

## REGULAR COUNCIL MEETING AGENDA

Monday, September 18, 2017 7:00 P.M. Council Chambers, Langley City Hall 20399 Douglas Crescent

			Pages
1.	<u>ADO</u>	PTION OF AGENDA	
	a.	Adoption of the September 18, 2017 Regular Agenda	
2.	<u>COM</u>	MITTEE OF THE WHOLE	
	a.	Development Permit No. 09-17 6025 Collection Drive	1
3.	ADO	PTION OF THE MINUTES	
	a.	Regular Meeting Minutes from September 11, 2017	24
4.	<u>BUSI</u>	NESS ARISING FROM COMMITTEE OF THE WHOLE	
	a.	Development Permit No. 09-17 6025 Collection Drive	33
5.	COM	MUNITY SPOTLIGHTS	
	a.	BC Lottery Corporation Greg Walker and Lara Gerrits	57
	b.	Langley Environmental Partners Society Carly Stromsten	58
6.	MAY	OR'S REPORT	
	a.	Upcoming Meetings Regular Council Meeting – October 2, 2017 Regular Council Meeting – October 23, 2017	
	b.	Metro Vancouver Update - Councillor Storteboom	
	C.	Library Happenings - Councillor Martin	

## 7. <u>BYLAWS</u>

a.	Bylaw 3025 First and second reading of a bylaw to discharge Land Use Contract No. 06A-74 from the property located at at 5040 – 205A Street.	59
b.	Bylaw 3030 First and second reading of a bylaw to discharge a Land Use Contract No. 23-73 from the property located at 20215 – 44A Avenue.	63
C.	Bylaw No. 3026 Final reading of a bylaw to amend the Officer Establishment Bylaw.	67
d.	Bylaw No. 3027 First and second reading of a bylaw to add a new CD49 Zone at the property located at 19753 55A Avenue.	69
e.	Bylaw No. 3028 Final reading of a bylaw to amend the Fire Protection and Safety Bylaw.	101
<u>ADMI</u>	NISTRATIVE REPORTS	
a.	Traffic Calming at Michaud Crescent and 201A Street	103
<u>NEW</u>	AND UNFINISHED BUSINESS	
a.	Motions/Notices of Motion	
b.	Correspondence	
	<ol> <li>Big Brothers Big Sisters</li> <li>September is Big Brothers Big Sisters Month</li> </ol>	108
C.	New Business	

## 10. <u>ADJOURNMENT</u>

8.

9.



# ADVISORY PLANNING COMMISSION REPORT

#### To: Advisory Planning Commission

#### Subject Development Permit Application DP 09-17-6025 Collection Drive-Christopher Bozyk Architects

From: Development Services & Economic Development Department File #: 6620.00 Doc #: 150237

Date: August 14, 2017

#### **COMMITTEE RECOMMENDATION:**

THAT Development Permit Application DP 09-17 to accommodate a 932.23  $m^2$  (10,034 ft2) service and parts department expansion for the BMW Mini Langley dealership be approved.

#### **PURPOSE OF REPORT:**

To consider a Development Permit Application by Christopher Bozyk Architects to accommodate a 932.23 m2 service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive.

#### POLICY:

The subject property is zoned CD 23 Comprehensive Development Zone and designated as Service Commercial in the Official Community Plan. All lands designated as Service Commercial are subject to a Development Permit.



#### COMMENTS/ANALYSIS:

#### Background Information:

Applicant:	Christopher Bozyk Architects Ltd.
Owner:	0820515 B.C. Ltd.
Civic Addresses:	6025 Collection Drive
Legal Description:	Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and
	an Undivided 85/400 <sup>th</sup> Share of Lot 4,
	District Lot 308, Group 2, New
	Westminster District, Plan BCP44937
Site Area:	16,780 m2
Floor Area Ratio:	.37
Total Parking Required:	120 stalls, including 3 h/c stalls
Total Parking Provided:	137 stalls, including 3 h/c stalls
Existing Zoning:	CD 23 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None
Development Cost	\$76,699.89 (\$7.6440/ft <sup>2</sup> )
Charges:	

#### Engineering Requirements:

There are no engineering requirements for the proposed addition.

#### **Discussion:**

The iconic BWM MINI Langley dealership was the first luxury brand featured at *"The Collection"* luxury auto-mall. This proposed expansion is the first addition to complement their business operation since their opening in 2011.

Currently, there are two existing buildings on the site. The BMW and MINI dealerships, with a modest service department and a separate car wash building. The proposed expansion is to further enhance the service and parts departments of the dealership, and accommodate a new detailing department. The proposed buildings have been designed with under-stated but strong forms, matching existing structures and materials. Such materials include aluco-bond panel cladding systems, architectural concrete block veneer, and structural glazing systems.



To: Advisory Planning Commission Date: August 14, 2017 Subject: Development Permit Application DP 09-17-6025 Collection Drive-Christopher Bozyk Architects Page 3

Staff commend the applicant's commitment to integrate sustainability features and CPTED measures into the proposed expansion.

#### 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 application will be reviewed by the Advisory Planning Commission at the September 13<sup>th</sup> meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18<sup>th</sup> Regular Council meeting.

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$76,699.89 to Development Cost Charge accounts.

#### ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:

Michile

Gerald Minchuk, MCIP Director of Development Services & Economic Development

attachments



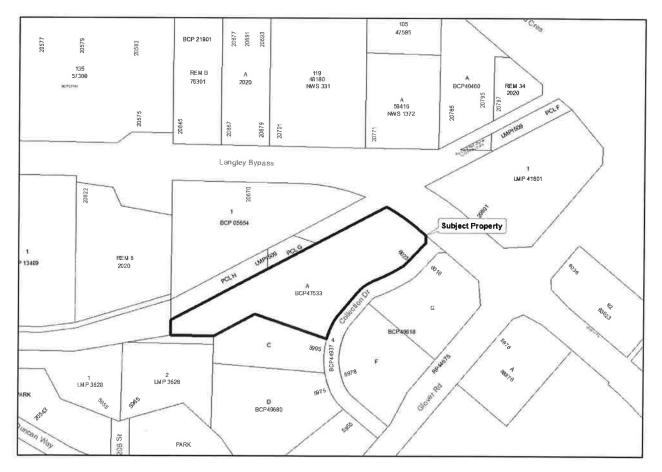


## **DEVELOPMENT PERMIT APPLICATION DP 09-17**

Civic Address: Legal Description: 6025 Collection Drive

Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400<sup>th</sup> Share in Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937 Christopher Bozyk Arabitects Ltd

Applicant: Owner: Christopher Bozyk Architects Ltd. 0820515 B.C. Ltd.





#### MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

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

#### WEDNESDAY, SEPTEMBER 13, 2017 7:00 PM

Present: Councillor Jack Arnold, Chairman Councillor Paul Albrecht, Vice-Chairman John Beimers Trish Buhler Hana Hutchinson Esther Lindberg Jamie Schreder

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

Absent: Shelley Coburn, School District No. 35 Corp. Steve McKeddie, Langley RCMP George Roman Dan Millsip

#### 1) <u>RECEIPT OF MINUTES</u>

MOVED BY Commission Member Buhler SECONDED BY Commission Member Hutchinson

THAT the minutes for the August 9, 2017 Advisory Planning Commission meeting be received.

#### CARRIED

#### 2) <u>REZONING APPLICATION RZ 06-17/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 08-17-19753-55A AVENUE-FRED ADAB</u> <u>ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed applications and introduced, Fred Adab, F. Adab Architects Inc and Mr Dhall, Bent Picture Design Group. Mr. Adab and Mr. Dhall presented the proposed rezoning/development permit applications. Following discussion on building form and character, on-site landscaping, parking, compatibility with first phase townhouse development, Manufactured Homes Park Tenancy Act implications, sustainability features and CPTED security features, it was:

MOVED BY Commission Member Lindberg SECONDED BY Commission Member Buhler

That Development Permit Application DP 07-17 to accommodate a 3 storey, 14 unit townhouse development located at 19753-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

#### <u>CARRIED</u>

#### 3) DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025 COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS LTD.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced, Nikolav Kalinov, Christopher Bozyk Architects Ltd. Mr. Kalinov presented the proposed development permit application. Following discussion on building form and character, it was:

MOVED BY Commission Member Buhler SECONDED BY Commission Member Schreder

That Development Permit Application DP 09-17 to accommodate a  $932m^2$  (10,034 ft<sup>2</sup>) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

#### CARRIED

#### 4) <u>NEXT MEETING</u>

Wednesday, November 8th, 2017

#### 5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Schreder SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

<u>CARRIED</u>

Anol ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

# Z LANGLEY ANSIC EXP. BMW + MINI DEPARTMENTS & PARTS DPENROAD SERVICE

6025



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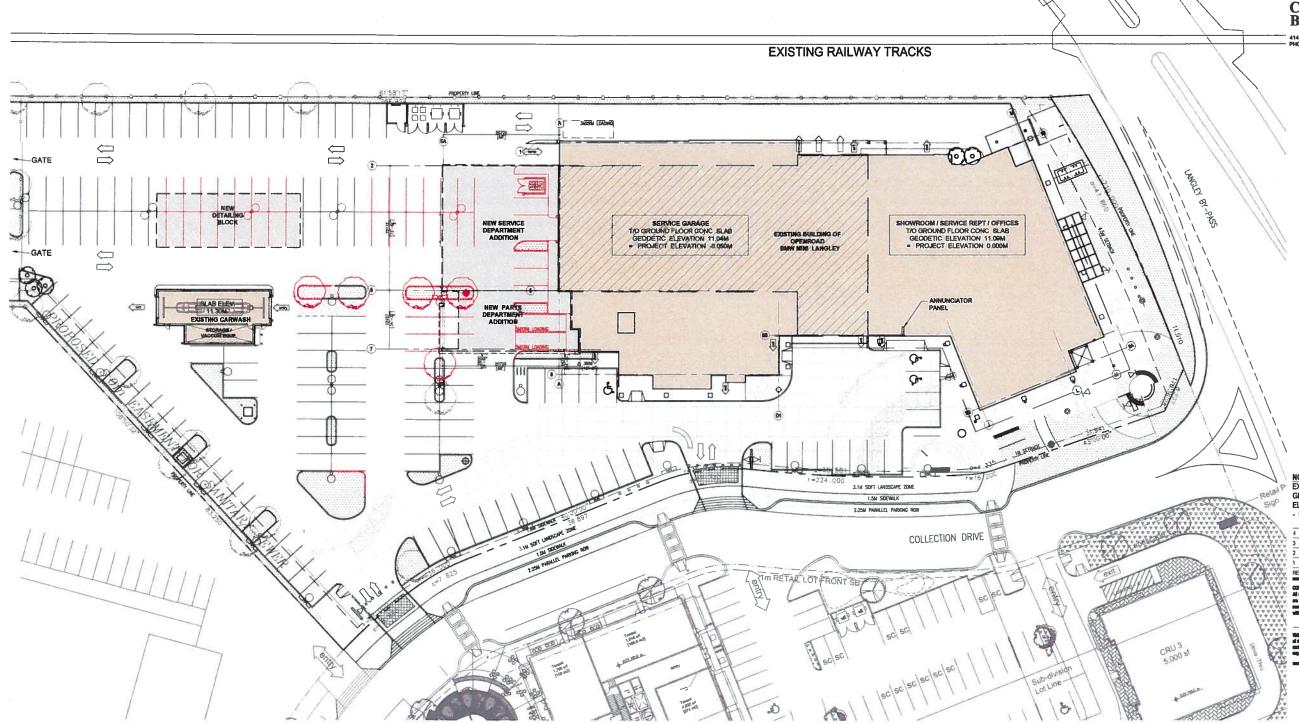
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PROJECT LIST OF DRAWINGS:						
ARCHIT	ECTURAL DRAWINGS					
A.000	COVER, DRAWING LIST					
A.001 A.002 A.003						
A.011 A.012 A.013	MAIN FLOOR KEY-PLAN SECOND FLOOR KEY-PLAN ROOF KEY-PLAN					
	MAIN FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN					
A.200 A.201	BUILDING STREET VIEWS BUILDING ELEVATIONS					
A.301	BUILDING SECTIONS					
A.501	NEW DETAILING BLOCK PLANS, SECTIONS, ELEVATIONS					
LANDSCAPE DRAWINGS						
L1 L2	LANDSCAPE PLAN LANDSCAPE SPECIFICATIONS					







CONTEXT PLAN N.T.S.



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NOTE: EXISTING T/O GROUND FLOOR CONCRETE SLAB GEODETIC ELEVATION AND CORRESPONDING ELEVATION OF NEW ADDITION FLOOR SLAB -- IS A SUBJECT OF SITE CONFIRMATION.

4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT	
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT	
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW	_
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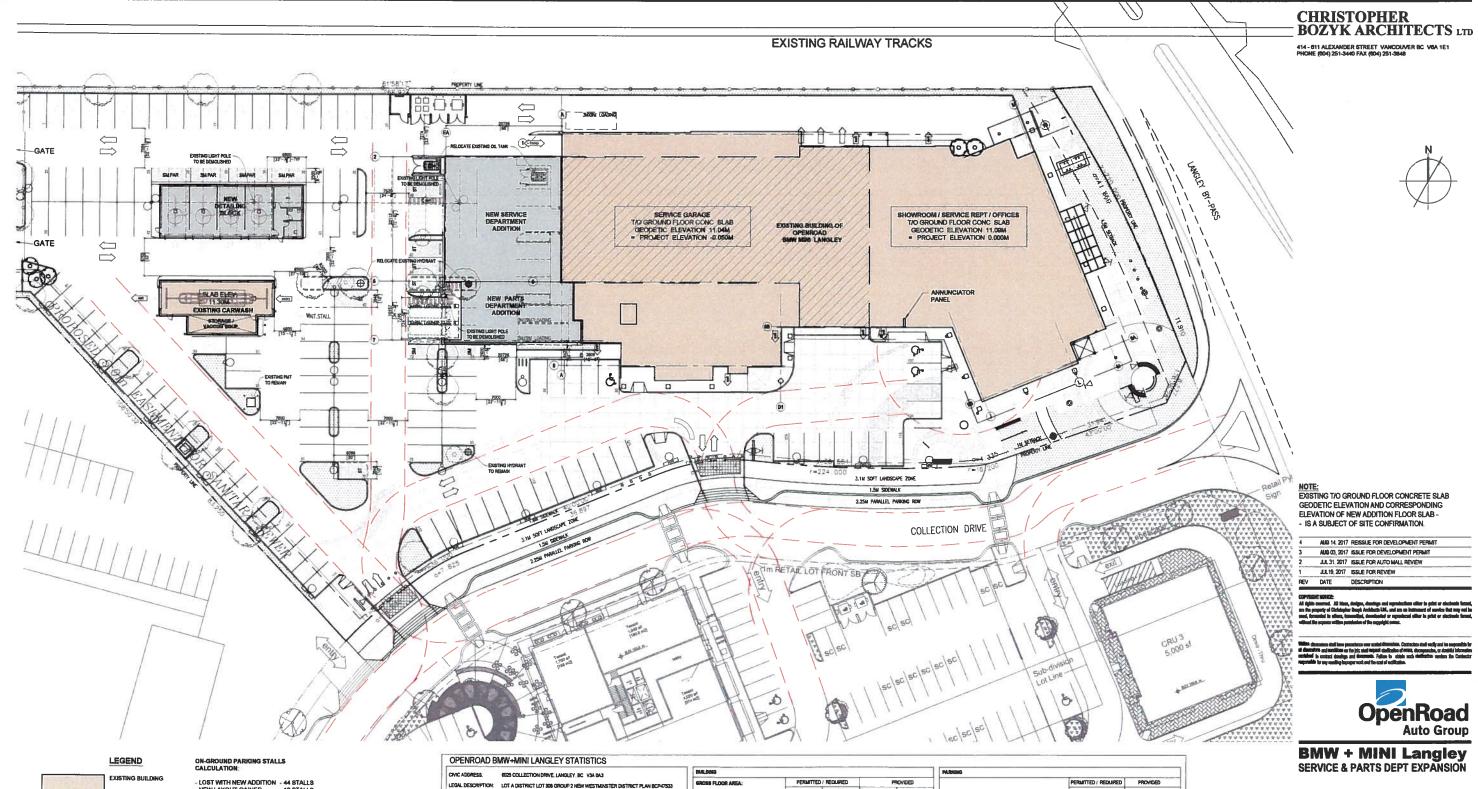
# **BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN **EXISTING** 

SCALE: 1:300 @ 38:24 DATE : JUN: 2017 DRAWN: N





CIVIC ADDRESS. 6025 COLLECT	ON DRIVE LAN	GLEY BC V3A DA3			BURLENIG					PARIGHO
	RICT LOT 308 GROUP 2 NEW WESTKINSTER DISTRICT PLAN BCP47533			GROSS FLOOR AREA:	PERMITTE	D / REQUIRED		PROVIDED		
AND AN UNDIV	DED 85400h S	HARE IN LOT 4 DIST	RICT LOT 308 GE	KOUP 2	EQISTING BUILDINGS	m2	SF	m2	SF	AUTOMOTIVE SALES & RENTAL (2 STALLS / 93m2 OF GROSS AREA)
ZONING. COMPREHENSIV LOT AREA. 16780 m2 (180 0	/E DEVELOPME				CAR WASH GROUND FLOOR SECOND FLOOR ROOF TOTAL SDISTING			150 3 3 444 0 1 662 5 52 2	1617.8 37 070.9 17 895.0 561 8	(2 STALLS / SURV OF OHOUS AND A) AUTOMOTIVE SERVICE (1 STALLS / SERVICE BAY) TOTAL EXTERSOR PARISING:
SITE	PERM	TTED / REQUIRED	1	ROVIDED	NEW ADDITION			5 308.4	67 \$45.6	INCLUDING SMALL CAR STALL
LOT COVERAGE:		55%		27%	GROUND FLOOR (SERVICE / PARTS)		:	243.76 658.47	2623.8 7 410.6	(MAX. 40% OF TOTAL REQUIRED)
SET BACKS: FRONT YARD	1.0 m	3.251	10m	3.28 %	TOTAL NEW		1	932.23 6.241.23	18-834.4 67 150.0	(5% OF TOTAL SPACES REQUIRED)
REAR YARD SIDE YARD - EXTERIOR	0 45m	0 14.75 ft	0 45m	0 1478 ft	AREA BY USE				-	
SIDE YARD - INTERIOR	0	0	0	0	AUTOMOTIVE SALES & RENTAL AUTOMOTIVE SERVICE			4 372.56 1 668.67	47 065.8 20 114.2	LOADING (CLAES '8'):
BUILDING FOOTPRINT - EQISTING BUILDING FOOTPRINT - ADDITION	•	:	3 594 3 m2 932 28 m2	30 600.7 sl 10 634 4 sf	EDISTING AVERAGE GRADE: PROPOSED AVERAGE GRADE (AT BULDING):	1			1.09 m 1.09 m	BICYCLE PARIONGRITORAGE
FLOOR AREA BATIO:		N/A		0.37	FROM PROPOSED GRADE):	25 m	82 11	15.24 n	n 50 ft	
OPEN SPACE:		N/A		63%	HUMBER OF STUREYS:				2	

- LOST WITH NEW ADDITION - 44 BTALLS - NEW LAYOUT GAINED - 12 STALLS TOTAL LOSS OF PARKING STALLS WITH NEW ADDITION + 32 STALLS

#### PARKING INDICATION LEGEND

NEW ADDITION

DEMOLISHED LANDSCAPING, PARKING STALLS LIGHT FIXTURES

FIRE TRUCK ROUTS

- - PROPERTY LINES

- EXISTING PARKING STALLS
- EXISTING OR NEW PARKING STALLS (CROSSED) DEDICATED TO BMW-MINI STAFF

NEW PARKING STALLS (HATCHED)

6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED

\$15

26

137

10

3

3 (EXIST )

10 (EXIST.)

26

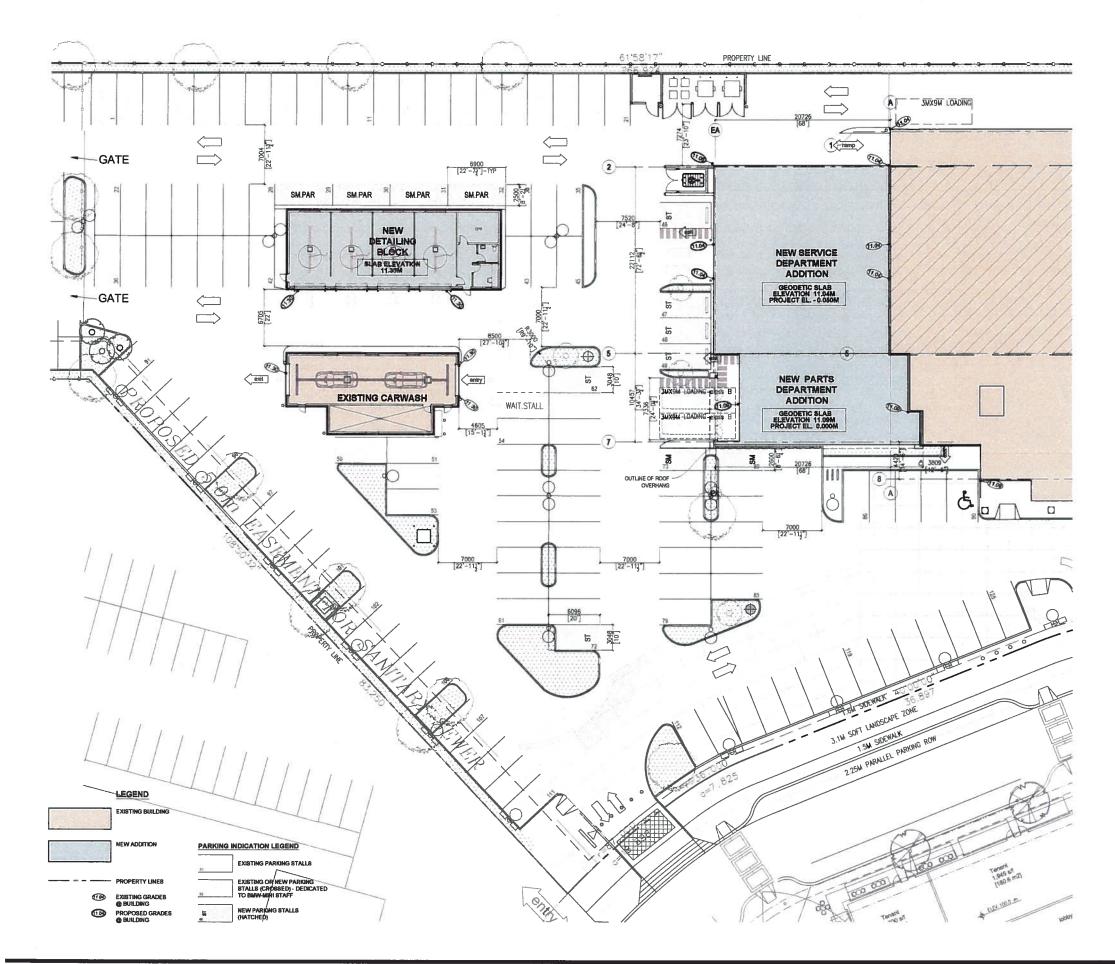
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2		ISSUE FOR DEVELOPMENT PERMIT
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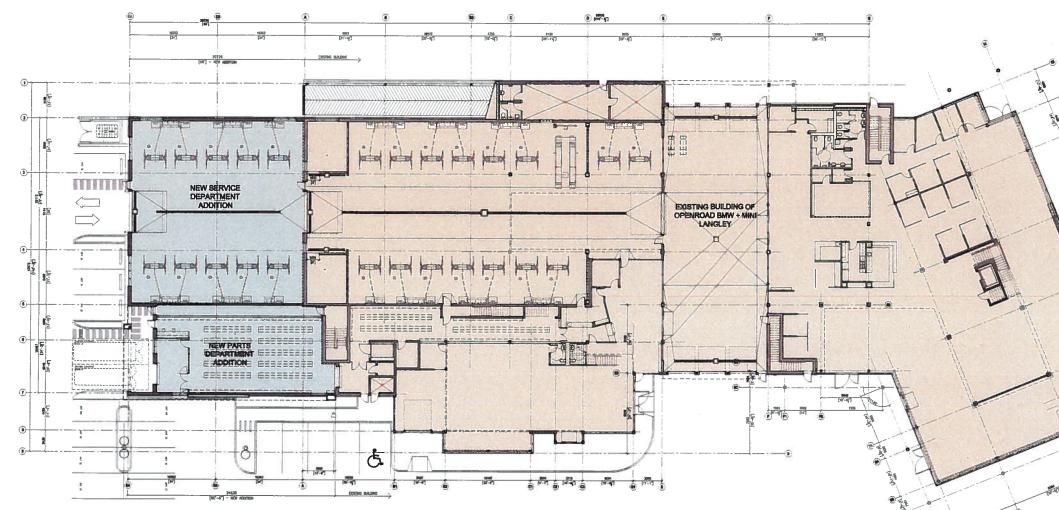
# BMW + MINI Langley SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN **PROPOSED - DETAIL BUILDING GRADES** 

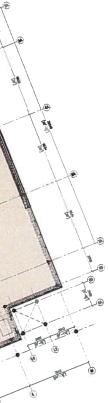
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LEGEND

EXISTING BUILDING

NEW ADDITION

REV	DATE	DESCRIPTION
1	JUL 19, 2017	ISSUE FOR REVIEW
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT

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#### **BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

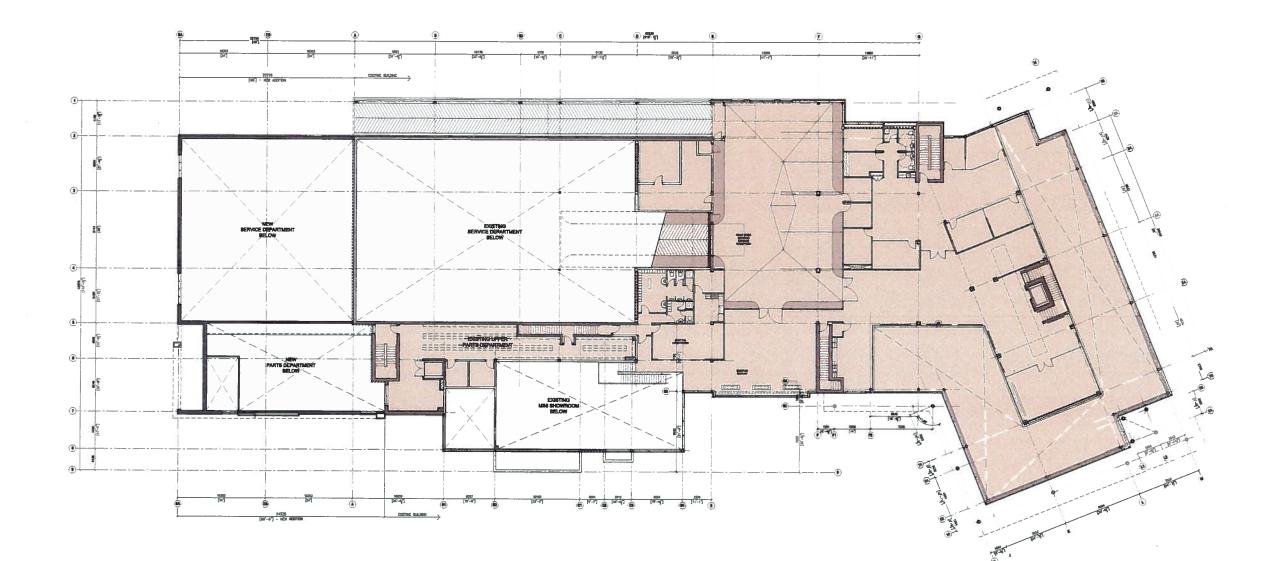
6025 Collection Drive, Langley, BC

MAIN FLOOR KEY-PLAN



8CALE 1 200 DATE JUN 2017 DRAWN NK PROJECT NUMBER: 216020





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#### LEGEND

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NEW ADDITION

4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
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2	JUL 31 2017	ISSUE FOR AUTO MALL REVIEW
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#### BMW + MINI Langley SERVICE & PARTS DEPT EXPANSION

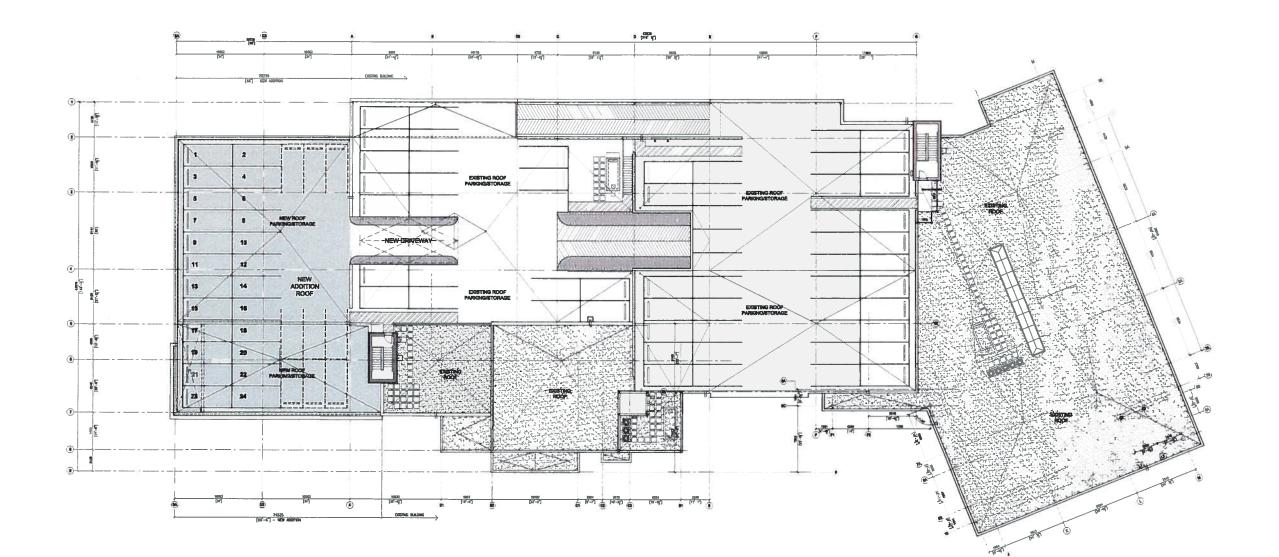
6025 Collection Drive, Langley, BC

SECOND FLOOR KEY-PLAN



8CALE: 1: 200 DATE: JUN: 2017 DRAWN NK PROJECT NUMBER: 216020





ADDITIONAL CAR PARKING STORAGE CALCULATION:

- LOST WITH NEW ADDITION - 4 STALLS - NEW LAYOUT GAINED - 24 STALLS

TOTAL ROOF CAR STORAGE GAINED WITH NEW ADDITION - 20 STALLS

POTENTIAL OVERFLOW - 9 STALLS

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#### LEGEND

EXISTING BUILDING

NEW ADDITION

AUG 14 2017 REISSUE FOR DEVELOPMENT PERMIT
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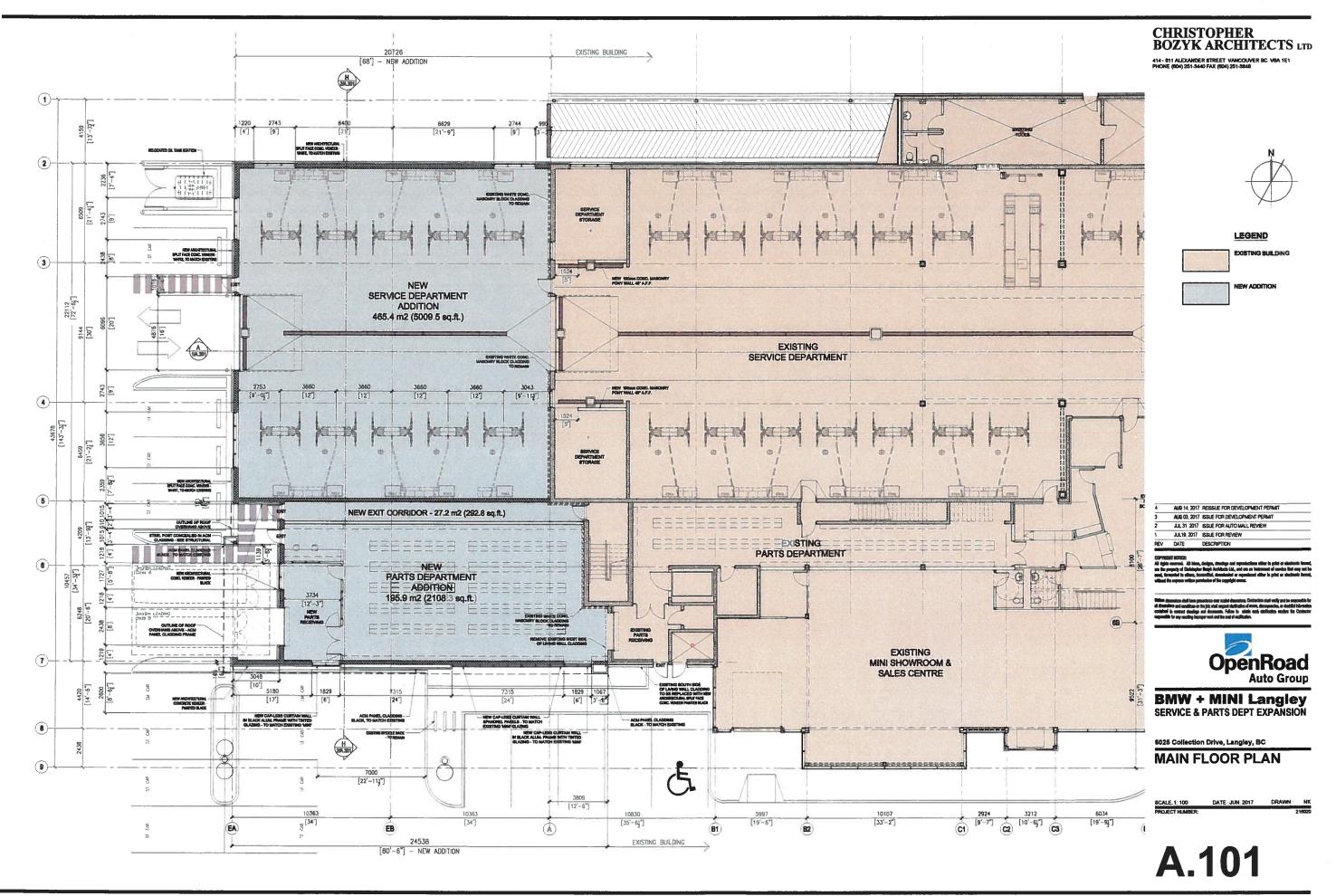
6025 Collection Drive, Langley, BC

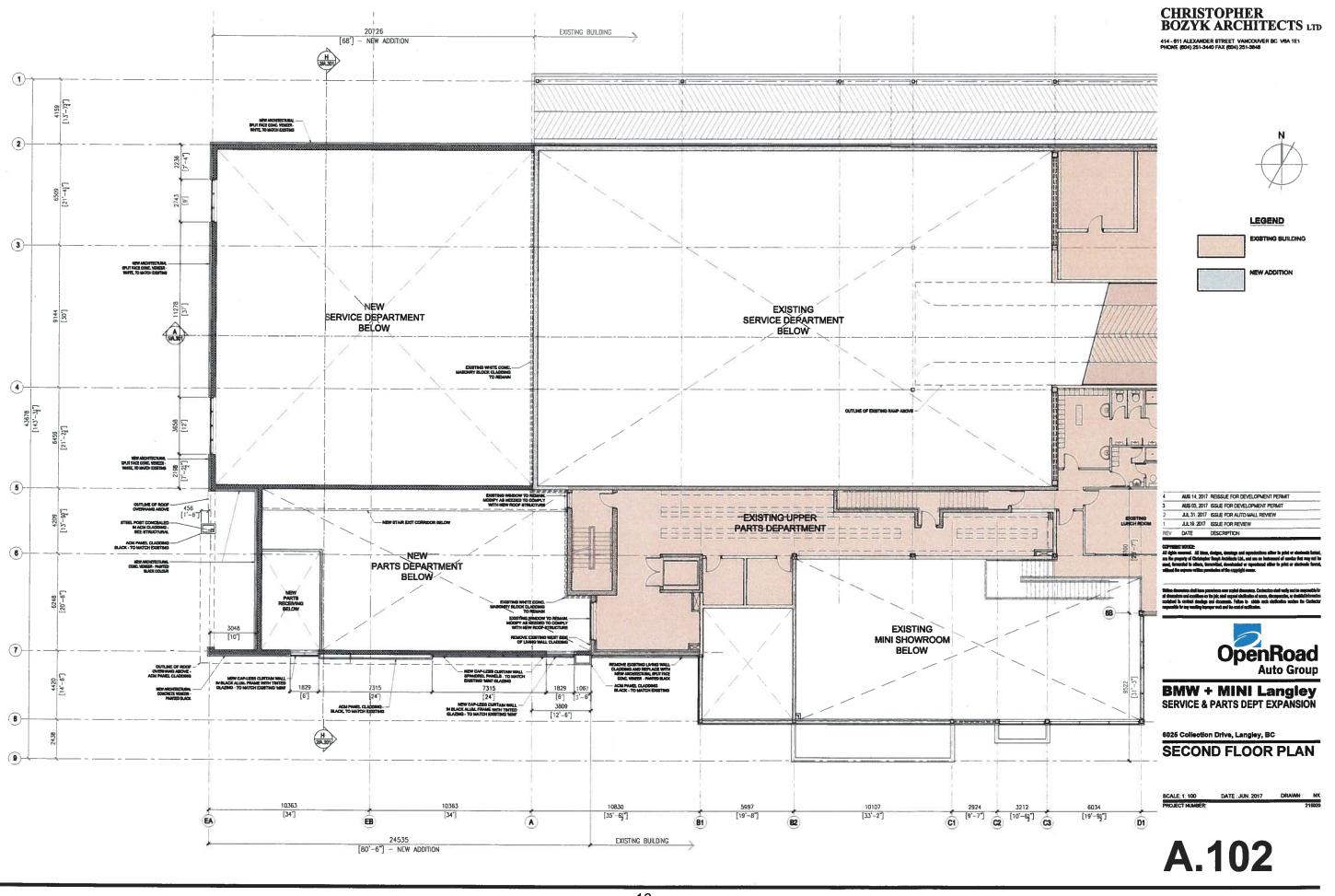
**ROOF KEY-PLAN** 

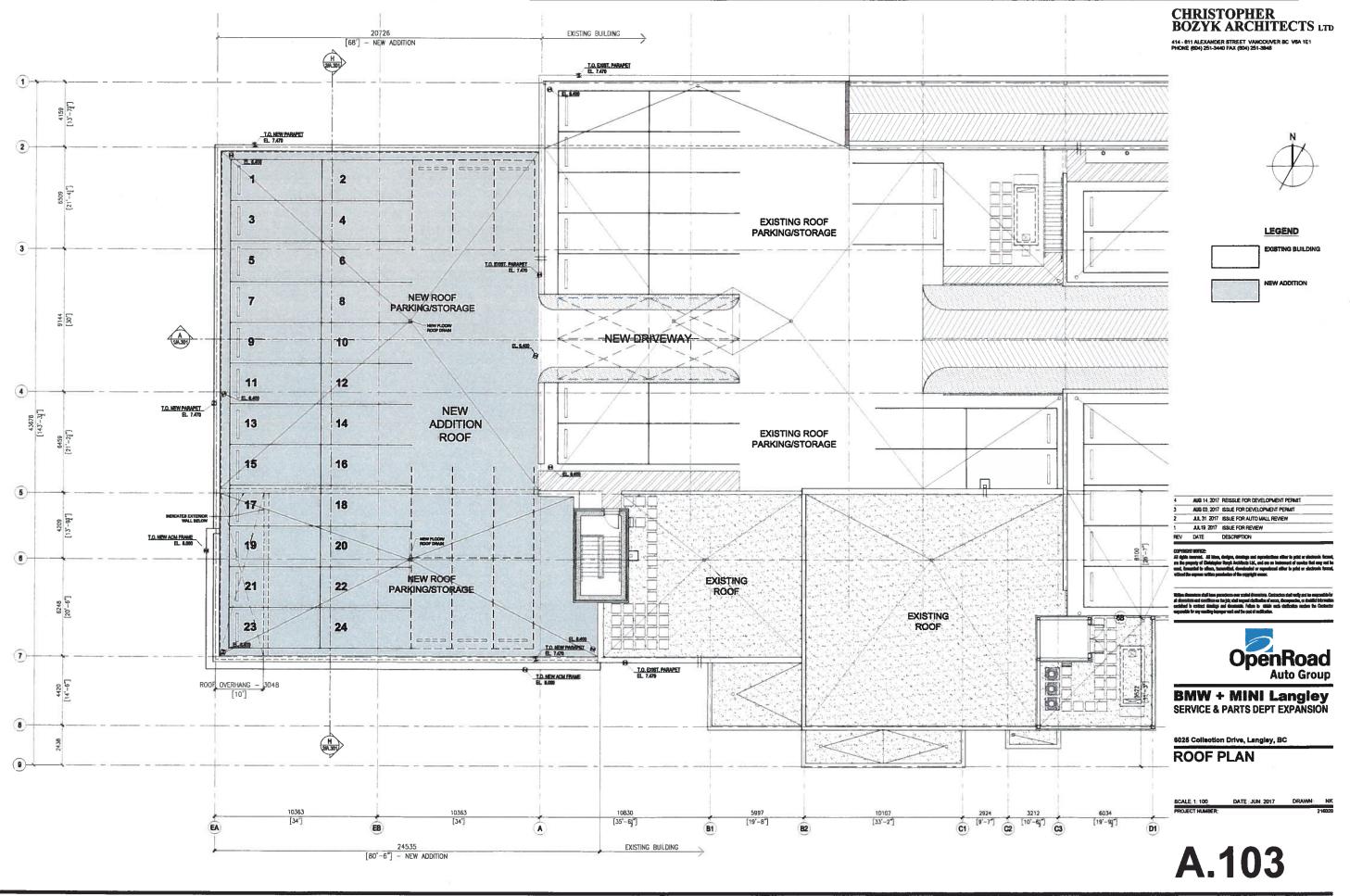


SCALE:1:200 DATE:JUN.2017 DRAWN NK PROJECT NUMBER: 216020











NEW ADDITION SOUTH VIEW DROM COLLECTION DRIVE

VIEW ADDITION S-W VIEW FROM PARKING LOT



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# **BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

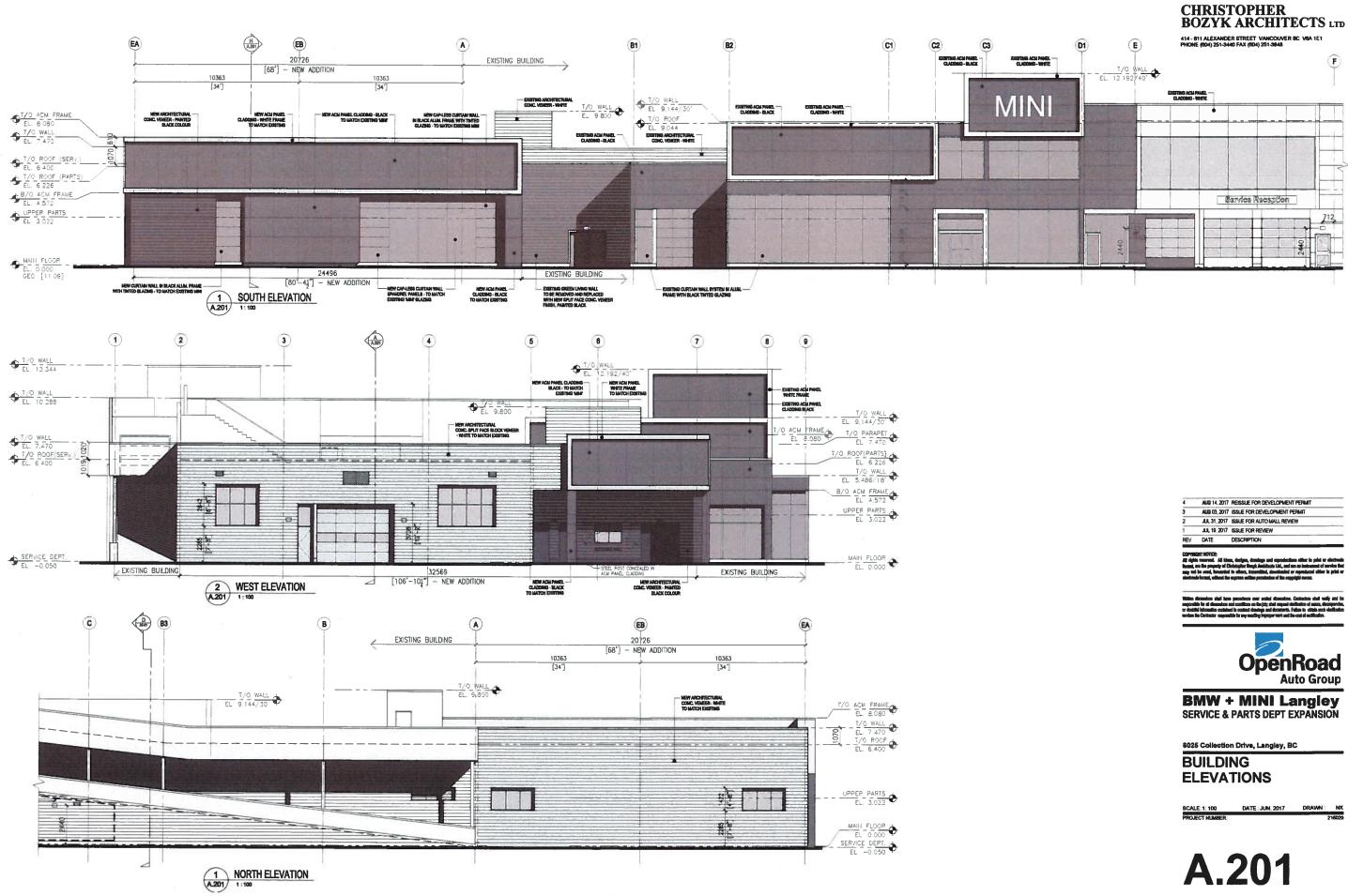
6025 Collection Drive, Langley, BC

BUILDING STREET VIEWS

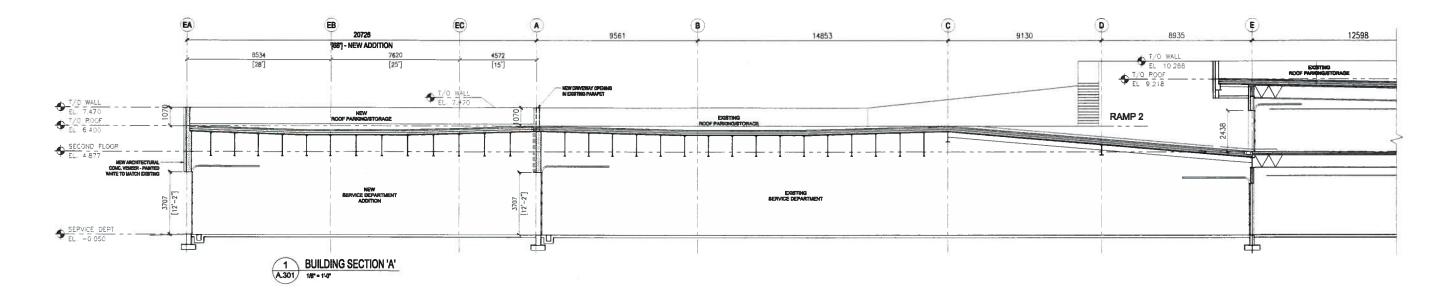
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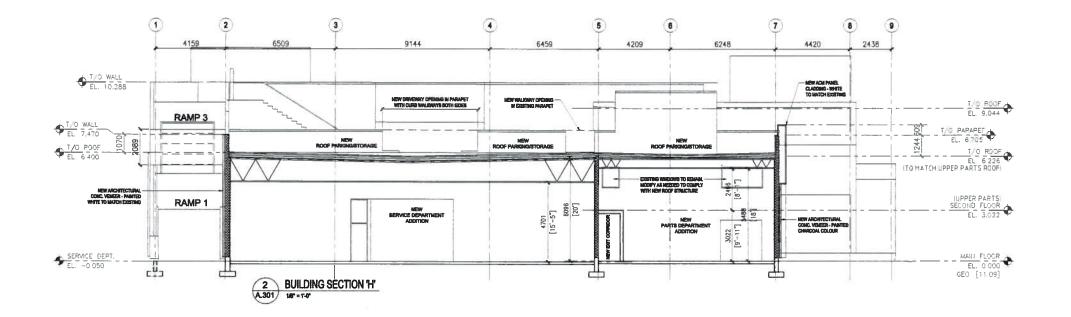






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1	JUL 19, 2017	ISSUE FOR REVIEW
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4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT

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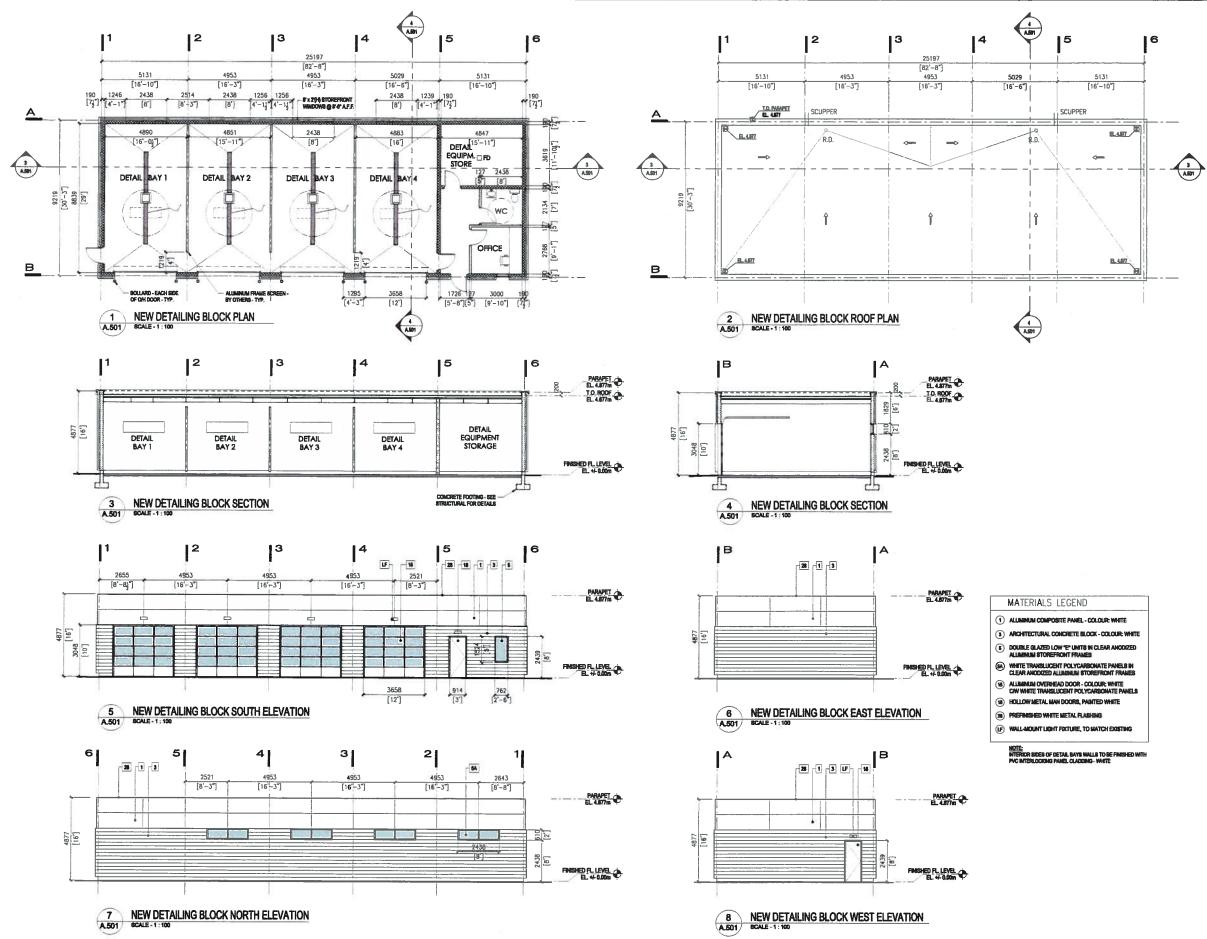


BMW + MINI Langley SERVICE & PARTS DEPT EXPANSION

SCALE: 1: 100 DATE : JUN 2017 DRAWN: NK PROJECT NUMBER: 216020

6025 Collection Drive, Langley, BC **BUILDING SECTIONS** 

A.301



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3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT

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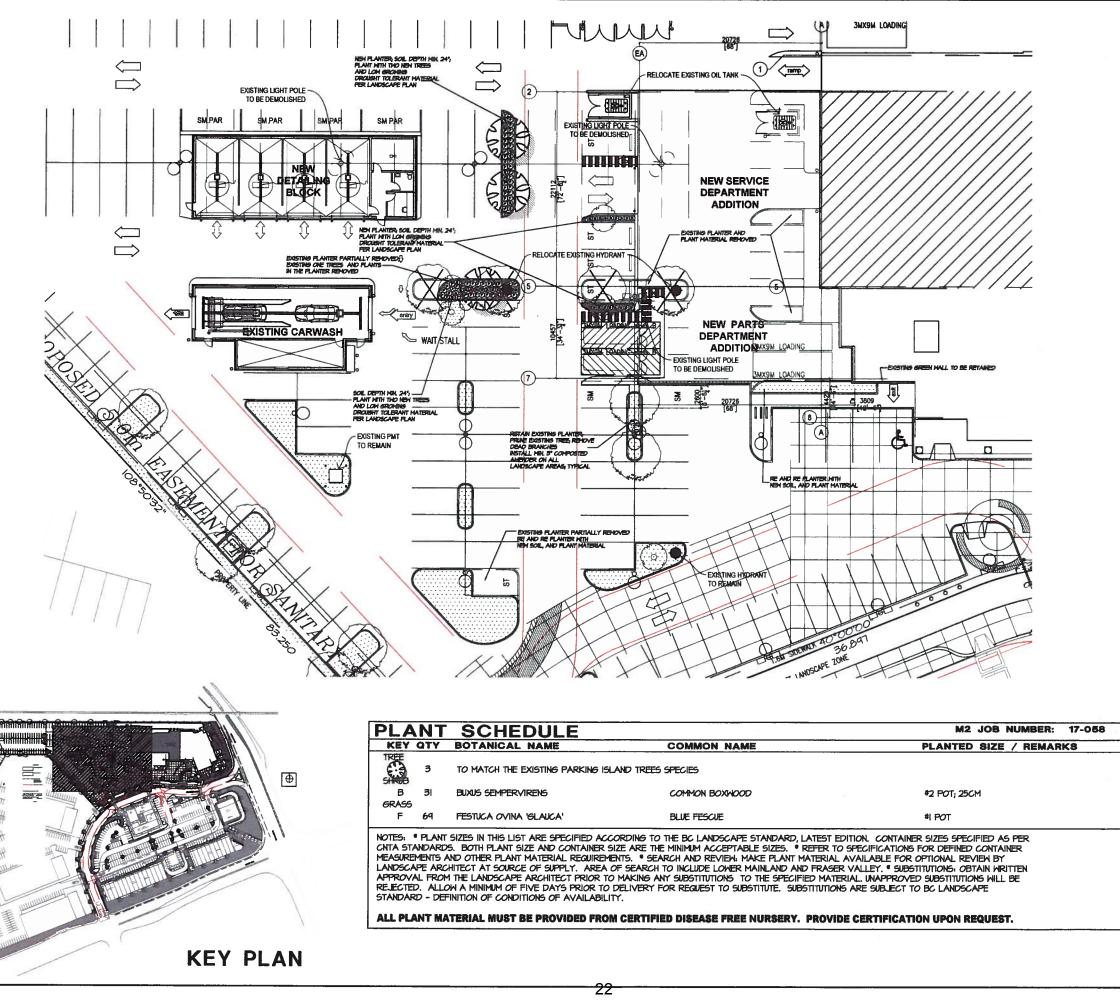
**BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

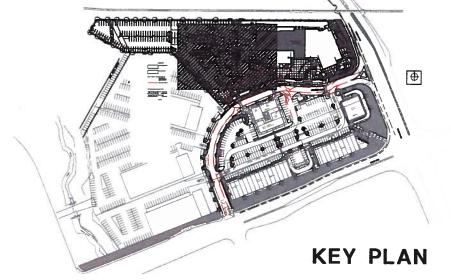
6025 Collection Drive, Langley, BC

**NEW DETAILING BLOCK** 

SCALE: 1:100 @ 24:36 DATE : JUN. 2017 DRAWN : DON, NK

# A.501



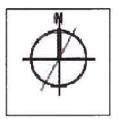


PLA	NT	SCHEDULE			M2 JOE
KEY (	QTY	BOTANICAL NAME	COMMON NAME		PLANTED SIZ
THE THE	3	TO MATCH THE EXISTING PARKING ISL	and trees species		-
В	31	BUXUS SEMPERVIRENS	COMMON BOXWOOD		#2 POT: 25CM
GRASS					
F	69	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE		#I POT
NOTES. #		SIZES IN THIS I LET ARE SPECIEIED ACC		ATECT EDITION	

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o	DATE	REVISION DESCRIPTION	DR.
EAL:			

PROJECT

BMW +MINI LANGLEY 6025 COLLECTION DRIVE LANGLEY, B.C.

DRAWING TITLE

#### LANDSCAPE PLAN

DATE.	25.JL.T	DRAWING NUMBER:
SCALE	1-16-0	
DRAWN	a.	11
DESIGN	а.	
CHK,D.	HH	o=±
MZLA PR	DJECT NUMBER:	17-058

11058-012p

PART ONE GENERAL REQUIREMENTS	PART THREE SOFT LANDSCAPE DEVELOPMENT	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	PART THREE SOFT LANDSCAPE DEVELOPMENT - C
	11 HETENTIN HE CONTING THES 3 Plan to up work on the - protect holdshal trace or plant grouphing holdshal as retricted as indicase plans as wegetation extendion areas. 31 hour interaction the Landscape Architect will hay trace or areas to returb. Decement trace returbing areas it a start-up matching with the Landscape Architect.	3 Application Rates A1 Sand Holmen (Sik logite (H2) Bec/ares	.8.5. For all plant asterial, the Landscape Architect reserves the right to extend th and growth is not sufficient to assess follows sufficiency growth.
Couply with all articles in the Americ Conditions of Contract in conjunction with this section values supercoded by other Contract Documents.		1.1. Faith The land to improve the fact and the 1.1. Faith The land to inclusive it 1.2. Canada Mitallower Him - Mains specified, apply CH Bar/sand EVS No. 1 Ba of grass seads 1.3. Canada Mitallower Him - Mains specified, apply CH Bar/sand EVS No. 1 Ba of grass seads	.45. Where the Generals responsible for plant antibasees with two out provided at The Landacepe Architect shall deform by whether some two laws and provided at The Landacepe Architect shall deform by whether some the second the source antibasement atomical is a subtrans of Land. These - Hadas. Bater to Section 323, St.
2 BLC Landscape Structure, LATEST CENTER, properted by the BLC. Society of Landscape Architects and the BLC Landscape & Intervery Association, piblips. All works and exteriors shall used structures as not and to the BLC Landscape Structure users supervised by this quantization or an directed by Landscape Architect with m Intervention.	A physical barrier used to locately boundaries. Role to physical barrier datal. If shall not provided, comply with local outsignt regularization.     Jo excision brand liveraph or within regulation relations mass or under treases to locate the activate its disease.	<ol> <li>Batter:</li> <li>2.5. Note:</li> <li>2.5.1 At the line of Tanker provide a complete dart of all components of the site proposed inducting match, technice, under etc. Singus place require technice;</li> </ol>	I SLA The Londrague Contractor in responsible to realize any start extertal or read
3 NASTER MANUPAL SPECIFICATIONS & STANDARD DETAILS, LATEST BUTTON, prepared for the Consulting Regiments of British Columbia, Bandhaldara, and Banay Construction	A to set sinciple sel, construction maintain, or essential matrice of utility reveals of frame to be related to address.	JAJ Forfilter JA21 Ingé Granc V a val entyvé is amitelia, compt elle randia. JA22 Ingé Granc V a val entyvé a sagerent, compt elle sei antyvé reconnactivites.	His Cardilates of Completion. 36.7 Deviation from the specifications may require actionsion of the Versenty Perio
Acceleration, and the Restantian Explosion Sciences	3 de uni secular en la contra anteren en entre en la contra de		
A STANNAM MALANSCAPE INDIATION SYSTEM, LATEST EXITING Property by the brighten belowity Association of British Columbia.	A The debris fires, clearing fires or track hereby stall be peraiting within regarding areas,	3 Assurably nature the qualities of each of the subscripts is the charged late the test state after to pass or by a connectly excepted spokes of more-reflected relevant manuments. The subscripts shall be solid to be taked by a height with solar, is the failuring sequence, and, forthane. Thereagily shall be a homepower there. After designed, all works or when activate the address. It is all start steps the fails the fails are failed as the sequence there.	Are no contact in consolver on a concernance     A worky that desirance and protochin material is anywhelling installed and accepted
S MEMICIPAL BYLANS AND DIGINEESING EPOCHCATERIS INFERE WITCH.	3 We extend that, strategy service in the strategy can be partitioned with the second that we will be a service of the proposed extractional by		2 Coordinate verb with construction of plantare and plantar dvalues. 3.1 Verity Dari plantar dvalue are to plane and publice dvalues to roof dvalue in pr
	The Lasticize Arctited,	.D Untritate starry utilizing over its surface of the star to be hydrosonick. Hend application has presiden applications and existing group areas to form uniform metases.	
1. A current has new time one could free it produce codes to be used on hits the is required. Provide and pay for fueling by as being marked precise provide codes and approved by the Landscape architect. Bulker growing and the test results is Landscape Architect for review and approved prior to patcament, have to Saction 3.4 Genetics and the second secon	A fin net out breaches or roots of related from ultime the approval of the Landstope Arctifuct.	.3. Clean up: Anome all aziertats and other doirth resulting from souding operations from the juk alts.	<ol> <li>Proside class out at all through-stab drate locations. Use 2010m mits. die. PVC Pip A. Install drate rack enough to a schelum dagth of 4° (2010m)er atternate classi drate</li> </ol>
2. Doner reserves the right to test ar re-test materials. Contractor responsible to pay for testing if materials do ant most upodification.	9 Any datages to existing meaning meaning the branded for preservation will be existent to contraction by an USA. Cartillad Antonial axing the "Exists have Plant Approxed", LATEST Existent	3 Noticence: Ingle solicience including offer scaling and collines for 60 days offer Solicitudia Cospication and well accepted by the Owner, the-soul of Heres work between generations in a Millia Ferded work and were appendix to the Angeneration and all sequence directs in a state and were by the Owner. The sould be appendix and and angeneration and all sequence thereas in a state and are a base over by the Owner. The sould be appendix and and angeneration and all sequence thereas in a state and angenesa base over by the Owner. The source of the Owner to Base Owneration and all sequence thereas in a state over by the Owner.	The second secon
) REPORTALS	3.1 Replement planting of optical wine to the detertance will be required. The cost of the evaluation and of the replement planting will be the responsibility of the General Contractor and or the personite responsible for the detertance.	respectively to expert y only at an extra cost to the Contract.	<ol> <li>Corper drugs reads for all pression about drugs if specified on drugsing detailed with fits planting proving modess.</li> </ol>
.1 Any alternate predects differing from that contribut in the contract documents must be pro-approved by the Londocape Architect.	.13 in analityatilies with specific tree relation/replacement bytens unary compliance in bytens.	3 Acceptance of two heaps forms downs: Programmations of all quefield grams spaces is the responsibility of the landnings fourbance. They are all the responsibility of the response re	A Place an over layer of 25 - Silan clean vasiled pump sand over filter fairle.
2 Salahitala ta consist et product comple er assortacturarte product dascription.	.11 In altrations where required construction may delevely uniting segritation behavior for preservation, contract Landscope Architect for review prior to commending construction.	days offer colorisation comparison, arrest execting the conditions alone will be taken over by the Ower. Areas seated is fail will be accepted in Spring one confit offer start of encodes causes, provided that the show conditions for acceptence on Million	J. Place graving autom to depline specified in Section 3.5 shows for various surface the Styrofrom block over drain rack shaped to gravide second surface transition of a
STE REVEN		3 Laws Allas - Strong	nigrafig duaward.
3. Other the types of the Landscey Architect's Garrier and the theorem and serves the Landscey Architect is the dampined interface. A first theorem and the landscey architect is the dampined interface. The landscey architect is the dampined interface and the da	J. Howe adaptate is prepared to confere to depine specified in Section 15, forwing Hadam Septy, below. Where planting is indicated does to achieve transition prepare without planting parties for analyzed and entropy plan.	3. General-Tent will areas defined as taxes areas on the tandacape pion between all property lines of the project including all backstards to edge of reach and issue.	3.11 ESTABLESHENT HANTENAKE Provide a separate price for this section
	2 On singes in excess of 34 franch mitigrade acress singe in Silan (17) animum of 15m 5 ff.) intervisis minimum.	2 Grouding Hadman Compily with Saction 2.2.1, Grouding Hadman. Print to codding, respect to inspection of the Electual grade, and depth and condition of grouding median by the	3. Intrust- The intrust of "extentionment" anticipations is the provide coefficient care to the long turn success of the planting. The objective is the adaptation of plants to a
12 Start (b) Sile Northan, Lankezape Contract (d) expanded A) the start of work with Owner's Representative, Sile Separatedwated and Lankezape Contractor; a marking is to be hald to review expected work and to welly the acceptability of the scheroin and general after conditions to the Lankezape Contractor; Provide growing modes that republic	3 Scritty the write unigrade innotativity prior to placing groups andices. Re-collivoirs where webscar traffic results is compaction during the construction procedures. Encore that all planting areas are searching conformal after high compaction in thickning you.	: Luncerage Arctimez. 3 The of Solding. Set from April 1:1 to October 1:1. Further estimations may be oblated an emeryway of the Lunchrage Architect.	fabre ind concessary we's accelled with inproper establishment. Establishment burfyrasa areas and new breas and abrebs.
		J - Time or Souming - Sail trum April 20 to October 101. Fairbard articlesionis key in exclanat in cancervance of the Landscape Architect. A - Sail Supply: Gonform Iv all conditions of B.C. Landscape Bitwaland, Schlim R, B.C. Bizanteri for Tarfyrass Sail.	2 Habdennes Periol. Provide ashiptones of Antalial Landscaping for 12 months i
ory stagio viult. Such alamatic may include Site Layout, Rough Graden, Grouing Haden - quality, dapita, Rolah grading Brahage and Brahage Hadenika, Lawa et Grass arcsas. Flanting-plant maturial including negotiations with suppliers, norsary inspections, plant sizes, quality, quantity, planting practice and layout, true support; Madels prightem	A - Eminate standing votor from all Anishad grades. Provide a surveit, firm and even surface and conform its grades alown on the Landscape Graecings. Do not exceed manisom and sublism graduate defined by the G.C. Landscape Standard.	A son apppr conversion of all Lancacom and all contracts, according to the second of t	3 Interior Standards and Legislation: B.C. Landscope Standard, infest addise, Furth
c) Propries 20 Hits: Is absence analysis of vorkamality as accessely Howgis the sures of Harwerk. Service of Mitranet aspects of the work any to deall with an any major in the sure of the work. Service of Mitranet aspects of the work any to deall with an any major in the sure of	3 Construct socials free to the and grade, smooth and free of sags or high points. Histons singe 25, maximum side stapes 101. Assure positive drainage to callection points.	TABLE 2 SPECIFIC TURNEASS BY AREA	A Site Review. In addition for the inspections of autotacital completion, of final pro- reviews during the 12 mention attended by the Contractor and a designated represent to the second se
3.4 Substantial Performance Review of all work, according of all valuellivitions, delations, plant country, proportions of deficiency fluid, and reasonandolisms for coupledies. 3.5 Confficture of Coupletions Upon the designation of Substantial Performance, a recommendation for the Subsect of Coupletion will be assis for the Payment Confficture of Coupletion I for any contract of Substantial Performance, a recommendation for the Subsect of Coupletion will be assis for the Payment Confficture of Coupletion I for any contract of Substantial Performance, a recommendation for the Subsect of Coupletion will be assis for the Payment Confficture of Coupletion I for any contract of Coupletion I for the Subsect of Coupletion I for	A Slape not to exceed the following maximum: Brough Grass 34, Lanna 64, Lannacape plantings 24.	Arts Description Builty firsts Phile Section	designatual representation.
Lerritor a section is the contract. 13 Deficiency frame from print in a completion of the haldback period, stack for completion of deficiencies. Neur completion, is Educated V will be insued where required. 13 Marryny' Norice Print to the completion of the arrange period i-0 mention after instances of the Certificate of Completional, review di versarity estavisit and report	3 Pointed and/models alcoration at building to comply with manifold requirements.	CASS 1 Lives, all areas notation drivelage as toon is arbain fin. 1 Frontian fin. 1 Frontian Restricted films for san, Possess for stands development areas backadag backward grass	5 Scheduling: Propers a schedule of anticipated visits and scheduli to designated rep the grouteg access between Harsh for and Hovaster 2016, however statts of other 12
.17 summery source reverse to the comparison of the eleventy period (-/- 11 member after leasance of the Cartificate of Completion), review di verseity asturial and report recomparison for versely replacement.	.8 Inform Landscape Architect of completion of fishis grade prior to placement of said, out, plant's or midels	CLASS 2 Grove - public parts, industrial and inalitational alless tim. 2 Sizundand same CLASS 3 Anoph Gross	.6 Halefunation Lovel: Comply with B. C. Landscope Standard, Section 13, Table 2, Hale
woldkrifteta	13 Luthschift Manuar 1 Balatat Work: Grundeg andem and Raine Gradeg, Grass areas, Trees Bareles and Grundessors, Planters, Cab Mala,	SPECIAL	3 Haterialo Campia sills Part Tuo of Ida spatilization. 3.1 Partilizario To Sie regainmento of the B.C. Landscape Standard, Fermulations o
.1 Unless obtaines hairwards in the Contract Benamers, the properties of the subgrade shall be the responsibility of the General Contractor. Placement of growing andhom constitution acceptance of the unigrade hy the Londocape Contractor. Any admonstrations to the unigrade respirad are the responsibility of the Londocape Contractor.	7 Mark beinden. Die finisk medies und anteren derbenen bestelltellen al ein derbenen antere debelled in besternen dere Kale Falch beite einen besternen bei beite	A Line. The time shall be as defined in Section 2.2.3, Helericit. Apply of rates recommended in respired will test. Refer to Section 3.4 for method.	
2 All work and manufactures shall be performed by accurate allied in tankerses particular. In addition, of accurate building and to accurate the shall be a	coordination only, and/on acque of work prior to bid. 21 Coordinate all landscape drakage work with rest of site drakage, flafer to angleneting drakage and appellications for encountering and appellications.	.7 Fortilisen: Rater to Section 2.2.3 Naturalis. Apply specified fortilizer at rates shown in the respired soil fact. Apply with a suchapical spreader. Collective late provides	J. Plant Haterial Establishment: A.1. Vehening: Saving Ein Erni growing sesson, uster new plants at least every les
current dicesses because by the appropriate and bording.	confliction only, unitive steps of varies for the IAE. Confliction only, unitive steps of varies for the IAE. 21. Confliction all Landscape of sharps werk with step of which and the supplication of support steps of the step	auftan 4.5 keurs prior is southag. Apply suparatuly fram illan.	and Experiment Sila. Relation 25 patients per tree per application. Dering the association and many between Angust for and Experiment Sila. Apply writes of a refer and annula median. Apply write right between the under contain strates SSI of failed counterfly. For or has not have expected to instance. Solid and the strates of the original 12 Patient Friedman strates in the original regression of its the original dynamics.
A with which is required to become function with also conditions before bidding and before start of work.     Confirm location of all survices before encounting with new work.	23 Planter draine an state Roter to Section 130, installing Landscapes on Structures.	3 Soding: Propers & annohit, Bra, cons vertices for Laping and. Lay and staggered with sactinan doordy bettind, willow? overlapping or gaps, sanohit and even with adjability areas and rell lightly. Vatur I's within antiderus ponchratium of 3" to 4" (?) - Head. Couply with requirements of EC Landscape Standard Section 4, EC Student for Turtyruss Control.	weeters. Appropriate again which the value content content content ESK of field capacity. For or task art house completing holderd. Schedules applications of weiter shell be minori at the field provided of the second se
A Cant'm lacation of all services before preceding with any work. 5 Notify Landscape Arabitect of any discrepancies. Clotan approval from Landscape Arabitect prior to desizating from the plane.	3 Examples 31 The transformed back/filling to accordance with sugginaring details and specifications. 32 Lay drafter on property back, free to the and grade with inverts month and free of caps or high points. Entern here of a caps by is in central with back throughout Mill	544	A.3 West Laterna: Bellevic at yours want at artist at beart and per sound at any
3 annoy Launceps architect of any excerption. Contait approved that Launceps Architect prior to designing from the plans. 4. This appropriate assumes to avoid anothermatical damage. On not damp any works and relate balles. Conform with all futural, provincial and local statutes and	3.2 Leg drains on propered buil, true to the and grade with knowns another of easy or high points. Ensure hered of each pipe is in contract with lead throughout that leadys. 3.3 Commence laying pipe of outlief and proceed in generation direction.	3 Publication: Regin addresses basederlay that satisfy and carbon to 16 days thre laborated Lagotation and scapetar by the house, there is no house carbon that the satisfy and the satisfy and the satisfy and the satisfy addresses	Accessing, up can use or neurona. A. Post and Disson Cartrive Sect all planted areas for posts and diseases part person. Curry out treatment for parts or diseases promptly and canadalantity for each AS Trea Sugart: Heistein trains, gay ubes and him one full grouting account. One
	11. I an antisected photo with produced time and then multime	and the burk has been taken over by theme. Repet ony denousd wave, re-grade on accessory. Acroim any be required if is the Landscape Architect's option, drainage through the sold has made in party.	AS Tree Support: Hobrish status, gap ultra and has one full grouting season. One back Leason county or realize the as necessary. Reason of attings one whose and it
.) Collect and dispose of all debris ank/or means asterial from Landscape operations. Keep period confaces clasm and report damage reacting from landscape work. Repairs are to be considered arise to find accontance.	<ol> <li>Statis Jubis Hold Is constraints with numerican of electronics.</li> <li>Formal Hold works for the first interaction of electronics.</li> <li>And a valentified constraints on the line plot Andre works for exact the approval by Explore.</li> <li>Hadro valentified constraints on the line plot Andre works for each basis or calcibulation when balance or a directed by Landacque Andreac.</li> <li>Hadro valentified constraints on the line plot Andreac and the line of calcibulation when balance or calcibulation of end of the line o</li></ol>		The option of the Landscape Architect. All flagging of pay virus shall be visible and b A6 Proving leaster all years and devine at least every two methic during the gra
J Where new work connects with existing, and where existing work is allowed, main good to mainly existing andipierited condition.	<ol> <li>Trans our productions of a pipe with scalar operation of the state of parameters of the scalar operation operatio</li></ol>	30 Acceptance of Long Areaso. The hard shall be reasonably well, which are apparent deal spots or here upsts and shall be reasonably these of useds the R.C. Landscape Standard, SacTion 13 Maintenance (and 2 Mayner sect). We hardfolders 11 accessory for used reasonables and confidence of contract fortial that was. After the Long Sac beam of a finite field are son another the used distance and the share or by the hours.	4.3. Unit report or reported the parameters in the origination of the parameters and the parameters of the parameters
WARLANTES	2. The Lower drain rack offs announces fiftur electric law, and examp relations.		3 Graza Arean Establishmente
sevenaeres 3. Azarmena all naturals and varianzable for a abilitate paried of one full year from the date of Cartificate of Campletion.	3.11 Assers publies drainage. 3.22 Rada TRI examines in Indicated. 3.23 Particle cadations for Reaching Article statistication.	3.9 PLAITS AND PLAITENS	3.1 Maturing: Use incose and spriphings, brighten systems or other methods to apply and Grassesi such that the grass is maintained in a larged condition. Repoly and bright
2 Roter to individual suctions for specific versation.	14 GOVING HEALIN TISTING	1 Conform to planting layout as shown on Landscape Plane.	of an expanse to the conser. Apply vester to prevent packing or creates of the soll. Ap fluid capacity to the full depth of the graving anders. Apply vester again when the vel 3.2 Mont, based and Essanse Cantrol: tempert graves areas each time they are assent
ART TWO SCOPE OF WORK	2. Schaft regressentation couple of growing andras proposed for one on this project to an independent inforeirary. Provide feast reastine to Lundscape Architect price to placing. Teal reasting to bedrefe. 3.1. Popetar approxime, Kronisten of growing, sand, did, day and organize.	2. Elfado approval of Landacape Architect for Laport and proportion of planting prior to connecessant of planting operations.     3. Wein edge of both with smarth class defined lives.	3.2. Vead, based and Excess Control: toget grass areas each the blay are mean mean andback, or by the use of classical is confidence with the BCSLLAPELILL application of a satisfies herbicide if the wead papeletion escenair W Broadlest weats o
	<ol> <li>Paynical properties. No contact of grand, such, stat, stat, stat produce organics.</li> <li>Addity Pri and quantifians of items or anglese required to bring addition specified range.</li> <li>Better listeries of production and increase endocrames for required out associateds.</li> </ol>	A These of Planthage	application of a suffictive herbicide if the week population exceeds in Droedical weeks on the week population to area.
score or want 3. Other conditions of Contract may apply, Confirm Scope of Work at time of hunder,	1.4 Carbon/Wrogan level.	A.1. First trees, circles and groundstrees only during particle that are normal for each work so determined by local weather conditions when seasonal conditions are likely to camp any more successful administration of ministry by their new location.	The used population to save. .9.3 Fortilities According to out anatysis. .9.4 Links According to an unitysis. .9.5 Housing and Trimming - All arcsos: The first fear cuts shall be a sharp retary type.
2 Werk between wearty of all related Runs and performing all controlling percentative the percentance with the diversion and executive	13 EXPANSI HERMA SUPPLY AND PLACEMENT 1 Septyral growing medium required for the performance of the Centraci. In eat lood, transport or spread growing medium when it is no wet that its etractive is likely to be	6 Stanlards	with a sharp real or relary sever view the gross reactes a height of films. Hey to a Reason of gross cliption offer each ort.
constitutes of the following	Gaugel.	5.1 All plant solution in the regularization of the B.C. Landarges Standard, LAUST CENTRE, unless exceeded by drawing Plant School or this specification. Still Index to Ref. Insulations Standard Location & Standard and LAUST CENTRE, and Annual Annual Annual School Burger, Standard and Annual School Burger, Standard Annual School Burger, Standard and Annual School Burger, Standard and Annual School Burger, Standard A	3.6 Aerolius Aerolius not required is the first grouing sames. If example, is the death of Mann. 127, and reason cares.
21 Rebuilte of Editing Trans views above an drawlage. 22 Paint foreing and Landscape Drakage.	2 Supply all growing nodes which one as required by the sell lost. Annoted growing makes and the specification for growing makes as defined in Table One for the various areas.	5.12 Befor to Real Scientis for specific plant and contribut stars and compt with registrowers. 5.2 Plant extentia detained from press with less source climatic conditions clust be grown to utilization.	3.7 Reporter Re-grade, re-coul or re-coul when necessary to restore damped or for Harmyboat the gradeg comm. No-coul between April for and April 15th or between 1
<ul> <li>3.1 Stepty and a low control of growing modes.</li> <li>3.4 Stepty of inputs growing modes and/or all to inputs.</li> <li>3.5 Stepty of inputs growing modes and/or all to inputs.</li> <li>3.6 Stepty of input system find of obligations in and regularization of such Table Bas.</li> </ul>	2.1 Thereaging ests required anomenants loke like full depth of the growing moders.     3.2 Special minus may be required for various advantime. Bufer to drawing notice the instructions.	å Berline	andy.
2.3 report an interpretent of internet in the regression of the first and ratio take. 2.8 reportation of resploy to the solution and planting. 2.1 Properties of resploy ratio are solution in mandam.	3. Place the monthly growing mathem in all groot and planting areas. Spread growing mathem is uniform layours and executing 6* (Schund, over wateream subgrade from of stratifies unifor.	A1 Restor at the exerce of capity under collection point does not proved entropient rejection of any or all planing study at the airs, 3 Anotabley	
	A Relaw defin at gradin place and compared to MEC.	<ol> <li>Annual production and a standard of the second standard of the second of</li></ol>	87
23 Single and Associated of Services     23 Single and Associated Services     23 Single and Associated Services     24 SINARX FIRES Exhibitional Nonlineaux, Spring 13.3     21 Single and Nuclear Nonlineaux, Spring 13.3     21 Single and Nuclear Nonlineaux, Spring 13.3	Al Co-grain All Sandal and and then	1 tantan	
12 Other suris Mark aller Hon Hills Bat, and specified by Landscape Architect.	A12 Heat planted strain & groundscore	Bitch: within approval of the Landscape Architect prior to analog any anisolitations to the specified particle. Non-approval adaptivities will be rejected.     Also a tablem of 5 days prior to delarge for request to validitative.     Submitted and state and the landscape and the statement of the statement	
NATENALS	ALL True & Longu strain plr	A3 Saletitutions are subject to DC Landscape Standard - defaultion of Canditions of Analability.	
Greuby Holkas Contras to IX Landscape Standard for deficitions of Apportant and an-atte topola. Index to Table line index.     Table 1 and a standard term deficitions of Apportant and an-atte topola.	A2D trippind lant	.9 Plant Species & Location .9.1 Plants shall be true to uses and of the hulpht, colliger and size of root ball as shown on the hudscape/site plan plant extended. Colliger of trace is to be being if (Size)	
TABLE OIL: PROPERTIES OF GRUNNER HEIKIN PROLEVEL 3 GROUED AND LEVEL 3 INDEEM TE ANEXA Canadia Explore at Sal Casalization Tabura Casa: Langi Sadi In Stady Landi. Anglictiona Lan Forth Anna Langi Sadi In Stady Landi.	A13 Loss officert advantik tripping	alore grade. 32 Four all specified species is the location as along on the Locatope develop. Welly Locatope Architect II conflicting reck or unterpress/versional services are computed.	
Treas and Large Samles Lans Areas and Planters	A24 Struk & grandsour area	encentered. 3.3 Deviation of given planting location will easly be allowed after coview of the properced doubliken by the Landscape Architect.	
Ground Rudian Types 11. 201 29	A24 Bight and dictute 1° to 2° (25-50m) can over filter fairl: A23 Redman W° depts groudig and an accept where mended for frees over column pairs.	.9 Excerding 30 Trans and large standor Excerds a sector staped iron pill to the depth of the realted, and in at least twice the skills of the realted. Assore that fisiched grade is at	
Texture Percent 60 thry blight of Textu Revelop Hedian Course Grands A my	5 Neuroly spread grades and majorithy and arread calable from, where and excitates.	38.1 Trans and large shrotes Excessive a second shaped from pill to the depth of the realited, and to at least table the shifts of the realited. Asserv that Reshol grade is at the wights grade the true was grown at.	
Innym Nan 25am         0 - 05         0 - 05         0 - 05           All Grands         0 - 555         0 - 555         0 - 555	S in particular counting years areas, feather growing andreas out to eathing at edges and bland laiv anticing grades.	.B. Brokey of Pauling Man: .B. Prokey of Pauling Man:	
All formula barger than bana 0 - 535 0 - 535 0 - 535 Porceal 60 Dry Malpha of Gravelag Ruthing Scienting Gravel	3 Period grantes shall carliers to the descrition always on landscape and ally plane.	31. Treats of manage of planting planting planting planting part and the planting pl	
See	14 KRANN KRASS ANKA - SEEMAG 3. General Rough grass was are noted as the drawings as "Rough Grass". Front all areas defined as rough grass between all property flace of the project between all	3. Planting and furtilizing Procedureso 3.1.1 Rate at lenses and activate with the reads stands in their serving paulies. If instagrad, issues remark the top of the bell and cut ancy or their ender. One and public bering from our first halds. Caroling reasons candidates without bipling the cellular, Alter antibial to give, or takes, and a more top three reas at bering from our first halds. Caroling reasons candidates without bipling the cellular. Alter antibial to give, or takes, and a more top three reasons of the second sec	
larger Ham 6.25am 50 - 0000 Ye - 0000 4.4 - 0000	hodowrds is edge of reach and lanan.	where the second s	
S2h keyer has LADan H - 25K 0 - 55K 11 - 25K	Properation of Sartness: Yo M.C. Landscape Structured Cases J Areas Dirack Section 1113     Cases achildre soll by machine() assess of other's new Shanks in any America.     Sumphy on the vertex to the four for antibareas academic and the annual academic actions.	.9.2. Fitting platting balance by partice for simple sensition around the root system for Filling largers. Softing has all with water, and and an empired to and fields grade. Larger as all wells, then 1/3 of the toppart has been placed, apply for filters are reasonanded by the respirate soft root at the specified rotum. .9.3 Veture planting is balanced adjacent to watering turns, one update curve to avoid distribution of the root proteer around grades of weak treas.	
Can .		.12.3 Vitaru planting is indicated adjacent to coloring trans, one qualify term to could defaultance of the root system or material grades of much treas. .12.4 Vitarus treas are in laren terms, provide a clean net molecul Vitarus D P3 denotes circle contered on the irres.	
enseller Ham LARDam 9 - 2535 8 - 6535 9 - 5535 Clay and S24 Genidenal maximum X535 magimum X535 magimum X535	3 The of Southop Soul from sarly spring ignorably April full in tota full Explosion Shill of each year. Further estimation may be obtained on concernance of the Landscape Architect.	.B. Stallaget lines	
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PROJECT

BMW +MINI LANGLEY 6025 COLLECTION DRIVE LANGLEY, B.C.

DRAWING TITLE

#### LANDSCAPE **SPECIFICATIONS**

M2LA PROJECT NUMBER:		17-058
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DESIGN	GL.	
DRAWN	aL	L2
SCALE	1=16-0	
DATE:	25.11.17	DRAWING NUMBER:

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## MINUTES OF A REGULAR COUNCIL MEETING

#### Monday, September 11, 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
  R. Bomhof, Director of Engineering, Parks and Environment
  K. Hilton, Director of Recreation, Culture and Community
  Services
  D. Leite, Director of Corporate Services
  G. Minchuk, Director of Development Services and Economic
  Development
  R. Thompson, Fire Chief
  K. Kenney, Corporate Officer

## 1. <u>COMMITTEE OF THE WHOLE</u>

Motion #17/135 MOVED BY Councillor Albrecht SECONDED BY Councillor Arnold

THAT Council commence Committee of the Whole.

### <u>CARRIED</u>

a. Development Permit No. 07-17 20151 Fraser Highway

Mr. Aaron Vornbrock, Urban Design Group Architects Ltd. presented an overview of the design elements of the development.

Mr. Gary Vlieg, Creative Transportation Solutions presented an overview of the parking plan for the development.

Mr. Matt Gray, ETA Landscape Architects presented information on the landscape plan for the development.

#### eSCRIBE Minutes

McGregor Wark, applicant, was in attendance to respond to questions from Council.

Council members asked questions regarding various aspects of the development which were responded to by Mr. Vornbrock, Mr. Vlieg, Mr. Gray and Mr. Wark.

Mayor Schaffer called for public input on Development Permit No. 07-17. There were no speakers.

Motion #17/136 MOVED BY Councillor Storteboom SECONDED BY Councillor Pachal

THAT Committee of the Whole rise and report.

CARRIED

### 2. ADOPTION OF AGENDA

a. Adoption of the September 11, 2017 Regular Agenda

Motion#17/137 MOVED BY Councillor Martin SECONDED BY Councillor Arnold

THAT the September 11, 2017 agenda be adopted as circulated.

CARRIED

### 3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from July 24, 2017

Motion #17/138 MOVED BY Councillor Storteboom SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on July 24, 2017 be adopted as circulated.

CARRIED

b. Special Meeting Minutes from August 10, 2017

Motion #17/139 MOVED BY Councillor Martin SECONDED BY Councillor Albrecht

THAT the minutes of the special meeting held on August 10, 2017 be adopted as circulated.

#### CARRIED

#### 4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Development Permit No. 07-17 20151 Fraser Highway

> Motion #17/140 MOVED BY Councillor van den Broek SECONDED BY Councillor Albrecht

THAT Development Permit Application DP 07-17 to accommodate the addition of a 372 m<sup>2</sup> (4,000 ft<sup>2</sup>) *Scotiabank* commercial building to an existing shopping centre at 20151 Fraser Highway 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.

#### BEFORE THE QUESTION WAS CALLED

The following information was provided in response to questions from Council members:

- Sidewalk will be upgraded with city design standard;
- Staff will investigate the condition of the laneway between the mall and 204<sup>th</sup> Street and take appropriate remediation action;
- The timeframe for project completion is expected to be approximately 8 months once building permit is obtained;
- Scotia Bank will have two banks in the City of Langley.

THE QUESTION WAS CALLED and same was

CARRIED

#### 5. <u>MAYOR'S REPORT</u>

a. Upcoming Meetings

Regular Council Meeting – September 18, 2017 Regular Council Meeting – October 2, 2017

b. Metro Vancouver Update - Councillor Storteboom

Metro Vancouver intends to hold a series of public consultations this fall about proposed Development Cost Charge (DCC) program rate changes. This initiative is aimed at expanding our liquid waste infrastructure in order to serve the growing population. The proposed changes focus on the principle that 'growth pays for growth'. The existing DCC rates were established almost 20 years ago and significant changes to cost and growth conditions mean they are not sufficient to sustain funding requirements for ongoing growth, particularly in the Fraser Sewerage Area.

A Public Information meeting is being planned for Thursday, September 21 at The Sheraton Guildford.

Also, the Metro Vancouver Board has approved a new Carbon Price Policy that aims to reduce greenhouse gas (GHG) emissions associated with its own projects and initiatives.

The new policy requires that the value of GHG emissions are included when evaluating new Metro Vancouver-funded project options, by incorporating an internal carbon price into decision-making processes for typical projects such as construction or vehicle purchases, as well as for carbon-reduction programs. Next board meeting is scheduled for end of month.

Councillor Martin noted the increases in the DCC rates for the Fraser Sewerage Area as follows:

\$1731 to \$5428 for single family dwellings

\$1500 to \$4695 for townhouses

\$1082 to \$3530 for apartments

\$0.811 to \$2.67 per sq. ft. for non-residential

Motion #17/141 MOVED BY Councillor Martin SECONDED BY Storteboom

THAT the City of Langley contact the other municipalities in the Fraser Valley Sewerage Area to list out the DCC increases identified for each of the categories of housing and suggest that each affected municipality urge Metro Vancouver to implement a phased increase in the Fraser Valley Sewerage Area DCCs to reduce the cost impact.

#### CARRIED

c. Engineering Update - Rick Bomhof, Director of Engineering, Parks and Environment

Mr. Bomhof highlighted upcoming and ongoing projects including:

- Douglas Park fitness equipment
- Portage Park picnic shelter
- Innes Plaza fountain renovations and new garden
- Sidewalk patio parklet in front of Sticky's Candy on Fraser Highway
- Baldi Creek culvert replacement
- Watermain replacement at 200 St. between Nikomekl Bridge and 50 Ave.
- 200 St. Bridge rehabilitation
- 2017 road rehabilitation program
- Newlands Drive and 210 Street road reconstruction and paving
- Spray park expansion at City Park
- Hunter Park redevelopment
- 56 Ave. Glover Road to Langley Bypass.
- d. Recreation Update Kim Hilton, Director of Recreation, Culture and Community Services

Ms. Hilton provided an update on upcoming special events including: last of the summer series McBurney Plaza, Terry Fox Run, Canada in our Backyard; advised that the Fall programs are now open and highlighted the following activities and new programs:

- Youth drop in basket ball
- Youth drop in volleyball
- Youth night
- Chair yoga
- Restorative yoga
- Feel the rhythm fitness
- Indoor Cycling 101.

#### 6. <u>COMMITTEE REPORTS</u>

a. Crime Prevention Program Recommendations and Funding Request

Motion #17/142 MOVED BY Councillor Pachal SECONDED BY Councillor Martin

- 1) THAT Council direct staff to work with local media to participate in and follow the steps to set up an actual Block Watch program.
- 2) THAT Council direct staff to create a major social media campaign to promote Block Watch, Business Watch, and CPTED review programs.
- 3) THAT Council direct staff to work with the RCMP, Chamber of Commerce and Downtown Langley Business Association to promote Block Watch, Business Watch and CPTED review programs.
- 4) THAT Council direct staff to identify a local supplier who may be able to partner with the City on motion sensor lights that may be supplied to businesses and residences at discounted prices.

### BEFORE THE QUESTION WAS CALLED

The following information was provided from staff in response to questions of Council members:

• Staff will speak to the presidents of both CUPE unions to investigate the possibility of providing refresher training to CUPE members on the Crime Watch Program.

THE QUESTION WAS CALLED and same was

### CARRIED

> Motion #17/143 MOVED BY Councillor Pachal SECONDED BY Councillor Albrecht

THAT the following recommendation from the Crime Prevention Task Group be referred back to the Task Group for further investigation:

"THAT Council approve funding from the City's RCMP Detachment Operating Account to a maximum of \$1,200.00 for the purpose of purchasing up to 5,000 fridge magnets to promote reporting of suspicious activities to the RCMP Non-Emergency number."

#### CARRIED

#### 7. <u>BYLAWS</u>

a. Bylaw 3026

First, second and third reading of a bylaw to amend the Officer Establishment Bylaw.

Motion #17/144 MOVED BY Councillor Storteboom SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026" be read a first time.

THAT the bylaw cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026" be read a second time.

THAT the bylaw cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026" be read a third time.

#### CARRIED

b. Bylaw 3028

First, second and third reading of a bylaw to amend the Fire Protection and Safety Bylaw.

Motion #17/145 MOVED BY Councillor Arnold SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. 3028" be read a first time.

THAT the bylaw cited as the "Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. 3028" be read a second time.

THAT the bylaw cited as the "Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. 3028" be read a third time.

CARRIED

#### 8. ADMINISTRATIVE REPORTS

a. Flag Policy Amendment

Motion #17/146 MOVED BY Councillor Martin SECONDED BY Councillor Arnold

THAT City Council adopt the revised Flag Raising Policy No. CO – 33.

#### CARRIED

b. Community Amenity Contributions

Motion #17/147 MOVED BY Councillor Martin SECONDED BY Councillor Albrecht

That the City of Langley increase the amount of "Community Amenity Contributions" from \$1,000 per multiple family residential unit to \$2,000 per multiple family residential unit approved.

#### <u>CARRIED</u>

#### 9. <u>NEW AND UNFINISHED BUSINESS</u>

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

### 10. ADJOURNMENT

MOVED BY Councillor Arnold SECONDED BY Councillor Storteboom

That the meeting be adjourned at 8:21 p.m.

<u>CARRIED</u>

MAYOR

CORPORATE OFFICER



## CITY OF LANGLEY

MOTION

## **Development Permit No. 09-17 – 6025 Collection Drive**

THAT Development Permit Application DP 09-17 to accommodate a 932.23 m<sup>2</sup> (10,034 sq ft) service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive be approved.





# ADVISORY PLANNING COMMISSION REPORT

#### To: Advisory Planning Commission

#### Subject Development Permit Application DP 09-17-6025 Collection Drive-Christopher Bozyk Architects

From: Development Services & Economic Development Department File #: 6620.00 Doc #: 150237

Date: August 14, 2017

#### COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 09-17 to accommodate a 932.23  $m^2$  (10,034 ft2) service and parts department expansion for the BMW Mini Langley dealership be approved.

#### **PURPOSE OF REPORT:**

To consider a Development Permit Application by Christopher Bozyk Architects to accommodate a 932.23 m2 service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive.

#### POLICY:

The subject property is zoned CD 23 Comprehensive Development Zone and designated as Service Commercial in the Official Community Plan. All lands designated as Service Commercial are subject to a Development Permit.



### COMMENTS/ANALYSIS:

### Background Information:

Applicant:	Christopher Bozyk Architects Ltd.		
Owner:	0820515 B.C. Ltd.		
Civic Addresses:	6025 Collection Drive		
Legal Description:	Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and		
	an Undivided 85/400 <sup>th</sup> Share of Lot 4,		
	District Lot 308, Group 2, New		
	Westminster District, Plan BCP44937		
Site Area:	16,780 m2		
Floor Area Ratio:	.37		
Total Parking Required:	120 stalls, including 3 h/c stalls		
Total Parking Provided:	137 stalls, including 3 h/c stalls		
Existing Zoning:	CD 23 Comprehensive Development Zone		
OCP Designation:	Service Commercial		
Variances Requested:	None		
Development Cost	\$76,699.89 (\$7.6440/ft <sup>2</sup> )		
Charges:			

### Engineering Requirements:

There are no engineering requirements for the proposed addition.

### **Discussion:**

The iconic BWM MINI Langley dealership was the first luxury brand featured at *"The Collection"* luxury auto-mall. This proposed expansion is the first addition to complement their business operation since their opening in 2011.

Currently, there are two existing buildings on the site. The BMW and MINI dealerships, with a modest service department and a separate car wash building. The proposed expansion is to further enhance the service and parts departments of the dealership, and accommodate a new detailing department. The proposed buildings have been designed with under-stated but strong forms, matching existing structures and materials. Such materials include aluco-bond panel cladding systems, architectural concrete block veneer, and structural glazing systems.



To: Advisory Planning Commission Date: August 14, 2017 Subject: Development Permit Application DP 09-17-6025 Collection Drive-Christopher Bozyk Architects Page 3

Staff commend the applicant's commitment to integrate sustainability features and CPTED measures into the proposed expansion.

### 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 application will be reviewed by the Advisory Planning Commission at the September 13<sup>th</sup> meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18<sup>th</sup> Regular Council meeting.

### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$76,699.89 to Development Cost Charge accounts.

### ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:

Michile

Gerald Minchuk, MCIP Director of Development Services & Economic Development

attachments



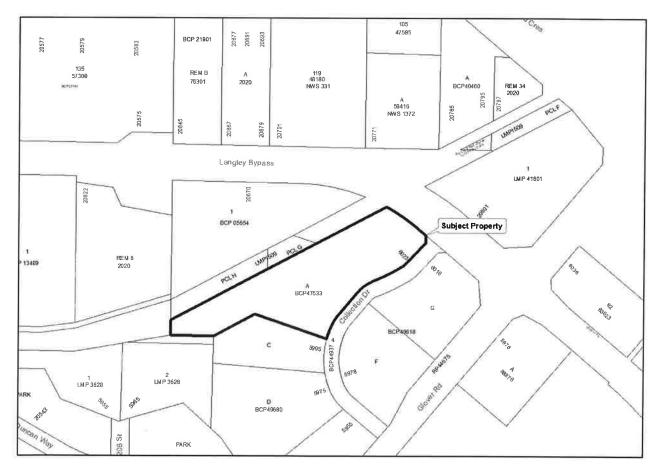


## **DEVELOPMENT PERMIT APPLICATION DP 09-17**

Civic Address: Legal Description: 6025 Collection Drive

Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400<sup>th</sup> Share in Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937 Christopher Bozyk Arabitects Ltd

Applicant: Owner: Christopher Bozyk Architects Ltd. 0820515 B.C. Ltd.





### MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

### HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

### WEDNESDAY, SEPTEMBER 13, 2017 7:00 PM

Present: Councillor Jack Arnold, Chairman Councillor Paul Albrecht, Vice-Chairman John Beimers Trish Buhler Hana Hutchinson Esther Lindberg Jamie Schreder

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

Absent: Shelley Coburn, School District No. 35 Corp. Steve McKeddie, Langley RCMP George Roman Dan Millsip

### 1) <u>RECEIPT OF MINUTES</u>

MOVED BY Commission Member Buhler SECONDED BY Commission Member Hutchinson

THAT the minutes for the August 9, 2017 Advisory Planning Commission meeting be received.

### CARRIED

### 2) <u>REZONING APPLICATION RZ 06-17/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 08-17-19753-55A AVENUE-FRED ADAB</u> <u>ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed applications and introduced, Fred Adab, F. Adab Architects Inc and Mr Dhall, Bent Picture Design Group. Mr. Adab and Mr. Dhall presented the proposed rezoning/development permit applications. Following discussion on building form and character, on-site landscaping, parking, compatibility with first phase townhouse development, Manufactured Homes Park Tenancy Act implications, sustainability features and CPTED security features, it was:

MOVED BY Commission Member Lindberg SECONDED BY Commission Member Buhler

That Development Permit Application DP 07-17 to accommodate a 3 storey, 14 unit townhouse development located at 19753-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

### <u>CARRIED</u>

### 3) DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025 COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS LTD.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced, Nikolav Kalinov, Christopher Bozyk Architects Ltd. Mr. Kalinov presented the proposed development permit application. Following discussion on building form and character, it was:

MOVED BY Commission Member Buhler SECONDED BY Commission Member Schreder

That Development Permit Application DP 09-17 to accommodate a  $932m^2$  (10,034 ft<sup>2</sup>) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

### CARRIED

### 4) <u>NEXT MEETING</u>

Wednesday, November 8th, 2017

### 5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Schreder SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

<u>CARRIED</u>

Anor ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

# Z LANGLEY ANSIC EXP. BMW + MINI DEPARTMENTS & PARTS DPENROAD SERVICE

COLLECTION DRIVE, LANGLEY, BC 6025



41

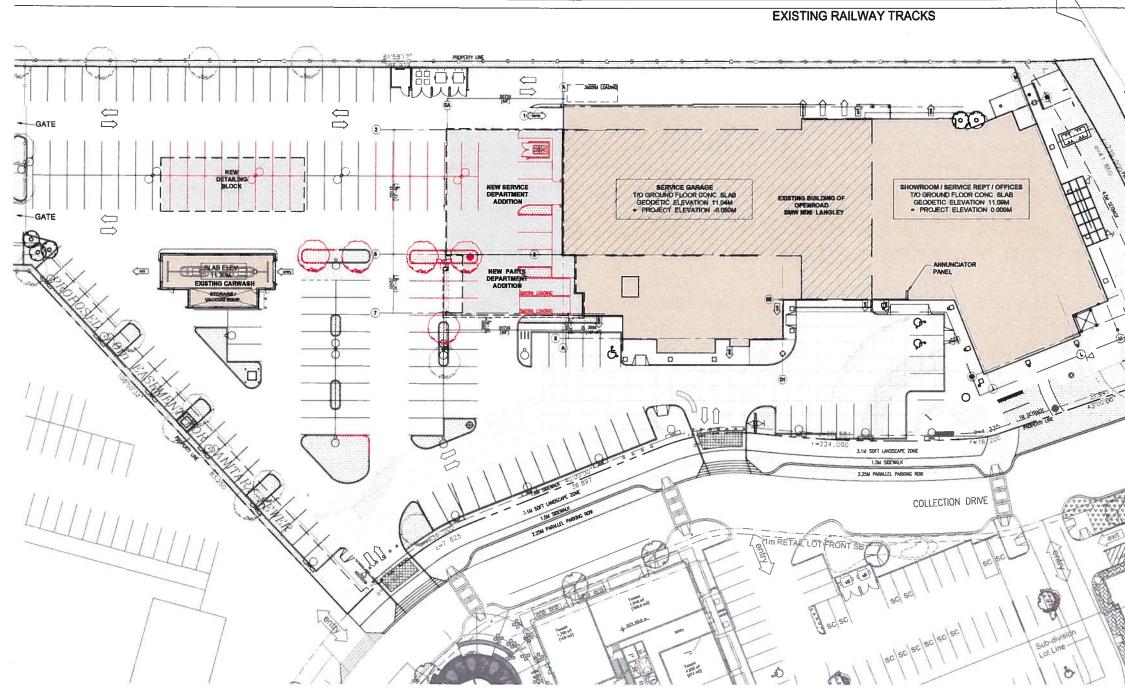
# CHRISTOPHER BOZYK ARCHITECTS LTD

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PROJECT LIST OF DRAWINGS:			
ARCHIT	ECTURAL DRAWINGS		
A.000	COVER, DRAWING LIST		
A.001 A.002 A.003			
A.011 A.012 A.013	MAIN FLOOR KEY-PLAN SECOND FLOOR KEY-PLAN ROOF KEY-PLAN		
	MAIN FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN		
A.200 A.201	BUILDING STREET VIEWS BUILDING ELEVATIONS		
A.301	BUILDING SECTIONS		
A.501	NEW DETAILING BLOCK PLANS, SECTIONS, ELEVATIONS		
LANDSC	APE DRAWINGS		
L1 L2	LANDSCAPE PLAN LANDSCAPE SPECIFICATIONS		

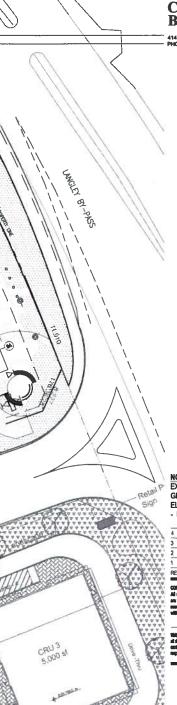






CONTEXT PLAN N.T.S.





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NOTE: EXISTING T/O GROUND FLOOR CONCRETE SLAB GEODETIC ELEVATION AND CORRESPONDING ELEVATION OF NEW ADDITION FLOOR SLAB -- IS A SUBJECT OF SITE CONFIRMATION.

4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT	
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT	
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW	_
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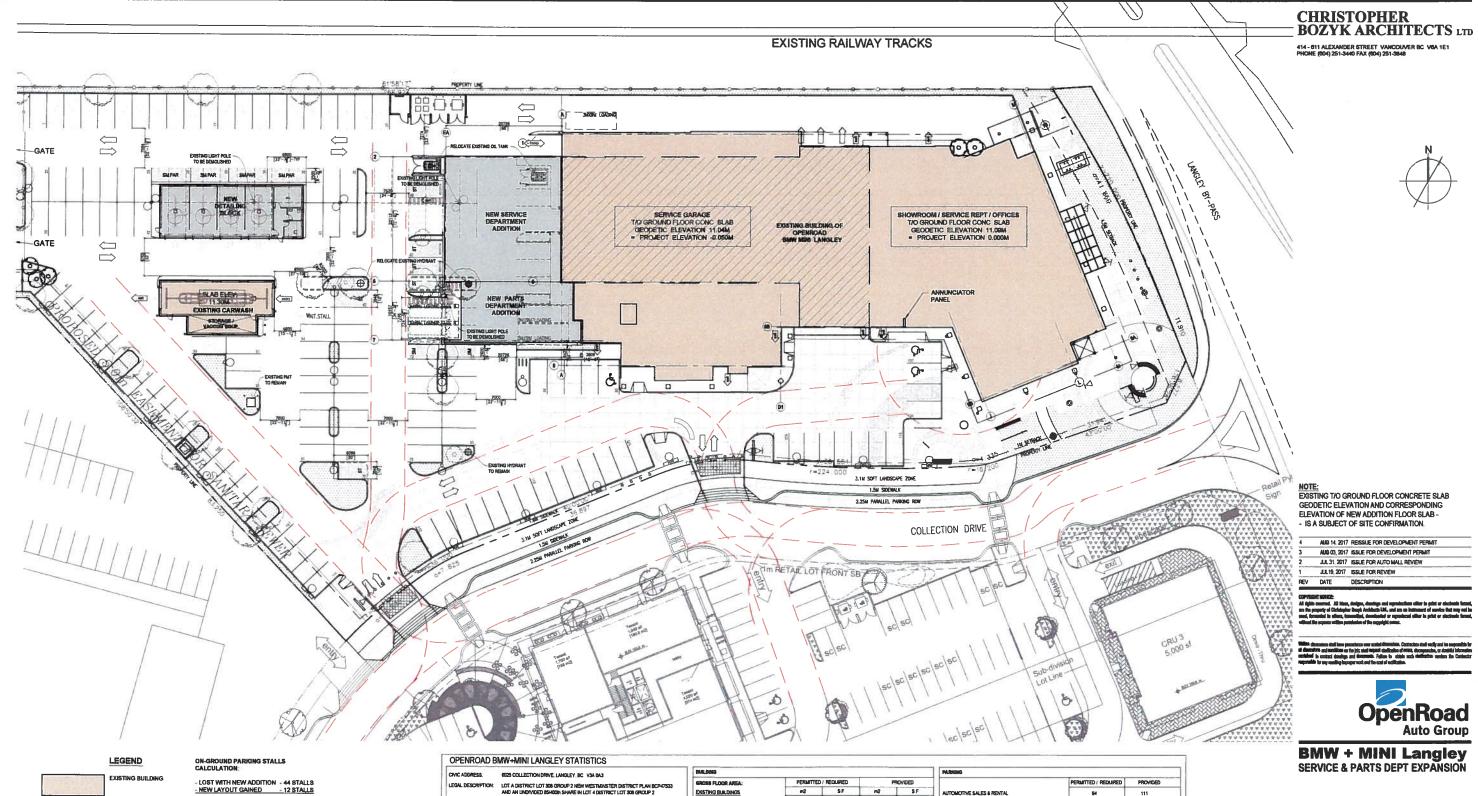
# **BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN **EXISTING** 

SCALE: 1:300 @ 38:24 DATE : JUN: 2017 DRAWN: N





ON-GROUND PARKING STALLS	OPENROAD BMW+MIN	I LANGLEY STATISTICS	3						
CALCULATION	CIVIC ADDRESS. 6025 COLLE	CTION DRIVE LANGLEY, BC V3A 0A3		BURLDING				PARKING	
- LOST WITH NEW ADDITION - 44 STALLS	LEGAL DESCRIPTION: LOT A DISTI			GROSS FLOOR AREA:	PERMITTED / RECURE	D P	ROVIDED		PERMITTED / REQUIRE
- NEW LAYOUT GAINED - 12 STALLS	AND AN UN	DIVIDED 854400h SHARE IN LOT 4 DIS	TRICT LOT 308 GROUP 2	EGSTING BUR, DUNGS	m2 SF		SF	AUTOMOTIVE SALES & RENTAL	94
TOTAL LOSS OF PARKING STALLS WITH NEW ADDITION - 32 STALLS		MIRSTER DISTRICT PLAN BCP44037 (S ISIVE DEVELOPMENT (CD23)	RE PLAN AS TO UNITED ACCESS)	CAR WASH GROUND FLOOR SECOND FLOOR		1503 34440 16625	1617.8 37 070.9 17 895.0	(2 STALLS / 90m2 OF GROSS AREA) AUTOMOTIVE SERVICE (1 STALLS / SERVICE BAY)	28
PARKING INDICATION LEGEND		D Dia 4 5 F )		ROOF TOTAL EXETTING		52.2	561 8 67 \$45.6	TOTAL EXTERIOR PARIGING:	120
EXISTING PARKING STALLS	STE LOT COVERAGE: SET BACKS:	PERMITTED / REQUIRED	PROVIDED 27%	NEW ADDITION CAR DETAILING BLOCK GROUND FLOOR (SERVICE / PARTS) TOTAL NEW	:	243.76 668.47 832.23	87 345.8 2623.8 7 410.6 19 434.4	INCLUDING SMALL CAR STALL (AAX, 40% OF TOTAL RECURED) HC STALL (% OF TOTAL SPACES RECURED)	48
STALLS (CROSED) - DEDICATED TO BIAN-MINI STAFF	FRONT YARD REAR YARD SIDE YARD - EXTERIOR SIDE YARD - INTERIOR	1.0m 3.28% 0 0 45m 1476% 0 0	10m 3,29 t 0 0 45m 1476 t 0 0	TOTAL GROES FLOOR AREA: AREA BY USE: AUTOMOTIVE SALES & RENTAL AUTOMOTIVE SERVICE		6 241.23 4 372.56 1 668.67	67 160.0 47 065.8 20 114.2	LOADING (CLAES '9):	3
<u></u>	BUILDING FOOTPRINT - EQSTING BUILDING FOOTPRINT - ADDITION	: :	3 504 3 m2 30 666.7 sl 902 26 m2 10 404 4 sl	EXISTING AVERAGE GRADE: PROPOSED AVERAGE GRADE (AT BUNDING):			09 m 09 m	BICYCLE PARISINGSTORAGE	10
	FLOOR AREA BATIO:	N/A	0.37	BUILDING HEIGHT	25 m 82 1	15.24 m	50 ft		
	OPER SPACE:	NA	\$3%	(FROM PROPOSED GRADE): INUMBER OF STOREYS:		2	2		

NEW ADDITION

DEMOLISHED LANDSCAPING, PARKING STALLS LIGHT FIXTURES

FIRE TRUCK ROUTS

- ---- PROPERTY LINES

43

6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED

25

137

10

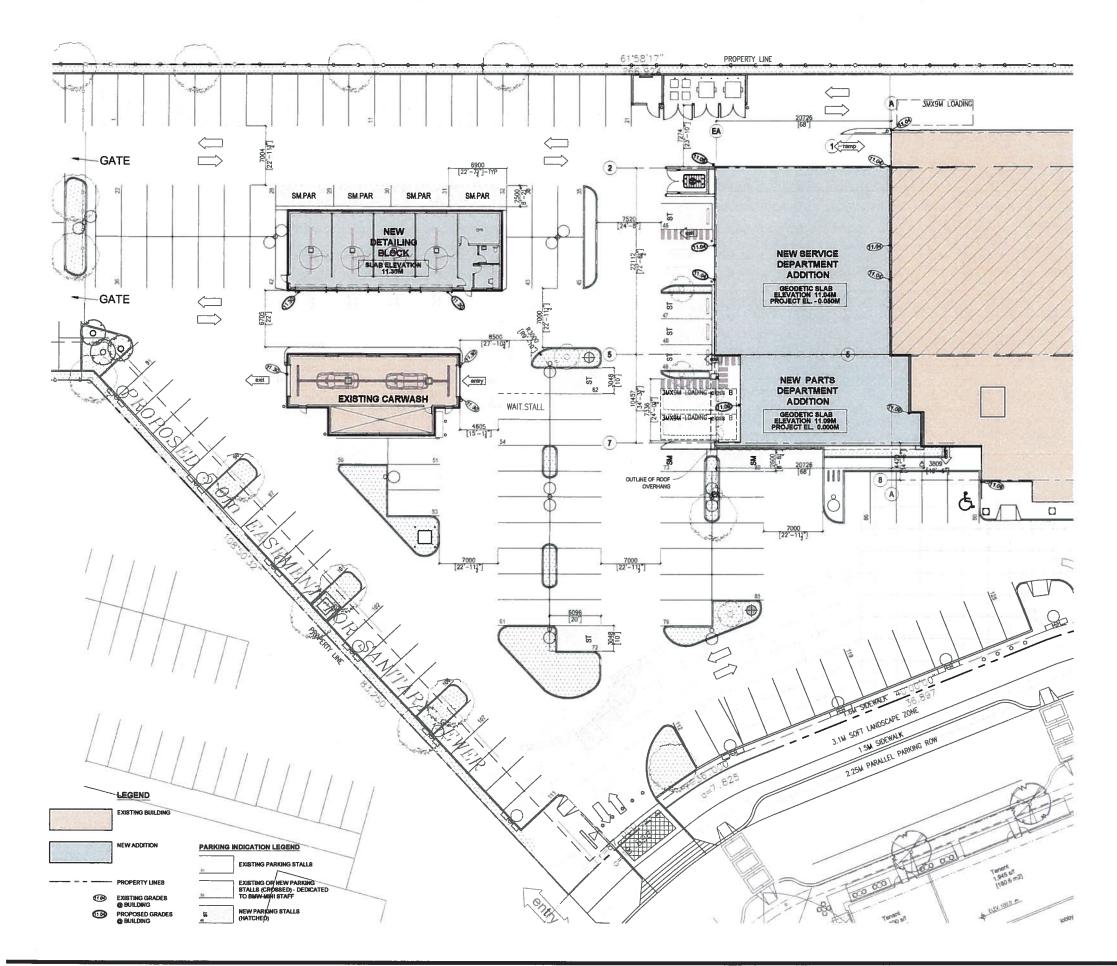
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1	JUL 31 2017	ISSUE FOR AUTO MALL REVIEW
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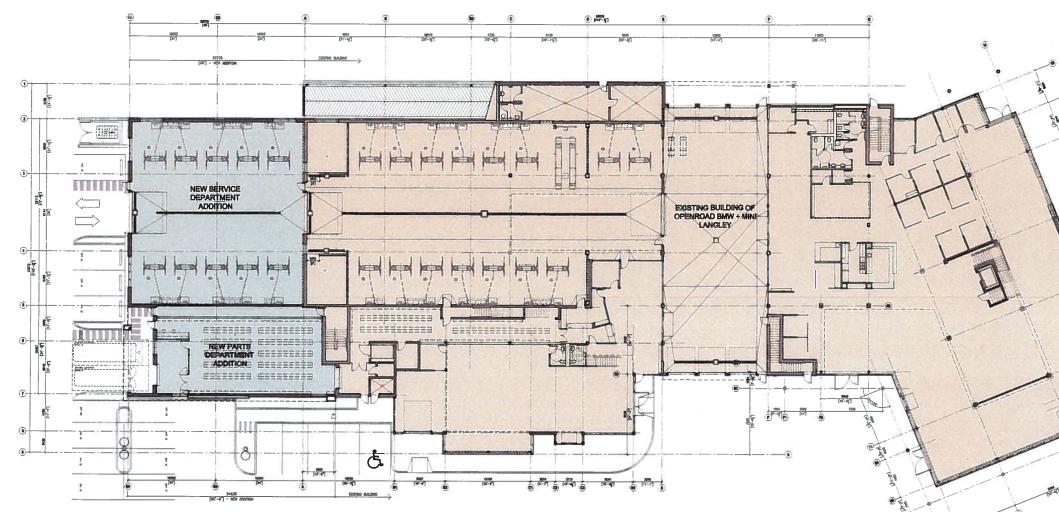
# BMW + MINI Langley SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN **PROPOSED - DETAIL BUILDING GRADES** 

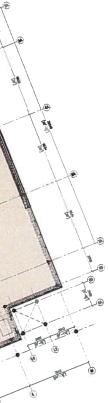
SCALE 1:200 @ 38:24 DATE JUN 2017 DRAWN





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LEGEND

EXISTING BUILDING

NEW ADDITION

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2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT

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### **BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

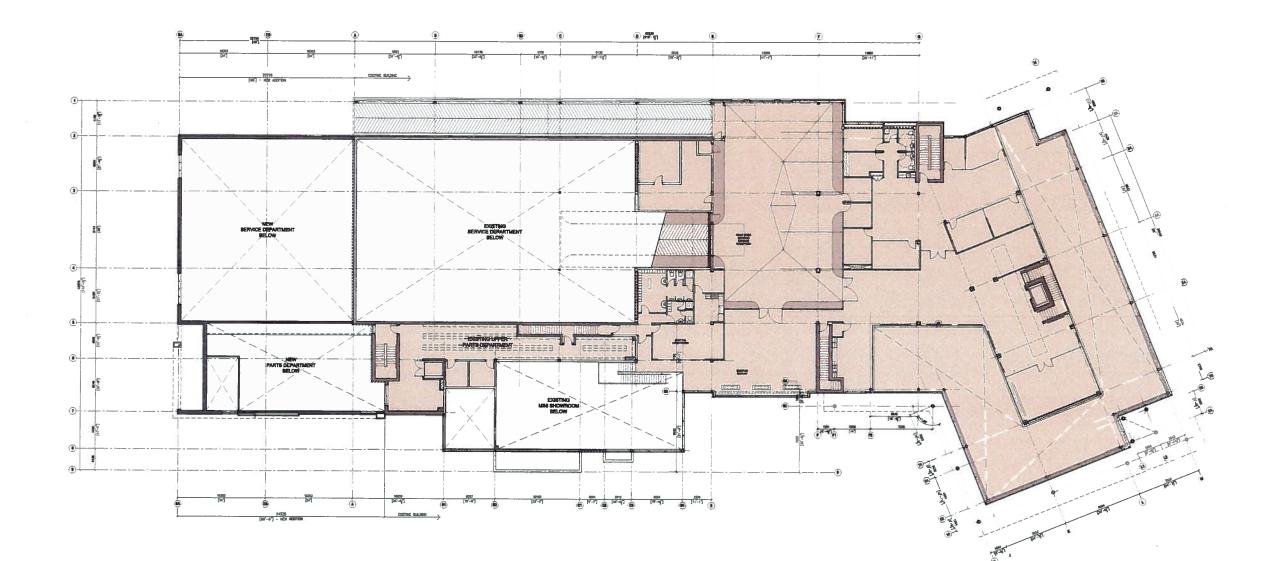
6025 Collection Drive, Langley, BC

MAIN FLOOR KEY-PLAN



8CALE 1 200 DATE JUN 2017 DRAWN NK PROJECT NUMBER: 216020





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### BMW + MINI Langley SERVICE & PARTS DEPT EXPANSION

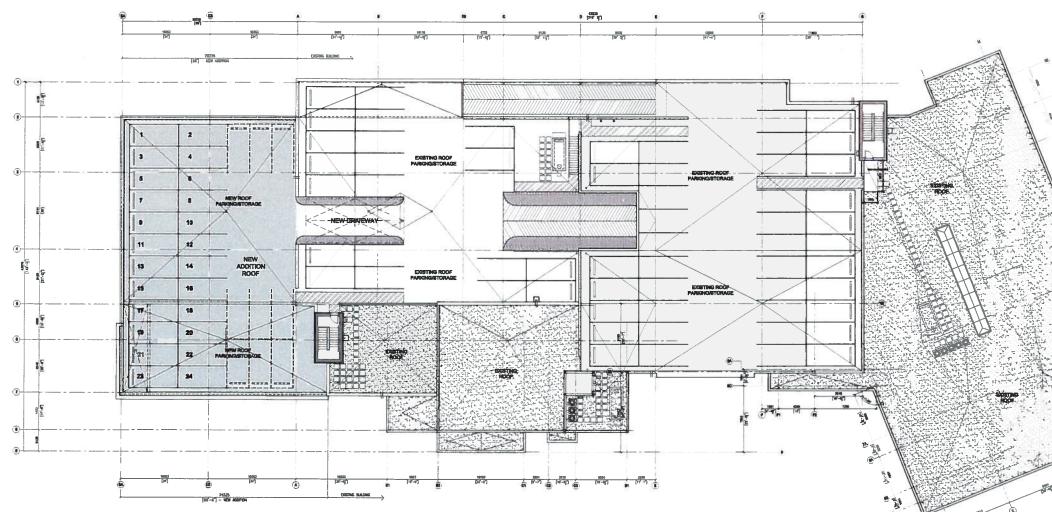
6025 Collection Drive, Langley, BC

SECOND FLOOR KEY-PLAN



8CALE: 1: 200 DATE: JUN: 2017 DRAWN NK PROJECT NUMBER: 216020





ADDITIONAL CAR PARKING STORAGE CALCULATION:

- LOST WITH NEW ADDITION - 4 STALLS - NEW LAYOUT GAINED - 24 STALLS

TOTAL ROOF CAR STORAGE GAINED WITH NEW ADDITION - 20 STALLS

POTENTIAL OVERFLOW - 9 STALLS

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#### LEGEND

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NEW ADDITION

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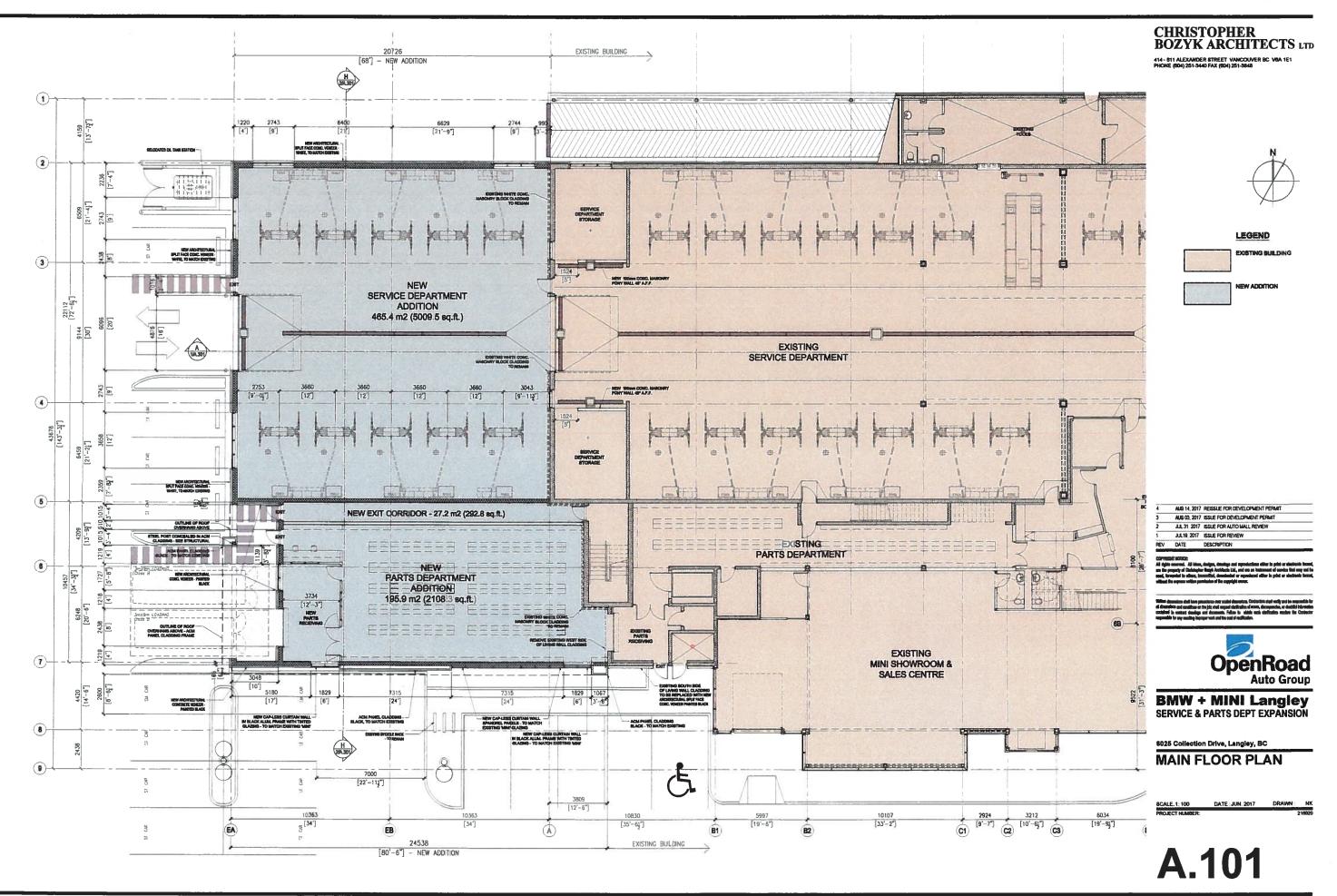
6025 Collection Drive, Langley, BC

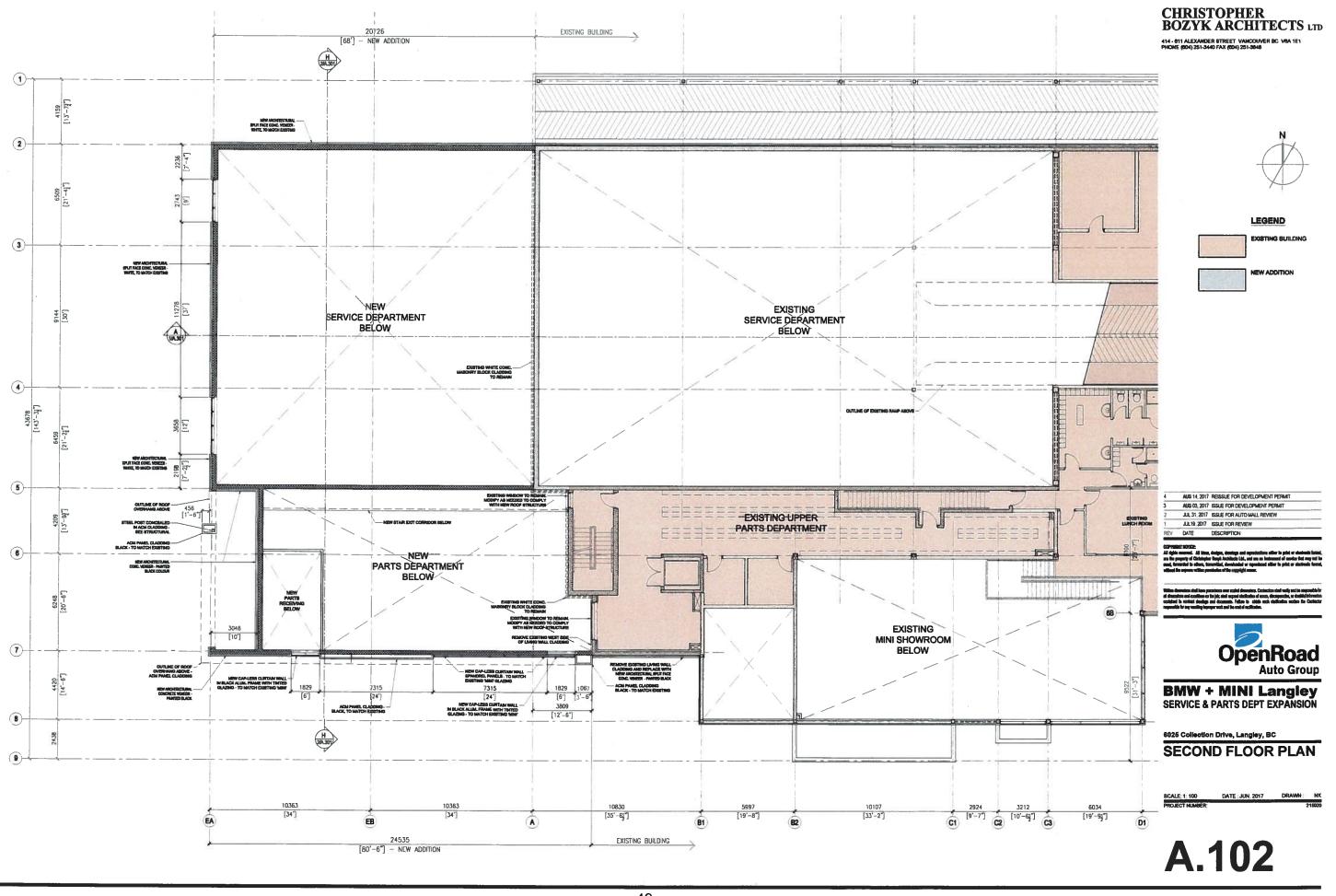
**ROOF KEY-PLAN** 

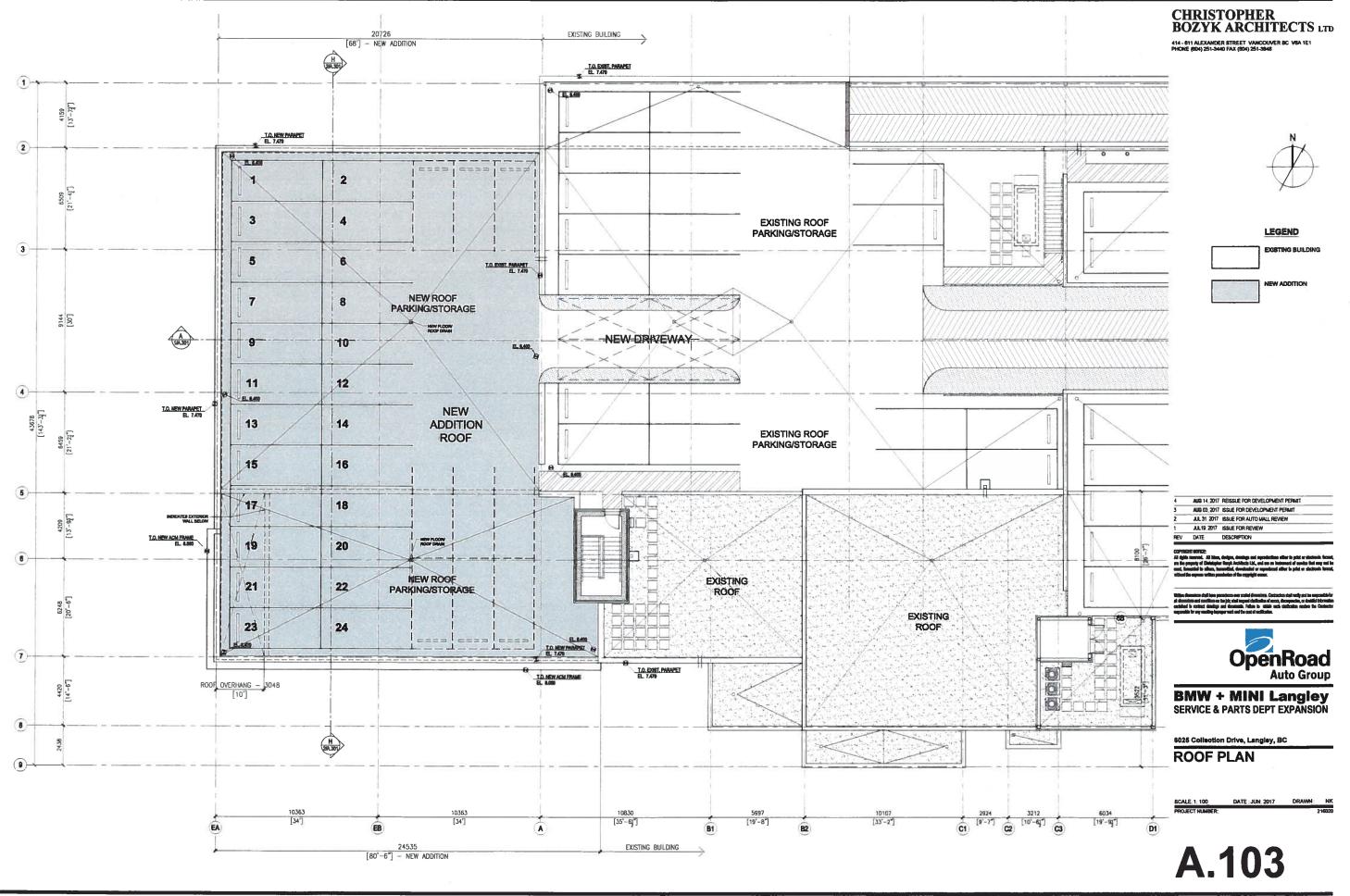


SCALE:1:200 DATE:JUN.2017 DRAWN NK PROJECT NUMBER: 216020











NEW ADDITION SOUTH VIEW DROM COLLECTION DRIVE

VIEW ADDITION S-W VIEW FROM PARKING LOT



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# **BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

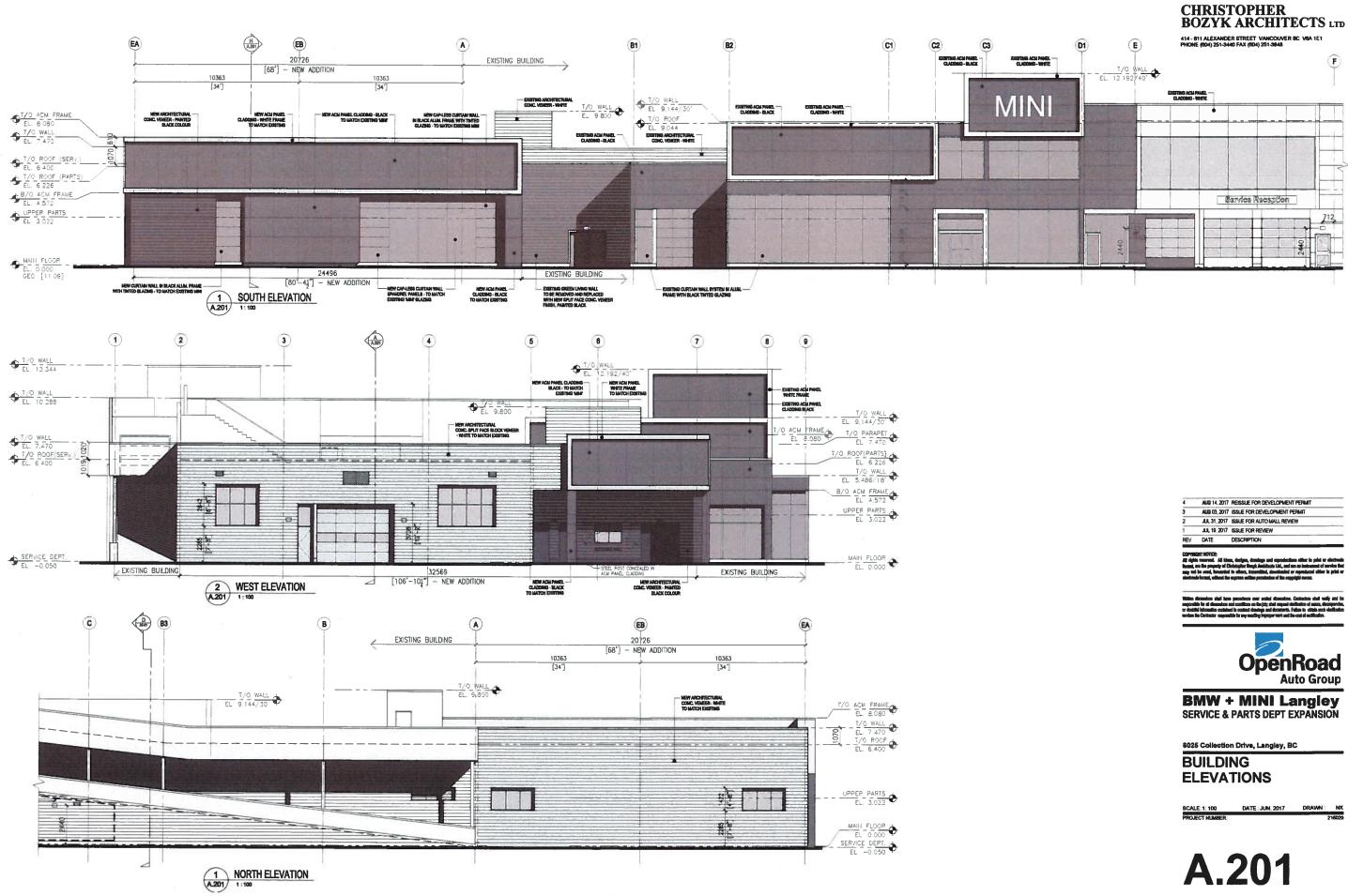
6025 Collection Drive, Langley, BC

BUILDING STREET VIEWS

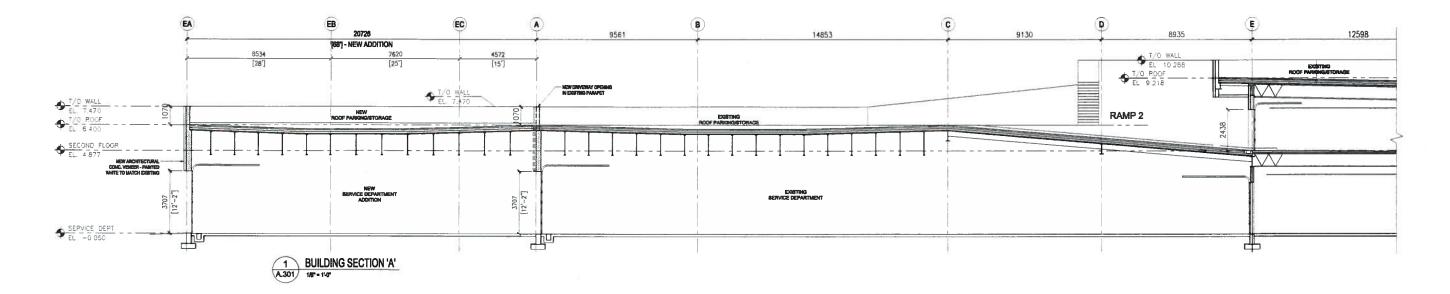
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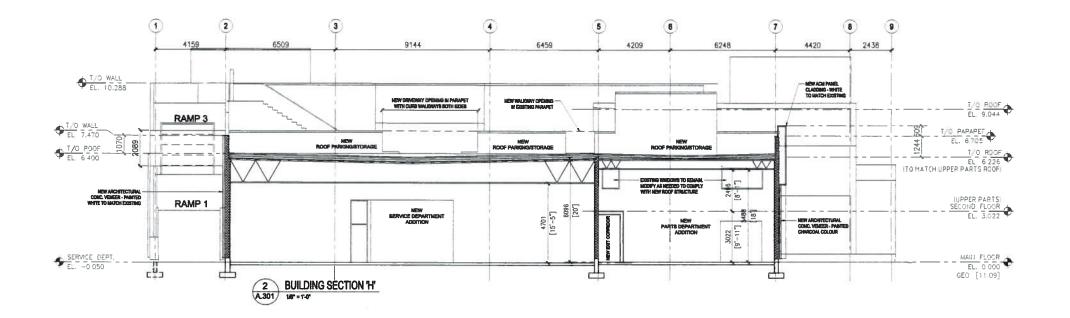






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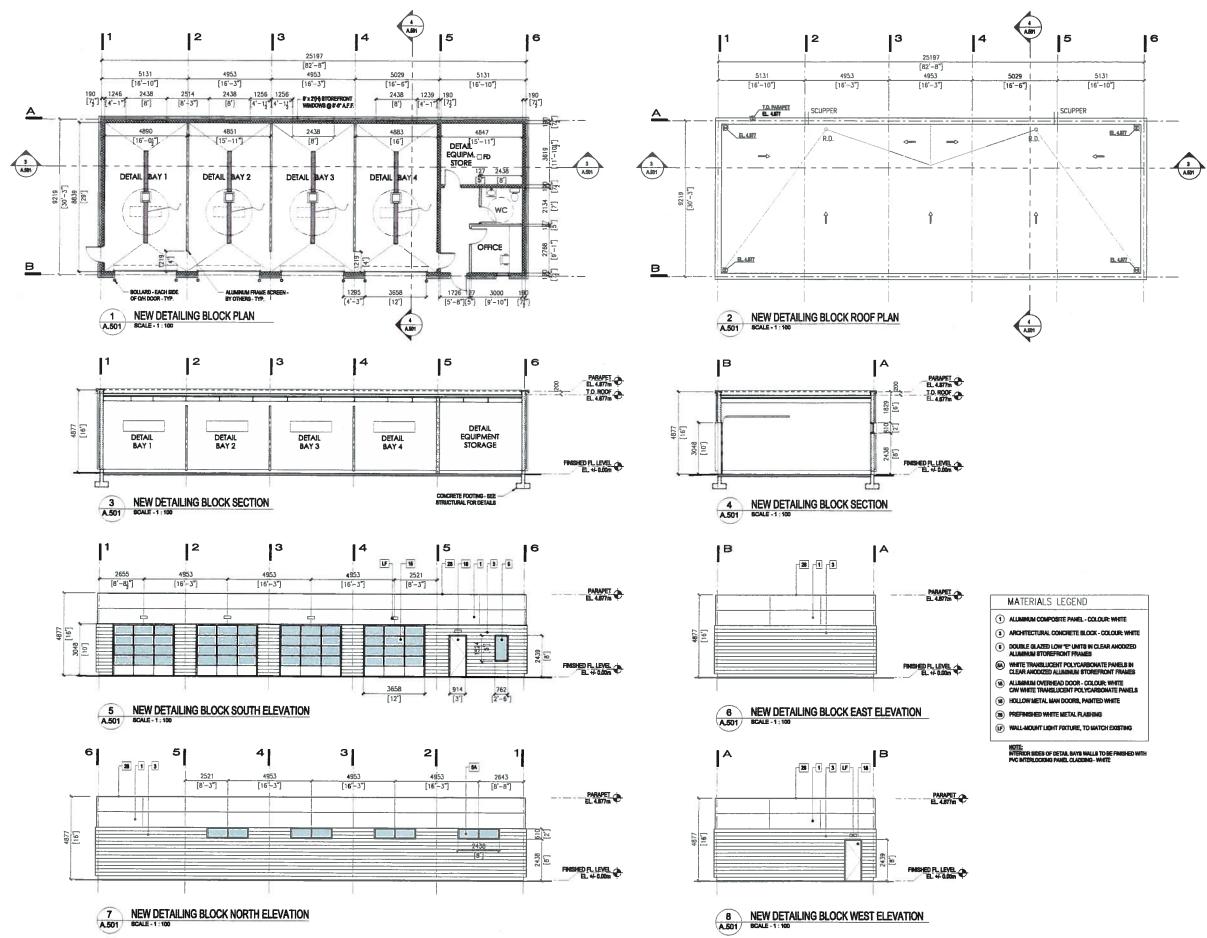


BMW + MINI Langley SERVICE & PARTS DEPT EXPANSION

SCALE: 1: 100 DATE : JUN 2017 DRAWN: NK PROJECT NUMBER: 216020

6025 Collection Drive, Langley, BC **BUILDING SECTIONS** 

A.301



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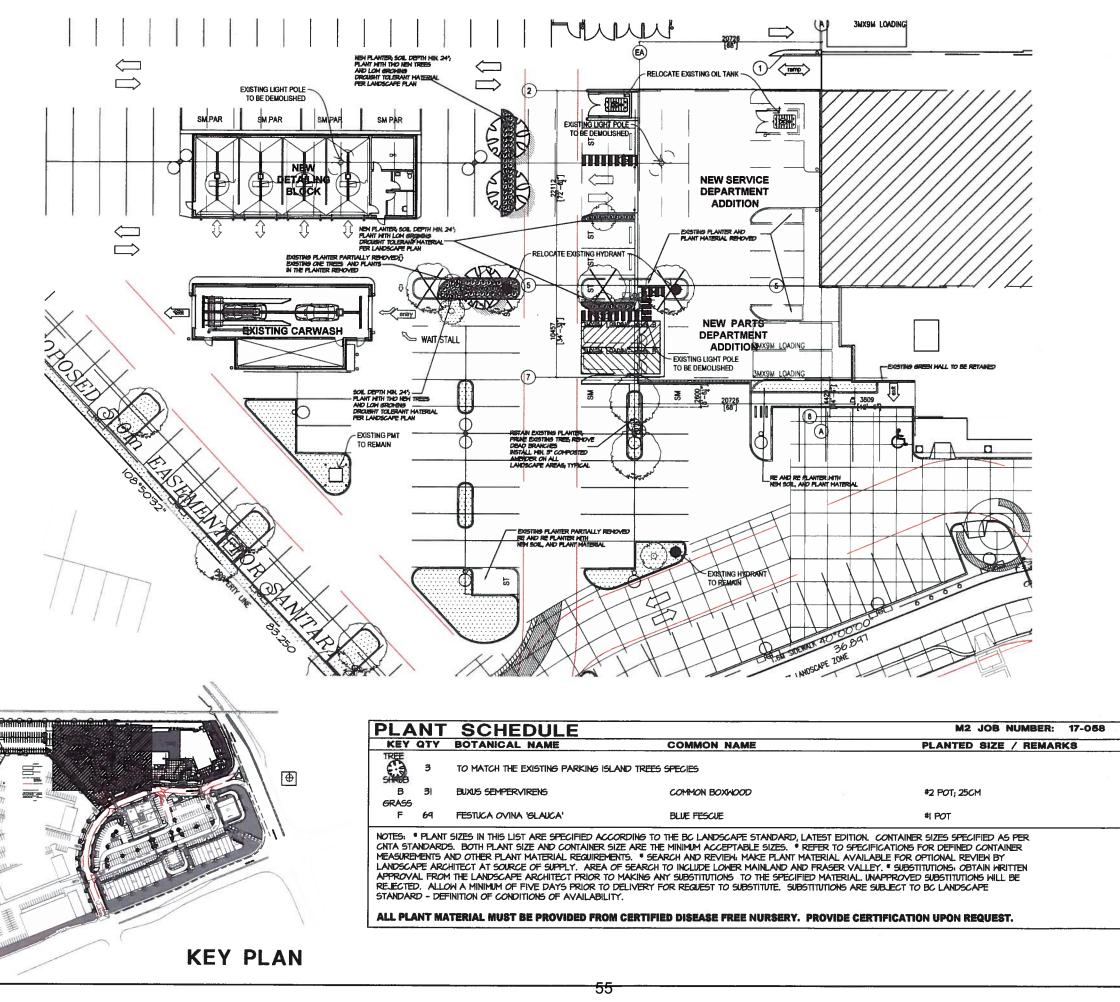
**BMW + MINI Langley** SERVICE & PARTS DEPT EXPANSION

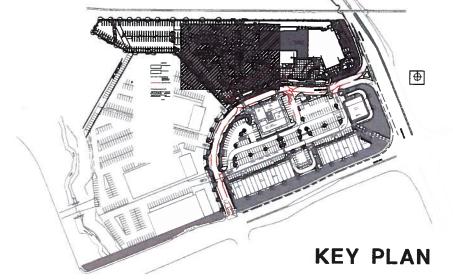
6025 Collection Drive, Langley, BC

**NEW DETAILING BLOCK** 

SCALE: 1:100 @ 24:36 DATE : JUN. 2017 DRAWN : DON, NK

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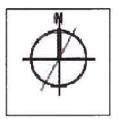


PLA	NT	SCHEDULE	=	M2 JO
KEY	QTY	BOTANICAL NAME	COMMON NAME	 PLANTED SIZ
The second	3	TO MATCH THE EXISTING PARKING ISL	and trees species	
в	31	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT; 25CM
GRASS				
F	69	FESTICA OVINA 'GLAUCA'	BLUE FESCUE	#I POT

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o	DATE	REVISION DESCRIPTION	DR.
SEAL:			

PROJECT

BMW +MINI LANGLEY 6025 COLLECTION DRIVE LANGLEY, B.C.

DRAWING TITLE

#### LANDSCAPE PLAN

DATE.	25.JL.T	DRAWING NUMBER:
SCALE	1-16-0	
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DESIGN	а.	
CHK,D.	HH	o=±
MZLA PR	DJECT NUMBER:	17-058

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PART ONE GENERAL REQUIREMENTS	PART THREE SOFT LANDSCAPE DEVELOPMENT	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	PART THREE SOFT LANDSCAPE DEVELOPMENT
11 NETGENCES	11 NETEXTURE OF EXECUTION THEES		
.3 CERC for 2 LATEST HEITER	<ol> <li>Prior to any work on allo - protect individual trans or plant groupings indicated as related as indicates plans as wegatables relation areas.</li> <li>In one-indicates line Landscape Architect will bay irons or areas to result. Decemb tree releation areas at a start-up matibay with the Landscape Architect.</li> </ol>	3 Application Radio Al Sand Historie Shi Aprile (115 Backare)	.46. For all plant material, the Landscape Architect reserves file right to esten and growth is set sufficient in ensure federa solicitusiony growth.
Couply with all articles in the General Conditions of Contract in conjunction with this section unless superstated by other Contract Documents.		A3 Furthern TB loyfus (100 Backarol) 33 Canada Wallower His You'r apelliol, spyly Ol Backarol (1/5 Gu 10, of grans sawd)	
2 ILC Landscape Structure, LATEST EXTIDIL, prepared by the ILC. Sociarly of Landscape Architects and the ILC Landscape S Harvary Association, jubits. All work and extentions shaft event structures not mat in the ILC Landscape Structure unless supervised by hits qualification or as directed by Landscape Architect with written instruction.	2 Aphysical barrier must be lost tilled in definistie clearing breacheries. Refer to physical larvier datall. If datall not provided, compty with local marking and regularized to	A.5. Makes     A	3.5 Where the fourier is expanding for planet minimums and has not provided The Landscape Architect shall deform be velocities and has not provided The Landscape Architect shall deform of Local Three - Hudina. Bufor to Section 3.0, 3.6.4. The Landscape Control is a subsense of Local Three - Hudina. Bufor to Section 3.0, 3.6.4. The Landscape Control is negative and planet and planet and planet.
	3 The standard brough or within regardition restantion press or under treases of froms to be related in allowed.	AVS Furfiltan	I the Cartillate of Campictus.
3 NASTER NUMETINAL SPECIFICATIONS & STANDAUD RETAILS, LATEST EXITING, propried by the Counciling Engineers of British Columbia, Banchariters and Electry Construction Accordition, and the Wankipal Engineers Universe	A do nat ziecipio sell, construction naturità, ar accorded azierista ultità septisine estentina areas.	8.4.21 Bough Group II a coll analysis is analisis, camply oth results. 8.4.22 Learn Marra hydrosonding is approved, comply with refi analysis reasonanticitien.	
A STANDARD FOR LANDSCAPE REDATION SYSTEM, LATEST EXTLOS Property by the brighten belowity Association of British Columbia.	5 the east parts, fact or service vehicles within regulation releasion areas.	3 Accurately measure the quantities of each of the materials to be charged bits the task effort by access or by a community excepted system of acce-cellurated volume	3.19 INSTALLINE LANDSCHPE (IN STRUCTURES
S MERICIPAL BYLANS AND ENGINEERING SPECIFICATIONS LABOR NOTED.	A Ito datata firea, clearing firea er trank bereing skall be permittent utilite regeriziten ratention arcea.	3 According measures the quantities of each the materials in the damped into the train allow by measure are to a manada accepted system of source-collected relation measurements. The materials shall be added to its train value 0 is being Black with value, its is the balance graspence, source, its fitters. Thereaging allo water on the train value 0 is a being Black with value, the train value of a material balance and the state of the train value of the train val	<ol> <li>Verify that draimings and protoction material is suspicately installed and annual</li> </ol>
12 TESTING	3. He exceeding, draker service invacions on any other disruption shall be paralitied within regarding relation arous valuest a review of the proposed exceedings by	.It Distribute starty utilizing over the surface of the area to be hydrogenial. Hand application has proving applications and existing gross areas to form utilizes anticases.	2 Coordinate work with construction of plantum and planter drainage.     2.1 Verify Rati planter drains are in plants and positive drainage to roof drains in
.1 A correct but more than one control test for all groutes codes to be east on this site is required. Provide and pay for testing by an independent testing testiny		.11. Cisan nja finanse all aziertata mel ather dairin treatling from souding sparations from the jui site.	3 Provide class and at all through-stab drain inculture . Una 300pm with die PVC
3. A correct two have the one could lead to all groups and no lot a sead on bits the is required. Previous and approved processing Architect. Index provide and and the transition is a contrast of the contrast of the contrast. The provide and no lot of the contrast is a contrast of the contrast of the contrast. The contrast is a contrast of the contrast. The contrast of the contrast. The contrast of the contr	A finant of branches or roots of related from ultimat the approval of the Landscape Architect.		
2 Owner reserves the right to test or re-test materiale. Contractor responsible to pay for testing it materials do not most specification.	<ol> <li>Any damage to calcing segription introduct for preservation will be cabjust to contaction by an LS.A. Cartillad Actorial using the "Guide for Plant Approxist", LATEST EXPENSE.</li> </ol>	.4: Nativance: Bagin unitiwance incadibility after scaling and confirms for Gi days offer Edistratist Geopletics and will accepted by the Name, the-sead of Heres work betweeks where garanteetine has failed. Protect scaled areas from damage with temperary where it takes coupled with alphage will grean area is taken over by the	A backel deals rack enough to a minimum depth of 4" (Minus)er attornate should
	3.1 Suplement planting of aphenicst weights the distributions will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the four-set Contractor and or the personality for the distribution.	bioredis clare paralistics has field. Protect results areas from damper with toporcy who or traine forces complete will appape and greas area is taken one by the force. Note to sufficient quantities to some top paralistic and inspect intervise to subtain during most soft greas to false over by the requisited by outply output or and action and to its control.	5 Cover drah real: for all strate is about drah if specified on drawing detailed with placing growing moders.
.1 Any attenuate predacts differing from that contained in the contract documents must be pro-approved by the Landscape Architect.	.1) In anticipalities with specific type returning/registrated inform many constincts in future.		A Place on some lawer of 15 - Show close versioni some sand over Show lawer.
2 Saladifala in condut of product sample or assortschuru's product danception.		30 Acceptance of the Rough Grans Arease Progreg particulars of all quadring grans spacing is the responsibility of the Landscape Contractor: The grans shall be reasonably well established, with ne approval dead or have space and shall be reasonably for all the Landscape Electrics (Exclaim 8) Multilatences Land 6) Represented for the space. Sincy days and set of the space of the state of the space of the state of the space of th	3 Place growing matters to depths specified in Section 35 above for various surf
	.11 In structions where registed construction may disturb uniating segretation intended for preservation, contract Landscope deviatest for reside prior to commanding construction.	eige after calculation represent on the open and the calculation of the owner of the owner of the description between a statistic for the open present of a group present of the owner. Areas sended in fail will be accepted in Spring one another that of group present of the owner. Areas sended in fail will be accepted in Spring one another that of a group present of the owner. Areas sended in fail will be accepted in Spring one another that of a group present of the owner. Areas sended in fail will be accepted in Spring one another that of a group present of the owner. Areas sended in fail will be accepted in Spring one another that of a group present of the owner. Areas sended in fail will be accepted in Spring one another that of a group present of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner. Areas sended in the owner calculation of the owner calculation of the owner calculation of the owner. Areas sended in the owner calculation of the	Des Styrefese block over drais rach skeped is provide secold surface transition a
14. SITE REVEN 3. Under the turns of the Landscape Architect's Gestract with the Gener and where the Landscape Architect is the designated evolves, the Landscape Architect will abserve	32 60/05	13 (ANN AREAS - STREAM	nigrafing discovers.
construction as is accuracy in that option to confirm confurmance to the plane and qualifications. Confert Denses Representative to arrange for alls elementation at the	J. Boors subgrade is prepared to conform to deptice specified in Section 35, Browing Hollem Supply, below. Where planting is balanted does to subbling trans, prepare softable planting protects for anternal indicated on the planting plan. Shape subgrade to attained to statuting status and canterna to the other grading and designer plan.	3 General: Treat all areas defined as laws areas on the tandacage plan between all preparty loss of the project belocks all budacards to adge of reach and laws.	3.11 ESTABLESHENT HANTENAKE Provide a separate price for this section
11 Start Up Silv Nucling, General Centrach Print to any alle defaultance, a meeting with the general centractor in review true preservation issues, general Landacape insues.	2 On almost in context of 34 Franch materials across since in Silan (11) address of 15 6 72 intervals address.	2 Growing Median: Camply with Section 2.2.1, Growing Madian. Prior to cooling, request as isopaction of the thickest grade, and depth and condition of graving median by the	3 Intrust: The intrust of "exhibitionmail" anishesees is to provide outliciant care the imaging success of the plantes. The objective is the adaptation of plants to
12 Stort by Sile Healing, Landacege Contract & experise At the stort of vork with Gener's Representative, Sile Supprisonders and Landacege Contractor, a meeting in to be held to review expected work and to welly the accepted/DY of the subgrade and general after conditions to the Landacege Contractor. Provide provide modes tout reaction		Landacape Ärdilfact.	.1 Intrust- The intrust of "surfailingness" materianses is to provide wolfficient care the long term excess of the planting. The objective is the adaptation of plants to federe and concessory work associated with improper antaliticitant. Estimization forfigees areas and over treas and darks.
	3 Scratty the writes understain beneficially prior to placing groups and/or. Bo-estivate values which ar traffic results is compaction during the construction procedures. Ensure that all planting arrows are severing contournel offer light compaction to foldade grades.	3 The of Solding- Sol from April to to October Int. Further estimations may be abilitized on concurrence of the Landscape Architect.	2 Habdeesses Period. Provide ashirtesses of barfalled tandacaping for 12 molt
3.1 Program Site Mailer To deserve activation and verticationly an accession (Percept Neurons of the work, Service of different aspects of the service topy is shall will be an error dynamic fixed indication of the service topy is shall will be an error dynamic topic different aspects of the service topy is shall will be an error dynamic topic different aspects of the service topy is shall will be an error dynamic topic different aspects of the service topy is shall be an error dynamic topic different aspects of the service topic different and the service reduce topic different aspects of the service topic different and the service reduce topic different aspects of the service topic different and the service reduce topic different aspects of the service reduce different aspects of the service topic different and the service reduce different aspects of the service reduce different aspects of the service reduce different aspects of the service reduce direct different reduce reduce many independent of the advanced different direct different reduce reduce many independent of the advanced different direct different reduce reduce many independent direct different different reduce many independent direct different direct direct different reduce many independent direct di	A Utstinatis stranding voter from 20 fisikatel grades. Provide a samoth, firm and one surface and confure in grades alows on the Landscape Grandpp. Be and exceed analysis and alabims gradeets defined by the S.C. Landscape Strandord.	A Sad Supply: Conform to all conditions of B.C. Landscape Brandard, Section 2, B.C. Brandard for Yorkyness End.	3 Interiord Standards and Lagitation B.C. Landscope Standard, Intert addies, Fr
Pauling -plant exterial including negotializes with suppliers, norsery inspections, plant sizes, quality, quantity, planting practice and layout, from support; Hade, program Systems; Play Equipment; Silv Foreiture; and other alongsis of the site development where the Landscome Architect is the designated practices and as Pointerim Paulos.		5 Specified Turtyrest by area: Refur to Table 2 balanc.	
Fancing, Non-structural value and states, Unit Paning, 1.1. Substantial Parliaments Review of all work, according of all unballiations, deletions, start constraints of deletions, that and excended into the constraints	3 Construct scales from to the and grade, month and free of sags or high points. Histony sings 25, maximum side stapes 824. Assure positive drainage to collection points.	TABLE 2 SPECIFED THEOREMASS BY ANEA	.4. Site Review. In addition for the inspections at autostanityl completion, at final p reviews during the 18 annihn attended by the Contractor and a designatud represe
course, new-ratio or source and source or zone. 3.3 Evolution Provincess Ender of its own, exceeding of all wealthofters, datafras, programmes of differincy (int), and resonanciations for considerin. 3.5 Contribute of Completion Upon Interfacement Substantial Performance, a recommendation for the bosomes of the Catilitation of Completion will be and to the Payment Contribute and shall be been mered.	A Steps not to exceed the following maximum floogh Grass 34, Laws 64, Lamincage plantings 24.	Area Bearlytion Bearlytion Bearlytion Bearlytics Page Area Page Area Area Area Area Area Area Area Are	designatud representation.
1.5 Definition Prior to the completion of the holdback partial, duck for completion of definitions. New completion, it follows 'Vell to itseed where required. 1.3 Very marks Review Prior to the completion of the very partial is/- 11 meetins after instances of the Cartificate of Completion, review of very straining and report	3 Pointed not/mich storation at ballding to comply with manifold regarisments.	development altus including inclusion grass	5 Schooling: Propers a schoolde of solicipated viette and school is designated the grouteg access between Hards for and Researcher 2015, however shifts of other
A r summary summary movies rear or the cargo particle (- + + + + + + + + + + + + + + + + + +	A before Landscape Architect of completion of fibink grade prior to placement of ason, and, plants or match.	CASS 2 Gross - public parts, budatitud and buditational afters the 2 Standard same CASS 3 Rough Gross on hydrosening	.6 Haintunnen Lovek Couply villa B. C. Landscope Standard, Battino 13, Table 2, D
15 waterway	33 Lubischer Bhanner		3. Halantala Canada with Part Tue of Mile modification.
3. Unless otherwise heteractive to the Contract Reconnects, the properties of the subgrade shall be the respectibility of the Eusenceit of groups and an example of the subgrade regard are the respectibility of the Lundscape Contractor.	1. Balanta Works Groundeg andem and Flahin Groding, Gross areas, Trees Rando and Groundesners, Plasters, Crib Valla.	A Lines The time shall be an defined in Section 22.3. Naturates. Again at rates recommended in regarded will best. Rater to Section 3.4 for method.	.3.1 Fartilizaria To the requirements of the B.C. Landscape Standard, Farandathan
	2. Work instanded. Effe finisk grading and ourface drainage, including on any drainage systems datalied on kendecage plane. Here Catch basies shown on kendecage plane for contribution only, confirm scope of work prior to bid.	Loss - Long the loss statul at an anternan 2.2.1, remarked. Apply of rates recommended in regions on rest. Report to betting 1.4 for agence.     J. FortStorn: Barber to Section 2.2.2 Molecular, Apply quadities formation to the regional cell fact, Apply of the acedesical operation.	.3. Plant Material Establishmant. 11. Materia: Santa M. Santa Material and an and a santa and a state of the state and a
2 All werk and reperintendence shall be performed by personnel shilled in Landscape contracting. In addition, all personnel applying backidies and/or positization shall be correct Oceans instand by the appropriate authorities.	71 Feedbale all landerses deduces such alls east of alls deduces finders to metacolar day has not excellentian to metacolar and the deduces and	<ol> <li>Fortilisers inform to Section 22.2 Networks. Apply specified fortilizer at rates chose in the respond cell test, Apply with a audioactal spreader, Collective into growing audioa 43 learns prior to colding. Apply separately from Ran.</li> </ol>	8.1 Veterlap: During file first growing season, unter new plants of least energy in and September Sile. Return: 35 patients per first per application. During the neuron and energiethermen August for and September Halt. Apply some of a role and during during the second sec
3 A site whit is required to become familiar with allo conditions before bidding and before start of work.	3.1 Determine start learning of a start as an exist increase and encounter of program approximation of constraints and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase and encounter of the start and an exist increase.	8 Solding Propers a month, firm, even vertees for laying and Lay and atoggared with sactions descip betted, without everlapping or gaps, standth and even with adjobing areas and will lightly. Vatur is adopt analytical parameterism of 2° to 4° (1) - Weak. Comply with requirements of IC Landaces Standard Section 0, IC Standard for Territyras	and an also when the state of the sectors that and a state when a state of the sectors and and a state of the
A Confirm instation of all survives before proceeding with any work.		aress and roll lightly. Water to obtain anisters panetration of 3" to 4" (1 - Weal. Couply with requirements of DC Landscape Standard Section 0, BC Standard for Tarfyress Sol	or has not been exceptionly installed. Subsidies applications of uniter shall be mine 3.2 Matrix Haintain matrice in the original areas and to the original deptite. 3.3 Mond Controls Remove all useds from all areas at least once per month durb
5 Notity Landscape Architect of any discrepandes. Clotain approval from Landscape Architect prior to desiating from the plans.	J Examples 31 Be transform and backfilling is accordance with anglesening details and specifications. 33 Lag drafes on property land, tron to line and grade with saver's month and free of sage or high polets. Savers hered of each pipe is in casted) with hard Harappeel All	9 Nationance Bogin materiance transferinty ofter coding and continue for 60 days offer Eductuatial Completion and will accepted by the Boner. Project codied areas	accessary, by the use of bertificine.
5 Taka appropriets measures to avoid anti-manuful damage. On out damp any works meterials into water budge. Conferm with all fasheral, provincial and local statutes and	length. 33 Compares loting pine of welfert and proceed is particular direction.	from dumps with hasperary who or holes functs consists with signage cold laws in falses over by the Dume. Mater is within another powerstates of 2° to 4° D-Mani of Intervals necessary to analytic sufficient growth. Koop gress col of helphore 1-022 (Acad and 2° Beak. Provide adopted posterior of socialed areas against durage	.0.4 Point and Disease Controls Impact all planted areas for posts and diseases person. Carry out invational for parts or diseases promptly and canadeledly for a
philips.	34 Lay partiested pipe with perfections at ign and ign polition. 35 Mine labor field is associations with personal devices.	mell the tert has been taken over by theme, there are denoused or se, re-grade as necessary. As raises may be required if is the Landscape Architect's option, drainage through the webbeen making is imported.	.15 Trea Support: Hobitals status, gay utrea and Has one full growing passas. I bart. Loosas, repair or replace has an accessory. Renove all status pay utrea an
3. Collect and depress of all debris and/or success activity from landscape operations. Keep pered ourfaces class and repair decape reacting from landscape ouris. Repairs are to be completed prior to final acceptance.	34 br mit aller volter in for Winnyh its jehn delte gesammellen mange an approved by Explorer. 37 Nato volterlight canacitaus is advisig dens, nor or existing analises or advisable share balanted or as directed by Landscape Architect. 38 Mar volterlight canacitaus is a design dens, nor or existing analises or advisables share balanted or as directed by Landscape Architect.		the existing of the Landscape Architect. All Register of our stress shall be while an
. Where new work commute with existing, and where existing work is altered, main good to match existing unitaryied condition.	3.9 Pag updram mit of pipe sile united or series of an out can. 3.9 Pag updram mit of pipe sile utile utile right date of can. 3.9 Servent out our open with with rest right date of can.	. 30 Acceptance of Lens Areaso. The hord relates the meanerably well activitation, with no apparent dual quote or how sports and shall be reasonably from of wands the LL. Landscape Branchet, Saction 13 Halabaamans Lond 2 Uppermace). Use hardelines if accessing for used removed removes ablar conditions of contract fortid that max. After the Lond has been of a least fride, runs an setting the conditions along all a lation over by the barrow.	3.5 Premine: Impact all trans and atrains at least every two manifes during the of the plant. Carry out aligning or shaping only If required in the maintenance contr .0.7 Fortilizing: fince during the trades month partiel of establishment addresses
	1.9 Contract and some paper and new recta in section capital or events depice at capital at carbon it annual, summar longe,     1.91 Annual positive drainage,     1.91 Annual positive drainage,		A firzen brenn Bebeldistannis
LA WADDATTES 3. Generative all materialis and worksamplify for a solution partied of one full year from the date of Cartiflasis of Campicities.	1.12 Back fill restative of breach as indicated. 1.10 Protect cadrices from fingetation dering hardelities.	3.9 PLANTS AND PLANTING	3.1 Matering: Our leases and sprinkers, irrigation systems or other methods to a and Grassesi such that the grass is assistanted in a larged condition. Regula and br
Contraction on approximation of the section for an entraction of the section of Langerton.     Sector to individual sections for appetite sectoration.		.1 Conform to planting layout as shown on Landscape Plane.	at an expension who have been any plane by particle by previous design of manufacture of the network of the
	3 Salarit representative sample of growing motion prepared for one on this project is an independent informatory. Provide fast results to Landscape Architect prior to	2 Obtain approval of Landscape Architect for Layout and proportion of planting prior to commencement of planting operations.	52 Weat, beart and Excess Castrole Inspect grees areas such the they are no
PART TWO SCOPE OF WORK	placing. Test results to latence	3 Main edge of lasts with essenth closes defined times.	application of a sublidie herbicide If the wood population exceeds IP Broadiest was the wood population to sure.
2.1 SCOPE OF WORK	1.2 Addity PH and passifilms of lines or subject respired to loting within quantilate range.     1.3 Relative lowest or process and traces observed and reconstructions for respired and sumdawate.     1.4 Cather Mitterma level.	A Time of Reating A1 Plant trees, sincle and groundcovers only during periods that are normal for each such as determined by local seather conditions since seasonal conditions are likely to	3.3 Forfilizing According to coll analysis. 3.4 Linking According to coll analysis.
.1 Other canditions of Contract may apply, Confere Scope of Work at time of hunder,	3.5 GETWINE HERRIT SAPPLY AND PLACEMENT	essure successful adaptation of plants in their new location.	3.5 Housing and Trimming - All graps: The first fear cuts shall be a shorp rotary with a shorp roal or rotary never when the graps reaches a bulght of films. Here
2. More between wepty of all related items and performing all operations necessary to complete the serie is necessary and the drawings and specifications and generally consists of the following.	1 Septing all growing motion required for the performance of the Centract. In east load, transport or spread growing motion when it is an wet that the elevations in Bady to be demand.	5 Standardin 51 All altert subsets shell readons to No combinants of No. 1 C Landards Climited 16 (NEX CONVEL and an exceeded by devote Deal Cristile on Mis contribution	Resove til gross cliptige after och och . 3.6 Jerafter Aaratten tet regerad is the first grouing sames. If essencery, is
2.1 Redwallen of Entiting Trians views alones an drawings.	2 Supply all growing unders an administrate as required by the sell test. Anothed growing makes were used the specification for growing makes as defined in Table the for the	3.1 All glass analysis what controls to the neglements of the LL Landscop Standard, LLISE (SURDI, educe scattered by panels plant Education or Min spacification,     3.1. Borly in LS Landscop Standards, Standard, Parket Market Market Market Market Market Market Market Market Market     3.2. Borly in Head Education provedite glast and combiner arises and analy of the repletenests.     3.3. Borly in Head Education for spacefic glast and combiner arises and analy of the repletenests.     3.3. Review in Head Education for spacefic glast and combiner arises and analy of the repletenests.     3.4. Review in Head Education for spacefic glast and combiner arises and analy of the repletenests.     3.4. Review in Head Education for spacefic glast and combiner arises and analy of the repletenests.	depth of Wilson, (37), and reasons cores.
1 22 Philip Bradient and Landscare Drahase.	Taring area.	5.2 Find activity defining from press, plant and constant many and the provident sufficiences.	3.5 Repairs: Re-grade, re-coul or re-out shan accessary to eastern damaged a throughout the gradeg season. He-coul between April for and April 5th or between April 101 and April 101 and April 5th or between April 101 and April 101 and April 101 and April 5th or between April 101 and Ap
<ol> <li>Stephy and Foundation of growing sedime.</li> <li>Forting of important growing median andre sample to taganda.</li> <li>Stephy and important and velocities to samt regaringuistic of salt facts and Table Ban.</li> </ol>	21 Thermody atternation assumes to be the full digits of the growing mattern. 23 Special minus may be respired for various alteritime. Bafer to drawing makes for instructions.	δ Benime Δ1 Textes at the course of suggly under collection point does not proved animopart rejection of any or all stanling sinck at the alter.	and a
	3. Place the associated graving andian is of gross and planting areas. Spread graving andies is uniform layers not according 4° (Silumi, over uniform malgrade true of standing volve.	Al estate is the party way of the control has any latter and the latter of a filleng and a filleng and a filleng	
1.1 Proparation of rough group aroun, mapply of materials and mandage     2.8 Proparation of toos aroun, roughly of materials and coulding.     10.8	A Holmon depite al graving motion placed and compacted in 1922.	3 - Annumery. 21. Journ of warch locknins: the Lower Heldsand and Frenzer Vollags. Behre fie Plank Schedule for any extremation of area. 22. Supply proof of the anniheldity of him equation of and extents within 30 days of the source of the Contract.	5
<ol> <li>Supply and platement of law's mode.</li> <li>Noniversame of platement and second-based areas until accepted by Dover.</li> <li>Revealant Predictionational Platements, Revelue 10.</li> </ol>	All Generation and and and the first and an and the first	.1.2 Suppopulation of the anticalizity of the spectrum plant converts vision in over of the anticalization.	
12 Oher weis biert alber Hen führ für auf specifiel by Landscape Architect.	A12 Has plantal strain & groundcovers	A1 Ministe witten approved of the Landscope Architect prior to making any ministrations to the openfiled periorie. Non-approved existilations will be rejected.	
12 MATERIALS	A.13. Breatdower why areas, If defined as planF (225and) A.13. Tree & large strets plandepth is contenu to depth of wethod - vidth shall be at least hute the vidth of the rest tall with source stapped	13. Allow a sublimite of 5 days prior to delivery for register to a statistica. A3. Salvellivitims are subject to El Landocajo Standard - defaultion of Candilions of Analability.	
.1. Grouing Madian Cantum to BC Landscape Standard for definitions of Ingented and an-alte topold. Ander to Table the balance	A2b-Rab	3 Paul Species & Lacolina	
TABLE DE: PERFERTES OF ADMAND PEDER PER LEVEL 2 DECOMPL AND LEVEL 3 PERFERTE AND AS COMPANY AND AS A	A21 brighted lann	3.1 Pleasive shall be inves to manue and of the hulphit, calliger and size of root kell as shown on the humbrogen/after plan plant extendeds. Calliger of trans is to be taken it "Direct shown grade.	
Applications Law Testils Aroon. High Testils Aroon. High Testils Aroon.	A23 Love utilizert anianalik irrigation	3.2 First at specified species in the location as above on the Landscape draships. Molify Landscape Architect II conflicting reck or underground/overhead corrients are extendional.	
Troos and Large Sandon Lano Areas and Manters Groung Hadan Types 21. 20	A25 Trans and quediens dividesW"(billing) over columns and/or edge of dath (welly column locations an-allo for tray locations.) A26 Bights and Industries (* to 2* 02-50ma) cand over 62 or fairly:	3.3 Deviation of gives planting location will only be glavest effor contex of the proposed doubtion by the Landscape Architect.	
Techere Percent films Index In	A.2.7 Namen W depth grouing andam accept share anothing for frans over adams paints.	.3) Excerding 3.1: Trans and large shreles Excerds a succer shaped ires pit to the depth of the restell, and to at least twice the shifts of the market, Assore that fisished grade is at the white and the two was even at.	
Control Forenda     Control Forenda     Control Forenda     Control Forenda     O - DX     0 - DX     0 - DX     0 - DX     0 - DX	5 Hannily sprood growing and mount withing innex axisiting innex, windo and antivation.	Ne arigini grade the true uns graves at.	
All Grand	A in particular conduct grants areas, feather graving motion out to arithing at adjace and bland into anisting grades.	3. Brokeys of Passing Inter- 3.1. Provide dramans of starting life views practical, is an almost confilment to wide of the starting of the starting data where and is that confilment, manual	
	.7 Rolded grades shall confere to the destition shown on Landscape and allo plane.	3.1 Provide designs of starting pilts stars regarded is, on stoped confiltion, break not the side of the placting pill to allow designs down stope; and is flat confiltion, normal for their flat restall store topertoon tager. Holly the Londonge Architect stars the design of plasting inten is fielded.	
Parant Of Dry Volget at Brodge Funding Parallel	14 Access status with - second 1 General Rough grass wanted as the drawings as "Rough Grass", Fresh all areas defined as rough grass between all property hass of the project including all	Rest all beau and device officing Procedurese     Rest all beau and device official and a field asked modes within 10 instance income and the first of the last on the last one of the last of the last one of the last o	
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#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

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PROJECT

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DRAWING TITLE

#### LANDSCAPE SPECIFICATIONS

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### CITY OF LANGLEY "The Place to Be!"

### **REQUEST TO APPEAR AS A DELEGATION**

In order to appear before Council as a delegation at a Council Meeting, you need to submit a written request to the Corporate Officer by 12:00 p.m. noon on the Monday one week before the scheduled Council Meeting. The request can be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. You can submit your request by email to <u>pkusack@langleycity.ca</u>, in person, by mail or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall (20399 Douglas Crescent). Delegations are usually scheduled at the start of the meeting. You are limited to a maximum of five (5) minutes to present your material. You may speak on more than one (1) topic but you <u>must</u> keep your presentation within the five (5) minute time limit.

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

DATE: Aug, 21/2017 REQUESTED MEETING DATE: September 18/2017
NAME: Greg Walker and Lara Gerrits
ORGANIZATION NAME: BC Lottery Corporation (BCLC) (if applicable)
ADDRESS: 2940 Virtual Way, Vancouver, BC, V5M OA6
CONTACT NUMBER: <u>604-225-3066</u>
EMAIL ADDRESS: 19errits Obclc.com
TOPIC: <u>Community impacts of BCLC/gaming industry</u>
in Langley; Cascades casino performance; player health
AUDIO/VISUAL NEEDS (if yes, specify) Power point
ACTION YOU WISH COUNCIL TO TAKE: (For in Formation only.)

P001/001



### CITY OF LANGLEY "The Place to Be!"

### REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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

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

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

DATE:	aug. 31/17	REQUESTED MEETING DATE: Sept. 18/17
NAME:	- Carby	stromsten
ORGANIZA (if applicable	ATION NAME: =)	Langley Grunion mental Partners Society
ADDRESS:	# 201-	4839 221 51
CONTACT	NUMBER:	604 - 546 - 0347
EMAIL ADI	DRESS:	_conservation cleps.bc.ca
TOPIC:	Communit	ty spottight: work done by Go Crew in the
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AUDIO/VIS	UAL NEEDS (if	yes, specify)
ACTION YC	)Ų WISH COUN	ICIL TO TAKE:
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### **EXPLANATORY NOTE**

### BYLAW NO. 3025

The purpose of Bylaw No. 3025 is to authorize the discharge of Land Use Contract No. 06A-74 from the property located at 5040 - 205A Street.

The owner has applied to have Land Use Contract No. 06A-74 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 268 suites have been approved or are in the building permit application process for approval. In the same timeframe, 669 property owners discharged the land use contracts affecting their single family residential lots. There are 479 single family residential lots still affected by land use contracts in the City.



### DISCHARGE OF LAND USE CONTRACT NO. 06A-74

### **BYLAW 3025**

A Bylaw to authorize the discharge of Land Use Contract No. 06A-74 from the specified property.

**WHEREAS** Land Use Contract No. 06A-74 is registered against titles legally described in Schedule "A".

**AND WHEREAS** the registered owners of the Lands have applied to have Land Use Contract No. 06A-74 discharged from title to the Lands.

**AND WHEREAS** Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

- 1. The Land Use Contract registered in the Land Title Office under M109922 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.
- 2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 06A-74 Bylaw, 2017, No. 3025".

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

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

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

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

MAYOR

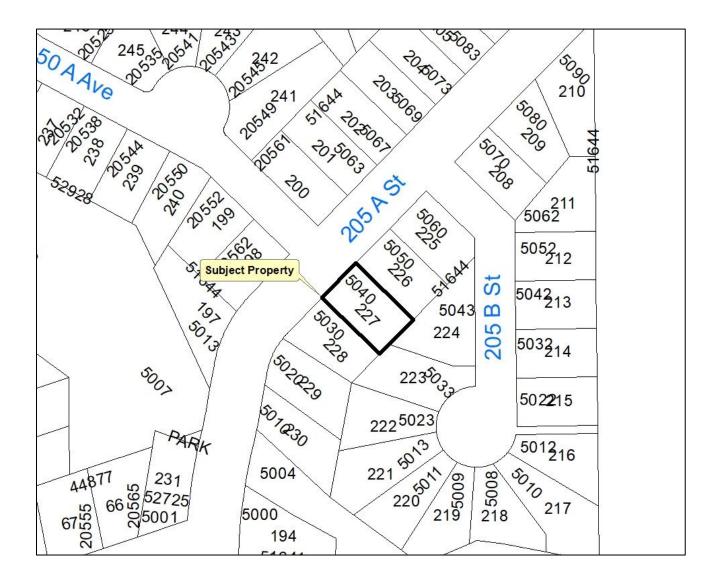
**CORPORATE OFFICER** 

### **BYLAW 3025**

### SCHEDULE "A"

Civic Address: Legal Description:

PID: Applicant: Owner: 5040 – 205A Street Lot 227, District Lot 304, Group 2, New Westminster District, Plan 51644 002-531-305 Lux Industries Inc. A. Bilgin





### **EXPLANATORY NOTE**

### **BYLAW NO. 3030**

The purpose of Bylaw No. 3030 is to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20215 – 44A Avenue.

The owner has applied to have Land Use Contract No. 23-73 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 268 suites have been approved or are in the building permit application process for approval. In the same timeframe, 669 property owners discharged the land use contracts affecting their single family residential lots. There are 479 single family residential lots still affected by land use contracts in the City.



### DISCHARGE OF LAND USE CONTRACT NO. 23-73

### BYLAW, 2017, NO. 3030

A Bylaw to authorize the discharge of Land Use Contract No. 23-73 from the specified properties.

WHEREAS Land Use Contract No. 23-73 is registered against titles legally described in Schedule "A".

**AND WHEREAS** the registered owners of the Lands have applied to have Land Use Contract No. 23-73 discharged from title to the Lands.

**AND WHEREAS** Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

- 1. The Land Use Contract registered in the Land Title Office under L80942 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.
- 2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 23-73 Bylaw, 2017, No. 3030".

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

PUBLIC HEARING, held this -- day of October, 2017.

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

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

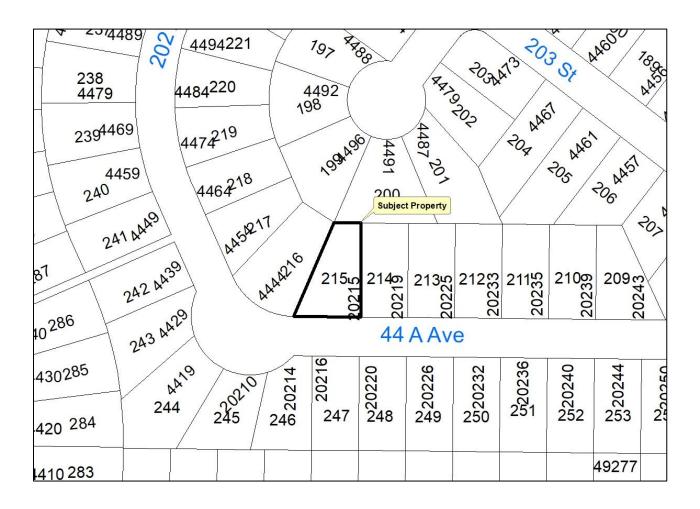
MAYOR

CORPORATE OFFICER

### **BYLAW NO. 3030**

### SCHEDULE "A"

Civic Address:20215 – 44A AvenueLegal Description:Lot 215, Section 35, Township 7, New Westminster<br/>District, Plan 49277PID:000-934-984Owner/Applicant:K. Kearney, V. Kearney





**EXPLANATORY NOTE** 

### OFFICER ESTABLISHMENT BYLAW 2855, AMENDMENT BYLAW NO. 3, 2017 No. 3026

The purpose of this amendment is to update the title of the position responsible for corporate administration for the City per Section 148 of the *Community Charter* from Manager of Legislative Services to Corporate Officer.



### OFFICER ESTABLISHMENT BYLAW 2855, AMENDMENT BYLAW NO. 3, 2017 No. 3026

A Bylaw to amend the Officer Establishment bylaw.

### 1. Title

(1) This bylaw shall be cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026."

### 2. Amendments

- (a) That Section 3(1)(c) be amended by striking out the title "Manager of Legislative Services" and replacing it with the title "Corporate Officer"; and
- (b) That Section 4(3) be amended by striking out the title "Manager of Legislative Services" and replacing it with the title "Corporate Officer".

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

ADOPTED this day of , 2017.

MAYOR

CORPORATE OFFICER

EXPLANATORY MEMO



### ZONING BYLAW, 1996, NO. 2100 Amendment No. 139, 2017, Bylaw No. 3027 Development Permit Application DP 08-17

To consider a Rezoning Application and Development Permit Application by Monarchy Homes Ltd. to accommodate a 14-unit townhouse development.

The subject property is zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

### COMMENTS/ANALYSIS:

### **Background Information:**

Owner/Applicant: Civic Addresses: Legal Description:	Monarchy Homes Ltd./F. Adab Architects Inc. 19753 -55A Avenue Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996
Site Area:	$23,464 \text{ ft}^2 (2179 \text{ m}^2)$
Number of Units	14 townhouse units
Lot Coverage:	43%
Total Parking Required:	31 spaces (including 3 visitor spaces)
Total Parking Provided:	31 stalls (including 3 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 49
OCP Designation:	Medium Density Residential
<b>Exterior Finishes:</b>	Hardy Siding and Shingles, Cultured Stone
	Trim, Aluminum Railings, Vinyl Windows
Variances Requested:	None
<b>Development</b> Cost Charges:	\$233,544.50
<b>Community Amenity Charge:</b>	\$28,000.00



### ZONING BYLAW, 1996, NO. 2100 Amendment No. 139

**BYLAW NO. 3027** 

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD49) and to rezone the property located at 19753 -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. 139, 2017, No. 3027".

### 2. Amendment

 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 – 49 (CD49) Zone: immediately after Comprehensive Development -48 (CD48) Zone:

### "UU. CD49 COMPREHENSIVE DEVELOPMENT ZONE

### 1. Intent

This Zone is intended to accommodate and regulate a 14-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 lot shall form the site and shall be zoned CD 49 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996

## 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 17 pages and dated October, 2016 prepared for Monarchy Homes Ltd. by F. Adab Architects Inc, 1 copies of which are attached to Development Permit 08-17.

## 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, the *Land Title* Act and the Development Cost Charge Bylaw."

<sup>(</sup>a) PID: 030-037-484

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

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

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this -- day of --, 2017.

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

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

MAYOR

CORPORATE OFFICER



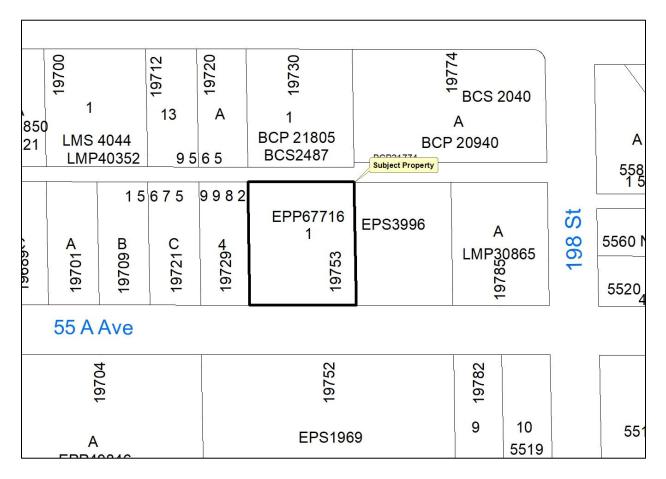
# REZONING APPLICATION RZ 06-17 DEVELOPMENT PERMIT APPLICATION DP 08-17

Civic Address: Legal Description:

**Owner/Applicant:** 

19753 – 55A Avenue

Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996 Monarchy Homes Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To:	Advisory Planning Commission		
Subject	<b>Rezoning Application RZ-06-17/Development</b> <b>Permit Application DP-08-17</b>		
From:	Development Services & Economic Development Department	File #: Doc #:	6620.00
Date:	August 11, 2017		

## **COMMITTEE RECOMMENDATION:**

THAT Rezoning Application RZ-06-17/ Development Permit Application DP-08-17 to accommodate a 3-storey, 14 –unit townhouse development located at 19753 -55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

## **PURPOSE OF REPORT:**

To consider a Rezoning Application and Development Permit Application by Fred Adab Architects Inc. to accommodate a 3- storey, 14-unit townhouse development.

## **POLICY:**

The subject property is zoned RS-1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated Medium Density Residential are subject to a Development Permit to address building form and character.



## **COMMENTS/ANALYSIS:**

## **Background Information:**

Applicant: Owner: Civic Addresses: Legal Description:	Fred Adab Architects Inc. 0901523 BC Ltd. 19753 -55A Avenue Lot 1 Except Phase 1, Strata Plan EPS 3996, Section 3, Township 8, New Westminster
Site Area: Lot Coverage: Total Parking Required: Total Parking Provided: Existing Zoning: Proposed Zoning: OCP Designation: Variances Requested: Development Cost Charges:	District Plan EPP 67716 23,464 ft <sup>2</sup> (2179 m <sup>2</sup> ) 43% 31 spaces (including 3 visitor spaces) 31 stalls (including 3 visitor spaces) RS1 Single Family Residential Zone CD 49 Medium Density Residential None \$233,544.50
<b>Community Amenity Charge:</b>	\$28,000.00

## **Engineering Requirements**:

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

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

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

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. Design and construct a half-road on 55A Avenue for the full property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.
- 3. Water, sanitary and storm sewer service connections are available to connect to from Phase one. The developer's engineer will verify that the connections are adequate for the proposed development. All existing services shall be capped at the main, at the Developer's expense.
- 4. A stormwater management plan for the site, including 55A Avenue and the lane, 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.
- 5. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulation. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditch along 55A Avenue, and must apply to DFO for approval.
- 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.
- B) The developer is required to deposit the following bonding and connection fees:
  - 1. The City would require a Security Deposit of 110% of the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
  - The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
  - 3. A cash-in-lieu amount will be determined for the undergrounding of overhead hydro/tel lines.



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

- 1. Underground hydro and telephone, and cable services to the development site are required.
- 2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
- 3. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
- 4. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
- 5. 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.
- 6. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- 7. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
- 8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".
- 9. Reciprocal access agreements shall be registered to facilitate access to adjacent properties indicated as potentially being linked by an internal driveway. The City shall be included as a third party to such agreements.

## **Discussion:**

The applicant is proposing to now apply to rezone and develop the second phase of the "*Parkridge*" townhouse development located on the north –side of 55A Avenue, west of the first phase, into an attractive 3-storey, 14 unit townhouse project. The first phase of the "Parkridge", consisted of 13 townhouse units, was completed and successfully marketed earlier in 2017. The second phase site is currently occupied by three manufactured trailer units. Normally, it is the City's desire to have all the tenants vacated from a development site before accepting their rezoning/development permit application. However, pursuant to Section 42 of the Manufactured Homes Park Tenancy Act, SBC 2002, c 77, the owner must have all approvals in place before issuing termination notices



to its tenants. Therefore, the owner must abide by its legal statutory obligations to its tenants in order to legally terminate the tenancies.

The proposed townhouse development site plan layout and orientation follows the same urban concept pedestrian-oriented streetscape theme expressed in the first phase townhouse development. From a massing point of view, the buildings are similarly organized into two separate blocks. However, the form and character of the proposed townhouse development introduces an articulated architectural expression but with a different design vocabulary and different architectural articulations.

The proposed development complies with the Multiple Family Residential Development Permit Area Guidelines for townhouse developments reflected within the Official Community Plan, including CPTED report integration into the architectural and landscaping designs.

## **<u>Fire Department Comments:</u>**

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 September 13<sup>th</sup>, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18<sup>th</sup> Regular Council meeting.

## **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$233,544.50 to Development Cost Charge accounts and \$28,000.00 in Community Amenity Charges.

## **ALTERNATIVES:**

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



To: Advisory Planning Commission Date: August 11, 2017 Subject: Rezoning Application RZ-06-17/Development Permit Application DP-08-17 Page 6

Prepared by:

And Hirshul

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, SEPTEMBER 13, 2017 7:00 PM

Present: Councillor Jack Arnold, Chairman Councillor Paul Albrecht, Vice-Chairman John Beimers Trish Buhler Hana Hutchinson Esther Lindberg Jamie Schreder

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

Absent: Shelley Coburn, School District No. 35 Corp. Steve McKeddie, Langley RCMP George Roman Dan Millsip

## 1) <u>RECEIPT OF MINUTES</u>

MOVED BY Commission Member Buhler SECONDED BY Commission Member Hutchinson

THAT the minutes for the August 9, 2017 Advisory Planning Commission meeting be received.

## CARRIED

## 2) REZONING APPLICATION RZ 06-17/DEVELOPMENT PERMIT APPLICATION DP 08-17-19753-55A AVENUE-FRED ADAB ARCHITECTS INC.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed applications and introduced, Fred Adab, F. Adab Architects Inc and Mr Dhall, Bent Picture Design Group. Mr. Adab and Mr. Dhall presented the proposed rezoning/development permit applications. Following discussion on building form and character, on-site landscaping, parking, compatibility with first phase townhouse development, Manufactured Homes Park Tenancy Act implications, sustainability features and CPTED security features, it was:

MOVED BY Commission Member Lindberg SECONDED BY Commission Member Buhler

That Development Permit Application DP 07-17 to accommodate a 3 storey, 14 unit townhouse development located at 19753-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

## <u>CARRIED</u>

## 3) <u>DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025</u> <u>COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS</u> <u>LTD.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced, Nikolav Kalinov, Christopher Bozyk Architects Ltd. Mr. Kalinov presented the proposed development permit application. Following discussion on building form and character, it was:

MOVED BY Commission Member Buhler SECONDED BY Commission Member Schreder

That Development Permit Application DP 09-17 to accommodate a  $932m^2$  (10,034 ft<sup>2</sup>) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

## CARRIED

## 4) <u>NEXT MEETING</u>

Wednesday, November 8th, 2017

## 5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Schreder SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

<u>CARRIED</u>

Anor ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

# **CITY PARK TOWNHOMES** 19753, 55A AVENUE, LANGLEY- PHASE II



## CONTACT LIST:

## **OWNER:**

11

0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C. V4N 0X2 TEL: 604 374 6900

## **CIVIL ENGINEER :**

**CITIWEST CONSULTANTS** 101-9030 KING GEORGE BLVD. SURREY, B.C. V3V 7Y3 TEL: 604 591 2213 FAX: 604 591 5518

## **ARCHITECT :**

## F. ADAB ARCHITECTS INC. 130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003 FAX: 604 987 3033

## LANDSCAPE ARCHITECT:

**BENT PICTURE DESIGN GROUP** 306-4464 WEST 10TH AVENUE VANCOUVER, B.C. V6R 2H9 TEL: 604 222 9200 FAX: 604 222 9212

## SURVEYOR:

## **CAMERON LAND SURVEYING LTD.** 206-16055 FRASER HIGHWAY

SURREY, B.C. V4N 0G2 TEL: 604 597 3777 FAX: 604 597 3783

## **GEOTECHNICAL:**

WESTERN GEOTECHNICAL 103-19162 22ND AVENUE SURREY, B.C. V3S 3S6 TEL: 604-385-4244

## **PROJECT INFORMATION**

**CIVIC ADDRESS :** 19753, 55A AVENUE, LANGLEY, BC.

**LEGAL DESCRIPTION :** LOT 1 EXCEPT PHASE 1, STRATA PLAN EPS3996, SECTION 3, TOWNSHIP 8, NWD, PLAN EPP67716

## LIST OF DRAWINGS

	TRODEOT HIDEN OOM
A-1.1	CONTEXT PLAN - PROJE
A-1.2	<b>AERIAL MAP -CONTEXT</b>
A-1.3	SITE PLAN
A-1.4	<b>DESIGN RATIONALE - H</b>
	FORM & CHARACTER
A-1.5	<b>DESIGN RATIONALE - SI</b>
A-1.6	PERSPECTIVE RENDER
A-1.7	EXTERIOR FINISH-ELEV
A-1.8	55A STREETSCAPE
A-2.1a	FLOOR PLANS - BLOCH
A-2.1b	
A-2.2a	
A-2.2b	FLOOR PLANS - BLOCH
A-3.1	<b>ELEVATIONS - BLOCK 3</b>
A-3.2	<b>ELEVATIONS - BLOCK 4</b>
A-4.1	BLOCK 3 SECTIONS
A-4.2	BLOCK 4 SECTIONS
L-1	LANDSCAPE PLAN

A-1.0 PROJECT INDEX - CONTACTS LIST ECT STATISTICS PHOTOS

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# F. ADAB **ARCHITECTS** INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@mutioonfadab.com

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## PROJECT TITLE:

**CITY PARK TOWNHOMES** PHASE II 19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

PROJECT INDEX -CONTACTS LIST

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## **PROJECT STATISTICS**

## **CIVIC ADDRESS :**

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19753, 55A AVENUE, LANGLEY, BC.

## **LEGAL DESCRIPTION :**

LOT 1 EXCEPT PHASE 1, STRATA PLAN EPS3996, SECTION 3, TOWNSHIP 8, NWD, PLAN EPP67716

## LOT AREA :

23,464 SQ.FT.=2179.8 SQ.M.=0.538 ACRES

## **ZONING :**

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -MEDIUM DENSITY RESIDENTIAL

## LOT COVERAGE :

PROVIDED : 10,196 / 23,464 = 43%

## FLOOR AREA :

PROVIDED : 22,198 SQ.FT. = 2062.2 SQ.M.

## FAR :

21,494 / 23,464 = 0.916

## **BUILDING HEIGHT :**

**3 STORIES** 

## **SETBACKS**:

NORTH PL.	:	22'-0"
SOUTH PL.	:	12'-0"
EAST PL.	:	8'-0"
WEST PL.	: MIN	1. 9'-2"

## NO. OF UNITS : 14

**DENSITY :** 26.0 UNIT / ACRE

## **PARKING** :

2 STALLS / TOWNHOUSE : 30 STALLS VISITORS : 3

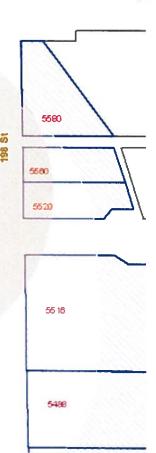
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NO OF BED RM.	4	4	3	2	3		
NO OF UNIT	4	2	3	3	2	14	
AREA	1743	1765	1485	1231	1422		
TOTAL AREA	6972	3530	4455	3693	2844	21494	

NO OF 2 BED RM. : 3 NO OF 3 BED RM. : 5 NO OF 4 BED RM. : 6 NO. OF VISITOR PARKING : 2 TOTAL AREA : 21494 SQ.FT LOT AREA : 23464 SQ.FT

	F. ADAB ARCHITECTS					
This dr	NORTH VANC TEL: (604) 98 E-MAIL: mfa@	DOSEVELT CRESCENT COUVER, BC. V7P 3R4 7-3003 FAX: (604) 987-3033 multigonfladab.com ument of service, is the property of - and may not be reproduced without				
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# 1 55A AVENUE NORTH STREETSCAPE





# F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@multigonfadab.com

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## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

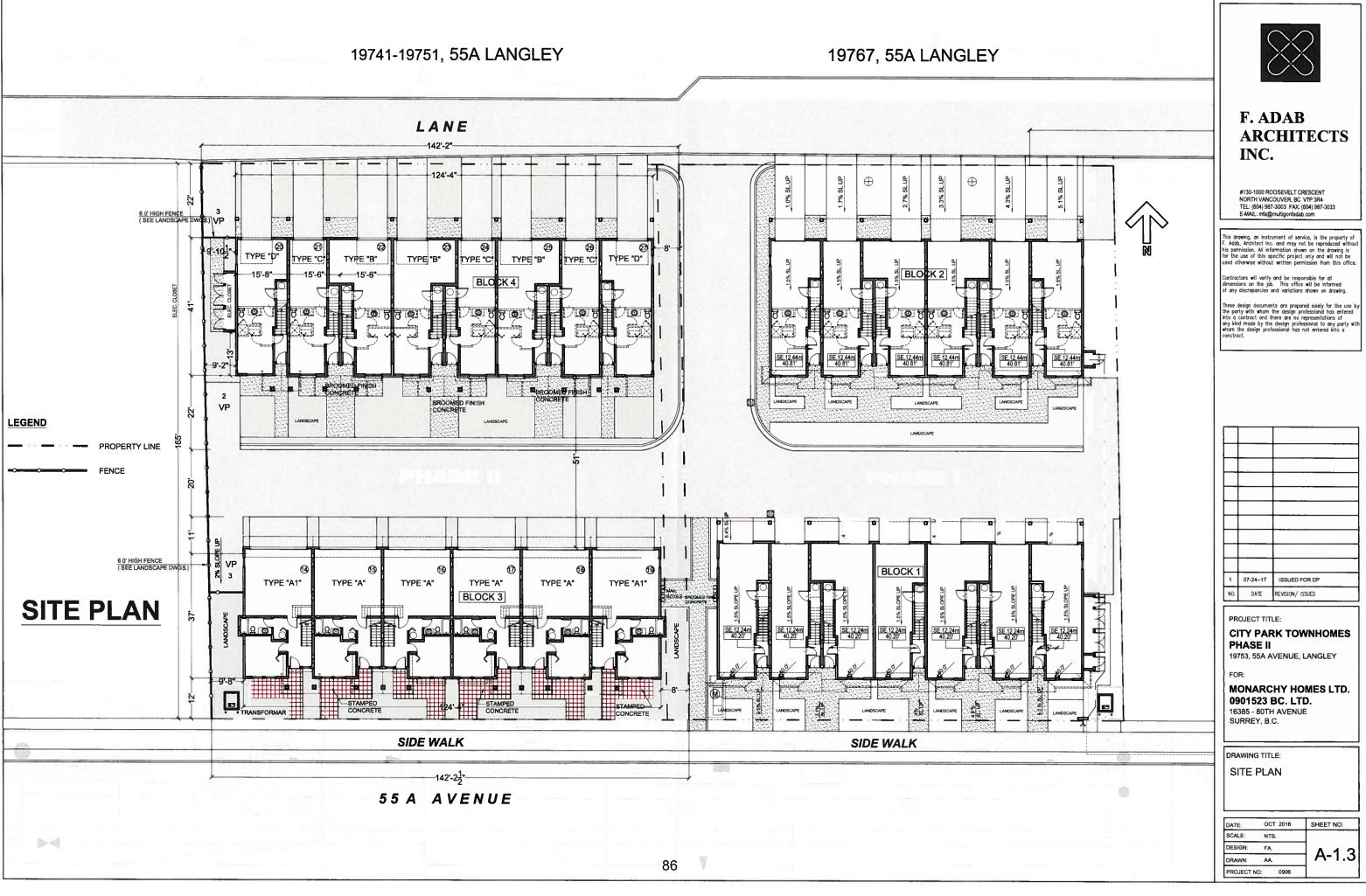
FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

## AERIAL MAP-CONTEXT PHOTOS

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## History, Characteristics and Context

The proposed development is the 2nd phase of the "Parkridge" townhouse development designed by FAA on the north side of the 55A Avenue. The first phase is completed and successfully marketed in 2017.

Both phases share an internal road, vehicular and pedestrian entries and servicing infrastructure.

This 2nd phase proposal occupies a lot area of 2180 square meter (0.54 acre) and has an overall density of 25 units per acre.

The first phase consisted of 13 units of two and three bedroom townhouses with tandem parking. The 2nd phase proposes 14 unit townhouses with combination 6 large units with side by side garages and 8 units with tandem parking.

Proposed project consists of 14 three storey two, three and four bedroom town homes. The average size of the two bedroom homes is 1,200 sq ft. the three bedroom townhouse is 1,450 and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street and passes this site toward west.

The site presently occupies 3 trailer homes that would be removed after rent expiry date.

Photos of the Phase one development *"Parkridge"* and 33 unit development *"Marquee"* opposite side which was completed 3 years ago are shown on the rendering material provided in this submission package.

## Urban Design, Form and Character

From a massing point of view, the buildings are organ blocks.

The larger units with double car garages located on the 55A Avenue and the other block facing the courtyard.

The layout of the site plan and orientation of the block urban concept envisioned for the phase one townhou the east side.

The townhouses along 55A have direct pedestrian a respond to a streetscape and an urban concept that neighborhood.

The form and character introduces an articulated ar similar to phase one development but with a different and different articulations.

Architectural expression shows a recognizable form a sing the identity of a "base and top" with transition in to the material and color.

The exterior form is modulated with repetitive bay win cornices.

A number of decorative elements including wood brac decorative railings are incorporated in the design to a ectural articulation.

Entries are identifiable with Individual canopies, por expression emphasizing on the urban character, environment and direct access to the street, private balconies on the 2nd floor provide active engaging inte

nized in two separate	
the south side facing	F. ADAB ARCHITECTS
ks follows the same use developments to	#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC: V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033
access to the road to t is anticipated for the	E-MAIL: mfa@multigonfadab.com This drowing, on instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drowing is for the use of this specific project only and will not be used otherwise without written permission from this office.
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	PROJECT ND: 0908

# Sustainability and Green Measures

- An attempt has been made to create a friendly and vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality.
- Close to the public transportation and amenities
- Variety of unit types and sizes are introduced for both small and large families with children
- Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
- Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
- The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line

# Crime Prevention Through Environmenta "CPTED"

 The services of Liahona Security have been hired; a prepared for the site and their recommendations hav into the design

# Items include:

- Enhance the safety and strengthen the perception or site planning and landscaping designs
- Provision of identifiable Territoriality
- Provision and enhancement of Natural Surveillance
- Access and Perimeter Control

Identifiable entries with direct access to the street along private patios.

Provision of the balconies on the 2nd floor creating a cle hierarchy of space, a sense of territorial identity and sen

The windows and the balconies along the 55A Avenue presence of the people, which provide "eyes on the stree private and public spaces.

Provision of Lights would be installed on both sides of the and garage doors illuminating the entire buildings and in lights are regulated by photo cell system.

The simplicity of the massing and it's orientation creates environment visible from every angle with no enclave or spaces for strangers and wandering people.

The access control is achieved by ensuring visible entra windows and balconies as well as defining the entrance the point of access to the site.

Stone has been introduced at the base of the building b durable and high quality base free of graffiti.

nl Design.	
a report has been ive been incorporated	F. ADAB ARCHITECTS INC.
of safety measure in	#130-1000 ROOSEVELT CRESCENT NORTH VANCOLIVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3003 E-MAIL: mfa@multigonfadab.com This drawing, on instrument of service, is the property of F. Adob, Architect inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.
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ensure the outdoor eet" and security for the	
the townhouse entries internal road. Outdoor	1 07-24-17 ISSUED FOR DP
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ances overlooked by e ways and controlling blocks presenting a	PHASE II 19753, 55A AVENUE, LANGLEY FOR: MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.
	DRAWING TITLE: DESIGN RATIONALE - SUSTAINABILITY AND CPTED
	DATE: OCT 2016 SHEET NO:
	DESIGN: FA. A-1.5

PROJECT NO: 0906



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# F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@multigonfadab.com

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1	07-24-17	ISSUED FOR OP
NO.	DATE	REVISION/ ISSUED

## PROJECT TITLE:

CITY PARK TOWN HOMES PHASE II 19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE

## PERSPECTIVE VIEW FROM 55A AVENUE

DATE	OCT 2016	SHEET NO:
SCALE	N/A	
DESIGN	FA.	
DRAWN:		A-1.6
PROJECT N	0 0906	7

## **Exterior Finishes**

A variety of building materials is used with emphasis on richer and urban elements (Stone) at the main façade along the street.

Exterior finishes consist of vinyl windows, hardie siding, hardie shingle, wood trims, and glass aluminum railings. Ornamental brackets and fascias are introduced to further articulate the architectural vocabulary.







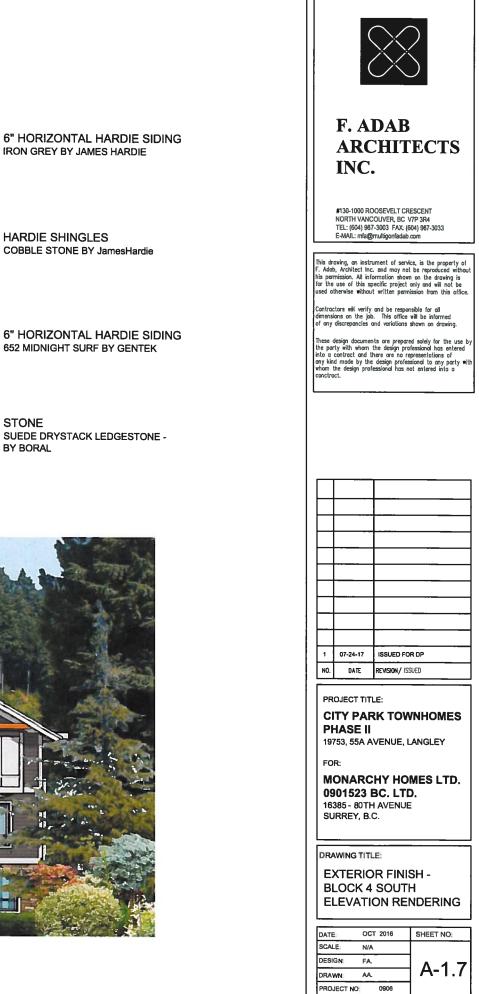




STONE BY BORAL



BLOCK 4 SOUTH ELEVATION





55A AVENUE STREETSCAPE



PHASE II

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**PHASE I** 

# **55A AVENUE STREETSCAPE**

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1	07-24-17	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II 19753, 55A AVENUE, LANGLEY

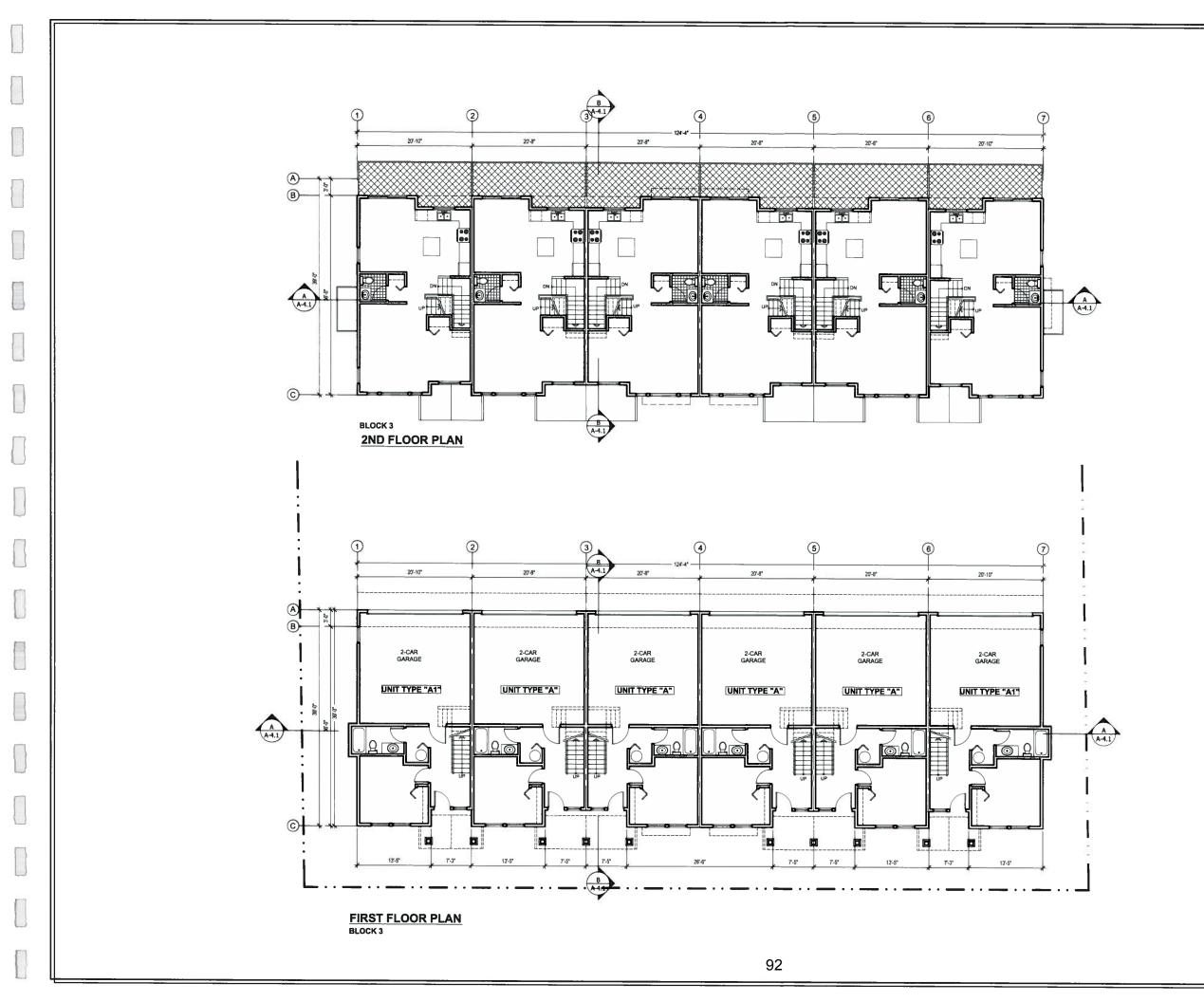
### FOR:

MONARCHY HOMES LTD 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

## DRAWING TITLE:

## 55A AVENUE STREETSCAPE

DATE	OCT 2016	SHEET NO.
SCALE	NTS.	
DESIGN	FA.	
DRAWN	AA.	7 A-1.8
PROJECT	IO: 0906	7







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NO.	DATE	REVISION/ ISSUED

## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

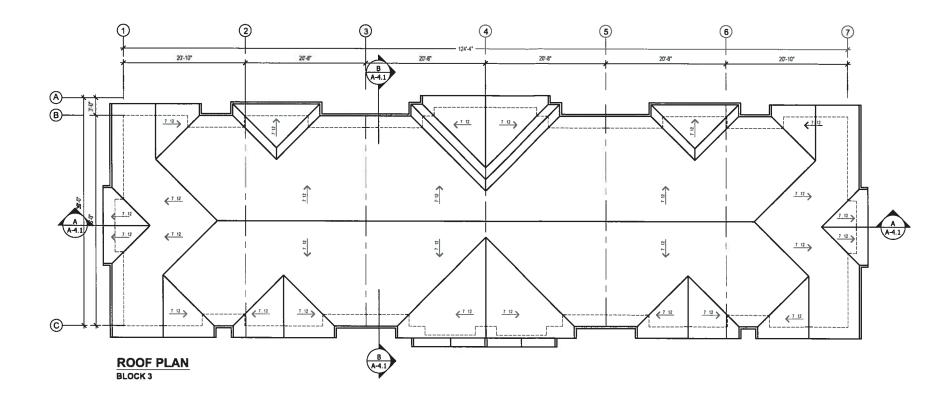
## FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

## DRAWING TITLE:

BLOCK 3 FLOOR PLANS (1ST AND 2ND FLOORS)

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	FA.	
DRAWN	AA.	A-2.1a
PROJECT N	0: 0906	

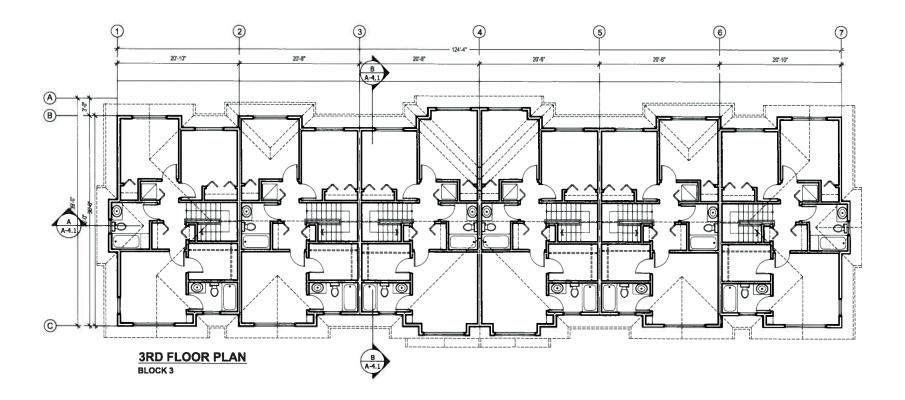


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1	07-05-17	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED

## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

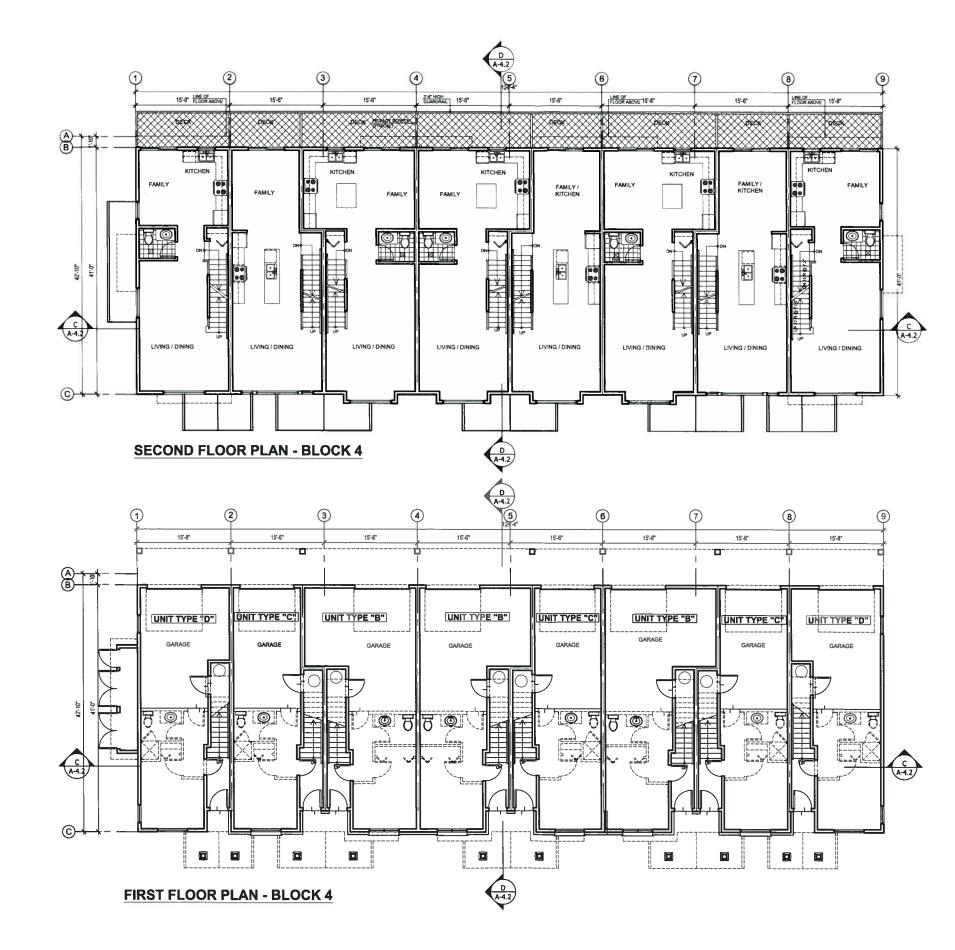
FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 3 FLOOR PLANS (3RD FLOOR AND ROOF)

DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	
DESIGN:	FA.	
DRAWN	AA.	A-2.10
PROJECT N	IO: 0906	1



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# F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (804) 987-3033 E-MAIL: mfa@multigonfadab.com

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1	07-24-17	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUED
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## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

## FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

## DRAWING TITLE:

BLOCK 4 FLOOR PLANS (1ST AND 2ND FLOORS)

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	FA.	
DRAWN	AA.	-1A-2.2a
PROJECT N	(D: 0906	1



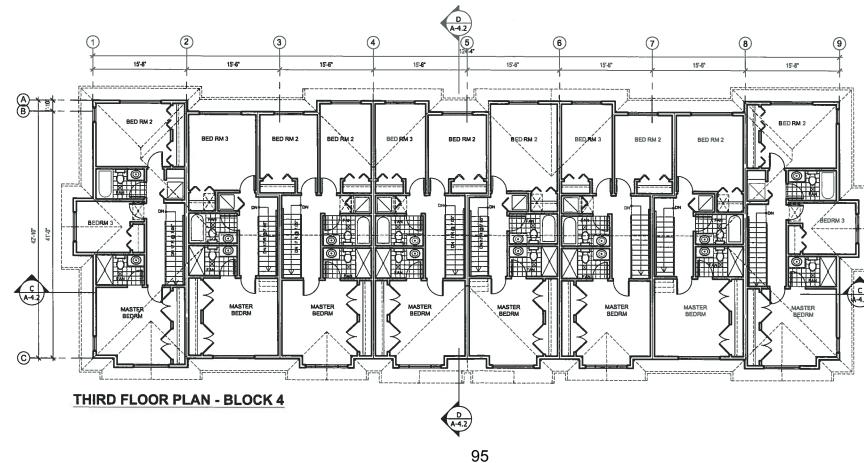
D A-4.2 1 2 3 4 5 6  $\overline{O}$ 8 9 15'-8' 15'-6" 15'-6° 15-6" 15'-6° 15-6' 15'-6" 15'-8" <<u>7:12</u> 7:12 7:12 <7:12 < 7:12 <<u>₹:12</u> 7:12 C A-4.2 <<u>7:12</u> 7:12 7:12 7:12 C-1:12 **ROOF PLAN - BLOCK 4** D A-4.2

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1	07-24-17	ISSUED FOR DP
N0.	DATE	REVISION/ ISSUED
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## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

## DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	FA.	
DRAWN	AA.	אך A-2.2q
PROJECT	IO: 0906	7





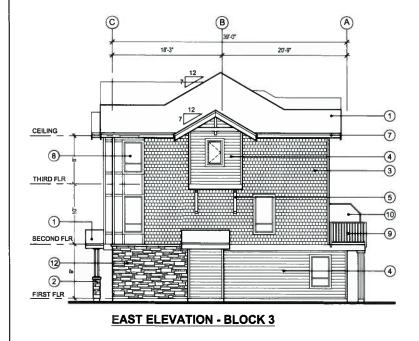


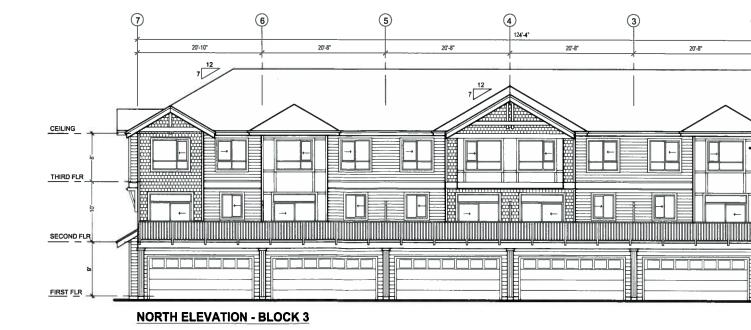
**SOUTH ELEVATION - BLOCK 3** 

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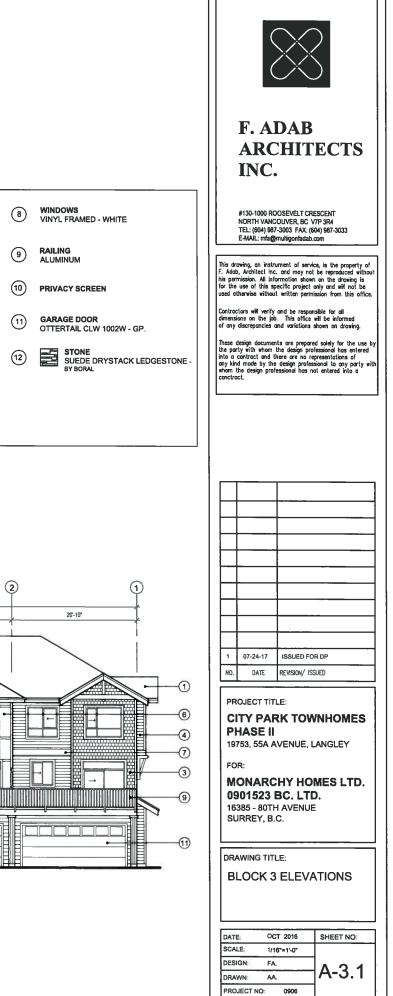


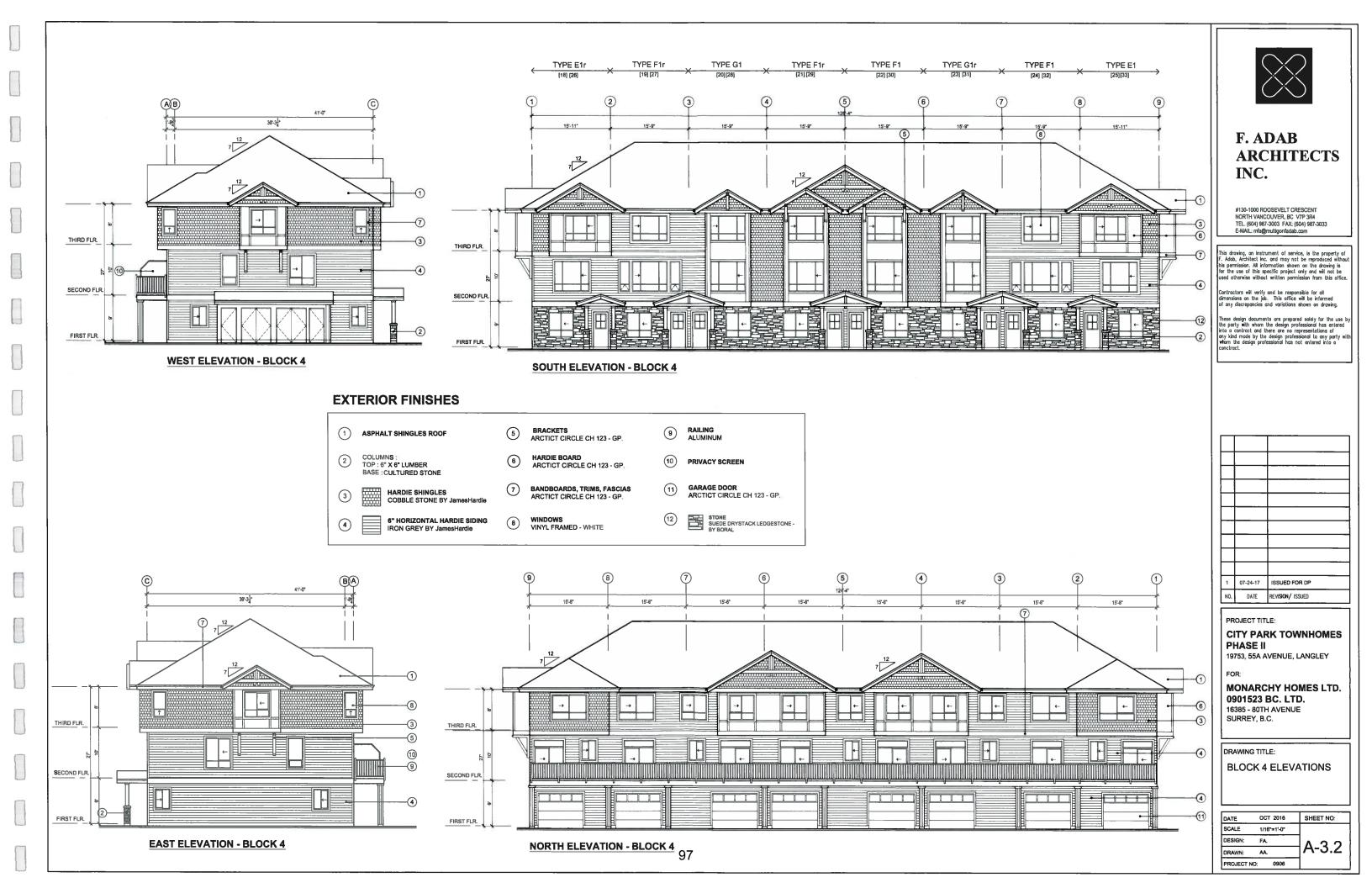


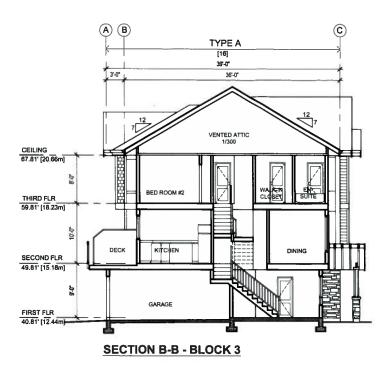
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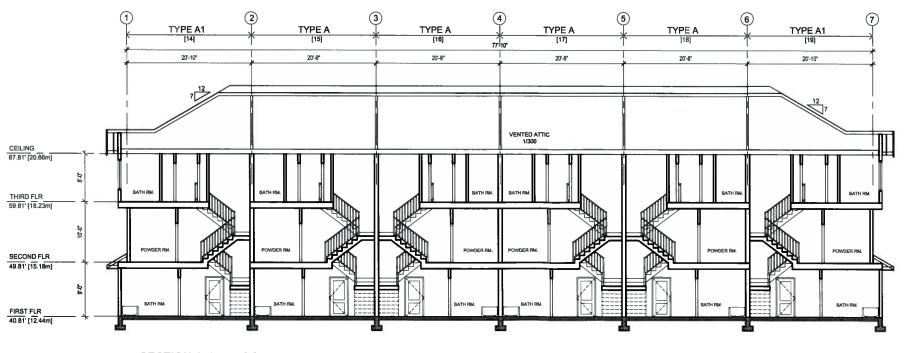
BANDBOARDS, TRIMS, FASCIAS OTTERTAIL CLW 1002W - GP.

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**SECTION A-A - BLOCK 3** 

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NO.	DATE	REVISION/ ISSUED

## PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

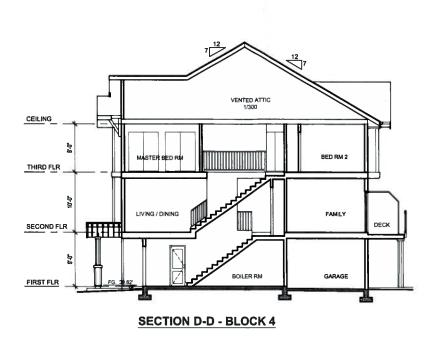
FOR:

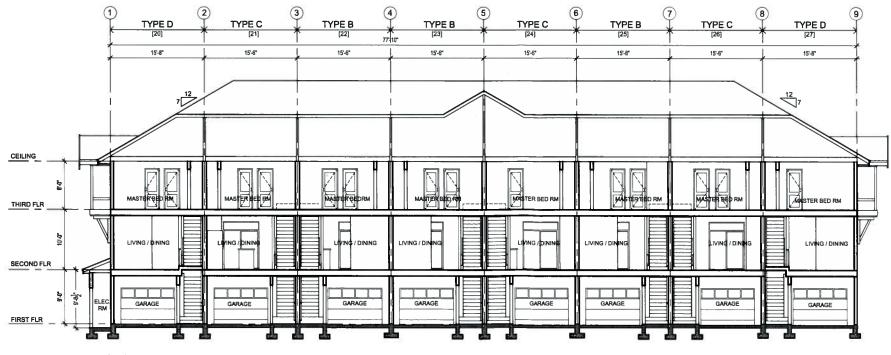
MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

**BLOCK 3 SECTIONS** 

DATE:	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	FA.	
DRAWN	<b>AA</b> .	] <b>A-4. I</b> ₀
PROJECT N	IO 0906	7





**SECTION C-C - BLOCK 4** 

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CITY PARK TOWNHOMES PHASE II 19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

**BLOCK 4 SECTIONS** 

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	FA.	
DRAWN	AA.	_A-4.2
PROJECT	IO: 0906	

### DESIGN RATIONALE AND SUMMARY

THIS MULTI-FAMILY DEVELOPMENT IS A CONTINUATION OF THE FIRST PHASE DIRECTLY TO THE EAST AND ADJACENT TO THIS DEVELOPMENT.THEREFORE, THE DESIGN CONCEPT AND THE RATIONALE IS TO KEEP IT CONSISTENT AND AVOID ANY DISCORDANT FEATURES, ELEMENTS OR STYLES, WE HAVE TRIED TO BE AS CONSISTENT AS POSSIBLE TO KEEP THE IDENTICAL FORM AND CHARACTER AND HAVE TAKEN OUR CUES NOT FROM THE ORIGINAL DESIGN BUT FROM THE IFC(ISSUED FOR CONSTRUCTION) DRAUINGS.

ONCE AGAIN, TO EXPLAIN THE BASIS OF THE DESIGN CONCEPT, THE CELLULAR NATURE OF A MULTIFAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES (PRIVATE PATIOS FROM ONE ANOTHER) IS EMERALD CEDAR, (THUJA OCCIDENTALIS'SMARAGD). THIS COLUMNAR HEDGE PLANT IS USED IN TANDEM WITH SMALLER SHRUBS(SUCH AS SPIRAEA JAPONICA \$ AZALEA JAPONICA) TO CREATE MULTIPLE LATERS WITH TEXTURAL AND VISUAL RELIEF. THE FLANKING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AFFORDING UMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN YARTING CUMATIC CONDITIONS AND SOLS. ACER RUBRUM IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE VANDASC OFF OF DIRE OF THE PROPERTY AFFORDING UMITED AND THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATIONAL DOGWOOD FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED IN BROOM FINISHED CONCRETE TO MAINTAIN THE THEME OF THE PHASE I OF THIS DEVELOPMENT AND THE MAIN ACCESS AND THE DRIVEWAYS ARE MAINTAINED AS ASPHALT. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS IS ONCE AGAIN BROOM FINISHED CONCRETE TO MATCH THE FIRST PHASE AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE.



Scheduled Size Notes

3.0 m. ht

7 cm. cal.

3.0 m. ht.

3.0 m. ht.

THE TREE PALETTE USED NAMELY NATIONAL DOGWOOD, VINE MAPLE, ACER RUBRUM AND THUJA SMARGD

Common Name

Red Sunset Red Maple

National Dogwood

Japanese White Pine

Vine Maple

#### Recon nmended Plant List

Trees

#### ID **Quantity Latin Name** AC.c Acer circinatum Ac.rub Acer rubrum 'Red Sunsel' C,nat Corunus nuttallii 'National' P.tmplf Pinus parviflora

syr.v smgdi v.ov	11 3 109 4	Syringa vulgaris 'White' Thuja occidentalis 'Smaragd' Vaccinium ovatum 'Thunderbird'	Angel White Lilac Emerald Cedar evergreen huckleberry	1 m. ht <u>.</u> 1.5 m. ht. #3 pot	flowering age
Shrubs					
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Az.j	83	Azalea japonica	Japanese azalea	#3 pot	
Bx	51	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
M.aq	24	Mahonia aquafolium	Oregon grapw	#3 pot	
pm	25	Polystichum munitum	swordfern	#2 pot	
P.ply	72	Polystichum polyblepharum	Tassel Fern	#2 pot	
Rh.Ak	1	Rhododendron 'Anna Kruschke'	Rhododendron 'Anna Kruschke	#5 pot	
sk	20	Skimmia japonica	Japanese Skimmia	#2 pot	
sp.lm	36	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
v.ov	13	Vaccinium ovatum Thunderbird	evergreen huckleberry	#3 pot	
	0				
Groundco	ver				
	200 (	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot	



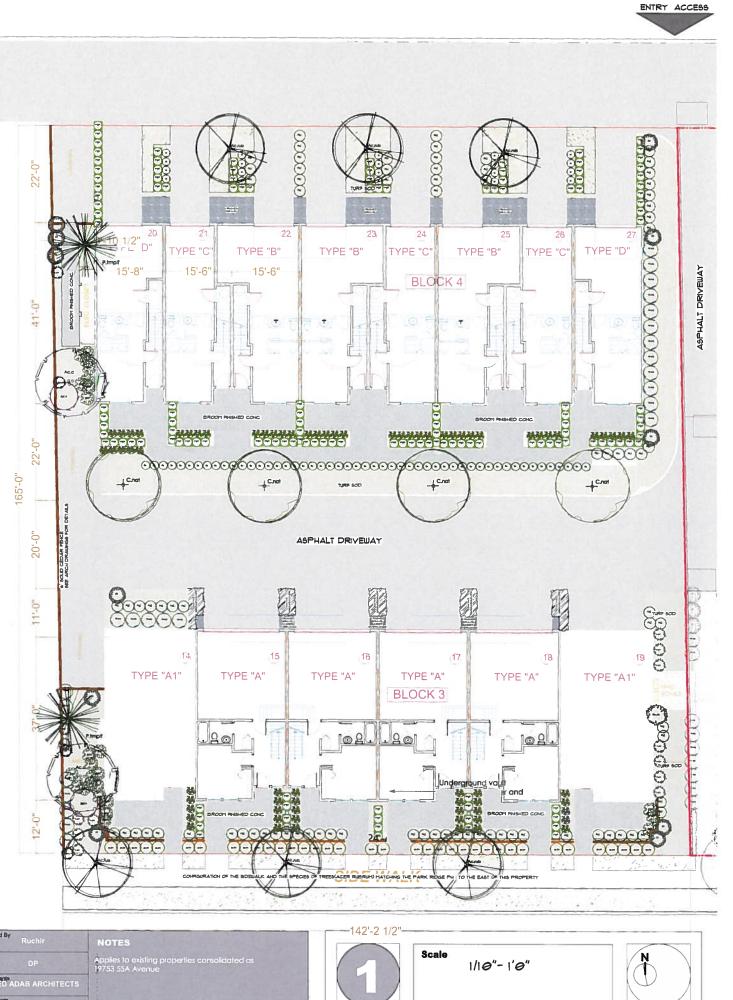
THE NEW MULTI-FAMILY DEVEL-LOPMENT ON THE EASTERN



PRONOUNCED DITCH ALONG 55A AVE.



THE FRONT VIEW OF THE EXISTIC TRAILER PARK ON THE SUBJECT PROPERTY







Landscape Concept Plan LA-001-06/07/17

DR	Ruchir	NOTES
Reviewed By Ruchir	Singe DP	Applies to existing properties consolidated a: 19753 55A Avenue
Contractora	FRED ADAB ARCHITECTS	
Authorities 100 City of Langley	Documents DP Package	

# EXPLANATORY MEMO



FIRE PROTECTION AND SAFETY BYLAW NO. 2784, AMENDMENT NO 2 BYLAW, 2017 No. 3028

The purpose of the bylaw amendment is to allow the use of <u>outdoor</u> propane or natural gas fireplaces or fire pits.

Currently all open burning is banned in the City with the exception of grills and barbeques used for the purpose of cooking food that utilize natural gas, propane or briquettes as a fuel source; or fires for the purpose of fire training. Notwithstanding the current bylaw, there are some restaurants in the City who have installed propane or natural gas fueled fireplaces for aesthetic appeal. These are contrary to the City's Fire Protection and Safety Bylaw.

There have been regular requests by the public for the allowance of ornamental fireplaces or fire pits utilizing propane or natural gas. These would be typically located on backyard patios.

The following metro-Vancouver municipalities allow outdoor fireplaces or fire pits fueled by propane or natural gas.

- Langley Township
- North Vancouver District
- Pitt Meadows
- Port Moody
- Richmond

- Surrey
- Vancouver
- West Vancouver
- White Rock



# FIRE PROTECTION AND SAFETY BYLAW 2009, AMENDMENT NO 2 BYLAW, 2017 No. 3028

A Bylaw to amend the Fire Protection and Safety Bylaw.

# 1. Title

(1) This bylaw shall be cited as the "Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. .3028."

# 2. Amendments

- (a) Fire Protection and Safety Bylaw, 2009, No. 2784 is hereby amended by:
  - (i) Deleting section 16(3)(a); and
  - (ii) Inserting a new section 16(3)(a) as follows

charcoal, natural gas or propane fires contained within ULC/CSA approved appliances for that particular product; or

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

ADOPTED this -- day of --, 2017.

MAYOR

CORPORATE OFFICER





То:	Mayor Schaffer and Councillors		
Subject	Traffic Calming at Michaud Crescent and 201A Street	Report #:	17-048
From:	Kara Jefford, P.Eng. Manager of Engineering Services	File #: Doc #:	5240.01
Date:	September 12, 2017		

## **RECOMMENDATION:**

THAT Council approve Traffic Calming Options A and B for Michaud Crescent and 201A Street - 50A Avenue - including three speed humps on Michaud Crescent, two speed humps on 201A Street and temporary painted curb bulges with delineators at the intersection of Michaud Crescent and 201A Street for an estimated budget of \$55,000.

## PURPOSE:

To present the results of the Michaud Crescent and 201A Street public input to Council and to recommend the preferred concept for Traffic Calming to be implemented on Michaud Crescent and 201A Street fronting Linwood Park.

## POLICY:

Traffic Calming Policy – CO-47

## COMMENTS/ANALYSIS:

The City has received numerous traffic calming requests to address speed and safety concerns on Michaud Crescent and 201A Street. The main concerns communicated to staff involve vehicle speeds exceeding 30 km/hr on both 201A Street and Michaud Crescent and vehicles not stopping for pedestrians at the intersection of the two streets. Staff evaluated these requests based on factors outlined in the City Traffic Calming Policy CO-47. The traffic volumes and speeds were measured on Michaud Crescent and 201A Street and met the warrant criteria for traffic calming.



The 2018 capital plan includes \$75,000 to complete a Michaud Crescent Greenway Concept Plan. This plan will include traffic calming features in addition to widened pedestrian and cycling pathways. Once the concept plan is complete a construction cost estimate will be done and included in a future capital plan for Council's consideration. As construction would not occur until 2019 or later it is felt that some interim traffic calming should be considered now.

To gauge community support for traffic calming, 485 ballots were sent out to the area surrounding Linwood Park and 155 were returned, representing a 32% response rate. The results of the returned ballots were as follows:

a) Traffic Calming on Michaud Cres & 201A St;	136 YES (88%) / 11 NO (7%)
b) Traffic calming on Michaud Only;	8 (5%) YES
c) 201A St Only;	0

Two concept plans were created to show various traffic calming measures which could be implemented on an interim basis, as well as an overview with the future plans for Michaud Crescent which includes the development of a greenway concept. These options were presented at a Public Open House held at City Hall in Council Chambers on July 27, 2017 and on the City website. Copies of the two concepts presented for public input are attached.

Thirty people attended the open house and twenty-eight (28) submitted comment forms– the concept plans were on the website for two weeks following the public open house for additional comments from those unable to attend the meeting. A summary of the public feedback on the traffic calming concept plans is shown in the table below:

Option	A	В	A & B
# votes	10	1	17
Estimated Cost	\$30,000	\$25,000	\$55,000
Features	Speed humps (5)	Temporary Curb bump-outs using paint and delineators	

Staff recommends installing both traffic calming measures in Option A and B for an estimated budget of \$55,000.00.

On the feedback forms there were many common requests. Here is a detailed listing with the number of people requesting in brackets:

• 4 way stop for calming – (11 for, 3 against)



Action: Do a traffic count and evaluate need for a four-way stop using the Transportation Association of Canada guidelines.

- Speed bumps also on 201 St and 55A Ave 10 Action: Do speed and traffic volume checks on 201 St and 55A Ave and evaluate separately for traffic calming.
- Keep as much street parking as possible 6 No action required at this time.

If the traffic count and four-way stop evaluation supports a four-way stop at 201A Street and Michaud Crescent then the stop signs will be added to the interim intersection improvements.

# **BUDGET IMPLICATIONS:**

This project is within the 2017 Traffic Calming budget of \$400,000;

# ALTERNATIVES:

- 1. Not proceed with traffic calming on Michaud Crescent or 201A Street; or
- 2. Proceed with alternative traffic calming measures.

Respectfully Submitted,

Kara Jefford, P.Eng. Manager of Engineering Services

Attachment(s): Traffic Calming Option A; Traffic Calming Option B

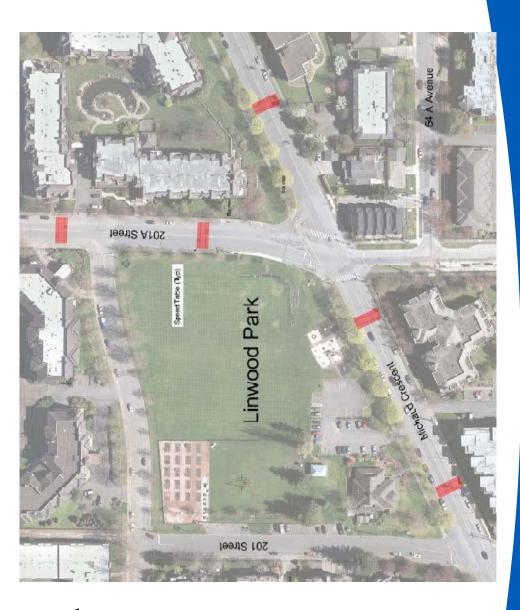
# CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng. Chief Administrative Officer

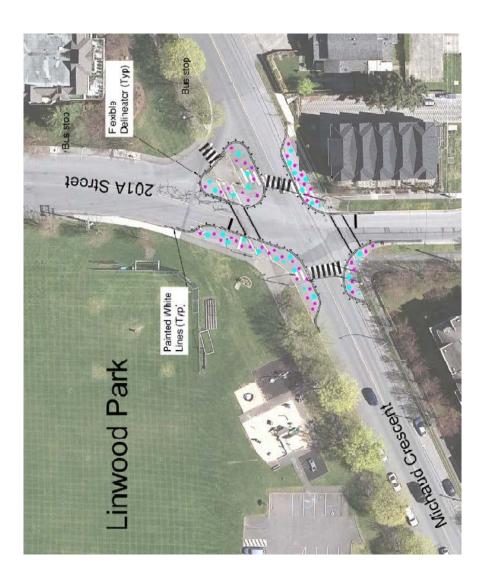


# Proposed 1st Step Traffic Calming Option A Estimated Cost: \$30,000



Langley City

# Proposed 2nd Step Traffic Calming Option B Estimated Cost: \$25,000



Langley City

107

## Paula Kusack

Subject: Attachments: FW: Proclamation Request - Big Brothers Big Sisters Proclamation\_Request\_Langley.pdf

Hello,

I am emailing you on behalf of Big Brothers of Greater Vancouver and Big Sisters BC Lower Mainland.

This **September**, we will be celebrating **Big Brothers Big Sisters Month**, and on September 18<sup>th</sup>, Big Brothers Big Sisters Day. To celebrate the wonderful community partnership our agencies have with the **City of Langley** and the community as a whole, we'd like to formally submit a **request for proclamation**. Please see the attached.

We were fortunate enough to have the City of Vancouver proclaim September 18<sup>th</sup> as Big Brothers Big Sisters Day last year. Given that our programs support children and youth across the Lower Mainland, we hope to have other municipalities join us this year, the City of Langley being a very important partner.

Thank you for your time and consideration.

Best regards,

• WES MARTIN // Marketing Officer, Volunteer Engagement Office: 604.876.2447 ext. 230 Big Brothers of Greater Vancouver// <u>bigbrothersvancouver.com</u> Facebook // Twitter // Instagram





# PROCLAMATION

# **Big Brothers Big Sisters Month**

# September 2017

**WHEREAS**, *Big Brothers of Greater Vancouver* and *Big Sisters BC Lower Mainland* are important community organizations committed to helping children and youth reach their full potential by matching them with caring, volunteer mentors;

**AND WHEREAS**, evidence-based research has shown that for every dollar invested in Big Brothers Big Sisters mentoring, society gets a return of \$18 dollars. In addition, youth who have a Big Brother or a Big Sisters are less likely to bully or be bullied, feel better about school, and are more likely to have a healthy and positive outlook on life well into adulthood;

**AND WHEREAS**, we believe that by changing the course of young lives we can in turn be changing the course of a community's future. That it could lead to a reduction in poverty and unemployment; to safer schools and neighbourhoods; or to a renewed optimism for growth.

**AND WHEREAS**, *Big Brothers of Greater Vancouver* and *Big Sisters BC Lower Mainland* rely heavily on the strength and dedication of its volunteers who, through their commitment and support, make a profound difference in the lives of children and youth in our community;

**AND WHEREAS**, the agency's goal is to expand its recruitment drive in order to serve more children and youth in our community;

**NOW THEREFORE**, I, <u>Jack Forese</u> Mayor of <u>Langley</u>, **DO HEREBY PROCLAIM** September, 2017 as **Big Brothers Big Sisters Month**. I encourage everyone to Volunteer or Donate by visiting <u>www.imaginebbbs.ca</u> and learn more about how you can get involved in giving young people the confidence to achieve more.