

ADOPTION OF AGENDA

1.

# REGULAR COUNCIL MEETING AGENDA

### Monday, December 4, 2017 7:00 P.M. Council Chambers, Langley City Hall 20399 Douglas Crescent

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#### MINUTES OF A REGULAR COUNCIL MEETING

#### Monday, November 20, 2017 7:00 p.m. Council Chambers, Langley City Hall 20399 Douglas Crescent

Present: Mayor Schaffer

Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present: F. Cheung, Chief Administrative Officer

R. Bomhof, Director of Engineering, Parks and Environment K. Hilton, Director of Recreation, Culture and Community

Services

D. Leite, Director of Corporate Services

G. Minchuk, Director of Development Services and Economic

Development

R. Thompson, Fire Chief K. Kenney, Corporate Officer

#### 1. ADOPTION OF AGENDA

a. Adoption of the November 20, 2017 Regular Agenda

Motion #17/183
MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the November 20, 2017 agenda be adopted as circulated

CARRIED

Moved By Councillor van den Broek SECONDED BY Councillor Martin

THAT Council commence Committee of the Whole.

**CARRIED** 

#### 2. COMMITTEE OF THE WHOLE

Development Permit No. 10-17

188 unit, 5-Storey Condominium Development at 20702, 20678, 20688 Eastleigh Crescent Presentation from Wes Friesen, Architect, Points West Architecture

Mr. Wes Friesen, Architect, Points West Architecture Eastleigh, provided an overview of the Eastleigh Crescent project as follows:

- Eastleigh Crescent follows CPTED principles;
- Design features to promote sustainability;
- 56A Ave site plan;
- Parkade design;
- Floor plans for all five floors;
- East elevation:
- South elevation;
- West elevation;
- Unit designs;
- Exterior materials;
- Landscape plan.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that one piece of correspondence had been received and had been circulated on-table to Council.

Mayor Schaffer called for public input on Development Permit No. 10-17. There was one speaker on the speakers list.

R. Welch, 223-26740 56 Ave., asked whether the vehicle entrance to the site would be off 56 Ave. or Eastleigh Crescent. Mr. Friesen advised that a pedestrian entrance would be off Eastleigh Crescent with lane access for traffic at the rear.

The Mayor called for further speakers on Development Permit No. 10-17. There were no speakers.

b. Development Permit No. 12-17

69 unit, 6-Storey Condominium Development at 20416 Park Avenue Presentation from Steven Bartok, Architect, Keystone Architecture

Mr. Steven Bartok, Architect, Keystone Architecture, provided an overview of the Legacy on Park Ave. project as follows:

- Images of other buildings used to come to design;
- Six story, 69 unit building;
- Context Plan;
- Site Plan;
- Floor Plans for all six floors;
- · Parking design:
- Building elevations;
- Building materials;
- Building perspectives;
- Landscape plan;
- · CPTED elements used in landscape design;
- Design features to promote sustainability.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that two pieces of correspondence had been received and circulated on-table to Council in addition to the one piece of correspondence included in Council's agenda package.

Mayor Schaffer called for public input on Development Permit No. 12-17.

There was one speaker on the speakers list.

Linda Taylor, 20448 Park Ave., advised that she lived behind the project site at James Court and expressed concern with a lack of cleanliness and security on the building site which is attracting use by the homeless. She also expressed concern with the reduction in parking for her building and lack of lighting in the existing parking area. She further expressed her concern that the building design is not appropriate to the neighbourhood.

The Mayor called for further speakers on Development Permit No. 12-17. There were no speakers.

c. Development Permit No. 13-17

2,196 m<sup>2</sup> (23,639<sup>2</sup> foot) restaurant and casino addition at 20393 Fraser Highway

Presentation from Will Esaw, Architect, MGBA Architecture

Will Esaw, Architect, MGBA Architecture, provided an overview of the casino expansion project as follows:

- Site plan;
- Off-site works;
- Floor plans for restaurant/patio and lounge spaces;
- Landscape elements;
- Context Plan;
- Renderings of addition.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that no correspondence had been received.

Mayor Schaffer called for public input on Development Permit No. 13-17. There were no speakers

Motion #17/185
MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the Committee of the Whole rise and report.

**CARRIED** 

#### 3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from November 6, 2017

Motion #17/186
MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

THAT the minutes of the regular meeting held on November 6, 2017 be adopted as circulated.

CARRIED

#### 4. <u>BUSINESS ARISING FROM COMMITTEE OF THE WHOLE</u>

a. Development Permit No. 10-17

188 unit, 5-Storey Condominium Development at 20702, 20678, 20688 Eastleigh Crescent

Motion #17/187
MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 10-17 to accommodate a 188 unit, 5-Storey condominium development located at 20702, 20678 and 20688 Eastleigh 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 report.

BEFORE THE QUESTION WAS CALLED Councillor Pachal received clarification on the following:

- There will be 10 adaptable units;
- The old Cenotaph area is a separate piece of land.

Councillor Albrecht advised of the following:

- The Advisory Planning Commission was in support of the application;
- Appreciated that the proponent added more accessibility to the building, the wide range of unit sizes, four elevators, amenity on each floor and separate on-site enclosed raised walkway to the development.

Councillor Arnold received clarification that there was one accessible suite on each floor in each building.

Councillor Storteboom received clarification on the following:

- construction of the two buildings will be separated by a year; however, the second building will be a twin of the first;
- the smaller sized units will be for sale.

Councillor Storteboom suggested that additional rough-ins for electric car charging stations be considered.

Councillor van den Broek received clarification on the following:

- the laneway around the site is public so it will be open; however, the parkade above ground will be secured;
- the green space will be within the gated area.

#### THE QUESTION WAS CALLED and same was

#### **CARRIED**

#### b. Development Permit No. 12-17

69 unit, 6-Storey Condominium Development at 20416 Park Avenue

Motion #17/188

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT Development Permit Application DP 12-17 to accommodate a 69 unit, 6-Storey condominium development located at 20416 Park 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.

BEFORE THE QUESTION WAS CALLED Councillor van den Broek received clarification on the following:

- the laneway through the back of the site was open to neighbouring buildings;
- no safety concerns with respect to the empty lot next to the south parking lot as it is fully visible from the building;
- there will be fencing between properties and there will be fencing around the landscaping along 204<sup>th</sup>.

Councillor Pachal received clarification on the following:

- parking spaces for James Court will be maintained;
- permeable pavers will be used;
- sidewalk on Park Ave will be the main pedestrian walkway;
- a construction management plan will address noise, garbage, dust issues on the site.

#### Councillor Albrecht advised of the following:

- the Advisory Planning Commission supported the application;
- the building is far less dense than what is allowed for the site;
- the project is quality over quantity with adaptable units, amenity; area, accommodation for electric vehicles, building at grade, air conditioning in units;
- construction parking important so as not to negatively impact adjacent properties;
- suggested lane lighting needed.

#### Councillor Storteboom advised of the following:

- it's a unique looking building;
- electric car charging stations will be more in demand in the future, suggest providing more rough-ins for charging stations;
- important that the construction site be properly managed and positive relationships developed with neighbours moving forward.

#### Mayor Schaffer advised of the following:

- a high rise is permissible on that site; however, the developer has chosen to go with 6 stories;
- trust that the developer will take care of the management of the site issues to the satisfaction of the neighbouring properties;
- this development will likely increase properties values of neighbouring properties.

## THE QUESTION WAS CALLED and same was CARRIED

#### c. Development Permit No. 13-17

2,196 m<sup>2</sup> (23,639<sup>2</sup> foot) restaurant and casino addition at 20393 Fraser Highway

Motion #17/189
MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 13-17 to accommodate a 2,196 m<sup>2</sup> (23,639 ft<sup>2</sup>) restaurant and casino addition located at 20393 Fraser Highway 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.

BEFORE THE QUESTION WAS CALLED Councillor Pachal received clarification that the events space will be part of the convention centre.

Councillor Storteboom received clarification that the Match patio area is going to be expanded.

Councillor Arnold advised that the Advisory Planning Commission supported the application. He received clarification that the expansion will increase the number of small car parking spaces to 9. Councillor Arnold recommended that use of the small parking spots on the site be enforced.

## THE QUESTION WAS CALLED and same was CARRIED

#### 5. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – December 4, 2017 Regular Council Meeting – December 11, 2017

b. Metro Vancouver - Councillor Storteboom

Metro Vancouver is petitioning the B.C. government to make it easier for people to own electric vehicles.

The recent Union of B.C. Municipalities convention endorsed two resolutions, initiated by Metro Vancouver, that are aimed at addressing some challenges faced by electric vehicles (EV) owners, particularly in multi-family buildings, where there's often a lack of access to home charging.

The first resolution requests amendments to the BC Utilities Commission Act in order to allow for the resale of electricity, by Stratas, for electric vehicle charging.

The second resolution aims to address issues around providing reasonable access for electric vehicle charging in strata buildings.

With almost half of the region's households living in strata buildings, support for these resolutions will remove significant barriers to convenient electric vehicle charging for strata residents.

Last quarter, four percent of new vehicle sales in BC were electric or plugin hybrid. The popularity of electric vehicles is growing quickly and with the introduction of these changes, our region will be better prepared to provide consumers with the option of choosing electric vehicle transportation.

In closing, please be advised that the next Metro Vancouver Board of Directors Meeting will be the 2018 Inaugural meeting at the new head office location located at 4370 Kingsway in Burnaby.

#### c. Library Happenings - Councillor Martin

The Playground at FVRL offers customers of all ages free access to fun and engaging STEAM (science, technology, engineering, arts, and mathematics) related learning experiences. The Playground features lending collections and in-library experiences.

City of Langley Library staff have been busy delivering popular programs using fun and exciting technologies from the Playground. Our green screen added an extra layer of fun to the Halloween makeup program. The VIVE virtual reality machines transported customers to all kinds of places at our launch event, and kids learned about coding using the Sphero SPRK+ robots on their Pro-D day. Watch for even more in the New Year!

**Upcoming Programming Highlights:** 

Transcendental Meditation

Wednesday, November 22, 7:00 – 8:30 pm

Join us for an "Introduction to Transcendental Meditation" workshop. The presenter has more than 45 years of experience practicing TM and has taught the mechanics of TM to thousands of people. TM has been shown to increase creativity and energy as well as lower stress and anxiety.

#### LEGO Club

Monday, November 27, 4:00 – 5:30 pm

Love LEGO? We provide the LEGO; you bring your imagination! Come play, create, and experiment. LEGO Club is a fun afternoon program for all.

Scrabble Club

Every Wednesday, 1:30 - 3:30 pm

Come join us for a rousing game of Scrabble in the library!

Wednesday Wonders

Wednesday, November 29, 12:00 - 1:00 pm

This is a drop in program for adults and teens with developmental challenges and their caregivers. Participants join library staff for songs, stories, crafts and other entertaining activities that make all of our Wednesdays wonderful!

**Understanding Arthritis** 

Thursday, November 30, 2:00 - 3:00 pm

Find out what is really happening in your body when we talk about arthritis. You will learn how to become a better self-manager with information on pain management, medications, exercise and complementary therapies. Registration is required.

Mayor Schaffer advised that Council members recently attended Douglas Day, a day to honour pioneers in the community, further advising that engagement with the community is important for council members who attend many functions throughout the year in the community.

#### 6. <u>BYLAWS</u>

a. Bylaw 3034

First, second and third reading of a bylaw to amend the Council Procedure Bylaw

Motion #17/190
MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Council Procedure Bylaw, 2013, Amendment No. 2 Bylaw, 2017, No. 3034" be read a first time.

THAT the bylaw cited as "Council Procedure Bylaw, 2013, Amendment No. 2 Bylaw, 2017, No. 3034" be read a second time.

THAT the bylaw cited as "Council Procedure Bylaw, 2013, Amendment No. 2 Bylaw, 2017, No. 3034" be read a third time.

CARRIED

#### 7. ADMINISTRATIVE REPORTS

a. Approval for out of Province Travel – Fire Department Instructor's Conference

Motion #17/191
MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT Assistant Chief Scott Kennedy be authorized to attend the Fire Department Instructor's Conference in Indianapolis, Indiana April 23-28, 2018.

CARRIED

b. Out of Province Conference - Chief Administrative Officer

Motion #17/192
MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the Chief Administrative Officer be approved to attend the Canadian Association of Municipal Administrators Annual Conference in Fredericton, New Brunswick from May 28 to May 30, 2018 and the Federation of Canadian Municipalities Annual Conference in Halifax, Nova Scotia from May 31 to June 3, 2018.

CARRIED

c. Community Emergency Preparedness Fund Grant Application

Motion #17/193
MOVED BY Councillor van den Broek
SECONDED BY Councillor Storteboom

THAT City Council support the application for a \$25,000 grant from the Community Emergency Preparedness Fund and to management of any grant monies received.

**CARRIED** 

#### 8. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
  - 1. RCMP Quarterly Report July 1 September 30, 2017
  - Ministry of Children and Families
     November Adoption Awareness Month
- c. New Business

## 9. <u>ADJOURNMENT</u>

MOVED BY Councillor Pachal SECONDED BY Councillor van den Broek That the meeting be adjourned at 8:14pm.

CARRIED

MAYOR	
CORPORATE OFFICER	

# 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 <a href="mailto:pkusack@langleycity.ca">pkusack@langleycity.ca</a>, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

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

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

DATE: Nov. 17, 2017 REQUESTED MEETING DATE: December 4, 2017

NAME: Scott Hargrove, CEO and Nancy Gomerich, Director of Finance

ORGANIZATION NAME: Fraser Valley Regional Library

(if applicable)

CONTACT NUMBER: 604-859-7141

EMAIL ADDRESS: www.fvrl.bc.ca

TOPIC: Strategic Plan Update

AUDIO/VISUAL NEEDS (if yes, specify) Powerpoint

ACTION YOU WISH COUNCIL TO TAKE: For information





## ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 130, 2016, BYLAW No. 2998 DEVELOPMENT PERMIT APPLICATION DP 04-16

To consider a Rezoning Application and Development Permit Application by Superstar Homes Ltd. to accommodate a 19 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.

#### **Background Information:**

Site Area:

**Applicant:** Fred Adab Architects Inc. **Owner:** Superstar Homes Ltd.

Civic Addresses: 19660, 19674 and 19680 - 55A Avenue Legal Description: Lot 133 and Lot 134, Section 3, Township 8,

New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster

District Plan 9565 3088 m<sup>2</sup> (.76 acre)

**Lot Coverage:** 39.6% **Gross Floor Area:** 2448.6 m<sup>2</sup>

Floor Area Ratio: .79

**Total Parking Required: Total Parking Provided:**38 stalls (plus 4 visitor stalls)
38 stalls (plus 4 visitor stalls)

**Existing Zoning:** RS1 Single Family Residential Zone **Proposed Zoning:** CD 42-Comprehensive Development Zone

**OCP Designation:** Medium Density Residential

Variances Requested: None

**Development Cost Charges:** \$ 254,320.75( \$ 62,632.50 SF DCC Credit)

Community Amenity Charge: \$19,000 (@\$1,000/unit)



#### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 130

#### **BYLAW No. 2998**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD42) and to rezone the property located at 19660, 19674 and 19680 -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. 130, 2016, No. 2998".

#### 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 – 42 (CD42) Zone: immediately after Comprehensive Development -41 (CD41) Zone:

#### "N.N. CD42 COMPREHENSIVE DEVELOPMENT ZONE

#### 1. Intent

This Zone is intended to accommodate and regulate a 19-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 42 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 007-327-781
  Parcel "A" (Explanatory Plan 15281) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
- (b) PID: 007-571-429 Lot 133, Section 3, Township 8, New Westminster District Plan 44597
- (c) PID: 002-358-611 Lot 134, Section3, Township 8, New Westminster District Plan 44597

#### 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 18 pages and dated October, 2016 prepared for Superstar Homes Ltd. by Fred Adab Architects Inc. , 1 copies of which are attached to Development Permit 04-16.

#### 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 nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this third day of October, 2016.

READ A THIRD TIME this third day of October, 2016.

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this twenty sixth day of October, 2016.

FINALLY ADOPTED this -- day of --, 2016.



# REZONING APPLICATION RZ 01-16 DEVELOPMENT PERMIT APPLICATION DP 04-16

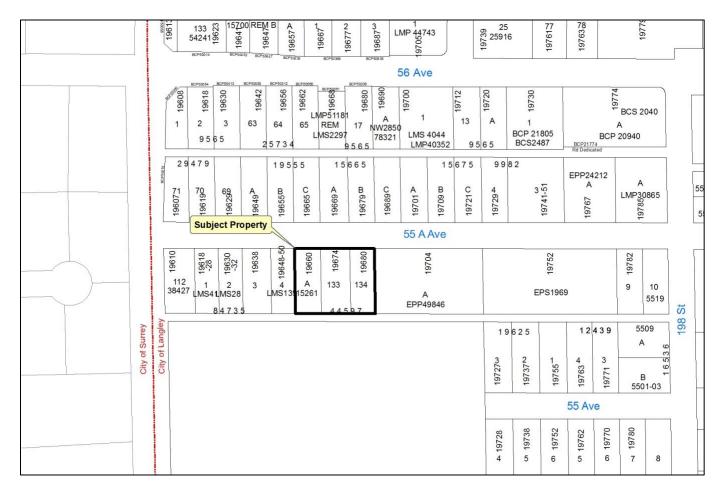
Civic Address: 19660, 19674, 19680 – 55A Avenue

Legal Description: Parcel "A" (Explanatory Plan 15261), Lot 8, Section 3,

Township 8, New Westminster District, Plan 9565; Lots 133 & 134, Section 3, Township 8, New Westminster

District, Plan 44597

Owner/Applicant: Superstar Homes Ltd.





# ADVISORY PLANNING COMMISSION COMMITTEE REPORT

To: Advisory Planning Commission

Subject Rezoning Application RZ 01-16/ Development

**Permit Application DP 04-16** 

File #: 6620.00

From: Development Services & Economic Development

Doc #: 142341

Department

Date: August 17, 2016

#### **COMMITTEE RECOMMENDATION:**

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate 19-unit townhouse development at 19660, 19674 and 19680 - 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's report.

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

To consider a Rezoning Application and Development Permit Application by Fred Adab Architect Inc. to accommodate a 19-unit townhouse development.

#### **POLICY:**

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.



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

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## COMMENTS/ANALYSIS:

#### **Background Information:**

**Applicant:** Fred Adab Architects Inc. **Owner:** Superstar Homes Ltd.

Civic Addresses: 19660, 19674 and 19680 - 55A Avenue Legal Description: Lot 133 and Lot 134, Section 3, Township 8,

New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster

District Plan 9565

**Site Area:** 3088 m<sup>2</sup> (.76 acre)

**Lot Coverage:** 39.6% **Gross Floor Area:** 2448.6 m<sup>2</sup>

Floor Area Ratio: .79

**Total Parking Required:**38 stalls (plus 4 visitor stalls) **Total Parking Provided:**38 stalls (plus 4 visitor stalls)

**Existing Zoning:** RS1 Single Family Residential Zone

**Proposed Zoning:** CD 42-Comprehensive Development Zone

**OCP Designation:** Medium Density Residential

Variances Requested: None

**Development Cost Charges:** \$ 254,320.75( \$ 62,632.50 SF DCC Credit)

Community Amenity Charge: \$19,000 (@\$1,000/unit)

#### **Engineering Requirements:**

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

- A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:
  - Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
  - 2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

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existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".

- 3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant will be required in the laneway south of the site. This would require a right-of-way or easement connecting the laneway to 55A Avenue.
- 4. Design and construct a half-width road on 55A Avenue along the 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.
- 5. The full construction of the rear lane from the eastern property line to western property line is required. A temporary hammer-head turn around must be provided at the west end of the lane. The hammerhead must be constructed on-site within an easement. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
- 6. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
- 7. 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.
- 8. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
- 9. 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.



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 4

Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

10. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

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

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

- 1. 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 water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
- 4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- 5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
- 6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
- 7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
- 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 5

9. 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.

10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

#### **Discussion:**

The applicant is proposing to develop an attractive 19-unit, 3-storey townhouse complex on a site currently occupied by three older homes, located on the south side of 55 A Avenue west of 198<sup>th</sup> Street. Immediately to the east, is a future 28-unit, 3 storey townhouse complex, which is next to the recently completed "Marquee" 32 unit, 3-storey townhouse complex. Immediately to the west, are older single family residential homes.

The proposed townhouse unit sizes range from 1,150 ft<sup>2</sup> to 1,390 ft<sup>2</sup> and offer twobedroom, three-bedroom, and four-bedroom suites. Architectural expression and exterior finishing material demonstrates an urban character with emphasis on a west coast contemporary theme with articulations and detailing. From a massing point of view, the buildings are organized in four separate blocks follows the same urban concept envisioned for the townhouse development to the east side with various sizes and floor plans. The layout of the site plan and orientation of the blocks creates the desired open space and enhanced landscaping. The proposed townhouses along 55A Avenue have direct pedestrian access to the road to create an attractive streetscape and a new urban concept for the neighborhood. All buildings feature vertical bay windows, roof-top patios, and a number of decorative elements including wood trims, brackets, wood posts and railings are incorporated in the design to accentuate the architectural articulation. A variety of materials is used with emphasis on richer and urban elements (brick) along the 55A Avenue frontage and at the main entry leading to the courtyard. A combination of stone, hardy shingle and hardy plank treatments are used on the remaining facades of the blocks facing 55A Avenue with vinyl siding accents. Vehicular access is provided from the rear of the site to secured garages accommodating two vehicles per suite with four convenient off-street parking spaces designated for visitors.

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



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 6

#### **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 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$254,320.75 to Development Cost Charge accounts and \$19,000 in Community Amenity Charges.

#### **ALTERNATIVES:**

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

Prepared by:

Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments





# MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

# HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

#### SEPTEMBER 14, 2016 7:00 PM

Present:

Councillor Jack Arnold, Chairman

Councillor Paul Albrecht, Vice-Chairman

John Beimers

Shelley Coburn, School District No. 35

Brian Doyle Dave Humphries Hana Hutchinson Esther Lindberg George Roman Jamie Schreder

Staff:

Gerald Minchuk, Director of Development Services & Economic

Development

Absent:

Corp. Steve McKeddie, Langley RCMP

#### 1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Coburn SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

#### CARRIED

#### 2) <u>DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16</u> 20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone form 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

#### **CARRIED**

OPPOSED: Member Doyle

# 3) REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE F.ADAB ARCHITECTS INC.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -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.

#### CARRIED

# 4) REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A AVENUE -KEYSTONE ARCHITECTURE

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpis, Keystone Architecture. Mr. Wykpis presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A 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.

#### **NEXT MEETING**

Thursday, October 13, 2016

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

MOVED BY Commission Member Humphries SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

**CARRIED** 

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

#### **TOWNHOUSE DEVELOPMENT**

19660,19674,19680, 55A AVENUE, LANGLEY



#### LIST OF DRAWINGS

A-1.0 PROJECT CONTACTS LIST

A-1.1 CONTEXT PLAN - PROJECT STATISTICS A-1.2 AERIAL MAP - CONTEXT PHOTOS

A-1.2 SITE PLAN
A-1.4 PERSPECTIVE VIEW OF SITE
A-1.5 DESIGN RATIONALE-1
A-1.6 DESIGN RATIONALE-2

A-1.7 STREETSCAPE
A-1.8 COLOURED ELEVATIONS
A-1.9 EXTERIOR FINISH

A-2.1 BLOCK 1 - 2 FLOOR PLANS (TYP.)
A-2.2 BLOCK 3 FLOOR PLANS
A-2.3 BLOCK 4 FLOOR PLANS

A-3.1 BLOCK 1- 2 ELEVATIONS (TYP.)

A-3.2 BLOCK 3 ELEVATIONS

A-3.3 BLOCK 4 ELEVATIONS

A-4.1 SECTIONS

#### OWNER:

#### SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.

5801 KETTLE CRESCENT, SURREY, B.C. V3S 8R6 TEL: 604 317 6039

#### **CIVIL ENGINEER:**

#### HY ENGINEERING

200-9128 152ND STREET SURREY, B.C. V3R 4E7 TEL: 604 583 1616 FAX: 604 583 1737

#### ARCHITECT :

#### F. ADAB ARCHITECTS INC.

130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003

FAX: 604 987 3033

#### SURVEYOR:

#### **GREWAL & ASSOCIATES**

204 -15299 68TH AVENUE SURREY-BC, V3S 2C1 TEL: 604-597-8567

#### LANDSCAPE ARCHITECT:

#### BENT PICTURE DESIGN GROUP INC.

306 - 4464 WEST 10TH AVENUE. VANCOUVER, BC, V6R 2H9

TEL: 604 222 9200 FAX: 604 222 9212



#### F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER BC V7P SRM TEL: (604) #87-3802 FAX: (804) 687-3033 E-MAIL: minimus portected corn

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19660, 19674, 19680 55 A AVENUE, LANGLEY

SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD. 5801 - KETTLE CRESCENT SURREY, B.C.

DRAWING TITLE:

COVER PAGE CONTACT LIST/ INDEX

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#### **PROJECT STATISTICS**

CIVIC ADDRESS:

19660, 19674, 19680 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION:

PARCEL "A", LOT 8, PLAN 9565, LOTS 133 AND 134 BOTH OF PLAN 44597, ALL OF SECTION 3, TOWNSHIP 8 NWD.

LOT AREA:

33240 SQ.FT.=3088 SQ.M.=0.76 ACRES

EXISTING: RS1 - SINGLE FAMILY RESIDENTIAL

PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -

MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :

ALLOWED: 41% OF LOT AREA = 0.41X33240=13628.4 PROVIDED: 39.6% OF LOT AREA = 13185 / 33240

FLOOR AREA:

PROVIDED: 26358 SQ.FT. = 2448.6 SQ.M.

NO. OF UNITS: 19

DENSITY ;

ALLOWED : MAX. 50.18 UNITS/ACRE = 124 UNITS / HA PROPOSED: 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

PROVIDED: 26358 / 33240 = 0.79

BUILDING HEIGHT:

ALLOWED: 3 STOREYS PROVIDED: 3 STOREYS

SETBACKS:

ALLOWED: NORTH : 6.0 m = 20.0°

INTERIOR : MIN.3.96 m = 13'-0"

EXTERIOR MIN.3.96 m = 13'-0"

PROVIDED: NORTH PL. : 3.65 m = 12'-0"

SOUTH PL. : 5.89 m = 19'-4"

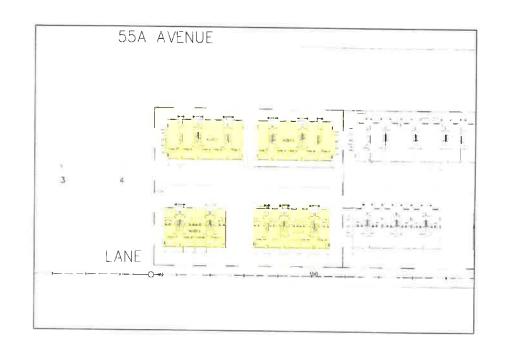
EAST PL: : AVERAGE : 3.58m = 11.75'

WEST PL. : AVERAGE: 3.65m = 12'-0"

PARKING:

REQUIRED : 2 STALLS / TOWNHOUSE : 38 STALLS VISITORS : 0.2 X UNITS = 0.2 X19=3.8 PROVIDED: 2 STALLS / TOWNHOUSE: 38 STALLS

VISITORS: 4



	1	BLOCK	S 1 AN	D 2		BLOC	KS 3 A	ND 4	
UNIT TYPE	A	В	С	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	1.0
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1310	1347	1170	1390	1330	
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM: 4 NO OF 3 BED RM:10 NO OF 4 BED RM: 5 TOTAL NO OF UNITS: 19

TOTAL NET AREA : 24724 SQ.FT. LOT AREA: 33240 SQ.FT.

F. ADAB

**ARCHITECTS** INC.



PROJECT TITLE: TOWNHOUSE DEVELOPMENT 19680 19674, 19680 55 A AVENUE LANGLEY

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD,
5001 - KETTLE CRESCENT
SURREY, 8.C.

DRAWING TITLE STATISTICS CONTEXT MAP

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#### F. ADAB ARCHITECTS INC.

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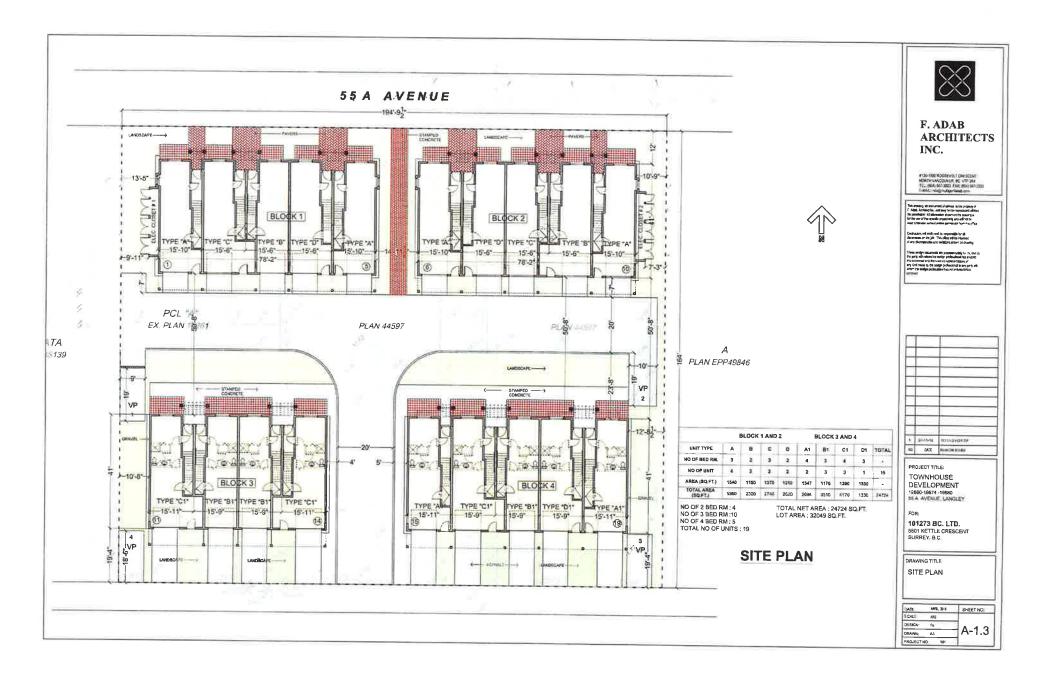
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JOHALCON PROPERTIES
101273 LTD.
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SURREY, B.C.

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AERIAL MAP CONTEXT PHOTOS

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PROJECT TITLE

TOWNHOUSE DEVELOPMENT 19050 19674 19680

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY B C.

PERSPECTIVE VIEW OF SITE

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#### Site Characteristics and Context

The proposed development is the 3rd project designed by FAA on the south side of the 55A Avenue. The first development "Marquee" was completed in 2013. The 2nd development is in the process of obtaining the building permit.

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The site presently occupies 3 homes and is almost flat. The project consists of 19 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. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane which is presently gravel road will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the rendering material provided in the rezoning submission package. There are no developments adjacent to the site toward west.

The remaining neighboring lots to the west could be developed separately and there would be no orphan lot remained as a result of this development.

Outdoor spaces for the units are provided by large 2nd floor balcony / decks, patios with soft landscaped at main floor level and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

#### OPEN SPACES / LANDSCAPING

The open spaces and landscape concept follows the same design criteria envisioned for the street-scape along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements are introduced to enhance the urban character and expression created by architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping to the west property lines provides buffering to the adjacent lot

#### Urban Design, Form and Character

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the 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 with a contemporary vocabulary. At the same time design vocabulary and finishing materials expresses an urban character with emphasis on west coast architecture.

Architectural expression of the buildings provides a recognizable form and character expressing 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 semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with Individual trellis 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.

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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
1970L SS A AVENUE LANGLEY

FOR

1001094 BC. LTD. 6025 - 148 STREET SURREY, 8.C.

RAWING LITLE

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#### Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and developing within an existing urban area rather than a suburban district.

#### The following design strategies and elements will be introduced:

- 1. Use of low emission adhesives, paint and flooring.
- 2. Use of building materials with high recycled content and from local sources.
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010.
- 4. 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 on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.

#### Crime Prevention Through Environmental Design. "CPTED"

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety measure for the proposed development.

#### The proposed CPTED measure fall into the following categories:

Territoriality
Natural Surveillance
Hierarchy of Space
Access and Perimeter Control

Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates 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.

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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PROJECT TILL,

TOWNHOUSE

DEVELOPMENT

19704-55 A AVENUE LANGLEY

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1001094 BC. LTD. 6025 - 148 STREET SURREY, B.C.

DESIGE RATIONALE 2

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NORTH (FRONT) ELEVATION -BLOCK 4



EAST SIDE ELEVATION - BLOCK 4 (WEST ELEVATION IS REVERSED)



F. ADAB **ARCHITECTS** INC.

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PROJECT TITLE: TOWNHOUSE DEVELOPMENT 19560, 19674, 19860 85 A AVENUE, LANGLEY

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, 8 C.

CRAWING TITLE: BLOCK 3 & 4 ELEVATIONS

SOLE: 1879-01 SHEET NO.

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#### Exterior Finishes

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

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

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fasclas are Introduced to further articulate the architectural vocabulary.



NORTH (FRONT) ELEVATION -BLOCK 3



STONE SUEDE DRYSTACK LEDGESTONE •



HARDIE SHINGLES CL 2716A MAPLE PIE - BY GP.



6" HORIZONTAL HARDIE SIDING CL 3224M SERAPH - BY GP.



VINYL SHINGLES 65-SPICE BY KAYCAN



6" HORIZONTAL VINYL SIDING 73-STONECREST BY KAYKAN



Railing and windows CL 3127N BLACK RUSSIAN BY GP



#### F. ADAB **ARCHITECTS** INC.

ALSO-1000 HOOSEVELT CRESCENI HORTH WANCOUVER BC 1779 JAN TEL 1804) 687-3003 FAN 1604; 987-3033 C-MASI, min@examportambazon

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PROJECT TITLE

TOWNHOUSE DEVELOPMENT 19850, 19674 19680 55 A AVENUE, LANGLEY

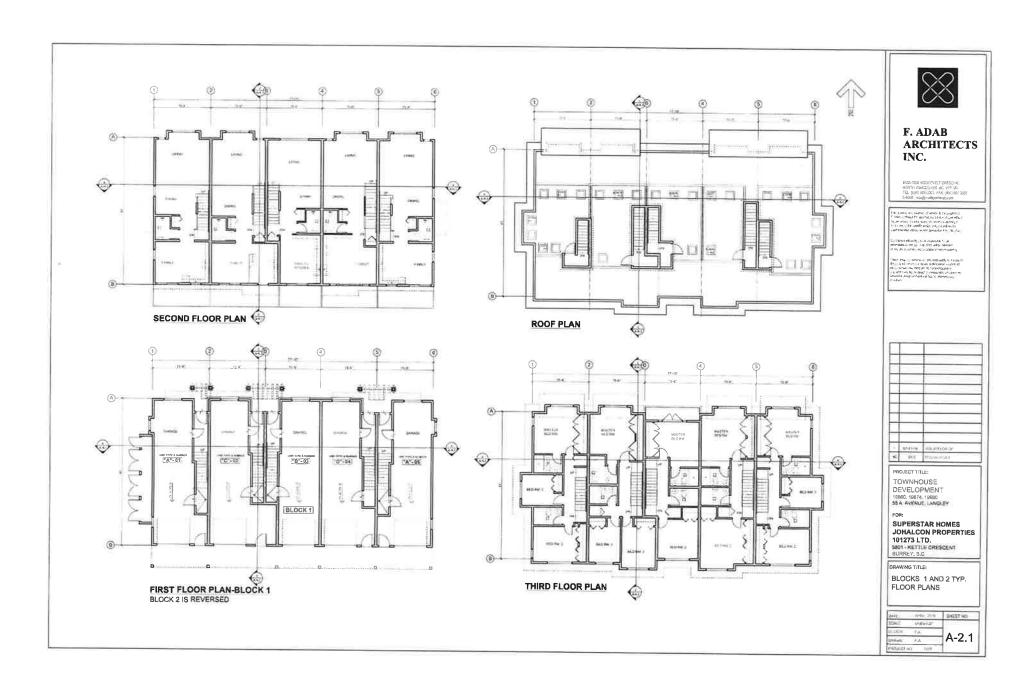
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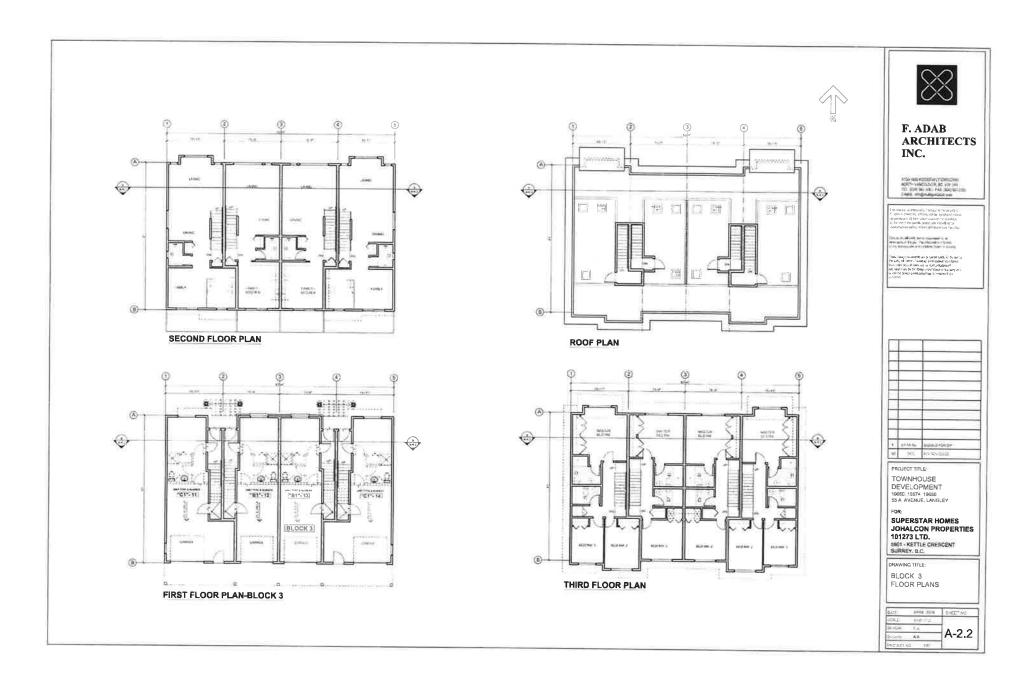
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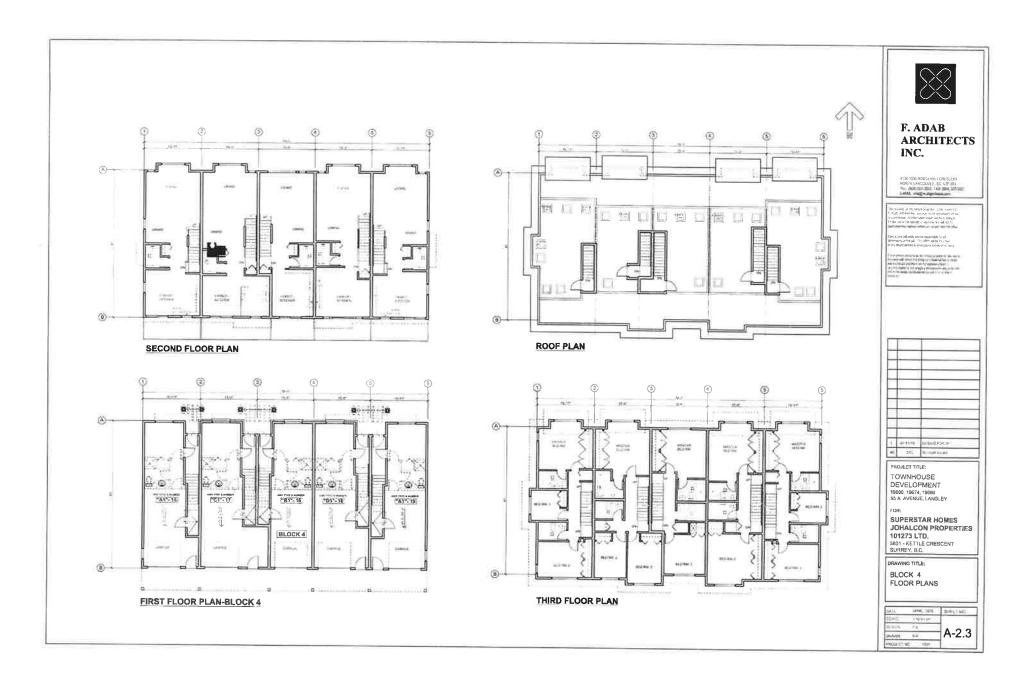
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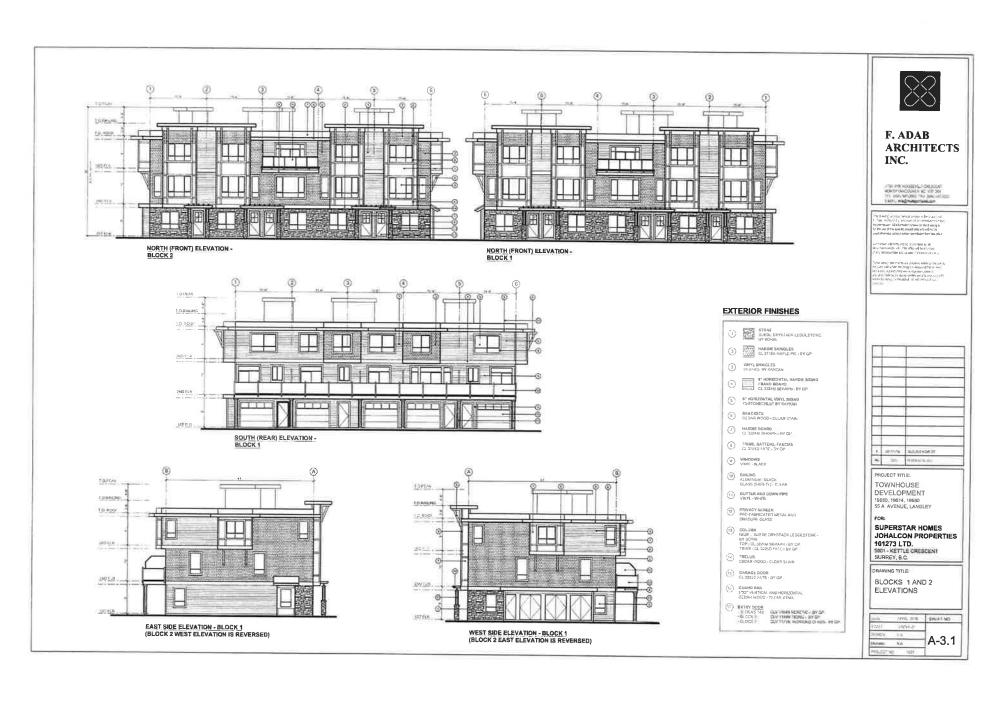
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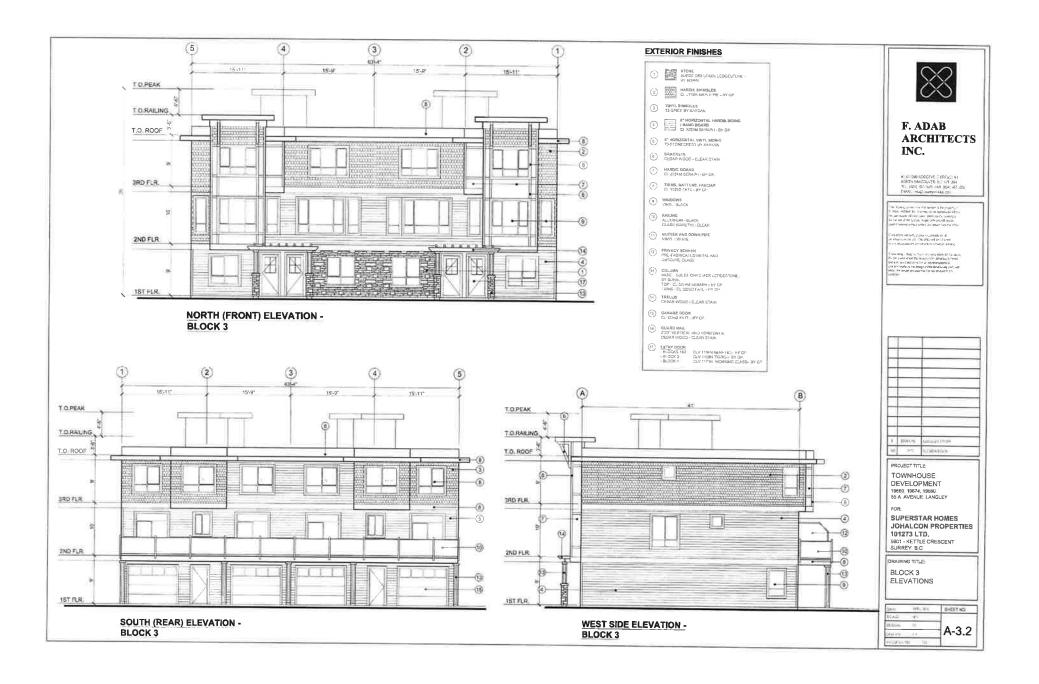
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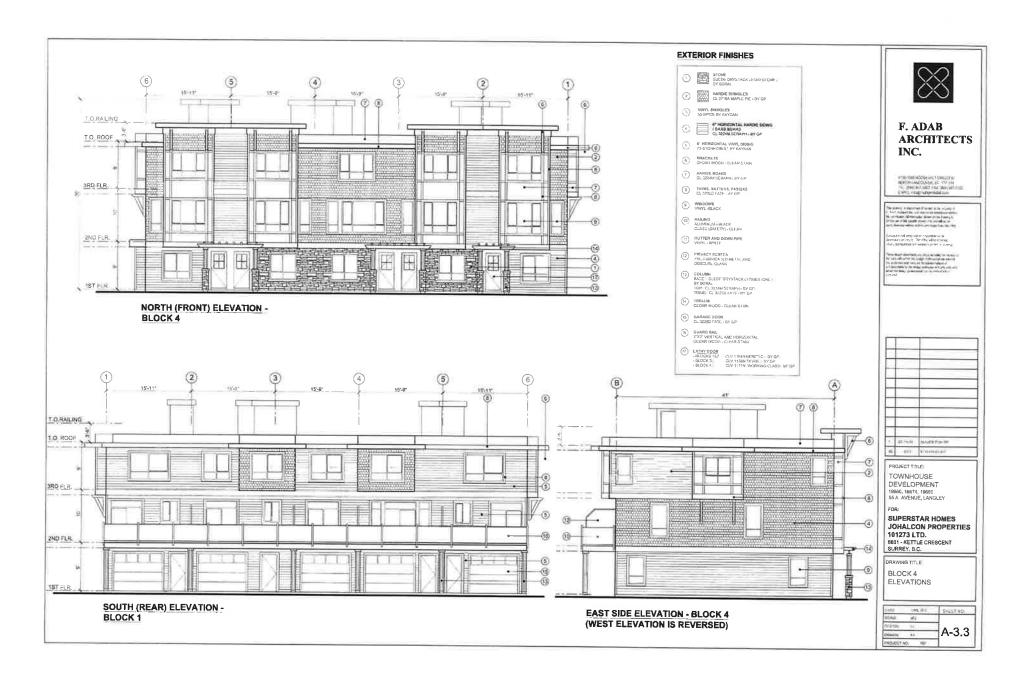


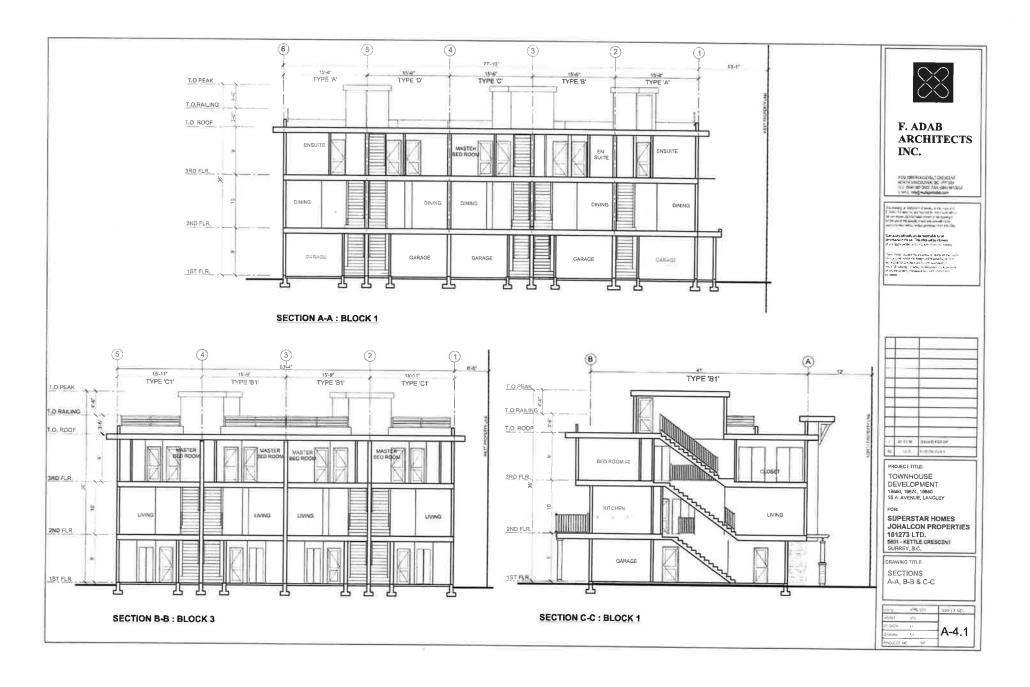


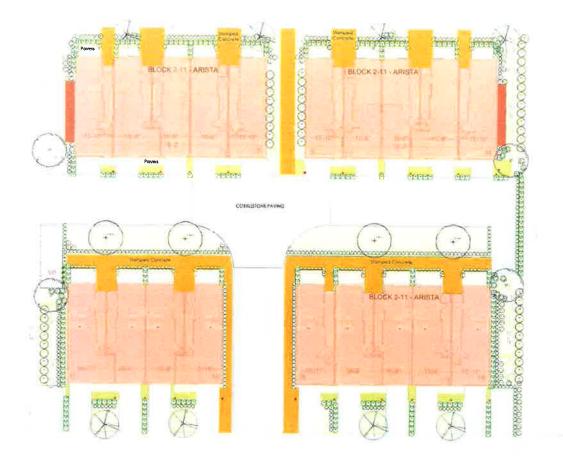












#### DESIGN RATIONALE AND SUMMARY

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# MOTION

# **Development Permit No. 04-16**

THAT Development Permit Application DP 04-16 to accommodate 19-unit townhouse development at 19660, 19674 and 19680 - 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's report.





# ADVISORY PLANNING COMMISSION COMMITTEE REPORT

To: Advisory Planning Commission

Subject Rezoning Application RZ 01-16/ Development

**Permit Application DP 04-16** 

File #: 6620.00

From: Development Services & Economic Development

Doc #: 142341

Department

Date: August 17, 2016

## **COMMITTEE RECOMMENDATION:**

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate 19-unit townhouse development at 19660, 19674 and 19680 - 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's report.

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

To consider a Rezoning Application and Development Permit Application by Fred Adab Architect Inc. to accommodate a 19-unit townhouse development.

# **POLICY:**

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.



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 2

# COMMENTS/ANALYSIS:

# **Background Information:**

**Applicant:** Fred Adab Architects Inc. **Owner:** Superstar Homes Ltd.

Civic Addresses: 19660, 19674 and 19680 - 55A Avenue Legal Description: Lot 133 and Lot 134, Section 3, Township 8,

New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster

District Plan 9565

**Site Area:** 3088 m<sup>2</sup> (.76 acre)

**Lot Coverage:** 39.6% **Gross Floor Area:** 2448.6 m<sup>2</sup>

Floor Area Ratio: .79

**Total Parking Required:** 38 stalls (plus 4 visitor stalls) **Total Parking Provided:** 38 stalls (plus 4 visitor stalls)

**Existing Zoning:** RS1 Single Family Residential Zone

**Proposed Zoning:** CD 42-Comprehensive Development Zone

**OCP Designation:** Medium Density Residential

Variances Requested: None

**Development Cost Charges:** \$ 254,320.75( \$ 62,632.50 SF DCC Credit)

Community Amenity Charge: \$19,000 (@\$1,000/unit)

# **Engineering Requirements:**

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

- A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:
  - 1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
  - 2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 3

existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".

- 3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant will be required in the laneway south of the site. This would require a right-of-way or easement connecting the laneway to 55A Avenue.
- 4. Design and construct a half-width road on 55A Avenue along the 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.
- 5. The full construction of the rear lane from the eastern property line to western property line is required. A temporary hammer-head turn around must be provided at the west end of the lane. The hammerhead must be constructed on-site within an easement. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
- 6. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
- 7. 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.
- 8. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
- 9. 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.



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 4

Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

10. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

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

# <u>C)</u> 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 water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
- 4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- 5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
- 6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
- 7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
- 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 5

9. 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.

10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

# **Discussion:**

The applicant is proposing to develop an attractive 19-unit, 3-storey townhouse complex on a site currently occupied by three older homes, located on the south side of 55 A Avenue west of 198<sup>th</sup> Street. Immediately to the east, is a future 28-unit, 3 storey townhouse complex, which is next to the recently completed "Marquee" 32 unit, 3-storey townhouse complex. Immediately to the west, are older single family residential homes.

The proposed townhouse unit sizes range from 1,150 ft<sup>2</sup> to 1,390 ft<sup>2</sup> and offer twobedroom, three-bedroom, and four-bedroom suites. Architectural expression and exterior finishing material demonstrates an urban character with emphasis on a west coast contemporary theme with articulations and detailing. From a massing point of view, the buildings are organized in four separate blocks follows the same urban concept envisioned for the townhouse development to the east side with various sizes and floor plans. The layout of the site plan and orientation of the blocks creates the desired open space and enhanced landscaping. The proposed townhouses along 55A Avenue have direct pedestrian access to the road to create an attractive streetscape and a new urban concept for the neighborhood. All buildings feature vertical bay windows, roof-top patios, and a number of decorative elements including wood trims, brackets, wood posts and railings are incorporated in the design to accentuate the architectural articulation. A variety of materials is used with emphasis on richer and urban elements (brick) along the 55A Avenue frontage and at the main entry leading to the courtyard. A combination of stone, hardy shingle and hardy plank treatments are used on the remaining facades of the blocks facing 55A Avenue with vinyl siding accents. Vehicular access is provided from the rear of the site to secured garages accommodating two vehicles per suite with four convenient off-street parking spaces designated for visitors.

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



Date: August 17, 2016

Subject: Rezoning Application RZ 01-16/ Development Permit Application DP 04-16

Page 6

# **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 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.

## **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$254,320.75 to Development Cost Charge accounts and \$19,000 in Community Amenity Charges.

## **ALTERNATIVES:**

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

Prepared by:

Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments



# **TOWNHOUSE DEVELOPMENT**

19660,19674,19680, 55A AVENUE, LANGLEY



#### LIST OF DRAWINGS

A-1.0 PROJECT CONTACTS LIST

A-1.1 CONTEXT PLAN - PROJECT STATISTICS A-1.2 AERIAL MAP - CONTEXT PHOTOS

A-1.2 SITE PLAN
A-1.4 PERSPECTIVE VIEW OF SITE
A-1.5 DESIGN RATIONALE-1
A-1.6 DESIGN RATIONALE-2

A-1.7 STREETSCAPE
A-1.8 COLOURED ELEVATIONS
A-1.9 EXTERIOR FINISH

A-2.1 BLOCK 1 - 2 FLOOR PLANS (TYP.)
A-2.2 BLOCK 3 FLOOR PLANS
A-2.3 BLOCK 4 FLOOR PLANS

A-3.1 BLOCK 1- 2 ELEVATIONS (TYP.)

A-3.2 BLOCK 3 ELEVATIONS

A-3.3 BLOCK 4 ELEVATIONS

A-4.1 SECTIONS

#### OWNER:

#### SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.

5801 KETTLE CRESCENT, SURREY, B.C. V3S 8R6 TEL: 604 317 6039

#### **CIVIL ENGINEER:**

#### HY ENGINEERING

200-9128 152ND STREET SURREY, B.C. V3R 4E7 TEL: 604 583 1616 FAX: 604 583 1737

#### ARCHITECT :

#### F. ADAB ARCHITECTS INC.

130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003

FAX: 604 987 3033

#### SURVEYOR:

#### **GREWAL & ASSOCIATES**

204 -15299 68TH AVENUE SURREY-BC, V3S 2C1 TEL: 604-597-8567

#### LANDSCAPE ARCHITECT:

#### BENT PICTURE DESIGN GROUP INC.

306 - 4464 WEST 10TH AVENUE. VANCOUVER, BC, V6R 2H9

TEL: 604 222 9200 FAX: 604 222 9212



#### F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER BC V7P SRM TEL: (604) #87-3802 FAX: (804) 687-3033 E-MAIL: minimus portected corn

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19660, 19674, 19680 55 A AVENUE, LANGLEY

SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD. 5801 - KETTLE CRESCENT SURREY, B.C.

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#### **PROJECT STATISTICS**

CIVIC ADDRESS:

19660, 19674, 19680 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION:

PARCEL "A", LOT 8, PLAN 9565, LOTS 133 AND 134 BOTH OF PLAN 44597, ALL OF SECTION 3, TOWNSHIP 8 NWD.

LOT AREA:

33240 SQ.FT.=3088 SQ.M.=0.76 ACRES

ZONING

EXISTING: RS1 - SINGLE FAMILY RESIDENTIAL

PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -

MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :

ALLOWED: 41% OF LOT AREA = 0.41X33240=13628.4 PROVIDED: 39.6% OF LOT AREA = 13185 / 33240

FLOOR AREA:

PROVIDED: 26358 SQ.FT. = 2448.6 SQ.M.

NO. OF UNITS: 19

DENSITY :

ALLOWED: MAX. 50.18 UNITS/ACRE = 124 UNITS / HA. PROPOSED: 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

FAR

PROVIDED: 26358 / 33240 = 0.79

BUILDING HEIGHT:
ALLOWED: 3 STOREYS

ALLOWED: 3 STOREYS PROVIDED: 3 STOREYS

SETBACKS:

ALLOWED NORTH 6.0 m = 20.0

INTERIOR : MIN.3.96 m = 13'-0" EXTERIOR : MIN.3.96 m = 13'-0"

PROVIDED : NORTH PL. : 3.65 m = 12'-0"

SOUTH PL. : 5.89 m = 19'-4"

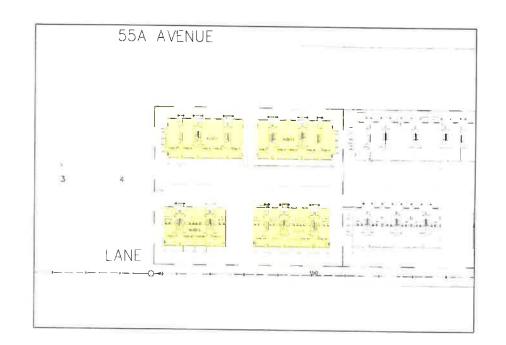
EAST PL: : AVERAGE : 3.58m = 11.75'

WEST PL. : AVERAGE : 3.65m = 12'-0"

PARKING:

REQUIRED 2 STALLS / TOWNHOUSE: 38 STALLS VISITORS: 0.2 X UNITS = 0.2 X19=3.8 PROVIDED: 2 STALLS / TOWNHOUSE: 38 STALLS

VISITORS: 4



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NO OF BED RM.	3	2	3	2	4	3	4	3	1.0
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1310	1347	1170	1390	1330	
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM: 4 NO OF 3 BED RM:10 NO OF 4 BED RM: 5 TOTAL NO OF UNITS: 19

TOTAL NET AREA : 24724 SQ FT. LOT AREA : 33240 SQ.FT. F. ADAB

ARCHITECTS INC.

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DEVELOPMENT
19650, 19674, 19680
55 A AVENUE, LANGLEY

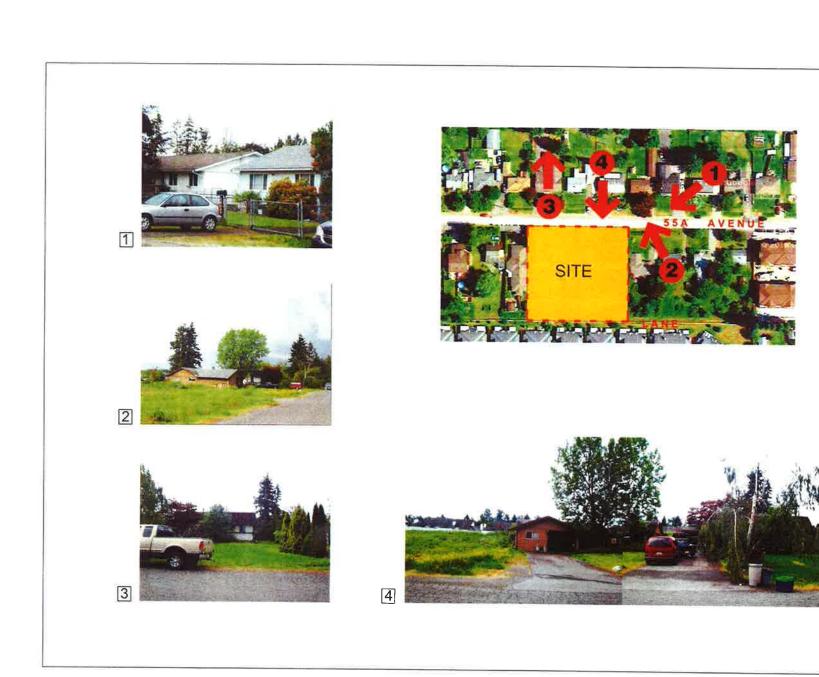
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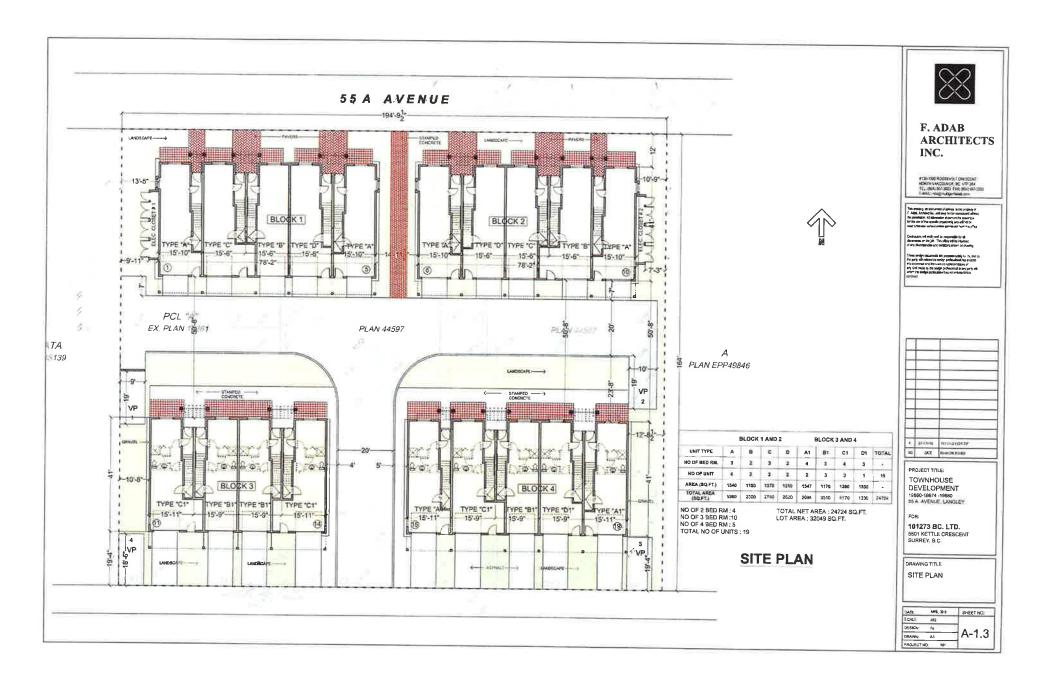
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101273 LTD.
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SURREY, B.C.

DRAWING TITLE

AERIAL MAP CONTEXT PHOTOS

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PROJECT TITLE

TOWNHOUSE DEVELOPMENT 19050 19674 19680

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101273 LTD.
5801 - KETTLE CRESCENT
SURREY B C.

PERSPECTIVE VIEW OF SITE

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#### Site Characteristics and Context

The proposed development is the 3rd project designed by FAA on the south side of the 55A Avenue. The first development "Marquee" was completed in 2013. The 2nd development is in the process of obtaining the building permit.

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The site presently occupies 3 homes and is almost flat. The project consists of 19 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. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane which is presently gravel road will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the rendering material provided in the rezoning submission package. There are no developments adjacent to the site toward west.

The remaining neighboring lots to the west could be developed separately and there would be no orphan lot remained as a result of this development.

Outdoor spaces for the units are provided by large 2nd floor balcony / decks, patios with soft landscaped at main floor level and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

#### OPEN SPACES / LANDSCAPING

The open spaces and landscape concept follows the same design criteria envisioned for the street-scape along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements are introduced to enhance the urban character and expression created by architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping to the west property lines provides buffering to the adjacent lot

#### Urban Design, Form and Character

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the 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 with a contemporary vocabulary. At the same time design vocabulary and finishing materials expresses an urban character with emphasis on west coast architecture.

Architectural expression of the buildings provides a recognizable form and character expressing 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 semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with Individual trellis 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.

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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19704. 55 A AVENUE LANGLEY

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1001094 BC. LTD. 6025 - 148 STREET SURREY, 8.C.

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#### Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and developing within an existing urban area rather than a suburban district.

#### The following design strategies and elements will be introduced:

- 1. Use of low emission adhesives, paint and flooring.
- 2. Use of building materials with high recycled content and from local sources.
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010.
- 4. 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 on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.

#### Crime Prevention Through Environmental Design. "CPTED"

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety measure for the proposed development.

#### The proposed CPTED measure fall into the following categories:

Territoriality
Natural Surveillance
Hierarchy of Space
Access and Perimeter Control

Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates 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.

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.

A 130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER BC V /P URL FEL (604) 987-3000 FAX (604) 987-3030 I WARE IN 1986 with processor (604) 987-3030

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PROJECT TILL,

TOWNHOUSE

DEVELOPMENT

19704-55 A AVENUE LANGLEY

EO-B

1001094 BC. LTD. 6025 - 148 STREET SURREY, B.C.

DESIGE RATIONALE 2

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NORTH (FRONT) ELEVATION -BLOCK 4



EAST SIDE ELEVATION - BLOCK 4 (WEST ELEVATION IS REVERSED)



F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19560, 19674, 19860 85 A AVENUE, LANGLEY

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, 8 C.

CRAWING TITLE: BLOCK 3 & 4 ELEVATIONS

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PROJECT N	D 1001	

#### Exterior Finishes

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

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

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



NORTH (FRONT) ELEVATION -BLOCK 3



STONE SUEDE DRYSTACK LEDGESTONE •



HARDIE SHINGLES CL 2716A MAPLE PIE - BY GP.



6" HORIZONTAL HARDIE SIDING CL 3224M SERAPH - BY GP.



VINYL SHINGLES 65-SPICE BY KAYCAN



6" HORIZONTAL VINYL SIDING 73-STONECREST BY KAYKAN



Railing and windows CL 3127N BLACK RUSSIAN BY GP



#### F. ADAB **ARCHITECTS** INC.

ALSO-1000 HOOSEVELT CRESCENI HORTH WANCOUVER BC 1779 JAN TEL 1804) 687-3003 FAN 1604; 987-3033 C-MASI, min@examportambazon

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# PROJECT TITLE

TOWNHOUSE DEVELOPMENT 19850, 19674 19680 55 A AVENUE, LANGLEY

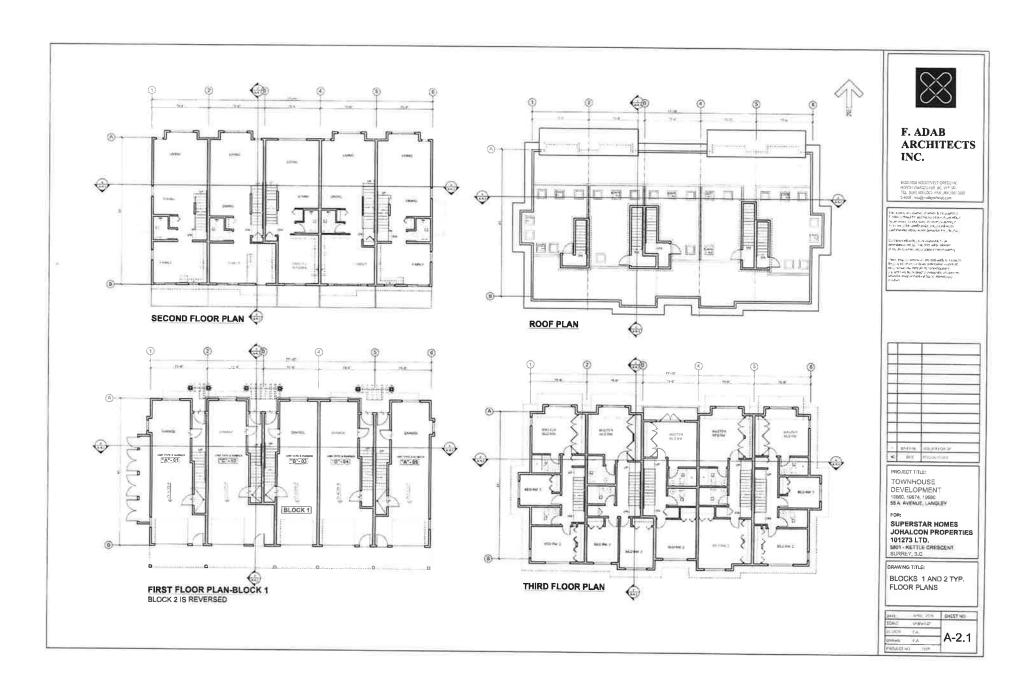
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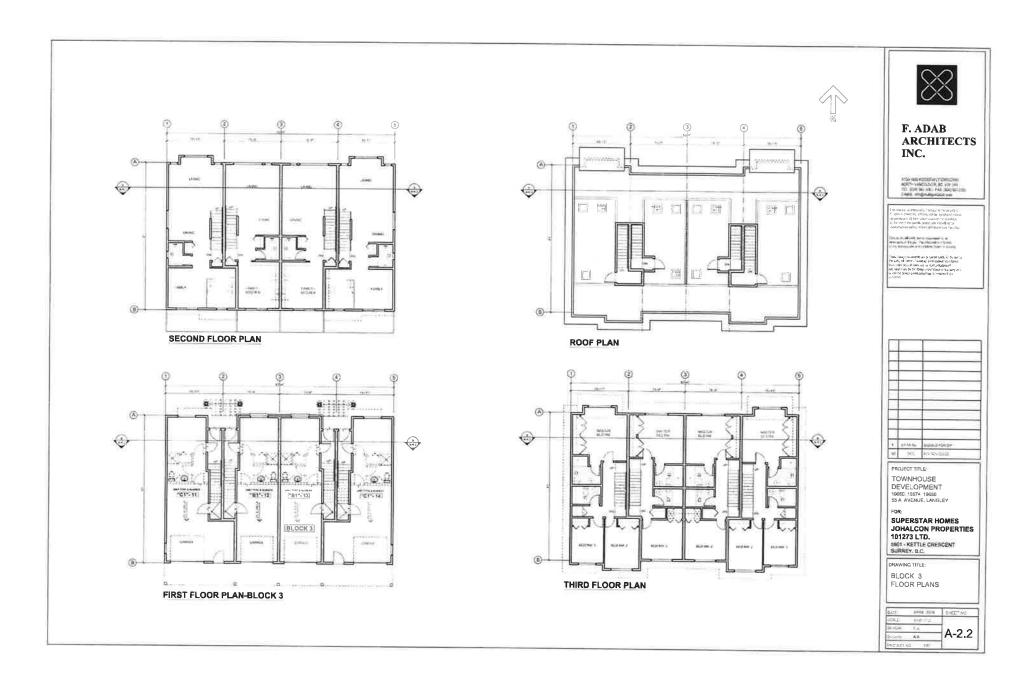
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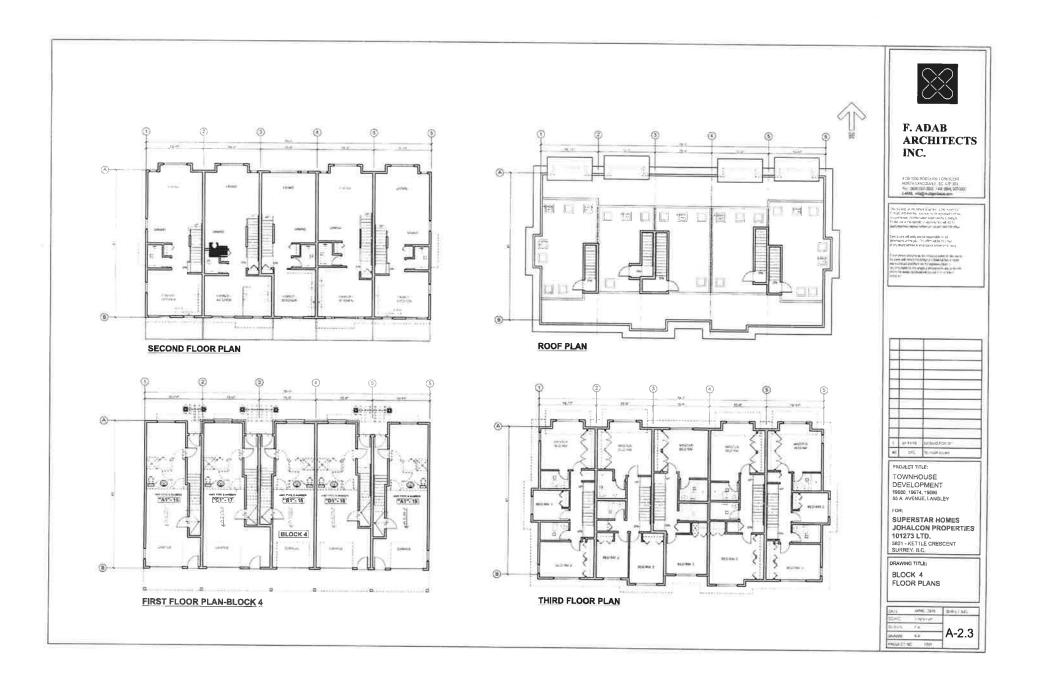
DRAWING TITLE:

EXTERIOR FINISH AND OPEN SPACE

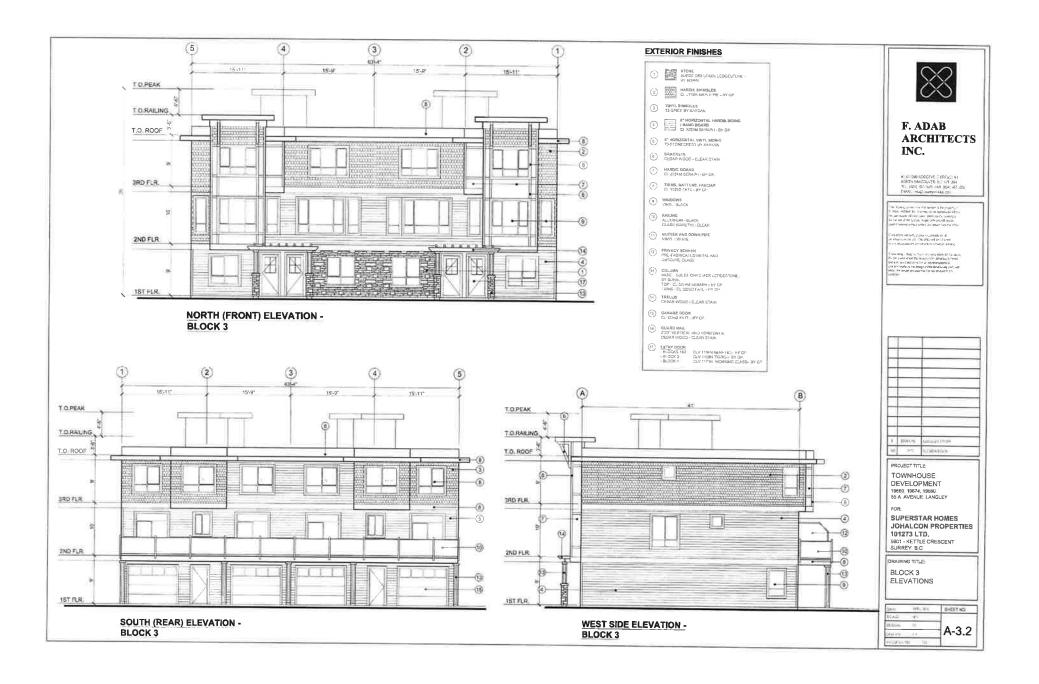
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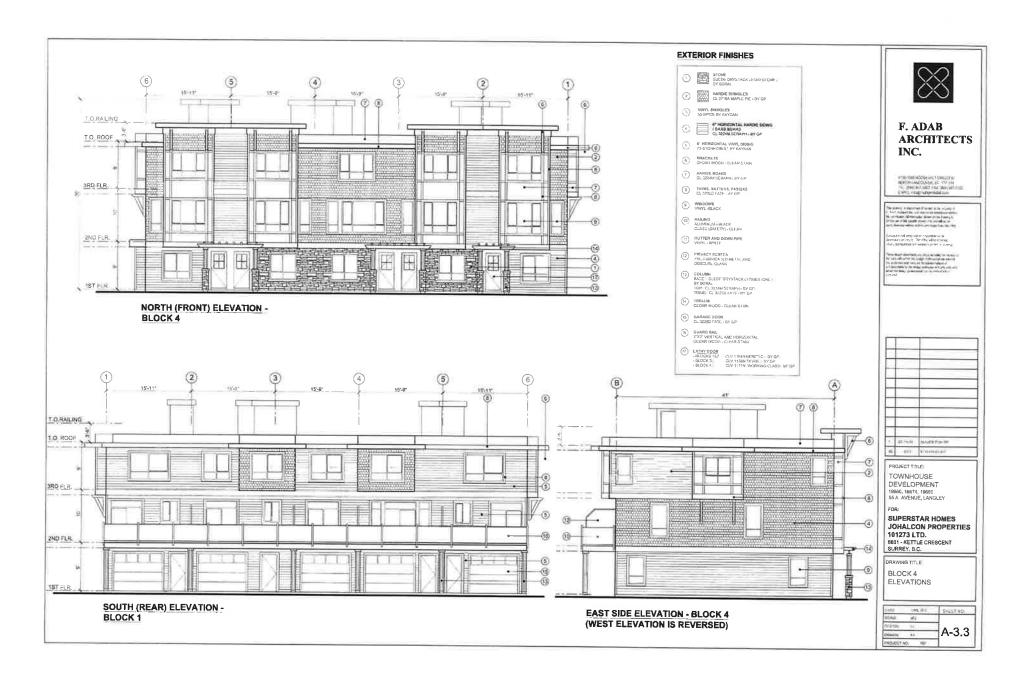


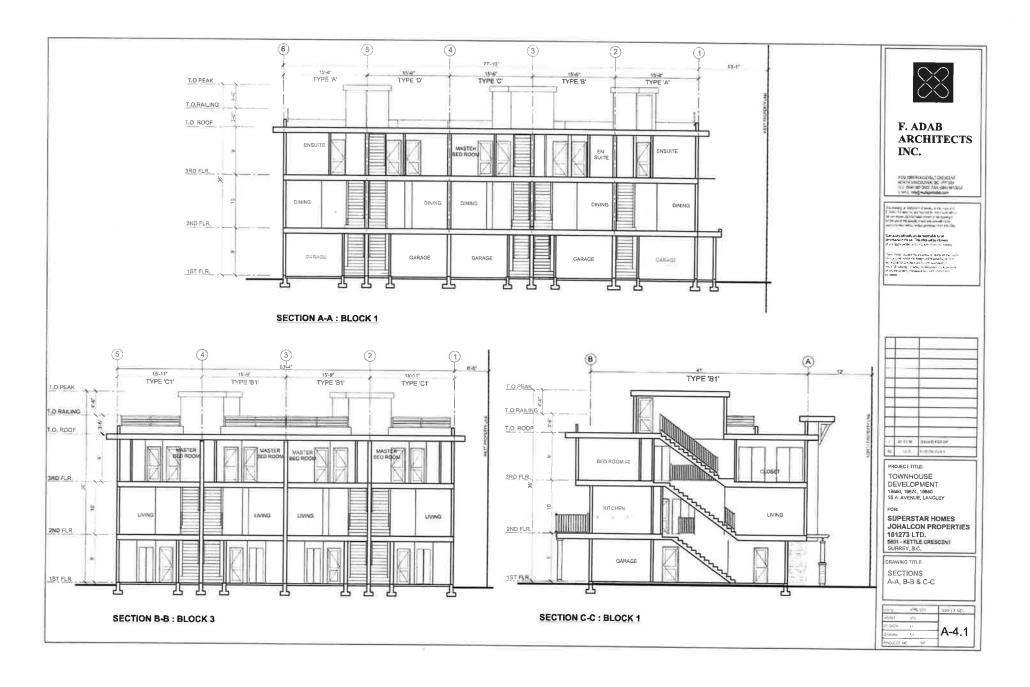


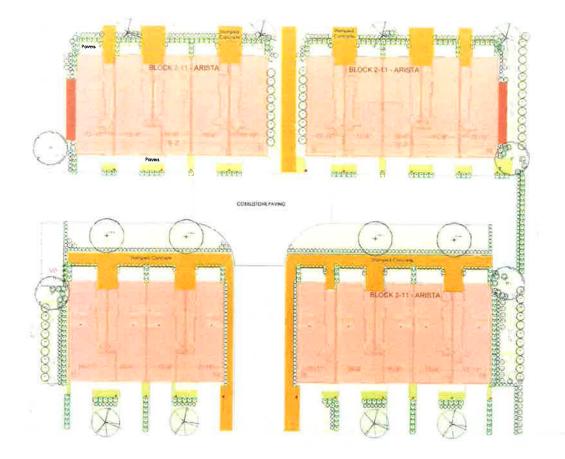












#### DESIGN RATIONALE AND SUMMARY

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Slatted Fence Background(Winima) Raise)



Skilled Fence Sackground(Sunace Fush)

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LA-01-01	-	Senten.	the landscape design for this
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Scale 1/8"- 1'0"

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# **EXPLANATORY MEMO**

DRINKING WATER CONSERVATION PLAN BYLAW, 2017 No. 3037

# PURPOSE:

To regulate the consumption of water in accordance with the Metro Vancouver Drinking Water Conservation Plan.



#### **CITY OF LANGLEY**

# DRINKING WATER CONSERVATION PLAN BYLAW NO. 3037

A bylaw to regulate the consumption of Water in accordance with the Metro Vancouver Drinking Water Conservation Plan

WHEREAS the Metro Vancouver Drinking Water Conservation Plan is based on four key principles:

- 1. Recognize drinking water as a precious resource that must be conserved;
- 2. Maintain the environmental economic vitality and health and safety of the region to the extent possible in the face of a water shortage;
- 3. Optimize available water supplies and reduce water use;
- 4. Minimize adverse impacts to public activity and quality of life for the region's residents.

The Council of the City of Langley, in open meeting assembled, ENACTS AS FOLLOWS:

#### Part 1 Definitions and Administration

- 1.1 This bylaw may be cited as "Drinking Water Conservation Plan Bylaw, 2017, No. 3037".
- 1.2 In this bylaw:
  - Aesthetic Cleaning means the use of water for cleaning when it is not for a health or safety reason.
  - Aesthetic Water Feature means a fountain, pond, or other water feature that primarily serves an aesthetic purpose. It does not include ponds that contain fish.
  - Automatic Shut-off Device means a device attached to a water hose that shuts off the supply of water automatically unless hand pressure is applied to operate the device.

City means the City of Langley.

- Commercial Cleaning Operation means a company, partnership or person that offers commercial cleaning services, including pressure washing, window cleaning and other similar building cleaning services, to the public for a fee.
- Commercial vehicle washing means commercial vehicle washing services offered to the public for a fee, but excludes car dealerships, fleet vehicle washing facilities, and charity car washes.
- Commissioner means the Commissioner of Metro Vancouver.
- Drip Irrigation means an irrigation system that delivers water directly to the root zone of the plant at a low flow rate through individual emission points (emitters) using droplets of water and excludes sprinkler irrigation systems, micro-spray systems, misting systems, and soaker hoses.
- Edible Plant means a plant grown for the purpose of human consumption.
- Engineer means the Director of Engineering, Parks, and Environment or his or her designate.
- Golf Course means the greens, tee areas, and fairways that are designed and maintained as playing surfaces for golf, but does not include rough areas or lawns that are not maintained as playing surfaces.
- GVWD means the Metro Vancouver.
- Impermeable Surface means a material added to the surface of the ground, or on the exterior of a building or structure that is impermeable to water, including but not limited to glass, wood, concrete, asphalt, paving stones and other similar materials.
- Lawn means a cultivated area surrounding or adjacent to a building that is covered by grass, turf, or a ground cover plant such as clover, including areas such as boulevards, parks, school yards and cemeteries, but excluding golf courses, soil-based playing fields, and sand-based playing fields.
- New Lawn means a lawn that is newly established either by seeding or laying of new sod or turf.
- Permit means a permit issued under Part 5 of the bylaw.
- Public Announcement means an advertisement or public service announcement in any one of mediums:

- (a) a television or radio broadcast from a station that broadcasts to the City or
- (b) a newspaper or other publication intended for general circulation, including one that is distributed without charge to the reader that contains news and advertising, and is distributed within the City at least once per week.
- Restriction Stage means Stage 1 Restrictions, Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions.
- Stage 1 Restrictions means the restrictions on Water use described in Stage 1 Water Restrictions of Schedule A.
- Stage 2 Restrictions means the restrictions on Water use described in Stage 2 Water Restrictions of Schedule A.
- Stage 3 Restrictions means the restrictions on Water use described in Stage 3 Water Restrictions of Schedule A.
- Stage 4 Restrictions means the restrictions on Water use described in Stage 4 Water Restrictions of Schedule A.
- Sand-based Playing Field means a playing field that is constructed with a highly permeable sand-based root zone typically 30 to 40 centimetres deep over a drainage system with drain pipes bedded in gravel, and is designed and maintained to be playable year-round.
- Soaker Hose means a garden hose or pipe with small holes that allows water to seep into the ground to the roots of plants, discharging water through the entire length of its porous surface.
- Soil-based Playing Field means a playing field that is covered with grass, sod or turf that is designed and maintained to be played upon, or that is used for sporting or other community events and activities, but does not include lawns, golf courses, or sand-based playing fields.
- Water used as a noun means Water supplied directly or indirectly by GVWD or the City, whether or not mixed with rain Water, gray Water or recycled Water.
- Water used as a verb, and "Watering" or "Watered", mean the application or distribution of Water (used as a noun) to lands or plants but does not include Drip Irrigation.
- Water Management Plan means a plan proposed by the owner or operator of a golf course, soil-based playing field, and sand-based playing field operators and approved by the City of Langley. The plan sets out terms

such as water use targets during the different stages of the DWCP, restrictions to reduce water use, and reporting requirements for the owner or operator.

- Water Play Park means a recreational facility that is primarily outdoors, including spray pools and wading pools, spray parks, splash pads, and water slides.
- Watering Lawn means applying water to a lawn with any device or tool including but not limited to a sprinkler, hose, mister, or drip irrigation.
- 1.3 Schedule A Restriction Stages is attached to and forms part of the bylaw.
- 1.4 The Engineer is authorized to administer this Bylaw.

# Part 2 Declaration and Announcement of Restriction Stages

- 2.1 Stage 1 Restrictions come into effect automatically on May 1 every year.
- 2.2 Stages 2, 3 and 4 are activated and deactivated by the GVWD Commissioner. Metro Vancouver will alert local governments of the decision within 24 hours.
- 2.3 The GVWD Commissioner has the authority to activate, extend or deactivate stages at any time.
- 2.4 The Restriction Stages set out in section 2.2 comes into force 72 hours after the City has made a Public Announcement of the declaration which contains the information set out in Schedule 1 for that Restriction Stage coming into force and the date when the Restriction Stage ceases to be in force.
- 2.5 When a Restriction Stage comes into force, a Restriction Stage that had been in force, if any, ceases to be in force.
- 2.6 A Restriction Stage ceases to be in force after October 15 each year; unless the Commissioner declares that a Restriction Stage will come into force or continue to be in force after October 15.

# Part 3 Restrictions by the City

- 3.1 If the Engineer deems it to be in the public interest, the Engineer may direct that any less essential service be reduced or curtailed until the Engineer is of the opinion that it is advisable to restore the service.
- 3.2 The Engineer may impose the restrictions under 3.1 in any part of the City including the whole of the City.
- 3.3 The restrictions under 3.1 come into force 72 hours after the City makes a Public Announcement of the restrictions.

# Part 4 Water Management Plan

- 4.1 An owner or operator of a golf course or an operator of a soil-based or sandbased playing field may apply in writing to the Engineer for approval of a Water Management Plan which indicates:
  - (a) the volume of Water historically consumed from the first day of May 1st to October 15th of each year;
  - (b) the volume of Water to be consumed from May 1st to October 15th of each year under the proposed Water Management Plan;
  - (c) the measures to be followed by the operation to conserve Water and to reduce the use of Water;
  - (d) the schedule for Watering specified areas within the operation for each Restrictions Stage, except Stage 4;
  - (e) reporting of actual Water use to the Engineer not less than once per month when Stage 1 Restrictions or Stage 2 Restrictions are in force, and not less than once every two weeks when Stage 3 Restrictions are in force: and
  - (f) any other information, commitments, conditions or restrictions the Engineer may require.
- 4.2 The Engineer may:
  - (a) approve the Water Management Plan in whole or in part;
  - (b) amend the Water Management Plan; or
  - (c) impose additional commitments, conditions and restrictions that the Engineer considers advisable.
- 4.3 If an applicant agrees to adopt the Water Management Plan as approved by the Engineer and to comply with the commitments, conditions and restrictions in the Water Management Plan, the applicant will indicate his or her consent in writing and will specify the date on which the applicant will adopt the Water Management Plan.
- 4.4 The Water Management Plan will come into effect on the date specified in the written consent under section 4.3, or on the date on which the Engineer receives the written consent, whichever is later.
- 4.5 If an applicant does not agree to adopt the Water Management Plan as approved by the Engineer, the Water Management Plan is not in force and the Restriction Stages in this bylaw apply.
- 4.6 The Engineer may terminate or suspend a Water Management Plan by notifying the owner or operator in writing at least seven days before the termination or suspension date.
- 4.7 An owner or operator may terminate a Water Management Plan by notifying the Engineer in writing on the date specified in the written termination or the date on which the Engineer receives the written termination, whichever is later.

4.8 Any and all Water Management Plan noncompliance issues will be considered an infraction under this bylaw.

#### Part 5 Permit

- 5.1 A person who:
  - (a) installs a new lawn, either by seeding or by placing sod or turf; or
  - (b) wishes to apply nematodes to an existing lawn may apply to the Engineer for a Permit authorizing the applicant to Water when Stage 1 Restrictions or Stage 2 Restrictions are in force at the premises, during the times, and for the duration specified in the Permit.
- 5.2 The Engineer may issue a Permit to the applicant upon payment of the applicable fee as set out in the City's Fees and Charges Bylaw, together with proof of purchase of sod, seed or nematodes.
- 5.3 The Permit issued under 5.2 will expire 21 days after the date of issue unless the Person has received an extension for the Permit or Stage 4 Restrictions come into effect. Permits issued for nematode application may not be renewed.
- 5.4 Before or after the expiration of a Permit issued under section 5.2(a), a person may apply for one 21 day extension of the Permit on the same terms and conditions as may be imposed under section 5.2.
- 5.5 A Permit issued under section 5.2(b) for nematode application shall expire and be of no force or effect 21 days after the date of its issue. Permits issued for nematode application may not be renewed.
- In the event that Stage 3 Restrictions are announced, a person who has a Permit which was issued in Stages 1 Restrictions or Stage 2 Restrictions will be in effect until the Permit expires. No new Permits or Permit extensions will be issued in Stage 3.
- 5.7 A person who has a Permit is subject to the Stage 4 Restrictions. No permits will remain in effect in Stage 4, and no permits will be issued or extended during Stage 4 restrictions.
- 5.8 A person who has a Permit must fix the Permit to a post on the premises facing the street, beside the principal driveway so that it is visible from the street.
- 5.9 The Engineer may revoke a Permit issued under this section for any reason.

#### Part 6 Offences and Penalties

- 6.1 A person who contravenes any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of, or neglects to do or refrains from doing anything required to be done pursuant to any provision of this bylaw and shall be liable, upon summary conviction, to a fine of:
  - (a) not less than \$3,000 but not more than \$10,000 for a first conviction for an offence:
  - (b) not less than \$5,000 but not more than \$10,000 for a second or subsequent conviction for an offence;
  - (c) not less than \$5,000 for conviction of an offence by a commercial entity for offence committed while Stage 4 Restrictions are in force, whether or not the commercial entity has a Water Management Plan in effect.
- 6.2 Section 6.1 (b) applies whether or not a second or subsequent conviction is for conduct that preceded the conduct that is the subject matter of the conviction before the court.
- 6.3 Each day of a violation, contravention or breach of this Bylaw shall constitute a separate and distinct offence.

# Part 7 General Exemption for Local Government for Health and Safety Reasons

7.1 Notwithstanding the activation of any stage of water restrictions, the City of Langley may use water and is exempt from the water restrictions applicable to that stage, where use of water is needed to carry out activities needed for the purpose of protecting public health and safety.

# Part 8 Severability

8.1 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

### Part 9 Repeal

9.1 The City's Water Shortage Response Plan Bylaw 2005, No. 2589 and all amendments thereto are repealed.

READ A FIRST, SECOND AND THIRD TIME this day of , 2017.						
ADOPTED this	day of	, 2017.				
			MAYOR			
			CORPORA	ATE OFFI	CER	



# **CITY OF LANGLEY**

#### DRINKING WATER CONSERVATION PLAN

### **BYLAW NO. 3037**

# Schedule "A" – Restriction Stages

# **GENERAL RESTRICTIONS FOR ALL STAGES (1 THROUGH 4)**

- 1) All hoses must have an automatic shut-off device.
- 2) Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants.
- 3) Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason.
- 4) Hoses and taps must not run unnecessarily.
- 5) Irrigation systems must not be faulty, leaking, or misdirected.

# **STAGE 1 WATER RESTRICTIONS**

Stage 1 comes into effect automatically each year – on May 1 until October 15 – to prevent drinking water wastage and ensure water users employ efficient and effective watering practices.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses: on Wednesdays and Saturdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays and Sundays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

User	Water Use	Restriction
ENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am and on Fridays from 4 am to 9 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am and on Fridays from 4 am to 9 am
NON-RESIDENTIAL	Watering new lawns or lawns being treated for European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
User	Water Use	Restriction
	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am and on Fridays from 4 am to 9 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am and on Fridays from 4 am to 9 am
ARKS	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
SCHOOLS/PARKS	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
GOVERNMENTS/SC	Watering soil-based playing fields	On any day from 7 pm to 9 am, except if:  - Watering newly over-seeded fields if in compliance with a local government permit  - Operating under an approved local government water management plan
GOVE	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if:  - Watering newly over-seeded fields if in compliance with a local government permit  - Operating under an approved local government water management plan
	Flushing water mains	Prohibited

# **STAGE 2 WATER RESTRICTIONS**

Stage 2 restrictions conserve drinking water to ensure the existing supply will last until the return of seasonal rainfall or until the water shortage situation is over. These restrictions are designed to conserve enough drinking water to avoid or delay moving to Stage 3 as long as possible.

User	Water Use	Restriction
	Watering lawns	Even-numbered civic addresses: on Wednesdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays from 4 am to 9 am
پ ا	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
RESIDENTIAL	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited

User	Water Use	Restriction
	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
ENTIAL	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
NON-RESIDENTIAL	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
Ž	Watering golf courses	Fairways watering anytime on any one day in a 7-day period, except if operating under an approved local government water management plan
	Washing impermeable surfaces	Prohibited except if:  - For a health or safety reason  - Preparing a surface for painting or similar treatment  - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited

User	Water Use	Restriction
	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am
		Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
S	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
LS/PARK	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
GOVERNMENTS/SCHOOLS/PARKS	Watering soil-based playing fields	No more than 4 days in a 7-day period from 7 pm to 9 am, except if:  - Watering newly over-seeded fields if in compliance with a local government permit  - Operating under an approved local government water management plan
GOVI	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if:  - Watering newly over-seeded fields if in compliance with a local government permit  - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user- activated switches
	Topping up or filling aesthetic water features	Prohibited

# PART 3 – STAGE 3 WATER RESTRICTIONS

Stage 3 restrictions respond to serious drought conditions, or other water shortage, and achieve further reductions in drinking water use by implementing a lawn watering ban and additional stricter measures.

User	Water Use	Restriction
	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires  No new permits issued or renewed
<u>ا</u>	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
RESIDENTIAL	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety

User	Water Use	Restriction
	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires  No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
IAL	Watering golf courses	Fairways watering prohibited except if operating under an approved local government water management plan
NON-RESIDENTIAL	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
Ö	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing	<ul> <li>Prohibited except if:</li> <li>A facility that installed an automatic vehicle wash system before November 1, 2017, is operating on a basic wash and rinse cycle only</li> <li>A facility that installed an automatic vehicle wash system after November 1, 2017, is operating using a water recycling system that achieves a minimum 60% water recovery rate over the full wash cycle A hand wash and self-service facility, is operating using high-pressure wands or brushes that achieve a maximum flow rate of 11.4 litres per minute</li> </ul>

User	Water Use	Restriction
	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires  No new permits issued or renewed
_S/PARKS	Watering trees, shrubs, and flowers	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
30VERNMENTS/SCHOOLS/PARKS	Watering soil-based playing fields	No more than 3 days in a 7-day period from 7 pm to 9 am except if:  - Watering newly over-seeded fields if in compliance with a local government permit  - Operating under an approved local government water management plan
GOVEF	Watering sand-based playing fields	No more than 5 days in a 7-day period from 7 pm to 9 am, except if:  - Watering newly over-seeded fields if in compliance with a local government permit  - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited except water play parks with user- activated switches
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

#### PART 4 – STAGE 4 WATER RESTRICTIONS

Stage 4 is an emergency stage that limits both indoor and outdoor water uses as much as possible to ensure an adequate supply of drinking water for human consumption, use in firefighting and to protect the quality of drinking water within the water system for public health.

Stage 4 is activated based on the rare occurrence of a significant emergency, such as an earthquake, flood, wild land and interface fire, severe weather, or a prolonged regional power outage that causes significant impacts to the water system infrastructure (e.g. damage to major water transmission lines, pump stations, or treatment plants).

In addition to the following outdoor water restrictions, Metro Vancouver could request that industrial water users implement voluntary reductions or reschedule production processes that consume large amounts of water until Stage 4 is deactivated.

User	Water Use	Restriction
	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
٦۲ ا	Watering trees, shrubs, flowers and edible plants	Prohibited
RESIDENTIAL	Topping up or filling aesthetic water features	Prohibited
RESI	Topping up or filling pools and hot tubs	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

User	Water Use	Restriction
	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Prohibited
AL	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
NON-RESIDENTIAL	Watering trees, shrubs, flowers and edible plants	Prohibited
RES	Watering golf courses	Prohibited
NON-	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for health or safety
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing	Prohibited

User	Water Use	Restriction
	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
(0)	Watering soil-based playing fields	Prohibited
ARKS	Watering sand-based playing fields	Prohibited
S/F	Flushing water mains	Prohibited
00	Operating water play parks	Prohibited
S/SCH	Topping up or filling aesthetic water features	Prohibited
ZMENT	Topping up or filling pools and hot tubs	Prohibited
GOVERNMENTS/SCHOOLS/PARKS	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

# **EXPLANATORY MEMO**



MUNICIPAL TICKET INFORMATION SYSTEM BYLAW 2846, AMENDMENT NO. 10, 2017 BYLAW NO. 3040

### **PURPOSE:**

To replace reference to Water Shortage Response Plan Bylaw with new Drinking Water Conservation Plan Bylaw and update the fines for infractions to the Drinking Water Conservation Plan Bylaw.



# MUNICIPAL TICKET INFORMATION SYSTEM BYLAW 2846, AMENDMENT NO. 10, 2017 BYLAW NO. 3040

A Bylaw to amend fees in the Municipal Ticket Information System.

#### 1. Title

(1) This bylaw shall be cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 10, 2017, Bylaw No. 3040."

#### 2. Amendments

- (a) Municipal Ticket Information System Bylaw, 2011, No. 2846 is hereby amended by:
  - (i) Amending Section 4 Schedules by replacing the words, "Schedule B24 Water Shortage Response Plan Bylaw" with the words, "Schedule B24 Drinking Water Conservation Plan Bylaw".
  - (ii) Amending Schedule A Enforcement Officers, Schedule B24, by replacing the words, "Water Shortage Response Plan Bylaw, 2005, No. 2589" with the words, "Drinking Water Conservation Plan, 2017, No. 3037".
  - (iii) Deleting Schedule B24 Water Shortage Response Plan Bylaw as follows:

# Schedule B24 - Water Shortage Response Plan Bylaw

Water Shortage Response Plan Bylaw, 2005, No. 2589

Column 1 Offence	Column 2 Section	Column 3 Fine
Unauthorized Watering – Stage 1	1 (2.1)	\$75.00
Unauthorized Watering – Stage 2	1 (2.1)	\$100.00
Unauthorized Watering – Stage 3	1 (2.1)	\$200.00
Unauthorized Watering – Stage 4	1 (2.1)	\$300.00

(iv) Adding Schedule B24 – Drinking Water Conservation Plan Bylaw as follows:

Schedule B24 - Drinking Water Conservation Plan Bylaw, 2017, No. 3037

Column 1 Offence	Column 2 Section	Column 3 Fine
Unauthorized Watering – Stage 1	Schedule A Stage 1	\$100.00
Unauthorized Watering – Stage 2	Schedule A Stage 2	\$200.00
Unauthorized Watering – Stage 3	Schedule A Stage 3	\$500.00
Unauthorized Watering – Stage 4	Schedule A Stage 4	\$1,000.00

READ A FIRST,	SECOND	AND THIRE	TIME this	day of	, 2017.	
ADOPTED this	day of	, 2017.				
			MAYOR			
			CORPORA	ATE OFF	ICER	

# **EXPLANATORY MEMO**



FEES AND CHARGES AMENDMENT BYLAW 2837, AMENDMENT NO 24, 2017 No. 3044

# **PURPOSE:**

To add Schedule 13 of the Fees and Charges Bylaw to add Lawn Sprinkling fees in conjunction with Drinking Water Conservation Plan Bylaw, No. 3037 to enable sprinkling of newly seeded or sodded lawns or existing lawns that require nematode application during Stage 1 or Stage 2 water restrictions.



# FEES AND CHARGES BYLAW 2010, AMENDMENT BYLAW NO. 24, 2017 No. 3044

A Bylaw to amend fees and charges for various services offered by the City of Langley

### 1. Title

(1) This bylaw shall be cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 24, 2017, No. 3044."

#### 2. Amendments

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended as follows:
  - (a) Adding the words "Schedule 13 Lawn Sprinkling Permit" to Schedules section of Section 3. Fees and Charges
  - (b) Adding Schedule 13 Lawn Sprinkling Permit as follows:

### Schedule 13 -Lawn Sprinkling Permit

Drinking Water Conservation Plan Bylaw, 2017, No. 3037

Lawn Sprinkling Permit (all fees are subject to applicable taxes)			
Description Fee			
New sodded or seeded lawn	\$50.00 with proof of purchase of sod or seed		
Existing lawn to receive nematode application	\$0.00 with proof of purchase of nematodes		

### 3. Severability

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

READ A FIRST,	SECOND A	AND THIRD	TIME on this	day of	, 2017.
ADOPTED this	day of	, 2017.			
			MANOD		
			MAYOR		
			CORPORATE	OFFICE	₹

# **EXPLANATORY NOTE**



SOLID WASTE BYLAW, 2016, No. 2991 AMENDMENT No. 1, 2017

BYLAW No. 3041

The purpose of Bylaw No. 3041 is to increase the municipal garbage collection service fee by \$10 in 2018. This increase is to offset the 38% increase in green waste disposal costs and the 3% increase in Metro Vancouver garbage tipping fees.

The flat fee will increase to \$190 (an increase of \$10 over 2017).



# SOLID WASTE BYLAW, 2016, No. 2991 AMENDMENT No. 1, 2017

BYLAW No. 3041

A Bylaw to amend the Solid Waste Bylaw.

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

### **Title**

1. This bylaw may be cited as the "SOLID WASTE BYLAW, 2016, NO. 2991 AMENDMENT NO. 1, 2017 BYLAW NO. 3041".

# **Amendments**

(1) By deleting Schedule "A" and replacing it with attached to and forming part of this bylaw.	the attached Schedule "A",
READ A FIRST, SECOND AND THIRD TIME this	day of, 2017.
ADOPTED this day of 2017.	
	MAYOR
	CORPORATE OFFICER



# SOLID WASTE BYLAW, 2016, No. 2991 AMENDMENT No. 1, 2017

BYLAW No. 3041

# SCHEDULE "A"

Every Owner of a Dwelling Unit receiving Municipal Garbage Collection Services provided by the City is required to pay the amount of \$190.00 per year. For new construction, the charge shall be pro-rated for the first year of service according to the actual number of months that the service is provided.

# **EXPLANATORY NOTE**



WATERWORKS REGULATION BYLAW, 2004, No. 2550, AMENDMENT No. 20 BYLAW, 2017

BYLAW No. 3042

The purpose of Bylaw No. 3042 is to increase the water user rate structure in 2018 by increasing the consumption charge by \$0.07/CM. This overall increase is to offset the increase in the GVWD rate reflecting the continued water quality improvement capital projects, as well as increases in City wages and supplies.

The consumption based charge will increase to \$1.23 per cubic meter and the flat fee will remain at \$75.00. Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2018 will be \$480.90 (an increase of \$23.10 over 2017), and \$308.70 (an increase of \$13.37 over 2017) for a Strata Dwelling.



# WATERWORKS REGULATION BYLAW, 2004, No. 2550, AMENDMENT No. 20 BYLAW, 2017

BYLAW No. 3042

A Bylaw to amend the Waterworks Regulation Bylaw.

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

#### Title

1. This bylaw may be cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No.20 Bylaw, 2017, No. 3042".

#### **Amendments**

(1) By deleting Schedule "A" – Waterworks Bylaw and replacing it with the attached Schedule "A" – Waterworks Bylaw, attached to and forming part of this bylaw.

READ A FIRST SECOND AND THIRD TIME this day of 2017

READ AT INOT, SECOND A	VD ITHIND THE tills day of, 2017
ADOPTED this day of _	2017.
	MAYOR
	CORPORATE OFFICER
	CORPORATE OFFICER

# SCHEDULE "A" - WATERWORKS BYLAW

CLASS OF CONSUMER	RATE
(a) Low-volume Consumer	
(i) A per annum flat rate per dwelling unit of plus a volumetric rate of	\$75.00 \$1.23
per cubic metre of water consumed as determined by using consumption in the previous year for the premise owned or occupied by the consumer.	
(ii) If a new premise is being charged the volumetric rate will be determined by the Collector having regard to similar premises	
and historical water consumption.	
(b) High-volume Consumer	
(i) A bi-monthly flat rate of plus a	\$13.89
volumetric rate of per cubic metre of water consumed in the past two months.	\$1.37
(ii) The minimum charge payable by a high-volume consumer is per two-month period.	\$13.89



# **EXPLANATORY NOTE**

SANITARY SEWER AND STORM SEWER RATES AND REGULATION BYLAW, 2003, No. 2494, AMENDMENT No. 16, 2017,

BYLAW No. 3043

The purpose of Bylaw No. 3043 is to accommodate the sewer user rate structure in 2018 to increase the consumption charge by \$0.07/CM. This increase is to offset the increase in the GVS&DD levy for 2018, as well as increases in wages and supplies.

The consumption based charge will increase to \$1.11 per cubic meter (based on 80 % of water consumption) and the flat fee will remain at \$75.00. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2018 will be \$368.04 (an increase of \$18.48 over 2017), and \$243.72 (an increase of \$10.64 over 2017) for a Strata Dwelling.



# SANITARY SEWER AND STORM SEWER RATES AND REGULATION BYLAW, 2003, No. 2494, AMENDMENT No. 16, 2017,

BYLAW No. 3043

A Bylaw to amend the Sanitary Sewer and Storm Sewer Rates Regulation Bylaw, 2003, No. 2494

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

- 1. The "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, and any amendments are hereby amended by deleting Schedule "A" Rates –and inserting the Schedule "A" Rates, attached to and forming part of this bylaw.
- 2. This Bylaw may be cited for all purposes as the "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 16 Bylaw, 2017, No. 3043".

READ A FIRST, S 2017	SECOND AND	THIRD TIME this	day of
ADOPTED this	day of	, 2017.	
		MAYOR	
		CORPOR	ATE OFFICER



# SANITARY SEWER AND STORM SEWER RATES SCHEDULE "A" – Rates

# 1. Consumption Rates

#### **Annual Low Volume Consumer Rates**

- 1.1 To all low volume consumers with annual billings, the following charges apply:
  - (a) \$75.00 per dwelling unit per annum; plus
  - (b) a consumption charge of \$1.11 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.
  - 1.1.1 As an exception to section 1.1 of this Schedule, Township of Langley residential units are charged \$403.56 per unit when no consumption data is available.

# **Annual High Volume Consumer Rates**

- 1.2 To all high volume consumers with annual billings, the following charges apply:
  - (a) \$75.00 per dwelling unit per annum; plus
  - (b) a consumption charge of \$1.11 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.
  - 1.2.1 For the purposes of billing high volume consumer use to the Township of Langley under any existing sewer use agreements, section 1.2 of this Schedule will apply.
  - 1.2.3 As an exception to section 1.2 of this Schedule, in cases where water consumption data is not available for the Township of Langley, then the billings will be calculated using consumption data from like units in the City of Langley as determined by the Collector.

# **Bi-monthly High Volume Consumer Rates**

1.3 To all high volume consumers who are listed in Schedule B, the following charges will apply:

- (a) \$13.89 per dwelling unit every two months; plus
- (b) a consumption charge of \$1.23 per cubic metre based on eighty percent (80%) of the water consumption used during the previous two months.

# 2. Deposits

# a) Sanitary and Storm Sewer Service Connection Deposits

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer connection, prior to installation.

# b) Culvert Deposits

A deposit, to be determined by an estimate, will be required for each culvert, prior to installation.

# c) Disconnection Deposit

A deposit, to be determined by an estimate, will be required for each

sanitary or storm sewer disconnection, prior to disconnection.

# 3. Re-inspection Rate

The rate will be \$55.00 per re-inspection.

#### 4. Call out Rate

The rate will be \$75.00 per call out.

# 5. Abatement Program Rate

The rate will be \$55.00 per application.

# 6. Penalty Interest Rate

The rate will be as the same interest rate charged in the Tax Penalty Addition Bylaw, 1983, No. 1267 and its amendments.



# COMMITTEE REPORT

To: Mayor Schaffer and Councillors

Subject Crime Prevention Task Group - Extension of

**Terms of Reference** 

File #: 0110.00

From: Crime Prevention Task Group Doc #:

Date: November 23, 2017

#### **COMMITTEE RECOMMENDATION:**

THAT Council extend the Crime Prevention Task Group Terms of Reference to December 31, 2018.

The Crime Prevention Task Group terms of reference expires December 31, 2017 however, there is a provision that the terms may be extended to allow the group to fulfill its mandate.

At the November 16, 2017 task group meeting there was discussion about extending the terms of reference to allow the group to fulfill its mandate. Below is an excerpt from the minutes:

"Councillor Pachal, Chair, advised that the current task group Terms of Reference expire December 31, 2017. Noting that there were a few remaining items to complete, he suggested that the task group seek Council approval to extend the terms of reference into 2018.

Staff noted that extensions are typically by the year, however the group can conclude at any time after the mandate is complete.

Councillor Pachal estimated that the task group would likely finish their work in 3 to 4 months. He canvassed the group and consensus was to extend to 2018."

Attachments: Crime Prevention Task Group Terms of Reference





# Terms of Reference Crime Prevention Task Group

# 1.0 Background:

#### Crime Prevention

Crime prevention looks at people who are not involved in criminal activity and asks, "What can we do to make sure they never come into conflict with the law?" Crime prevention also looks at places and situations which are not yet troubled by much criminal activity and asks, "How can we make sure crime never becomes a significant problem here?"

Crime prevention can be broken down into people-, place- and situation-oriented strategies. The people-oriented strategy is usually known as "crime prevention through social development," or CPSD<sup>1</sup>. Place-oriented strategies are known as "crime prevention through environmental design," or CPTED<sup>2</sup>. When combined with situational approaches, these strategies form a holistic and effective crime prevention package.

Situational crime prevention looks at particular circumstances in which people interact with one another and with the built environment, identifies particular risky combinations, and looks for solutions specific to those situations. Solutions may include:

- Increasing the effort required to commit a crime, making it less attractive;
- Increasing the risk of being caught;
- Reducing the potential rewards of crime;
- Reducing provocations and temptations;
- Removing excuses for committing crime.

<sup>&</sup>lt;sup>1</sup> CPSD involves long-term, integrated actions that deal with the root causes of crime. It aims to reduce risk factors that start people, particularly children and youth, on the road to crime, and to build protective factors that may mitigate those risks. CPSD works at making people healthy, responsible and resilient and promotes community values about non-violence and respect for other people and their property, and helps young people resist peer pressure and make good decisions.

<sup>&</sup>lt;sup>2</sup> CPTED relates to places and things, the "built environment," which can be either targets of criminal activity or the location where crime takes place. The proper design, effective use and maintenance of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in quality of life. Through the effective use of CPTED principles, crime, nuisance behaviour and the fear of crime can be reduced.

Some of these solutions involve a combination of people-oriented and place-oriented strategies that overlay with crime prevention through social development or environmental design.

#### Crime Reduction

Crime reduction starts with assessing the current problem and developing strategies to decrease the amount of criminal activity, or minimize the harm it causes.

Because crime reduction is focused on existing criminals, crime locations and situations, it relies heavily on information or intelligence which describes those people, places and situations in great detail. Examples of crime reduction include:

- Prolific offender management;
- Targeting crime "hot spots";
- Managing major public gatherings.

Local governments experience the problems of crime firsthand but don't have all the tools or resources needed to address them. Collaborative and problem-solving relationships through community mobilization are essential to the success of an intervention. The long-term success and sustainability of action plans are linked to the degree of community involvement and ownership of strategies.

#### Community Defense Model Program

This model is characterized by a collective effort of neighbourhood residents who can be organized to act collectively in an effort to reduce the opportunity for crime by assuming a more vigilant and proprietary concern over their neighbourhood. Principles include:

- Community-based;
- Informal social control;
- Local collective action;
- Behaviour reinforcement or modification;
- Situational crime prevention measures.

A community was suffering from a number of problems including drug trafficking, vandalism, litter, burglary, derelict housing stocks, etc. A consortium of local residents, community groups, as well as police and city agencies organized a 'block club', established to take ownership, resolve neighbourhood issues and to nurture social cohesion and informal social control. Residents were organized and trained by the police to identify, record and report suspected criminal activity on their blocks.

Residents also worked with faith-based group to develop standards of conduct for the community.

#### 2.0 Mandate:

The mandate of the group includes:

- Promoting a CPTED review at geographic areas where there are high levels of crime. This could be on private properties or City facilities and parks.
- Allocating adequate budget to implement the CPTED recommendations.
- Partnering with the Downtown Langley Business Association and Chamber of Commerce to introduce an incentive program for property owners to implement crime prevention initiatives including CPTED.
- Implementing a communication strategy that send the signal that City facilities and parks are monitored and that criminal behaviour is not tolerated.
- Increase RCMP foot and bike patrol in the downtown core and at crime hot spots.
- Increase police presence at geographic areas where there are high levels of crime.
- Promote and support Crime Watch in residential neighbourhoods.
- Promote and support Business Watch in commercial and industrial areas.

# 3.0 Composition:

## 3.1 Membership:

- One member of City Council to be appointed by the Mayor
- Five Community-at-Large members to be appointed by City Council
- One member from the Downtown Langley Business Association
- One member from the Greater Langley Chamber of Commerce

The Chair shall be elected from amongst its members.

#### 3.2 Staff Liaison

- One City of Langley staff to be appointed by the CAO
- One member from the Langley RCMP
- Additional staff and/or consultants may be invited to provide technical advice and assistance

## 3.3 Affiliated Agencies:

Representative(s) from the Affiliated Agencies will be requested to provide expert advice when deemed appropriate to assist the Task Group to fulfill its mandate.

# 4.0 Reporting Relationship:

The Group will report to City Council through its meeting notes and by making recommendations to City Council.

## 5.0 Accountability:

The Group is accountable to City Council. The Group will not have the authority to give direction to staff or to commit to expenditures of funds.

#### 6.0 Administration:

The City of Langley will provide administrative support to the Membership to carry out the mandates of the group.

### 7.0 Meetings:

The Group shall meet monthly, or at the call of the Chair, in a facility provided by the participating partners.

A quorum shall be a majority of the total voting membership.

#### 8.0 Terms:

The terms of the group shall cease on December 31, 2017. The terms may be extended to allow the group to fulfill its mandate.



# REPORT TO COUNCIL

To: Mayor Schaffer and Councillors

Subject Community Grant Policy Revision CO-51 Report #: 17-063

File #: 1850.00 Doc #: 152105

From: Darrin Leite, CPA, CA

**Director of Corporate Services** 

Date: November 23, 2017

#### **RECOMMENDATION:**

THAT City Council adopt the revised Community Grant policy CO-51.

#### **PURPOSE:**

The Community Grant policy has been revised to change the organizations and amounts automatically awarded under Section 4.1.

#### **POLICY:**

CO-51

#### **COMMENTS/ANALYSIS:**

Section 4.1 of the Community Grant policy has been changed to increase the value of some of the automatic grants that are awarded each year as follows:

- (a) Six scholarships to graduating students who reside in the City of Langley will increase from \$600 to \$750 each.
- (b) The support for the Youth Parliament will increase from a total of \$600 to \$1,000.
- (c) The Sport Hosting Incentive Program has been discontinued so this item has been removed.



To: Mayor Schaffer and Councillors

Date: November 23, 2017

Subject: Community Grant Policy Revision CO-51

Page 2

(d) A new \$15,000 grant is proposed to be awarded to the Langley Senior Resources Society to be used to subsidize the membership packages for low income seniors living in the City of Langley and for upgrades and maintenance to the facility.

#### **BUDGET IMPLICATIONS:**

The changes will be accommodated within the \$168,000 community grant funding allotment as approved annually in the Financial Plan. The change means that \$22,650 of the \$168,000 is automatically allocated each year.

#### **ALTERNATIVES:**

The amounts previously identified in the policy could be maintained.

Respectfully Submitted,

Darrin Leite, CPA, CA

**Director of Corporate Services** 

Attachment: Community Grants CO-51

#### **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.

Francis Cheung, P. Eng.

Chief Administrative Officer

Langley City
THE PLACE TO BE

LANGLEY	Title: Community Grants	Policy No: CO-51
	Category: Council Policy	Classification:

# 1. Purpose:

To formulated a policy to foster consistency in the awarding of grants to non-profit groups or organizations whose benefits and services are enjoyed by the residents of the City.

#### 2. Scope:

The awarding of grants is solely within Council's discretion; Council may deny any and all grant requests.

This policy is in effect subject to the continuance of ongoing funding as identified in the annual Financial Plan

#### 3. Policy Statement:

The City supports the enhancement of a positive quality of life for all its residents. One means of achieving this goal is through the provision of grants to non-profit organizations or neighbourhood celebration committees that contribute to the general interest and advantage of the City as a whole or broadly to one of the six City neighbourhoods.

# 4. Eligibility for Grants:

An organization which wishes to be considered for a community grant will have to submit an Application.

- 4.1 Each year, the City will award community grants to the following organizations without those organizations having to submit an Application:
  - (a) Six \$750 scholarships to graduating students who reside in the City of Langley from a secondary school in the Langley School District.
  - (b) Support for two high school students to participate in the Youth Parliament in Victoria held during the Christmas Break in an amount up to \$1,000.
  - (c) The Langley Seniors Resources Society will be awarded \$15,000 per year to be used to subsidize the membership package for low income seniors living in the City of Langley and for maintenance or upgrades to the facility.
  - (d) The Langley 4H Centennial Trophy (\$150) awarded to the top senior member age 13 19 in the Langley District.
  - (e) The Langley Royal Canadian Legion to provide City owned facilities in support of the Remembrance Day ceremony.
- 4.2 Each year, the City will award community grants to organizations for the purpose of funding a Project or Capital Expenditure. An organization must meet the following criteria in order to qualify for a grant:
  - (a) The organization must be non-profit, a registered society or a neighbourhood celebration committee.
  - (b) The organization must be Community Based.

CO-51 Page 1

- (c) The organization is providing a service which is not provided for by other groups or organizations within the City or which is provided for in another municipality and is used by Residents.
- (d) The organization is willing to provide an evaluation of the use of the grant at the end of the calendar year or the end of the Project or completion of the Capital Expenditure whichever occurs later.
- (e) The grant will not be used as "seed" money for a Project or Capital Expenditure but rather to supplement the organization's existing funding sources.
- 4.3 An organization is not eligible for a grant and the request will be denied if the grant
  - (a) Is part of an ongoing Operating Budget (including staffing costs);
  - (b) Is for retroactive funding or to cover a deficit;
  - (c) Is to be used for administrative office equipment or office furniture (including office computers).
- 4.4 The City is provided with free room rentals at the Convention Centre for six days during each calendar year. The allocation of these days is reserved for City initiated events only and is specifically excluded from being available through a grant.

#### 5. Application Process

- 5.1 The organization must submit the following documents which form the Application to apply for a grant:
  - (a) A signed, completed application form;
  - (b) The most recent set of annual Financial Statements:
  - (c) The minutes of the most recent Annual General Meeting (AGM);
  - (d) A list of the members of the executive (including positions held, address and contact numbers):
  - (e) Confirmation of registered society status, if applicable.
  - (f) A one page profile about the organization and its current accomplishments.
    - Incomplete Applications will not be considered.
- The organization must submit the Application to the Director of Corporate Services, (<a href="mailto:dleite@langelycity.ca">dleite@langelycity.ca</a>) or in person at Langley City Hall no later than 4:00 pm on the Application Deadline Date, or if the City Hall is closed on that day, on the next following day on which the City Hall is open.

An Application received after the Application Deadline but prior to the grant committee meeting will be marked as "late" and will not be considered for funding unless there are still monies available, after the consideration of all other Applications.

A second intake of applications received up to June 30 each year will be reviewed, provided that all the funding was not awarded in the first round.

5.3 All members of Council sit on the Community Grant Review Committee, which will be a standing committee of Council. The Community Grant Review Committee will be supported by the Director of Corporate Services through the review process.

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#### 6. Council Consideration

- 6.1 The Community Grant Review Committee will consider the following factors when determining to which organizations it will provide a grant:
  - (a) The extent to which an application demonstrates that there is need for the Project or Capital Expenditure in the community;
  - (b) The extent to which the profile and history of the organization and its accomplishments and organization's goals and objectives are supportive of, or align with the City's Strategic Directions;
  - (c) The degree to which the grant will support the enhancement of a positive quality of life for all its Residents;
  - (d) The extent to which the organization has obtained other sources of funding (e.g. Federal or Provincial Government funding, corporate sponsorships, fundraising campaigns, etc.);
  - (e) The availability of funds budgeted for grants;
  - (f) The need(s) of the organization requesting funding;
  - (g) The degree of demonstrated economic development, environmental stewardship or social benefit that may be generated by the award of a community grant.
  - (h) A grant awarded to a Langley high school where City of Langley students attend will be limited to \$500 for the Dry Grad celebrations.
- 6.2 Approval of the grant by Council in one year does not mean that future Applications by the same organization will be approved.

#### 7. Definitions:

**Application** means the documents listed in Section 5.1

**Application Deadline** means December 15 of the year prior to the budget year in question.

**Capital Expenditure** means providing an asset in the City of Langley that is significant and is of lasting benefit which does not require ongoing capital investment to be sustained.

City means the City of Langley.

**Community Based** means a non-restricted membership group or organization:

- (a) whose practices are consistent with the City's Strategic Directions; and
- (b) who provide Projects which positively and directly impact the City or its residents.

**Operating Budget** means annual administrative costs like salaries, rent and general office supplies but does not include instructor costs to provide short term training to children or youth.

**Project** means a one-time event or one-time program which is not part of an ongoing operating budget.

**Resident** means an individual who resides in the City.

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#### References

Policy Number:	CO-51
Policy Owner:	Council
Endorsed by:	Senior Management Team
Final Approval:	Council (15/118)
Date Approved:	May 25, 2015
Revision Date:	
Amendments:	
Related Policies:	CO-50A
Related Publications:	n/a

# **Contact Person:**

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

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# REPORT TO COUNCIL

To: Mayor Schaffer and Councillors

Subject Council Remuneration CO-61 Report #: 17-062

File #: 1610.00 Doc #: 152108

From: Darrin Leite, CPA, CA

**Director of Corporate Services** 

Date: November 23, 2017

#### **RECOMMENDATION:**

THAT City Council adopt the revised Council Remuneration Policy CO-61.

#### **PURPOSE:**

The Council Remuneration policy has been revised to increase the Mayor and Council member remuneration over two years and to compensate them for the income tax effect of the removal of the 1/3 non-accountable municipal officer's allowance as proposed in the 2017 Federal budget.

#### POLICY:

CO-61

#### **COMMENTS/ANALYSIS:**

City Council engaged an independent consultant to review the Council remuneration and how it compares to other municipalities in the region. Based on this information in order to improve the equity compared to other municipalities, City Council felt that the Council remuneration should be increased.

The existing Council remuneration policy is based on principle that the Mayor's remuneration should be set at a percentage of the median of the other municipalities in the Metro Vancouver region. Presently it is set at 85% of the market median and Council desires to increase this to 100% of the market median making the adjustment over two years.



To: Mayor Schaffer and Councillors

Date: November 23, 2017

Subject: Council Remuneration CO-61

Page 2

Council members currently are paid 40% of the Mayor's remuneration and this has been increased to 45% in 2018 to reflect the relative time the Council members spend on Council related activities compared to the Mayor.

Additionally, the Federal Government announced starting in 2019, that the 1/3 non-accountable allowance elected officials use to reduce their income tax burden will be eliminated. As all the remuneration provided by the City would now be taxable, the Mayor's remuneration would need to increase 11% to keep the same net pay he had before the Federal Government's change. This increase is considering the City income only and not other sources of income that the Mayor or a Council member may receive, which may change their level of taxes payable. Council members will be compensated in the same way as their remuneration is based on the Mayor's remuneration.

#### **BUDGET IMPLICATIONS:**

The 2018 Financial Plan will increase \$53,750 (18%) in 2018 and a further \$69,970 (20%) in 2019 to accommodate the proposed changes.

#### **ALTERNATIVES:**

The changes to the remuneration could be deferred to take effect in 2019 at the start of the newly elected Council mandate.

The remuneration could be maintained with no adjustments.

Respectfully Submitted,

Darrin Leite, CPA, CA

**Director of Corporate Services** 

Attachment: Council Remuneration Policy CO-61

#### **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.

Francis Cheung, P. Eng. Chief Administrative Officer



LANGLEY	Title: Council Remuneration	Policy No: <b>CO-61</b>
	Category: Council Policy	Classification:

#### 1. Purpose:

To formulated a policy to guide the remuneration of City Council.

#### 2. Scope:

The policy applies to the remuneration of City Council.

# 3. Policy Statement:

- a) The Council remuneration will be adjusted on January 1<sup>st</sup> of each year.
- b) In 2017, the Mayor's annual remuneration is based on 85% of the calculation of the median of the 2016 Metro Vancouver Mayor's salaries. In 2018, the Mayor's annual remuneration will be based on 92.5% of the calculation of the median of the 2017 Metro Vancouver Mayor's salaries. In 2019 and thereafter, the Mayor's annual remuneration will be based on the calculation of the median of the Metro Vancouver Mayor's salaries from the prior year.
- c) Councillor's annual remuneration will be based on 45% of the Mayor's annual remuneration.
- d) Each Council member will take on the role of the Deputy Mayor and will be paid 10% of the Mayor's annual remuneration, prorated for the two month term of the appointment.
- e) In 2019, an 11% increase for the Mayor, for one year, will be introduced to compensate for the tax effect of the removal of the 1/3 non-accountable allowance by the Federal Government.
- f) In 2020, the Mayor's remuneration will be reviewed once it is determined if the other Metro Vancouver communities also increase their Mayor's remuneration to compensate for the tax effect of the removal of the 1/3 non-accountable allowance and therefore the one time, 11% increase awarded in 2019 is no longer necessary.
- g) The City requires the Council members to provide their own transportation (automobile or by other means) to carry out their duties as an elected official.

Policy Number:	CO-61
Policy Owner:	Council
Endorsed by:	Council
Final Approval:	
Date Approved:	
Revision Date:	

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Amendments:	
Related Policies:	CO-8
Related Publications:	n/a

# **Contact Person:**

Contact Person: Darrin Leite, CPA, CA Position: Director of Corporate Services Phone: 604 514-2806

Email: dleite@langleycity.ca

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# REPORT TO COUNCIL

To: Mayor Schaffer and Councillors

Subject Capital Improvement Plan Budget Transfer Report #: 17-064

File #: 1700.00 Doc #: 152126

From: Darrin Leite, CPA, CA

**Director of Corporate Services** 

Date: November 24, 2017

#### **RECOMMENDATION:**

THAT City Council approve the transfer of \$125,000 in Sewer Future Capital funding from the Culvert Replacement on 53 Avenue project to the 48 Avenue Sewer project.

#### **PURPOSE:**

To transfer funds to facilitate the 48 Ave Sewer tender award.

#### POLICY:

FN-6

### **COMMENTS/ANALYSIS:**

The City tendered the 48 Avenue sewer replacement project between 208 Street and 210 Street. The low bid from seven companies that participated in the tender was higher than the initial budget. The sewer line is starting to fail and the replacement is required in an expedient manner to avoid potential sewer back-ups and the related increased maintenance and repair costs.

Another project in the 2017 Capital Improvement Plan was the culvert replacement on 53 Avenue at Baldi Creek. The City received very good pricing on this project and there were very few extra costs so it was completed well below budget. The work has now been completed and there is \$125,000 of Sewer Future Replacement reserve funding that is not needed.



To: Mayor Schaffer and Councillors

Date: November 24, 2017

Subject: Capital Improvement Plan Budget Transfer

Page 2

The Engineering, Parks and Environment Department would like to transfer \$125,000 from the culvert replacement project to the 48 Avenue sewer project allowing the tender to be awarded and the work to be carried out quickly.

#### **BUDGET IMPLICATIONS:**

As both projects are funded with from the Sewer Future Capital Reserve and are included in the Sewer Utility, there is no change required to the Financial Plan Bylaw schedule B. No additional funds are required.

#### **ALTERNATIVES:**

The scope of work required on the 48 Ave Sewer project could be reduced and the project could be retendered in the New Year however this delay is not recommended.

Respectfully Submitted,

Darrin Leite, CPA, CA

**Director of Corporate Services** 

Concurrence:

Rick Bomhof, P. Eng.

Director of Engineering, Parks and Environment

Attachment(s): None

#### CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.

Chief Administrative Officer





# **CITY OF LANGLEY**

# **MOTION**

# **2018 Regular Council Meeting Dates**

THAT the following dates be set as the dates for the Regular Meetings of Council in 2018:

January 15 & 29, 2018
February 5 & 19, 2018
March 5 & 19, 2018
April 9 & 23, 2018
May 7 & 14, 2018
June 11 & 25, 2018
July 9 & 23, 2018
September 17 & 24, 2018
October 15 & 29, 2018
November 5, 2018 - at 2 p.m. - Inaugural Council Meeting
November 19, 2018
December 3 & 10, 2018

The Regular Meetings of Council will be held in the Council Chambers, Langley City Hall, 20399 Douglas Crescent, Langley BC at 7:00 p.m., unless otherwise noted.

