REGULAR COUNCIL MEETING
AGENDA

Monday, October 2, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the October 2, 2017 Regular Agenda.

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from September 18, 2017. 1

3. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3025 10
Third and final reading of a bylaw to Discharge Land Use Contract No. 06A-74 from the property located at 5040 205A Street to allow for a secondary suite.

b. Bylaw 3030 14
Third and final reading of a bylaw to Discharge Land Use Contract No. 23-73 from the property located at 20215 44A Avenue to allow for a secondary suite.

c. Bylaw 3027 ******POSTPONED until October 23, 2017***** 18
~~Third reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 19753 55A Avenue from RS1 – Single Family Residential Zone to CD-49 Comprehensive Development Zone to accommodate a 14-unit townhouse development.~~

4. DELEGATIONS

a. Ryan Hughes 50
Urban Farm Concept Plan proposed in the BC Hydro Right of Way

5. COMMUNITY SPOTLIGHTS

a. Ginger Sherlock, Emergency Coordinator 51
Emergency Preparedness Fair - October 14, 2017
Shake Out BC - October 19, 2017

6. MAYOR'S REPORT

a. Upcoming Meetings
Regular Council Meeting – October 23, 2017
Regular Council Meeting – November 6, 2017

b. Metro Vancouver Update - Councillor Storteboom

c. Engineering Update
Rick Bomhof, Director of Engineering, Parks & Environment

d. Recreation Update
Kim Hilton, Director of Recreation, Culture & Community Services

7. BYLAWS

a. Bylaw 3019 52
Final reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 54 unit condominium development at 19942 Brydon Crescent.

1. Development Permit No. 05-17 89
19942 Brydon Crescent

b. Bylaw 3031 96
First, second and third reading of a bylaw to amend the 2017 - 2021 Financial Plan.

c. Bylaw 3032 101
First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2018.

8. COMMITTEE REPORTS

a. Crime Prevention Task Group, September 21, 2017 152

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. The Amanda Todd Legacy Society 154

   Light Up Purple for World Mental Health Day - October 10, 2017

2. Metro Vancouver & Fraser Valley Council of Community Homelessness Tables 156

   Homelessness Action Week - October 8 - 14, 2017

c. New Business

10. ADJOURNMENT

CITY OF LANGLEY

MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 18, 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. Beddow, Deputy Director of Development Services
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

a. Adoption of the September 18, 2017 Regular Agenda

Motion #17/148
MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the September 18, 2017 agenda be adopted as circulated.

CARRIED

2. COMMITTEE OF THE WHOLE

a. Development Permit No. 09-17

6025 Collection Drive

Motion #17/149
MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

THAT Council commence Committee of the Whole.

CARRIED

Nikolay Kalinov, Christopher Bozyk Architects Ltd. presented an overview of the site plan, building street views, building elevations and landscaping plan for the development.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that none had been received.

Mayor Schaffer called for public input on Development Permit No. 09-17. There were no speakers.

Motion #17/150
MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from September 11, 2017

Motion #17/151
MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT the minutes of the regular meeting held on September 11, 2017 be adopted as amended under Section 5, in the motion regarding Fraser Sewerage Area DCCs increase, by striking out the word “Valley” where it appears in the motion.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Development Permit No. 09-17

6025 Collection Drive

Motion #17/152
MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

THAT Development Permit Application DP 09-17 to accommodate a 932.23 m2 (10,034 sq. ft.) service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive be approved.

BEFORE THE QUESTION WAS CALLED

Councillor Arnold advised that the Advisory Planning Commission supported the application.

THE QUESTION WAS CALLED and same was

CARRIED

5. COMMUNITY SPOTLIGHTS

a. BC Lottery Corporation

Greg Walker, Director of Public Affairs and Lara Gerrits, Senior Communications Officer, Public Affairs, BC Lottery Corporation, provided information on the mandate of the BC Lottery Corporation (BCLC), statistics on revenue and employment generated by the Cascades Casino in the City of Langley, the expansion of BCLC's Game Sense brand to other provinces and organizations and its new Player Health Strategy which is comprised of four pillars:

- Informed decision making;
- positive play;
- reduce problem gambling prevalence with BCLC products;
- effective referral to treatment and support.

b. Langley Environmental Partners Society

Carly Stromsten, representing the Langley Environmental Partners Society provided information on the summer youth employment project which has received funding from the City for the past six years, noting key projects undertaken in the city with respect to habitat enhancement.

In response to questions from Council, Ms. Stromsten further advised that invasive species cuttings are taken to the City works yard for disposal and

that it takes about five years of repeated culling to fully eradicate blackberries in a given area.

6. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – October 2, 2017
Regular Council Meeting – October 23, 2017

b. Metro Vancouver Update - Councillor Storteboom

There have been no Board Meetings this past week. However, I would like to take this opportunity to introduce Metro Vancouver's RateOurHome.ca resource.

Single-family homes are responsible for about 40% of the greenhouse gases coming from buildings.

To reduce these emissions, tools are available to help people make decisions that are better for their families and the environment.

Home energy labels, like the EnerGuide Rating System, tell us how energy efficient a home is, how efficient it could become, and how it compares to other rated homes.

Energy efficient homes do more than save you money on utility bills; they are often healthier homes with better indoor air quality, fewer moisture problems, and are quieter and better insulated from outside temperatures and noise.

RateOurHome.ca creates awareness of home energy labels to make carbon emissions and energy use in homes more visible for everyone. The Home Energy Map on RateOurHome.ca allows owners or builders to display their property's EnerGuide label. You can search properties by EnerGuide rating, type of home, and by location on the map.

It's a great way to learn more about how homes perform when it comes to energy efficiency and carbon emissions.

c. Library Happenings - Councillor Martin

Upcoming Programming Highlights

Science Literacy Week: Makey Makey
Friday, September 22, 2:00 pm - 3:00 pm
Learn what a Makey Makey is, and give it a whirl! First, use your own artistic skills to create an animal from pipe cleaners. Then, using Makey Makey, give your animal the power of speech. Adults will have just as much fun as children!

TAG (Teen Advisory Group)

1st Tuesday of each month, Starting October 3 - 6:30 pm – 8:00 pm
TAG is a group of committed teens who volunteer their time and energy in support of their library. TAG members meet to organize library programs for teens, volunteer as reading buddies and help with library events. Meetings are fun and always include snacks! TAG membership looks great on resumes and college applications, and all activities earn volunteer hours. Apply at the library. New members welcome!

Lunch with TED Series: Science on the Brain
Monday, September 18, 12:00 pm - 1:00 pm
Listen to fascinating stories about the brain from psychologist Dan Gilbert and brain researcher Jill Bolte Taylor. Bring your lunch, and the library will supply drinks.

Lunch with TED Series: Elon Musk's World of Technology
Wednesday, September 20, 12:00 pm - 1:00 pm
Listen to a fascinating interview with Tesla inventor and CEO Elon Musk, whose latest projects include space exploration and underground highways. Bring your lunch, and the library will supply drinks.

Prepare Your Garden for Winter
Thursday, September 28, 6:00 pm - 8:00 pm
Horticulturist Angelika Hedley will walk you through the steps in getting your garden ready for winter

Library renovation update

The main bank of public computers has been moved closer to the service desk for better service and to help with security.
Shelving and furniture has been rearranged to provide a dedicated space for teens and more flexibility for programming (additional shelving is arriving soon, which will set some final shifting in motion).

Tiling and carpeting are complete, and painting will be finished by the end of the week.
Several smaller updates to furniture and displays are in progress.

Permanent library manager returning

Permanent Library Manager Kim Constable will return from parental leave on September 25th, overlapping for one day with outgoing Acting Library Manager Jo-Ann Sleiman.

7. BYLAWS

a. Bylaw 3025

First and second reading of a bylaw to discharge Land Use Contract No. 06A-74 from the property located at 5040 – 205A Street.

Motion #17/153
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Discharge of Land use Contract No. 06A-74 Bylaw, 2017, No. 3025" be read a first time.

THAT the bylaw cited as "Discharge of Land use Contract No. 06A-74 Bylaw, 2017, No. 3025" be read a second time.

CARRIED

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.

Motion #17/154
MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Discharge of Land use Contract No. 23-73 Bylaw, 2017, No. 3030" be read a first time.

THAT the bylaw cited as the "Discharge of Land use Contract No. 23-73 Bylaw, 2017, No. 3030" be read a second time.

CARRIED

c. Bylaw No. 3026

Final reading of a bylaw to amend the Officer Establishment Bylaw.

Motion #17/155
MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

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

CARRIED

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.

Motion #17/156
MOVED BY Councillor Storteboom
SECONDED BY Councillor Martin

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100, Amendment No. 139, 2017, No. 3027” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100, Amendment No. 139, 2017, No. 3027” be read a second time.

CARRIED

e. Bylaw No. 3028

Final reading of a bylaw to amend the Fire Protection and Safety Bylaw.

Motion #17/157
MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

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

CARRIED

8. ADMINISTRATIVE REPORTS

a. Traffic Calming at Michaud Crescent and 201A Street

Motion #17/158
MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

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.

BEFORE THE QUESTION WAS CALLED

Rick Bomhof, Director of Engineering, Parks and Environment spoke to the staff report, noting there was public support for both traffic calming options to be implemented concurrently.

THE QUESTION WAS CALLED and same was

CARRIED

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. Big Brothers Big Sisters

September is Big Brothers Big Sisters Month

c. New Business

10. ADJOURNMENT

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

That the meeting be adjourned at 8:04 p.m.

CARRIED

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MAYOR

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CORPORATE OFFICER

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 eighteenth day of September, 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.

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MAYOR

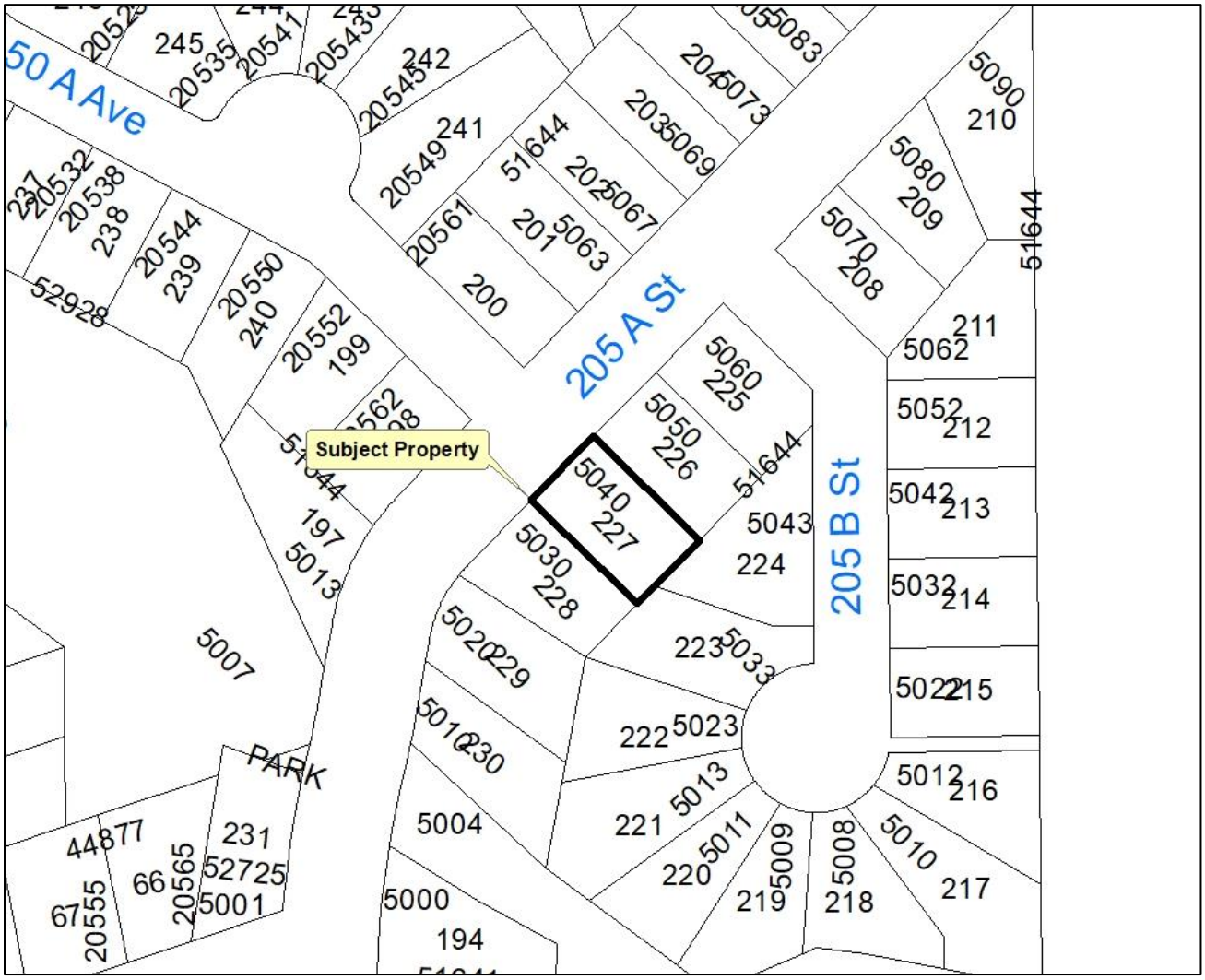
_____

CORPORATE OFFICER

BYLAW 3025

SCHEDULE "A"

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

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MAYOR

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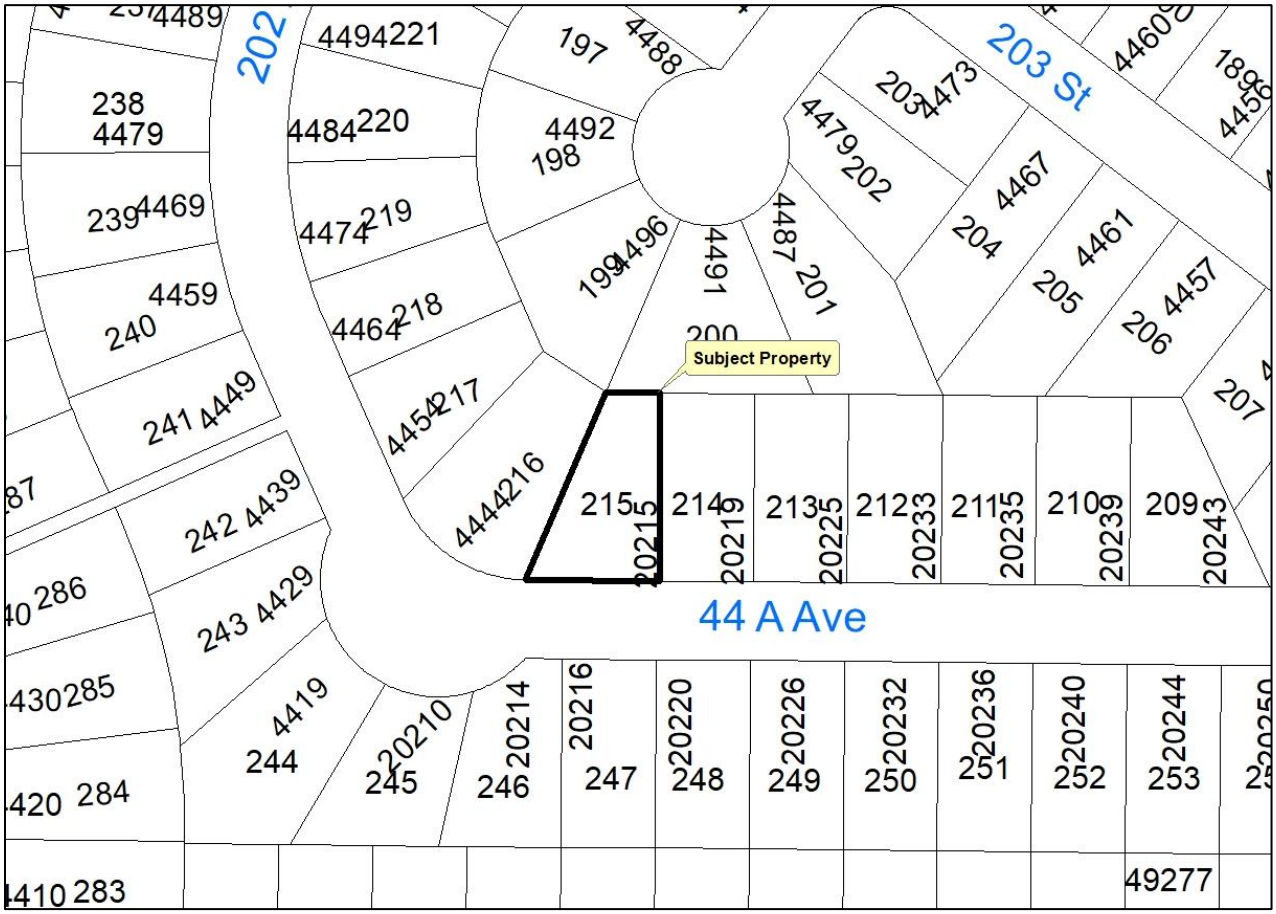
CORPORATE OFFICER

BYLAW NO. 3030

SCHEDULE "A"

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



CITY OF LANGLEY

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:	Monarchy Homes Ltd./F. Adab Architects Inc.
Civic Addresses:	19753 -55A Avenue
Legal Description:	Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996
Site Area:	23,464 ft^2 (2179 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
Exterior Finishes:	Hardy Siding and Shingles, Cultured Stone Trim, Aluminum Railings, Vinyl Windows
Variances Requested:	None
Development Cost Charges:	$233,544.50
Community Amenity Charge:	$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**

(1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 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":

(a) PID: 030-037-484
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."

READ A FIRST AND SECOND TIME this eighteenth day of September, 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.

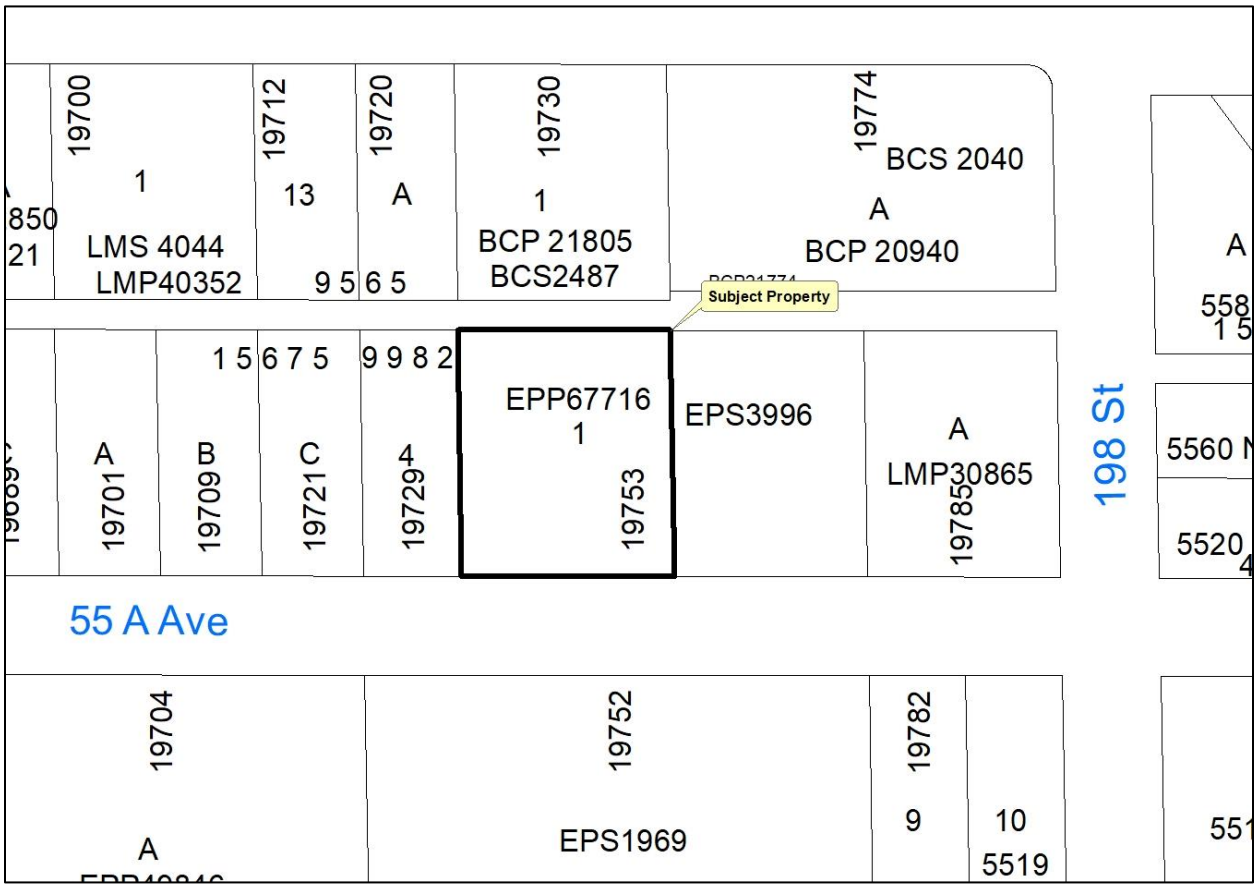
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

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

Civic Address: **19753 – 55A Avenue**
Legal Description: **Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996**
Owner/Applicant: **Monarchy Homes Ltd.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-06-17/Development Permit Application DP-08-17**

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

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:	Fred Adab Architects Inc.
Owner:	0901523 BC Ltd.
Civic Addresses:	19753 -55A Avenue
Legal Description:	Lot 1 Except Phase 1, Strata Plan EPS 3996, Section 3, Township 8, New Westminster District Plan EPP 67716
Site Area:	23,464 ft^2 (2179 m^2)
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
Variances Requested:	None
Development Cost Charges:	$233,544.50
Community Amenity Charge:	$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) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.

2. 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.

<u>B) The developer is required to deposit the following bonding and connection fees:</u>

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.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A 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.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 13th, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18th 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 $14,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

CITY OF LANGLEY

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) RECEIPT OF MINUTES

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.

CARRIED

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^2) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, November 8th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

CITY PARK TOWNHOMES

19753, 55A AVENUE, LANGLEY- PHASE II

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

A-1.0 PROJECT INDEX - CONTACTS LIST
A-1.1 CONTEXT PLAN - PROJECT STATISTICS
A-1.2 AERIAL MAP -CONTEXT PHOTOS
A-1.3 SITE PLAN
A-1.4 DESIGN RATIONALE - HISTORY & CONTEXT, FORM & CHARACTER
A-1.5 DESIGN RATIONALE - SUSTAINABILITY, CPTED
A-1.6 PERSPECTIVE RENDERING
A-1.7 EXTERIOR FINISH-ELEVATION RENDERING
A-1.8 55A STREETSCAPE

A-2.1a FLOOR PLANS - BLOCK 3
A-2.1b FLOOR PLANS - BLOCK 3
A-2.2a FLOOR PLANS - BLOCK 4
A-2.2b FLOOR PLANS - BLOCK 4

A-3.1 ELEVATIONS - BLOCK 3
A-3.2 ELEVATIONS - BLOCK 4

A-4.1 BLOCK 3 SECTIONS
A-4.2 BLOCK 4 SECTIONS

L-1 LANDSCAPE PLAN

CONTACT LIST:

OWNER :

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

ARCHITECT :

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

SURVEYOR:

CAMERON LAND SURVEYING LTD.
206-16055 FRASER HIGHWAY
SURREY, B.C. V4N 0G2
TEL : 604 597 3777
FAX : 604 597 3783

CIVIL ENGINEER :

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

LANDSCAPE ARCHITECT:

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

GEOTECHNICAL:

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

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

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

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	

PROJECT STATISTICS

CIVIC ADDRESS :
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

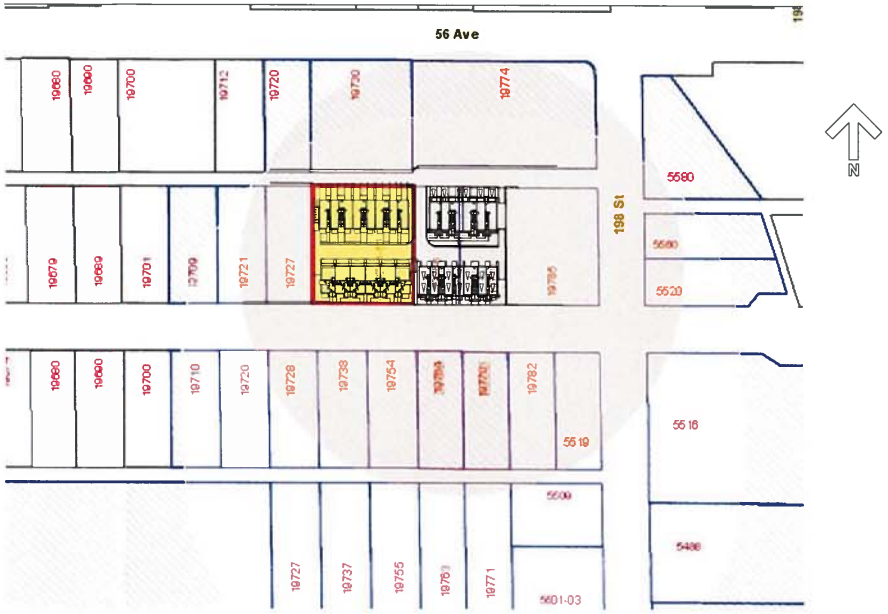
SETBACKS :

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

NO. OF UNITS : 14

DENSITY : 26.0 UNIT / ACRE

PARKING :
2 STALLS / TOWNHOUSE : 30 STALLS
VISITORS : 3



UNIT MIX

UNIT TYPE	A	A1	B	C	D	TOTAL
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

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

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

DRAWING TITLE:
PROJECT STATISTICS - CONTEXT PLAN

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	

3

4

5

2

6

1 55A AVENUE NORTH STREETSCAPE

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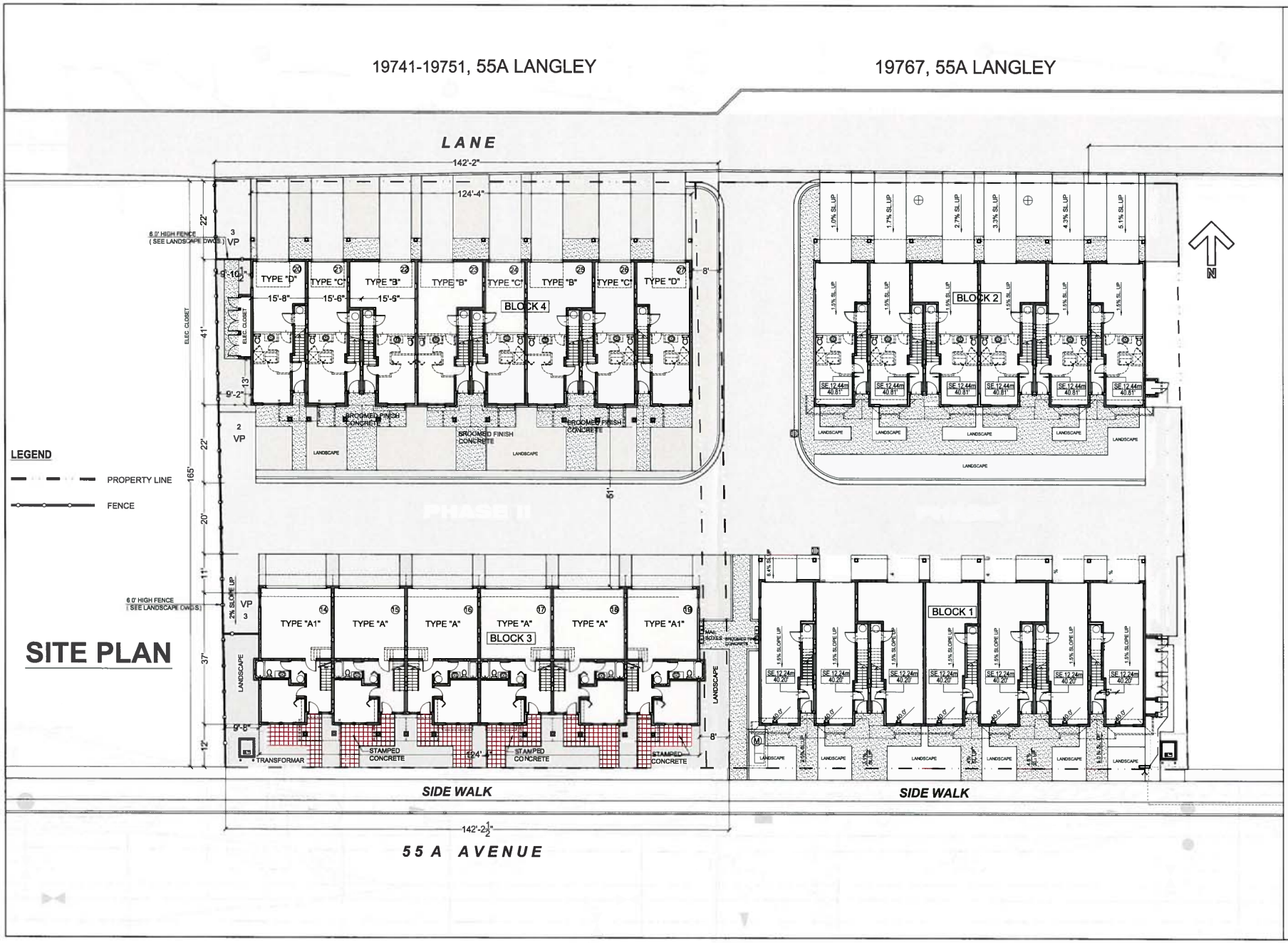
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

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

DRAWING TITLE:
AERIAL MAP-
CONTEXT PHOTOS

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	



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19753, 55A AVENUE, LANGLEY

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

DRAWING TITLE:
SITE PLAN

DATE:	OCT 2016	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	

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 organized in two separate blocks.
The larger units with double car garages located on the south side facing 55A Avenue and the other block facing the courtyard.

The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the phase one townhouse developments to the east side.

The townhouses along 55A have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood.

The form and character introduces an articulated architectural expression similar to phase one development but with a different design vocabulary and different articulations.

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

The exterior form is modulated with repetitive bay windows and decorative cornices.
A number of decorative elements including wood brackets, wood posts and decorative railings are incorporated in the design to accentuate the archit - ectural articulation.

Entries are identifiable with Individual canopies, posts and strong color expression emphasizing on the urban character, pedestrian friendly environment and direct access to the street, private patios at grade and balconies on the 2nd floor provide active engaging interest fostering vitality.

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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:
DESIGN RATIONALE - HISTORY AND CONTEXT, FORM AND CHARACTER

DATE	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.4
DESIGN:	FA.	
DRAWN:		
PROJECT NO:	0906	

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 Environmental Design. "CPTED"*

- The services of Liahona Security have been hired; a report has been prepared for the site and their recommendations have been incorporated into the design

Items include:

- Enhance the safety and strengthen the perception of safety measure in 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 with private and semi private patios.
Provision of the balconies on the 2nd floor creating a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.

The windows and the balconies along the 55A Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces.

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

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

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

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

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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:
DESIGN RATIONALE - SUSTAINABILITY AND CPTED

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	FA.	
DRAWN:		
PROJECT NO:	0906	

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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	A-1.6
DESIGN:	F.A.	
DRAWN:		
PROJECT NO:	0908	

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.

6" HORIZONTAL HARDIE SIDING
IRON GREY BY JAMES HARDIE

HARDIE SHINGLES
COBBLE STONE BY JamesHardie

6" HORIZONTAL HARDIE SIDING
652 MIDNIGHT SURF BY GENTEK

STONE
SUEDE DRYSTACK LEDGESTONE - BY BORAL

BLOCK 4 SOUTH ELEVATION

F. ADAB ARCHITECTS INC.

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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:

EXTERIOR FINISH - BLOCK 4 SOUTH ELEVATION RENDERING

DATE	OCT 2016	SHEET NO.
SCALE	N/A	A-1.7
DESIGN	F.A.	
DRAWN	AA.	
PROJECT NO	0906	

PHASE II - SOUTH ELEVATION - BLOCK 3

PHASE I - SOUTH ELEVATION - BLOCK 1

55A AVENUE STREETSCAPE

PHASE II

PHASE I

55A AVENUE STREETSCAPE

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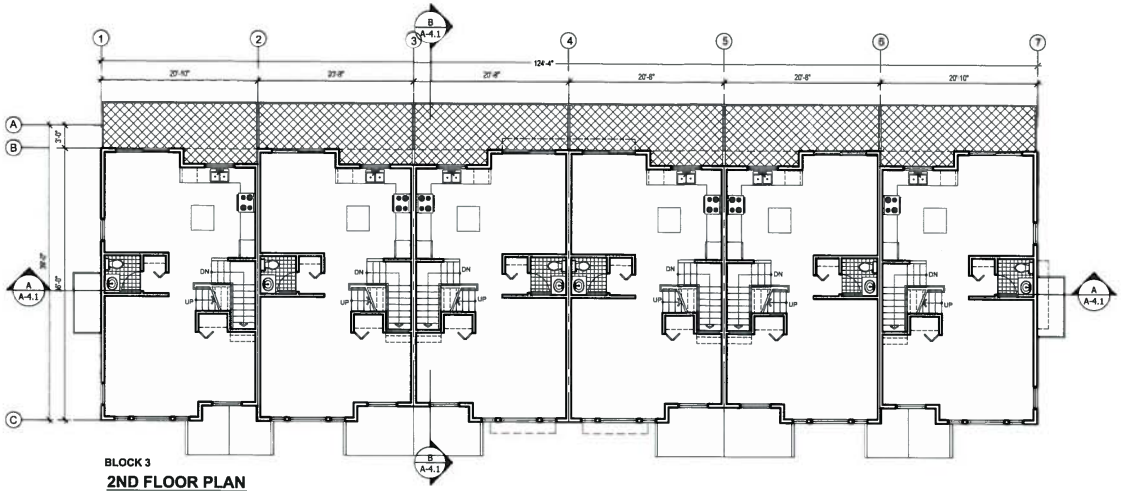
19753 ,55A AVENUE, LANGLEY

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

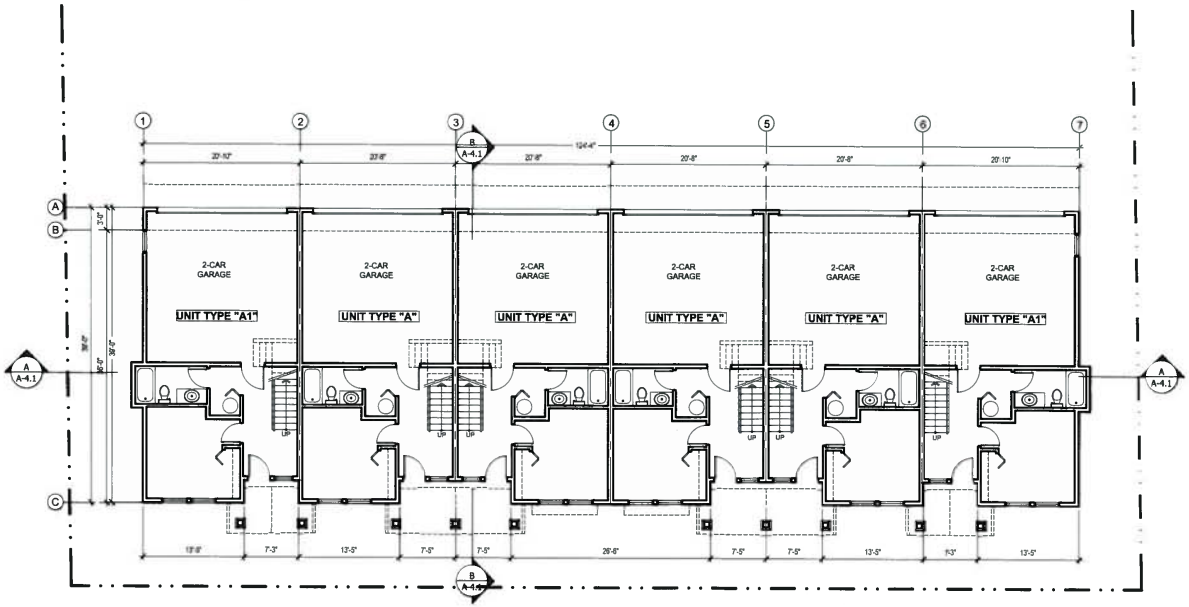
DRAWING TITLE:
55A AVENUE STREETSCAPE

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



BLOCK 3

2ND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK 3

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

PROJECT TITLE:

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

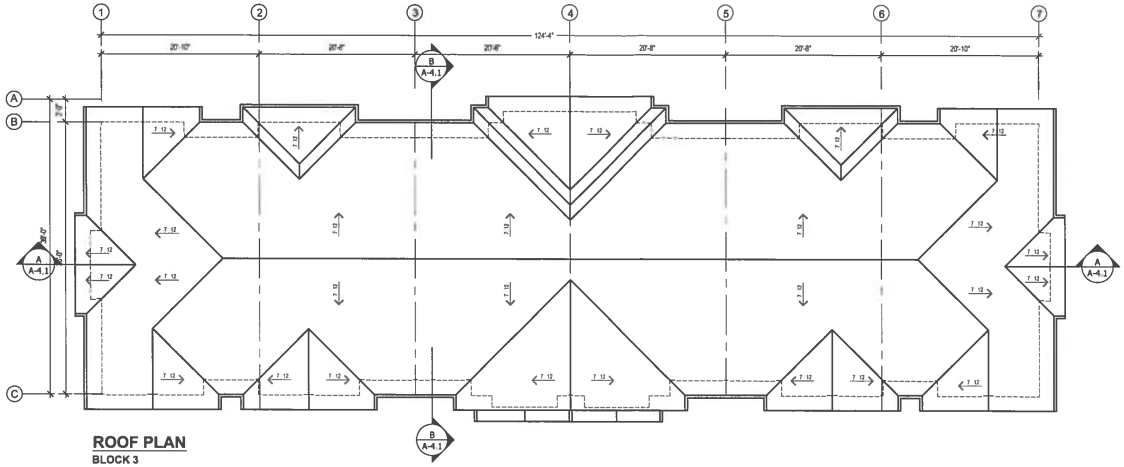
FOR:

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

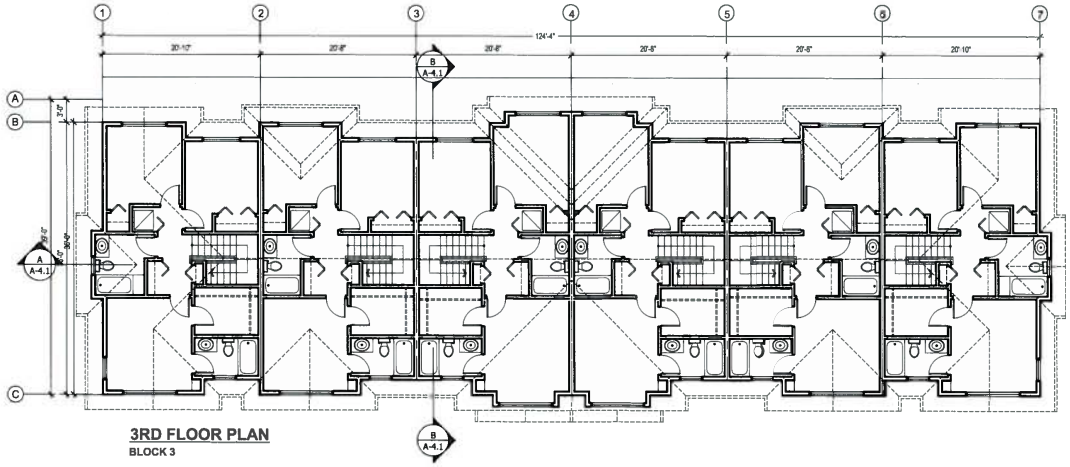
DRAWING TITLE:

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

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



ROOF PLAN
BLOCK 3



3RD FLOOR PLAN
BLOCK 3

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL. (604) 987-3003 FAX. (604) 987-3033
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NO.	DATE	REVISION/ ISSUED
1	07-05-17	ISSUED FOR DP

PROJECT TITLE:

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

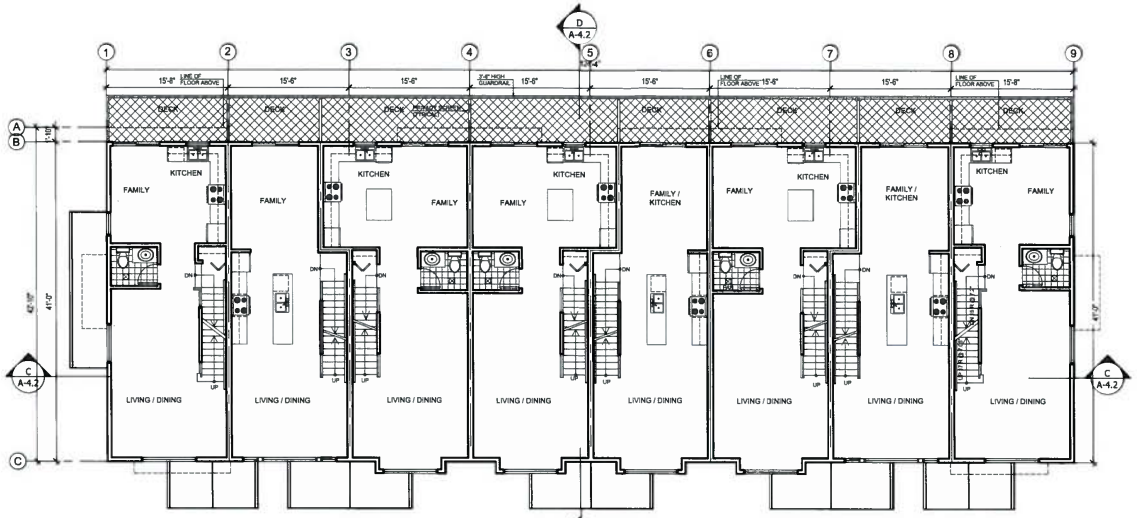
FOR:

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

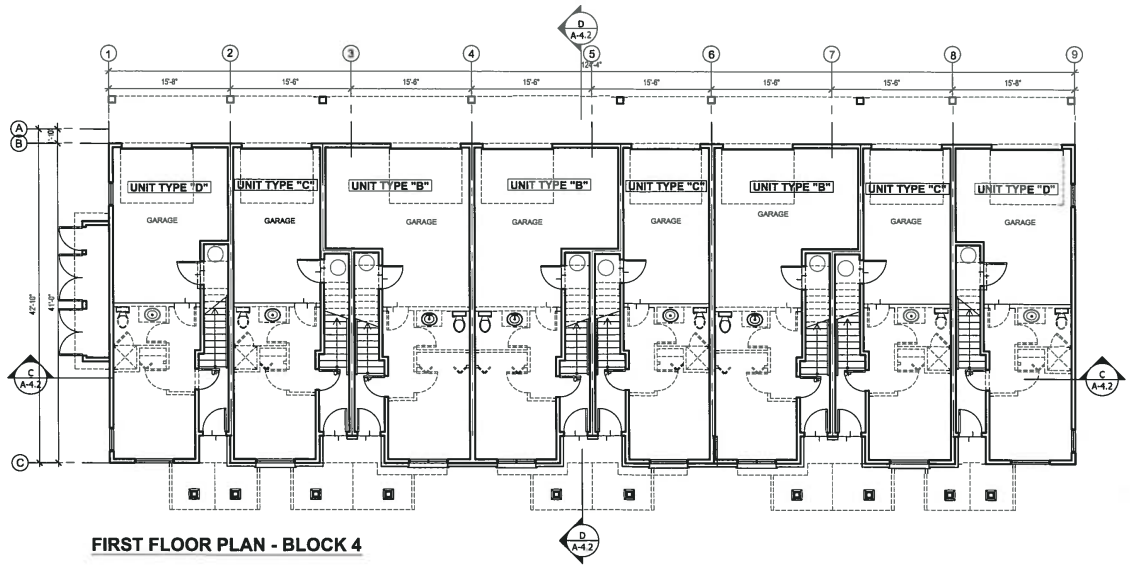
DRAWING TITLE:

BLOCK 3 FLOOR PLANS (3RD FLOOR AND ROOF)

DATE	OCT 2016	SHEET NO.:
SCALE	1/8"=1'-0"	A-2.1b
DESIGN	FA.	
DRAWN	AA.	
PROJECT NO.	0906	



SECOND FLOOR PLAN - BLOCK 4



FIRST FLOOR PLAN - BLOCK 4

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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1	07-24-17	ISSUED FOR DP

PROJECT TITLE:

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

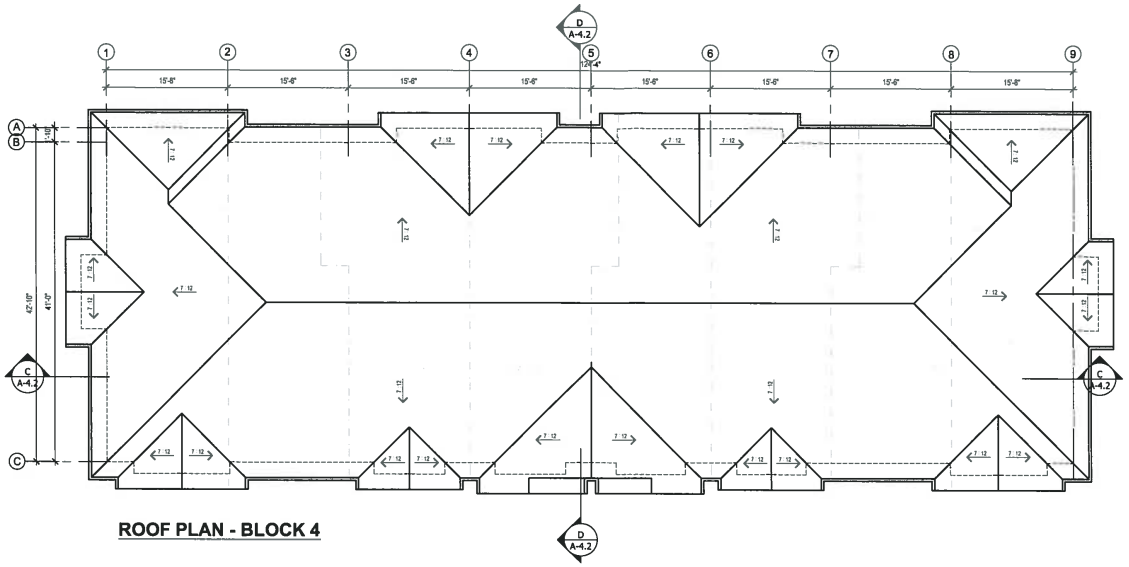
FOR:

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

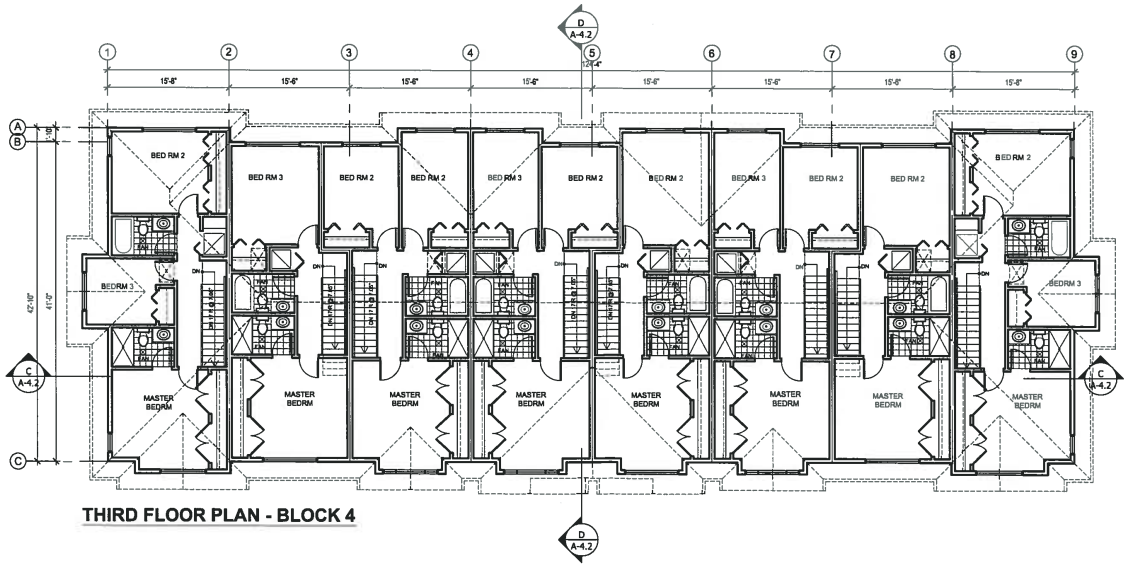
DRAWING TITLE:

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

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



ROOF PLAN - BLOCK 4



THIRD FLOOR PLAN - BLOCK 4

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 DP

PROJECT TITLE:

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

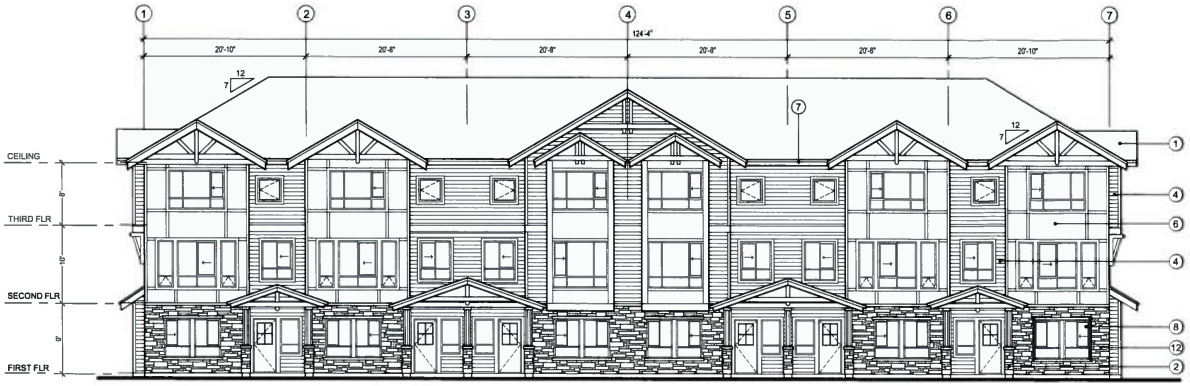
FOR:

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

DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

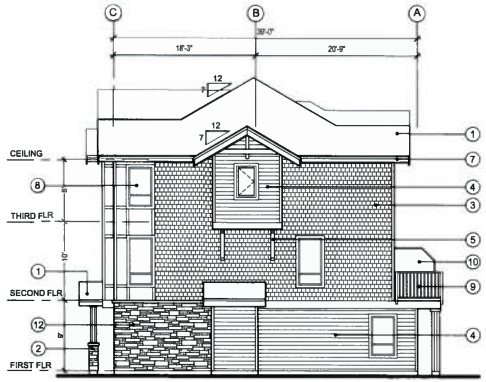
DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	A-2.2b
DESIGN	FA.	
DRAWN	AA.	
PROJECT NO.	0906	



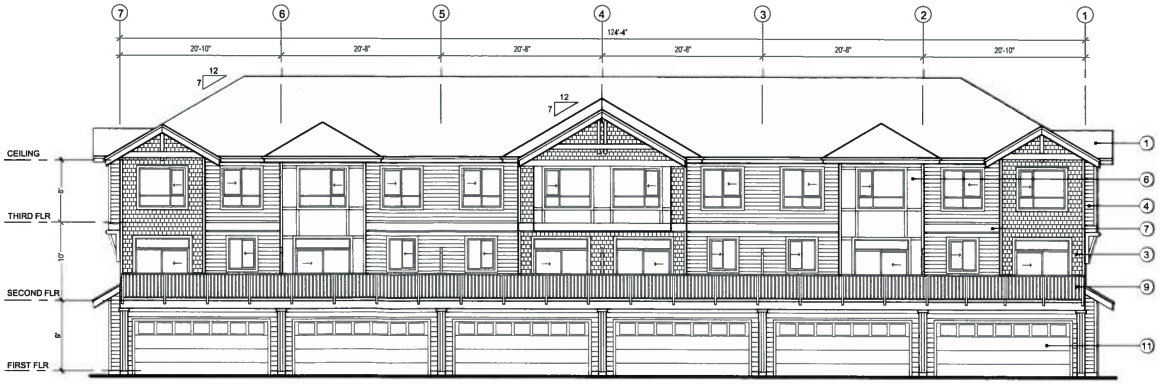
SOUTH ELEVATION - BLOCK 3

EXTERIOR FINISHES

1. ASPHALT SHINGLES ROOF
2. COLUMNS : TOP : 6" * 6" LUMBER BASE : CULTURED STONE
3. HARDIE SHINGLES COBBLE STONE BY JamesHardie
4. 6" HORIZONTAL HARDIE SIDING IRON GREY BY JamesHardie
5. BRACKETS OTTERTAIL CLW 1002W - GP.
6. HARDIE BOARD OTTERTAIL CLW 1002W - GP.
7. BANDBOARDS, TRIMS, FASCIAS OTTERTAIL CLW 1002W - GP.
8. WINDOWS VINYL FRAMED - WHITE
9. RAILING ALUMINUM
10. PRIVACY SCREEN
11. GARAGE DOOR OTTERTAIL CLW 1002W - GP.
12. STONE SUEDE DRYSTACK LEDGESTONE - BY BORAL



EAST ELEVATION - BLOCK 3



NORTH ELEVATION - BLOCK 3

F. ADAB ARCHITECTS INC.

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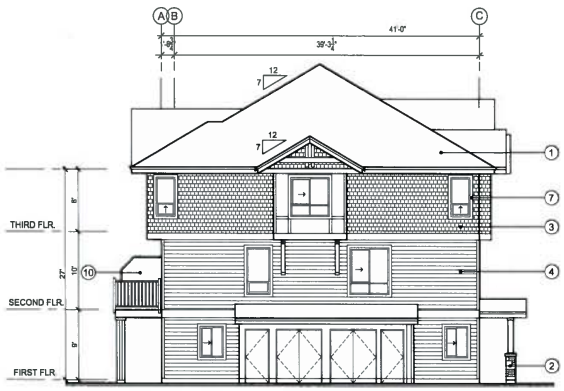
NO.	DATE	REVISION/ ISSUED
1	07-24-17	ISSUED FOR DP

PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

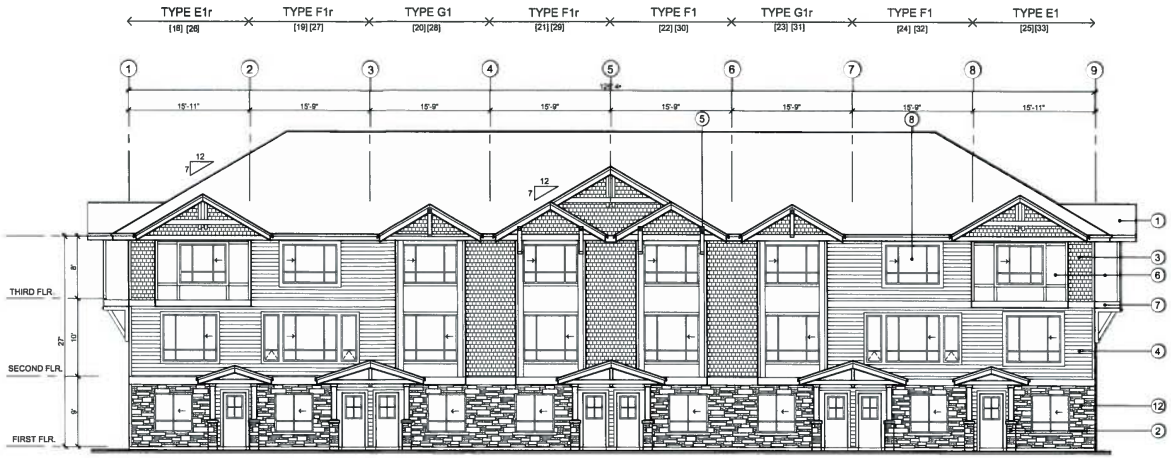
FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
BLOCK 3 ELEVATIONS

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.1
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



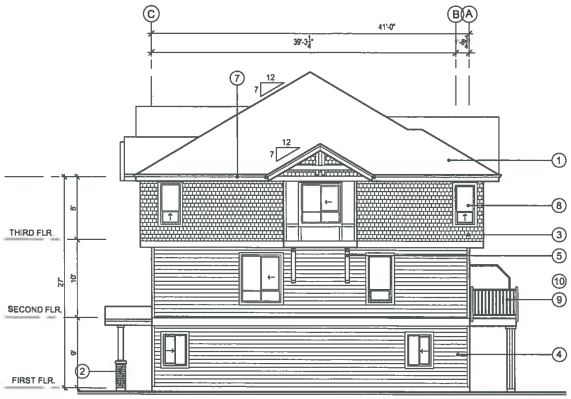
WEST ELEVATION - BLOCK 4



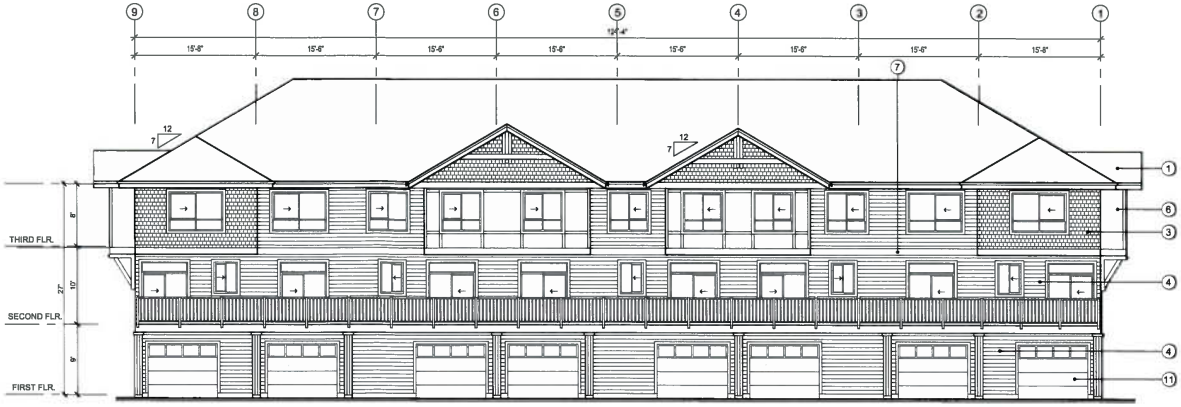
SOUTH ELEVATION - BLOCK 4

EXTERIOR FINISHES

1 ASPHALT SHINGLES ROOF	5 BRACKETS ARCTICT CIRCLE CH 123 - GP	9 RAILING ALUMINUM
2 COLUMNS : TOP : 6" X 6" LUMBER BASE : CULTURED STONE	6 HARDIE BOARD ARCTICT CIRCLE CH 123 - GP	10 PRIVACY SCREEN
3 HARDIE SHINGLES COBBLE STONE BY JamesHardie	7 BANDBOARDS, TRIMS, FASCIAS ARCTICT CIRCLE CH 123 - GP	11 GARAGE DOOR ARCTICT CIRCLE CH 123 - GP
4 6" HORIZONTAL HARDIE SIDING IRON GREY BY JamesHardie	8 WINDOWS VINYL FRAMED - WHITE	12 STONE SUEDE DRYSTACK LEDGESTONE - BY BORAL



EAST ELEVATION - BLOCK 4



NORTH ELEVATION - BLOCK 4

F. ADAB ARCHITECTS INC.

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TEL. (604) 987-3003 FAX. (604) 987-3033
E-MAIL. info@mulligonfadab.com

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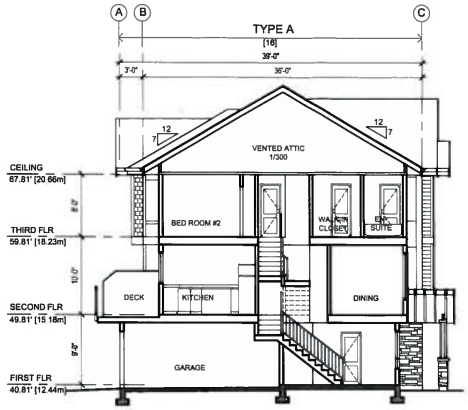
NO.	DATE	REVISION/ ISSUED
1	07-24-17	ISSUED FOR DP

PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753 55A AVENUE, LANGLEY

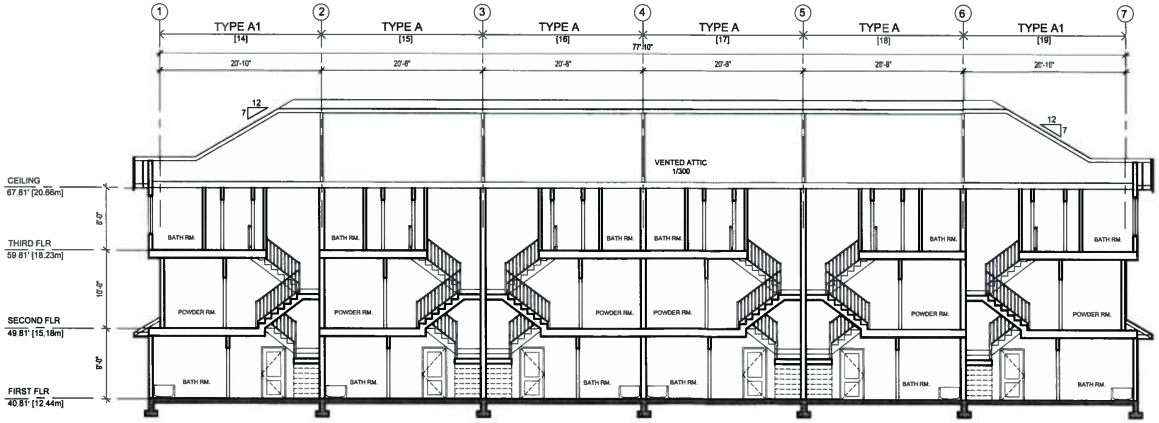
FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
BLOCK 4 ELEVATIONS

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	A-3.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



SECTION B-B - BLOCK 3



SECTION A-A - BLOCK 3

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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1	07-24-17	ISSUED FOR DP

PROJECT TITLE:

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

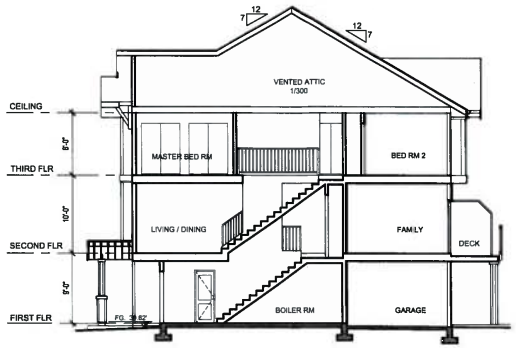
FOR:

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

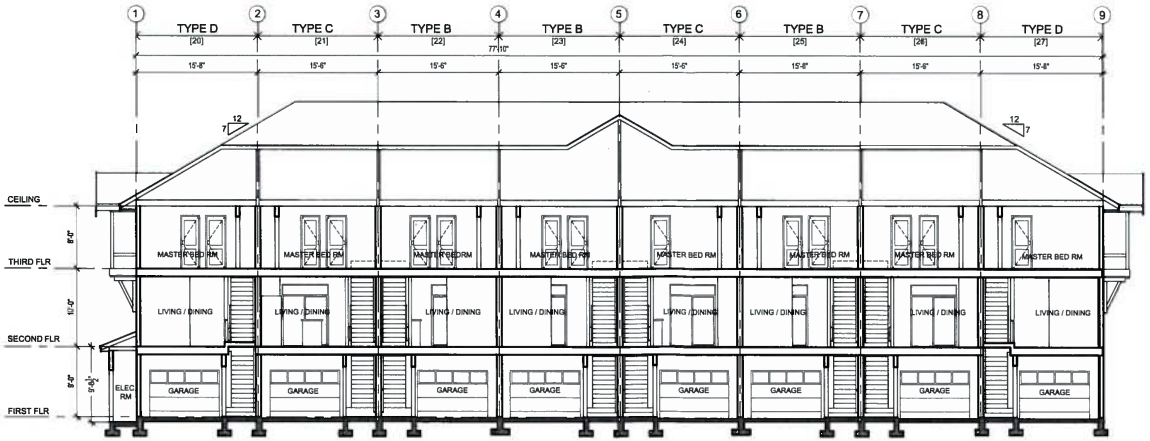
DRAWING TITLE:

BLOCK 3 SECTIONS

DATE:	OCT 2016	SHEET NO.
SCALE:	1/6"=1'-0"	A-4.1
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO.	0906	



SECTION D-D - BLOCK 4



SECTION C-C - BLOCK 4

F. ADAB ARCHITECTS INC.

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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 SECTIONS

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	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) DRAWINGS.

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 LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE FLANKING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AFFORDING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS. ACER RUBRUM IS USED ON 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.

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

THE NEW MULTI-FAMILY DEVEL-LOPMENT ON THE EASTERN SIDE OF THE 198 ST.

THE TWO PROPERTIES IN THE CURRENT CONDITION WITH A PRONOUNCED DITCH ALONG 55A AVE.

THE FRONT VIEW OF THE EXISTG TRAILER PARK ON THE SUBJECT PROPERTY.

Recommended Plant List

Trees

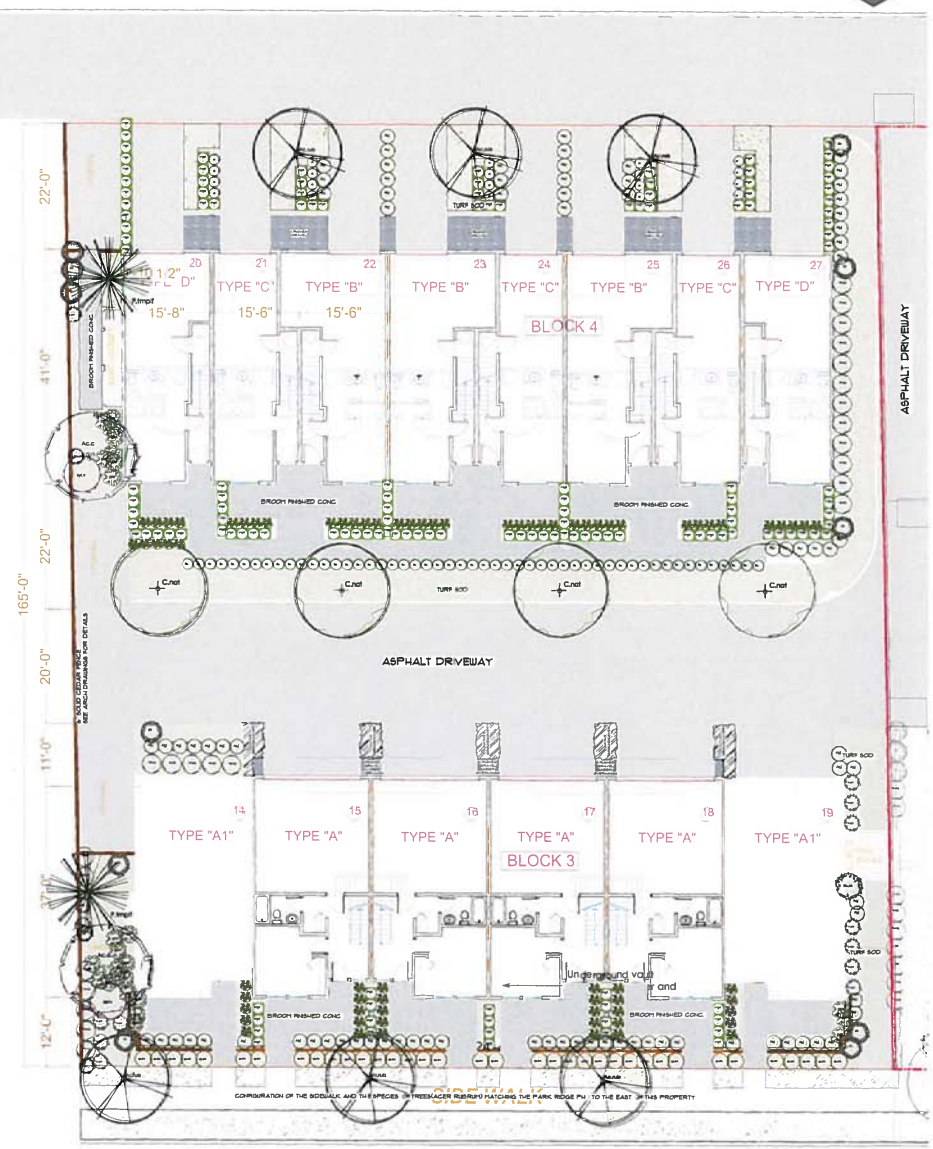
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht	
Ac.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal	
C.nat	4	Corunus nuttalli 'National	National Dogwood	3.0 m. ht.	
P.tmplf	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.	
syr.v	11	Syringa vulgaris 'White'	Angel White Lilac	1 m. ht.	flowering age
smgd	3	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. ht.	
v.ov	109	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	4				

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				

Groundcover

	200	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot



DEVELOPMENT Permit Application

bent picture CREATIVE VENTURES Ltd.
landscape architecture
urban design
planning
architectural design
1361 129th Street, Surrey,BC, V4A3X7 . 604 783 1450 . ruchirdhall@gmail.comm

19753 55A Av
PARKRIDGE PH II

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

Drawn By	DR	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP
Contractors		Consultants	FRED ADAB ARCHITECTS
Authorities	City of Langley	Documents	DP Package

NOTES
Applies to existing properties consolidated as 19753 55A Avenue

142'-2 1/2"

1

Scale 1/16"- 1'0"

N

CITY OF LANGLEY

CITY OF LANGLEY
"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.
Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group 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 must keep your presentation within the prescribed time limit.
Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: Sept. 24, 2017 REQUESTED MEETING DATE: October 2, 2017

NAME: Ryan Hughes

ORGANIZATION NAME: (if applicable)

ADDRESS: 4681-202st Langley, BC. V3A 5J2

CONTACT NUMBER: 778-846-4788

EMAIL ADDRESS: rshughes1@mac.com

TOPIC: To address the proposed development under the B.C. hydro right of way

AUDIO/VISUAL NEEDS (if yes, specify) yes

ACTION YOU WISH COUNCIL TO TAKE: We urge the council to discontinue any plans to locate an urban garden under the B.C. Hydro right of way from 200th Street to 206th Street.

CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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

DATE: Sept. 27, 2017 REQUESTED MEETING DATE: October 2, 2017

NAME: Ginger Sherlock, Emergency Program Co-ordinator

ORGANIZATION NAME: Langley Emergency Program, Protective Division

ADDRESS: City Fire Hall, 5785 203 Street, Langley

EMAIL ADDRESS: gsherlock@langleycity.ca

TOPIC: Update on program, sharing upcoming Shakeout drill and Emergency Preparedness Fair

AUDIO/VISUAL NEEDS (if yes, specify) yes, powerpoint presentation

ACTION YOU WISH COUNCIL TO TAKE: Receive for information ☺

CITY OF LANGLEY

EXPLANATORY MEMO

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

PURPOSE:

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

Background Information:

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

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 136

BYLAW NO. 3019

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

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

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

1. **Title**

   This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 136, 2017, No. 3019.

2. **Amendment**

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

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

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

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

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

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

READ A THIRD TIME this this eighth day of May, 2017.

FINALLY ADOPTED this xxx day of xxx, 2017.

_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 04-17
DEVELOPMENT PERMIT APPLICATION DP 05-17

Civic Address:	**19942 Brydon Crescent**
Legal Description:	**Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 14434**
Applicant:	**Points West Architecture**
Owner:	**Whitetail Homes (Yale Manor) Ltd.**

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: March 31, 2017

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

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

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

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.

2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains must be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
5. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. The Developer may choose to relocate either sewer to better suit the development plans. Works to be designed by the Developers engineer and approved by the City Engineer.
6. New driveway crossing, removal of existing driveway crossing, and street trees are required on Brydon Crescent.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.

<u>B) The developer is required to deposit the following bonding and connection fees:</u>

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).

3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a $20,000 bond for the installation of a water meter to current standards.

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

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

Discussion:

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

The proposed four-story apartment unit sizes range from 450 ft^2 to 1,104 ft^2 and offer both one-bedroom and two-bedroom suites. The articulation along the façade

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

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the April 12, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 24, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, APRIL 12, 2017 7:00 PM

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

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

Absent: Hana Hutchinson
Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

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

CARRIED

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

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

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

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

CARRIED

3) DEVELOPMENT PERMIT APPLICATION DP 07-16 – 20566 GRADE CRESCENT and 20551 -46A AVENUE-COASTLAND ENGINEERING & SURVEYING LTD.

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

MOVED BY Commission Member Biemers
SECONDED BY Commission Member Millsip

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

CARRIED

4) NEXT MEETING

Wednesday, June 14, 2017 (Tentative)

5) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Roman

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

points west
ARCHITECTURE

BRYDON CRESCENT

19922 BRYDON CRESCENT, LANGLEY, BC

Public Information Meeting

- The neighbourhood meeting was held on March 31.
- We had a good turnout with about a dozen of the neighbours attending.
- There was an open discussion and we were able to answer a number of questions about the proposal.
- The people appreciated the quality of the building and landscape design.

PUBLIC INFORMATION MEETING – March 31, 2017

Public Information meeting for proposed strata condo development located at:

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

Dear Neighbour,

You are invited to attend a public information meeting to review and discuss the proposed development at 19942 Brydon Crescent, Langley BC. The intent of this Public Information Meeting is to seek input from the area residents on the proposed development and address any questions that may arise.

The proposal includes the following components:

- Rezoning from RM1 to RM3 zone
- 54 strata titled condo units ranging from 450 sq. ft. to 1,104 sq. ft.
- City of Langley Official Community Plan Designation: High density 80 UPA (allowable density: 80 units per acre)

The meeting will be held at:

Multi-purpose room # 2

– Timms Community Center

20399 Douglas Crescent

Date: Friday, March 31, 2017

Time: 7:00 pm – 8:30 pm

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

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

Please join us as your thoughts are important to us.

Sincerely,

White Tail Homes Ltd.

CPTED PRINCIPLES

CPRED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance :
- Clear viewing points of the entire property from the residential unit windows & Balconies
- Secure underground parking for residents
- Site lighting will evenly illuminate all public areas

Natural Access Control :
- There are two clearly – defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property.

Territoriality:
- Each 1st Floor unit has a private grassed yard area , which increases the sense of ownership.

Maintenance & Management :
- Owner will initial programs, such as :
- Landscape Maintenance program, to avoid overgrowth.
- Building Maintenance program to repair/ remove any vandalism or grafitti within 24-48 hours.

BRYDON CRESCENT MULTIPLE FAMILY PROJECT

CPTED REVIEW REPORT

WHITETAIL HOMES LTD.

LIAHONA SECURITY CONSORTIUM INC.

P.O. Box 88
Mill Bay, BC, V0R 2P0
Phone: (250) 743-8948
Fax: (250) 743-8941
E-mail: liahonasecurity@shaw.ca
Web: www.liahonasecurity.com

Report Date: 19/Feb/2017

SUSTAINABILITY

Sustainability for the building has been addressed with the following items:

a. Large decks and substantial overhangs create shade in the summer months.

b. All outdoor lights are ground oriented.

c. Energy efficient lighting will be used.

d. Low v.o.c. paints will be used

e. Renewable wood is a major building component.

f. Low maintenance materials will contribute to low life cycle costs.

OCP DESIGNATED - HIGH DENSITY RESIDENTIAL

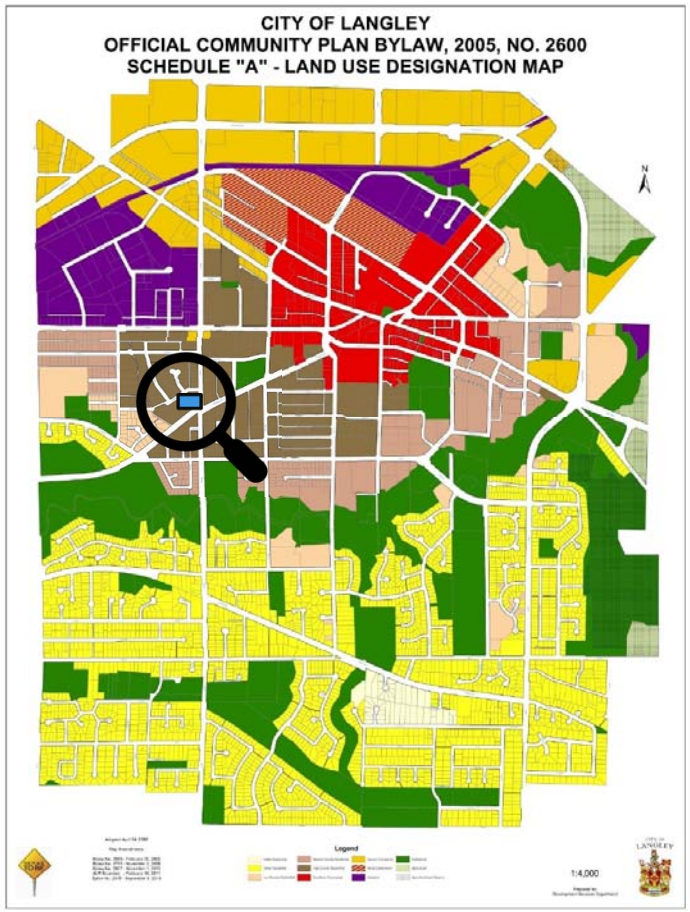
CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

- Land use designation is – High Density Residential
- Max Density 198 units /Hectare.
- 198x0.458 Ha = 90 units max.

- 54 Units proposed

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

OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600



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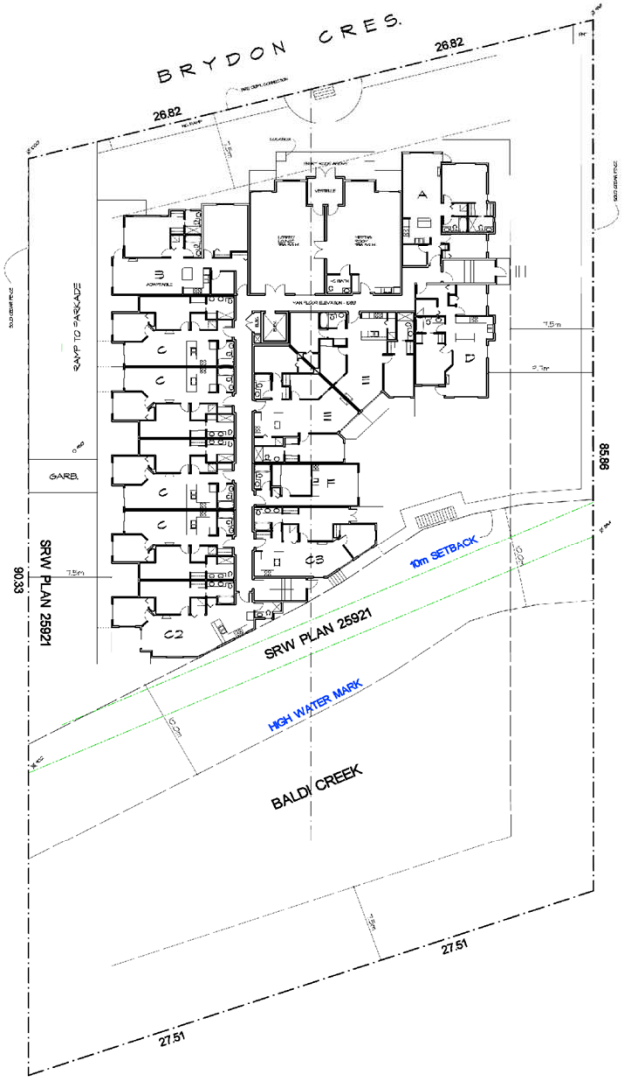
9942



SITE RECONCILIATION

LOT AREA	- 49,234 SQ FT (1.13 ACRES)
PROPOSED ZONE	- RM 3
DENSITY	- 54 UNITS PROPOSED (90 UNITS ALLOWABLE)
BUILDING HEIGHT	- 4 STOREYS
LOT COVERAGE	- 26 % PROPOSED (40% ALLOWABLE)
FLOOR AREA RATIO	- .08
SETBACKS	- 7.5m REQUIRED
AMENITY SPACE	- 54 X 28 = 242 SQ M REQUIRED (472 SQ M PROVIDED)
PARKING	- 4 ONE BED X 1 + 50 TWO BED X 1.3 = 69.8 STALLS REQUIRED - 54 UNITS X 0.2 = 10.8 VISITOR STALLS REQUIRED - 81 TOTAL STALLS PROVIDED - 81 TOTAL STALLS X 5 % = 4 H/C STALLS REQUIRED
ADAPTABLE UNITS	- 4 UNITS PROVIDED (7%)
EV PARKING	- 2 STALLS PROVIDED

NORTH

SITE PLAN

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

APRIL 13, 2017 ISSUED FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - ISSUED FOR DEVELOPMENT PERMIT

REVISIONS

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN PERMISSION

CONSULTANTS

points west ARCHITECTURE
203 - 2950 W. Railway St.
Abbotsford, B.C.
V2S 3E2
PHONE: 604-864-8855
FAX: 604-864-8856
E-mail: pwa@telus.net

PROJECT:
54 UNIT APARTMENT

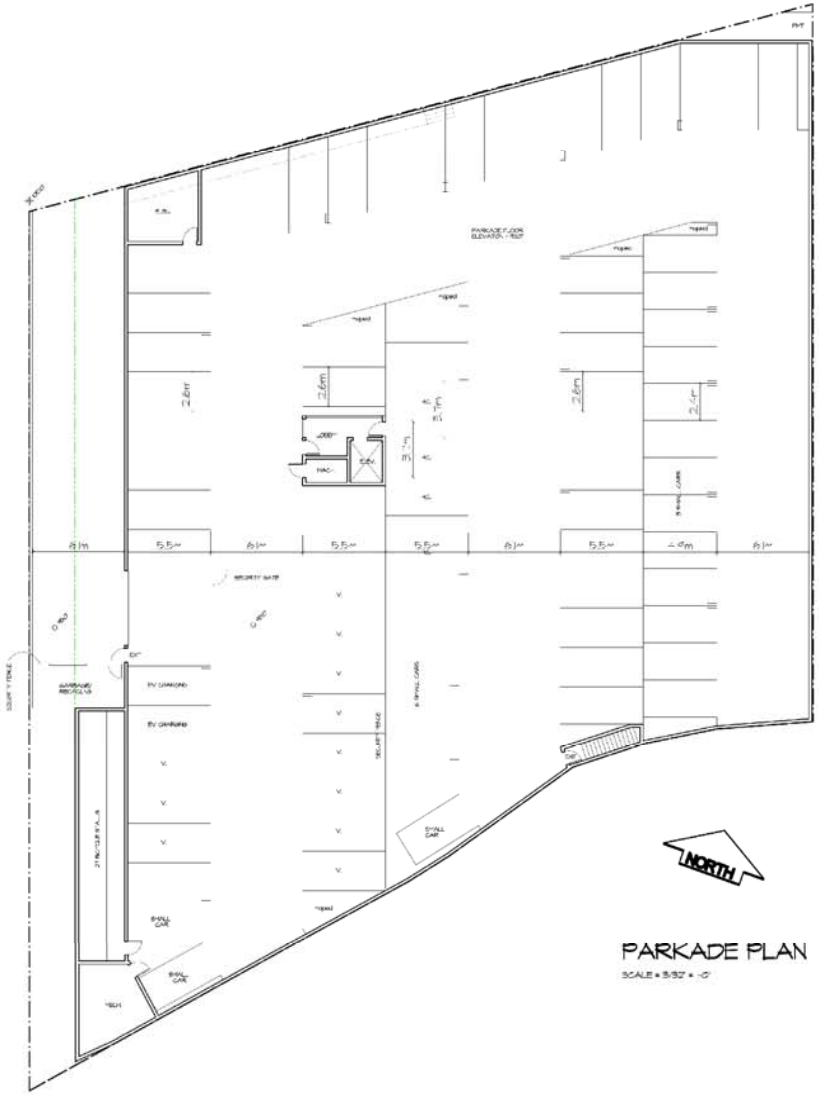
1542 BRYDON CRES
LANGLEY BC

DATE:	NOV 22 2016
SCALE:	1/8" = 1'-0"
DRAWN:	WF

DRAWING TITLE:
PRELIMINARY SITE PLAN

JOB NO: **1611**

SHEET NO: **P-1**



PARKADE PLAN

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

points west ARCHITECTURE

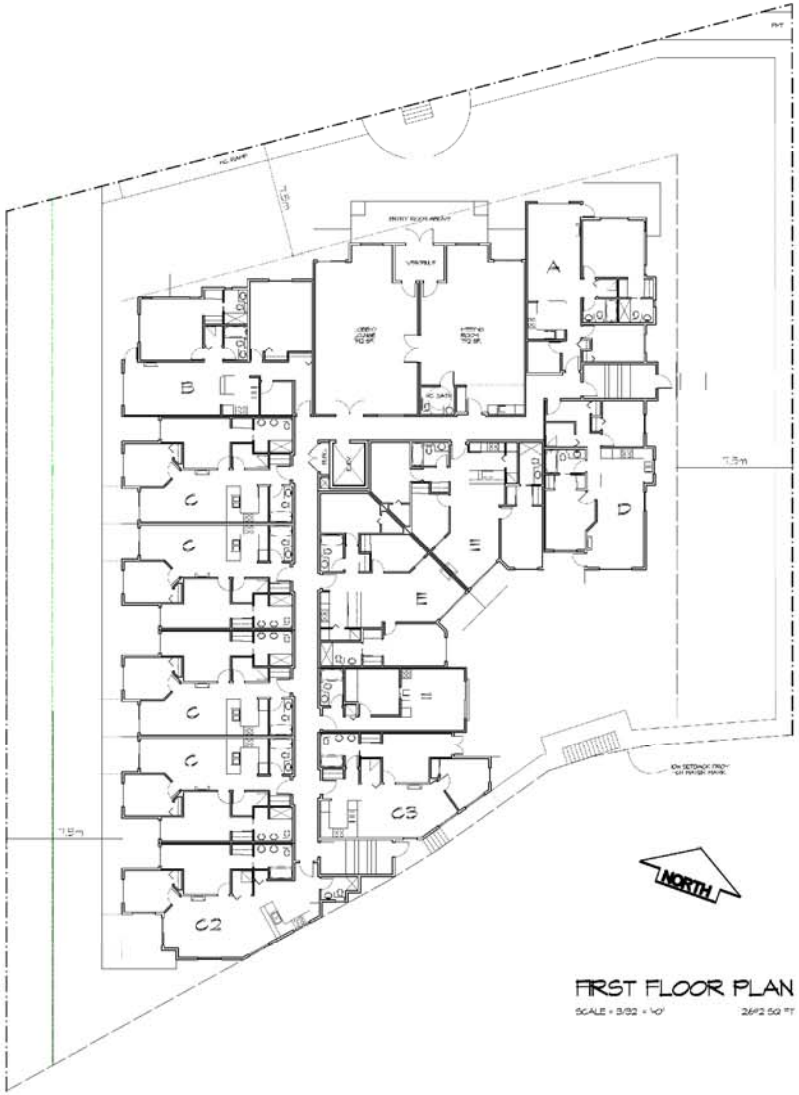
PROJECT:
54 UNIT
APARTMENT

DATE: NOV 22 2016
SCALE: 3/32" = 1'-0"
DRAWN: VR

DRAWING TITLE:
PRELIMINARY
PARKADE PLAN

DRAWING NO.: 1611

SHEET NO.: P-2



FIRST FLOOR PLAN

SCALE = 3/32 = 1'-0"

26,972.50 FT

TOWSONE

CONSULTANT:

points west
ARCHITECTURE

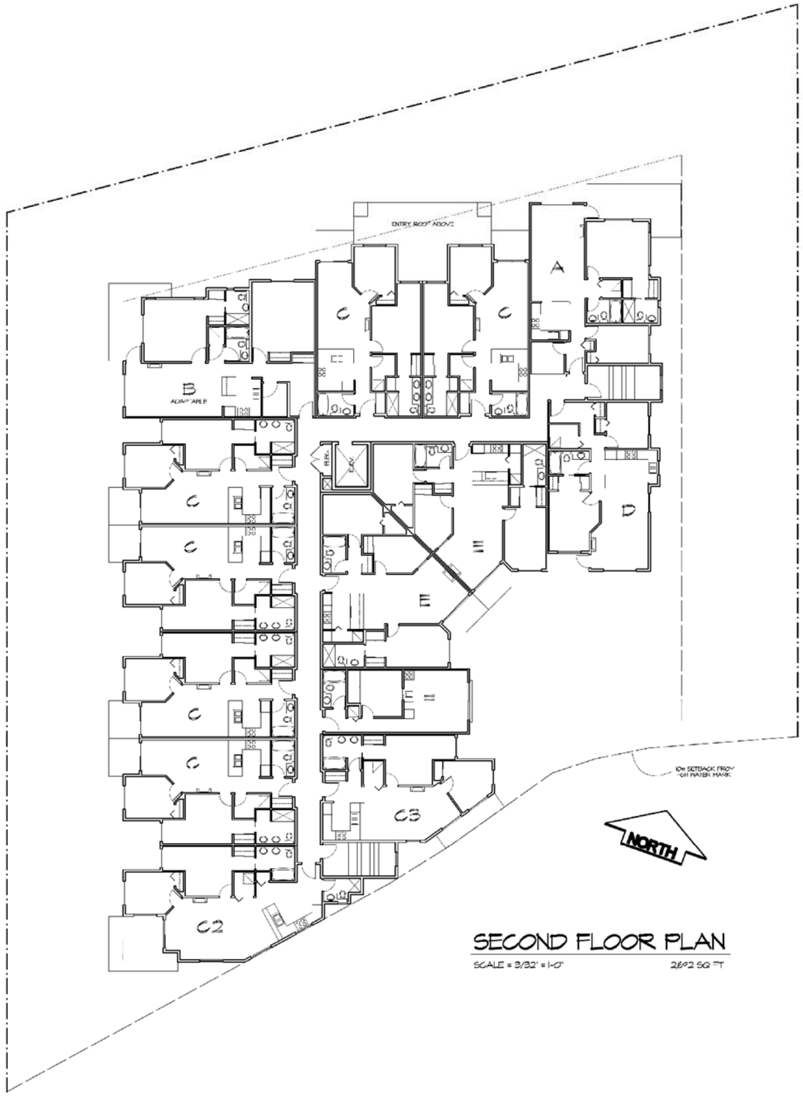
PROJECT:
54 UNIT
APARTMENT

DATE: NOV 22 2016
SCALE: 3/32 = 1'-0"
DRAWN: VF

DRAWING TITLE:
PRELIMINARY
FIRST FLOOR
PLAN

JOB NO.
1611

SHEET NO.
P-3



SECOND FLOOR PLAN

SCALE = 3/32" = 1-0"

2,692 SQ FT

APRIL 10, 2017 - REVISED FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - REVISED FOR DEVELOPMENT PERMIT
REVISIONS

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CONSULTANT:

points west ARCHITECTURE

203 - 2190 W. Railway St.
Abbotsford, B.C.
V2S 2E2

PHONE: 604-864-8555
FAX: 604-864-8606
E-mail: pwa@telus.net

PROJECT:

54 UNIT APARTMENT

19942 BRYDON CRES.
LANGLEY, BC

DATE:	OCT. 6, 2015
SCALE:	3/32" = 1'-0"
DRAWN:	WF

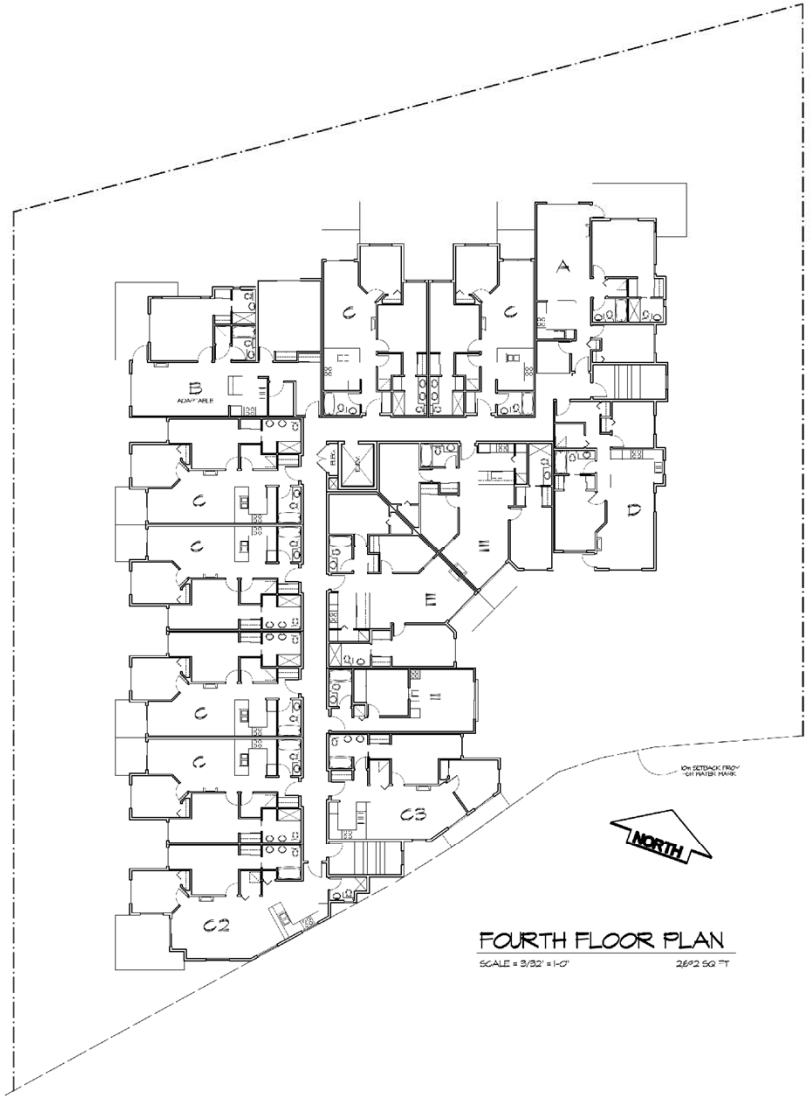
DRAWING TITLE:

PRELIMINARY SECOND FLOOR PLAN

JOB NO.: **1611**

SHEET NO.: **P-4**

THIRD FLOOR PLAN
NORTH
points west
ARCHITECTURE
203 - 2190 W. Railway St.
Abbotsford, B.C.
V2S 2E2
54 UNIT
APARTMENT
PRELIMINARY
THIRD
FLOOR PLAN
1611
P-5



FOURTH FLOOR PLAN

SCALE = 3/32" = 1'-0" 2692 SQ FT

APRIL 10, 2017 - REVISED FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - REVISED FOR DEVELOPMENT PERMIT

TOWSONS

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PHONE: 604-864-8005
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E-mail: pwa@shaw.ca

PROJECT:
54 UNIT APARTMENT

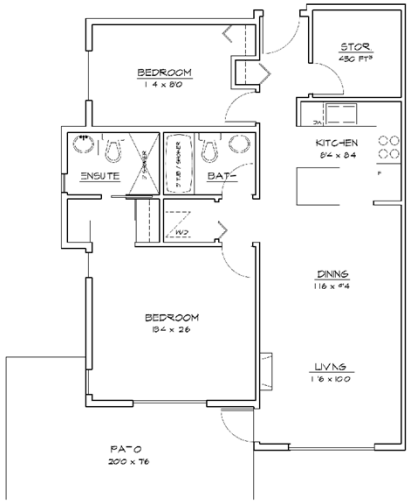
19542 WESTERN AVE
LANGLEY BC

DATE:	OCT. 5, 2016
SCALE:	3/32" = 1'-0"
DRAWN:	WF

DRAWING TITLE:
PRELIMINARY FOURTH FLOOR PLAN

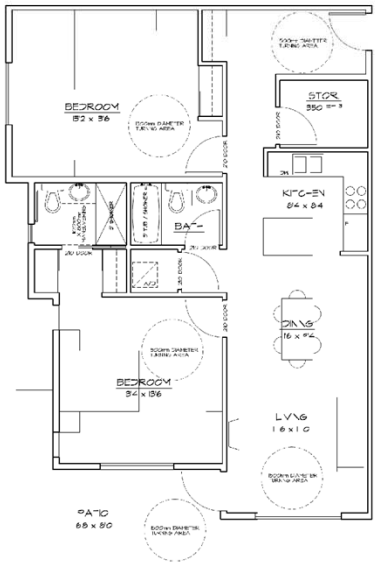
JOB NO.: **1611**

SHEET NO.: **P-6**



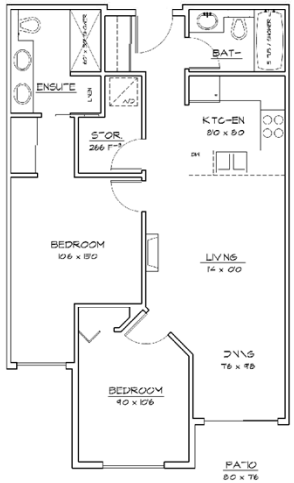
'A' UNIT PLAN 880 SQ FT

SCALE = 1/4" = -0'



'B' UNIT PLAN 64 SQ FT

SCALE = 1/4" = -0 ADA^^ABLE UNIT



'C' UNIT PLAN 780 SQ FT

SCALE = 1/4" = 1-0

APRIL 6, 2017 REVISED FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - ISSUED FOR DEVELOPMENT PERMIT

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PHONE: 604-864-8006
FAX: 604-864-8005
E-mail: pwa@telus.net

TITLE:
54 UNIT APARTMENT

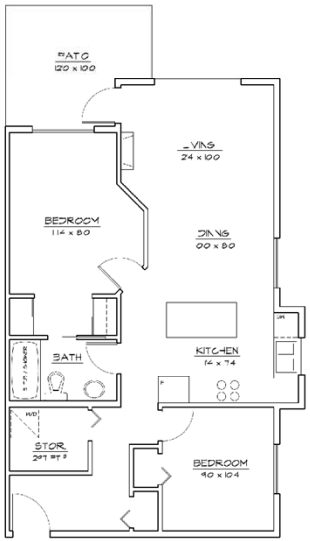
19462 ROTSON DRIVE
LANGLEY BC

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

DRAWING TITLE:
PRELIMINARY SUITE PLANS

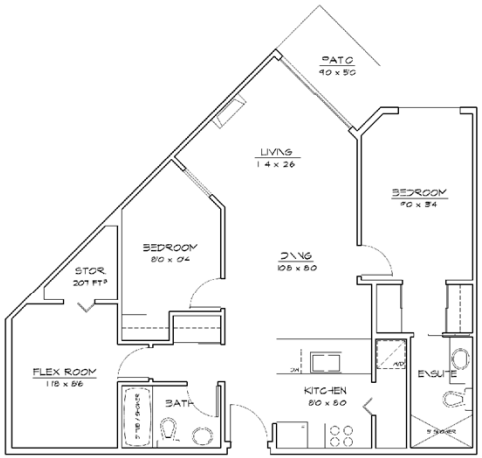
JOB NO: 1611

SHEET NO: P-7



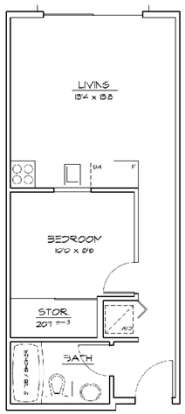
'D' UNIT PLAN 800 SQ FT

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



'E' UNIT PLAN 980 SQ FT

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



'F' UNIT PLAN 450 SQ FT

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

APRIL 6, 2017 - ISSUED FOR DEVELOPMENT PERMIT

NOV 22, 2017 - REVISED FOR DEVELOPMENT PERMIT

TOWSONS

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FAX: 604-864-8005
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PROJECT:

54 UNIT APARTMENT

9440 NEWTON DRIVE
ANDER, BC

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

DRAWING TITLE:

PRELIMINARY SUITE PLANS

JOB NO.: 1611

SHEET NO.: P-8

EAST ELEVATION

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

NORTH ELEVATION

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

EXTERIOR FINISHES :

1. - ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
2. - PREFINISHED ALUMINUM FASCIA GUTTERS
3. - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
4. - 2x10 WOOD WEDBAND
5. - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
6. - VERTICAL SIDING (1st FLOOR)
7. - VINYL FRAME WINDOWS
8. - LEDGESTONE COLUMNS
9. - PREFINISHED ALUMNIV PICKET RAILING

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MARCH 22, 2017 - REVISED FOR DEVELOPMENT PERMIT

TOWSONS

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Abbotsford, B.C.
V2S 2E2

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FAX: 604-864-8006
E-mail: pwa@shaw.ca

TITLE:

54 UNIT APARTMENT

19462 NEWTON CRES
ANDER BC

DATE:	OCT. 6 2015
SCALE:	3/32" = 1'-0"
DRAWN:	WF

DRAWING TITLE:

PRELIMINARY NORTH & EAST ELEVATIONS

JOB NO.: 1611

SHEET NO.: P-9

SOUTH ELEVATION

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

WEST ELEVATION

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

EXTERIOR FINISHES :

1. - ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
2. - PREFINISHED ALUMINUM FASCIA GUTTERS
3. - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
4. - 2X10 WOOD FIDBAND
5. - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
6. - VERTICAL SIDING (1st FLOOR)
7. - VINYL FRAME WINDOWS
8. - LEDGESTONE COLUMNS
9. - PREFINISHED ALUMINUM POKET RAILING

APRIL 6, 2017 - ISSUED FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - ISSUED FOR DEVELOPMENT PERMIT
TOWSONS

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FAX: 604-864-8505
E-mail: pw@pwa.net

PROJECT:
54 UNIT APARTMENT

TOWN OF TOWSON OFFICIAL PLAN
ANCHOR BC

DATE:	OCT. 6 2015
SCALE:	3/32" = 1'-0"
DRAWN:	VF

DRAWING TITLE:
PRELIMINARY SOUTH & WEST ELEVATIONS

JOB NO.: **1611**

SHEET NO.: **P-10**

EXTERIOR MATERIALS & COLOURS

Asphalt Shingles
'Cambridge' by IKO
Colour - Weatherwood

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

Accent Shakes
by Gentek
Colour - Storm - 631

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

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

Columns and Gable Braces
Semi Transparent Stain by
Benjamin Moore

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

Aluminum Railings
'Prefinished Aluminum' by
Duracoat Colour - Black

Brydon Crescent	Exterior Materials Colour Selection

NATURE WALK SHADE GARDEN
WEEPING SERBIAN SPRUCE
STYRAX JAPONICA TREE
TUNNEL
TEETER-TOTTOR
LOW RAISED MOUNDS
RAISED VEGGIE PLOTS
PRIMARY ENTRY: SYMMETRICAL LANDSCAPE SEQUENCE WITH TREES AND PATHWAYS)
NATURE WALK SHADE GARDEN
CONCRETE RETAINING WALL (POURED IN PLACE)
PRIVATE PATIO 12' X 17'
5'-0" HIGH WOODEN FENCE: SEE DETAIL ON L-5
4'-0" WIDE CONCRETE PATHWAY
DRIP STRIP
5'-0" HIGH WOODEN FENCE: SEE DETAIL ON L-5
5'-0" HIGH WOODEN FENCE: SEE DETAIL ON L-5
DROUGHT TOLERANT GRASSES AND ROSES
MOUND SOIL UP BY 36" INSIDE THE RETAINING WALL AREA
DROUGHT TOLERANT GRASSES AND ROSES
BRYDON CRES.
26.82
RAMP TO PARKADE
GARB.
TURF
VESTIBULE
A
B
C
C2
D
E
F
SRW PLAN 25921
HIGH WATER MARK
10m SETBACK
NORTH
NATURE WALK SHADE GARDEN
EVERGREEN SCREENING
POURED IN PLACE CONCRETE RETRAINING WALL
WOOD MULCH PATH
WEEPING SERBIAN SPRUCE
CONCRETE POURED IN PLACE RETAINING WALL
SHALLOW WATER BOWL
EVERGREEN SCREENING
INDIGENOUS SHADE TOLERANT PLANTINGS
5'-0" WOODEN PRIVACY FENCE WITH MAINTENANCE GATE
DOG PARK
TRASH RECEPTACLE
TUNNEL
DOG STEPS
WOOD MULCH
TEETER-TOTTOR
WATER SOURCE (FAUCET)
EAST ENTRY: BROOM FINISHED CONCRETE
TODDLER AMENITY
LOW RAISED MOUNDS
DRIP STRIP
SOD LAWN SURROUND
TRASH RECEPTACLE
SITTING BENCH
6'-0" WOODEN PRIVACY FENCE
BOLLARD LIGHT
EVERGREEN PLANT SCREENING
CRAZY DAISY PLAY TOY
LARGE PRIVATE PATIO (8'X24')
P&P CONCRETE RETAINING WALL
COMMON AMENITY
WOODEN TRELLIS & BENCH
WATER BOWL SURROUNDED BY PERENNIALS (BIRD FRIENDLY)
RAISED VEGGIE PLOTS
M2
LANDSCAPE ARCHITECTURE
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New Westminster, British Columbia
V3M 3L7
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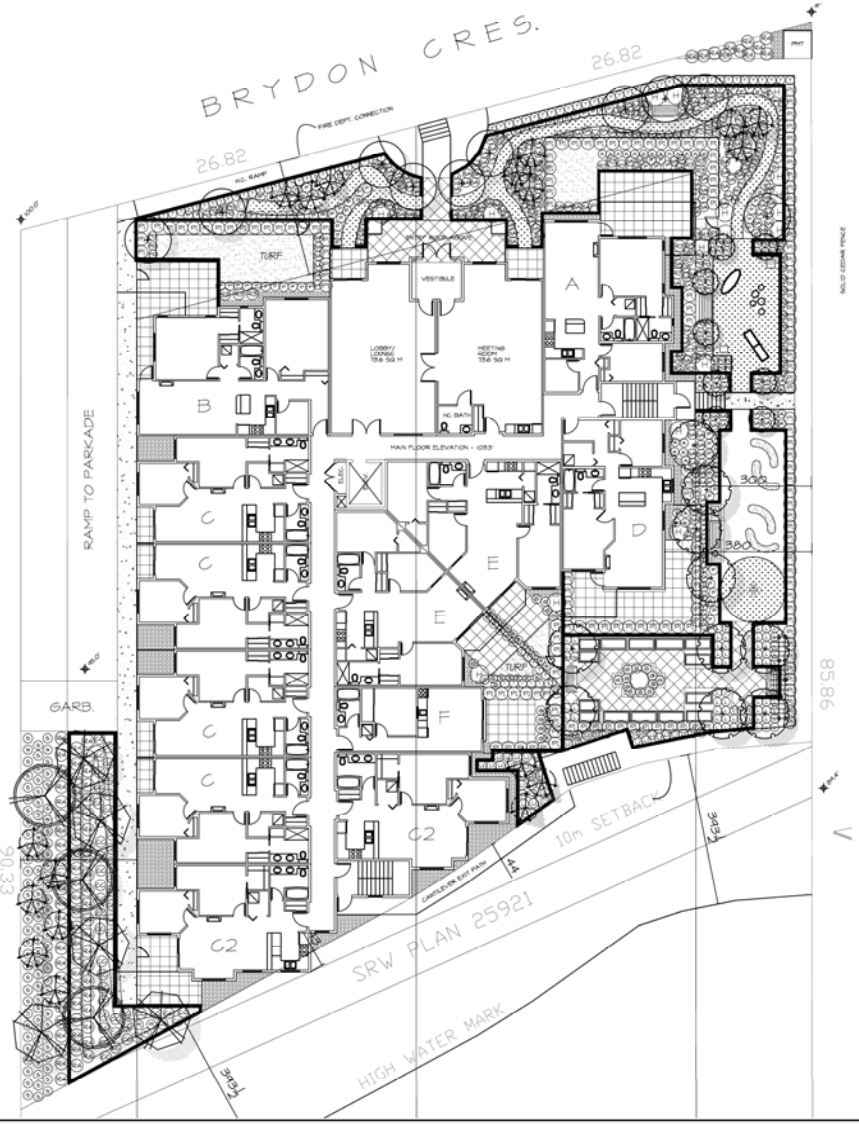
Fax: 604.553.0045
Email: office@m2la.com
54 UNITS RESIDENTIAL DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC
SITE PLAN
L1
OF 7
17 006



PLANT SCHEDULE

M2 JOB NUMBER: 17006

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER RUBRUM	RED MAPLE	6CM CAL; 2M STD; B&B
	10	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	6CM CAL; STD FORM; B&B
	14	PICEA OMORIKA PENDULA	WEEPING SERBIAN SPRUCE	2.5M HT; B&B
	3	PINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B&B
	8	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	6CM CAL; 1.5M STD; B&B
	10	STYRAX 'OBASSIA'	FRAGRANT SNOWBELL	6CM CAL; B&B
SHRUB				
	34	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#1 POT
	17	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#2 POT
	43	LONICERA NITIDA 'SILVER BEAUTY'	SILVER BEAUTY LONICERA	#1 POT
	164	PRUNUS LUSITANICA	PORTUGESE LAUREL	#5 POT
	15	RHODODENDRON 'CREST'	RHODODENDRON, YELLOW/MAY	#2 POT
	36	ROSA X RADRAZZ 'KNOCKOUT'	RED KNOCKOUT ROSE	#1 POT
	210	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
	77	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.35M B&B
GRASS				
	80	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
	4	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	94	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
	40	ANEMONE 'HONORINE JOBERT' white	WINDFLOWER	15CM POT
	31	GERANIUM 'JOHNSON'S BLUE'	CRANESBILL GERANIUM	#1 POT
	60	LAVENDULA 'ANOUK'	ANOUK SILVER LAVENDER	#1 POT
GC				
	61	COTONEASTER DAMMERSI	BEARBERRY COTONEASTER	#1 POT
	151	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT
	108	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

17006-01.zip

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Fax: 604.553.0045
Email: office@m2la.com

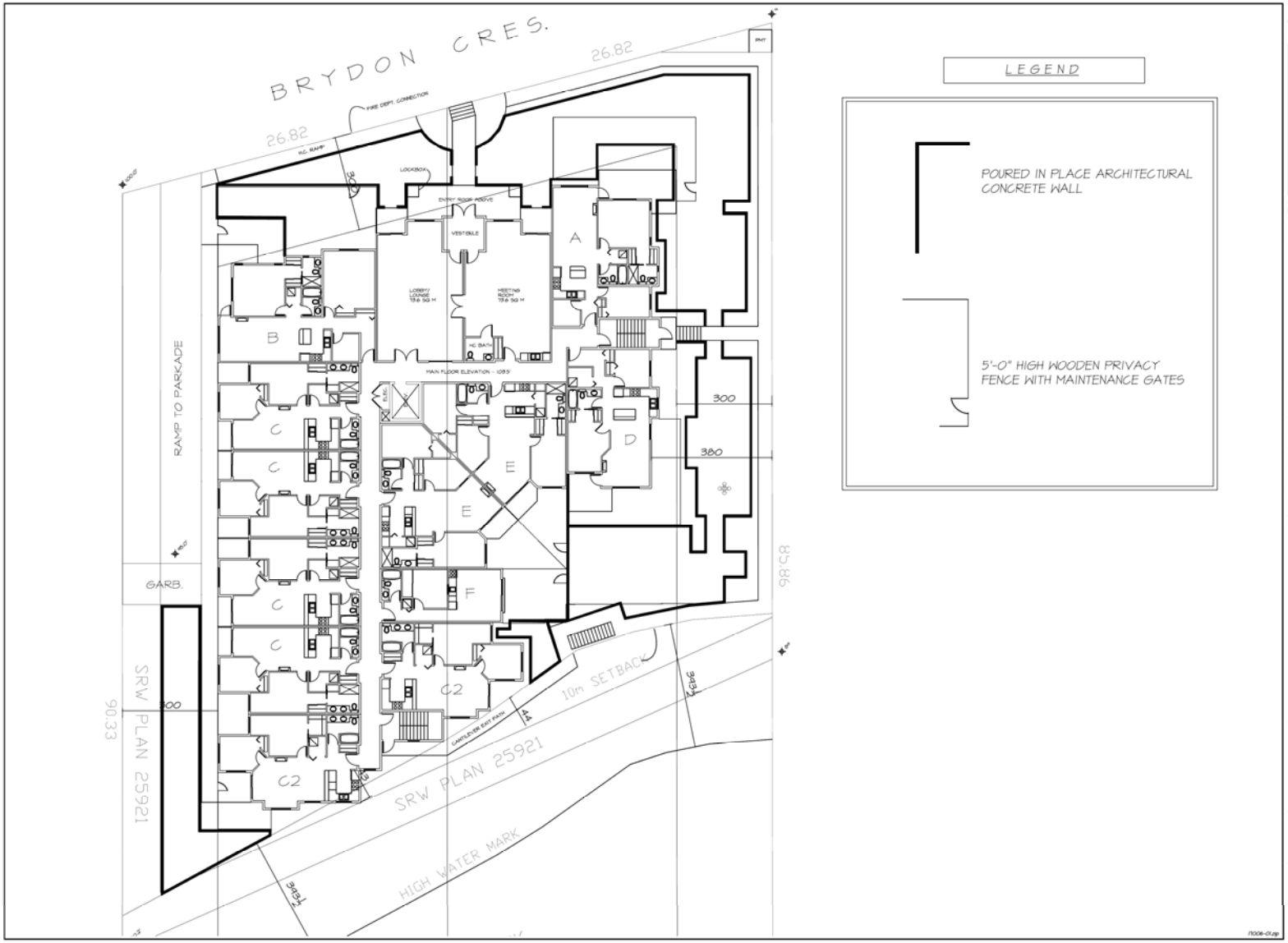
NO.	DATE	REVISION DESCRIPTION	DR.
4	MAR.24.2017	ADDED 4-6' HIGH WEST MULCHWAY (DP)	TK
3	JAN.30.2018	DP SET	TK
2	JAN.22.2018	CONCEPT SITE PLAN	TK
1	JAN.12.18	CREATING LANDSCAPE FOLDER	BN

SEAL:

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

DRAWING TITLE:
SHRUB PLAN

DATE: 17.JAN.18	DRAWING NUMBER:
SCALE: 1/16" =1'-0"	L2
DRAWN: TK	
DESIGN: TK	
CHK'D: MTM	OF 7
M2LA PROJECT NUMBER:	17 006



LEGEND

POURED IN PLACE ARCHITECTURAL CONCRETE WALL

5'-0" HIGH WOODEN PRIVACY FENCE WITH MAINTENANCE GATES

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M2 LANDSCAPE ARCHITECTURE

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V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	MAR/24 '20	ADDED 4'-0" HIGH WEST MEUONAY (DP.)	TK
3	MA 30 '20	DP SET	TK
2	MA 20 '20	CONCEPT SITE PLAN	TK
1	JAN/20	CREATING LANDSCAPE FOLDER	BN

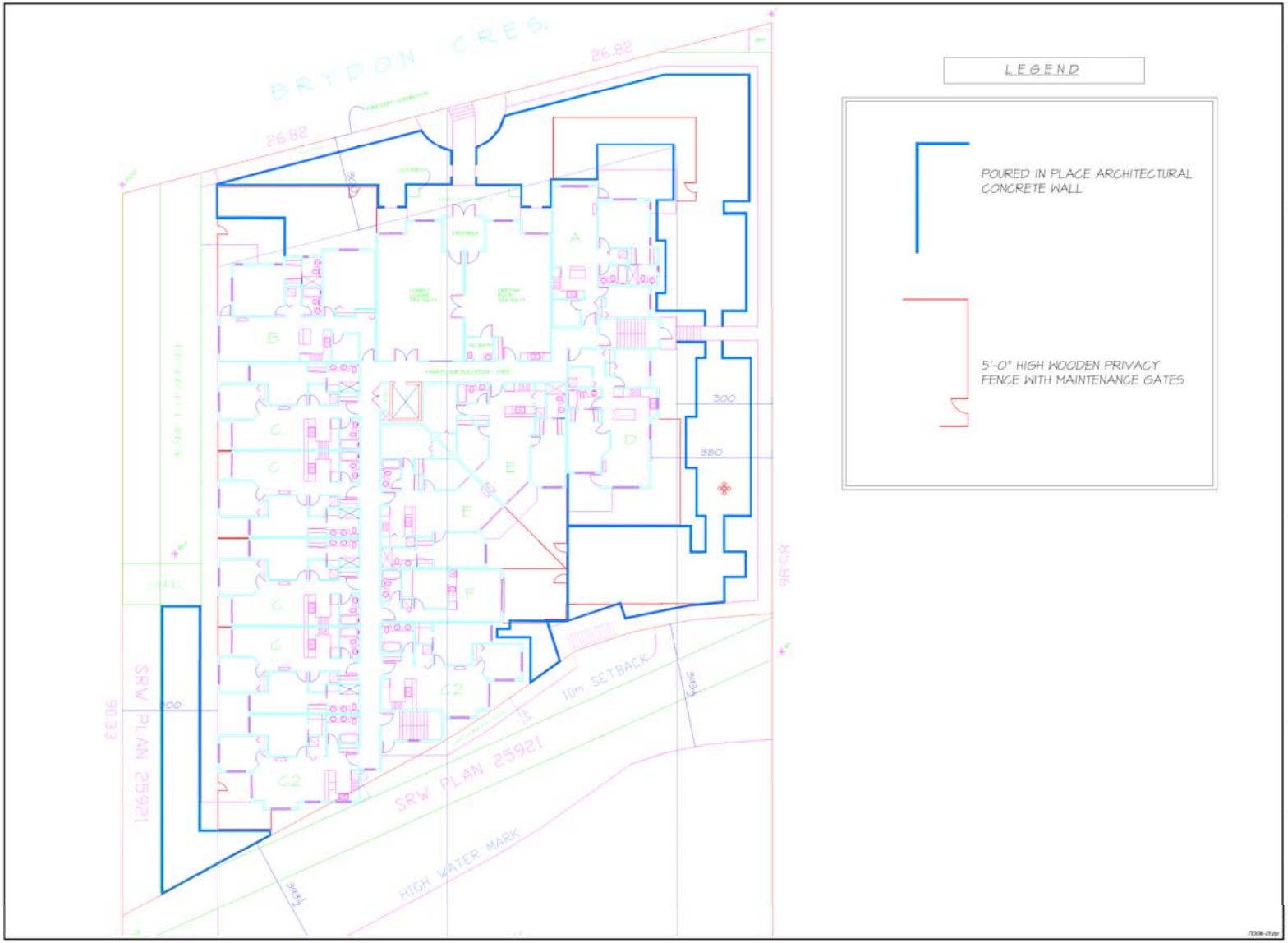
SEAL:

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

DRAWING TITLE:
RETAINING WALLS AND FENCES

DATE:	17JAN/20	DRAWING NUMBER:	L3
SCALE:	3/32" =1'-0"		
DRAWN:	TK		
DESIGN:	TK		
CHK'D:	MTH		OF 7
M2LA PROJECT NUMBER:			17 006

17006-01.zip



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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	MAR 24 2017	ADDED 4'-0" HIGH WOOD WALKWAY DETAIL	TK
3	JAN 30 2017	DP SET	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
1	JAN 05 18	CREATING LANDSCAPE FOLDER	BN

SEAL:

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

DRAWING TITLE:
RETAINING WALLS AND FENCES

DATE:	17JAN18	DRAWING NUMBER:	
SCALE:	3/32" =1'-0"		L3
DRAWN:	TK		
DESIGN:	TK		
CHK'D:	MTH		OF 7
M2LA PROJECT NUMBER:			17 006

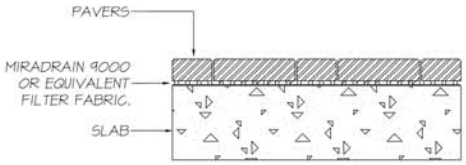
DOG PARK EQUIPMENT REC TEC INDUSTRIES

TUNNEL, REC TEC INDUSTRIES

TEETER TOTTER, REC TEC INDUSTRIES

SIGN/DOG WASTE CONTAINER

DOG STEPS, REC TEC INDUSTRIES

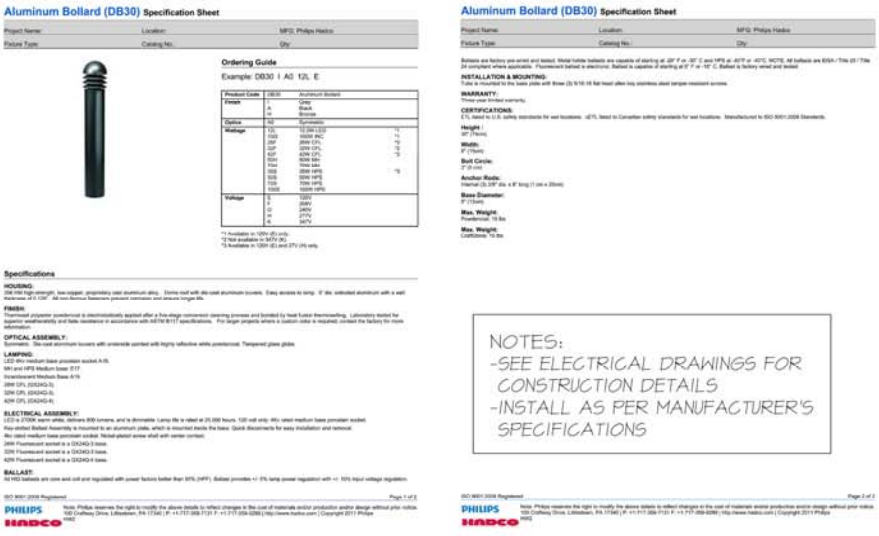


L4 PAVERS ON SLAB
SCALE: 1-1/2"=1'-0"

KOMPAN "DAISY"; MODEL MI28P

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

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



Aluminum Bollard (DB30) Specification Sheet

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

Ordering Guide

Example: DB30 1 A0 12L E

Product Code	DB30	Aluminum Bollard
Finish	A	Gray
	B	White
	H	Bronze
Optics	A0	Symmetric
Wattage	13L	13 (3W) LED
	18M	18W CFL
	26M	26W CFL
	32F	32W CFL
	42F	42W CFL
	50H	50W MH
	70H	70W MH
	50S	50W HPS
	70S	70W HPS
	100S	100W HPS
Voltage	1	120V
	2	208V
	0	240V
	H	277V
	4	347V

*1 Available in 120V (E) only.
*2 Not available in 347V (4).
*3 Available in 120V (E) and 277V (H) only.

Specifications

HOUSING:
304 mm high-strength, low-copper, proprietary cast aluminum alloy. Dome roof with die-cast aluminum covers. Easy access to lamp. 6" dia. extruded aluminum with a wall thickness of 0.125". All non-ferrous fasteners prevent corrosion and ensure longer life.

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

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

LAMPING:
LED 4W medium base porcelain socket A-19.
MH and HPS Medium base E17.
Incandescent Medium Base A-19.
26W CFL (DX24Q-3).
32W CFL (DX24Q-3).
42W CFL (DX24Q-4).

ELECTRICAL ASSEMBLY:
LED is 2700K warm white, delivers 800 lumens, and is dimmable. Lamp life is rated at 25,000 hours. 120 volt only. 4W, rated medium base porcelain socket.
Key-slotted Ballast Assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal.
4W rated medium base porcelain socket. Nickel-plated screw shell with center contact.
26W Fluorescent socket is a DX24Q-3 base.
32W Fluorescent socket is a DX24Q-3 base.
42W Fluorescent socket is a DX24Q-4 base.

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

ISO 9001:2008 Registered | Page 1 of 2
PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2011 Philips HADCO

Aluminum Bollard (DB30) Specification Sheet

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

Bollards are factory pre-wired and tested. Metal halide bollards are capable of starting at -20° F or -30° C and HPS at -40°F or -40°C. NOTE: All bollards are ESA / Title 22 / Title 24 compliant where applicable. Fluorescent bollard is electronic. Bollard is capable of starting at 0° F or -18° C. Bollard is factory wired and tested.

INSTALLATION & MOUNTING:
Tube is mounted to the base plate with three (3) 5/16-18 flat head allen key stainless steel tamper-resistant screws.

WARRANTY:
Three year limited warranty.

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

Height:
36" (76cm).

Width:
6" (15cm).

Bolt Circle:
2" (5 cm).

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

Base Diameter:
9" (15cm).

Max. Weight:
Fluorescent: 15 lbs

Max. Weight:
LED/Metal: 10 lbs

ISO 9001:2008 Registered | Page 2 of 2
PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2011 Philips HADCO

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

L4 BOLLARD LIGHT
SCALE: N.T.S.

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

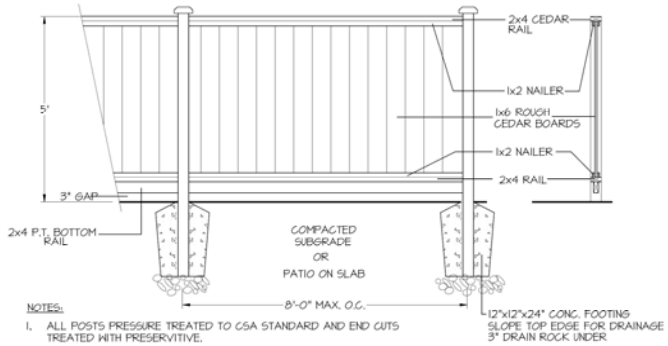
NO.	DATE	REVISION DESCRIPTION	DR.
4	MAR 21 2017	ADDED 4-07 HDR HEIGHT WALKWAY DP 1	TK
3	JAN 30 2017	DP SET	TK
2	JAN 23 2017	CONCEPT SITE PLAN	TK
1	JAN 23 15	CREATING LANDSCAPE FOLDER	BH

SEAL:

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

DRAWING TITLE:
LANDSCAPE DETAILS

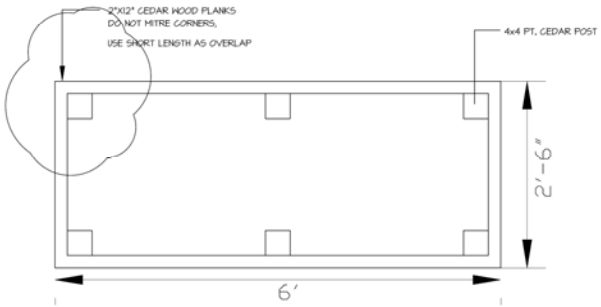
DATE:	17JAN28	DRAWING NUMBER:	L4
SCALE:			
DRAWN:	TK		
DESIGN:	TK		
CHK'D:	MTM		OF 7
M2LA PROJECT NUMBER:			17 006



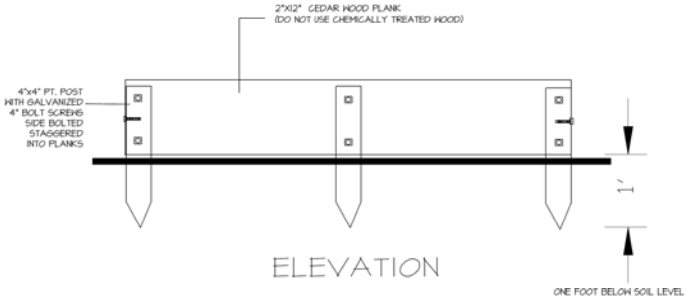
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

/ L5 5' HT. WOODEN PRIVACY FENCE
SCALE: 3/4"=1'-0"



PLAN



ELEVATION

/ L5 RAISED VEGGIE PLOTS
SCALE: 1-1/2"=1'-0"

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	MAR.24.20	ADDED 4-6' HIGH WEST MULCHWAY DP.)	TK
3	JAN.30.20	DP SET	TK
2	JAN.21.2020	CONCEPT SITE PLAN	TK
1	JAN.13.20	CREATING LANDSCAPE FOLDER	BH

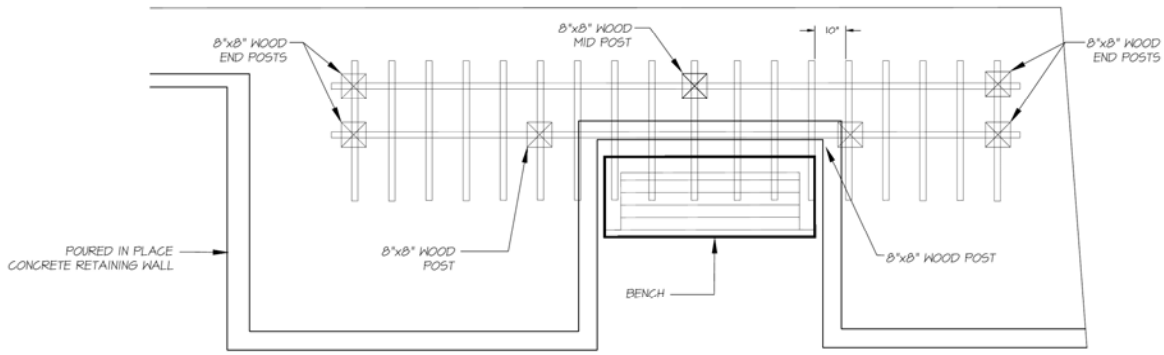
SEAL:

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

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	17_JAN.13	DRAWING NUMBER:
SCALE:		L5
DRAWN:	TK	
DESIGN:	TK	
CHK'D:	MTM	OF 7
M2LA PROJECT NUMBER:		17 006

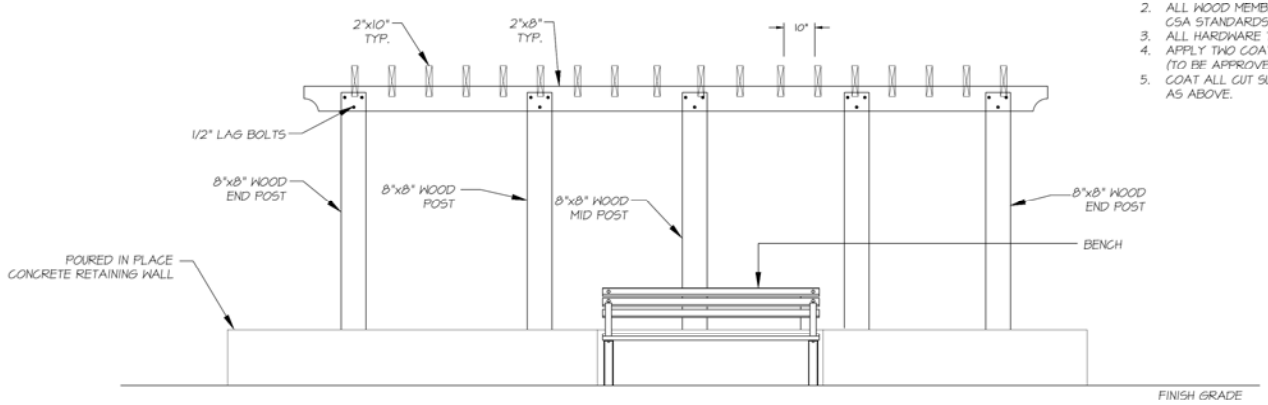
17006-01.zip



PLAN VIEW

NOTES:

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



FRONT ELEVATION

/ L6 WOODEN TRELLIS

SCALE: 3/4"=1'-0"

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	MAR.24.20	ADDED 4-6' HIGH WEST MILLWORK (DP)	TK
3	JAN.30.20	DP SET	TK
2	JAN.23.20	CONCEPT SITE PLAN	TK
1	JAN.13.20	CREATING LANDSCAPE FOLDER	BH

SEAL:

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

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	17_JAN.13	DRAWING NUMBER:
SCALE:		L6
DRAWN:	TK	
DESIGN:	TK	
CHK'D:	MTM	OF 7
M2LA PROJECT NUMBER:		17 006

17006-01.zip

CITY OF LANGLEY

MOTION

Development Permit No. 05-17 – 19942 Brydon Crescent

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

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: March 31, 2017

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

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

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

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.

2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains must be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
5. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. The Developer may choose to relocate either sewer to better suit the development plans. Works to be designed by the Developers engineer and approved by the City Engineer.
6. New driveway crossing, removal of existing driveway crossing, and street trees are required on Brydon Crescent.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.

<u>B) The developer is required to deposit the following bonding and connection fees:</u>

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).

3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a $20,000 bond for the installation of a water meter to current standards.

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

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

Discussion:

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

The proposed four-story apartment unit sizes range from 450 ft^2 to 1,104 ft^2 and offer both one-bedroom and two-bedroom suites. The articulation along the façade

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

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the April 12, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 24, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

CITY OF LANGLEY

EXPLANATORY NOTE

BYLAW NO. 3031

The purpose of Bylaw No. 3031 is to amend the 2017 – 2021 Capital Improvement Plan.

1. **Road Rehabilitation (#70127)**
   The City received a $259,000 grant from Translink's MRN BICCS funding in order to create bike lanes on the 48 Ave by Simonds Elementary School. In addition, ICBC has provided an $8,000 grant for the 48 Ave project. These funds will be added to the Road Rehabilitation project account.

2. **Pedestrian Facilities (#70166)**
   The City received a $166,000 grant from Translink's MRN WITT funding in order to create walking infrastructure (sidewalks) along Duncan Way. ICBC also contributed $9,500 toward pedestrian signal upgrades at Fraser Hwy and Old Yale Rd. The additional funds will be added to the Pedestrian Facilities project account.

3. **56 Ave Project - Glover Rd to Langley Bypass (#60190)**
   The City has been awarded a $78,500 ICBC grant to carry out additional works on the 56 Ave corridor project. These funds will be added to the account.

4. **Signal Upgrade 200 St and Grade Crescent (#60178)**
   The City received a $10,500 ICBC grant for left turn signal and pedestrian timers for the intersection at 200 St and Grade Crescent. These funds will be added to the account.

5. **Signal Upgrade 200 St and Michaud (#60177)**
   The City received a $2,500 ICBC grant for a UPS (power backup) at the intersection of 200 St and Michaud Crescent. These funds will be added to the Road Rehabilitation account #70127 as the City's project is already completed.

6. **Overhead Street Name Sign Upgrades (#70127)**
   The City received a $10,000 ICBC grant for overhead street name sign upgrades. These funds will be added to the Road Rehabilitation account #70127.

7. **Bicycle Facilities (#70172)**
   The City received a $98,650 grant from BikeBC to build bike lanes along 53 Avenue.

8. **MIABC grant (#75124)**
   The City received a $13,995 grant from the Municipal Insurance Association of BC to address risk management issues.

9. **Strategic Visioning and Implementation Plan**
The City would like to undertake a strategic land use visioning and implementation plan to identify the potential for existing and emerging markets in all sectors, including residential, commercial, industrial, retail, small business and mixed-use housing with the advent of rapid transit coming to Langley City. The cost will be $110,000 for the project and will be funded with casino proceeds.

10. **Laneway development and site servicing at City owned 200 St properties**
The City is considering building a laneway at the back of the properties the City owns on 200 Street. The cost of the project including purchasing a portion of property from an adjacent property owner to provide rear access to the lots will cost $705,000 (including appraisals, legal costs, property purchase, lane construction and site servicing. The project will be funded by casino proceeds.

11. **Innes Corners Plaza (#81538)**
The water fountain basin in the Innes Corners Plaza was leaking. City Council authorized a $55,000 refurbishment project funded from the Community Amenity Funds.

12. **City Hall Outdoor Improvements (#71302)**
The project to refurbish the old main entrance at City Hall to remove the steps and install a water feature will cost an additional $60,000. The funding will come from the Community Amenity Funds.

13. **Park Benches, Picnic Tables and Shelter (#73006)**
The City has identified the need for additional benches, picnic tables and a shelter at Penzer Park. An increase of $67,000 is requested from the Community Amenity Funds.

14. **Timms Community Centre Air Curtains (#61317)**
The City has identified a need to install two air shield curtains on the exterior exit doors to prevent cold air from flowing into the building during the winter months as patrons enter the building. An additional $10,000 is requested from the Community Amenity Funds.

15. **Penzer Action Park Washroom and Storage Facility**
The City has identified the need to construct a new washroom and storage facility at the popular Penzer Action Park. An additional $365,000 is required which includes constructing the water and sewer connections and fully grounding the facility under the hydro right of way. The funding will be $100,000 from the Community Amenity Funds and $265,000 from the Capital Works Reserve.

16. **Streamside Erosion Protection (#68027)**
The City is undertaking work in the Nicomekl River streamside to protect the banks from erosion. The additional work will cost $150,000 and will be funded $43,230 from a grant from Metro Vancouver and the remaining $106,770 from the Capital Works Reserve.

17. 203 Street Corridor Bridge (#60048)

While the total expenditures for the 203 Street Corridor project are anticipated to be on budget, the property transactions were not eligible under the Build Canada grant claim so $170,000 in funding will be moved from grant funding to the Capital Works Reserve.

18. GIS Software Upgrades (#75068)

The Engineering Department utilizes Geographical Information System (GIS) software which is linked to the Tempest property taxation system on the City's website. The GIS software needs to be updated internet browser will not support the GIS system the City is using. Conversion to a new system will cost $9,500 and will be funded by the Capital Works Reserve.

19. Agresso Upgrade

The City utilizes Unit4 (Agresso) for all financial accounting processes. The City is requiring an upgrade of the software to a new version called Business World On! because the previous version is no longer supported. The cost of the upgrade is $47,500 and will be funded by the Capital Works Reserve.

20. Infrared Cameras

The Fire and Rescue Service would like to replace two infrared cameras that are used in fire rescue situations. The cost of the equipment is $15,000 and will be funded by the Capital Works Reserve.

21. Douglas Park Planning (#73004)

The City had allocated $10,000 towards the future planning for Douglas Park. The Parks Department would like to reprioritize the funding from Douglas Park to Brydon Park. The Brydon Park planning will be carried out in 2017 and the Douglas Park planning will be deferred to another year. The $10,000 funding is from the Parks & Recreation Reserve.

CITY OF LANGLEY

FINANCIAL PLAN 2017 – 2021, BYLAW 2017, NO. 3011 AMENDMENT NO. 1

BYLAW NO. 3031

A Bylaw to amend the Financial Plan for 2017 - 2021.

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

1. **Title**

   This bylaw shall be cited as the "Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011, Amendment No. 1 Bylaw, 3031".

2. **Amendment**

   (1) Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011 is hereby amended by deleting Schedule "B" and substituting a new Schedule "B" attached to and forming part of this bylaw.

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

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

ADOPTED this – day of --, 2017.

_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY
CAPITAL IMPROVEMENT PLAN - SUMMARY

Schedule "B"

Capital Projects	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
General Government	974,495	557,500	47,500	532,500	47,500	32,500	47,500	32,500	47,500	32,500
Protective Services	387,770	987,000	212,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000
Engineering Operations	10,997,335	4,590,000	5,711,000	3,624,775	5,018,465	1,653,730	2,668,915	2,850,790	3,534,500	23,114,430
Development Services	140,000	40,000	40,000	170,000	50,000	30,000	-	-	-	-
Parks & Recreation	4,365,700	1,004,300	1,414,000	1,898,000	1,315,000	1,210,000	820,000	740,000	795,000	11,180,000
Sewer Utility	4,195,000	2,175,000	1,193,500	1,289,025	1,231,250	883,750	1,458,870	2,017,615	1,105,355	8,853,745
Water Utility	2,948,490	940,000	1,100,325	1,251,090	1,114,910	892,405	2,079,910	1,558,805	926,925	2,771,280
Total Projects	24,008,790	10,293,800	9,718,325	8,880,390	8,879,625	6,132,385	7,190,195	9,781,710	6,501,280	46,033,955
Available funding										
Capital Works Reserve	2,160,345	1,266,900	740,110	252,292	1,181,737	432,312	316,752	595,877	571,447	2,046,889
Casino Revenues	9,993,735	5,754,845	4,977,860	3,277,860	3,677,860	2,532,860	3,757,860	5,377,860	2,677,860	22,810,450
Community Works (Gas Tax)	127,680	127,680	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,440,565	358,875	1,504,430	2,027,298	2,285,368	1,749,828	1,317,813	2,075,273	1,870,875	17,282,816
Fire Department Equipment	45,000	47,500	-	-	-	220,000	-	-	-	-
Future Police Cost Reserve	175,770	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	6,436,620	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	780,000	485,000	402,000	320,000	265,000	245,000	145,000	190,000	180,000	180,000
Municipal Road Network	217,000	-	-	1,700,000	-	-	-	-	-	1,600,000
Office Equipment	50,000	32,500	47,500	32,500	47,500	32,500	47,500	32,500	47,500	32,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	186,700	85,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Sewer Future Capital	737,950	660,000	460,000	384,140	535,860	33,585	718,970	623,900	267,298	695,000
Special Bond Reserve	193,000	-	-	-	-	-	-	-	-	-
Water Future Capital	1,464,425	840,000	625,125	640,000	640,000	640,000	640,000	640,000	640,000	640,000
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	24,008,790	10,293,800	9,718,325	8,880,390	8,879,625	6,132,385	7,190,195	9,781,710	6,501,280	46,033,955

CITY OF LANGLEY

EXPLANATORY NOTE

2018 PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3032

Under the *Community Charter*, Council has the ability to pass bylaws which exempt certain properties from property taxes.

The bylaw presented continues all exemptions included in the 2017 Permissive Property Tax Exemption Bylaw for a 1 year period.

Properties owned or occupied by the City

Community Police Office
The City of Langley Community Police Office is leased from a private company. To reduce the operating cost of the space, the City was able to exempt our portion of the building since we are the principal occupant. This exemption has been in place since 2007.

Non-profit occupiers of City land

The BC Assessment Authority considers any municipal owned land which is leased to a second party to be taxable. Under Section 224 of the Community Charter the City has the authority to provide a permissive exemption to these properties if they are occupied by a Non-profit Agency. In 2017, these exemptions reduced the City's portion of taxation revenue by $107,354, which is 0.42% of the annual property taxes.

1. Langley Seniors Resource Society. The senior's centre is constructed on land leased from the City. The land and improvements became taxable in 1996 triggered by the registration of the lease. It was not the intent of the lease to change the taxable status of the facility; therefore, City Council approved a permissive exemption for the 1996 tax year, and has done so since.

2. Langley Stepping Stones Rehabilitative Society. In 1995, the Stepping Stones Society constructed a new facility on land leased to them by the City. When the lease was registered at the Land Titles Office the property reverted to a taxable status for the year 1996. City Council approved a permissive exemption for the 1996 tax year, and has done so since.

3. A portion of City Park owned by the City and leased to the Langley Community Music School Society (4809 207th Street). The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

4. Outdoor Langley Lawn Bowling Club. This is the Club's current outdoor facility adjacent to Douglas Park (20471 54th Ave). The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

5. Langley Community Services which leases the City owned land at 5339 207th Street. The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

6. The Governing Council of the Salvation Army has constructed a shelter at 5787 Langley Bypass on land leased from the City of Langley. To reduce the operating costs of the new facility the City passed a permissive exemption for this property which commenced in 2009. In 2011 this property was assessed as a supportive living facility and the majority of the property assessment was reduced to $2 similar to other designated facilities within the City. The entire property is being included in the bylaw, to ensure its exemption status is continued if the property class was to change.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Langley Seniors Resource Society	20605 51B Ave	$ 39,734	$ 13,160	$ 52,894
Langley Stepping Stones	20101 Michaud Cr	4,290	2,560	6,850
Langley Community Music School	4901 207 St	29,881	21,606	51,487
Langley Lawn Bowling (Outdoor)	20471 54 Ave	23,112	7,655	30,767
Langley Community Services	5339 207 St	8,430	5,031	13,461
Governing Council of the Salvation Army	5787 Langley Bypass	1,907	1,138	3,045
		$ 107,354	$ 51,150	$ 158,504

*Permissive Exemption Other includes taxes from other governments such as Translink, School Taxes, etc.

Other existing Permissive Exemptions

There are 13 other properties within the City that currently have permissive exemptions. The properties are all non-profit and fall within our current *Tax Exemption Policy.* In 2017, these exemptions reduced the City's portion of taxation revenue by $93,321, which is 0.36% of the annual property taxes.

1. A property owned by the Provincial Rental Housing Corporation and used for the Ishtar Transition House. The organization's original property was first exempted in 1983. They have since relocated to another property in the City but continued to be exempted each year since then.

2. Global School Society, a non-profit society which operates a Montessori school. Although this property receives a partial statutory exemption for the building and the land directly beneath it, the City has historically provided a permissive exemption for the remaining property, similar to churches. This exemption has been in place since 2001.

3. Southgate Christian Fellowship currently leases space at the Langley Mall (5501 204 St.). The property is not eligible for a statutory exemption like other churches because it is not the registered owner. In order to treat the church consistently with the other churches in the community, Council provided a permissive exemption for the church occupied space in 2009.

4. Langley Care Society. In 2005, the City was informed by BC Assessment they would be revoking a partial property tax exemption from the Langley Lodge located at 5451 204 St. The property had been receiving the partial exemption since 1974, the year following its opening. The City granted a permissive exemption which took effect in 2006 to continue the tax exemption on the property. During 2009 this society expanded its facility and requested an extension of the permissive exemption to cover the newly constructed facility. In 2010, the City continued the same exemption based on the original & new building value using the historical percentage of 18% for land and 93% for the buildings.

5. Langley Hospice Society purchased a property located at 20660 48 Ave in the fall of 2009. In the fall of 2010 City Council approved a permissive exemption which has been in place since.

6. Langley Association for Community Living approached the City in 2010 requesting permissive exemptions for 8 properties owned by the association used to support adults with developmental disabilities and children with special needs. In the fall of 2010 City Council approved a permissive exemption which has been in place since.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Ishtar Transition Housing	N/A	$ 2,785	$ 1,662	$ 4,447
Global School Society	19785 55A Ave	4,641	3,356	7,997
Southgate Christian Fellowship	5501 204 St	31,089	10,297	41,386
Langley Care Society	5451 204 St	41,945	25,033	66,978
Langley Hospice Society	20660 48 Ave	3,375	2,014	5,389
Langley Association for Community Living	208-20239 Michaud Cr	573	342	915
Langley Association for Community Living	210-20239 Michaud Cr	608	363	971
Langley Association for Community Living	19977 45A Ave	2,125	1,268	3,393
Langley Association for Community Living	4570 209A St	2,148	1,282	3,430
Langley Association for Community Living	4830 196 St	2,315	1,382	3,697
Langley Association for Community Living	210-5650 201A St	451	269	720
Langley Association for Community Living	218-5650 201A St	568	339	907
Langley Association for Community Living	312-5650 201A St	698	417	1,115
		$ 93,321	$ 48,024	$ 141,345

*Permissive Exemption Other includes taxes from other governments such as Translink, School Taxes, etc.

New applications for 2018

The City has received one new application requesting permissive exemptions for 2018. A brief description of the application is below. The applicant is eligible for a permissive exemption under the Community Charter. In conjunction with the policy, City Council can consider application for permissive property tax exemptions from non-profit organizations which are viewed to provide a benefit to the residents of the City on a case by case basis.

- Langley Memorial Hospital Auxiliary (20560 Fraser Hwy) – The Langley Memorial Hospital Auxiliary purchased the property in December 2014 and operates Penny Pinchers at this location. A small portion of one of the buildings is being leased to a private company and that portion would be not included in a permissive exemption if it was to be granted. City Council denied a similar request from the Langley Memorial Hospital Auxiliary for the 2016 and 2017 taxation years.

- Langley Association for Community Living (20689 Fraser Hwy, Ground Floor office space) – The Langley Association for Community Living has owned the property since November 2014. City Council has denied a similar request from the Langley Association for Community Living for the 2016 taxation year.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Langley Memorial Hospital Auxiliary	20560 Fraser Hwy	$ 23,180	$ 16,762	$ 39,942
Langley Association for Community Living	20689 Fraser Hwy	8,388	6,065	14,453
		$ 31,568	$ 22,827	$ 54,395

*Permissive Exemption Other includes taxes from other governments such as Translink, School Taxes, etc.

The bylaw has been drafted as the status quo, extending all existing permissive exemptions for an additional 1 year period. The new applications, from the Langley Memorial Hospital Auxiliary and the Langley Association for Community Living have not been included. This has been recommended by staff considering the current pressures on the financial resources of the City. Council would need to propose an amendment if they choose to include the exemption applications for the Langley Memorial Hospital Auxiliary and the Langley Association for Community Living with the bylaw.

PERMISSIVE TAX EXEMPTION

BYLAW NO. 3032

A bylaw to exempt certain lands and improvements from municipal taxation for the year 2018

WHEREAS Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the Community Charter, S.B.C. 2003, c. 26;

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

1. Schedule "A" is attached to and forms parts of this bylaw.

2. The lands and improvements on the properties listed in Schedule "A" are hereby exempt from taxation under section 197(1)(a) [municipal property taxes] under the Community Charter, S.B.C. 2003, c. 26 for the calendar year of 2018 in accordance with the percentages set out in Schedule "A".

3. This Bylaw may be cited as the "Permissive Tax Exemption Bylaw, 2017, No. 3032".

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

NOTICE FOR THE PERMISSIVE TAX EXEMPTION was placed in the Langley Advance Newspaper this – day of --, 2017.

ADOPTED this – day of --, 2017.

_____
MAYOR

_____
CORPORATE OFFICER

PERMISSIVE TAX EXEMPTION
BYLAW NO. 3032

Schedule "A"
List of Exempt Properties

Organization	Property Address	Property Roll #	Legal Description	Percentage of Exemption
Langley Community Music School	4901 207 St	000010	DL 304 NWD	100%
Community Police Office (City of Langley)	#100-20408 Douglas Cr	001730	LT 2 DL 36 NWD PL NWP9350	40% (Land & Improvements attributable to the main floor leased for the CPO)
Langley Community Services	5339 207 St	003471	LT 1 DL 36 GR 2 PL BCP25710	100%
Langley Care Society	5451 204 St	003520	LT 88 DL 36 NWD PL 43610	18% of Land & 93% Improvements
Langley Seniors Resource Society	20605 51B Ave	006531	LT 1 DL 36 NWD PL NWP86944	100%
Langley Lawn Bowling (Outdoor)	20471 54 Ave	007950	LT 247 DL 36 NWD PL NWP60882	100%
Governing Council of the Salvation Army	5787 Langley Bypass	021080	LT 67 DL 37 NWD PL NWP57552	100%
Langley Stepping Stones	20101 Michaud Cr	030029	LT 2 DL 305 NWD PL LMP09453	100%
Southgate Christian Fellowship	5501 204 St	035450	LT 375 DL 36 NWD PL NWP46221	100% (Class 8)
Langley Association for Community Living	#208 - 20239 Michaud Cr	044065	LT 15 DL 305 NWD PL LMS2725	100%
Langley Association for Community Living	#210 - 20239 Michaud Cr	044066	LT 16 DL 305 NWD PL LMS2725	100%
Langley Association for Community Living	#210 - 5650 201A St	052730	LT 30 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	#218 - 5650 201A St	052737	LT 37 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	#312 - 5650 201A St	052754	LT 54 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	19977 45A Ave	072151	LT 1 SEC 34 TWP 7 NWD PL NWP85148	100%
Langley Hospice Society	20660 48 Ave	090670	LT 33 SEC 35 TWP 7 NWD PL NWP25953	100%
Langley Association for Community Living	4570 209A St	100970	LT 99 SEC 36 TWP 7 NWD PL 37498	100%
Langley Association for Community Living	4830 196 St	113253	LT 3 SEC 3 TWP 8 NWD PL LMP30562	100%
Global School Society	19785 55A Ave	120462	SEC 3 TWP 8 NWD PL LMP30865	100%
Ishtar Transition Housing		120800	LT 5 SEC 3 TWP 8 NWD PL NWP12439	100%

RECEIVED
APR 1 1 2017
ADMINISTRATION DEPT
CITY OF LANGLEY

LANGLEY ASSOCIATION
FOR COMMUNITY LIVING

March 28, 2017

Mayor Ted Schaffer and Council Members
Langley City Hall
20399 Douglas Crescent
Langley, BC, V3A 4B3

Dear Mayor Schaffer and Council Members

Re: Permissive Tax Exemptions – 2018

The Langley Association for Community Living is a non-profit society supporting adults with intellectual disabilities and children with special needs who live in Langley.

On behalf of the Association, I am writing to request permissive tax exemptions for the 2018 property tax year for the following properties owned by the Association within the City of Langley:

Property	Folio #
#208 20239 Michaud Crescent Langley V3A 8L1	044065
#210 20239 Michaud Crescent Langley V3A 8L1	044066
19977 45A Avenue Langley V3A 8C7	072151
4570 209A Street Langley V3A 2K9	100970

23535, 44 avenue
langley, b.c.
v2z 2v2
t 604.534.8611
f 604.534.4763
www.langleyacl.com

Property	**Folio #**
4830 196th Street Langley V3A 7Z7	113253
#210 5650 201A Street Langley V3A 0B3	052730
#218 5650 201A Street Langley V3A 0B3	052737
#312 5650 201A Street Langley V3A 0B3	052754

At this time, we do not receive permissive exemption for the 3 units in the Heritage Centre on Fraser Highway that the Association owns, but would like to be considered. The details are as follows:

Property	**Folio #**
Heritage Centre Unit 100 20689 Fraser Highway Langley V3A 4G4	000972
Heritage Centre Unit 101 20689 Fraser Highway Langley V3A 4G4	000972
Heritage Centre Unit 103 20689 Fraser Highway Langley V3A 4G4	000972

Thank you for your time in consideration of this application.

Sincerely

Daniel Collins
Executive Director

Langley Memorial Hospital Auxiliary
22051 Fraser Highway
Langley, B.C. V3A 4H4
604-514-6161
email:Auxiliary.LMH@fraserhealth.ca
www.langleymemorialhospitalauxiliary.ca
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APR 06 2017
ADMINISTRATION DEPT
CITY OF LANGLEY

April 4, 2017

City Of Langley
20399 Douglas Crescent
Langley, B.C.
V3A 4B3

Attention: Darrin Leite, Director of Corporate Services

Application for Exemption of 2017 Property Taxes
Legal Lot Address: Lot A, District Lot36; Group 2
NWD Plan LMP13697 PID #018-582-842

Dear Sirs:

It is that time of year again, when we are requesting the City of Langley Council to consider exempting the property taxes for the above mentioned property, home of our Penny Pincher Thrift Store.

In March of this year we updated our Mission Statement to "We are a group of purpose drive volunteers dedicated to enhancing health care in our hospital and our community" We feel strongly that this new mission statement

Reflects who we are and what we do moving forward. We have a proud history in the City of Langley and as we look forward to the next 70 years we foresee a strong presence in our Community.

We have recently become actively involved in the Senior Linc Program. Many of our volunteers are seniors living in Langley and the provide thousands of hours volunteering for our organization at the Hospital and our Thrift Store. We are now reaching out to seniors in Retirement Homes to engage them in volunteer activities that they can participate in their homes.
We hope that this will bring a sense of purpose to those seniors and will result in a happier and healthier Person and as a result put less pressure on our Health care system.

We are also a supporter of Avia Employment Services in Langley. We regularly have individuals help out in our store where they learn skills that will help them in their search for employment.

If exempt from property taxes, we would then be able to re direct these funds (approx. $ 46,000.00) back into improving the quality of life in our great city and to make the City of Langley more attractive to people considering a move. We are unique among the current thrift stores in that we own our own building and all our income goes towards health care in Langley. No funds leave the community. Our request for an exemption of our property taxes is not precedent setting as we know that other communities such as Delta and White Rock in the lower mainland and Chemanius on the Island have granted permissive tax exemption to the Hospital Thrift Stores in their area.

Please find attached the following:

2017 Annual Report
2017 Financial Report
Floor Plan for 20560 Fraser Hwy indicating portion
Leased to Coast Capital Savings (1782.9 Sq. Ft)
List of Auxiliary Programs
Copy of last Year's Request (reference only)

Thank you for taking the time to consider our request.

We remain,

Yours truly

Diane Thornton

Diane Thornton, President

Encl
Cc: Mayor Schaffer

LANGLEY MEMORIAL HOSPITAL AUXILIARY

ANNUAL REPORT FOR 2017

1947-2017 70 Years of Serving our Hospital and Community

LANGLEY MEMORIAL HOSPITAL AUXILIARY
Minutes - Annual General Meeting, March 7, 2016

Special Guests:
Ingrid Finnigan -Volunteer Resources Mgr.
Deputy Mayor Gayle Martin - Langley City
Mayor Jack Froese - Township of Langley
Vivian Smith - Exec. Director, LMH Foundation
Jason Cook - Exec. Director LMH
Claudia Friess - Director of Clinical operations

Guest Speaker: **Carrie Murphy** - Fraser Health Nurse Practitioner

Diane Thornton called the meeting to order at 9:30AM

1. **READING OF OUR PLEDGE**

2. **IN MEMORY:** A few minutes of silence were observed in memory of those that passed away during the past year - Greta Heinen, Eileen Lee, Christine Debock, Pat Galloway, Betty Wells, Gwen Benoy and Lois smith

3. **2015 MINUTES:** As Circulated - no errors or omissions.
Motion to accept - Linda Steier **Seconded** - Marge Adams **CARRIED**

4. **CORRESPODENCE:** none

5. **TREASURER'S REPORTS - FISCAL YEAR 2015** *(see separate report)*
Thelma Boileau reviewed the financial reports. Here are a few highlights
Revenue YTD: $881,043.00 **Expenses**: $481,807.00
Hospital equipment Purchases: $198,940.00
Maternity Expansion: $200,000.00
Motion to accept all treasurers' reports - Jan Southern **Seconded** - Dennis Copley **CARRIED**

6. **PRESIDENTS REPORT: Diane Thornton:** A few highlights *(see separate report)*
Purchase of PP Building: We opened our Thrift shop in our very own building; it took lots of work and dedication from our Volunteers to make it happen
Sales: PP Sales continue to increase and we continue to attract new customers
70th anniversary in 2017: We will be planning a big celebration
Long Term plan: We are part of a successful business and we need to ensure that the business continues on a strong footing with a clear vision of where it is going. Owning our own building has brought new challenges not only to the PP comm., but also the Executive & Board. We have been in our building 1 year and we need to form a plan now
Gift Shop: The gift Shop has expanded their line of clothing which has proved very successful. The question is; where do we go from here?
Meet & Greet: The volunteers at this desk are often the first person a visitors speaks to when they walk in, not only do they represent us, they represent of Hospital
Thank you: To everyone for their part and we all look forward to a great 2016 and an even better 2017.

OTHER REPORTS: Equipment Purchases, Pillow Cases for Paediatrics, Clothing and Shoes for our E.R. Gift Shop, Knitting Program, Co-op Gift Certificates, Penny Pincher, Penny Pincher Xmas Store, Bingo Program, Auxiliary Cart Deliveries, Comfort Pillow Program, Meet and Greet, Tuc Cart Sales, Hospital, Residential Care & the Cottage Xmas gifts, Donations from maternity for Baby Toques, Volunteen Program, and Toque Report

7. **OLD BUSINESS:** none

8. **NEW BUSINESS:** none

9. **PRESENTATION OF CERTIFICATES OF SERVICE:** Diane Thornton

30 Years - Pat Walker - Gift Shop **25 Years** - Alma McKone - M & G **20 Years** - Jean Johnston - PP	**15 Years** - Thelma Boileau - Donna Phillips - Joan Brown - Ellie Dedrick - Teresa Nguyen	**10 Years** - Gail Burns - Audrey Menhenick - Diane Thornton - Sandy Cameron - Diane Mykle - Janet Monkley - Jill Barron - Jeannette Laramee

10. **ELECTION OF OFFICERS:**

(a) Nominating Committee: Christine O'Sullivan - Past President: All executive with the exception of Treasurer were re-elected by acclimation. The new Treasurer Barb Smith was elected also be acclimation

(b) Installation of Officers: Christine O'Sullivan - Past President

Officers: President: Diane Thornton, **1st Vice President:** Linda Steier, 2nd **Vice President:** Thelma Breese, **Secretary:** Nancy Neil, and **Treasurer:** Barb Smith

Directors: Denis Copley, Barb Gibbons, Joan Brown, Thelma Boileau, Anne Dent, Jan Southam, Roxy Whiteside and Marion Brooks

Memberships: Wendy Clarke

Past President: Christine O'Sullivan

(c) Introduction of PP & Gift Shop Committees & Acceptance of Executives

Penny Pincher: Laverne Radmore, Brenda MacDonald, Anne Dent, Ellie Dedrick, Valerie Bergen, Carole Leiser, Diana Telfer, **Treasurer**: Nancy Neil and **Secretary**: Barb Kelner

Gift Shop: Coordinator: Joan Brown, **Treasurer**: Joan Beck, **Secretary**: TBA; Rotates as of now, **Buyers**: Linda Claxton, Elaine Dickinson, Virginia Cowx, Joanne Price, Pat Tuchscherer, Darleen Franson, Louise Dickman, Audrey Menhenick, Lynne Stushnoff, Jan Southam. **Counters**: Barb Smith, Lenora Wilson and Jan Southam

All members present pledged their full support to the officers and directors being installed for 2016

11. **GUEST SPEAKERS: Carrie Murphy:** Fraser Health Nurse Practitioner

Nurse Practitioner: We have 8 in Langley - Patients include Frail seniors & Home bound Pre-Frail seniors

3 N.P.'s accepting new patients: Need to be unattached (e.g. has no Doctor) and live in Langley. Call Langley Division of Family Practise @ 604-510-5081 for assistance in finding a Nurse Practitioner or G.P.

LINCS - **L**angley **I**ntegrated **N**etwork of **C**are for **S**enior's: Fraser Health will have a Mobile Medical Unit with a Multi-Disciplinary team that will visit seniors for routine/preventative care.

12. **COMMENTS FROM SPECIAL GUESTS:**

Deputy Mayor Gayle Martin and **Mayor Jack Froese:** each said a few words thanking the Auxiliary for all the important work we do, the huge positive impact we make and our big part in the history of our Community. We are very much appreciated.

Jason Cook: Thank you from Fraser Health, the staff and the Patients. He talked about our history and the pace of technological Change. We have managed to triple our income since we started out. He came up with an acronym for us. **B.L.U.E.** (our colour); **B**enevolence, **L**oyal. **U**nabashed & confident. **E**ncouraging. We have a great future ahead of us and we are so very grateful for your commitment

Vivian Smith: Thank you for the time and energy we give to our Community and how much it is appreciated

13. **PROVICIAL CONFERENCE:** April 15, 16 and 17th - New format - Only 2 rep's will be attending

NEXT COUNCIL MEETING: Next regular meeting: **April 4th, 2016 at 1:00 PM - Conf. Room 5**

M/S meeting adjourned at 1:00PM

Langley Memorial Hospital Auxiliary
22051 Fraser Highway
Langley, B.C. V3A 4H4
604-514-6161
email:Auxiliary.LMH@fraserhealth.ca
www.langleymemorialhospitalauxiliary.ca
Join us on Facebook

President's Report AGM March 6th, 2017

As you know, this report is basically a look back at all the Auxiliary events in 2016. The Good, the Bad and the Ugly. We always have our challenges and hurdles during the year but the Good always outweighs the Bad and 2016 is no different.

Owning our own building has had its challenges – Ask Denis who got called out because the alarm went off at 2:00 in the morning. We had to install an alarm system and bars on the windows to combat several break-ins – money spent that could have been used to purchase items needed at the Hospital, but enough of the Bad and on to the Good.

Some of our members attended the City of Langley and the Township of Langley Volunteer appreciation evenings. I am always amazed at the number of volunteer hours donated in Langley and so many of the volunteers donate time to more than one organization.

In April Linda and I attended the first pared down BCAHA convention in Penticton. Each Auxiliary was represented by two to four members. Chief Clarence Louie of the Osoyoos Indian Band was the keynote speaker – excellent speaker. If you ever get a chance to hear him speak take it.

Both the Gift Shop and Penny Pincher continue to grow and prosper thanks to all the hard work and dedication of our volunteers. We seem to always be short of volunteers but every day both stores are open for business. I think that the task of

recruiting new volunteers will always be with us but we will continue to recruit with an aim to bolster our numbers. Please take the time to read the individual store reports (I do not want to steal any of their thunder).

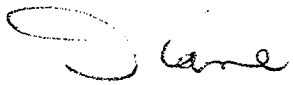
I want to say the Ladies on our Meet and Greet Desk also do a remarkable job but I think we have a few men now greeting and directing people who come thru the front door. Very few people walk into a Hospital wanting to be there. The one exception is visiting your first grandchild. Our members are kind and patient and understanding – they are the face of the Auxiliary and the Hospital to the Public.

We have pledged a total of $ 753,300.00 in this last year alone and the amount since 1994 is an astounding figure of over $8,500,000.00 – be proud of the work you are doing. The total hours this year was 49,093 – can we crack the 50,000 barrier for 2017? I am sure we can if we all record our hours.

On July 4th I left for a six month stay in England, a trip of a lifetime and I left knowing that the Auxiliary was in good hands. Thank you for all the members especially Linda who handled the bulk of the job.

2017 is a special year for us. Penny Pincher Thrift Store is 40 years old and the Auxiliary is 70 years old. The members that preceded us and got us to this remarkable position that we are in today and it is up to us and the next generation of volunteers to see us forward for the next 70 years.

Diane Thornton
President



Acting President's Report: July 1,2016 – December 31, 2016

Talk about jumping into the fire with both feet, this was an interesting & challenging experience for me. In this new role were new problems to solve, meetings to attend, papers to find, and computers to fight with.

To start the summer off we welcomed Jude Henders to Langley in our Volunteer Resource office, and sadly we said good bye to Ingrid Finnigan from the VR office, as she moved to a job closer to her home. In the fall her position was filled by Ali Stoelers, and then Jude moved to our office, which we are now sharing. With each of us being new to our positions, it was a learning curve for all of us.

As the Auxiliary owns the building that is housing Penny Pincher, we could make some changes within the small building in June. Coast Capital leases space from us, and they were moved into the far end of the small building, and a wall to separate us was done. Now we can use the two units together and did not have to go outside to enter. And then the question was, what to put into this new square footage. Our Cann Amm recycle bags were given a new location to be stored, and our incoming clothing bags were given some extra bins. During the summer, we created POP UP STORES, filling tables with donated new Regal items, then shoes, and then back to school items. In the fall Our Christmas Department was set up, which worked out very well.

I attended the City of Langley Council meeting in July, as we knew they would be discussing the issue of how many thrift stores were now in the City. This came to a head, when it was realized their numbers had doubled within a year, and was much talked about in the local papers. Their vote was to not allow any more thrift stores in the City, all those already there could remain, but they could not move to another location within the City.

With all the outdoor events held downtown Langley during the summer & fall, we decided to set up our Auxiliary information tent outside the Penny Pincher Store. A great opportunity to talk to the public, telling them what the Auxiliary is all about, handing our information & volunteer applications. Thank you to all the volunteers that helped man this booth.

Langley was the host of the Area Fall Conference held in October by our BCAHA Area Rep. Arline, with almost 100 auxilians in attendance. Thanks to the hard work of our conference committee, this conference was a great success.

Linda Steier

Langley Memorial Hospital Auxiliary
22051 Fraser Highway
Langley, B.C. V3A 4H4
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Equipment Purchased in 2016

2016-06-06	Lucas 2 Chest Compressor	15,600 pledged 14,409.62 paid
2016-06-06	Heat Resistant Window Film	12,000 pledged 9,237.86 paid
2016-06-06	Isogel Mattresses 10	38,000 pledged 37,931.50 paid
2016-06-06	Mobile Patient Lift - Galvo	8,500 pledged 7,895 paid
2016-06-06	Mobile Patient Lift - Sebrina	5,500 pledged 5,736 paid

Equipment Pledged in 2016 (Not paid for)

2016-06-06	Blood Pressure Monitor		-6,000.00
2016-06-06	CADD Pump		-4,800.00
2016-06-06	Patient Portering System		-34,000.00
2016-06-06	Site Wide Wayfinding System		-34,500.00
2016-08-16	Cystoscope		-102,000.00
2016-08-16	Residential Transport/Recreational Bus	$10,000 down pmt pd Dec 2016	-105,000.00
2016-12-05	Video-Glidescope Titanium		-20,000.00
2016-12-05	Vital Signs Monitor - Surgical Day Care		-4,600.00
2016-12-05	Vital Signs Monitor - Ambulatory Care (2)		-9,200.00
2016-12-05	Colonscopes (5)		-126,000.00
2016-12-05	Vascular Site Rite 8		-39,000.00
2016-12-05	Gyne Stretcher		-14,000.00
2016-12-05	Bariatric Bed		-24,000.00
2016-12-05	Vital Signs Monitor - Medicine (2)		-9,200.00
2016-12-05	Specialty Mattress (2)		-22,000.00
2016-12-05	Vital Signs Monitor - Pediatrics		-4,800.00
2016-12-05	Mobile Vital Signs Monitor - Home Health		-4,600.00
2016-12-05	Patient Stretchers		-100,000.00
			-663,700.00

LMH Acute and Residential Statistics

Number of beds –fiscal year 2014/2015 (excluding ER stretchers):

Acute care / Inpatient:

Medicine	86
Surgery	32
Critical Care	12
Home Health	31
Paediatrics	10
Maternity	14
MH & Addictions	18
Total Acute	**203**

Newborns:

1,478

Surgical Daycare visits:

9,708

Visits to the ER:

44,421

Long Term Residential	180
Convalescent	20
Total Residential	**200**

Langley Memorial Hospital Gift Shop Report for year 2016

We had another great year in our Hospital Gift Shop and were able to give $85,000.00 to the Auxiliary to purchase much needed equipment for our hospital. We noticed a big increase in hospital staff purchasing in our shop. Our clothing, jewellery and purses were most popular items among the staff again this past year and kudos to Virginia and Joanne for keeping our shop well stocked with these items.

We continue to supply toques to our newborn babies. The Auxiliary supplies the wool for these toques.. We have many wonderful knitters who keep us well supplied with these little newborn hats. Many of our knitters also donate sweater sets and blankets. It is no easy task for Lynne Stushnoff to manage this sector of our shop and to keep on top of all our donated knitted items. This Fall we hosted a Tea for our knitters and our Gift Shop volunteers. Many thanks to Lynne for organizing this most successful Tea.

Our annual inventory was completed on January 2. We had many able hands to help with this task and our count was completed before 1:00 and we were able to open the shop for the scheduled afternoon shift. Our shop inventory was up considerably over the previous year.

Three of our Gift Shop volunteers visited the Christmas Store in February and purchased Christmas items to be sold prior to Christmas. Unfortunately we were short shipped on many items, which caused some scrambling prior to our Christmas displays.

Our annual AGM was held in March at Newlands. As always, this AGM was well attended.

Our Fraser Valley Area conference was hosted by Langley this year. This conference was held at Newlands and was very well attended by all area auxiliaries. Gift Shop volunteers Joan Brown and Jan Southam were in charge of registration for this event.

The Tuc Shop at Residential Care continues to run smoothly and although we don't make a huge profit, we are happy to make this service available to the residents who so look forward to their weekly treats. Our Tuc cart sales totalled $2,841.53 for the year.

We held a Christmas luncheon on December 7. Fifteen volunteers enjoyed the lunch at the Best Western Restaurant in Langley .

Christmas sales were at an all-time high again this year and we managed to sell the majority of our stock before Christmas. All Christmas stock was reduced by 30% during the week preceding Christmas and from Boxing Day through to New Year's Day. Any leftovers will be packed away until next year!

We all look forward to a successful year ahead.

Joan Brown
Coordinator

LANGLEY MEMORIAL HOSPITAL AUXILIARY
KNITTING REPORT 2016

Thanks to our dedicated knitters we continue to be able to supply toques for the newborn babies on Maternity (over 1400 this year). The Auxiliary supplies money for the wool for some of these toques. For our Gift Shop our dedicated knitters have gone above and beyond this year as is indicated by the numbers below. The Gift Shop does supply some wool for these Ladies though most very generously supply their own wool. Not to be forgotten we will always welcome new knitters.

The following item were received in 2016

98 - sweaters and or sets
91 - afghan and quilts
17 - shrugs
55 - toques and bootie sets
71 - booties and or mitts
63 - pair of slippers
377 - children toques and hats (many of these were past on to Pubic Health)
75 - Canuck toques
35 - doll toques
206 - dish clothes
72 - infant headbands
3 - babies dresses
various single items

In September we held a tea for our knitters and Gift Shop Volunteers and had a turn out of 25 guests, all of who were pleased to come.

Submitted by : Lynne Stushnoff

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Meet and Greet Program

The volunteers at the Meet and Greet Information Desk in the Hospital Lobby continue to be the first people that visitors and patients encounter when they walk through the Front Door. We have 17 members that man the front desk and they logged a total of 2804 hours. As with all areas more volunteers are needed as some shifts are not covered.

Volunteens

We had a total of 89 Volunteens volunteering their time at the Hospital and Penny Pincher. The total hours in 2016 were 3670. We were able to grant a scholarship of $ 1000.00 to one deserving young person. The Teens help out at Penny Pincher for eight weeks during the summer – they are pleasant to work with and provide much needed help during the summer months. There is a pilot project being introduced to bring the Volunteens back into Residential Care.

LANGLEY HOSPITAL AUXILIARY CART DELIVERIES FOR THE YEAR ENDING 2016

We have made the following deliveries to nine Nursing Stations at our Langley Memorial Hospital.

TOOTH BRUSHES		1472
TOOTHPASTE	20 ML	584
COMBS		1212

We, also, have delivered shaving cream.

The above items were well received and are much appreciated.

Respectfully submitted,

Louise Dickman

Auxiliary Cart

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- *Otter Co-Op Report 2016*

Thank you to all who "donated" their Otter Co-Op receipts to the Auxiliary. We received $ 150.00 in Gift Cards which were sold to members and the cash was then deposited to the Auxiliary account.
Thank you to Lenora Wilson for taking responsibility for this program.

- *Nature's Fare Market*

We registered in 2016 for their 3% Club. Elsie Taylor is Spearheading this program for us. We have approx. $ 300.00 coming to us in 2017. Thank you Elsie

There are envelopes at both the Gift Shop and Penny Pincher to put the receipts in. Volunteers and our Customers are able to participate.

- *Baby Toque Donation for 2016*

$ 66.00 collected from Maternity Clinic Donation Box

LANGLEY MEMORIAL HOSPITAL AUXILIARY
BINGO PROGRAM RESIDENTIAL CARE

PURPOSE:

Offer a real, engaging and purposeful activity for residents in residential care. Bingo is a favorite activity for seniors in care. Volunteers are available to assist residents with mild to moderate assistance needs. Family members are pleased to have an activity to participate with their loved ones.

LANGLEY MEMORIAL HOSPITAL AUXILIARY RESIDENTIAL CARE BINGO PROGRAM 2016

MONTH	NO OF SCRATCH TICKETS	NO OF BINGO PRIZES	UNSPECIFIED	PURCHASED SCRATCH	PURCHASED PRIZES
JAN	17	61		34	**50**
FEB	30	48		25	**53**
MAR	19	39		25	**62**
APR	22	48		25	**49**
MAY	16	58		25	**68**
JUN	30	34		25	
JUL	21	40		25	**25**
AUG	29	49		25	**20**
SEP	28	59		25	**35**
OCT	8	11			**50**
NOV	8	11		25	**50**
DEC	2	23		25	
TOTAL	**230**	**481**		**284**	**462**

TOTAL PRIZES GIVEN: **711**
TOTAL PRIZES PURCHASED:by Auxiliary **746**

Note: Data for Oct, Nov and Dec prizes given was incomplete. Some tickets and prizes are also donated by family members as well asleft over from 2015.
Submitted by Thelma Boileau

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2016 PILLOWCASES FOR PEDIATRICS

The Peacemakers Quilt Group volunteered to make themed pillowcases for patients admitted to the pediatric unit. The pillowcases have fun themes targeted to both younger children and teenagers. The fabric themes used are varied and include those such as Frozen, Spiderman, Cars, Princess and other fun items like flowers, bugs, hearts,etc. The nursing staff are excited to have them and each child gets to pick out the one they like best and then take them home.

For the 2016 year we delivered 83 pillowcases. The program will be ongoing and the quilt group is keeping us supplied so that we can respond to the unit as needed.

Submitted by Thelma Boileau

Tuck Cart Sales 2016 $ 2,958.58

jan	feb	mar	apr	may	june	july	aug	sept	oct	nov	dec
$ 69.20	$ 79.95		$ 20.55	$ 66.20	$ 82.30	$ 103.50	$ 110.25	$ 98.50	$ 57.55	$ 93.75	$ 103.03
$ 27.00	$ 69.10	$ 53.50	$ 88.75	$ 57.85	$ 67.95	$ 79.20	$ 116.35	$ 102.70	$ 107.00		$ 93.15
$ 49.05	$ 77.80	$ 55.35	$ 83.45	$ 56.70	$ 77.75	$ 78.00		$ 82.85			$ 68.15
	$ 59.10		$ 83.40	$ 160.75	$ 71.80			$ 90.05			$ 117.05
$ 145.25	$ 285.95	$ 108.85	$ 276.15	$ 341.50	$ 299.80	$ 260.70	$ 226.60	$ 374.10	$ 164.55	$ 93.75	$ 381.38

2016 Christmas Gift Giving
Hospital, Residential Care, Convalescent Care and the Cottage

Gift wrapping party this year was held on Wednesday November 22, 2016 at 9:30 am upstairs in the board room at Penny Pincher. It is so nice to be able to spread out, and have a good visit with other members while working. Each year the auxiliary purchases new inexpensive items for everyone. We started the morning off with coffee & cinnamon buns then started to wrap the many gifts.

We wrapped 200 gifts for the hospital, 20 gifts for Convalescent care 25 gifts for the Cottage (lip balm, Kleenex, comb, body lotions) for adult patients, crayons, coloring books, small toys for our younger patients, and stuffed animals for the new babies. Residential care gifts consisted of new winter scarves, & toques (donated) sun catchers, books, small stuffies, and ornaments, 200 gifts in all. We had 200 signed Christmas cards to add to the Residential Care gifts.

This event is a lot of fun, we took a short break for lunch, then packed up everything, cleaned up our work space and were finished by 2: pm.

Thanks to our volunteers for their help: from the Gift Shop, Meet & Greet & Penny Pincher. Marion Brooks, Linda Hutchinson, Yuriko Nishiuchi, Thelma Boileau, Lynn Somerville, Pat Walker, Wendy Mack, Marlyn Roadhouse & Alana Jones .

Christmas Gift Delivery Residential Care

Gift delivery is coordinated with the help of Cindy in Residential Care, this event takes 2 – 3 hours to complete as we deliver 200 gifts & Christmas Cards to each resident. Our delivery date was Saturday December 17th 2016 at 1:30 pm our volunteers were: Gary & Joan Kuppers, Marie Black, Lidwien Billington, Elizabeth & Barry Brown. **Thank you.**

Christmas Gift Delivery at the hospital

200 gifts were delivered to patients in the hospital on Saturday December 24th at 9:30 am by: Thelma Boileau, Gaynor Mitchell, Vera Nickel, Louise Dickmann & Linda Steier. There were 10 beds filled on the maternity ward and we were able to see 6 babies, which is always a highlight. We were happy to have a quick visit with many and bring smiles to their faces. **Thank you.**

On Saturday we also delivered 20 gifts Convalescent Care and 25 gifts to the Cottage.

Total gifts delivered for 2016.....445.

The delivery of the Christmas gifts, is open to any auxiliary volunteer that received a flu shot, we had some new volunteers step up this year, both with the wrapping of gifts, and the delivery of the gifts. **Thank you.**

Get involved.....think about it for next year.

Linda Steier

Comfort Pillow Program 2016

Once again we were able to supply our hospital with comfort pillows, which are small pillows that patients can hold on their incisions, to help give them comfort when they cough or sneeze. These pillows are welcomed and appreciated by the staff and patients in ICU, CCU and 2N in the hospital, this year the staff used approximately 289 pillows for patients. The bins of pillows are kept in the Auxiliary office at the hospital, bagged, tagged and ready for the nursing staff to take, thanks to Diane, Thelma & the Volunteens for keeping the bins filled. With our storage space upstairs at Penny Pincher we are able to store extra pillows and supplies, which is handy for everyone.
This is another way that our volunteers work behind the scenes, cutting the fabric, sewing the pillows and stuffing the pillows for us at home. Special thanks to Joyce for stuffing most of these pillows and our pillow sewers Irene, Thelma, Gwen, Ellie, Janice, Irene, Wendy & Marion for making this program work.

The Auxiliary supplies the thread, cotton fabric and stuffing to anyone that wants to get involved in this program. So if you have time on your hands to help stuff or sew our pillows, or you are cleaning out your supply of cotton fabric and want to help, let me know.

Linda Steier

Clothing and shoes for our Emergency Dept.

A behind the scenes program that the Auxiliary is involved in at our hospital. We supply clean used clothing (sweatpants, sweatshirts, jackets, socks, & underwear) and pull on shoes to the hospital for patients in need. These items are supplied from our Penny Pincher thrift store, taken home and washed and then delivered to the hospital. With our cold winter weather this year, this cupboard organized by the hospital staff, was well used. Thank you to our clothing dept. for always having a bag of items ready for us.

PENNY PINCHER THRIFT STORE, 2016

This year was a very successful year for the Penny Pincher. The income generated was an astounding $576,658.65. This was the best year in our history. We have 165 dedicated volunteers working 35,288 hours. We were fortunate to have a terrific group of volunteens who worked 593 hours through the summer months. They were certainly a welcome addition to our team.

Penny Pincher held several outside events in our courtyard and participated in Arts Alive, Cruise In, the Senior Expo, and the Langley Downtown Business Association Christmas program. The book department continues to hold book sales at the hospital, generating $2331.60. The recycling of metal, glass, copper, brass, and aluminium continues. Thanks to our wonderlfuly strong men, metal recycling raised $3181.00. Clothing recycling earned an additional $14,504.45. Several silent auctions were held, raising $3325.00. Many high-end items have been listed on Kijiji, generating more income. Our volunteers are hard at work every day and we thank them all, including the ladies who knit the very popular washcloths and scrubbies.

We held a clean-up work party on Family Day in February and the store was in great shape with such a good turnout. Shelves were tidied and sparkly clean, with a new, fresh look. Coast Capital moved into Unit 103, leaving the old space for pop-up sales, where the Christmas department was located. This was also a huge success, generating $22,157.59.

Outside issues continue to be a concern. In addition to the bars and alarm that were added last year, we have added motion detectors, including in the stairwell. The large tree behind the building was removed as it was damaging the pavement. We rented out the parking lot a couple of times. The year ended with everyone working hard at snow removal, salting and sanding.

We must thank everyone involved in making the Penny Pincher Thrift Store the huge success that it is. Many thanks to the Auxiliary Executive who have made a commitment to help out at the store. Thank you to Tina and Linda who were there to assist the committee when we needed them the most. We thank the many volunteers who may have retired or moved on and welcome the 19 new members who have joined us this year.

With the move to our new location, our sales have increased. Donations continue to grow, as does the community support. It is remarkable that we have done so well, but this is all due to our very hardworking volunteers. There is so much more to come as we change and adjust with the times. It is all very exciting!

Your committee: Brenda, Ellie, Val, Diana, LaVerne, Anne, Carole, Barbara and Nancy.

2016 Christmas Department Penny Pincher

With the extension of the Clothing store building in the spring, it was decided that the committee at Penny Pincher would take on the job of running, setting up and organizing the Christmas dept., in this extended space.

The Penny Pincher Committee organized the set up in September, gathering shelving, tables & racks from other parts of the store, getting advice and ideas from many. Thanks to Denis and his team of men for doing the heavy lifting, attaching shelves to the walls, and putting shelves together, painting etc.

A call for volunteers to man the Christmas Dept., for the season, was sent out and many were happy to respond. A schedule was set up with at least one or two volunteers per shift. Our wonderful volunteers worked their regular shifts, then worked extra hours keeping the shelves filled, hauling boxes over from the main building, helping customers and the cashier on duty, wrapping and boxing items. Having at least one volunteer in the Christmas Dept. at all times was critical, they talked to the customers, got the enthusiasm for the season going, and ensured the shelves were full, keeping the store tidy, and helping the cashier. Due to a lack of space, some Christmas Trees were put up in the other store, and sold very well. **Huge thank you to the committee and all the volunteers that continuously hauled Christmas boxes over to the store.**

Our clothing store windows were painted for the holiday season by Elaine Bridger and her friends & family, which was very much appreciated. We did not empty the store of Christmas items on Dec. 24th, but continued until Dec. 31st, discounting items, and cleaning up, as we know our customers are always looking for a bargain.

We are always learning, changing, adapting, a lot of effort went into the Christmas Department, and it worked out very well in this new space. It was nice to be part of team, in one big open space, doing something different than our regular jobs. Many volunteers that had not worked together, now have new friends. I am sure there will be changes made in 2017 too, suggestions are always being made and discussed. We know it would be nice if all Christmas was priced before it came to this building, and having two volunteers per shift would be wonderful, finding a way to display Christmas trees is also on the list.

We thank Dora our CHRISTMAS LADY for her hard work and dedication the past ten years, doing a wonderful job of pricing and boxing items for us all year long. This fall Dora had to cut back on her hours, thank you Laverne for stepping in, and taking over the Christmas Dept.

To the committee and all volunteers that helped in any way **THANK YOU** for making this year's Christmas Dept. a success. Total income was $22,157.59.

LMH Penny Pincher Thrift Store
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email: Auxiliary.LMH@fraserhealth.ca
www.langleymemorialhospitalauxiliary.ca
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1977-2017 40 Years of Raising Funds

Hospital Book Sales 2015 and 2016

We had a total of seven book sales in two years raising a total of $ 4973.85.

We keep the best of the books that come in to Penny Pincher and take mostly Children's, novels and cookbooks as well as gardening books in season. If we receive anything that is donated "like" new games, puzzles, journals or aprons we will take those as well.

The sale involves three days. Setting up the night before at the Hospital, sale day and then returning the unsold books back to the store. I usually have two ladies helping me along with my husband and daughter who help with the set up. Always nice to have help as the boxes are heavy.

We are very well received at the Hospital and everyone looks forward to our sales.

Diane Mykle

Grant Thornton

Financial Statements

(Unaudited - see Notice to Reader)

Langley Memorial Hospital Auxiliary

December 31, 2016

Contents

	Page
Notice to Reader	1
Statement of Operations	2
Statement of Changes in Net Assets	3
Statement of Financial Position	4
Notes to the Financial Statements	5 - 10

Grant Thornton

Notice to Reader

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On the basis of information provided by the organization, we have compiled the statement of financial position of Langley Memorial Hospital Auxiliary as at December 31, 2016 and the statements of operations and changes in net assets for the year then ended.

We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

Grant Thornton LLP

Langley, Canada
March 2, 2017

Chartered Professional Accountants

Langley Memorial Hospital Auxiliary
Statement of Operations

(Unaudited - see Notice to Reader)

Year ended December 31	2016	2015
Revenue		
Sales of donated items (Penny Pincher)	$ 576,650	$ 481,174
Gift shop sales	227,098	229,183
Hospital vendor contributions	121,047	84,523
Rent	53,040	63,171
Donations, bequests, and municipal grants	7,324	16,250
Gaming grant	5,575	-
Interest	2,676	4,454
Memberships	1,792	1,784
Fundraising	78	200
Other	-	304
	995,280	881,043
Expenses		
Gift shop merchandise	133,948	163,787
Amortization	80,323	78,894
Interest on long-term debt	64,726	67,520
Property taxes	42,915	43,414
Occupancy costs (Penny Pincher)	35,934	52,367
Building maintenance	25,141	8,878
Utilities	12,473	16,197
Insurance	9,028	8,791
Supplies	8,607	13,507
Building maintenance	4,791	10,766
Interest and bank charges	4,396	3,933
Hospitality and volunteer programs	3,624	1,623
Gaming expenses	3,545	-
Professional fees	3,346	3,278
Scholarships	2,000	2,500
Other	1,798	6,091
Appraisal and inspection	1,193	261
	437,788	481,807
Excess of revenue over expenses before other items	557,492	399,236
Other items		
Purchase of equipment for Langley Memorial Hospital	78,724	198,940
Advance to Langley Memorial Hospital for maternity expansion	-	200,000
	78,724	398,940
Excess of revenue over expenses	$ 478,768	$ 296

See accompanying notes to the financial statements.

Langley Memorial Hospital Auxiliary
Statement of Changes in Net Assets

(Unaudited - see Notice to Reader)
Year ended December 31

	Unrestricted	Restricted	Total 2016	Total 2015
Balance, beginning of year	$ 90,721	$ 1,215,335	**$ 1,306,056**	$ 1,305,760
Excess of revenue over expenses	52,520	426,248	**478,768**	296
Balance, end of year	**$ 143,241**	**$ 1,641,583**	**$ 1,784,824**	$ 1,306,056

See accompanying notes to the financial statements.

Langley Memorial Hospital Auxiliary
Statement of Financial Position

(Unaudited - see Notice to Reader)

December 31	2016	2015
Assets		
Current		
Cash	$ 842,977	$ 271,384
Term deposits	-	100,000
Accounts receivable	-	1,398
Government remittances receivable	2,440	4,967
Inventory	40,563	33,647
Prepaid expenses	8,542	8,714
	894,522	420,110
Capital assets	2,499,585	2,579,909
	$ 3,394,107	$ 3,000,019
Liabilities		
Current		
Accounts payable and accrued liabilities	$ 1,499	$ 13,674
Long-term debt	1,607,784	1,680,289
	1,609,283	1,693,963
Net assets		
Unrestricted	143,241	90,721
Restricted	1,641,583	1,215,335
	1,784,824	1,306,056
	$ 3,394,107	$ 3,000,019

See accompanying notes to the financial statements.

Langley Memorial Hospital Auxiliary
Notes to the Financial Statements
(Unaudited - see Notice to Reader)
December 31, 2016

1. Restricted net assets

The balance of restricted assets is comprised of the following:

	2016	2015
Hospital pledges		
Opening balance	$ 301,511	$ 189,270
Pledged for 2016	440,913	-
Pledged for 2015	-	511,181
	742,424	700,451
Pledges made during the year	(78,724)	(398,940)
Ending balance	$ 663,700	$ 301,511
Building fund		
Opening balance	$ 912,039	$ 876,407
Transferred from general fund	-	20,000
Transferred from operational divisions	220,000	150,000
(Deficiency) of revenue over expenses	(157,731)	(134,368)
Ending balance	$ 974,308	$ 912,039
Gaming fund		
Opening balance	$ 1,785	$ 3,427
Excess (deficiency) of revenue over expenses	1,790	(1,642)
Ending balance	$ 3,575	$ 1,785

Langley Memorial Hospital Auxiliary
Notes to the Financial Statements
(Unaudited - see Notice to Reader)
December 31, 2016

2. Statement of Operations - General Account	2016	2015
Revenue		
Hospital vendor contributions	$ 100,977	$ 62,105
Table rental and commissions	20,070	22,418
Donations, bequests and municipal grants	7,324	16,250
Interest	2,297	3,109
Memberships	1,792	1,784
Fundraising	78	200
Other	-	304
	132,538	106,170
Expenses		
Conferences and training	4,791	10,766
Hospitality and volunteer programs	3,600	1,623
Professional fees	3,346	3,278
Scholarships	2,000	2,500
Supplies and program expenses	875	703
Board expenses	802	1,413
Other	616	1,900
Bank charges	5	-
Insurance	-	262
	16,035	22,445
Excess of revenue over expenses	$ 116,503	$ 83,725
Net assets		
Net assets, beginning of year	$ 237,772	$ 240,387
Excess of revenue over expenses	116,503	83,725
Transfers from operational divisions	410,728	332,600
Transfer to building fund	-	(20,000)
Purchase of equipment for Langley Memorial Hospital	(78,724)	(198,940)
Advance to Langley Memorial Hospital for maternity expansion	-	(200,000)
Net assets, end of year	$ 686,279	$ 237,772
Represented by		
Cash	$ 679,768	$ 132,031
Term deposit	-	100,000
Government remittances receivable	7,011	8,007
Accounts receivable	-	1,398
Accounts payable	(500)	(3,664)
	$ 686,279	$ 237,772

3. Statement of Operations - Penny Pincher

	2016	2015
Revenue		
Sales	$ 557,185	$ 465,174
Other	19,465	15,828
Interest	9	13
Donations	-	172
	576,659	481,187
Expenses		
Utilities	16,166	12,609
Disposals	12,528	10,701
Repairs and maintenance	6,304	6,818
Supplies	5,917	10,392
Bank charges	2,114	1,601
Amortization	1,500	1,923
Other	1,235	2,540
Rent	-	22,239
	45,764	68,823
Excess of revenue over expenses	$ 530,895	$ 412,364
Net assets		
Net assets, beginning of year	$ 32,229	$ 29,465
Excess of revenue over expenses	530,895	412,364
Transfer to general fund	(325,728)	(259,600)
Transfer to building fund	(220,000)	(150,000)
Net assets, end of year	$ 17,396	$ 32,229
Represented by		
Cash	$ 18,454	$ 30,598
Capital assets, net	1,320	2,968
Government remittances payable	(1,878)	(837)
Accounts payable	(500)	(500)
	$ 17,396	$ 32,229

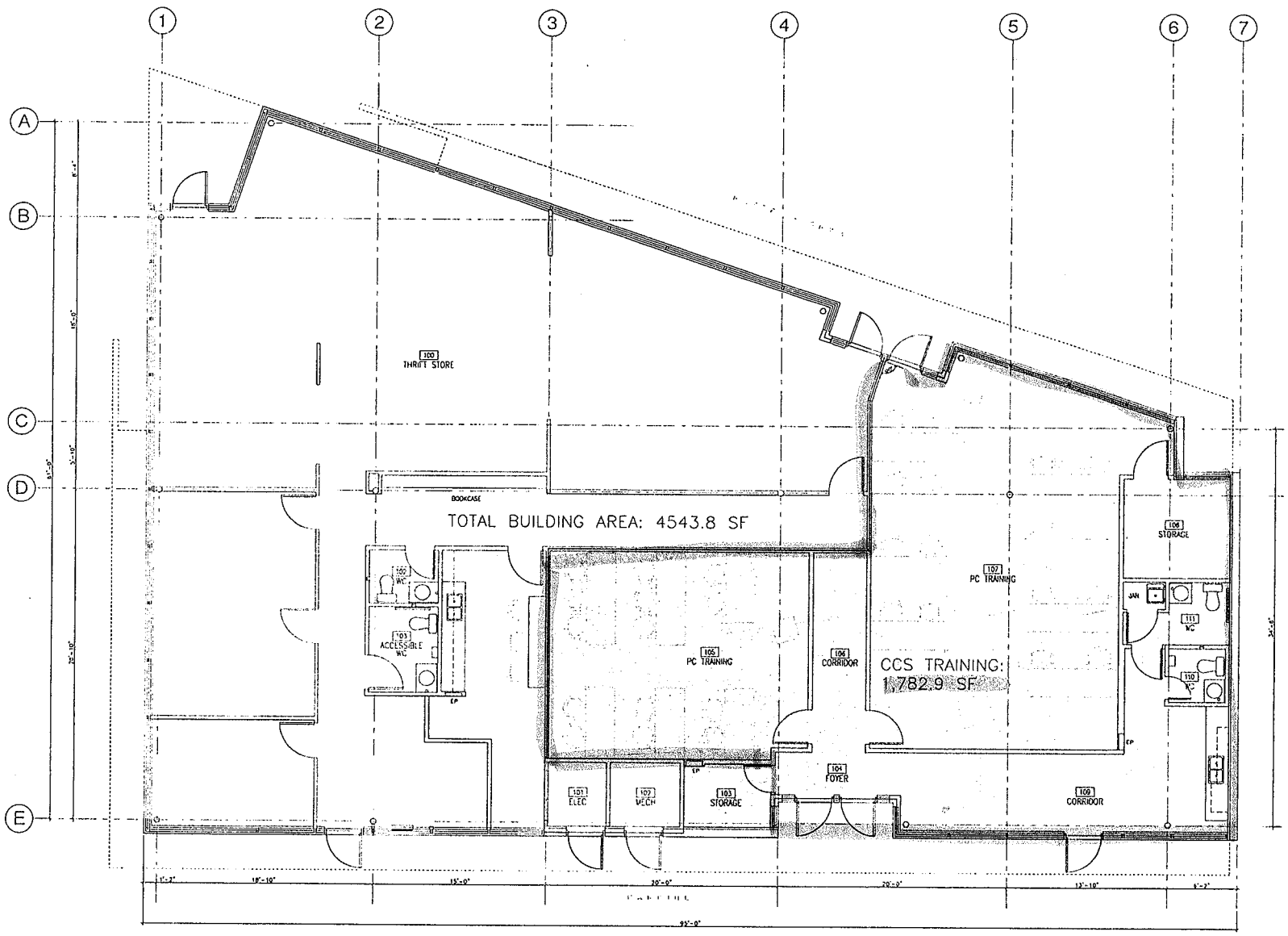
4. Statement of Operations - Gift Shop

	2016	2015
Revenue		
Sales	$ 225,942	$ 228,405
Donations	1,156	778
	227,098	229,183
Expenses		
Gift shop merchandise	133,948	163,787
Amortization	23,415	23,267
Bank charges	2,026	1,979
Supplies	1,444	754
Other	230	239
	161,063	190,026
Excess of revenue over expenses	$ 66,035	$ 39,157
Net assets		
Net assets, beginning of year	$ 122,231	$ 156,074
Excess of revenue over expenses	66,035	39,157
Transfer from (to) general fund	(85,000)	(73,000)
Net assets, end of year	$ 103,266	$ 122,231
Represented by		
Cash	$ 17,730	$ 19,854
Inventory	40,563	33,647
Capital assets, net	48,166	71,433
Accounts payable	(499)	(500)
Government remittances payable	(2,694)	(2,203)
	$ 103,266	$ 122,231

5. Statement of Operations - Gaming Fund	**2016**	2015
Revenue		
Gaming grant	**$ 5,575**	$ -
Interest income	**6**	16
	5,581	16
Expenses		
Hospital equipment	**3,545**	-
Program expenses	**246**	1,658
	3,791	1,658
Excess (deficiency) of revenue over expenses	**$ 1,790**	$ (1,642)
Net assets		
Net assets, beginning of year	**$ 1,785**	$ 3,427
(Deficiency) of revenue over expenses	**1,790**	(1,642)
Net assets, end of year	**$ 3,575**	$ 1,785
Represented by		
Cash	**$ 3,575**	$ 1,785

6. Statement of Operations - Building Fund

	2016	2015
Revenue		
Rent	$ 53,040	$ 63,171
Interest	364	1,316
	53,404	64,487
Expenses		
Interest on long-term debt	64,726	67,520
Amortization	55,409	53,704
Property taxes	42,915	43,414
Maintenance	25,141	8,878
Utilities	12,473	16,197
Insurance	9,028	8,529
Appraisal and inspection	1,193	261
Bank charges	250	352
	211,135	198,855
(Deficiency) of revenue over expenses	$ (157,731)	$ (134,368)
Net assets		
Net assets, beginning of year	$ 912,039	$ 876,407
(Deficiency) of revenue over expenses	(157,731)	(134,368)
Transfer from general fund	-	20,000
Transfer from operational divisions	220,000	150,000
Net assets, end of year	$ 974,308	$ 912,039
Represented by		
Cash	$ 123,450	$ 87,116
Prepaid expenses	8,542	8,714
Capital assets, net	2,450,100	2,505,508
Accounts payable	-	(9,010)
Long-term debt	(1,607,784)	(1,680,289)
	$ 974,308	$ 912,039



PROJECT NORTH

NO. DATE REVISION
CONSULTANT

PROJECT TITLE
COAST CAPITAL SAVINGS
LANGELY TRAINING

AS-BUILT CONDITIONS

20560 FRASER HIGHWAY
LANGLEY, BC

DRAWING TITLE
FLOOR PLAN

DATE DEC 2016
SCALE 1/8"=1'-0"
DRAWN PM
CHECKED

PROJECT 16114
SHEET ID.01

Langley Memorial Hospital Auxiliary
22051 Fraser Highway
Langley, B.C. V3A 4H4
604-514-6161
auxiliary.lmh@fraserhealth.ca
website: Langleymemorialhospitalauxiliary.ca
find us on Facebook

The Langley Memorial Hospital Auxiliary began seventy years ago. Over the years the number of male and female volunteers has grown to two hundred and forty. The Auxiliary consists solely of volunteers; there are no paid members or administration to reduce the funds available for our purpose.
We are a Registered Society and a Registered Charity and as such we can issue Income Tax Receipts for cash donations.

PURPOSE:

The purpose of this organization, through its individual members, shall be to promote and advance the welfare of the hospital through ways approved by the person in charge of Langley Memorial Hospital operations.

This purpose shall be accomplished by interpretation of the hospital to the public through service to the hospital and its patients and residents and through fund-raising in a manner satisfactory to the person in charge of the Langley Memorial Hospital operations and in harmony with the planning of the community.

The Langley Memorial Hospital Auxiliary works to foster good relations between the individual Auxilians and the Hospital.

AUXILIARY MISSION:

We are a group of purpose driven volunteers dedicated to enhancing health care in our hospital and our community.

FUNDING SOURCES:

Penny Pincher Thrift Shop

Hospital Based: Gift Shop
Vendor Tables
Hospital Sales
Hospitality/TV Services

Donations in Memory of Loved ones
Bequests from Estates
Grants
Raffles
Cash Donations

Updated: March 2017

SERVICES PROVIDED TO HOSPITAL AND COMMUNITY:

1. Purchase of Capital Equipment

From 1994 to 2015 we purchased over $8,311,155.00 for much needed equipment for the hospital and a bus for the Residential Care Units. During this time we have spent over $432,000.00 on items for the comfort of patients and residents who use the Langley Memorial Hospital and Residential Care Units. In 2016 we pledged $ 753,000.00 towards purchased of much needed equipment. The Maternity Outpatient Clinic is named after the Auxiliary as a result of our donation of $ 500,000.00 in 2014.

2. Residential Care Units:

- Christmas Gifts
- Purchase small items such as Gel Socks, newspapers, small appliances, etc for resident use.
- Fund and support the bingo program for Residents
- Tuc Cart for convenience of Residents

3. Acute Care Hospital

- Outfits for still born babies
- Comfort items such as shampoo, combs, shaving gear, toothbrush and toothpaste for those patients needing them. Comfort Kit for patients admitted through emergency.
- Christmas Gifts for all acute care patients, residential care and for the Memorial Cottage
- Meet and Greet program to help visitors and patients find services and locations in the hospital.
- Sponsor the Volunteen program. The Auxiliary provides t-shirts, any necessary training and support to attend CS/C Conferences. We also support their annual award celebrations
- Comfort cushions for post op patients after abdominal surgeries and mastectomies.
- Themed pillowcases for pediatric patients to use in the hospital and to take home.
- Clothing for Patients needing items on discharge from Emergency
- Auxiliary Knitters supply:
  - Finger Puppets for Children Having Tests
  - Baby Outfits for the Gift Shop
  - Baby toques for all babies born in the Hospital

4. Pastoral Care

- $500.00 per year to purchase pamphlets and literature for the Chapel and for Residential Care.

5. Scholarships:

Three $1,000.00 scholarships for:

- A Junior volunteer who is continuing their education in a Medical Field
- A student in the Langley School District and who is continuing their education in a Medical Field.
- $1000.00 to the Marion Ward Fund which provides updated training to hospital nursing

The auxiliary is always willing to take on new endeavors to meet the needs of the hospital and its Residential care units. We are always in need of volunteers and welcome all newcomers to our friendly group who ranges in age from the age of 18 up into the 90's.

Diane Thornton, President

1947 – 2017 70 YEARS OF SERVICE TO OUR HOSPITAL

Langley Memorial Hospital Auxiliary
22051 Fraser Highway
Langley, B.C.
V3A 4H4
604-514-6161
email: Auxiliary.LMH@fraserhealth.ca
www.langleymemorialhospitalauxiliary.ca
Join us on Facebook

March 16th 2015

City of Langley
20399 Douglas Crescent
Langley, B.C.
V3A 4B3

Attention: Darrin Leite, Director of Corporate Services

Application for Exemption of 2016 Property Taxes
Legal Lot address: Lot A; District Lot 36; Group 2; NWD Plan LMP13697
PID # 018-582-842

Dear Sirs;

On behalf of the members of the Hospital Auxiliary we are requesting an exemption of property taxes on our newly purchased property at 20550 – 20560 -20570 Fraser Highway Langley. This location is the new home of our Penny Pincher Thrift Store.

We are a not for profit BC Society organization with 230 members. We also have a very active Volunteen Program at Langley Memorial Hospital that supports and encourages young people who are interested in a career in healthcare and those who want to give back to their community. We are also a registered society, allowing us to provide federal tax receipts for the donations we receive.

Our organizations' roots in Langley go back to the early 1900s. The Auxiliary in its current format has been operating since 1947. We are all volunteers, mostly from the Langley area, and many of our volunteers have been with us for twenty years or more.

Our two biggest strengths are our people, our volunteers, and the continuing support of the citizens of Langley whose generous donations allow us to continue the good work we have done for so many years.

The Auxiliary is a member of the Downtown Business Association as well as the Langley Chamber of Commerce. We believe in not only supporting our hospital but in being an active business member in the city and increasing citizens pride, influence and ownership of the health care services delivered by our hospital and in the community.

A strong healthy community is a goal of the City of Langley. The Auxiliary supports and strives for this goal as well. We participate in recycling programs and in community events such as Community Days and Cruise In. The volunteer work of our members not only benefits the Langley Memorial Hospital and the community, but they benefit as individuals as well because volunteering offers positive mental and physical health benefits.

We are well known in the community because of our long history in Langley. We continue to keep the public aware of the work we do and how important their support is via newspapers and social media.

As an active partner with our hospital and Fraser Health, the Auxiliary provides funding and support for our community health care facility. This is in the form of purchasing much needed equipment that the hospital would not otherwise have and also provision of patient comfort items to both Acute Care and Residential Care. Our volunteers also have the important role of welcoming and directing the public entering Langley Memorial Hospital, many of whom are under stress, needing medical help or visiting ill family members.

The Auxiliary was very proud and pleased to support the LMH Foundation in their campaign for the New Maternity Unit and our name is proudly displayed on the new Maternity Clinic serving mothers who were previously unable to access much needed medical care during their pregnancy elsewhere in the community.

Money spent by the Auxiliary on property taxes would mean less funding available for the much needed equipment that is required in the provision of healthcare services to the citizens of both the City and the Township of Langley. This money could be spent on the purchase of endoscopes, bladder scanners, ventilators, Critical Care beds – the list goes on and the need is <u>always</u> there.

Attached please find a list of our programs for your review.

We thank you for your consideration to our request to exempt the Langley Memorial Hospital Auxiliary from paying taxes on our property as mentioned above for the year 2016.

We remain,

Yours truly

Diane Thornton
President

Cc: Mayor Schaffer
Cc: Graham Flack

Encl

COMMITTEE REPORT

To: **Mayor Schaffer and Councillors**

Subject **Crime Prevention Recommendations**

File #: 17-050

From: Crime Prevention Task Group

Doc #:

Date: September 27, 2017

COMMITTEE RECOMMENDATION A:

THAT the Task Group recommend that Council direct staff to investigate an information sticker for residents which would include RCMP non-emergency contact information and a space to write their own civic address.

COMMITTEE RECOMMENDATION B:

THAT the Task Group recommend that Council direct City staff to investigate with Fraser Health, the possibility of a pilot program which would install needle drop boxes in areas where there is a pattern of discarded needles; and

THAT a public education component precede the pilot program.

SUMMARY: RECOMMENDATION A

On September 21, 2017, during the Crime Prevention Task Group meeting the Chair advised that the recommendation to purchase fridge magnets to use to promote suspicious activities to the RCMP was not presented to Council. The Chair stated that he had not presented the recommendation to Council as he had learned that the community police office uses bookmarks for this purpose and that the magnets may be redundant.

The committee discussed the need for something visible that can be accessed right away, particularly in a situation that maybe stressful and require immediate action. The committee noted that something that could be placed on the fridge or phone would be a better option than a bookmark especially for the senior population that does not always have cell phones.

The RCMP noted that they provide stickers to businesses that include the RCMP non-emergency telephone number and a place to write their civic address.

There was a discussion about producing a similar sticker that could be available for residents.

SUMMARY: RECOMMENDATION B

On September 21, 2017, during the Crime Prevention Task Group meeting, the Chair advised that a public health nurse from Fraser Health contacted him via Facebook and offered information from a research paper about the disposal of used needles in public spaces. The handout was entitled “Assessing a drop box programme: A spatial analysis of discarded needles” and a hard copy was provided to task group members for review. The Chair noted that the report indicated that unsafely discarded drug injection equipment has been associated with personal and public health risks and up to a 98% reduction of discarded needles in areas where a drop box was installed.

After review of the research paper the committee discussed the possibility of having a pilot project where needle drop boxes would be installed in areas where they are most often discarded. It was agreed that any such program should be precipitated with a public education program.

Paula Kusack

Subject: FW: Request for Proclamation - City of Langley - Light Up Purple for World Mental Health Day
Attachments: 2017LUPLetter.pdf

From: Carol Todd Admin Team [mailto:lightuppurpleatls@gmail.com]
Sent: July 18, 2017 5:59 PM
To: WebInfo
Cc: Joanne Greenwood
Subject: City of Langley - Light Up Purple for World Mental Health Day

Mayor Schaffer and Council,

World Mental Health Day, on October 10th, is widely recognized around the world. We invite you to show your support for mental health by participating in our 5th annual awareness event, Light Up Purple. Bridges, buildings and structures illuminate in purple lights; cities proclaim the date as World Mental Health Day in their communities; schools and businesses wear and/or decorate in purple. You'll find our official invitation attached for your reference. The World Federation for Mental Health's theme for 2017 is mental health in the workplace.

We respectfully request that Mayor Schaffer issue a Proclamation in support of World Mental Health Day. Cities across Canada, the United States and Internationally can bring much needed attention to the significance of purple and mental health & wellness. In addition to a proclamation, the lighting in purple of buildings, bridges and or landmarks within your city, encouragement of discussions related to mental health and the importance of seeking help, and participation in other purple ways (clothing, ribbons, balloons, cupcakes) is greatly encouraged and appreciated.

We are thankful for all of our past supporters across Canada, throughout the United States, and Internationally (http://lightuppurple.com/supporters-2016/) and hope that the participation and awareness will continue to grow this year.

The Amanda Todd Legacy Society is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living. Together we can make a global difference and #MakeTodayPositive for everyone!

Thank you for your consideration. We look forward to hearing from you.

Sincerely,
Kristina Marrington
Project Lead, Light Up Purple 2017

www.lightuppurple.com
https://www.facebook.com/lightuppurple/?ref=br_rs
https://twitter.com/LightUpPurple

#lightuppurple #LUP2017
#WMHD #worldmentalhealthday

AMANDA TODD LEGACY
'THE DREAM OF HELPING KIDS'
amandatoddlegacy.org | info@amandatoddlegacy.org

October 10, 2017

Please join the Amanda Todd Legacy Society and participate in our fifth annual awareness event Light Up Purple for World Mental Health Day. This event is supported by the World Federation for Mental Health, at whose initiative World Mental Health Day was first celebrated in 1992 on October 10th. The theme for 2017 is "Mental Health in the Workplace".

Mental health, such as depression, in the workplace affects 350 million people globally. Depression costs more for employers than is spent on effectively managing it. Employees suffering in silence are burdened with the inability to access appropriate treatment or will not receive treatment at all. Investing in mental health will reduce the burden and increase the quality of so many lives. Speaking out about mental health is needed to reduce stigma and ensure that no one feels alone in their fight for mental wellness.

We would be honored if you would join us this year for Light Up Purple. We are pleased to have seen increased involvement with this event over the past four years, and the awareness it is bringing to mental health and wellness around the world. Buildings, landmarks and bridges across Canada, the USA and Internationally have been illuminating for 'Light Up Purple'. We hope to see all our previous supporters, along with new ones, **light up purple on October 10th, proclaim and build awareness for World Mental Health Day, and wear or do something purple themed**.

The Amanda Todd Legacy is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living.

Standing together as one we can make a difference for everyone. By educating and empowering children and adults, we advocate for change to avoid more casualties. We, as caring communities of parents, youth, families, friends, classmates, co-workers and neighbors, must stand together and #MakeTodayPositive. Together we can show the entire world by lighting up purple that we say NO to bullying and the stigma of mental illness.

Please join us this year and help to make a #GlobalDifference in the awareness surrounding mental health this October 10th.

Carol Todd
Founder of the Amanda Todd Legacy Society
#MakeTodayPositive

150221 0110.00

METRO VANCOUVER & FRASER VALLEY

COUNCIL OF COMMUNITY HOMELESSNESS TABLES

August 14, 2017

RECEIVED
SEP 06 2017
ADMINISTRATION DEPT
CITY OF LANGLEY

Mayor Ted Schaffer and Council
Langley City Hall
20399 Douglas Crescent
Langley, British Columbia
V3A 4B3

Dear Mayor Schaffer and Members of Council,

The Metro Vancouver and Fraser Valley Council of Homelessness Tables together with our community partners across the region are pleased to announce Metro Vancouver's ***12th Annual Homelessness Action Week (HAW) from October 8 to 14, 2017 this year.***

We are delighted to welcome our friends and neighbours from the Fraser Valley Community Homelessness Tables as they join with Metro Vancouver organizations to provide opportunities for homeless citizens in their communities to 'Connect' with a series of activities, resources and services to broaden individual networks throughout ***'Homelessness Action Week in British Columbia 2017'.***

As declared in Australia in 2010, October 10th is World Homelessness Action Day, with over 50 countries participating in awareness events. Many municipalities in British Columbia support Homelessness Action Week at home and for the past 8 years the Government of British Columbia has declared this week as ***'Homelessness Action Week'*** throughout the province.

'Everyone needs a home' has been chosen as the theme of this year's HAW throughout our region. In choosing this theme we are inviting neighbors to learn about the reasons why homelessness exists in our region and to understand that persons of all ages and social backgrounds can experience homelessness at some time in their lives. Community support with everyone working collaboratively towards solutions to homelessness can help to reduce and prevent homelessness from growing.

We are requesting that the City of Langley support HAW in 2017 by proclaiming the week of October 8 to 14, 2017 as Homelessness Action Week in your city. Metro Vancouver and the Fraser Valley's Homelessness Action Week provide an opportunity to:

- Build community support for solutions to homelessness by raising public awareness and understanding of homelessness in the region with a strong emphasis on showcasing successes;

- Support Connect Events to engage and assist people who are homeless with access to professional and medical services and personal products such as hygiene kits and clothing, and create a caring community which includes vulnerable citizens living in extreme poverty and homelessness.
- Actively involve communities, the private sector, and service providers throughout Metro Vancouver in jointly planning and hosting events.

We have attached a sample Homelessness Action Week Proclamation that your Council can use if you find it appropriate. Please feel free to modify the sample to suit the City of Burnaby's needs or prepare your own.

We would appreciate receiving a scanned copy of the Proclamation if it is possible – please send to the undersigned at friendshipblvd@gmail.com .

For more information about Homelessness Action Week - visit our website www.stophomelessness.ca. If you have any questions or comments about this request, please feel free to contact me.

Sincerely,

Jonquil Hallgate
Chair, Metro Vancouver and Fraser Valley Council
of Community Homelessness Tables
homelessnessmvfv@gmail.com
604 961 - 2170

SAMPLE RESOLUTION OF PROCLAMATION FOR HOMELESSNESS ACTION WEEK 2016

A resolution proclaiming October 8 to 14, 2017 Homelessness Action Week in the Municipality of _____.

Whereas: Every day in our municipality there are men, women, seniors, youth, and children who do not have a place to call home; and

Whereas: Community action and participation are essential in addressing and eliminating issues and circumstances that contribute to homelessness; and

Whereas: During this week, activities and events will be offered and the community will be encouraged to learn about the many issues related to homelessness, the community and government agencies that offer services and support 'that work' for persons who are homeless, and what each of us as citizens can do to creatively and collectively address homelessness in our communities.

Therefore, I, _____ Mayor of _____ proclaim October 8 to 14, 2017 as Homelessness Action Week in _____and encourage all citizens to recognize and support efforts to put an end to homelessness in our community.