing the City of Langley;

If a Council Member does not have sufficient funds within the Council Member's Allowable Expense allocation, then attendance may be authorized, by the Mayor, prior to incurring any expense. The Mayor will then email the Director of Corporate Services approving that the over expenditures be funded from the Enterprise Fund, if other funding is not provided in the Financial Plan.

- 4.4 If a Council Member is appointed to a committee or organization by City Council or officially representing the City of Langley at a function as appointed by City Council, then any travel expenses incurred to fulfill the obligation of such an appointment or the cost to cover the purchase of the event ticket will not be charged to that Council Member's *Allowable Expenses*, but will be funded from the Enterprise Fund, if other funding is not provided in the Financial Plan.

Costs incurred will only apply to the member of Council and would exclude additional costs for spouses or other guests.

This policy does not apply to a meeting to which a Council Member receives payment for attending by another party. For example, a Council Member cannot make a claim under this policy for attending the meeting of a Metro Vancouver Committee where Metro Vancouver pays the Council Member to attend.

- 4.5 If a Council Member is elected or appointed to the Federation of Canadian Municipalities (FCM), the Union of British Columbia Municipalities (UBCM), the Lower Mainland Local Government Association (LMLGA) or any other organization deemed by City Council to further enhance or support the objectives of local government, then any travel expenses incurred by the Council Member, not reimbursed by other parties, may be paid by the City and not charged to the Council Member's *Allowable Expenses*, but will be funded from the Enterprise Fund, if other funding is not provided in the Financial Plan. The Council Member must seek the approval of the rest of Council prior to accepting the elected position or appointment to the Board or Committee of these organizations.
- 4.6 Travel costs within the City or Township of Langley are not eligible for reimbursement as they are covered by the Council member's 1/3 tax free remuneration allowance.

5. All Other Organization Members Approvals:

- 5.1 The Senior Management Team (SMT) are responsible for budgeting in each year sufficient funds to cover all expenses charged by *Organization Members* from whom he/she is responsible. The SMT will forward *Event* requests that they have approved to the CAO for his/her (or designate) approval provided the *Event* is within the Province of British Columbia.
- 5.2 City Council must approve attendance of an *Organization Member* at an *Event* outside of the Province of British Columbia.
- 5.3 The City will give staff members time off with pay to attend an *Event* which occurs during their regular working hours. The City will not pay wages to a staff member for portions of the *Event* which continues beyond or occurs outside of the staff member's regular working hours.

The City will not pay the wages of an *Organization Member* who is not a staff member or Council member.

- 5.4 If a staff member has claimed *Allowable Expenses* for an *Event* which is longer than two full days in duration and that staff member leaves the employment of the City within six months of completing the *Event*, then the staff member must repay to the City 50% of the *Allowable Expenses* claimed by that staff member in connection with that *Event*. The CAO has the discretion to waive this repayment requirement.

6. Allowable Expenses:

- 6.1 Subject to any conditions set out in this policy, the following items are *Allowable Expenses* which may be reimbursed by the City:
- (a) Transportation;
 - (b) Accommodation - actual costs based on double occupancy;
 - (c) Event registration and associated fees;
 - (d) Meals;
 - (e) Phone calls to City Hall for City related business.
- 6.2 The following items are not *Allowable Expenses*:
- (a) Any expenses for a spouse or guest accompanying the *Organization Member*;
 - (b) Phone call costs for non City related business;
 - (c) Alcohol;
 - (d) Fines or penalties such as speeding tickets or tickets for illegal parking.
- 6.3 The *Organization Member* must provide receipts for any *Allowable Expense*, whenever possible, in order to be reimbursed. Failure to provide a receipt may result in the *Allowable Expense* not being permitted to be claimed. The *Organization Member* should submit any claims for *Allowable Expenses* and a completed expense report as soon as possible after the completion of the *Event*. Staff members are encouraged to use City provided purchasing cards.

Transportation:

- 6.4 Transportation costs to an *Event* include the following:
- (a) The automobile vehicle mileage rate set annually by Canada Revenue Agency multiplied by the number of kilometers driven;
 - (b) Airline fares, ferry fares and any transportation to and from transportation terminals;
 - (c) Rental cars and costs of gasoline for the rental cars;
 - (d) Rapid transit fares, taxi fares, bridge tolls and parking fees;
 - (e) Any applicable taxes.

Actual transportation costs may be claimed if travel to the *Event* is a form of transportation other than an automotive vehicle which is reimbursed based on the number of kilometers driven. If travel to the *Event* is by an automotive vehicle owned by the *Organization Member*, the mileage may be claimed for the lessor of the travel distance from the *Organization Member's* residence or from City Hall to the destination. The total amount paid for mileage and parking should not exceed the actual airfare costs to the destination at economy rates and associated parking and shuttle costs.

If more than one *Organization Member* is sharing transportation in an automotive vehicle, than the mileage claim may be split equally among the Organization Members or claimed in total by only one Organization Member (typically the owner of the vehicle).

If the *Organization Member* uses a City owned automotive vehicle to travel to the *Event*, the *Organization Member* may not claim mileage as an *Allowable Expense*. Gasoline purchases should be made on the City provided purchasing card so that there is no reimbursement required to be claimed by the *Organization Member* personally.

Staff members should use the best method of transportation, keeping in mind the need to minimize the amount of time the staff members are away from the office during their regular working hours.

Per Diem Allowance:

- 6.5 The City has established a per diem allowance at the rate of \$75 per day (in the currency of the country of travel) for administrative ease to reimburse *Organization Members* for out of pocket costs when travelling out of town on City business. Where partial day absence (including travel time) is required, the per diem will be reduced based on the following amounts:

- (a) \$15 for breakfast
- (b) \$20 for lunch
- (c) \$30 for dinner
- (d) \$10 for evening incidentals (only when an overnight stay is required)

The per diem allowance is to cover meals and gratuities, phone calls, minor entertainment costs and other incidental costs.

- 6.6 A staff member may claim \$20 for a meal when the staff member is required to attend an evening meeting of Council, a Committee or a Commission if no meal is provided.

Advances:

- 6.7 When requested, the City will provide funds for the per diem allowance as a travel advance to an *Organization Member*. The Director of Corporate Services may approve at his/her discretion a travel advance for other *Allowable Expenses*.

The Organization Member who receives a travel advance must return any unused funds to the Finance Department within seven days of the completion of the Event with a completed expense report and accompanying receipts.

7. Definitions:

Allowable Expense means an expense as outlined in Section 6 for which an *Organization Member* who attended an *Event* may be reimbursed.

Event means a training opportunity relating to the business of local government which are generally educational or informative in nature and may include courses, meetings, seminars, workshops, Annual General Meetings, conferences or conventions.

Organization Member includes a City Council Member, a staff member and other persons who are authorized by the City in advance to go to an Event such as a committee member, commission member, a paid on call firefighter or a volunteer.

References

Policy Number:	GE-10
Policy Owner:	Administrative
Endorsed by:	Senior Management Team
Final Approval:	Council
Date Approved:	September 13, 2004 - 04/266
Revision Date:	July 27, 2015
Amendments:	06/055, 07/092, 08/029, 11/093, 15/187
Related Policies:	n/a
Related Publications:	n/a

Contact Person:

Contact Person: Darrin Leite, CPA, CA
Position: Director of Corporate Services
Phone: 604 514-2806
Email: dleite@langleycity.ca



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Corporate Fitness Membership Program**

From: Kim Hilton
Director of Recreation, Culture & Community
Services

Date: July 13, 2017

Report #: 17-040
File #: 7710.00
Doc #:

RECOMMENDATION:

THAT City Council approve policy RE-18 Corporate Fitness Membership Program.

PURPOSE:

The purpose of this report is to seek approval for the Corporate Fitness Membership Program policy RE-18.

POLICY:

Policy RE-18 is being introduced for the first time.

COMMENTS/ANALYSIS:

The Corporate Fitness Membership Program promotes healthy, active lifestyles among City of Langley businesses by making recreation opportunities affordable and accessible. The City recognizes that healthier, active employees are more engaged; have increased motivation; improved mental health; fewer work related injuries and fewer sick days.

The policy applies to businesses located in the City of Langley holding a valid business license, registered non-profit agencies in the City of Langley, School District 35, Langley RCMP, and provincial or federal ministries. The policy provides for a discount on 3 month, 6 month or 1 year admission packages.

BUDGET IMPLICATIONS:

It is anticipated that the program will attract new customers to the Langley City Recreation facilities resulting in a net increase in revenues.

ALTERNATIVES:

Do not provide discounted admission rates for businesses/organizations located in the City of Langley.

Respectfully Submitted,



Kim Hilton
Director of Recreation, Culture & Community Services


Attachment(s): Corporate Fitness Membership Program Policy RE-18

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

	Title: CORPORATE FITNESS MEMBERSHIP PROGRAM	Policy No: RE-18
	Category: Council Policy	Classification: Recreation

1. Purpose:

To provide guidance on the administration of the Corporate Fitness Membership Program.

2. Scope:

The policy applies to businesses located in the City of Langley holding a valid business license, registered non-profit agencies in the City of Langley, School District 35, Langley RCMP, and provincial or federal ministries. The policy provides for a discount on 3 month, 6 month, or 1 year admission packages.

3. Policy Statement:

The Corporate Fitness Membership Program promotes healthy, active lifestyles among City of Langley businesses by making recreation opportunities affordable and accessible. The City recognizes that healthier, active employees are more engaged; have increased motivation; improved mental health; fewer work related injuries and fewer sick days.

4. The Program:

- a) Requires a minimum of three or more employees of the business to sign up.
- b) A completed application form with proof of employment for each employee must be submitted to the Recreation, Culture and Community Services Department
- c) Each employee signing up will receive a 25% discount on a 3-month, a 6-month or 1 year admission packages. (No other admission packages apply).
- d) The program applies only to discounted admission packages not registered programs.

5. Definitions:

Employee means an individual from a business located in the City of Langley with a valid business license who can provide a current pay statement or letter from their human resource department, or business owner confirming their employment.

Business means a business in the City of Langley that holds a valid business license.

Non-profit agencies means organizations that are registered as non-profit.

Langley RCMP means any officer or auxiliary officer that is based out of the Langley detachment and the City of Langley Community Police Office Coordinator.

References

Policy Number:	RE-18
Policy Owner:	Recreation, Culture and Community Services
Endorsed by:	Council
Final Approval:	
Date Approved:	
Revision Date:	
Amendments:	n/a
Related Policies:	n/a
Related Publications:	n/a

Contact Person:

Contact Person: Kim Hilton

Position: Director of Recreation, Culture and Community Services

Phone: 604 514-2866

Email: khilton@langleycity.ca



REPORT TO COUNCIL

To: **Mayor and Council**

Subject: **2017 Community Grants**

Report #: 17-006

File #: 1850.00

From: Darrin Leite, CPA, CA
Director of Corporate Services

Doc #: 149057

Date: July 18, 2017

RECOMMENDATION:

That City Council endorse the recommendation of the Community Grant Committee to award community grants totalling \$ 21,658 to the following organizations;

Big Brothers Big Sisters of Langley	\$ 1,250.00
Boys and Girls Club of Langley	\$ 730.00
Children's Wish Foundation	\$ 1,000.00
Langley Animal Protection Society	\$ 3,500.00
Langley Baseball Association	\$ 5,000.00
Langley Community Services Society	\$ 1,378.00
Langley Division of Family Practise – Youth HUB	\$ 5,300.00
Langley School District Foundation – HD Stafford	\$ 2,200.00
Moving Forward Family Service	\$ 1,300.00
	\$ 21,658.00

PURPOSE:

To seek Council's support of the Community Grant Committee recommendations regarding the distribution of the community grants.

POLICY:

Community Grant Policy CO-51



COMMENTS/ANALYSIS:

The City has allocated \$44,658.95 of casino proceeds still available to provide community grants to organizations that to the general interest and advantage of the City. The Community Grant Committee reviewed 13 applications received for the second grant application intake ending June 30, 2017.

BUDGET IMPLICATIONS:

In the second round of grant applications, \$21,658 was identified for distribution to 9 organizations. In total, the 2017 grants requested for both intake periods totalled \$297,262.30 of which \$144,999.05 was identified for distribution to 60 organizations.

ALTERNATIVES:

Council could alter the amounts of the grants being considered and/or approve other grant requests.

Respectfully Submitted,



Darrin Leite, CPA, CA
Director of Corporate Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

Since the inception of the Community Grant Program in 2006 the City has contributed over \$1,514,433 to non-profit and community organizations.



Francis Cheung, P. Eng.
Chief Administrative Officer

