REGULAR COUNCIL MEETING
AGENDA

Monday, October 23, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the October 23, 2017 Regular Agenda

2. COMMITTEE OF THE WHOLE

a. Bylaw 3031 - Financial Plan Amendment 1
Graham Flack, Deputy Director of Corporate Services

3. ADOPTION OF THE MINUTES

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4. BUSINESS ARISING FROM PUBLIC HEARING

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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.

5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Bylaw 3031 - Financial Plan Amendment 50
Final reading of a bylaw to amend the 2017-2021 Financial Plan.

6. COMMUNITY SPOTLIGHTS

a. Intensive Case Management Team 55
Sanjeev Nand - Langley Community Services Society
Janet Burden - Stepping Stone Community Services Society

7. MAYOR'S REPORT

a. Upcoming Meetings
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Regular Council Meeting – November 20, 2017

b. Metro Vancouver - Councillor Storteboom

c. Library Happenings - Councillor Martin

d. Homelessness Action Table - Councillor Martin

e. International "Making Cities Livable" Award - Councillor Martin

8. BYLAWS

a. Bylaw 3025 - Discharge Land Use Contract 56
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 - Discharge Land Use Contract 60
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 3032 - Permissive Tax Exemptions 64
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9. ADMINISTRATIVE REPORTS

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1. Upper Fraser Community Council 72
Community Living Month - October 2017

c. New Business

11. ADJOURNMENT

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 second day of October, 2017.

OPPORTUNITY FOR PUBLIC INPUT this -- day of October, 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

MINUTES OF A REGULAR COUNCIL MEETING

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

Present:	Mayor Schaffer Councillor Arnold Councillor Albrecht Councillor Pachal Councillor Storteboom Councillor van den Broek
Absent:	Councillor Martin
Staff Present:	F. Cheung, Chief Administrative Officer K. Hilton, Director of Recreation, Culture and Community Services D. Leite, Director of Corporate Services R. Thompson, Fire Chief R. Beddow, Deputy Director of Development Services and Economic Development P. Gilbert, Manager of Revenue and Business Systems K. Kenney, Corporate Officer G. Sherlock, Emergency Co-ordinator

1. ADOPTION OF AGENDA

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

Motion #17/159
MOVED BY Councillor Albrecht
SECONDED BY Councillor van den Broek

THAT the October 2, 2017 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from September 18, 2017.

Motion #17/160
MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the minutes of the regular meeting held on September 18, 2017 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3025

Third 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.

Motion #17/161
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Discharge of Land Use Contract No. 06A-74 Bylaw, 2017, No. 3025” be read a third time.

CARRIED

b. Bylaw 3030

Third 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.

Motion #17/162
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 third time.

CARRIED

4. DELEGATIONS

a. Ryan Hughes

Urban Farm Concept Plan proposed in the BC Hydro Right of Way

Ryan Hughes, representing residents opposed to the Urban Farm Concept Plan proposed in the BC Hydro Right of Way near their neighbourhood, presented the following concerns:

1) The area is already heavily used. The natural green space is in continual use by cyclists, walkers, dog walkers, and runners, as well as by birds and wild animals as habitat and as a corridor. It is an open space which should be repurposed.

2) The community does not need urban gardens. The neighborhoods surrounding the site have on average the largest lot sizes in the GVRD. Placing the garden more accessible to residents in high density residences such as Douglas Crescent and Fraser Highway should be considered.

3) It will create new problems. The recent destruction of green space in Aldergrove led to a rat infestation problem for the surrounding neighborhood. As well, residence close to the new Parkour/Playground at Penzer Park, West of 200th Street, report increased use of the area by homeless and drug users.

4) It will create public safety problems. Increased, non-resident pedestrian, vehicle traffic and parking will create an unnecessary increased risk to children and elderly in our community.

Mr. Ryan submitted a petition to the City opposing the location of the urban garden in a residential neighbourhood.

5. COMMUNITY SPOTLIGHTS

a. Ginger Sherlock, Emergency Coordinator

Emergency Preparedness Fair - October 14, 2017
Shake Out BC - October 19, 2017

Ginger Sherlock, Emergency Coordinator, provided an update on the City of Langley Emergency Program and provided information on the following upcoming events:

- Emergency Preparedness Fair, taking place October 14, 2017 at the Kwantlen Polytechnic University Langley Campus, that will again include an earthquake simulator; and
- Shake Out BC, a BC wide earthquake drill taking place October 19, 2017 at 10:19 am which City of Langley staff will be participating in.

6. MAYOR'S REPORT

a. Mayor and Council commented on the rash of natural disasters and attacks on innocents that have occurred around the world this year and the most recent attacks in Alberta and Las Vegas, and, on behalf of the citizens of the City of Langley, expressed their condolences to the families and loved ones affected by these events and paid tribute to first responders who assisted the victims.

b. Upcoming Meetings

Regular Council Meeting – October 23, 2017
Regular Council Meeting – November 6, 2017

c. Metro Vancouver Update - Councillor Storteboom

The 2017 Homeless Count that took place throughout Metro Vancouver over a 24-hour period in March was released last week. Approximately 1,200 volunteers faced winter conditions as they walked the streets and visited shelters to conduct anonymous surveys. Held every three years, the Count likely underestimates the number of people who are actually homeless, particularly those who are "couch surfing" with friends and family.

• This year, 3,605 people were found to be homeless in the region. This is up 30 per cent from the previous count in 2014. Of the 3,605 homeless individuals, 2,573 were considered "sheltered homeless," meaning they were found in shelters, safe houses, transition houses, hospital beds, jails, detox facilities or in Extreme Weather facilities.

• By municipality, the largest homeless population was found in Vancouver, with 2,138 people, followed by Surrey with 602 and then, the

combined Langley's with 206 homeless people. For the Langley's, the Count more than doubled from 92 in 2014 to 206 in 2017.

Additional statistics and information are available on the Metro Vancouver website.

Homelessness has increased steadily in Metro Vancouver over the past 16 years, driven by significant gaps in social services for people with chronic health issues, mental illness and addictions as well as the significant cost increases in house prices, rents and the overall cost of living. More than 60,000 households in Metro Vancouver pay more than half their income on housing and are considered to be at risk of becoming homeless. Having a diverse and affordable housing supply is essential in the Metro Vancouver region if it is to remain livable and prosperous. Metro Vancouver operates about 50 affordable housing sites for more than 9,400 people in the Lower Mainland and continues to explore additional opportunities to expand our portfolio.

The full report is available at the Metro Vancouver website.

In closing, City Council is advised that the next Council of Councils meeting is scheduled for Saturday, October 21 at The View on Lonsdale in North Vancouver. This Council of Councils session is intended to provide all municipally elected officials, in the greater Vancouver area, an overview of Metro Vancouver project updates and in particular the 2018 Metro Vancouver Budget.

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

Ms. Hilton provided information on upcoming special events as follows:

- Take a Kid Biking Day, October 7, 2017
- Reaper’s Maze of Terror, October 20, 2017

She then provided information on the following programs:

- Anime and Manga Drawing
- Badminton court rentals
- Learn to Play Pickleball
- Sketching and Painting
- After 3
- Teen Pump Boys
- Foam Rolling Fitness
- Indoor Cycling 101

e. Mayor Schaffer advised that Council members met with four provincial ministers and the head of the RCMP at the 2017 Union of BC Municipalities (UBCM) Conference and that Councillor Albrecht had been elected to the UBCM Executive Board.

7. BYLAWS

a. Bylaw 3019

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

Motion #17/163
MOVED BY Councillor Storteboom
SECONDED BY Councillor van den Broek

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

CARRIED

Motion #17/164
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

1. 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.

CARRIED

b. Bylaw 3031

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

Motion #17/165
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Financial Plan 2017 - 2021 Bylaw, 2017, No. 3011, Amendment No. 1 Bylaw, 3031” be read a first time.

THAT the bylaw cited as the “Financial Plan 2017 - 2021 Bylaw, 2017, No. 3011, Amendment No. 1 Bylaw, 3031” be read a second time.

THAT the bylaw cited as the “Financial Plan 2017 - 2021 Bylaw, 2017, No. 3011, Amendment No. 1 Bylaw, 3031” be read a third time.

CARRIED

c. Bylaw 3032

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

Motion #17/166
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2017, No. 3032” be read a first time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2017, No. 3032” be read a second time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2017, No. 3032” be read a third time.

CARRIED

8. COMMITTEE REPORTS

a. Crime Prevention Task Group, September 21, 2017

Motion #17/167
MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

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.

CARRIED

Motion #17/168
MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

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.

CARRIED

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. The Amanda Todd Legacy Society

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

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

   Homelessness Action Week - October 8 - 14, 2017

c. New Business

Councillor Albrecht – Reminder of Alice Brown and Uplands Neighbourhood Meeting October 5, 2017 at Uplands Elementary from 6:00 pm to 8:00 pm

Councillor van den Broek – Support for The Amanda Todd Legacy Society and Light Up Purple for World Mental Health Day - October 10, 2017

10. ADJOURNMENT

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the meeting be adjourned at 7:57 p.m.

CARRIED

_____

MAYOR

_____

CORPORATE OFFICER

MINUTES OF A PUBLIC HEARING MEETING

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

Present:	Mayor Schaffer Councillor Arnold Councillor Albrecht Councillor Pachal Councillor Storteboom Councillor van den Broek
Absent:	Councillor Martin
Staff Present:	F. Cheung, Chief Administrative Officer K. Hilton, Director of Recreation, Culture and Community Services D. Leite, Director of Corporate Services R. Thompson, Fire Chief R. Beddow, Deputy Director of Development Services and Economic Development P. Gilbert, Manager of Revenue and Business Systems K. Kenney, Corporate Officer G. Sherlock, Emergency Coordinator

1. CALL TO ORDER

Mayor Schaffer called the Public Hearing to order.

Mayor Schaffer read a statement regarding the procedure to be followed for the Public Hearing.

2. BUSINESS

a. Bylaw 3025

Discharge of Land Use Contract No. 06A-74 from the property located at 5040 205A Street to allow for a secondary suite.

The Mayor invited Roy Beddow, Deputy Director of Development Services to present the proposed bylaws.

Mr. Beddow advised that the purpose of the two Discharge of Land Use Contract Bylaws was to permit secondary suites on the subject properties. The City's current Zoning Bylaw permits secondary suites in Single Family Residential Zones; however, there are Land Use Contracts governing the subject properties that were created in the 1970s that restrict the land use on the subject properties to what was permitted in the City's Single Family Residential Zones in the 1970s. Discharging the Land Use Contracts will allow the owners to move ahead with secondary suite applications.

The Mayor asked the Corporate Officer if there were any names on the speakers list.

The Corporate Officer advised there were no names on the speakers list and further advised that, with respect to notification of the Public Hearing, it had been publicized in the following manner:

Notice was placed on the City Hall notice board on Tuesday, September 19th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and a newspaper advertisement was placed in the Sept 21 & 28 issues of the Langley Advance and the September 27 issue of the Langley Times.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw to present their comments.

There were no speakers.

b. Bylaw 3030

Discharge Land Use Contract No. 23-73 from the property located at 20215 44A Avenue to allow for a secondary suite.

The Mayor asked if there were any names on the speakers list. The Corporate Officer advised that there were no names on the speakers list.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw to present their comments.

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the Public Hearing close at 7:06 pm.

CARRIED

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MAYOR

_____

CORPORATE OFFICER

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.

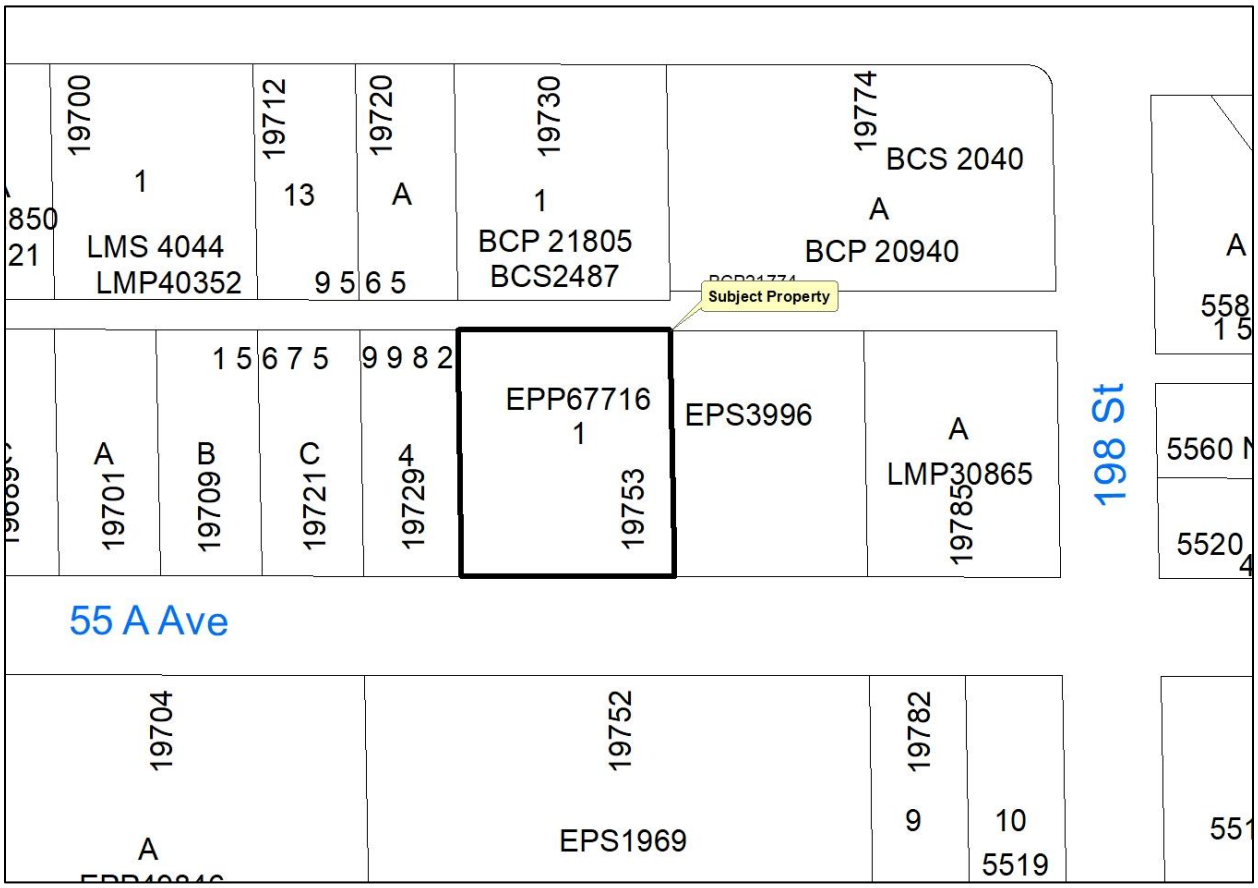
_____
MAYOR

_____
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

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:
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

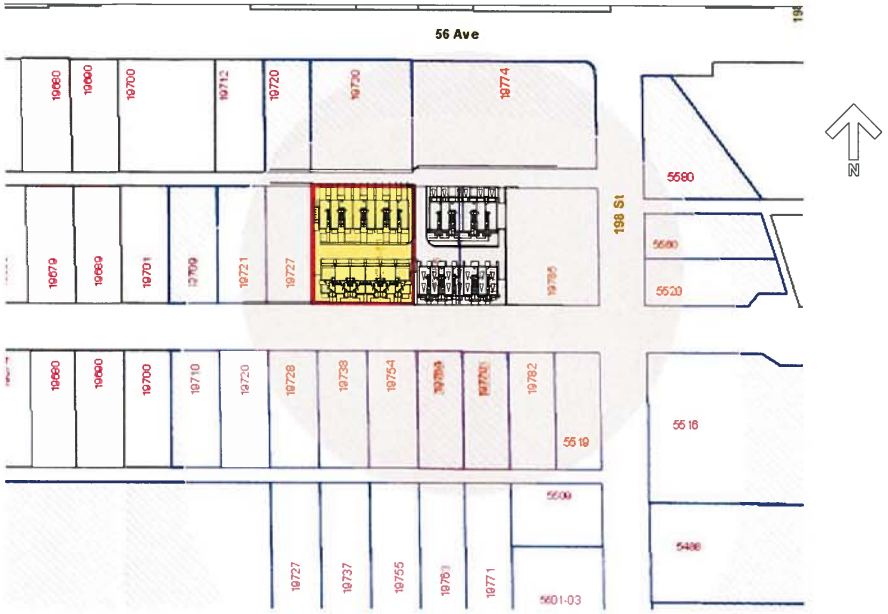
SETBACKS :

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

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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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 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

F. ADAB ARCHITECTS INC.

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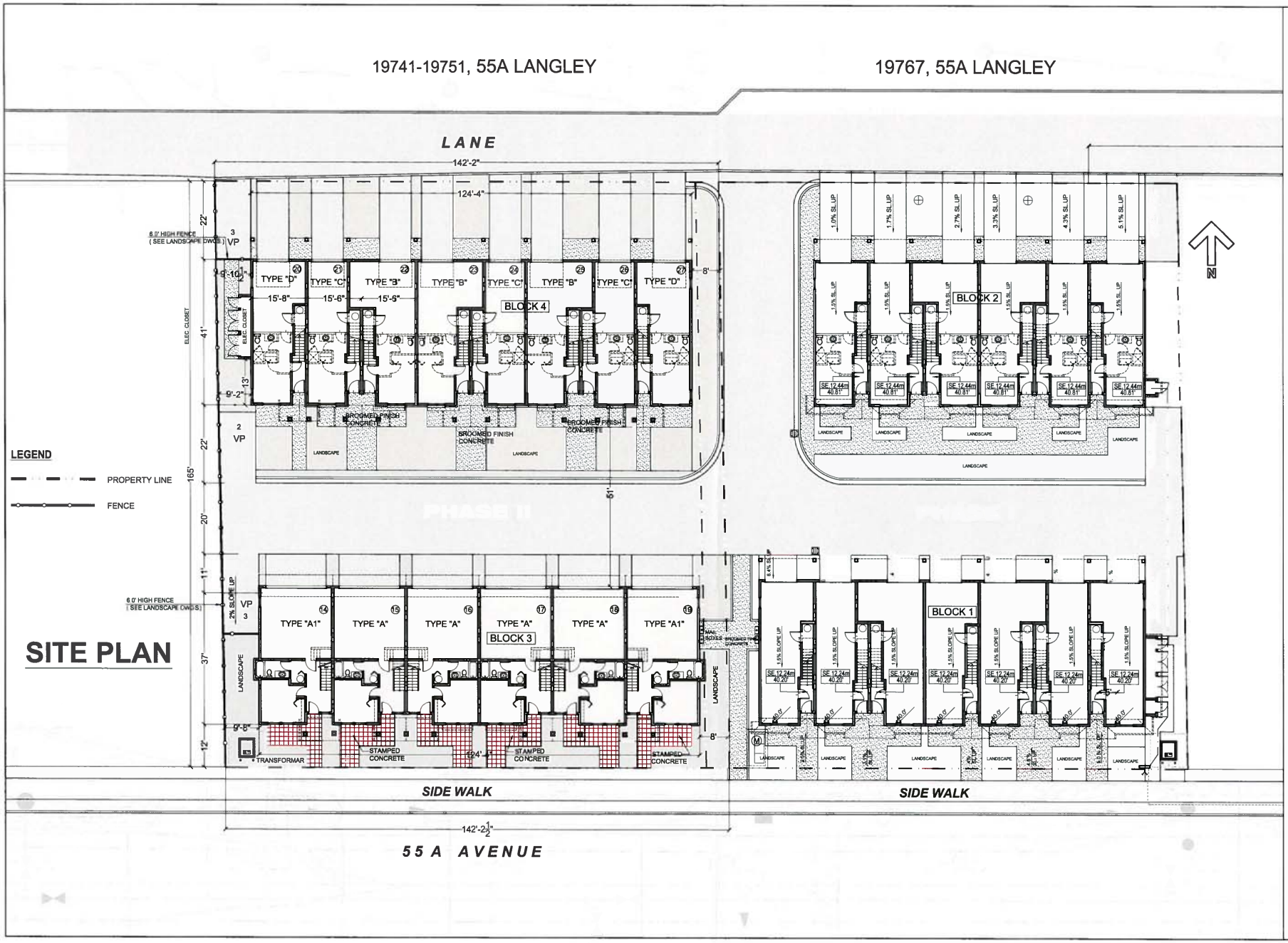
NO.	DATE	REVISION/ ISSUED
1	07-24-17	ISSUED FOR DP

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:
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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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:
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.

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: mfa@mutigonfadab.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:
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.

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:
DESIGN RATIONALE - SUSTAINABILITY AND CPTED

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

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

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

FOR:

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

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	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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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:

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

F. ADAB ARCHITECTS INC.

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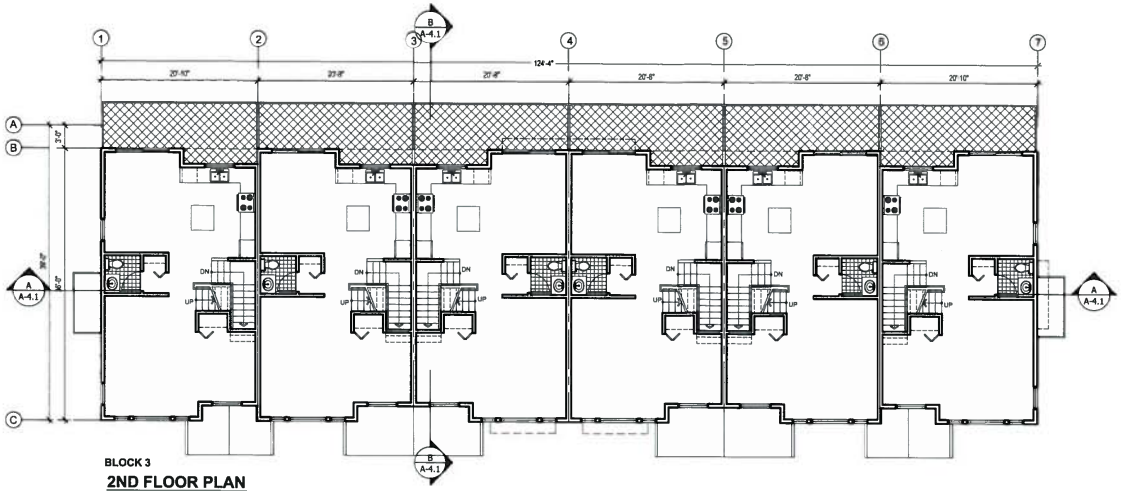
CITY PARK TOWNHOMES PHASE II
19753 ,55A AVENUE, LANGLEY

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

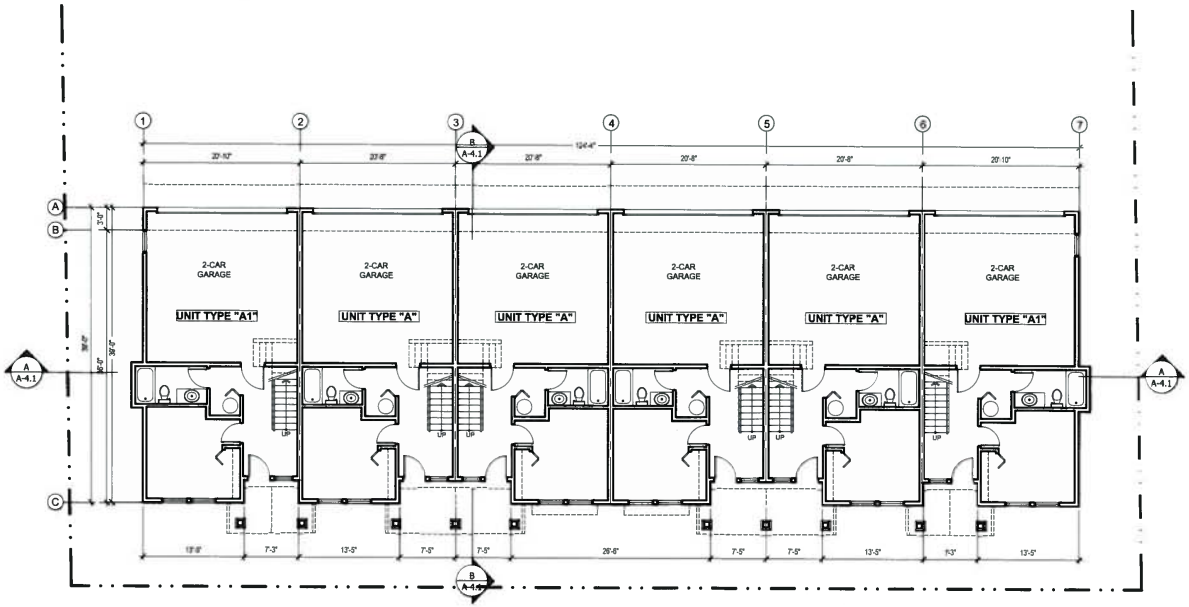
DRAWING TITLE:
55A AVENUE STREETSCAPE

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.

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PROJECT TITLE:

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

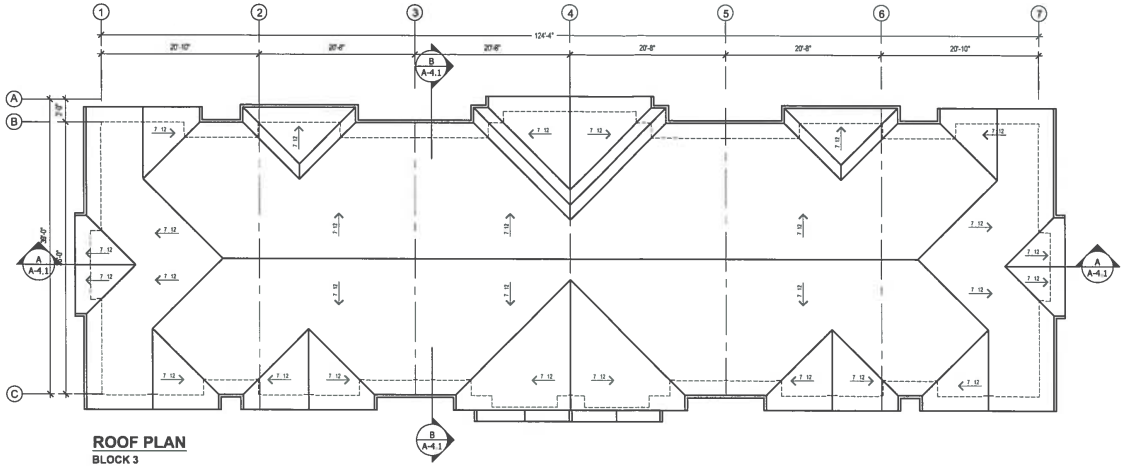
FOR:

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

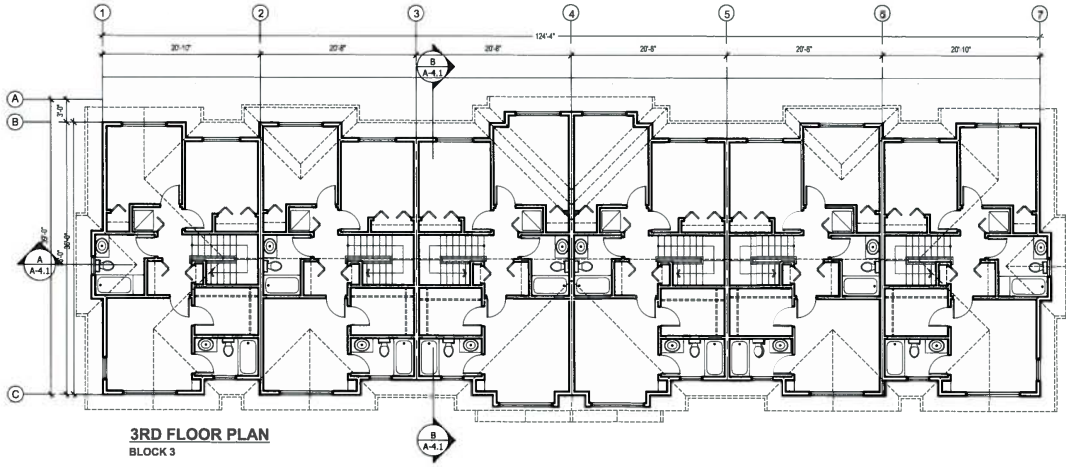
DRAWING TITLE:

BLOCK 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.

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PROJECT TITLE:

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

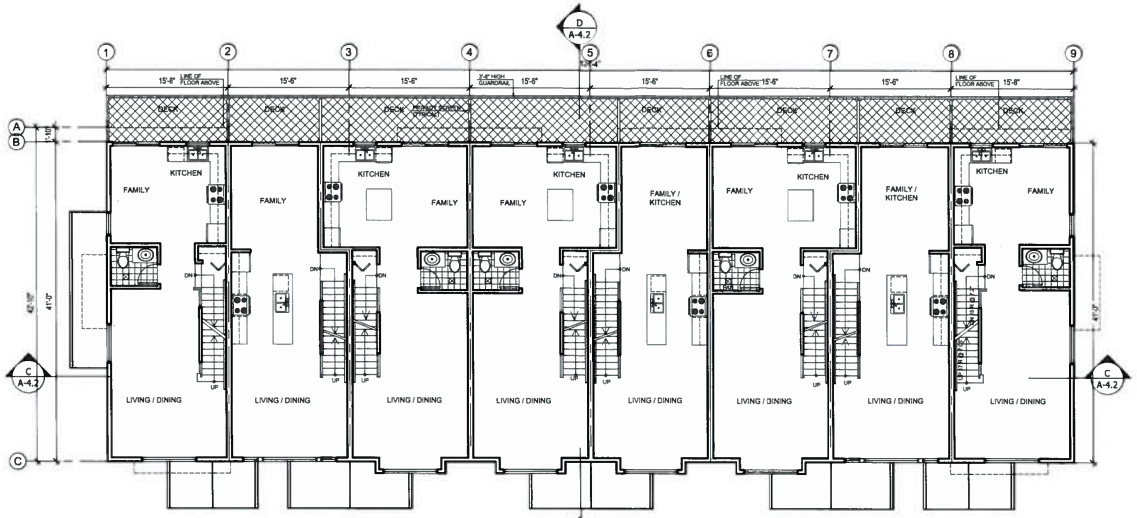
FOR:

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

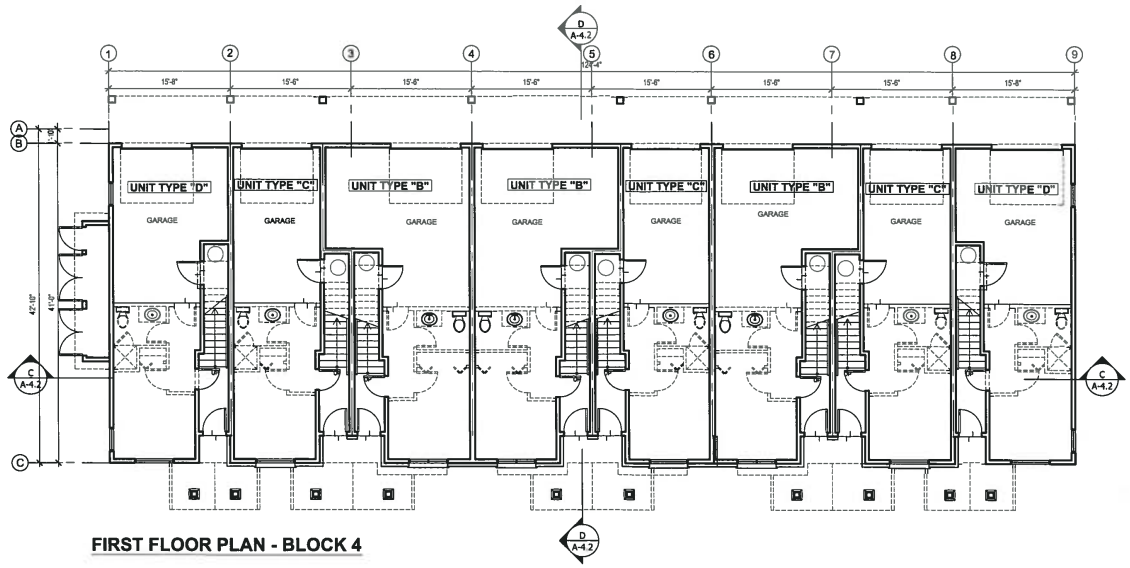
DRAWING TITLE:

BLOCK 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.

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PROJECT TITLE:

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

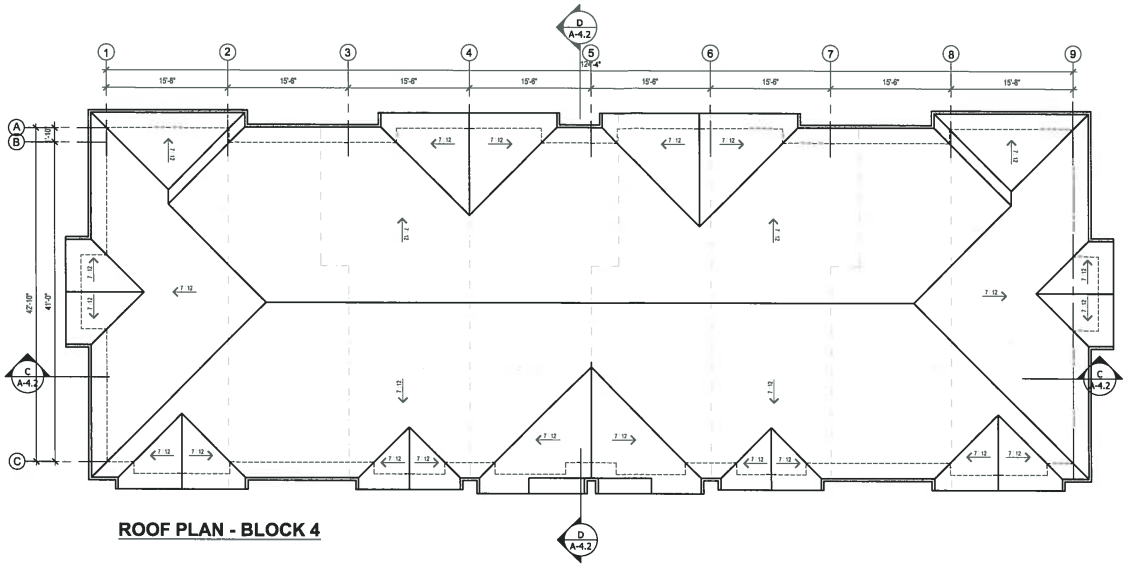
FOR:

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

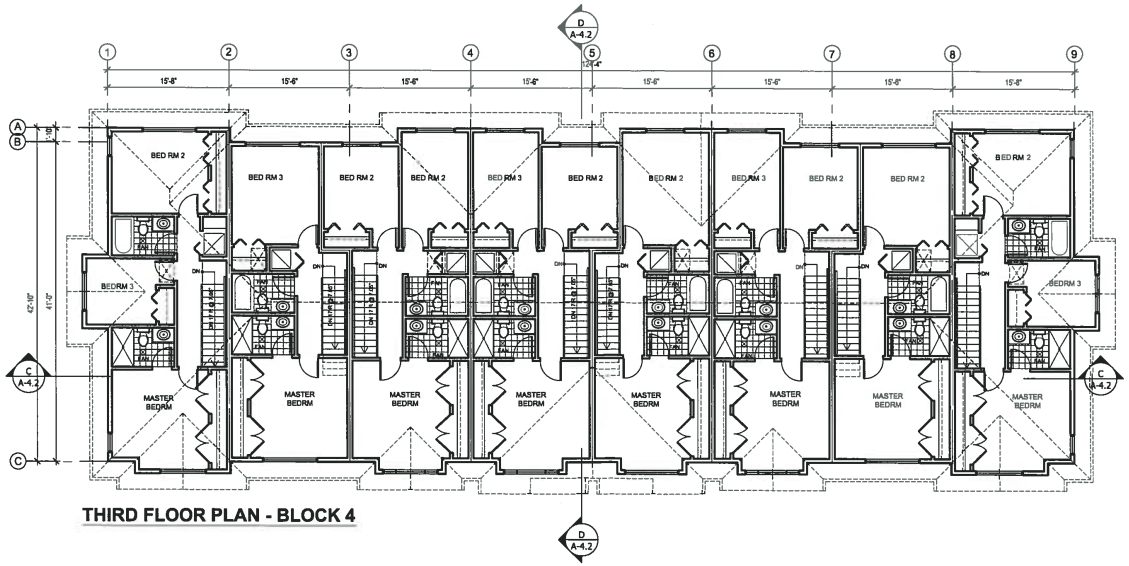
DRAWING TITLE:

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

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



ROOF PLAN - BLOCK 4



THIRD FLOOR PLAN - BLOCK 4

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

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

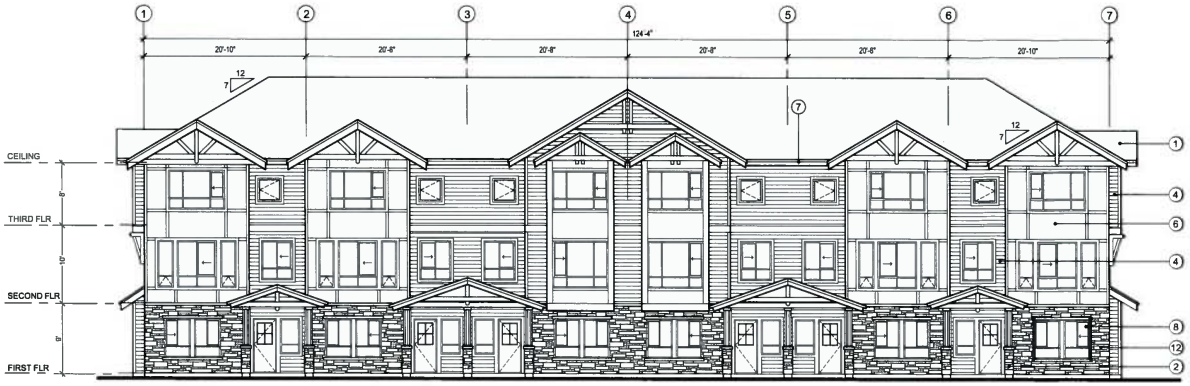
FOR:

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

DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

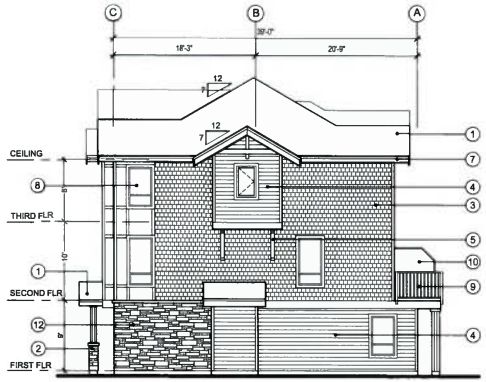
DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	A-2.2b
DESIGN	FA.	
DRAWN	AA.	
PROJECT NO.	0906	



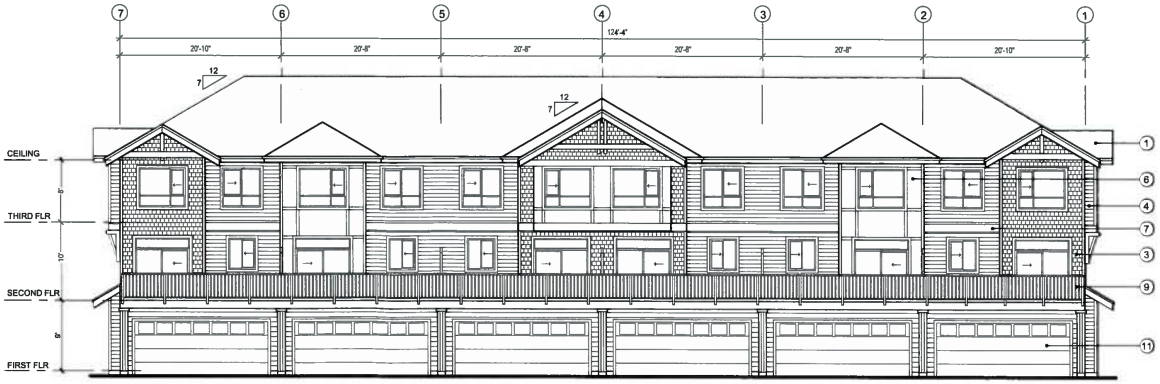
SOUTH ELEVATION - BLOCK 3

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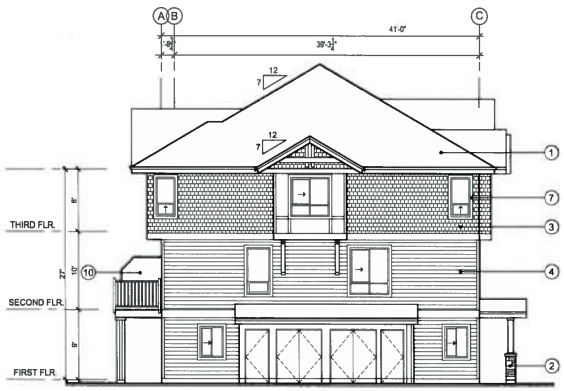
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

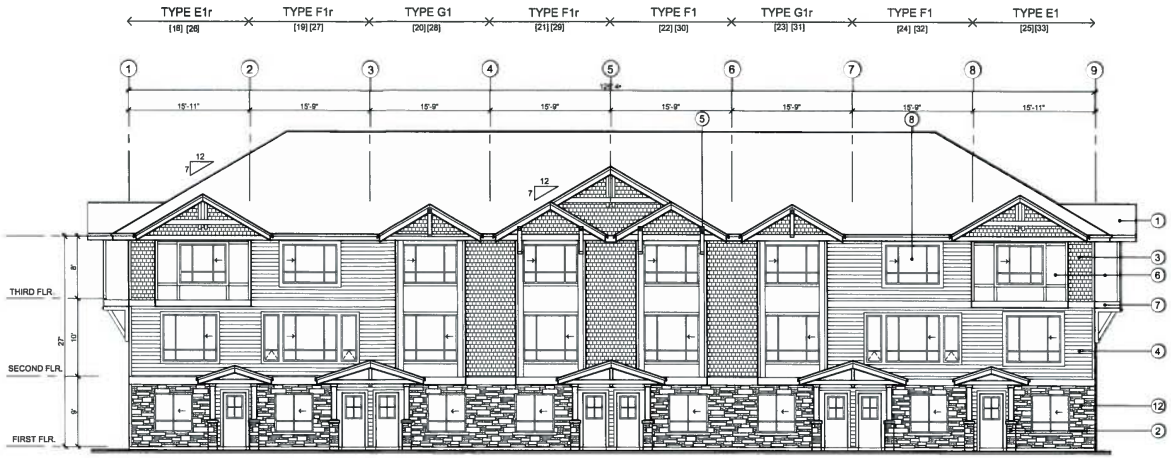
FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

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	



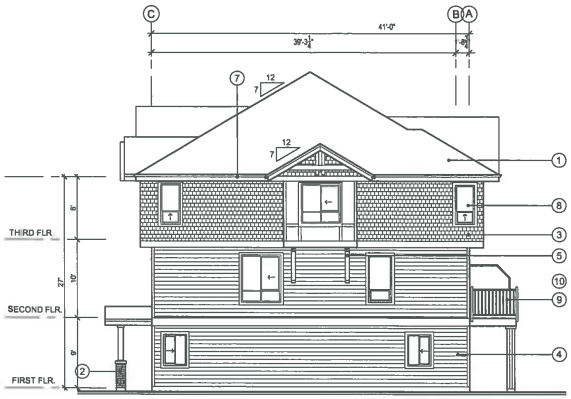
WEST ELEVATION - BLOCK 4



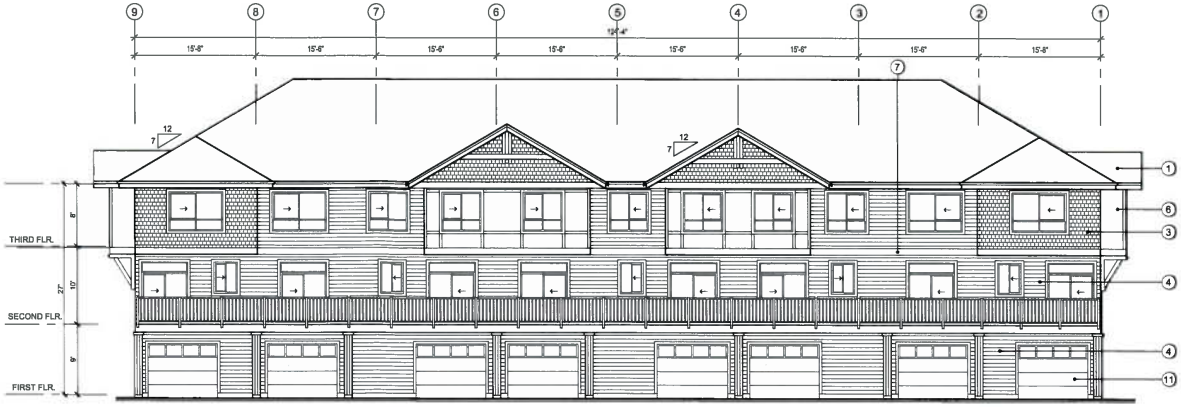
SOUTH ELEVATION - BLOCK 4

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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E-MAIL. info@mulligonfadab.com

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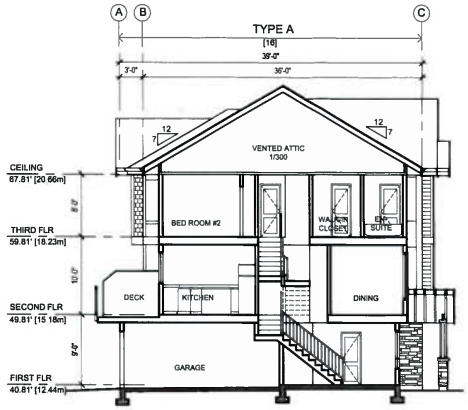
CITY PARK TOWNHOMES PHASE II
19753 55A AVENUE, LANGLEY

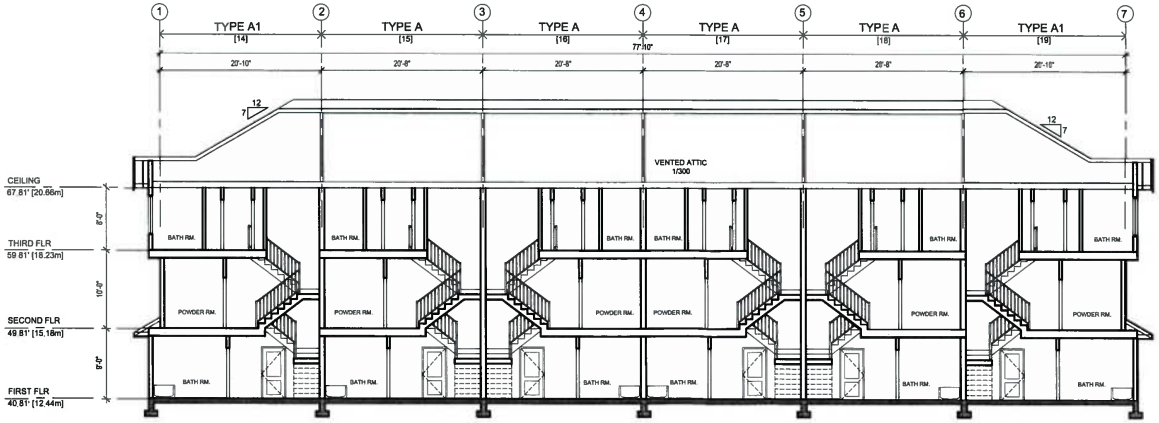
FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
BLOCK 4 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.

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19753, 55A AVENUE, LANGLEY

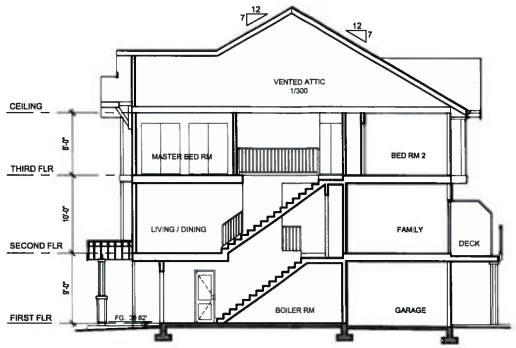
FOR:

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

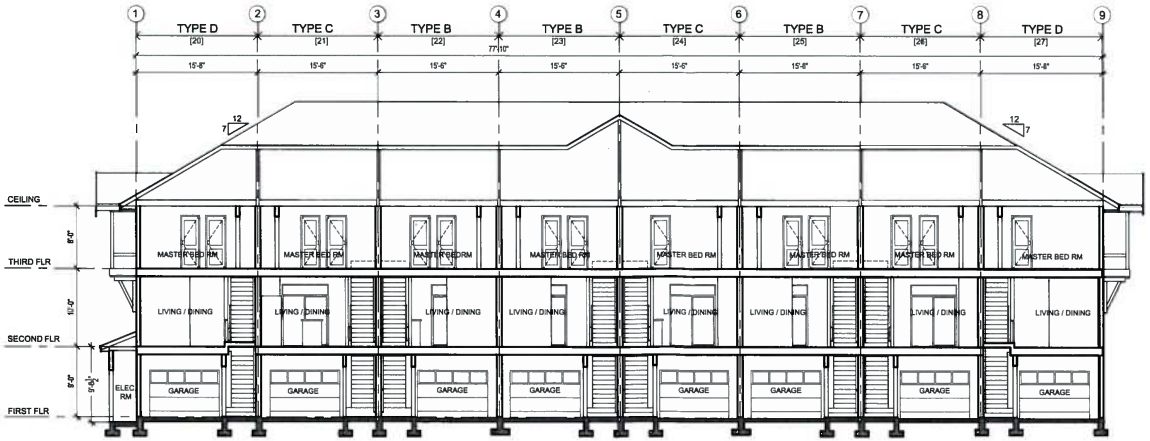
DRAWING TITLE:

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.

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

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a concrtract.

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 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

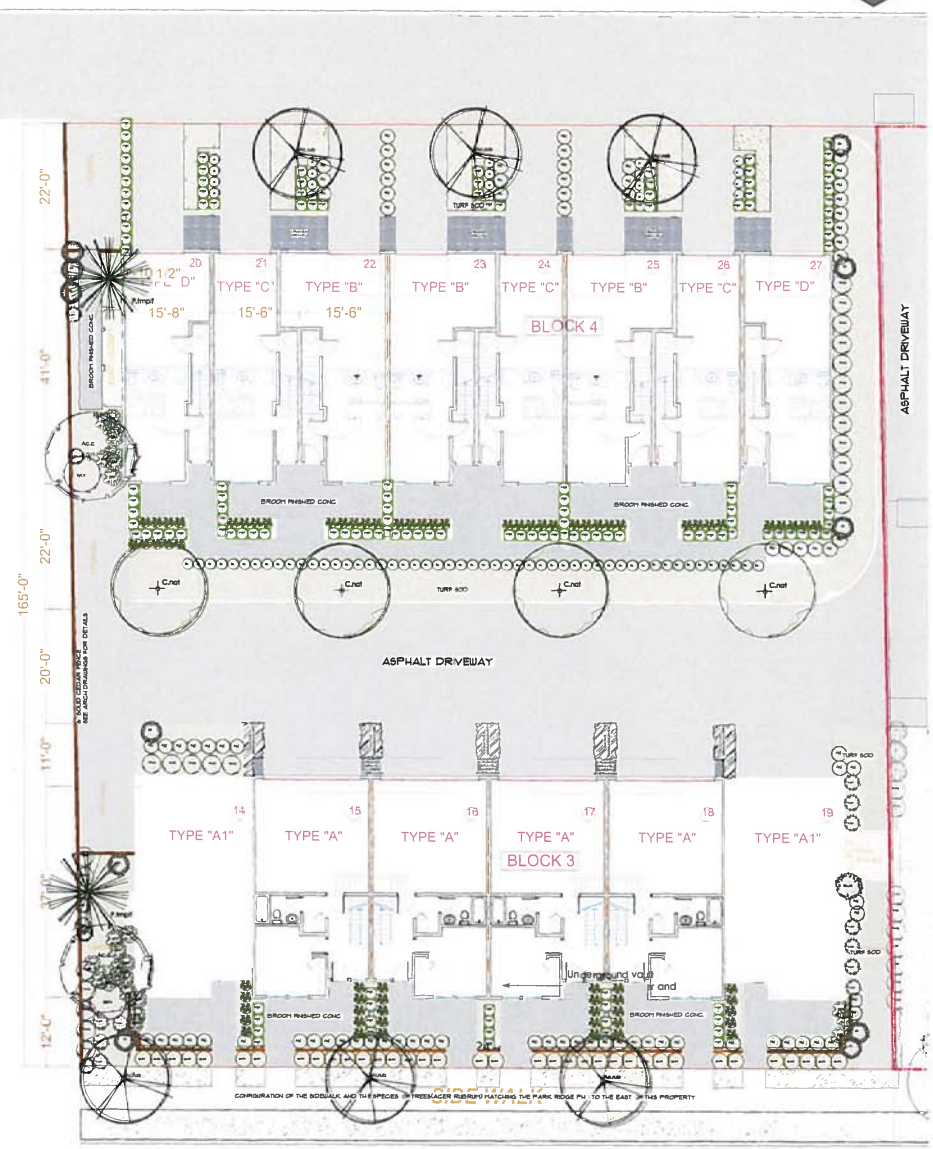
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht	
Ac.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal	
C.nat	4	Corunus nuttalli 'National	National Dogwood	3.0 m. ht.	
P.tmplf	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.	
syr.v	11	Syringa 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

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 second day of October, 2017.

OPPORTUNITY FOR PUBLIC INPUT this -- day of October, 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

CITY OF LANGLEY

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: Oct. 5th 2017 REQUESTED MEETING DATE: Oct 23rd, 2017

NAME: Sangar Naind & Janet Burdon

ORGANIZATION NAME: Langley Community Services Society & Stepping Stone Community Services Society
(if applicable)

ADDRESS: 5339, 207th St. Langley, BC. V3A 2E6

CONTACT NUMBER: 604-533-7989 ext. 1221

EMAIL ADDRESS: Snaind@Lcss.ca

TOPIC: Intensive Case Managment Team (ICMT)

AUDIO/VISUAL NEEDS (if yes, specify) Projector & Laptop

ACTION YOU WISH COUNCIL TO TAKE: This is a presentation on the ICMT program.

Langley City
THE PLACE TO BE

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 second day of October, 2017.

READ A THIRD TIME this second day of October, 2017.

FINALLY ADOPTED this day of , 2017.

_____

MAYOR

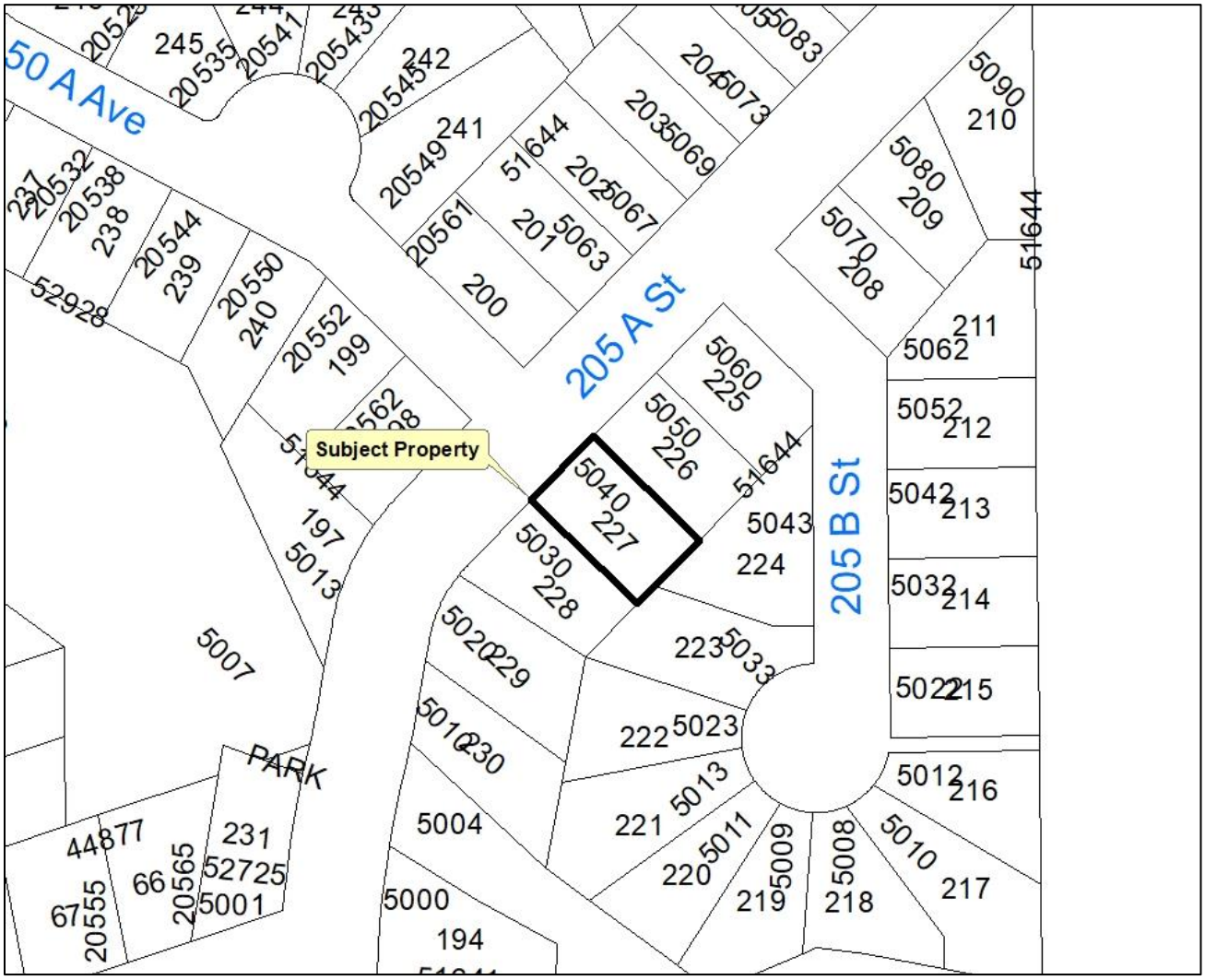
_____

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 second day of October, 2017.

READ A THIRD TIME this second day of October, 2017.

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

_____

MAYOR

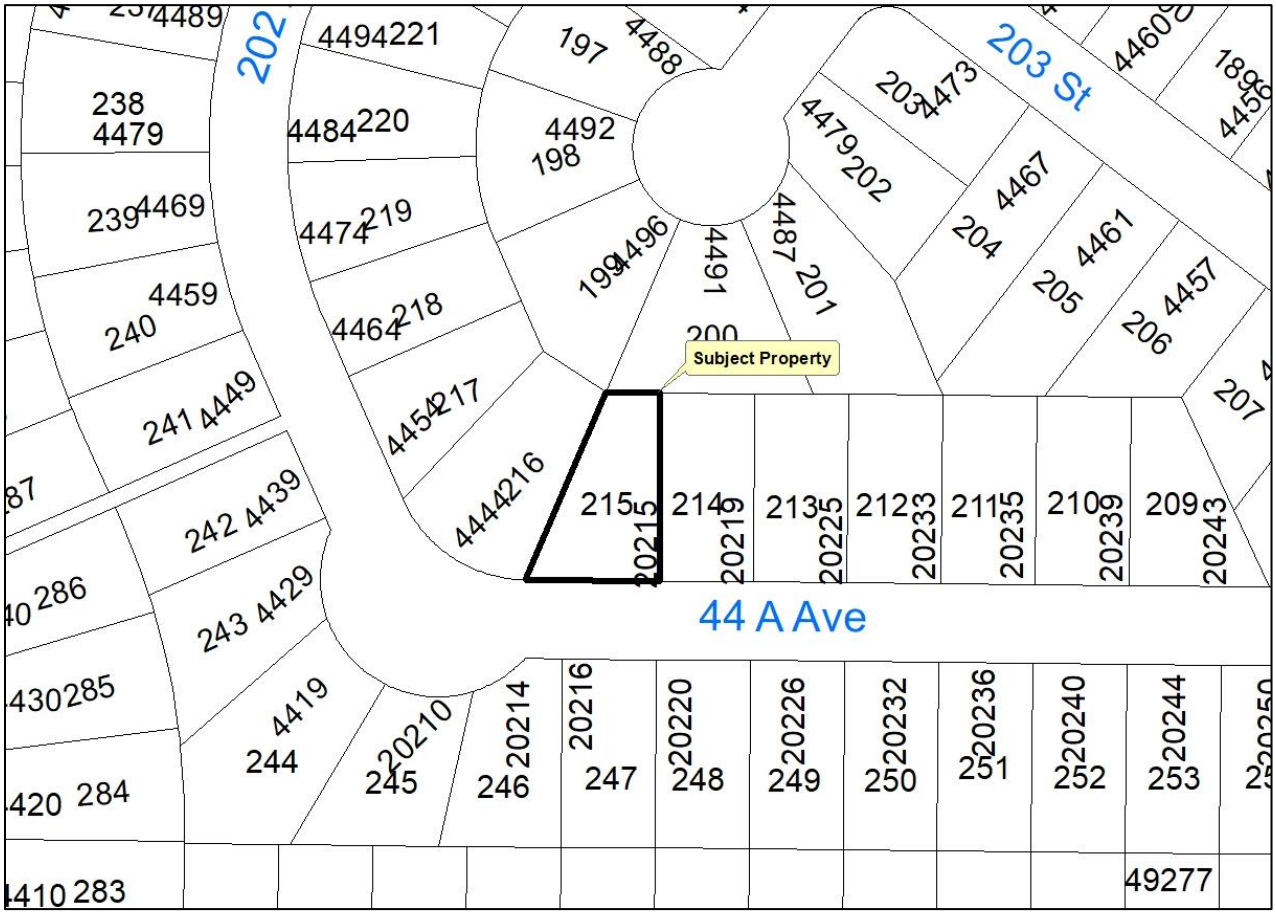
_____

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 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 second day of October, 2017.

NOTICE FOR THE PERMISSIVE TAX EXEMPTION was placed in the Langley Advance Newspaper this twelfth and nineteenth day of October, 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%

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Appointment of Chief Election Officer and Deputy Chief Election Officer**

Report #: 17-052

File #: 4200-00

From: Administration Department

Doc #:

Date: October 5, 2017

RECOMMENDATION:

1. THAT pursuant to Section 58(1) of the Local Government Act, Kelly Kenney be appointed Chief Election Officer for the 2018 General Local Election; and

2. THAT Paula Kusack be appointed Deputy Chief Election Officer for the 2018 General Local Election.

PURPOSE:

To appoint a Chief Election Officer and Deputy Chief Election Officer for purposes of conducting the 2018 General Local Election.

POLICY:

Pursuant to Section 58 (1) of the Local Government Act, a local government must appoint a chief election officer and a deputy chief election officer for the purposes of conducting an election.

COMMENTS/ANALYSIS:

These appointments are required at this time to commence preparations for the General Local Election to be held on Saturday, October 20, 2018. This would allow staff to begin securing vote tabulator rental and support services, booking voting facilities, hiring staff and reviewing all documentation for the upcoming election.

BUDGET IMPLICATIONS:

The compensation for the positions of Chief Election Officer and Deputy Chief Election Officer is $1,500 and $1,000 respectively.

ALTERNATIVES:

N/A

Respectfully Submitted,

Kelly Kenney
Corporate Officer

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.
Chief Administrative Officer

October 2, 2017

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

Dear Mayor Ted Schaffer,

On behalf of the Upper Fraser Community Council, a volunteer group that works with Community Living BC (CLBC), a BC Crown corporation that funds services for adults with developmental disabilities. The role of the Upper Fraser Community Council is to make sure people with developmental disabilities, families, community members and service providers across the Upper Fraser region play a major role in achieving the shared vision of fostering good lives in welcoming communities.

On behalf of the Upper Fraser Community Council, I am writing to request your Council proclaim October 2017 as Community Living Month in the City of Langley.

This is the 19th anniversary of October being proclaimed as Community Living Month in British Columbia. Each year during this month, individuals, families, service providers, employers, community groups and community partners take time to recognize the many contributions people with developmental disabilities make to their communities. It is also a chance to celebrate the families, friends, employers, volunteers and communities, like yours, who contribute every day to enhance the quality of life for people with diverse abilities.

The Upper Fraser Community Council works collaboratively with community partners and local CLBC offices across the Upper Fraser region to support and recognize community inclusion, and to foster full participation in community for people with developmental disabilities. These goals cannot be accomplished without the dedication and commitment of community partners like you.

Please find attached with this letter suggested wording for the proclamation. On behalf of the Upper Fraser Community Council, thank you for considering our request to have you proclaim Community Living Month 2017 in your community. We will look forward to hearing from you.

Thank you.

Sincerely,

M. Metcalfe

Margaret Metcalfe
Community Council Chair
Upper Fraser Community Council

PROCLAMATION

Community Living Month

October 2017

WHEREAS the Provincial Government proclaims October as Community Living Month every year, and

WHEREAS Community Living Month is a celebration of community inclusion throughout the Province of British Columbia, and

WHEREAS Canada ratified the United Nations' historic Convention on the Rights of Persons with Disabilities in 2010, and

WHEREAS a thriving community requires the inclusion and participation of all its members, and

WHEREAS the inclusion of individuals with developmental disabilities in all aspects of community enables all people to contribute their gifts, talents and abilities, and to secure their rightful place at home, at school, at work, and in the community, and

WHEREAS Community Living BC, a provincial Crown corporation, will be celebrating Community Living Month in partnership with the City of Langley to raise public awareness about inclusion and support persons with diverse abilities to participate fully in societal life.

NOW, THEREFORE, BE IT RESOLVED that I, Ted Schaffer, do hereby declare October, 2017 as "Community Living Month" in the City of Langley.

Ted Schaffer
City of Langley