

REGULAR COUNCIL MEETING AGENDA

Monday, February 19, 2018 7:00 P.M. Council Chambers, Langley City Hall 20399 Douglas Crescent

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13. ADJOURNMENT



Advisory Planning Commission Report

To: Advisory Planning Commission

Subject Development Permit Application DP 03-18

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

Date: January 30, 2018

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 03-18 to accommodate a new 288 m^2 (3,100 ft²) commercial building located at 5501-204th Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider an application by Turner Architecture for a 288 m^2 (3,100 ft^2) commercial building.

POLICY:

The subject property is zoned C1 Downtown Commercial and designated Downtown Commercial in the Official Community Plan. All land designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant: Owner: Civic Addresses: Legal Description:	Turner Architecture First Capital (Langley Mall) Corporation 5501 -204 th Street Lot 375, District Lot 36, Group 2, New Westminster District Plan 46221
Gross Floor Area: Total Parking Required: Total Parking Provided: Existing Zoning: OCP Designation: Variances Requested: Exterior Finishes:	288 m ² (3,100 ft ²) 10 spaces (including 2 H/C stalls) 10 spaces (including 2 H/C stalls) C1 Downtown Commercial Zone Downtown Commercial None
Exterior Finishes:	Brick Veneer, Metal Façade, Glass, Wood Trim

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **288 square metre commercial building.** These requirements may be subject to change upon receipt of a development application.

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

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

- 1. Implement erosion and sediment control measures designed and approved by a qualified professional as per 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 in the area is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".



- 3. Assess the capacity of the existing sanitary and storm sewer system for full future development conditions and loadings from the catchment area surrounding and including the development site. Upgrade sanitary/storm system capacity as required.
- 4. A water meter is required to be installed in accordance with the City's specifications. This shall be provided in a vault located outside of any buildings and immediately adjacent to the property line.
- 5. Street lighting on Douglas Crescent fronting the development shall be assessed. Additional streetlights shall meet City of Langley downtown streetlight specifications.
- 6. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.

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

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

NOTE: Deposits are estimates only. The actual cost incurred for the work will be charged.

- C) The developer is required to adhere to the following conditions:
 - 1. Provide underground hydro and telephone, and cable services to the development site.
 - 2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
 - 3. A "Stormceptor" oil separator or equivalent is required for surface drainage such as a paved parking lot, and is to drain into the storm sewer.



- 4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- 5. The garbage enclosure shall be located on the developed parcel. Garbage, green waste and recycling enclosures shall be designed to meet Metro Vancouver's Technical Specifications for Recycling Storage Space and access for Commercial properties.
- 6. The selection, location and spacing of street trees shall be subject to the approval of the Manager of Parks Operations.
- 7. The City's Pavement Cut Policy sets out pavement restoration requirements for any servicing of this development.
- 8. 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.
- 9. Grant a reciprocal access agreement to enable access through the Langley Mall property to the adjacent lot (20300 Douglas Crescent).

Development Services Comments:

Langley Mall is located within one of the eight 'Special Design Districts' of the Downtown Master Plan (DMP). The DMP envisions significant redevelopment opportunities at Langley Mall, including infill commercial/retail pads along the Douglas Crescent frontage to reinforce the street wall and use of largely underutilized space. The owners of Langley Mall, *First Capital (Langley Mall) Corporation,* are proposing a modest 288 m² (3,100 ft²) commercial addition to their property at the northwest corner of the site. The anticipated tenant uses for the building are unknown at this time.

The new building is visually important from all four sides and each elevation has been designed to be architecturally appealing from each compass point of view.

Exterior finish materials are in accordance with the Downtown Development Permit area guidelines. The architectural palette uses products and colors to create a refined composition. The use of brick and wood trellis elements on the proposed and anticipated future pad buildings will complement and reinforce the hard and soft landscape treatment for the Douglas Crescent street edge and ultimately achieve a visually pleasing, continuous street wall.



Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject application will be reviewed by the Advisory Planning Commission at the February 14, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$13,309.85 to City Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:

Gerald Minchuk, MCIP, RPP Director of Development Services & Economic Development

Concurrence:

Kara Jefford, P.Eng Manager of Engineering

Concurrence:

Rory Thompson, Fire Chief





COMMERCIAL BUILDING STREET VIEW LOOKING SOUTHEAST FROM DOUGLAS CRESCENT LANGLEY MALL - LANGLEY BC

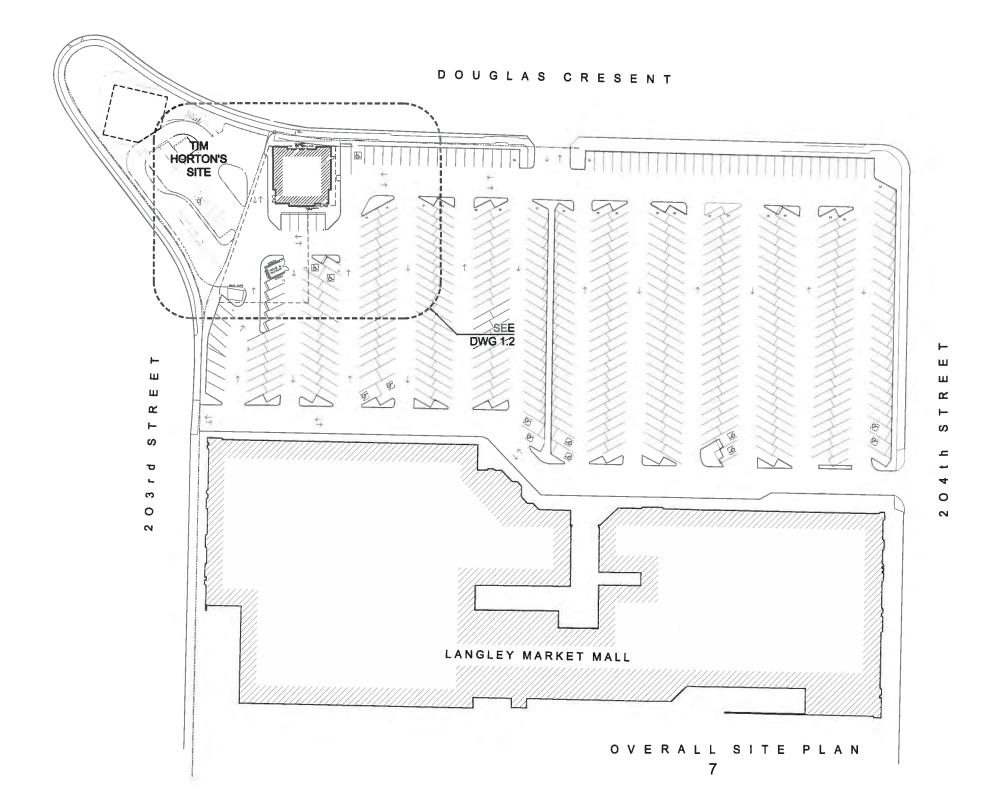






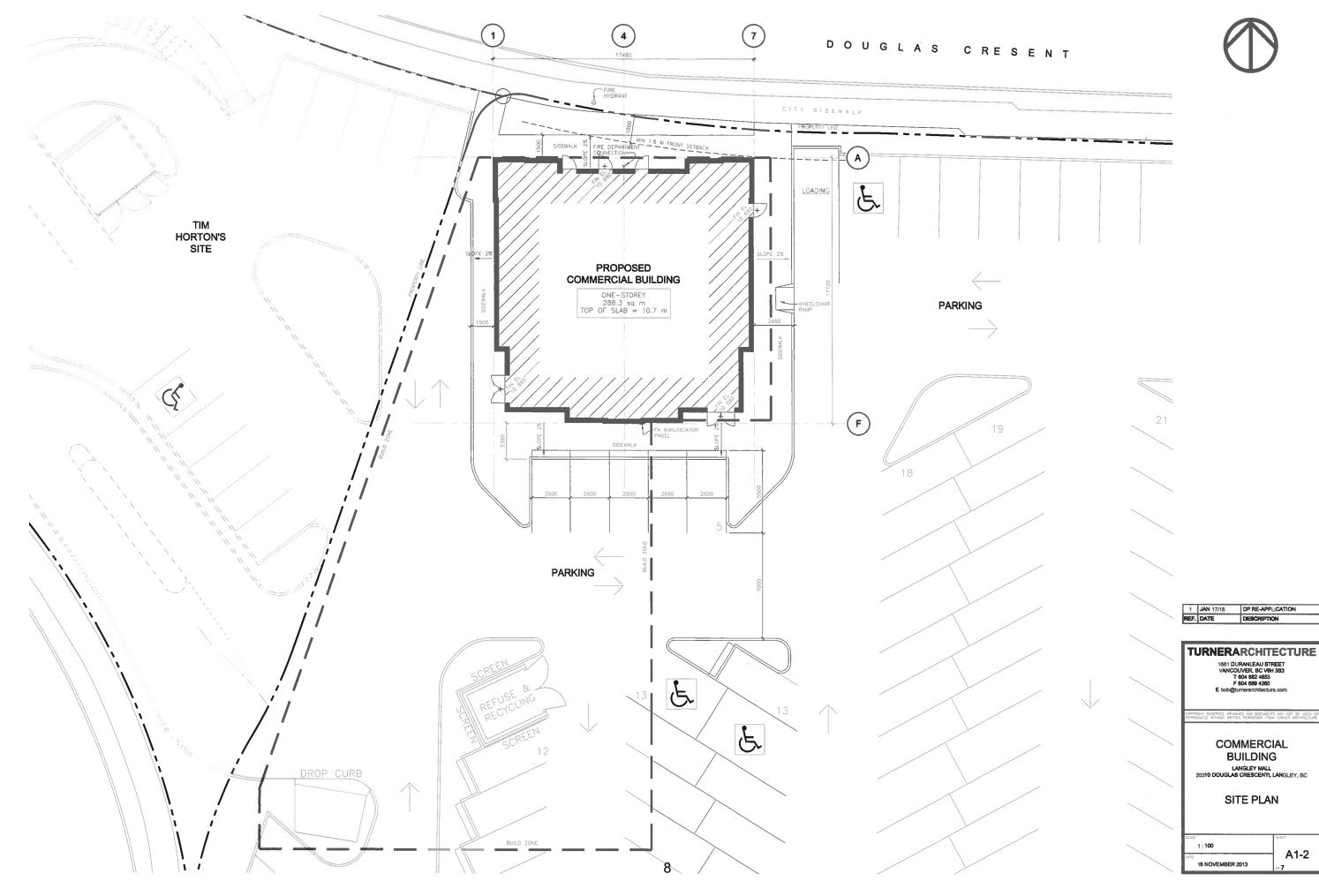


LEGAL DESCRIPTION P	RCEL A, LOTS 305 & 36,	GRP 2. NWD BCP35185	
ZONE = C1	PERMITTED / REQUIRED	PROPOSED	NOTES
LOT COVERAGE	NO RESTRICTIONS 46 m NO RESTRICTIONS RESIDENTIAL ONLY 95% MAXIMUM 1.8 m MINIMUM NO MINIMUM 10 REQUIRED		(3) (1) (2)
NOTES : (1) BUILDING HEIGHT ME FIRST FLOOR TO UP (2) 3 SPACES PER 93 $X \neq 93 = X$ STALLS = 26 × 5.5	sq m GROSS =	KISTING MALL = 12,574 sq	m





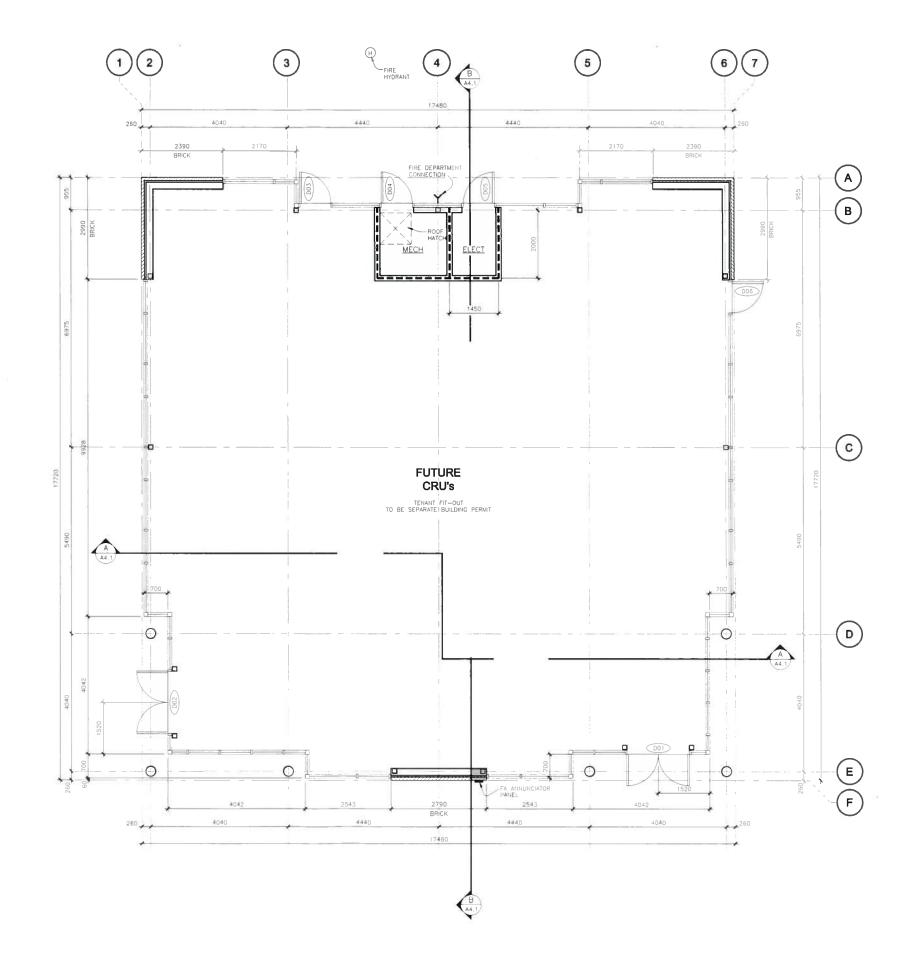




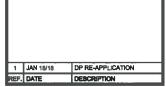


BUILDING

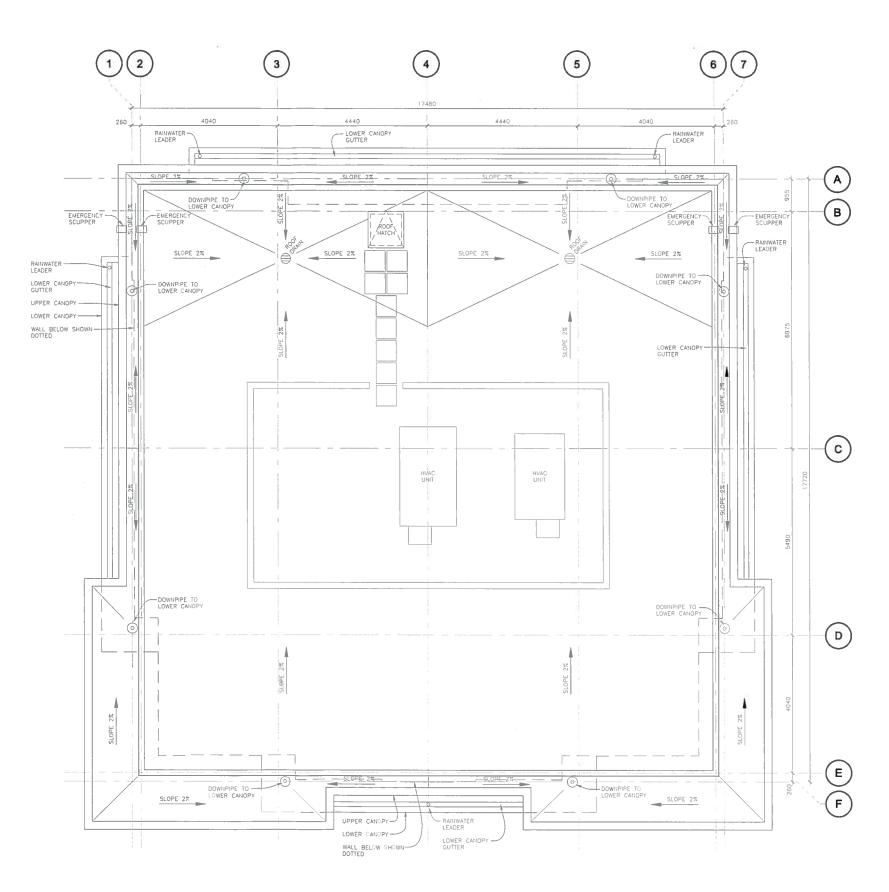
A1-2



1 JAN 18/18	DP RE-APPLICATION	
REF. DATE	DESCRIPTION	
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TURNERA	RCHITECTURE	
1661 DURANLEAU STREET VANCOLVER, BC V6H 383 T 604 682 4853 F 604 689 4280 E bob@tumearchitecture.com		
COPYRIGHT RESERVED DRAWN REPRODUCED WITHOUT WRITTED	IGS AND DOCUMENTS MAY NOT BE USED DR	
BUI	MERCIAL ILDING Rescent, Langley, BC	
FLO	OR PLAN	
scale: 1:50	SHEET	
DAYK.	A2-1	
31 OCTOBER 20	13 or 7	



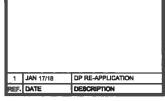
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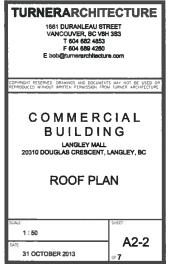


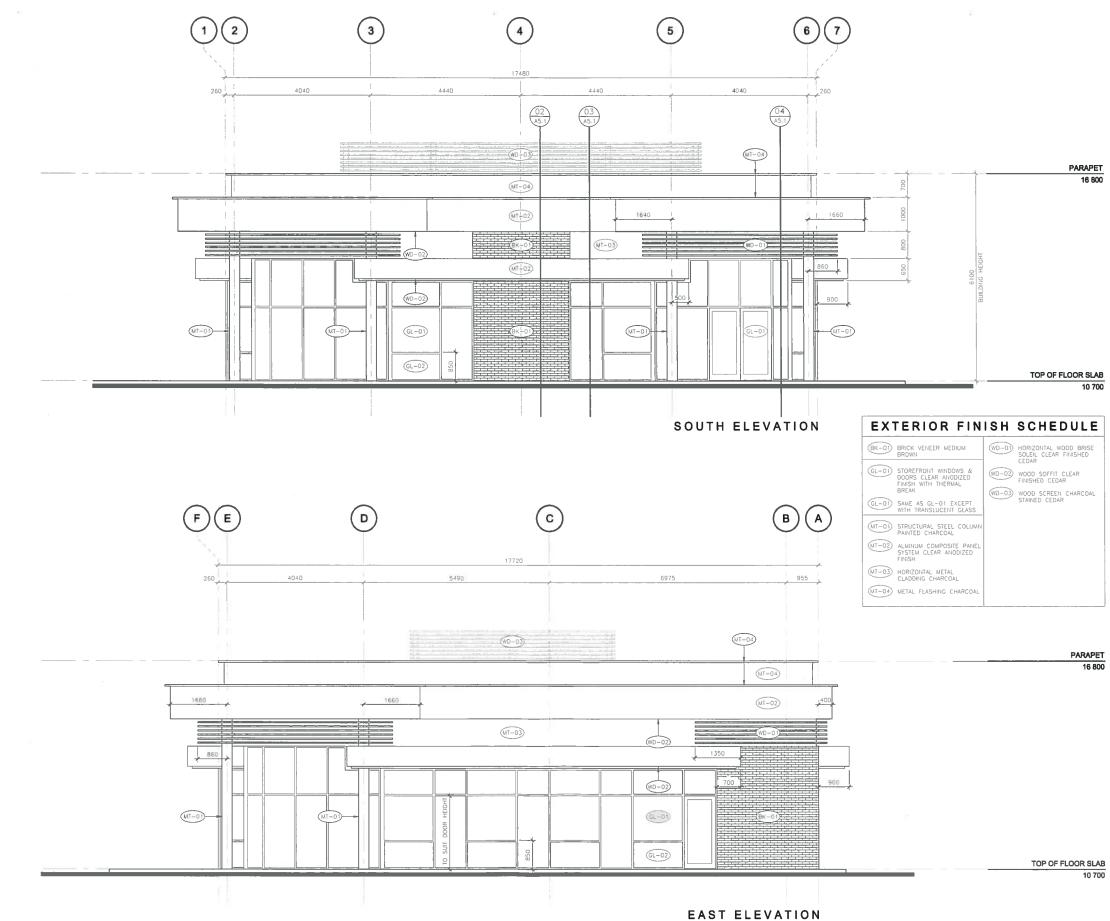
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ONT WINDOWS & CLEAR ANODIZED /ITH THERMAL	WD-02	WOOD SOFFIT CLEAR FINISHED CEDAR
GL-01 EXCEPT	(WD-03)	WOOD SCREEN CHARCOAL STAINED CEDAR
IRAL STEEL COLUMN CHARCOAL		
COMPOSITE PANEL CLEAR ANODIZED		
TAL METAL G CHARCOAL		
LASHING CHARCOAL		

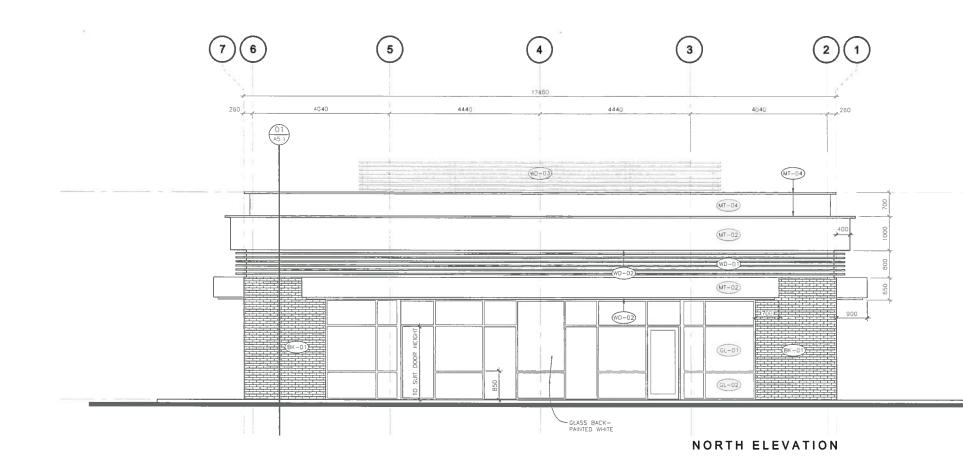


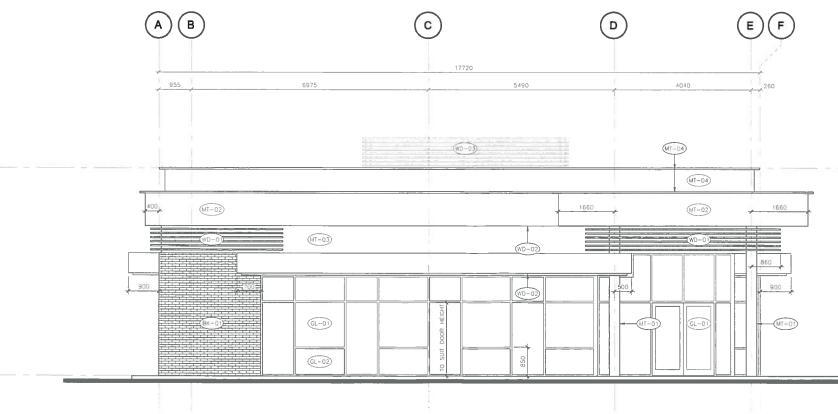




31 OCTOBER 2013

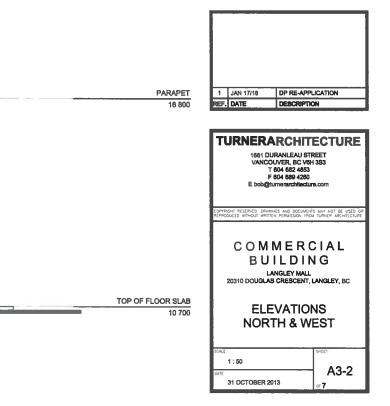
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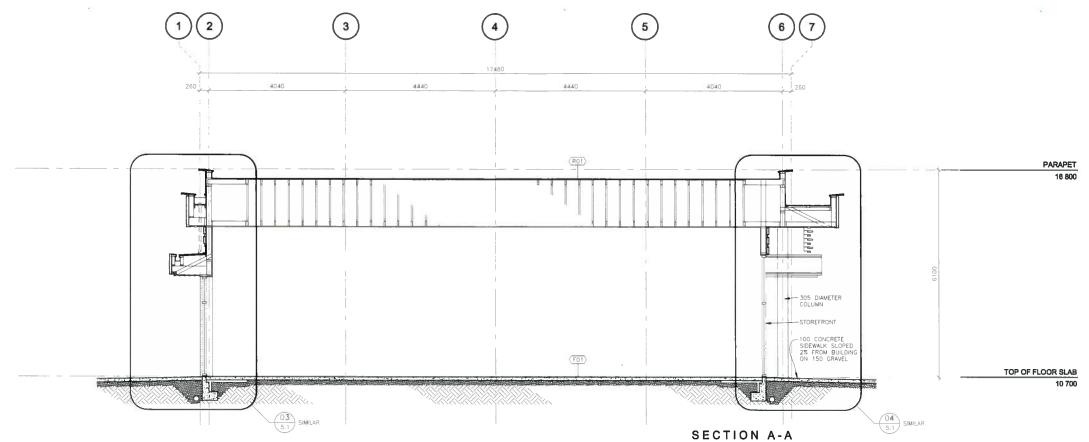


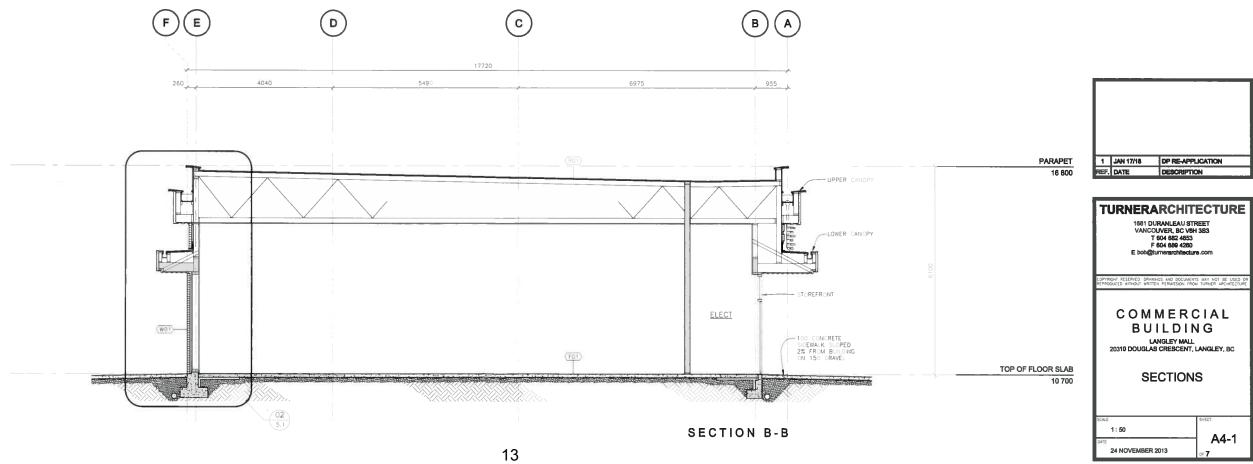


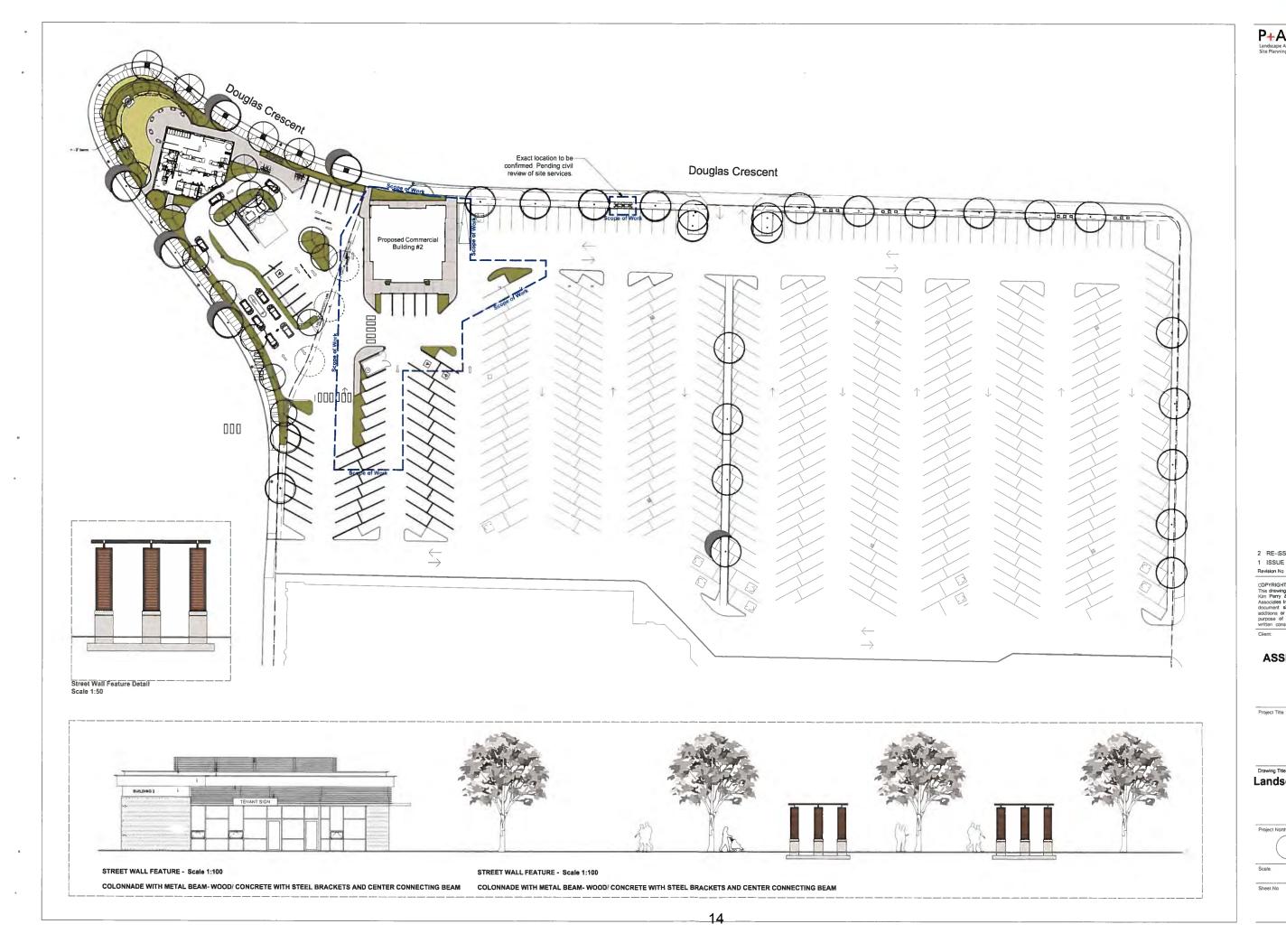
WEST ELEVATION











EML Scale Job No 1 350 17-09**7** Sheet No L1.0

Drawing Title Landscape Context Plan

CRU 20310 Douglas Crescent

LANGLEY MALL-

FIRST CAPITAL ASSET MANAGEMENT

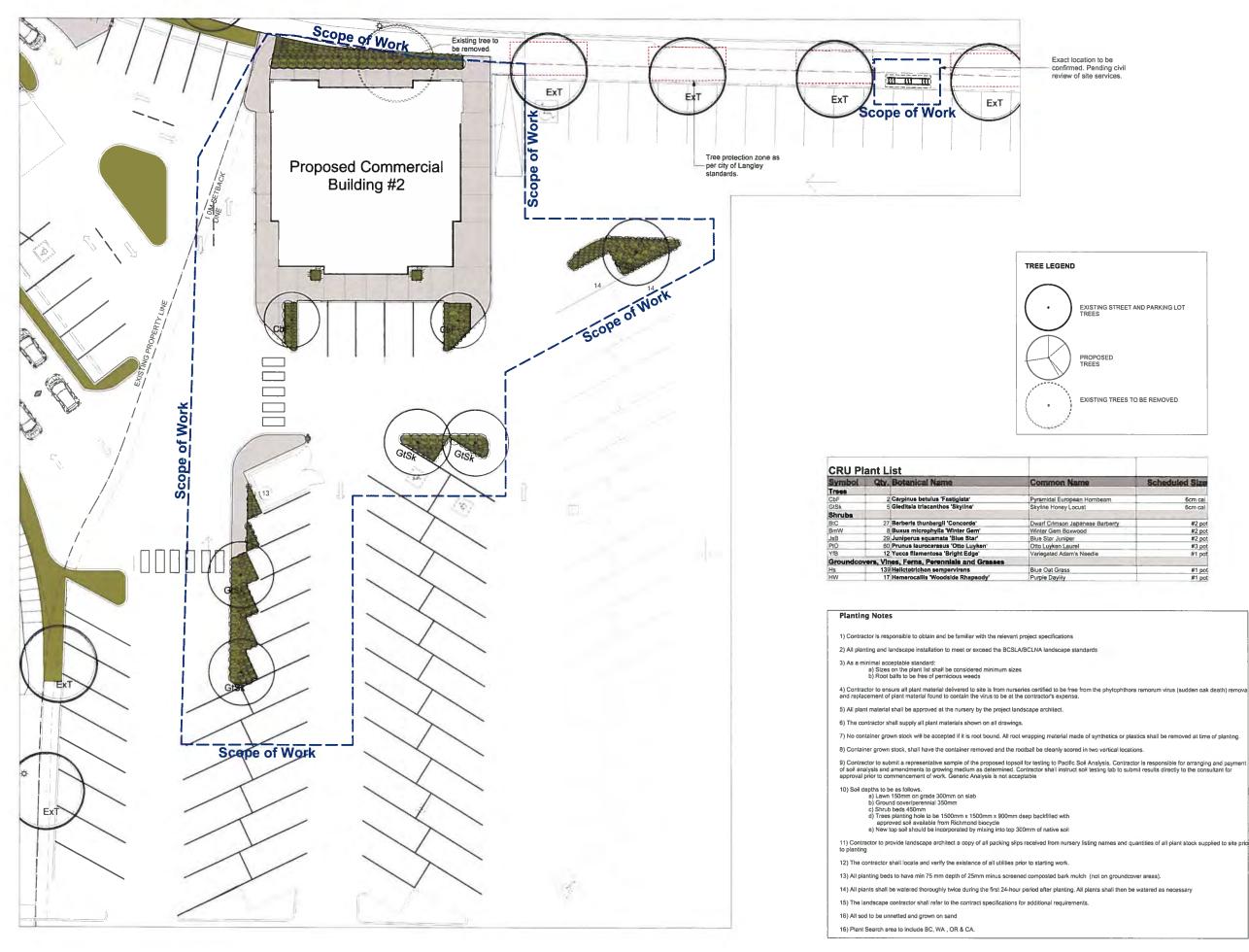
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2 RE-ISSUE FOR DP 1 ISSUE FOR DP Revision No

12/20/2017 06/05/2014 Date

P+A Landscape Architecture Site Planning

R. Kim Peny & Associates Inc 200 - 1558 W 6th Avenue Vancouver, BC V6J 1R2 T 604 738 4118 F 604 738 4116 www.pertyandasso ates ca



n to be	
ending civil	
services.	

EXISTING STREET AND PARKING LOT TREES

EXISTING TREES TO BE REMOVED

	Scheduled Size
mbeam	6cm cal
	6cm cal
e Barberry	#2 pot
	#2 pot
	#2 pot
_	#3 pot
dle	#1 pot
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R Kim Peny & Associates Inc 200 - 1558 W 6th Avenue Vancouver, BC V6J 1R2 T 604 738 4118 F 604 738 4116 www.penyandasi cuates.ca

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2 RE-ISSUE FOR DP

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FIRST CAPITAL ASSET MANAGEMENT

1 ISSUE FOR DP

Revision No.

Client

Project Title

Drawing Title:



LANGLEY MALL-

20310 Douglas Crescent



MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, FEBRUARY 14, 2018 7:00 PM

Present:Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Kimberley Lubinich
Corp. Steve McKeddie, Langley RCMP
Ron Madsen
Dan Millsip
Kim Mullin
Jamie Schreder

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

Absent: Trish Buhler

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

MOVED BY Commission Member Millsip SECONDED BY Commission Member Schreder

THAT the minutes for the January 10, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) <u>REZONING APPLICATION RZ 01-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 01-18-5453-198TH STREET, 19728, 19738, 19752,</u> <u>19762, 19779, 19880 -55 AVENUE –ATELIER PACIFIC</u> <u>ARCHITECTURE INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian, Shigetomi, Atelier Pacific Architecture Inc. and Jennifer Wall, Van der Zalm, Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers SECONDED BY Commission Member Mullin

That Rezoning Application RZ 01-18/Development Permit Application DP 01-18 to accommodate a 64 unit, 3-storey townhouse development located at 5453-198TH STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

<u>CARRIED</u>

3) <u>REZONING APPLICATION RZ 02-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 02-18- 19608, 19618, 19630, 19642 -56 AVENUE</u> <u>F. ADAB ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. and Merideth Mitchell, M2 Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin SECONDED BY Commission Member Schreder That Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26 unit, 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) <u>DEVELOPMENT PERMIT APPLICATION DP 03-18- 5501-204TH</u> <u>STREET –TURNER ARCHITECTURE</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced Bob Turner, Turner Architecture, who presented the proposed development permit application. Following discussion on building form and character, landscaping, parking lot layout, and CPTED security measures, it was:

MOVED BY Commission Member Millsip SECONDED BY Commission Member Madsen

That Development Permit Application DP 03-18 to accommodate a new 288 m² commercial building located at 5501-204th Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved, including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety.

<u>CARRIED</u>

4) <u>Next Meeting:</u>

Wednesday, March 14th, 2018

5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Coburn SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:50 P.M.

<u>CARRIED</u>

JAA wold

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



EXPLANATORY MEMO

ROAD CLOSURE BYLAW NO. 3045

The purpose of Bylaw 3045 is to remove the dedication of highway and to close the portion of road (532.8 m^2) located adjacent to 199A Street dedicated by Plan 33088 as the City intends to the sell the property and the road is no longer required.



ROAD CLOSURE BYLAW NO. 3045

A bylaw to close and remove the dedication of a portion of highway adjacent to 199A Street dedicated by Plan 33088.

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close all of a highway to traffic and remove the dedication of the highway if, prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langley deems it expedient to close to traffic and remove the dedication of highway from the public highway comprising 532.8 square metres, created by the deposit of Plan 33088, which area is shown outlined in bold black on Schedule A - Reference Plan Of Closed Road EPP78542;

AND WHEREAS the City of Langley has published notice of its intention to close that portion of highway to traffic and to remove its dedication as highway, has delivered notice to the operators of utilities whose transmission or distribution facilities or work Council considers will be affected, and has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

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

1. Title

(1) This bylaw shall be cited as the "Road Closure Bylaw No. 3045, 2018".

2. Authorization and Road Closure

- (1) Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a copy of the reference plan of highway closure EPP78542 prepared by Gene Nikula., BCLS #803 completed and checked on the 5th day of December, 2017 (the "Road Closure Plan")
- (2) The City hereby authorizes the closure to traffic and removal of highway dedication of the approximate 532.8 square metre portion of highway created by the deposit of Plan 33088, labeled "Closed Road Dedicated Road on Plan 33088" on the Road Closure Plan (the "Closed Road").

- (3) On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
- (4) The Mayor and Corporate Officer are authorized to execute all deeds of land, plans, and other documentation necessary to effect this road closure.

READ A FIRST, SECOND AND THIRD TIME this 5th day of February, 2018.

OPPORTUNITY FOR PUBLIC COMMENT this day of , 2018.

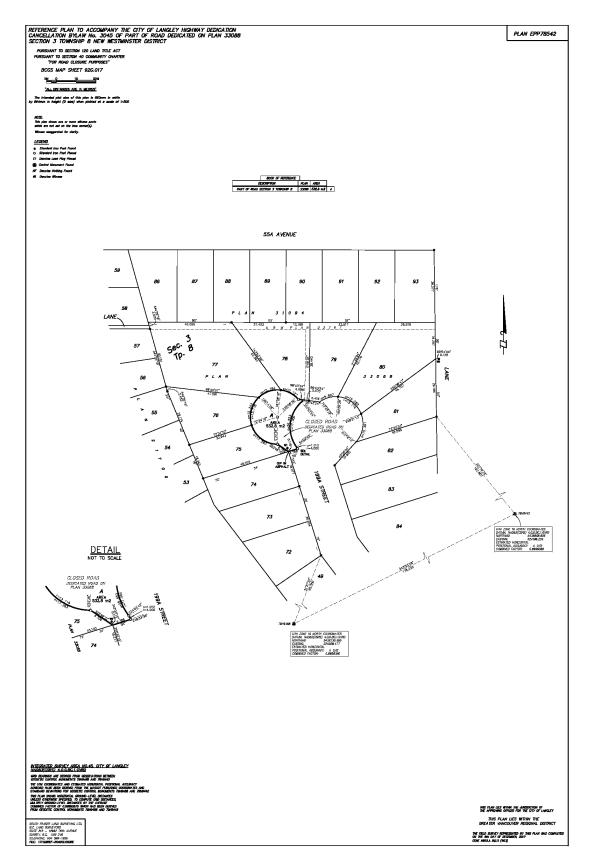
FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

REFERENCE PLAN OF CLOSED ROAD EPP78542





MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 5, 2018 7:00 p.m. Council Chambers, Langley City Hall 20399 Douglas Crescent

- Council Present: Mayor Schaffer Councillor Arnold Councillor Albrecht Councillor Martin Councillor Pachal Councillor Storteboom Councillor van den Broek
- Staff Present:
 F. Cheung, Chief Administrative Officer
 R. Beddow, Deputy Director of Development Services and Economic Development
 R. Bomhof, Director of Engineering, Parks and Environment
 K. Hilton, Director of Recreation, Culture and Community Services
 D. Leite, Director of Corporate Services
 G. Flack, Deputy Director of Corporate Services
 K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

a. Adoption of the February 5, 2018 Regular Agenda

MOVED BY Councillor Albrecht SECONDED BY Councillor Storteboom

THAT the February 5, 2018 agenda be adopted as circulated.

<u>CARRIED</u>

2. <u>COMMITTEE OF THE WHOLE</u>

a. Bylaw 3051 - 2018-2022 Financial Plan Bylaw

Darrin Leite, Director of Corporate Services, provided an overview of the 2018-2022 Financial Plan, highlighting information with respect to:

- Capital Improvement Plan
- Operating Budget
- Tax Rate Effect

The Mayor invited members of the public to provide comments or questions on the Financial Plan Bylaw.

Warner Smith 4655, 204A Street:

- expressed his opinion that this meeting was not sufficiently advertised to residents;
- expressed concern that retired seniors will soon not be able to afford to live in their own homes due to inflated property values, inflation and rising taxes;
- indicated young adults cannot afford homes so are staying at home longer;
- suggested Council needs to cut back on spending and redirect funds to where they are needed instead of asking for additional funds;
- indicated that, although a significant amount of the budget is spent on policing enforcement, he didn't see RCMP members out on the street catching speeders and suggested they should be concentrating more on enforcement;
- suggested Council needs a plan for long-time residents to keep taxes at a manageable level.

Howard Searle, 4690 204 Street:

- advised his assessment was considerably higher than the average single family home assessment value indicated in the Director of Corporate Services' presentation;
- indicated City of Langley has a responsibility to seniors and retired residents to keep its budget within cost of living increases as it is becoming unaffordable when taxes rise each year and land values have increased so much.
- indicated that he didn't think it was equitable that single family home owners pay more for municipal services than multi-family

home-owners because he doesn't use more police or ambulance services than other citizens;

• asked Council to keep budget within cost of living increase annually.

Barbara Cunningham, 4601 203A Street:

- expressed concern that, as a senior, she has seen her taxes go up substantially and she lives as a single person and is trying to keep her home;
- suggested that the City's re-branding on trucks was not a necessary expense and asked Council to re-examine the budget to remove any projects that aren't really necessary in order to reduce the budget and help seniors out.

Murray Johnson, 20410 46 Avenue:

- asked if the RCMP has advised Council what the municipality will be getting as a result of the increased RCMP budget;
- expressed frustration with the homeless issue in the City;
- suggested some beautification projects in the City and bike lanes were not necessary or too elaborate and could have been done more simply at less cost;
- expressed concern that in a couple of years he may not be able to afford to stay in his home.

The Mayor called for further comments from the public. There were no further speakers.

Mayor Schaffer provided the following comments:

- The City is looking ahead to what up and coming generations will need in terms of housing, modes of transportation, job opportunities in the future;
- Land values are increasing here as they are in the rest of the Lower Mainland;
- There is a mix of housing stock in the city, including rental and subsidized housing;
- The City is a livable community with a range of services and amenities;
- Every community is vying for businesses and light industry. Light Industries are moving out of larger cities in the Lower Mainland, to the Fraser Valley. The City wants to ensure there is housing for these workers;
- Council spent many hours looking through this year's budget and asked staff to cut where they could and have done so in past years as well;
- The City of Langley is still debt free; and is not into borrowing.

> MOVED BY Councillor Storteboom SECONDED BY Councillor Albrecht

THAT the Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from January 29, 2018

MOVED BY Councillor van den Broek SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on January 29, 2018 be adopted as circulated.

<u>CARRIED</u>

b. Special (Pre-Closed) Meeting Minutes from January 29, 2018

MOVED BY Councillor Martin SECONDED BY Councillor Storteboom

THAT the minutes of the special (pre-closed) meeting held on January 29, 2018 be adopted as circulated.

<u>CARRIED</u>

c. Public Hearing Meeting Minutes from January 29, 2018

MOVED BY Councillor Albrecht SECONDED BY Councillor Storteboom

THAT the Public Hearing Meeting minutes from January 29, 2018 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Bylaw 3051

Third reading of a bylaw to adopt the Financial Plan for 2018 - 2022.

MOVED BY Councillor Storteboom SECONDED BY Councillor van den Broek

THAT the bylaw cited as the "Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051" be read a third time.

<u>CARRIED</u>

5. <u>COMMUNITY SPOTLIGHTS</u>

a. Intensive Case Management Team (ICMT)

Sanjeev Nand, Executive Director, Langley Community Services Society Corinne Blasius, Program Manager, Langley ICMT

Mr. Nand provided information on the Intensive Case Management Team as follows:

- History;
- ICM program overview;
- ICM target population;

Ms. Blasius provided information on:

- Goals of the ICMT;
- Statistics on community referrals, gender distribution, age at referral, clients with previous mental health treatment;
- Housing support;
- Case studies on two individuals assisted by the ICMT.

The presenters responded to questions from Council members, advising that:

- If the trend in referrals continues, it is likely there will be a need for more supportive care subsidized housing so Langley Community Services Society will be in communication with Fraser Health and BC Housing to keep them informed;
- Those individuals who are ineligible for the program are referred to Langley Mental Health Services;
- The ICMT has education/training contacts in the community to connect clients with should they express that as a need;
- Discussions with respect to conversion of the Quality Inn into supportive housing for the homeless are still ongoing; ICMT is supposed to be housed at the Quality Inn once it is converted;

• It is unclear whether the province has jurisdiction over local government to proceed with the project if the Township of Langley declines to provide the required zoning for the site.

Council members expressed their appreciation and support for the program.

6. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – February 19, 2018 Regular Council Meeting – March 5, 2018

b. Metro Vancouver Update - Councillor Storteboom

I'm happy to advise Council that Climate 2050 is being proposed to be an overarching climate action strategy for Metro Vancouver in order to encourage the reduction of greenhouse gas emissions and to adapt to climate impacts through education and by sharing best practices with member jurisdictions.

Also, Metro Vancouver is looking at ways to reduce odour emissions across the region, following an increasing number of complaints from the public about unpleasant odours coming from a variety of sources. Information about the consultation process and providing public input can be found at the Metro Vancouver website. Recommendations for managing odorous air contaminants will be accepted until March 31, 2018.

The South Surrey Interceptor is getting an upgrade. This is a pipe built in the early 1970s to collect and convey sewage from communities south of the Fraser to the Annacis Island Wastewater Treatment Plant. Significant growth has necessitated adding a second pipe, about 10 kilometres long, beside the existing sewer pipe to increase the amount of wastewater that the system can carry.

At tonight's meeting we will be voting to amend the parks service area by removing Abbotsford as a participant in the regional park-function. In my opinion, this can be considered to be a housekeeping matter as Abbotsford is located in the Fraser Valley Regional District. A 2/3 majority approval from member jurisdictions will forward the Bylaw to the Inspector of Municipalities for approval.

In closing, please let me congratulate Councillor Martin for being appointed to the Metro Vancouver Regional Parks Committee as well as continuing with the Metro Vancouver Aboriginal Relations Committee and as Alternate Director at the Board.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks & Environment

Rick Bomhof, Director of Engineering, Parks & Environment provided an update on departmental activities as follows:

Completed projects

- New water service Michaud Park Community garden site
- New frost sensors installed 200 St. at 44 Ave and 5700 block 198 St.
- 50th Ave. traffic calming curb bulges in front of Conder Park
- New sanitary sewer manhole at 20200 Block 56 Ave.

Current projects

- Penzer Park Washroom
- Spray park expansion at City Park
- 48 Ave. Sewer Replacement near 210 St.
- Culvert Re-lining Fraser Highway under rail tracks at Production Way
- Langley Bypass Culvert Replacement
- Concept development Fraser Highway 203 St. to 206 St.
- Booster Pump Station Decommissioning (on 200 St)
- SCADA System Upgrades
- Michaud Park Community Garden

Staff responded to questions and comments from members of Council, advising that:

- Smart City technologies is part of the program, not a pilot project and will allow City to deploy limited resources more effectively;
- Frost sensors are remote;
- Staff will determine how many garden plots will be on Michaud and advise Council;
- Staff will be monitoring the impact of the traffic calming measures installed between 201A Street and 201Street;
- There is a greenway plan for Michaud Cres., so staff will be reviewing putting in narrowing of street, depending on budget approval, in 2019 or 2020;
- Staff can obtain data on speeds of traffic travelling east/west on 201A;
- Staff will recommend to the RCMP to set up speed watch in the area.

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

Kim Hilton, Director of Recreation, Culture & Community Services provided an update on upcoming special events and programs for February as follows:

Special Events

- Youth Adventure Club activities
- Cookie Monster Pre-school
- Family Day
- Coldest Night of the Year Winter Walk
- MEC Langley City 5k/10k Runs

Programs

- Youth Drop-in Sports (grades 7-12)
- Jam Night (grades 7-12)
- Youth Night & Teen Time (grades 7-12)
- Adapted Boccia
- Home Alone Program
- Parent and Tot Drop-ins
- After 3 (grades 6-8)
- Bootcamp Indoor
- Zumba Plus
- 55+ Circuit
- Feel the Rhythm
- Power Yoga

Staff responded to questions and comments from members of Council, advising that:

- Highlights of statistics on Timms Community Centre usage can be brought forward for Council's information;
- On-line registration is available 24/7 on the City's website
- This will be the second year for MEC Langley City 5k/10k Runs in the city;
- Feel the Rhythm program is more of a fitness program rather than a dance class.
- e. Passing of Rhys Griffiths

Mayor Schaffer expressed Council's sadness at hearing of the passing of long-time resident and volunteer Rhys Griffiths.

7. <u>BYLAWS</u>

a. Bylaw 3045 - Road Closure Bylaw

First, second and third reading of a bylaw to close and remove the dedication of a portion of highway adjacent to 199A Street dedicated by Plan 33088.

MOVED BY Councillor Martin SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Road Closure Bylaw No. 3045, 2018" be read a first time.

THAT the bylaw cited as the "Road Closure Bylaw No. 3045, 2018" be read a second time.

THAT the bylaw cited as the "Road Closure Bylaw No. 3045, 2018" be read a third time.

<u>CARRIED</u>

8. <u>NEW AND UNFINISHED BUSINESS</u>

- a. Motions/Notices of Motion
- b. Correspondence
 - 1. Metro Vancouver

Resolution to approve consent to Metro Vancouver Regional Parks Service Amendment Bylaw, No. 1255

MOVED BY Councillor Storteboom SECONDED BY Councillor Albrecht

THAT Langley City Council approve adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255*, *2017* by providing consent on behalf of the electors.

<u>CARRIED</u>

2. Canadian Cancer Society

Permission to conduct Door-to-Door Canvassing from April 1 - April 30, 2018

MOVED BY Councillor van den Broek SECONDED BY Councillor Albrecht

THAT the Canadian Cancer Society be permitted to conduct doorto-door canvassing from April 1 to April 30, 2018.

<u>CARRIED</u>

3. TNI Network

Permission to conduct Door-to-Door Canvassing for 3 weeks per client, in 2018 for the following:

- World Vision
- Red Cross
- BC Children's Hospital
- World Wildlife Fund

MOVED BY Councillor van den Broek SECONDED BY Councillor Arnold

THAT TNI Network be authorized to conduct door-to-door canvassing on behalf of World Vision, Red Cross, BC Children's Hospital and World Wildlife Fund up to (3) three weeks per organization, per calendar year in 2018.

BEFORE THE QUESTION WAS CALLED

Staff responded to a question from Councillor Storteboom advising that staff would review the Request to Conduct Door-to-Door Canvassing Policy to determine if the policy pertains to religious groups that proselytize door to door for their particular faith.

Councillor Martin noted that some for-profit companies solicit doorto-door which is not permitted.

THE QUESTION WAS CALLED and same was

<u>CARRIED</u>

Council - Regular Meeting Minutes - February 5, 2018 Page 11

c. New Business

9. <u>ADJOURNMENT</u>

MOVED BY Councillor Pachal SECONDED BY Councillor van den Broek

That the meeting be adjourned at 8:44 pm.

<u>CARRIED</u>

MAYOR

CORPORATE OFFICER



ZONING BYLAW, 1996, NO. 2100 Amendment No. 142, 2018, Bylaw No. 3036 Development Permit Application DP 15-17

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 3-storey, 33-unit townhouse development.

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

Background Information:

Applicant:	F. Adab Achitects Inc.
Owner:	1126337 B.C. Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Ave.
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except
	Plan BCP50018, New Westminster District
	Plan 29479 and Lots A and B, Section 3,
	Township 8, New Westminster District Plan
	19555
Site Area:	$4,998 \text{ m}^2 (53,800 \text{ ft}^2)$
Lot Coverage:	44%
Total Parking Required:	75 spaces (includes 7 designated visitor spaces)
Total Parking Provided:	75 spaces (includes 7 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD51-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$462,792 (includes 5 SF DCC Credits)



ZONING BYLAW, 1996, NO. 2100 Amendment No. 142

BYLAW NO. 3036

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD51) and to rezone the property located at 19607, 19619, 19629, 19649, 19655 -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. 142, 2018, No. 3036".

2. Amendment

 Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 51 (CD51) Zone: immediately after Comprehensive Development -50 (CD50) Zone:

"VV. CD51 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 33-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 51 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 002-167-948Lot 69, Section 3, Township 8, New Westminster District Plan 29479
- (b) PID: 009-021-116Lot 70, Section3, Township 8, New Westminster District Plan 29479
- (c) PID: 007-733-381
 Lot 71, Section 3, Township 8, New Westminster District Plan 29479
 Except Plan BCP50018
- (d) PID: 004-492-498 Lot "A", Section 3, Township 8, New Westminster District Plan 19555
- (e) PID: 010-519-386Lot "B", Section 3, Township 8, New Westminster District Plan 19555

(c) 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 30 pages and November, 2017 prepared by F. Adab Architects Inc. and PMG Landscape Architects 1 copy of which is attached to Development Permit 15-17.

(d) Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

(e) **Other Regulations**

In addition, land use regulations including the following are applicable:

(i) General provisions on use are set out in Section I.D. of this bylaw;

- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

READ A FIRST AND SECOND TIME this twenty-ninth day of January, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2018.

READ A THIRD TIME this -- day of --, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this - day of --, 2018.

FINALLY ADOPTED this -- day of --, 2018.

MAYOR

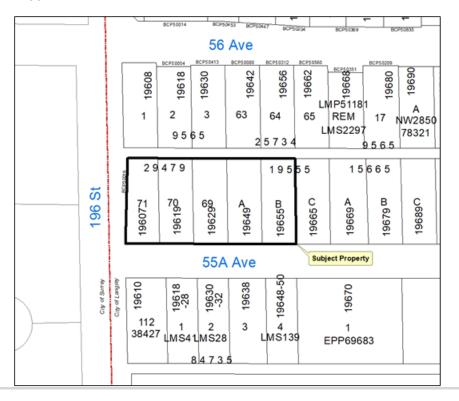
CORPORATE OFFICER



REZONING APPLICATION RZ 09-17 DEVELOPMENT PERMIT APPLICATION DP 15-17

Civic Address: Legal Description: 19607, 19619, 19629, 19649, 19655 – 55A Avenue Lots 69, 70, 71, Section 3, Township 8, Except Plan BCP50018, New Westminster District, Plan 29479; Lots A & B, Section 3, Township 8, New Westminster District, Plan 19555 1126337 B.C. Ltd.

Owner/Applicant:





Advisory Planning Commission Report

To: Advisory Planning Commission

Subject Rezoning Application RZ 09-17 Development Permit Application DP 15-17

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

Date: December 15, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-Storey townhouse development located at 19607, 19619, 19629, 19649, 19655-55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 33 unit, 3 Storey townhouse development.

POLICY:

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



COMMENTS/ANALYSIS:

Background Information:

Applicant: Owners: Civic Addresses:	F. Adab Architects Inc. 1126337 BC Ltd. 19607, 19619, 19629, 19649, 19655 -55A Avenue
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m² (53,800 ft²)
Lot Coverage:	44%
Total Parking Required:	75 stalls (including 7 visitor stalls)
Total Parking Provided:	75 stalls (including 7 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 51 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$446,110.25 (includes 5 SF credits)
Community Amenity Charge:	\$66,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **33 unit townhouse development.** These requirements may be subject to change upon receipt of a development application.

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

A) <u>The developer is responsible for the following work which shall be designed</u> 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 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 is required within a ROW in the lane north of the site.
- 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. 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 north of the site and construction of an 8.0m wide lane along the west side of the site, to 55A Avenue, is required. A corner truncation is required at the intersection of the lanes. A decorative concrete wall along the 196 Street fence line, adjacent the lane, is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lanes. There will be no vehicle access to the site from 55A Avenue.
- 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. Undergrounding of the existing overhead Hydro and Telus is required along the 55A Avenue frontage.
- 8. A stormwater management plan for the site, including 55A Avenue and the lanes, is required. Rainwater management measures used on site shall



limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.

- 9. 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 the lane, and must apply to DFO for approval.
- 10. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
- 11. Upgrade existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage and tie-in at 196 Street. Replace existing fire hydrant.

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.
- 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.
- The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
- 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- 9. 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 redevelop the last five existing single family residential properties at the north-west corner of 55A Avenue with an attractive, 3 storey, 33 unit townhouse development. Vehicular access is provided from the rear lane and internal roads. Units are oriented toward the 55 A Avenue where possible. Resident parking is provided in enclosed secure garages with a combination of tandem parking and side by side double garages.

The current unconstructed gravel lane to the north will be upgraded and constructed by the developer. In addition, an 8.0m wide lane will be dedicated and constructed along the western side of the site in order to allow for the lane to be connected to 55A Avenue.



The form and character of the townhouse complex integrates a variety of exterior finishes, including cultured stone, hardie siding/board and horizontal siding, providing a contemporary west coast architectural expression. All units will have private root top decks providing desired outdoor amenity space.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) report by a qualified consultant whose recommendations are incorporated in the plans.

The subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at their January 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 29, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$446,110.25 to Development Cost Charge accounts and \$66,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Advisory Planning Commission Date: December 15, 2017 Subject: Rezoning Application RZ 09-17 Development Permit Application DP 15-17 Page 7

Prepared by:

hald Minchal

Gerald Minchuk, MCIP, RPP Director of Development Services & Economic Development

Concurrence:

Concurrence:

Rick Bomhof, P.Eng. Director of Engineering, Parks & Environment

Rory Thompson, Fire Chief

Attachment(s):





MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, JANUARY 10, 2018 7:00 PM

Present:

Councillor Jack Arnold, Chairman Councillor Paul Albrecht, Vice-Chairman John Biemers Trish Buhler Shelley Coburn, School District No. 35 Kimberley Lubinich Corp. Steve McKeddie, Langley RCMP Dan Millsip Kim Mullin Jamie Schreder

Staff:Gerald Minchuk, Director of Development Services & Economic
Development
Roy Beddow, Deputy Director of Development Services & Economic
Development

Absent: Ron Madsen

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

MOVED BY Commission Member Millsip SECONDED BY Commission Member Buhler

THAT the minutes for the December 13, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) <u>REZONING APPLICATION RZ 09-17/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 15-17- 19607, 19619, 19629, 19649, 19655-55A</u> <u>AVENUE –F. ADAB ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. and Marlene Messer, PMG Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler SECONDED BY Commission Member Biemers

That Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-storey townhouse development located at 19607, 19719, 19629, 19649, 19655-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

<u>CARRIED</u>

4) <u>NEXT MEETING</u>

Wednesday, February 14th, 2018

5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Coburn SECONDED BY Commission Member Schreder

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

<u>CARRIED</u>

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

33 UNIT TOWNHOUSE DEVELOPMENT 19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY



LIST OF DRAWINGS

A-1.0	PROJECT INDEX - CONTACTS LIST
A-1.1	CONTEXT PLAN - PROJECT STATISTICS
A-1.2	AERIAL MAP -CONTEXT PHOTOS
A-1.3	SITE PLAN
A-1.4	DESIGN RATIONALE - SITE CHARACTERIS
	AND CONTEXT-URBAN DESIGN, FORM AN
A-1.5	DESIGN RATIONALE - SUSTAINABILITY AN
	GREEN MEASURES
A-1.6	DESIGN RATIONALE - CPTED
A-1.7	PERSPECTIVE VIEW FROM 55A AVENUE
A-1.8	BLOCK 3 COLOURED ELEVATIONS
	& BIRD EYE VIEW
A-1.9	55A AVENUE STREETSCAPE
A-1.10	EXTERIOR FINISH
	FLOOR PLANS - BUILDING 1(1ST & 2ND FI
	FLOOR PLANS - BUILDING 1(3RD & 4TH FI
	FLOOR PLANS - BUILDING 2(1ST & 2ND FI
	FLOOR PLANS - BUILDING 2(3RD & 4TH FI
	FLOOR PLANS - BUILDING 3 (1ST & 2ND F
	FLOOR PLANS - BUILDING 3(3RD & 4TH FI
	FLOOR PLANS - BUILDING 4 (1ST & 2ND F
A-2.4b	FLOOR PLANS - BUILDING 4 (3RD & 4TH F
A-3 1a	ELEVATIONS - BUILDING 1
	ELEVATIONS - BUILDING 1
	ELEVATIONS - BUILDING 2
	ELEVATIONS - BUILDING 2
	ELEVATIONS - BUILDING 3
	ELEVATIONS - BUILDING 3

A-4.1	BUILDING 1 S
A-4.2	BUILDING 2 S
A-4.3	BUILDING 3 S
A-4.4	BUILDING 4

LANDSCAPE PLAN L1 LANDSCAPE DETAIL L2

CONTACT LIST:

OWNER:

1126337 BC LTD . 14479 75 AVE SURREY, B.C. V3S 3T5 TEL: 604 575 2214

ARCHITECT:

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

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

SURVEYOR:

CIVIL ENGINEER :

TEL: 604 782 6927

CENTRAS ENGINEERING LTD 216-2630 CROYDON DR. SURREY, B.C. V3S 6T3

PMG LANDSCAPE ARCHITECTS C100-4185 STILL CREED DRIVE BURNABY, B.C. V5C 6G9 TEL: 604 294 0011 FAX: 604 294 0022



F. ADAB **ARCHITECTS** INC.

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

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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

FOR

1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

DRAWING TITLE:

PROJECT INDEX -CONTACTS LIST

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PROJECT NO	1703	

TIONALE - SITE CHARACTERISTICS EXT-URBAN DESIGN, FORM AND CHARACTER TIONALE - SUSTAINABILITY AND ASURES TIONALE - CPTED IVE VIEW FROM 55A AVENUE OLOURED ELEVATIONS VIEW E STREETSCAPE INISH NS - BUILDING 1(1ST & 2ND FLOOR) NS - BUILDING 1(3RD & 4TH FLOOR)

NS - BUILDING 2(1ST & 2ND FLOOR) NS - BUILDING 2(3RD & 4TH FLOOR) NS - BUILDING 3 (1ST & 2ND FLOOR) NS - BUILDING 3(3RD & 4TH FLOOR) NS - BUILDING 4 (1ST & 2ND FLOOR) NS - BUILDING 4 (3RD & 4TH FLOOR) S - BUILDING 1

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> SECTIONS SECTIONS SECTIONS

SECTIONS

LANDSCAPE ARCHITECT:

PROJECT STATISTICS

CIVIC ADDRESS :

19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :

LOT 69,70 &71 EXCEPT PLAN BCP50018, PLAN 29479, LOTS "A"&"B", PLAN 19555, ALL OF SECTION 3, TOWNSHIP B, NEW WESTMINSTER DISTRICT

LOT AREA :

53800 SQ.FT.=4998 SQ.M. = 1.235 ACRE

ZONING:

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

LOT COVERAGE :

PROPOSED: 23029 / 53800 : 42%

NO. OF UNITS: 33

FLOOR AREA :

52831 SQ.FT. = 4908 SQ.M.

DENSITY:

ALLOWED : 70 UNITS/ACRE PROPOSED : 26.7 UNITS/ACRE

FAR:

52831 / 53800 = 0.982

BUILDING HEIGHT:

4 STOREYS (4TH STORY CONSISTS OF BAD ROOM & SUN DECK)

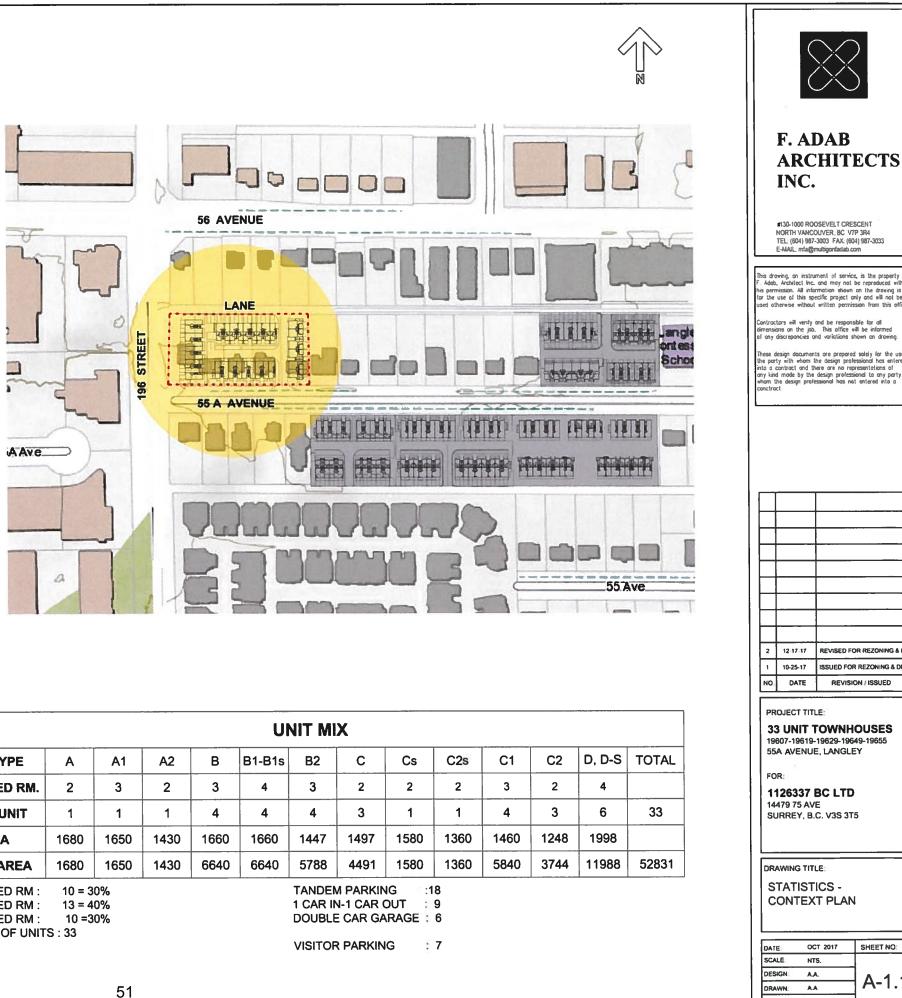
SETBACKS:

PROVIDED:

NORTH PL. : 11'-0" TO 21'-2" SOUTH PL. : 11'-10" TO 14'-0" EAST PL. : min. 11'-10" max. 14'-5" WEST PL. : min. 10'-0" max. 12'-7"

PARKING:

2 STALLS / TOWNHOUSE : 66 STALLS VISITORS : 0.2 X UNITS = 0.2 X33 = 7



					U	NIT MI	X			
UNIT TYPE	А	A1	A2	В	B1-B1s	B2	С	Cs	C2s	C1
NO OF BED RM.	2	3	2	3	4	3	2	2	2	3
NO OF UNIT	1	1	1	4	4	4	3	1	1	4
AREA	1680	1650	1430	1660	1660	1447	1497	1580	1360	146
TOTAL AREA	1680	1650	1430	6640	6640	5788	4491	1580	1360	584
NO OF 2 BED RM : NO OF 3 BED RM : NO OF 4 BED RM : TOTAL NO OF UNIT	10 = 3 13 = 4 10 =3 S : 33	0%				1 CAR II DOUBLE	M PARKIN N-1 CAR (E CAR GA	OUT	9	<u>.</u>

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33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

SURREY, B.C. V3S 3T5

CONTEXT PLAN

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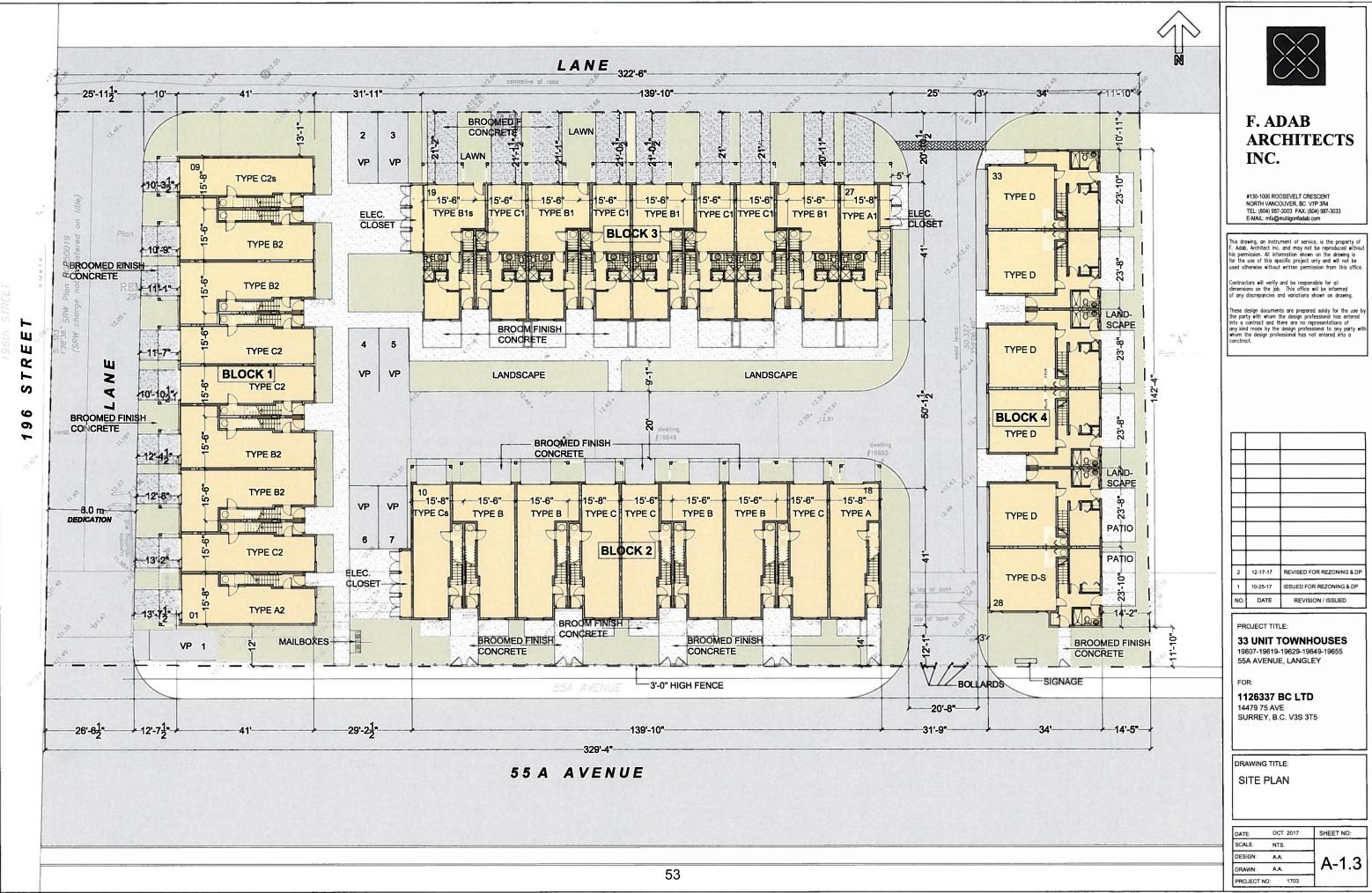
FOR:

1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

DRAWING TITLE:

AERIAL MAP-CONTEXT PHOTOS

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Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design including the following items:

- 1. An attempt has been made to create a friendly and vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality
- 2. Variety of unit types and sizes are introduced for both small and large families with children
- 3. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied aces. Overhangs provided at the roof level and intermediate windows as shading device
- 4. The site is located in the urban fabric of the City and is close to the public transportation and amenities
- 5. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
- 6. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010

- 7. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- 8. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
- 9. The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line



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1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

DRAWING TITLE:

DESIGN RATIONALE -SUSTAINABILITY AND GREEN MEASURES

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Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and It takes into account standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality Provision of natural surveillance Defining the hierarchy of space Provision of 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 of open space environment visible from every angle enclave or semi enclosed spaces for strangers ar wandering people
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies defining the entrance ways and controlling the po access to the site
- Stone has been introduced at the base of the bui blocks presenting a durable and high quality base graffiti
- Landscaping, plants, and fences are designed to with Liahona Security recommendations. The Str Corporation should implement a maintenance ma

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creates an e with no nd	#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL. (604) 987-3003 FAX. (604) 987-3003 E-MAIL: mfa@multigonfadab.com
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	DRAWING TITLE: DESIGN RATIONALE - CPTED
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PERSPECTIVE VIEW FROM 55A AVENUE



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FOR

1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

DRAWING TITLE

PERSPECTIVE VIEW FROM 55A AVENUE

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BIRD EYE VIEW



BLOCK 3 COULERED ELEVATION



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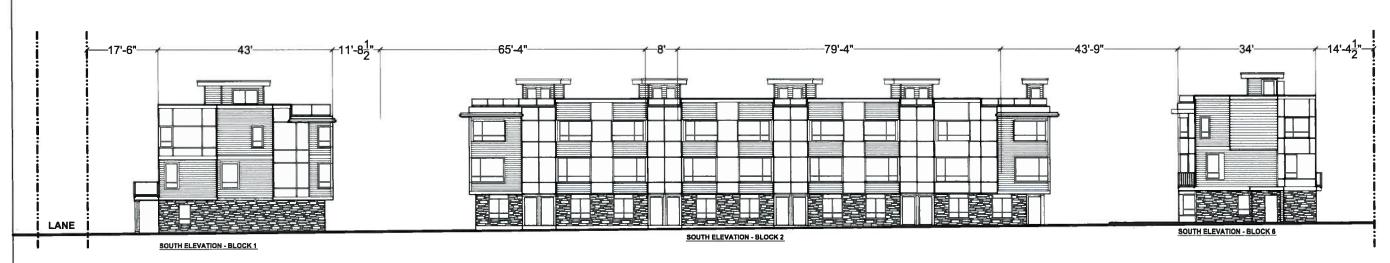
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1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

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BIRD EYE VIEW / BLOCK 3 COLOURED ELEVATION

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55A AVENUE STREETSCAPE RENDERING



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55A AVENUE STREETSCAPE

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Exterior Finishes and Colour

The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

A variety of building materials is used with emphasis on richer and urban elements with stone at the base of the buildings, prefabricated panels and hardie siding. No vinyl siding is introduced on any facades of the buildings.

The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

Windows and railings are back resulting in further contrast between the exterior finishing materials.







SW 7015 Repose Gray CARAMEL CEDAR WOOD

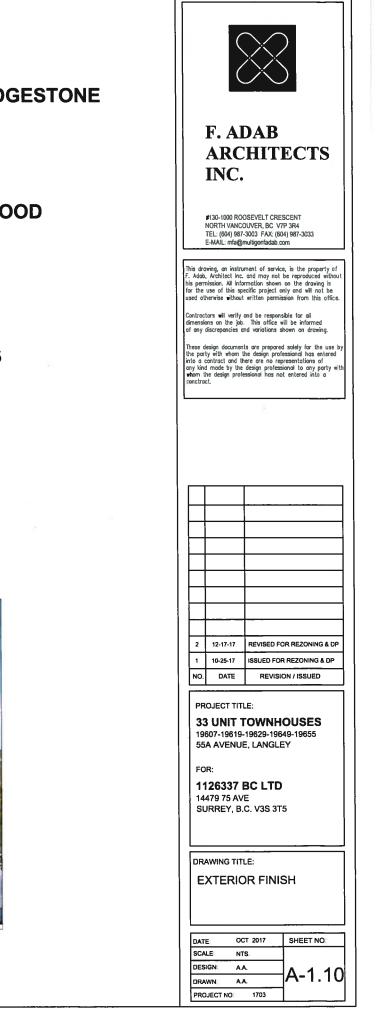
HARDIE SIDING REPOSE GRAY - SW 7015 BY SHERWIN WILLIAMS

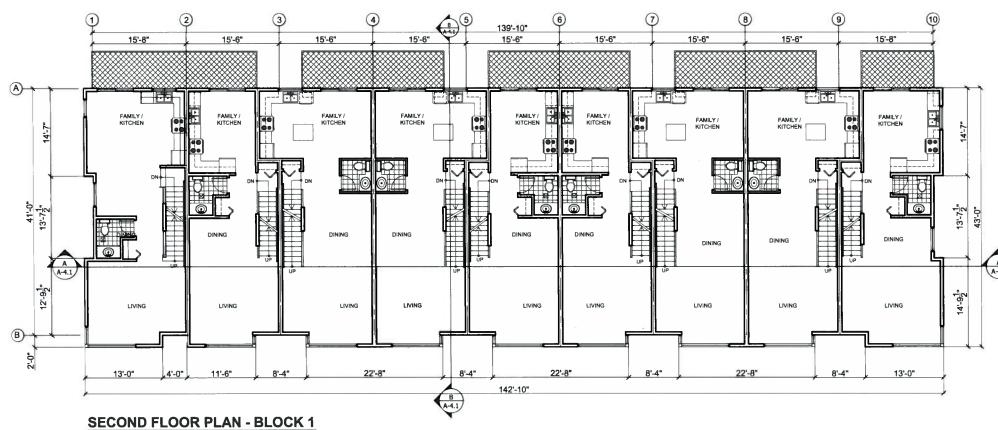


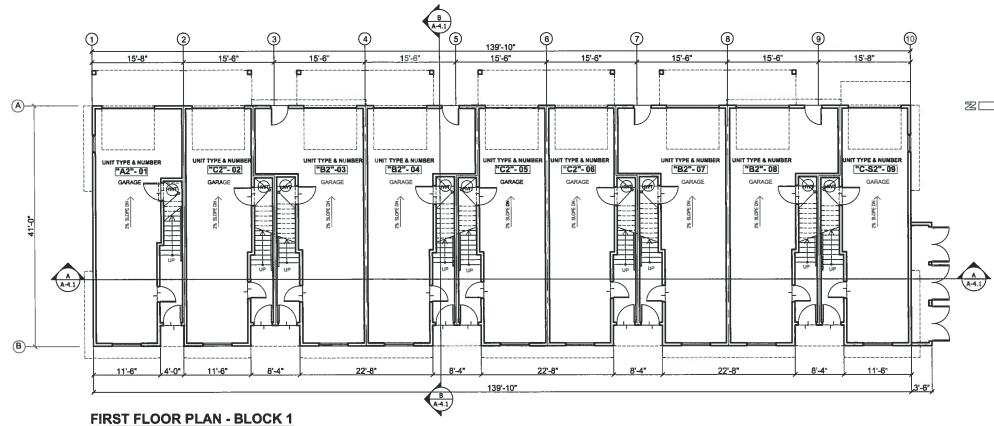
HARDIE PANEL BLACK FOX - SW 7020 BY SHERWIN WILLIAMS

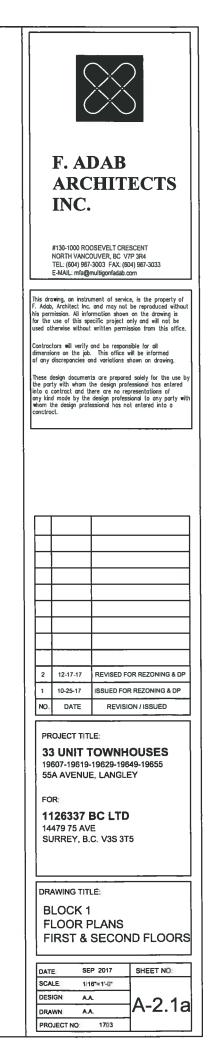


BLOCK 4 FRONT ELEVATION





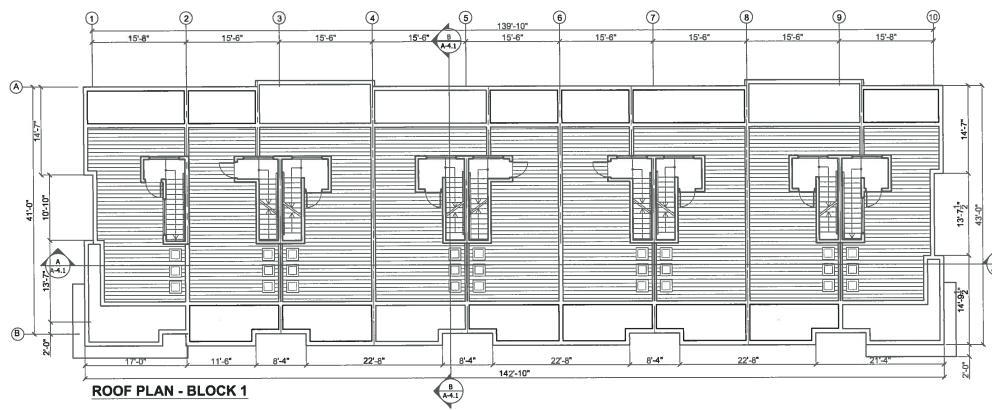


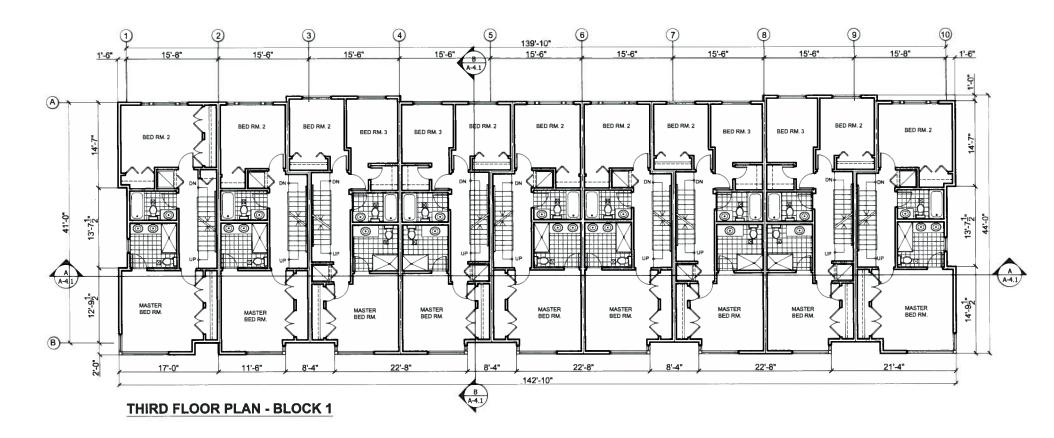


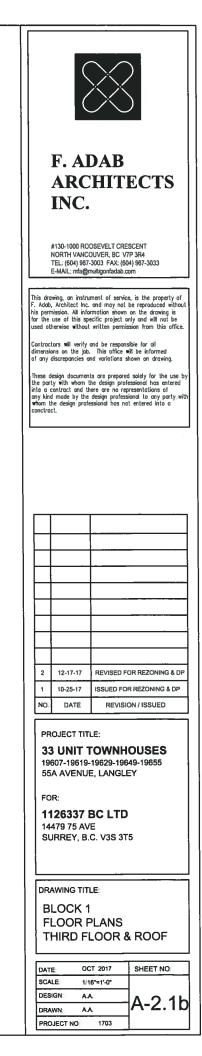




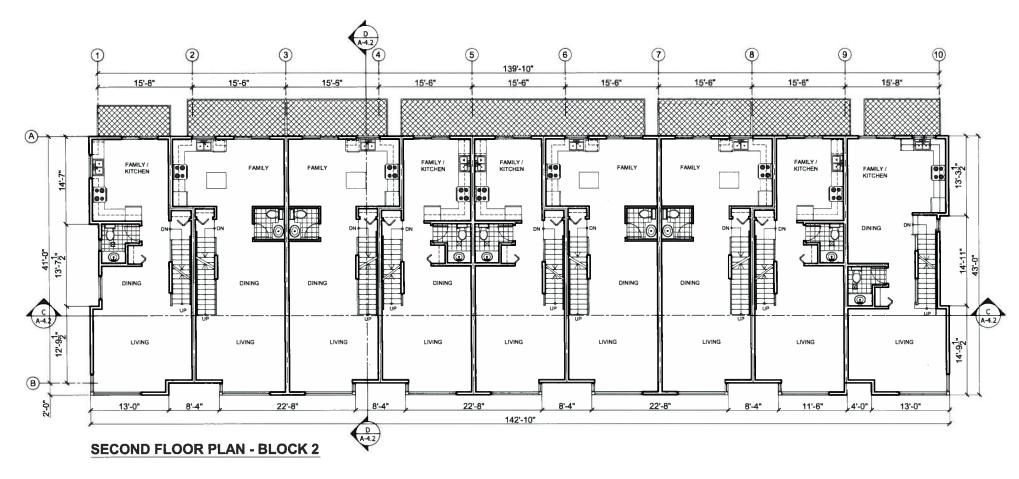


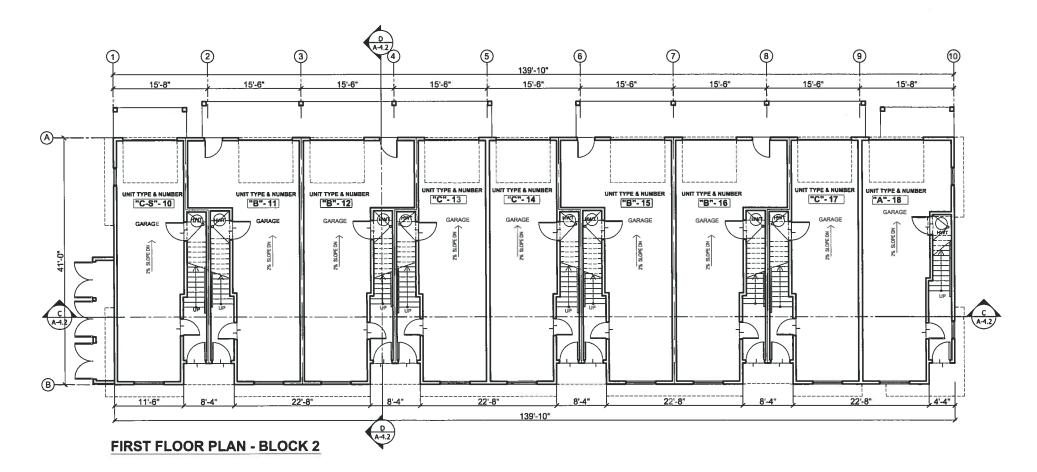


















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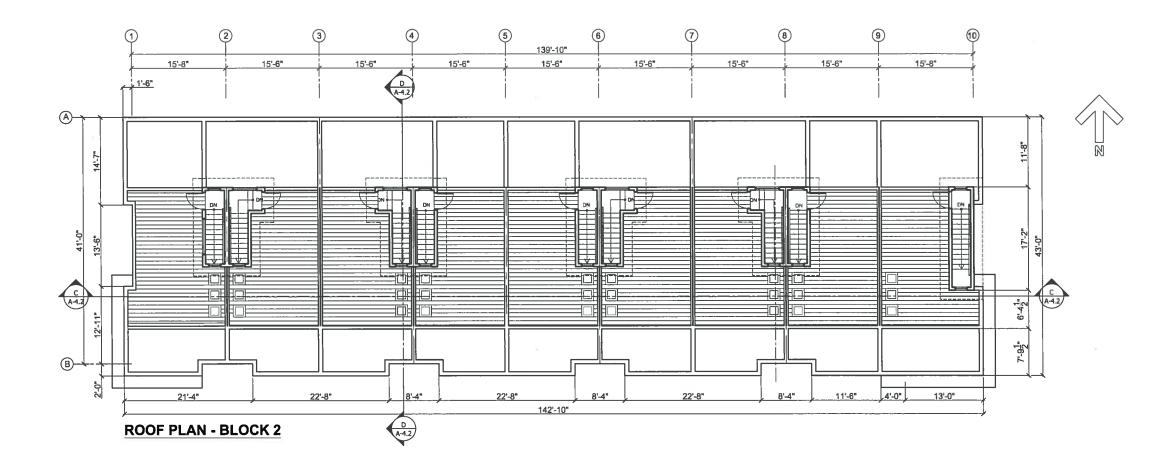
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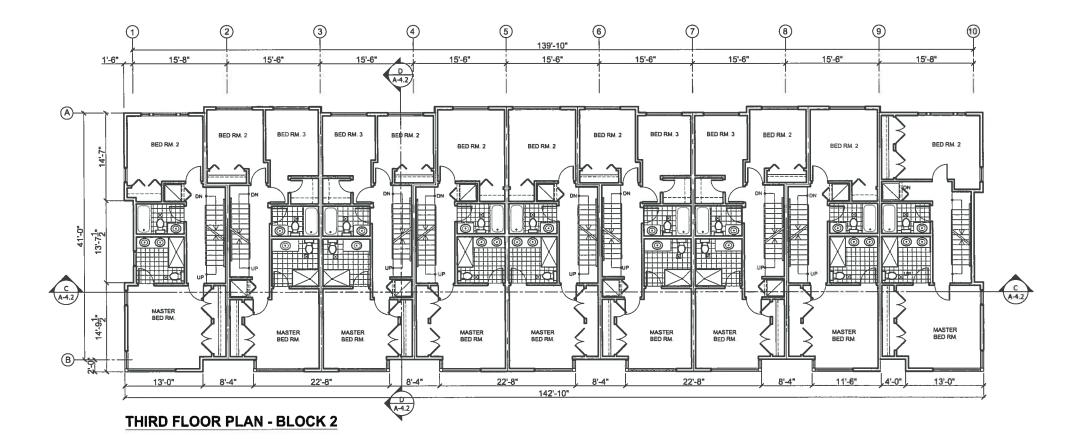
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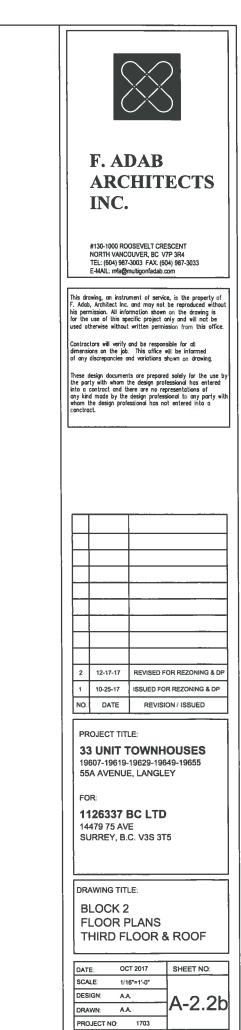
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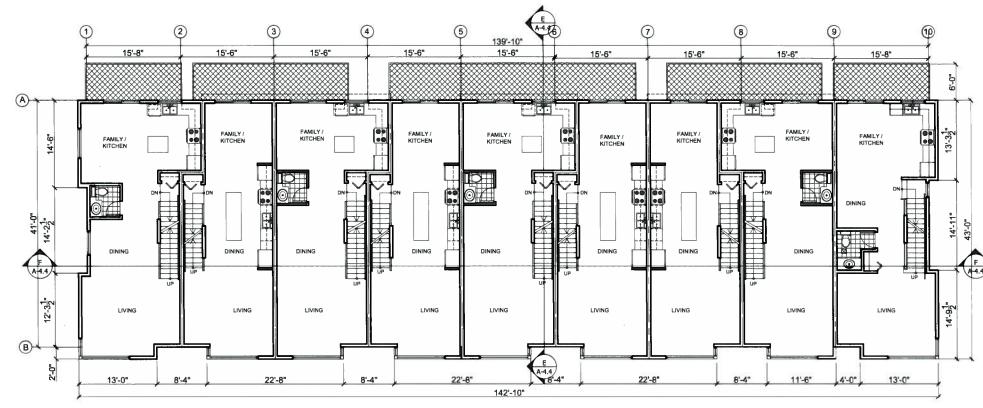
BLOCK 2 FLOOR PLANS FIRST & SECOND FLOORS

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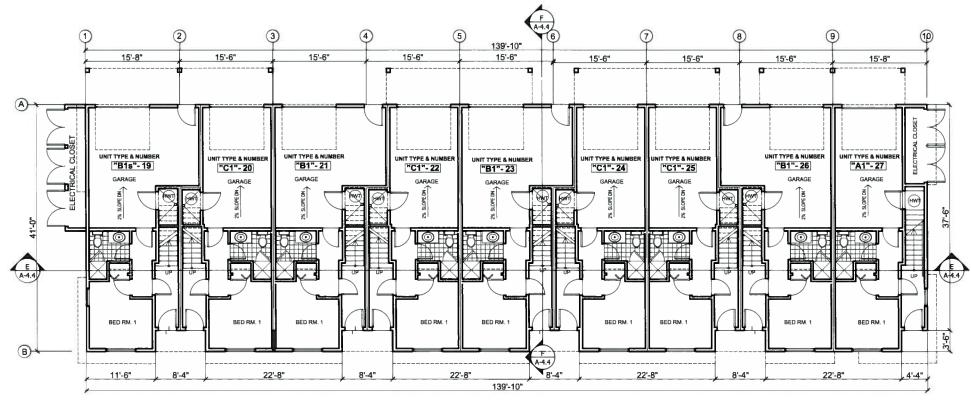












FIRST FLOOR PLAN - BLOCK 3





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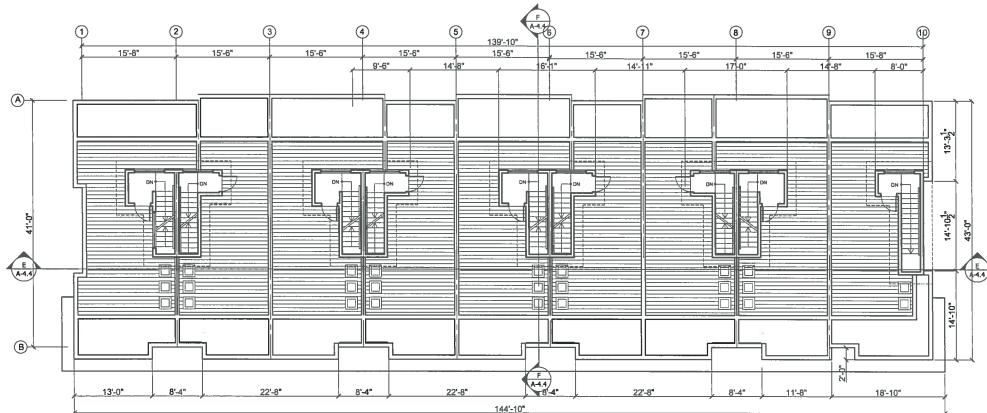
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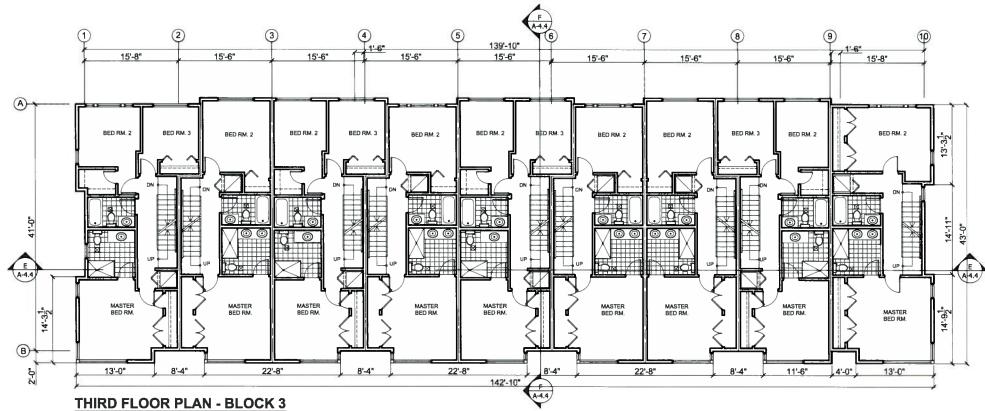
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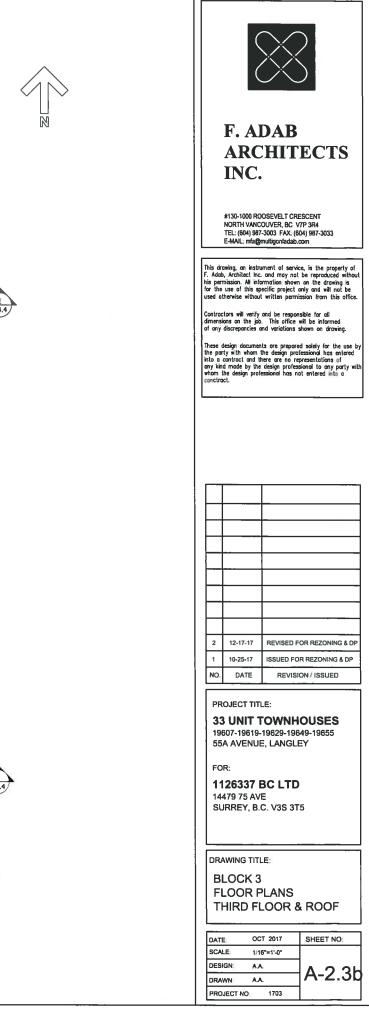
BLOCK 3 FLOOR PLANS FIRST & SECOND FLOORS

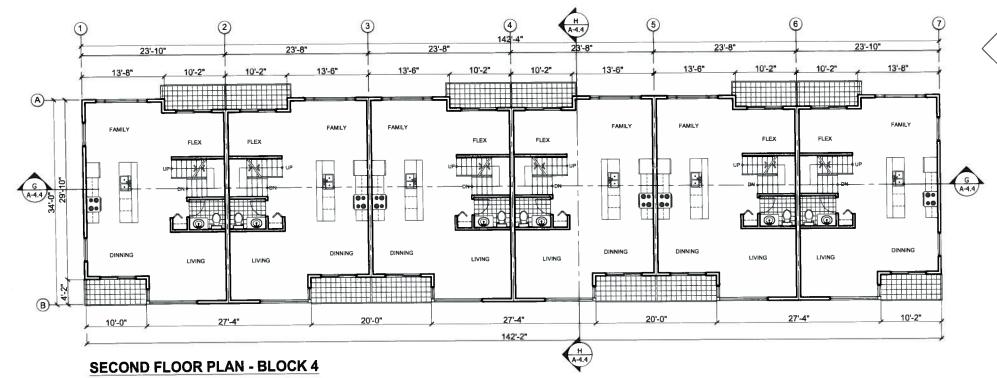
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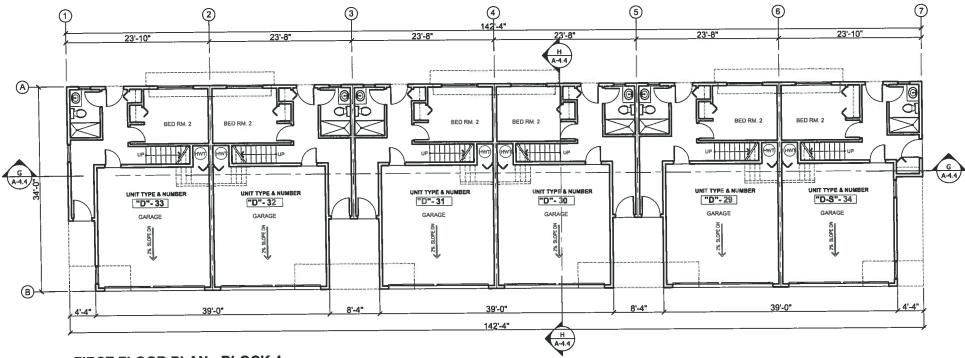


ROOF PLAN - BLOCK 3









FIRST FLOOR PLAN - BLOCK 4





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PROJECT TITLE:

33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

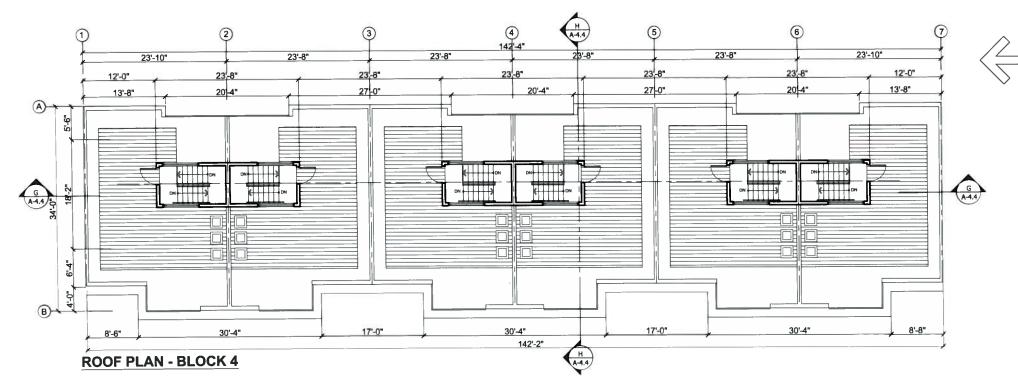
FOR

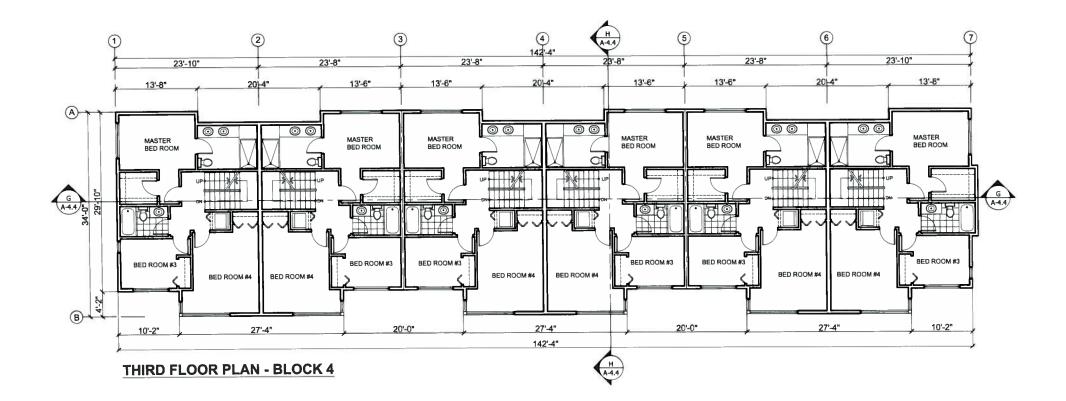
1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

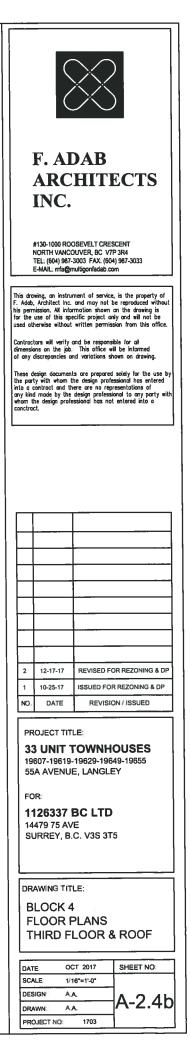
DRAWING TITLE

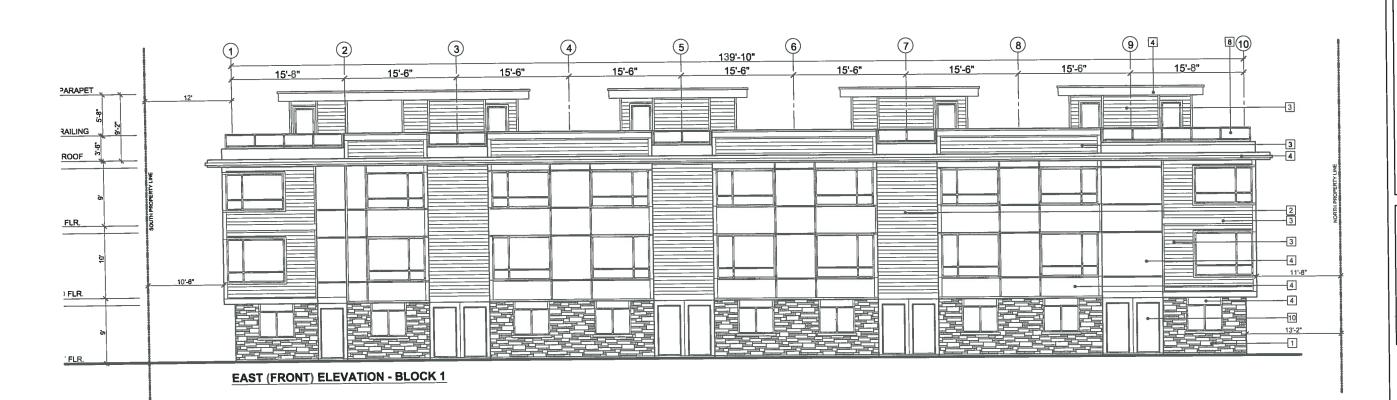
BLOCK 4 FLOOR PLANS FIRST & SECOND FLOORS

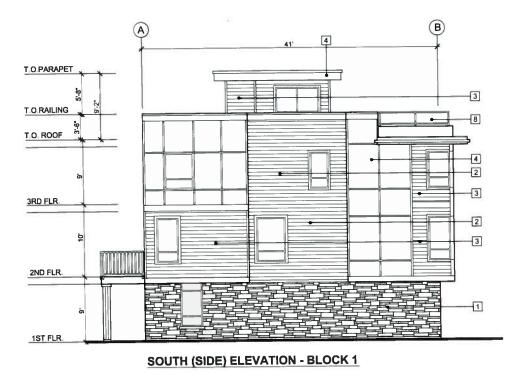
DATE	OCT 2017	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	A.A.	
DRAWN	A.A.	- A-2.4a
PROJECT N	1703	



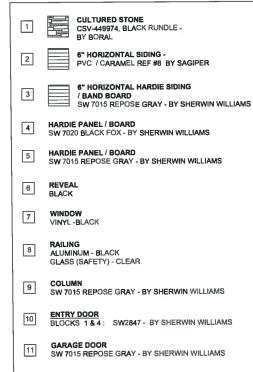














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#130-1000 ROOSEVELT CRESCENT NORTH VANCOLVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@multigonfadab.com

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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

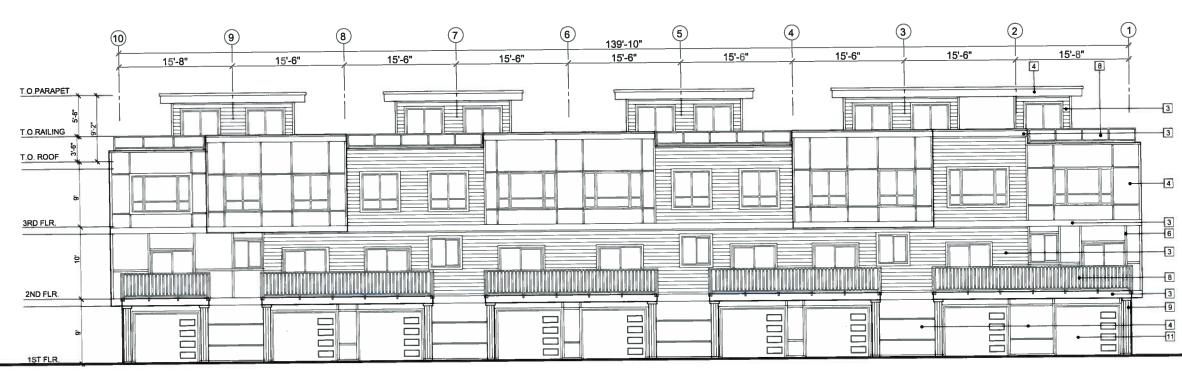
33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

FOR: 1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S3T5

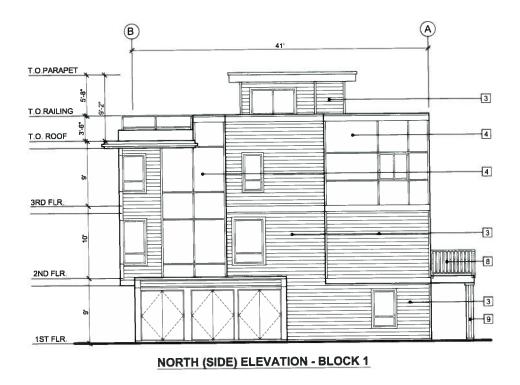
DRAWING TITLE:

BLOCK 1 ELEVATIONS

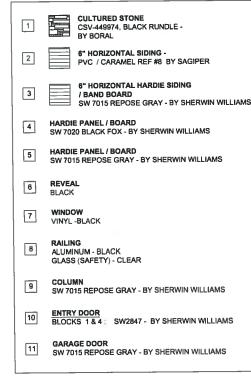
DATE	OCT 2017	SHEET NO
SCALE	NTS	
DESIGN	A.A.	
DRAWN	A.A.	⊣A-3.1a
PROJECT	IO 1703	



WEST (REAR) ELEVATION - BLOCK 1







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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

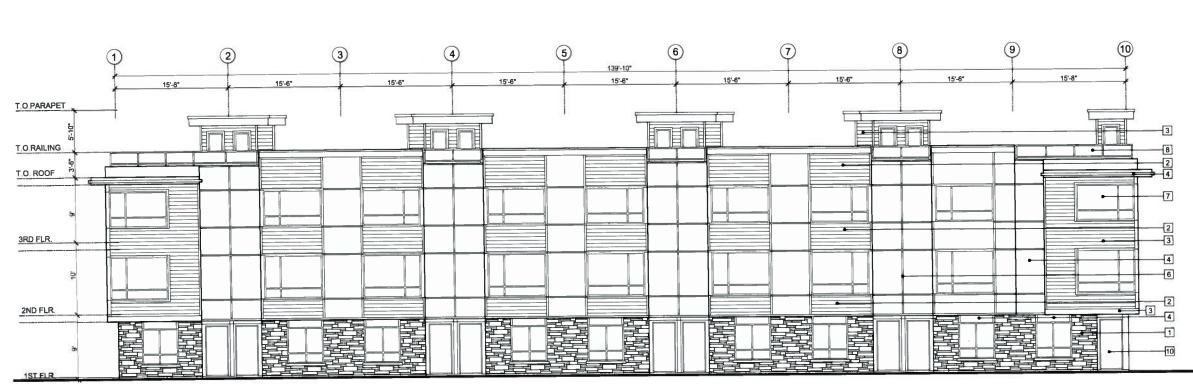
33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

FOR: 1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S3T5

DRAWING TITLE:

BLOCK 1 ELEVATIONS

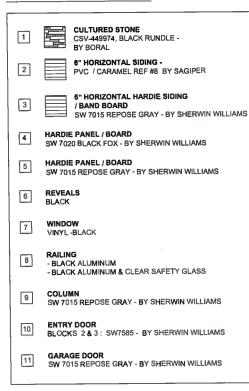
DATE	OCT 2017	SHEET NO:
SCALE	NTS	
DESIGN	A.A.	1 1 2 1 4
DRAWN:	A.A.] A-3. IL
PROJECT	1703	7



SOUTH (FRONT) ELEVATION -BLOCK 2



EXTERIOR FINISHES





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2 12-17-17 REVISED FOR REZONIN	G&DP
1 10-25-17 ISSUED FOR REZONING	& DP
NO. DATE REVISION / ISSUED	1

PROJECT TITLE:

33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

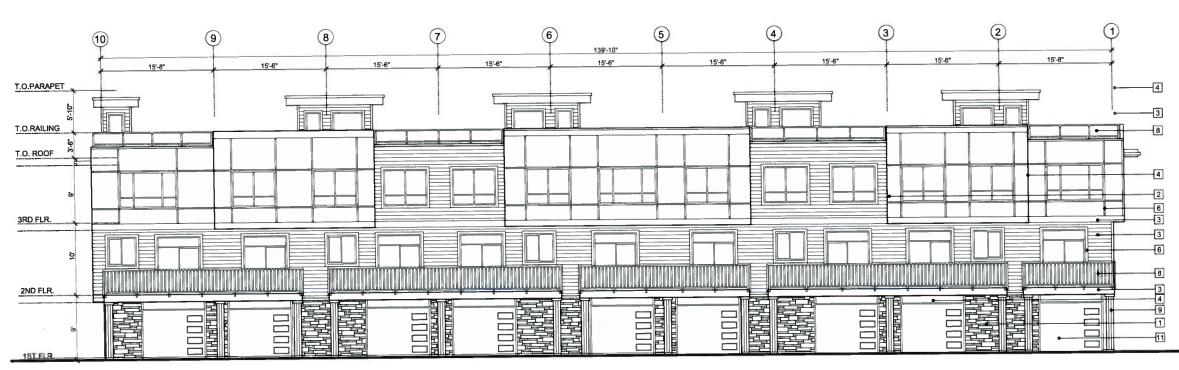
FOR: **1126337 BC LTD** 14479 75TH AVE

14479 75TH AVE SURREY, B.C. V3S 3T5

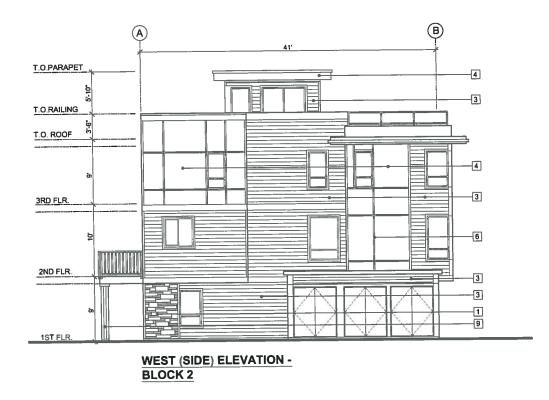
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BLOCK 2 ELEVATIONS

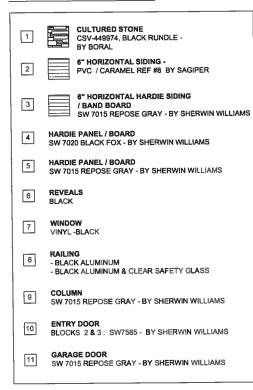
DATE	OCT 2017	SHEET NO:
SCALE	NTS.	
DESIGN	A.A.	7 ~ ~ ~ ~
DRAWN	A.A.	-]A-3.2a
PROJECT	1703	7



SOUTH (FRONT) ELEVATION -BLOCK 2



EXTERIOR FINISHES





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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

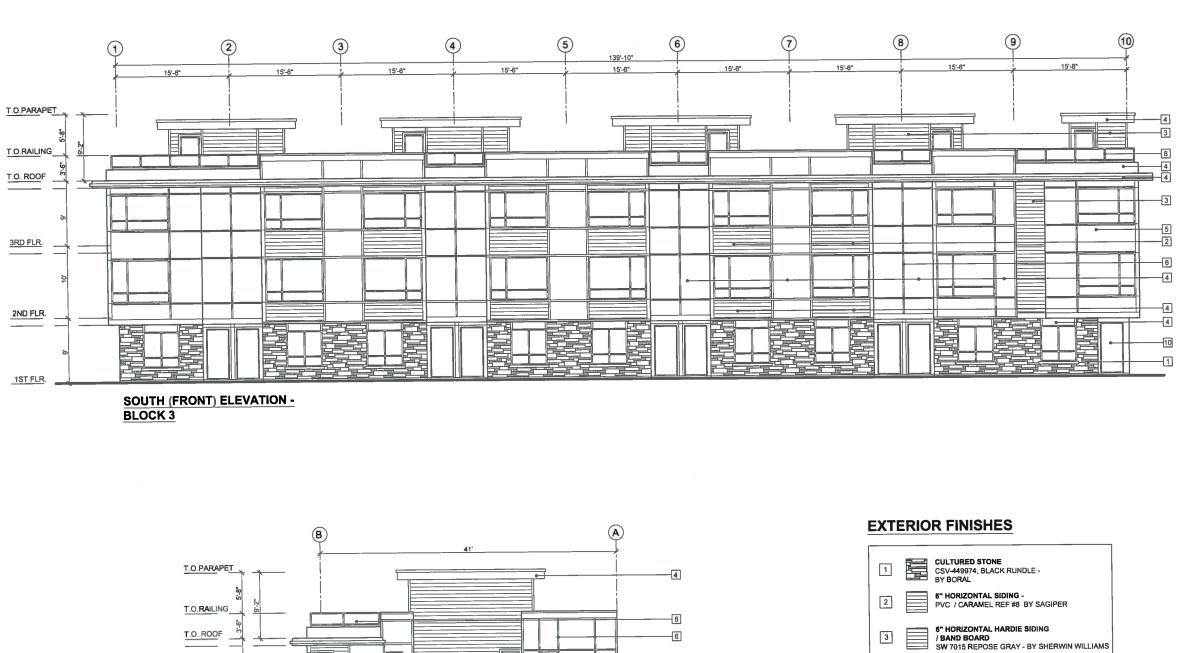
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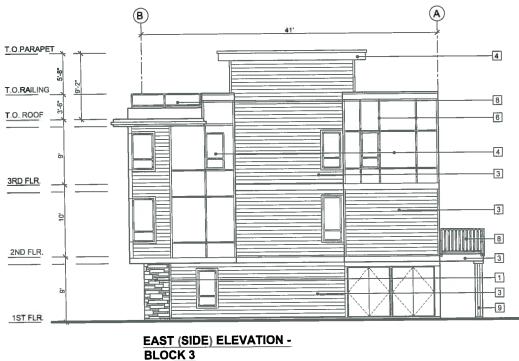
1126337 BC LTD 14479 75TH AVE SURREY, B.C. V3S 3T5

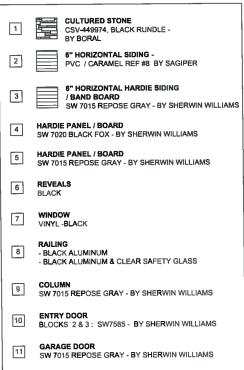
DRAWING TITLE:

BLOCK 2 ELEVATIONS

DATE	OCT 2017	SHEET NO:
SCALE	NTS.	
DESIGN	A.A.	
DRAWN	A.A.]A-3.2L
PROJECT	10 1703	









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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

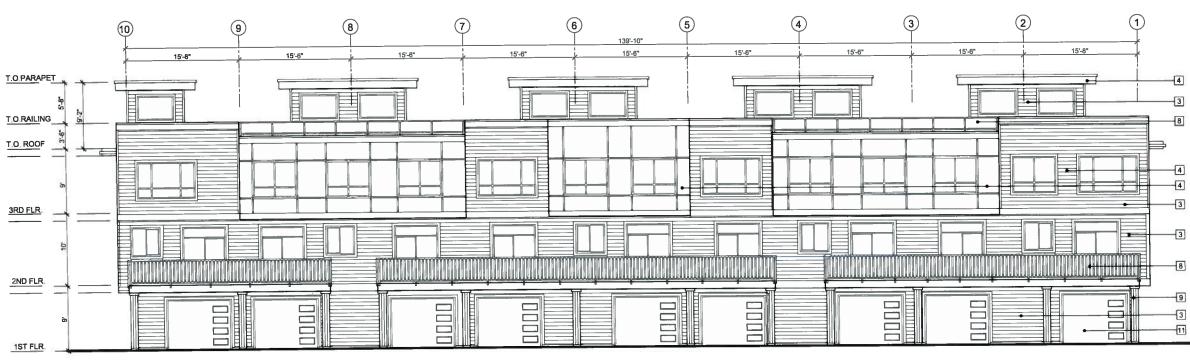
FOR:

1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

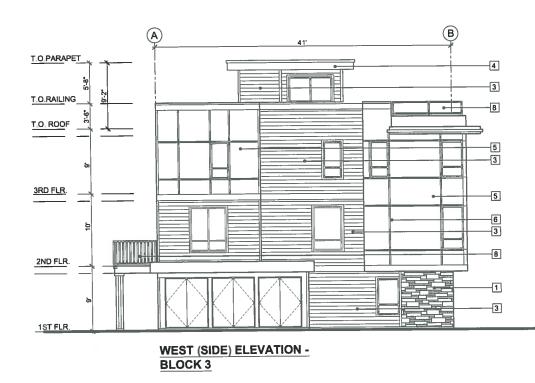
DRAWING TITLE:

BLOCK 3 ELEVATIONS

DATE	OCT 2017	SHEET NO
SCALE	NTS	
DESIGN	A.A.	
DRAWN	A.A.	⊣A-3.3a
PROJECT N	10: 1703	



NORTH (REAR) ELEVATION -BLOCK 3



EXTERIOR FINISHES

1	CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
2	6" HORIZONTAL SIDING - PVC / CARAMEL REF #8 BY SAGI
3	6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7015 REPOSE GRAY - BY SHE
4	HARDIE PANEL / BOARD SW 7020 BLACK FOX - BY SHERWIN WILLI,
5	HARDIE PANEL / BOARD SW 7015 REPOSE GRAY - BY SHERWIN W
6	REVEALS BLACK
7	WINDOW VINYL -BLACK
8	RAILING - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GL
9	COLUMN SW 7015 REPOSE GRAY - BY SHERWIN W
10	ENTRY DOOR BLOCKS 2 & 3 ; SW7585 - BY SHERWIN 1
11	GARAGE DOOR SW 7015 REPOSE GRAY - BY SHERWIN W
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ERWIN WILLIAMS	
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1		
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:

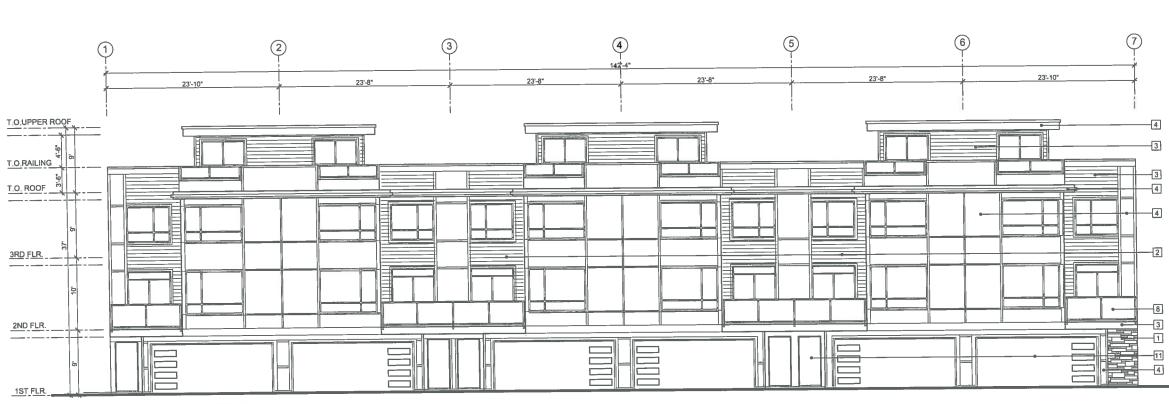
33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

FOR: **1126337 BC LTD** 14479 75 AVE SURREY, B.C. V3S 3T5

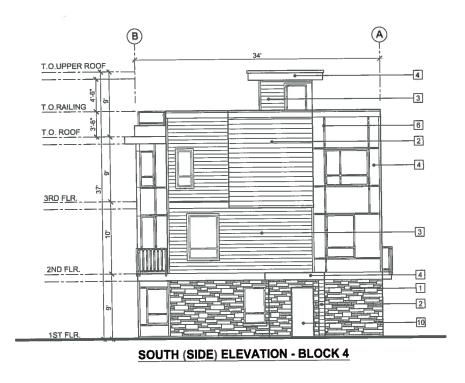
DRAWING TITLE:

BLOCK 3 ELEVATIONS

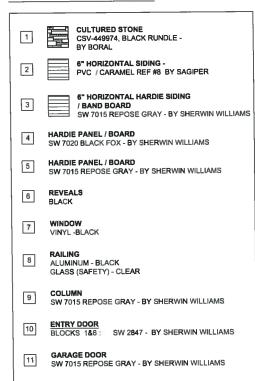
DATE	OCT 2017	SHEET NO:
SCALE	NTS.	
DESIGN	A.A.	
DRAWN	A.A.	- A-3.3b
PROJECT	1703	



WEST (FRONT) ELEVATION - BLOCK 4



EXTERIOR FINISHES





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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

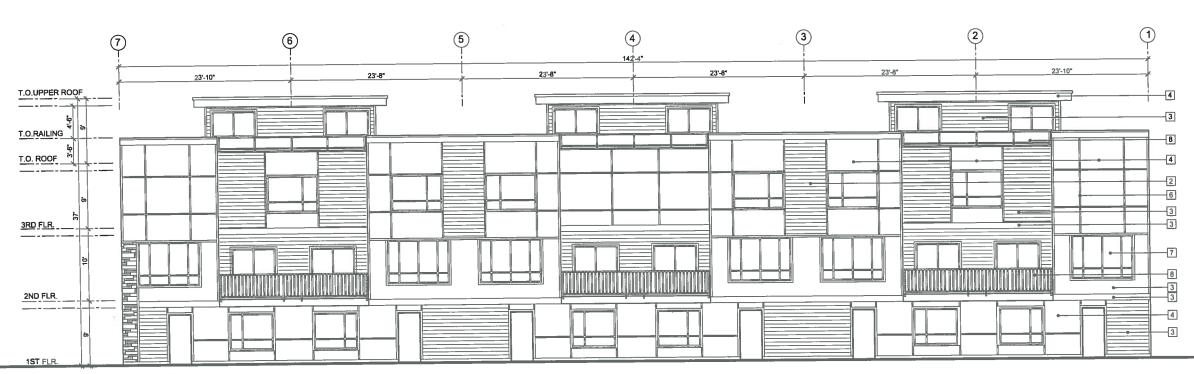
33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

FOR: **1126337 BC LTD** 14479 75 AVE SURREY, B.C. V3S 3T5

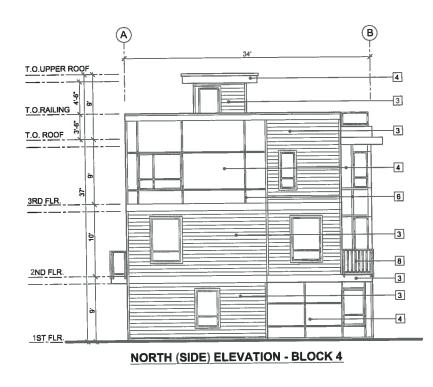
DRAWING TITLE:

BLOCK 4 ELEVATIONS

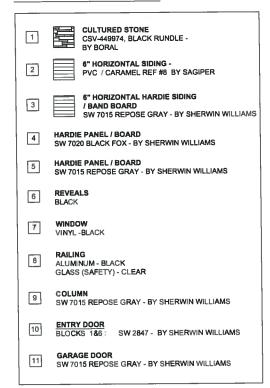
DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	A 2 40
DRAWN:	A.A.	_A-3.4a
PROJECT	IO: 1703	



EAST (REAR) ELEVATION - BLOCK 4



EXTERIOR FINISHES





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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

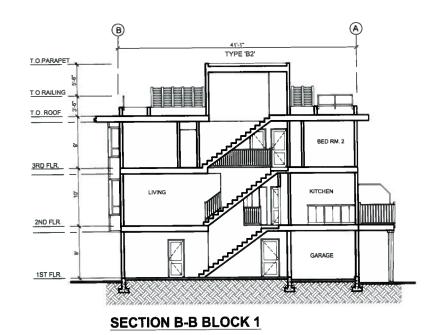
33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

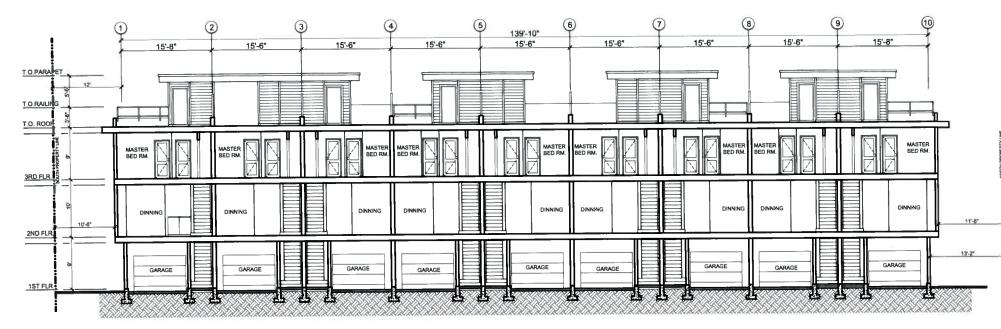
FOR: **1126337 BC LTD** 14479 75 AVE SURREY, B.C. V3S 3T5

DRAWING TITLE:

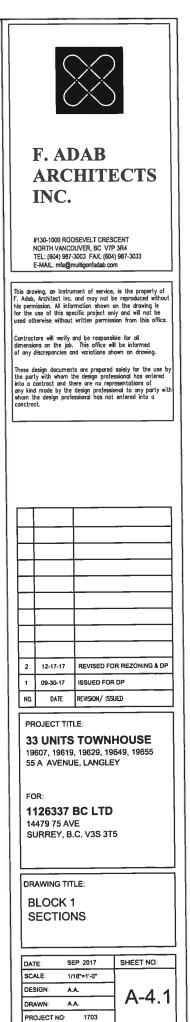
BLOCK 4 ELEVATIONS

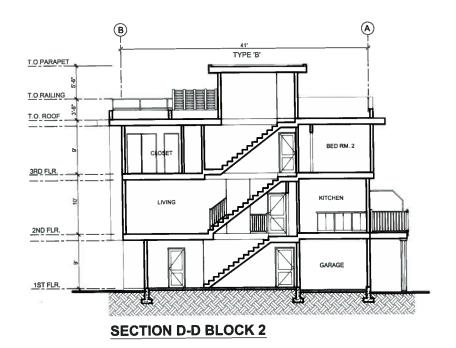
DATE	OCT 2017	SHEET NO:
SCALE	NTS	1.00
DESIGN	A.A.	7 2 1 4
DRAWN	A.A.	⊣A-3.4b
PROJECT	NO: 1703	

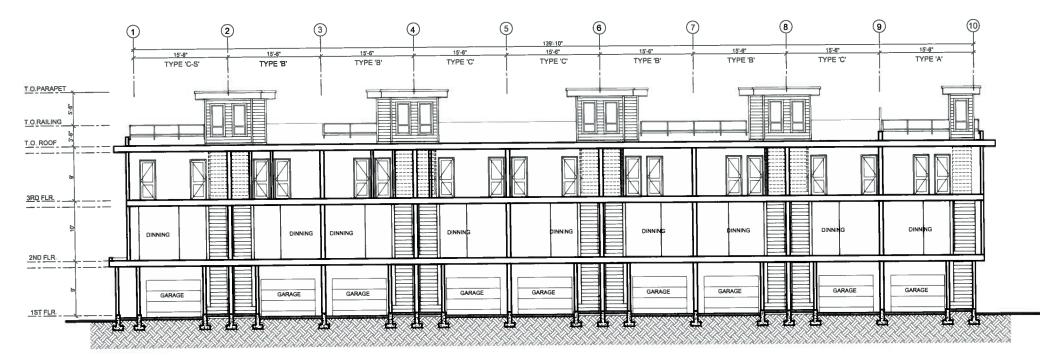




SECTION A-A BLOCK 1

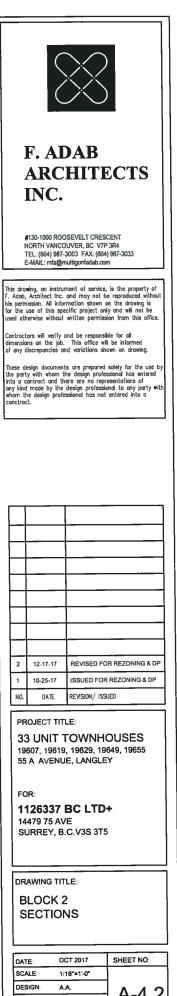




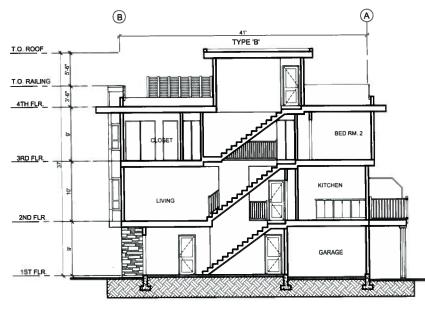


SECTION C-C BLOCK 2

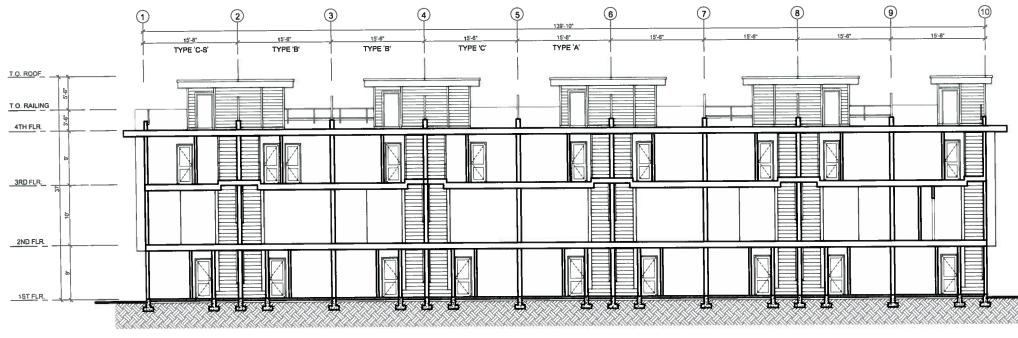
77



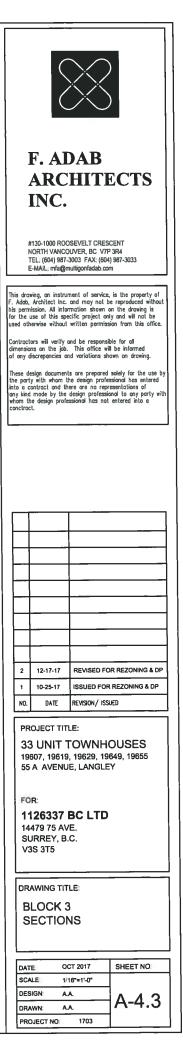
A-4.2 DRAWN A.A. PROJECT NO: 1703

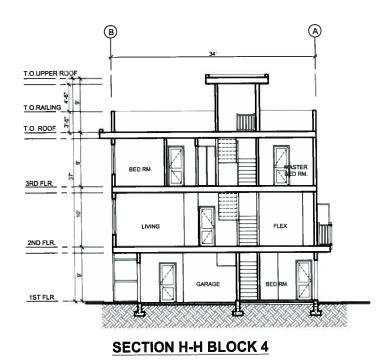


SECTION F-F BLOCK 3



SECTION E-E BLOCK 3





6 $\overline{\mathcal{O}}$ 4 5 2 3 1 142'-4" 23'-10" 23'-8" 23'-8" 23'-8" 23'-8" 23'-10" T.O.UPPER ROOF T.O.RAILING T.O. ROOF 3RD_FLR. 2ND FLR GARAGE ARAGE 1ST FLR. 当些 出出出 邓尔尔 45 25 XX

SECTION G-G BLOCK 4

79



F. ADAB ARCHITECTS INC.

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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

33 UNIT TOWNHOUSES 19607-19619-19629-19649-19655 55A AVENUE, LANGLEY

FOR:

1126337 BC LTD 14479 75 AVE SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 4 SECTIONS

DATE	OCT 2017	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN	A.A.	
DRAWN	A.A.	_ A-4.4
PROJECT N	1703	Ţ

PLANT SCHEDULE			PNG PROJECT NUMBER: 17-182	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
0	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
n l	6	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	6CM CAL, B&B
A	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL, 2M STD, 888
N.	3	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT, B&B
	7	PICEA OMORIKA	SERBIAN SPRUCE	2 5M HT, B&B SINGLE LEADER
SHRUB	8	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA RED-VIOLET	#3 POT: 40CM
(A2)	70	BUXUS MICROPHYLLA WINTER GEM	LITTLE-LEAF BOX	#3 POT: 40CM
BK	23	CEANOTHUS THYRSIFLORUS VICTORIA'	CALIFORNIA LILAC	#3 POT: 50CM
KCE)	5	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA: LACECAP BLUE	#3 POT: 40CM
HMK	59	ILEX CRENATA 'GREEN THUMB'	HOLLY COMPACT	#3 POT, 50CM
30		RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON: BLUSH PINK	#3 POT: 50CM
RIS.	44	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
ASK)	55	TAXUS X MEDIA HICKSII'	HICK'S YEW	1 2M B&B
5	43	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS		CAREX ICE DANCE	FROSTED SEDGE	#1 POT
(c)	8	CAREX IGE DANGE HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HAX	141	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
≍(нs)	119	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
M2X	30	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
(PO) PEREN	180	PENNISETUM ORIENTALE	ORIENTAL POORTAIN GRADS	
	5	LYSIMACHIA CLETHROIDES	GOOSENECK LOOSESTRIFE	#1 POT
en e	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
-	45	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT: 20CM
Ś	56	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES. * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PROR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL AVAILABLE FOR OPTIONAL SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIONS STUTILE SUBSTITUTIONS SUBSTITUTIONS MAKE SUBJECT TO CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILIZE AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD. SETSITION ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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SEAL



PLAN DATE 17. SEPT 22 SCALE:

LANDSCAPE

17.NOV.38 NEW SITE PLAN 17.OCT.28 NEV. NOTATIONS

CLIENT

PROJECT

55A AVE.

LANGLEY, B.C.

DRAWING TITLE

DRAWN

DESIGN

CHKD

NO DATE REVISION DESCRIPTION

TOWNHOUSE DEVELOPMENT

1/16"=1'-0" мм мм

DRAWING NUMBER

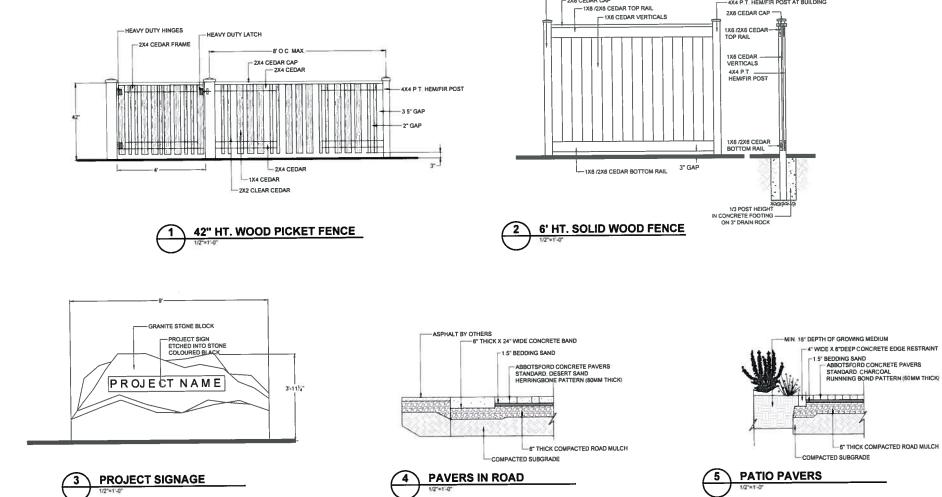
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DR.

PMG PROJECT NUMBER

17-182



-6X6 P.T. HEM/FIR POST AT GATE - 2X6 CEDAR CAP

-4X4 P.T. HEM/FIR POST AT BUILDING

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SEAL

REVISION DESCRIPTION NO DATE DR

CLIENT

PROJECT

TOWNHOUSE DEVELOPMENT

55A AVE. LANGLEY, B.C.

DRAWING TITLE





DATE SCALE DRAWN DESIGN CHKD

17. SEPT.22 AS NOTED MM мм

DRAWING NUMBER:



OF 2

PMG PROJECT NUMBER

17-182



CITY OF LANGLEY

ΜοτιοΝ

Development Permit No. 03-18 (Langley Mall) – 5501 204 Street

THAT Development Permit Application DP 03-18 to accommodate a new 288 m^2 (3,100 ft²) commercial building located at 5501-204th Street 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.





Advisory Planning Commission Report

To: Advisory Planning Commission

Subject Development Permit Application DP 03-18

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

Date: January 30, 2018

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 03-18 to accommodate a new 288 m^2 (3,100 ft²) commercial building located at 5501-204th Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider an application by Turner Architecture for a 288 m^2 (3,100 ft^2) commercial building.

POLICY:

The subject property is zoned C1 Downtown Commercial and designated Downtown Commercial in the Official Community Plan. All land designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant: Owner: Civic Addresses: Legal Description:	Turner Architecture First Capital (Langley Mall) Corporation 5501 -204 th Street Lot 375, District Lot 36, Group 2, New Westminster District Plan 46221
Gross Floor Area: Total Parking Required: Total Parking Provided: Existing Zoning: OCP Designation: Variances Requested: Exterior Finishes:	288 m ² (3,100 ft ²) 10 spaces (including 2 H/C stalls) 10 spaces (including 2 H/C stalls) C1 Downtown Commercial Zone Downtown Commercial None Brick Veneer, Metal Façade, Glass, Wood Trim

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **288 square metre commercial building.** These requirements may be subject to change upon receipt of a development application.

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

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

- 1. Implement erosion and sediment control measures designed and approved by a qualified professional as per 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 in the area is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".



- 3. Assess the capacity of the existing sanitary and storm sewer system for full future development conditions and loadings from the catchment area surrounding and including the development site. Upgrade sanitary/storm system capacity as required.
- 4. A water meter is required to be installed in accordance with the City's specifications. This shall be provided in a vault located outside of any buildings and immediately adjacent to the property line.
- 5. Street lighting on Douglas Crescent fronting the development shall be assessed. Additional streetlights shall meet City of Langley downtown streetlight specifications.
- 6. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.

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

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

NOTE: Deposits are estimates only. The actual cost incurred for the work will be charged.

- C) The developer is required to adhere to the following conditions:
 - 1. Provide underground hydro and telephone, and cable services to the development site.
 - 2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
 - 3. A "Stormceptor" oil separator or equivalent is required for surface drainage such as a paved parking lot, and is to drain into the storm sewer.



- 4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- 5. The garbage enclosure shall be located on the developed parcel. Garbage, green waste and recycling enclosures shall be designed to meet Metro Vancouver's Technical Specifications for Recycling Storage Space and access for Commercial properties.
- 6. The selection, location and spacing of street trees shall be subject to the approval of the Manager of Parks Operations.
- 7. The City's Pavement Cut Policy sets out pavement restoration requirements for any servicing of this development.
- 8. 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.
- 9. Grant a reciprocal access agreement to enable access through the Langley Mall property to the adjacent lot (20300 Douglas Crescent).

Development Services Comments:

Langley Mall is located within one of the eight 'Special Design Districts' of the Downtown Master Plan (DMP). The DMP envisions significant redevelopment opportunities at Langley Mall, including infill commercial/retail pads along the Douglas Crescent frontage to reinforce the street wall and use of largely underutilized space. The owners of Langley Mall, *First Capital (Langley Mall) Corporation,* are proposing a modest 288 m² (3,100 ft²) commercial addition to their property at the northwest corner of the site. The anticipated tenant uses for the building are unknown at this time.

The new building is visually important from all four sides and each elevation has been designed to be architecturally appealing from each compass point of view.

Exterior finish materials are in accordance with the Downtown Development Permit area guidelines. The architectural palette uses products and colors to create a refined composition. The use of brick and wood trellis elements on the proposed and anticipated future pad buildings will complement and reinforce the hard and soft landscape treatment for the Douglas Crescent street edge and ultimately achieve a visually pleasing, continuous street wall.



Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject application will be reviewed by the Advisory Planning Commission at the February 14, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$13,309.85 to City Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:

Gerald Minchuk, MCIP, RPP Director of Development Services & Economic Development

Concurrence:

Kara Jefford, P.Eng Manager of Engineering

Concurrence:

Rory Thompson, Fire Chief





MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, FEBRUARY 14, 2018 7:00 PM

Present:Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Kimberley Lubinich
Corp. Steve McKeddie, Langley RCMP
Ron Madsen
Dan Millsip
Kim Mullin
Jamie Schreder

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

Absent: Trish Buhler

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

MOVED BY Commission Member Millsip SECONDED BY Commission Member Schreder

THAT the minutes for the January 10, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) <u>REZONING APPLICATION RZ 01-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 01-18-5453-198TH STREET, 19728, 19738, 19752,</u> <u>19762, 19779, 19880 -55 AVENUE –ATELIER PACIFIC</u> <u>ARCHITECTURE INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian, Shigetomi, Atelier Pacific Architecture Inc. and Jennifer Wall, Van der Zalm, Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers SECONDED BY Commission Member Mullin

That Rezoning Application RZ 01-18/Development Permit Application DP 01-18 to accommodate a 64 unit, 3-storey townhouse development located at 5453-198TH STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

<u>CARRIED</u>

3) <u>REZONING APPLICATION RZ 02-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 02-18- 19608, 19618, 19630, 19642 -56 AVENUE</u> <u>F. ADAB ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. and Merideth Mitchell, M2 Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin SECONDED BY Commission Member Schreder That Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26 unit, 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) <u>DEVELOPMENT PERMIT APPLICATION DP 03-18- 5501-204TH</u> <u>STREET –TURNER ARCHITECTURE</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced Bob Turner, Turner Architecture, who presented the proposed development permit application. Following discussion on building form and character, landscaping, parking lot layout, and CPTED security measures, it was:

MOVED BY Commission Member Millsip SECONDED BY Commission Member Madsen

That Development Permit Application DP 03-18 to accommodate a new 288 m² commercial building located at 5501-204th Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved, including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety.

<u>CARRIED</u>

4) <u>Next Meeting:</u>

Wednesday, March 14th, 2018

5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Coburn SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:50 P.M.

<u>CARRIED</u>

JAA wold

ADVISORY PLANNING COMMISSION CHAIRMAN

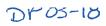
DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



COMMERCIAL BUILDING STREET VIEW LOOKING SOUTHEAST FROM DOUGLAS CRESCENT LANGLEY MALL - LANGLEY BC

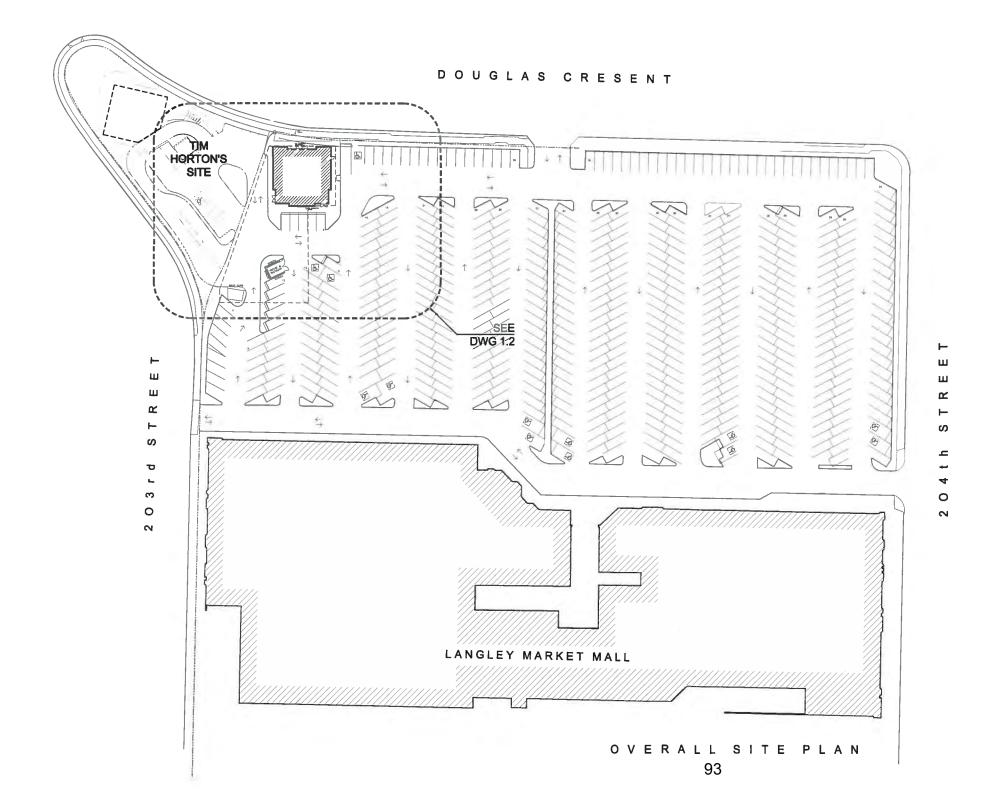






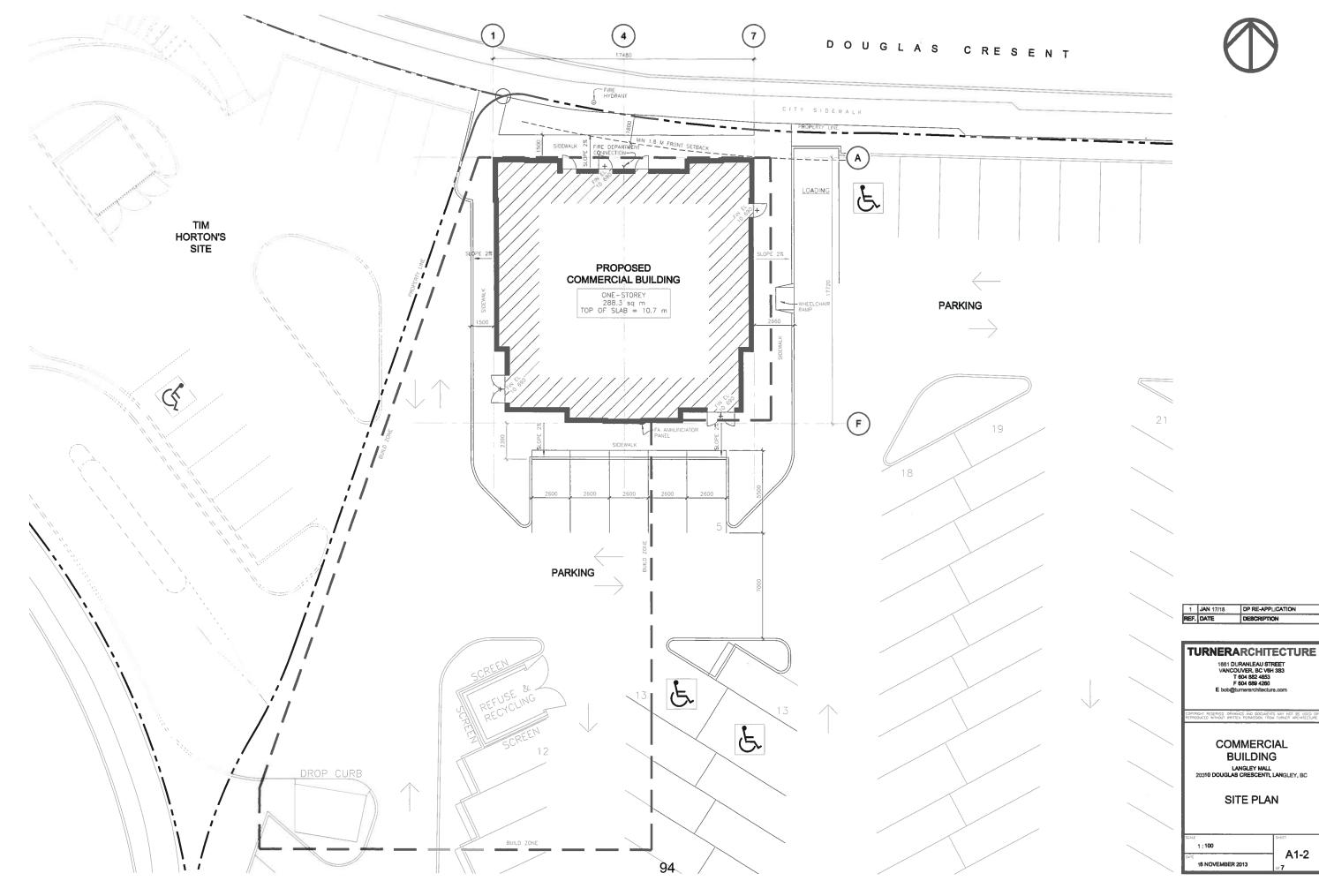


LEGAL DESCRIPTION PA	RCEL A, LOTS 305 & 36,	GRP 2. NWD BCP35185	
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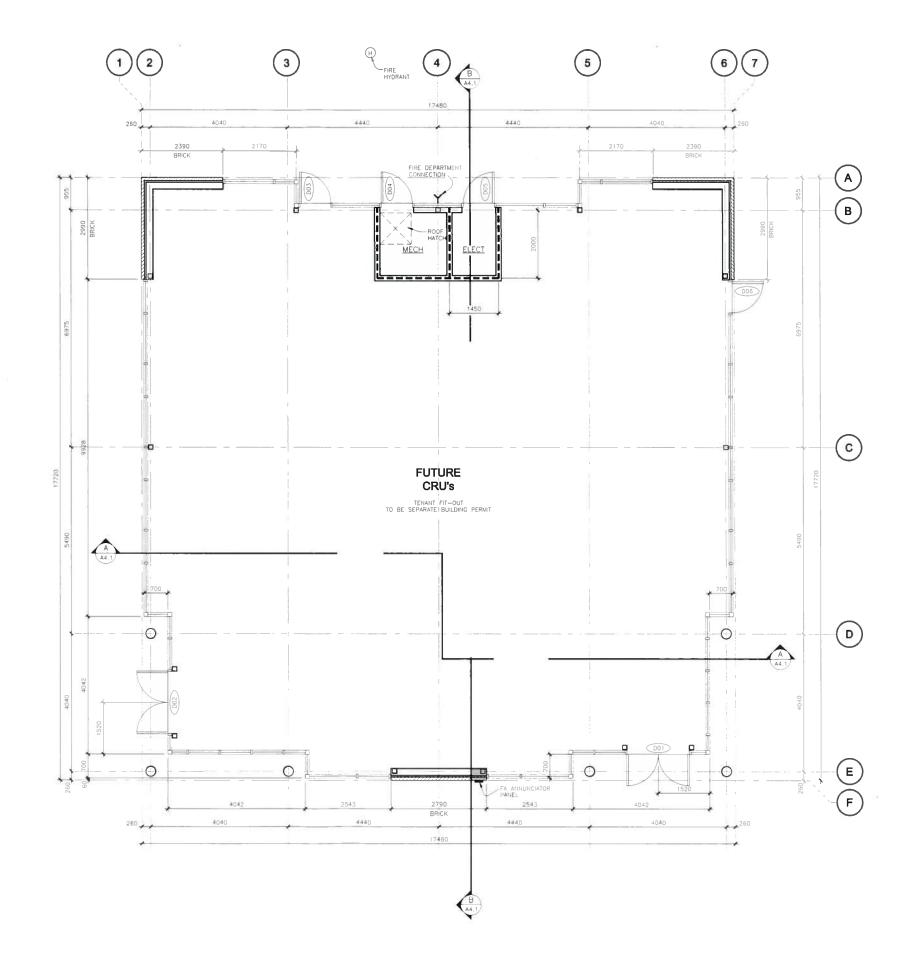






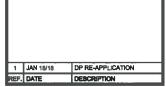
BUILDING

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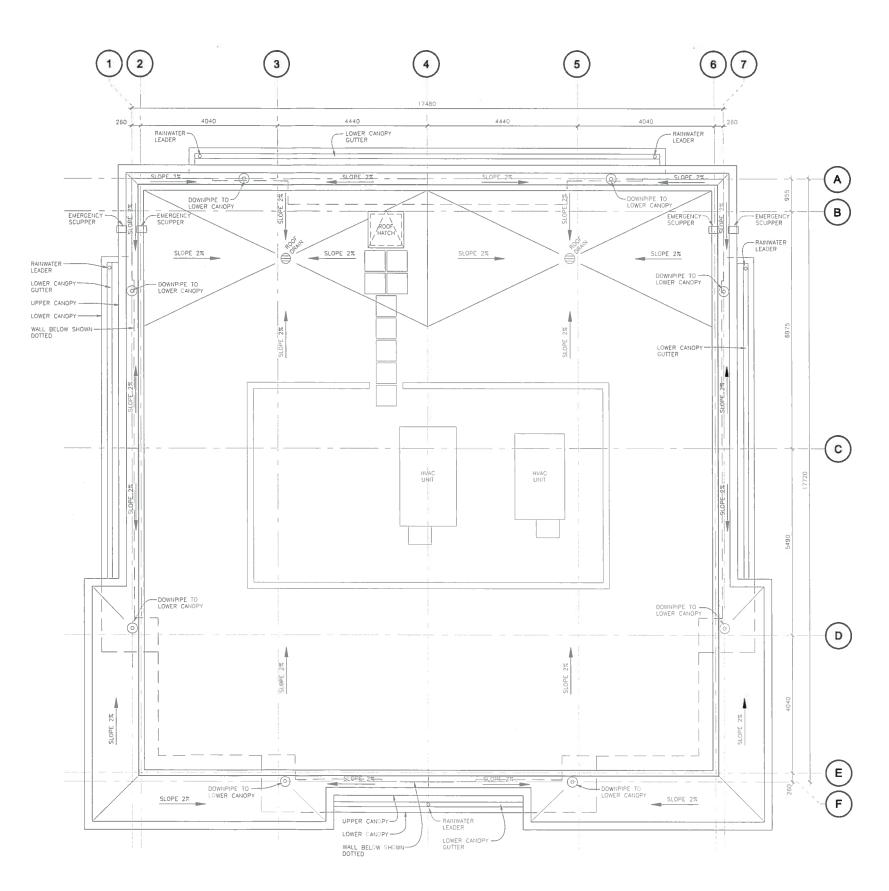


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1 JAN 18/18	DP RE-APPLICATION
REF. DATE	DESCRIPTION
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VANCOLI T 6 F 6	XANLEAU STREET VER, BC V6H 383 04 682 4853 04 689 4250 nerarchitecture.com
COPYRIGHT RESERVED DRAWING REPRODUCED WITHOUT WRITTEN	S AND DOCUMENTS MAY NOT BE USED OR PERMISSION FROM TURNER MRCHITECTURE
BUI	IERCIAL LDING Igley Mall Srescent, Langley, BC
FLO	OR PLAN
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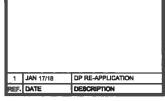


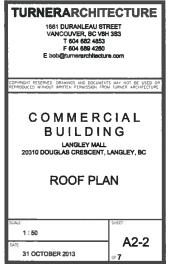
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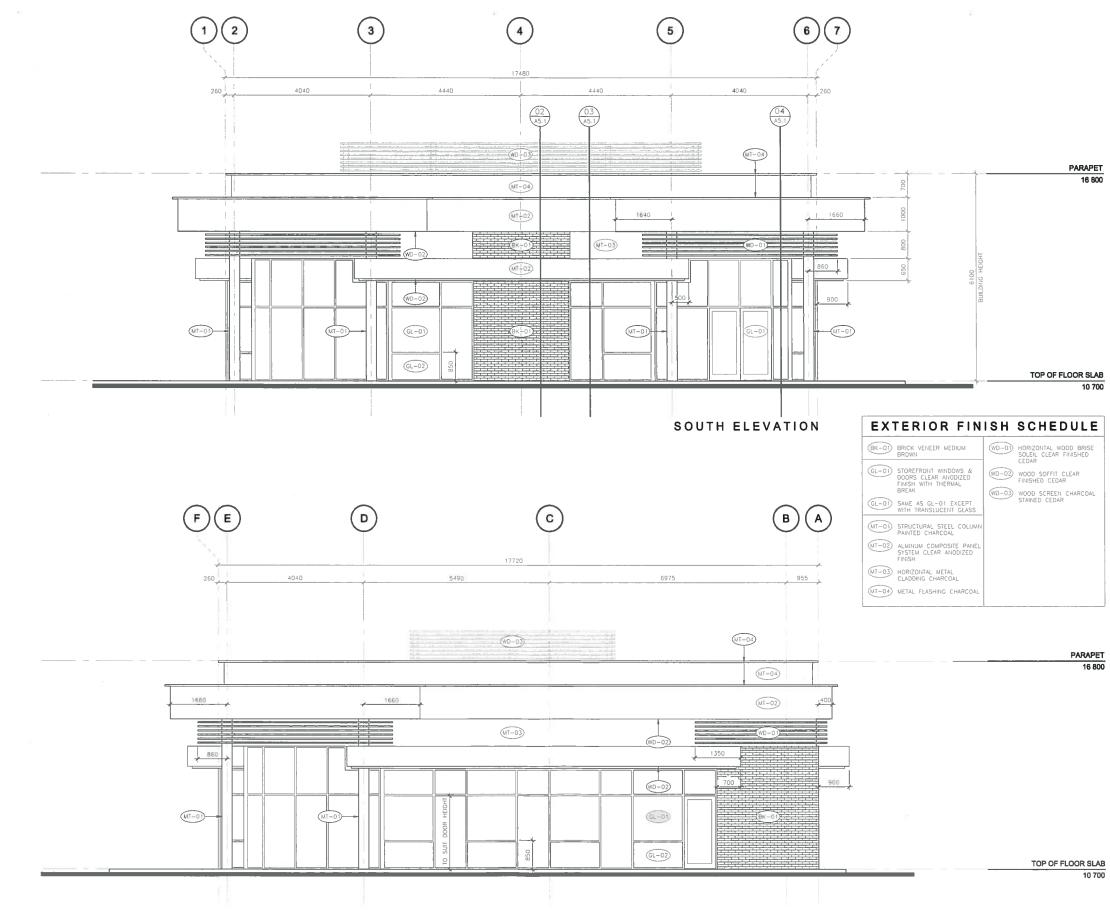
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EAST ELEVATION

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ONT WINDOWS & CLEAR ANODIZED /ITH THERMAL	WD-02	WOOD SOFFIT CLEAR FINISHED CEDAR
GL-01 EXCEPT	(WD-03)	WOOD SCREEN CHARCOAL STAINED CEDAR
IRAL STEEL COLUMN CHARCOAL		
COMPOSITE PANEL CLEAR ANODIZED		
TAL METAL G CHARCOAL		
LASHING CHARCOAL		

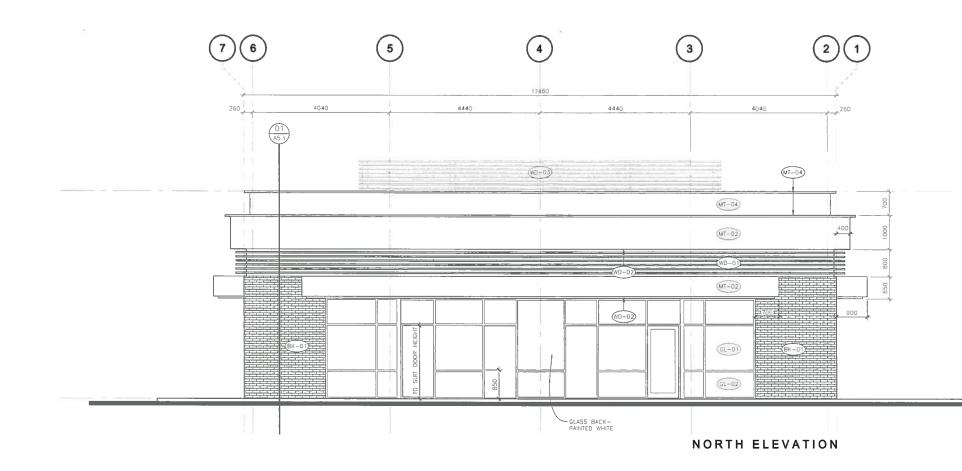


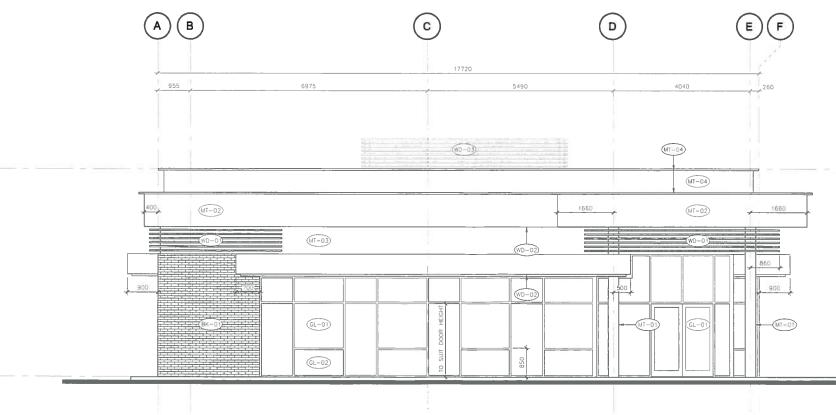




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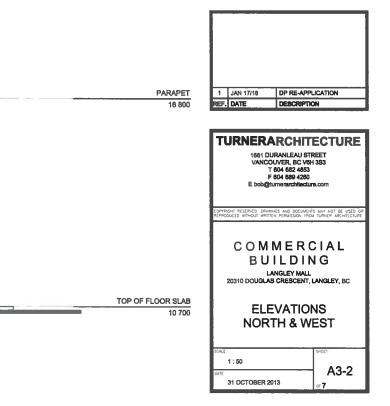
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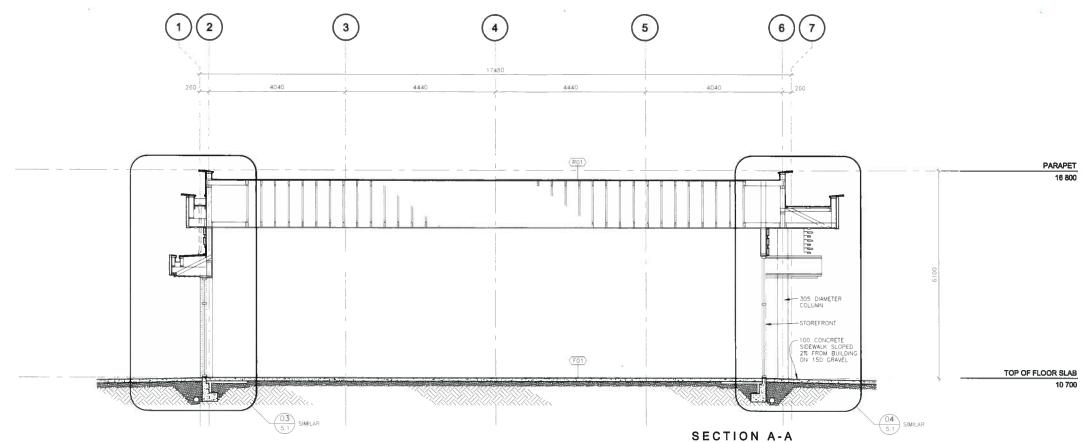


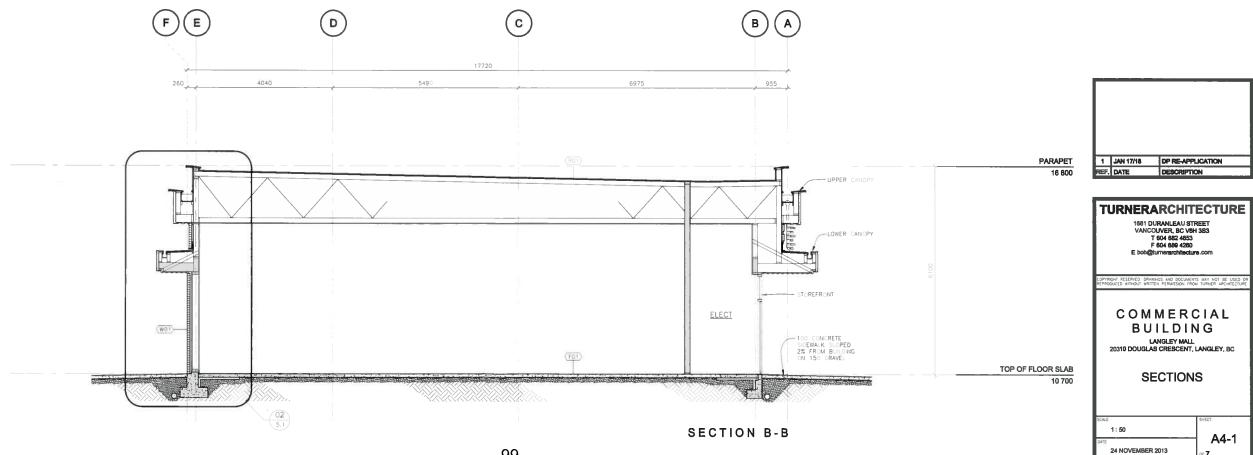


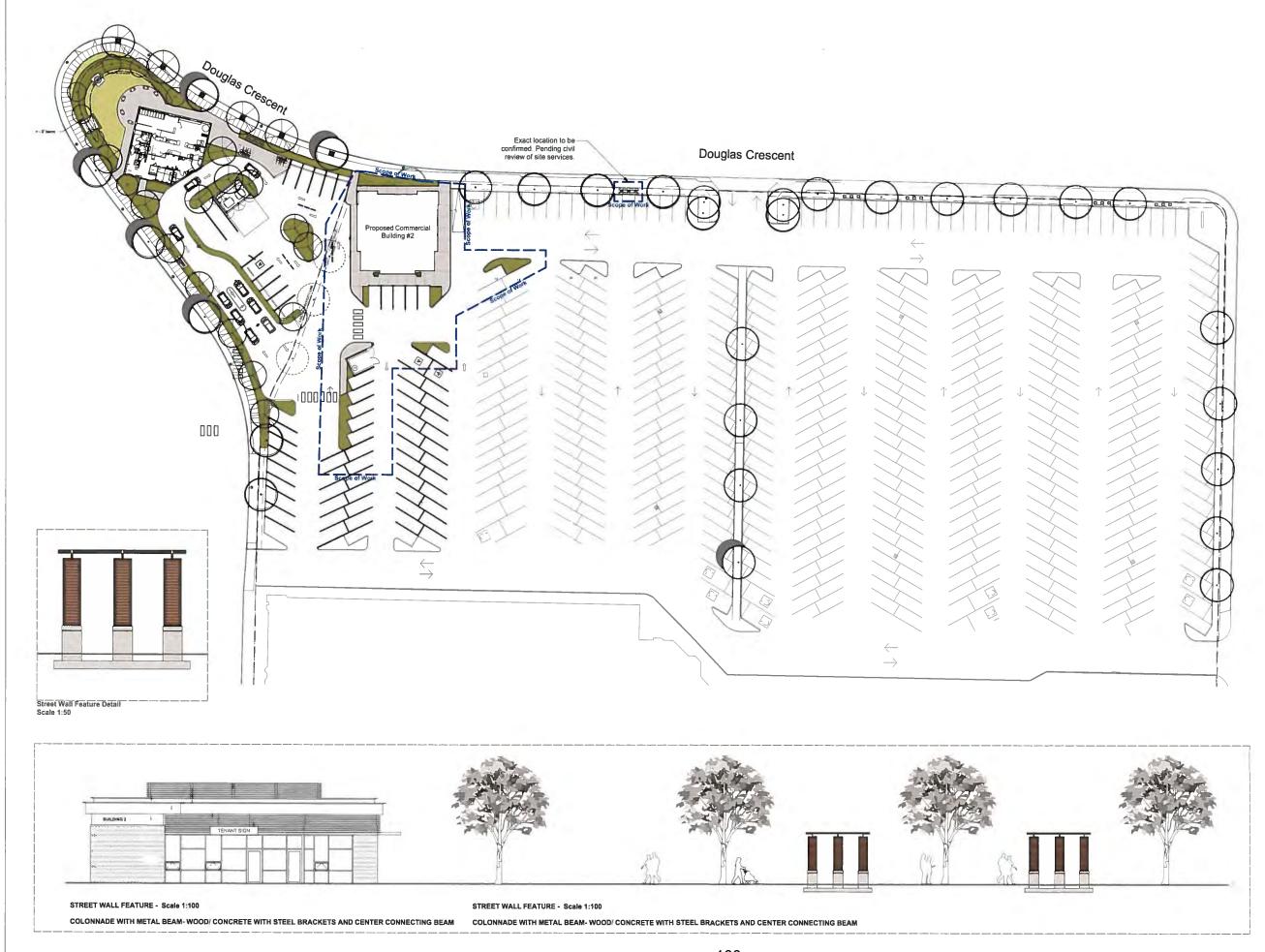
WEST ELEVATION











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EML Scale Job No 1 350 17-09**7** Sheet No L1.0

Drawing Title
Landscape Context Plan

Project Title

CRU 20310 Douglas Crescent

LANGLEY MALL-

FIRST CAPITAL ASSET MANAGEMENT

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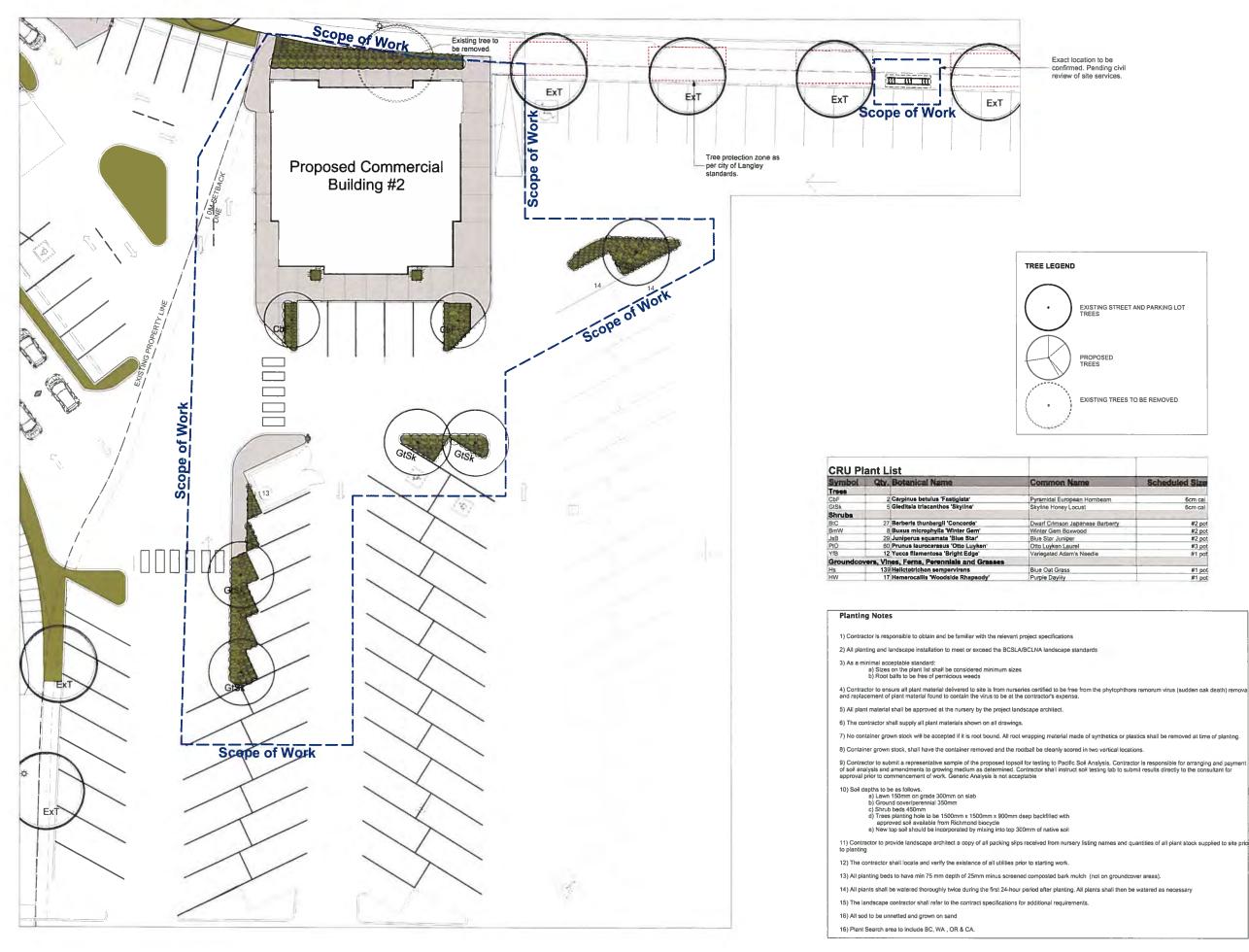
2 RE-ISSUE FOR DP 1 ISSUE FOR DP Revision No

12/20/2017 06/05/2014 Date

R. Kim Peny & Associates Inc 200 - 1558 W 6th Avenue Vancouver, BC V6J 1R2 Landscape Architecture Site Planning T 604 738 4118 F 604 738 4116 www.pertyandasso

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P+A



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ending civil	
services.	

EXISTING STREET AND PARKING LOT TREES

EXISTING TREES TO BE REMOVED

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e Barberry	#2 pot
	#2 pot
	#2 pot
_	#3 pot
dle	#1 pot
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R Kim Peny & Associates Inc 200 - 1558 W 6th Avenue Vancouver, BC V6J 1R2 T 604 738 4118 F 604 738 4116 www.penyandasi cuates.ca

Planting Plan

CRU

12/20/2017

06/05/2014

Date

Project Norti Drawn By EML Checked By MP Scale: Job No. 1:150 17-097 Sheet No. L1.1

2 RE-ISSUE FOR DP

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FIRST CAPITAL ASSET MANAGEMENT

1 ISSUE FOR DP

Revision No.

Client

Project Title

Drawing Title:



LANGLEY MALL-

20310 Douglas Crescent



EXPLANATORY MEMO

ROAD CLOSURE BYLAW NO. 3045

The purpose of Bylaw 3045 is to remove the dedication of highway and to close the portion of road (532.8 m^2) located adjacent to 199A Street dedicated by Plan 33088 as the City intends to the sell the property and the road is no longer required.



ROAD CLOSURE BYLAW NO. 3045

A bylaw to close and remove the dedication of a portion of highway adjacent to 199A Street dedicated by Plan 33088.

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close all of a highway to traffic and remove the dedication of the highway if, prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langley deems it expedient to close to traffic and remove the dedication of highway from the public highway comprising 532.8 square metres, created by the deposit of Plan 33088, which area is shown outlined in bold black on Schedule A - Reference Plan Of Closed Road EPP78542;

AND WHEREAS the City of Langley has published notice of its intention to close that portion of highway to traffic and to remove its dedication as highway, has delivered notice to the operators of utilities whose transmission or distribution facilities or work Council considers will be affected, and has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

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

1. Title

(1) This bylaw shall be cited as the "Road Closure Bylaw No. 3045, 2018".

2. Authorization and Road Closure

- (1) Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a copy of the reference plan of highway closure EPP78542 prepared by Gene Nikula., BCLS #803 completed and checked on the 5th day of December, 2017 (the "Road Closure Plan")
- (2) The City hereby authorizes the closure to traffic and removal of highway dedication of the approximate 532.8 square metre portion of highway created by the deposit of Plan 33088, labeled "Closed Road Dedicated Road on Plan 33088" on the Road Closure Plan (the "Closed Road").

- (3) On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
- (4) The Mayor and Corporate Officer are authorized to execute all deeds of land, plans, and other documentation necessary to effect this road closure.

READ A FIRST, SECOND AND THIRD TIME this 5th day of February, 2018.

OPPORTUNITY FOR PUBLIC COMMENT this day of , 2018.

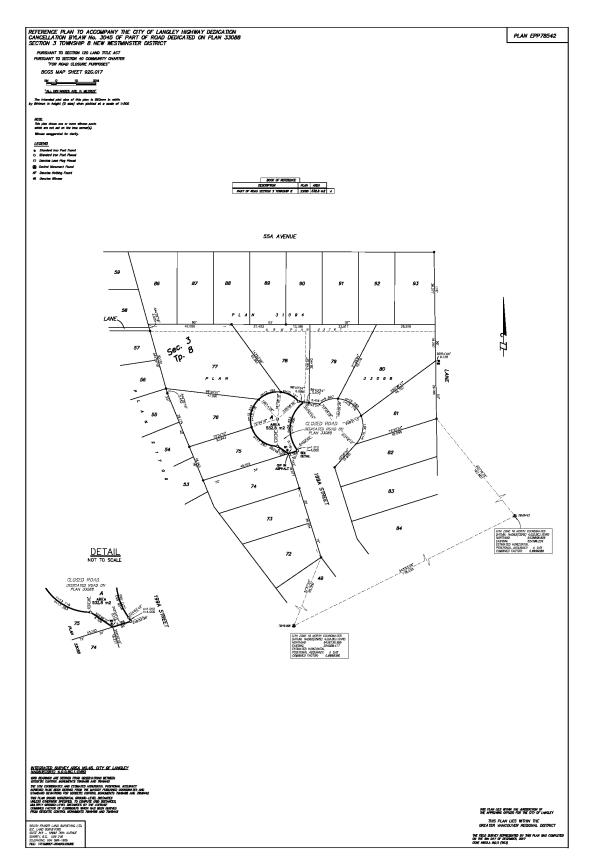
FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

REFERENCE PLAN OF CLOSED ROAD EPP78542





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

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

DATE: JAN 22/18 REQUESTED MEETING DATE: FEB 19,2018				
NAME: TIM CHEUNG SIMON WAU				
ORGANIZATION NAME: UNIFOR 2002 (if applicable)				
ADDRESS: 7015 TRANNERE DRIVE, M. SSISSAUGA ONTAR				
CONTACT NUMBER: 604-7655779				
EMAIL ADDRESS: <u>Caw. Kaikit@gmail.com</u>				
TOPIC: PHARMACARE/NATIONAL PROGRAM				
AUDIO/VISUAL NEEDS (if yes, specify) NONE				
ACTION YOU WISH COUNCIL TO TAKE: LETTER OF SUPPORT				



Backgrounder: Canadian Pharmacare

Unifor advocates for the creation of a public, national pharmacare program. Providing a robust social system that includes universal access to health care is critically essential for Canada to succeed in a global economy. However, Canada remains the only developed country with a universal health care system that has no universal prescription drug coverage.

The High Cost of Prescription Drugs in Canada

Canadians (and often employers on their behalf through workplace drug plans) pay more for pharmaceuticals than almost any country in the world. Our country's drug spending on a per capita basis is 30 per cent above the OECD average and second amongst OECD countries only after the United States. This is clearly unsustainable in the longer term and workplace drug plans are under enormous pressure to contain, if not shift costs (possibly onto the workforce).

When it comes to prescription drug coverage, Canadians face a bewildering patchwork of programs and plans. An estimated 43 per cent of spending on prescription drugs is through publicly-funded plans providing coverage for the elderly, disabled and/or low-income Canadians. More than one third, or 35 per cent, is funded by private insurance, with the remainder including another 22 per cent that is paid out-of-pocket by Canadians.

Prescription drug spending in the private sector has increased drastically over the last two decades from \$3.6 billion in 1993 to almost \$11 billion in 2015. The lack of universal access often results in real harm - with non-adherence or drug interactions resulting in hospital admissions and additional public costs and loss of life. It is estimated that private drug plans reimbursed for \$5.1 billion in 2012 alone without evidence of that spending yielding any therapeutic benefits in return.

Recent research has documented a significant international difference in average per capita expenditures on primary care pharmaceuticals - those routinely prescribed by primary care providers in six therapeutic categories: hypertension, pain, cholesterol, diabetes, ulcers and antidepressants - across other high-income nations with universal health systems. Spending was consistently lower among single-payer pharmaceutical systems due to lower prices and selection of lower cost treatment options. Compared to the ten countries with universal coverage of outpatient prescription drugs, Canada recorded list prices about 61 per cent higher despite having a comparable volume - representing an estimated \$2.3 billion 'oversend' relative to average costs in these other countries.

What Pharmacare Can Do For Us

A universal pharmacare plan for Canada would improve access and affordability through bulk purchase and negotiated pricing with drug manufacturers; it would eliminate duplication and cost-shifting amongst existing payers while promoting integration amongst health care providers. A universal pharmacare plan including an evidence-driven drug assessment process could also help distinguish and discriminate between drug products in order to ensure the quality, safety, and cost-effectiveness of prescribed medicines. Recent studies show a national drug plan through bulk purchasing could lower the costs of drugs enough to finance a full pharmacare system with no increase to government costs, and in fact a net savings of up to \$7 billion annually to Canadians. Even the federal Parliamentary Budget Office (PBO) estimates minimum savings of at least \$4 billion annually based on the most comprehensive drug coverage.

As far back as 1964, the Royal Commission on Health Services recommended that a universal drug insurance plan be established for all Canadians. The National Health Forum, under Jean Chrétien in 1997, also recommended universal drug coverage. The Romanow Commission in 2002 recommended catastrophic drug coverage as a first step towards universal pharmacare.

The Time to Act is Now

We stand at a unique juncture in Canadian history in terms of the transformative change necessary to address the critical issues of access, appropriateness, value and safety through a universal national pharmacare strategy. Unifor's call for a national pharmacare program in Canada is not only rooted in the well-established economic benefits of implementing such a program, but is also based on the principle that all Canadians should have equitable access to medically necessary prescription drugs without financial or other barriers. Currently, about 8.4 million working Canadians do not have any prescription drug coverage.

A universal pharmacare has even more pharmacare champions today such as Ontario's Health Minister Eric Hoskins, a passionate advocate willing to state the obvious case that access to prescription medicine must be more equitable in Canada and would improve health outcomes, but also that such a plan would generate savings for all Canadians of up to \$10.7 billion in prescription drugs. Both the Ontario Liberal and Ontario New Democratic Party have proposed significant policy initiatives to support evolving towards a universal pharmacare plan. At the Premiers conference this past July, Premiers, including Ontario Premier Kathleen Wynne, Newfoundland Premier Dwight Ball and Manitoba Premier Brian Pallister all joined together to call on the Federal government to bring prescription medications under our Medicare system.

Latest polls show 91 per cent of Canadians want a national drug plan.

Take Action

Visit <u>www.unifor.org/en/take-action/campaigns/universal-pharmacare</u> to sign the petition and find out more about getting involved in the campaign for a national pharmacare plan.

UNIFOR theUnion | lesyndicat SA:amvcope343

Resolution Title	Meeting	Resolution Status
National Pharmacare Program	Annual Conference - June 2016 - Winnipeg, MB	Adopted
Resolution		Sponsor(s)
take medicines prescribed by their doctors b WHEREAS, Canada is currently the ONLY cou does not have a national pharmacare progra WHEREAS, The risk of having no insurance f Canadians which includes the service indust workers; and WHEREAS, The studies show that adding a r health care system would lower costs to bus Canadian companies competitive advantage WHEREAS, The recent research confirms that no increase in public investment; and WHEREAS, Municipal government expenses reduced by a national pharmacare program; WHEREAS, A national prescription drug form prescribing, including reducing dangerous an seniors; and	healthy citizens as the foundation of a community; and cluding many in our local communities, don't because they can't afford them; and untry with a national medicare program that am; and for medicines is high among lower income ry, precarious working and seasonal national pharmacare program to our national sinesses by over \$8 billion per year, providing is in international trade; and at these gains can be achieved with little or for employee benefits would be significantly and nulary would support better quality ind inappropriate prescribing to Canadian sound policy, both economically and socially, r the creation of a National Pharmacare are, since health and economic studies now lth in municipalities, give local businesses a place and lower costs for municipal vernment to work with the provinces and	Regional Municipality of Durham, ON City of Vancouver, BC City of North Vancouver, BC City of Burnaby, BC Region of Peel, ON City of Nelson, BC Town of Ajax, ON Cape Breton Regional Municipality, NS Town of Whitby, ON City of Port Coquitlam, BC

B122 NATIONAL PHARMACARE PROGRAM

WHEREAS the City of Victoria has been recognized and demonstrated its commitment to the importance of healthy citizens as the foundation of a healthy, engaged and economically vibrant community; and Canada is currently the only country with a national medicare program that does not have a national pharmacare program, with over 3 million Canadians unable to afford the cost of medicines prescribed by doctors, and the risk of having no insurance for medicines particularly high among lower income Canadians, including many workers with precarious and seasonal employment;

AND WHEREAS research suggests that adding a national pharmacare program to our national health care system is sound policy, both economically and socially; would lower costs to businesses by as much as \$8 billion per year, with a corresponding competitive advantage for Canadian companies; and could produce substantial cost savings for local government expenditures on employee benefits;

AND WHEREAS a national prescription drug formulary, would support better quality prescribing; including reducing dangerous and inappropriate prescribing to Canadian seniors:

THEREFORE BE IT RESOLVED that the Government of British Columbia work with all provinces and the federal government to develop and implement a national pharmacare program as an extension of Canadian Medicare, to improve the health outcomes of citizens, ensure fairness in access to medicine, and provide for greater efficiency and effectiveness in Canada's health care system.

RESPONSE: Ministry of Health

Under the *Canada Health Act* all necessary drug therapy administered within a Canadian hospital setting is insured and publicly funded. Outside of the hospital setting, provincial and territorial governments are responsible for the administration of their own publicly-funded prescription drug benefit programs.

Most Canadians have access to insurance coverage for prescription medicines through public and/or private insurance plans. The federal, provincial and territorial governments offer varying levels of coverage, with different eligibility requirements, premiums and deductibles. The publicly-funded drug programs generally provide insurance coverage for those most in need, based on age, income, and medical condition.

In January 2016, the Federal/Provincial/Territorial Health Ministers committed to work together to address the issues of affordability, accessibility and appropriate use of pharmaceuticals. On the topic of a proposed "national pharmacare program" there remains a lack of consensus of what "national pharmacare" means as there are differing definitions and interpretations since drugs are currently funded privately (predominantly) and publicly. Further, depending on what model of national pharmacare is contemplated, the potential financial costs/savings and complexity of implementation will vary tremendously. Due to the lack of clarity, there is no consensus at this time on any specific action, although there remains ongoing exploration of this highly complex proposal.

In British Columbia, PharmaCare is the Ministry of Health program that provides public drug coverage through ten drug plans. The Fair PharmaCare plan provides assistance to residents with the cost of eligible prescription drugs and designated medical supplies based on their net income reported to the

¹¹⁰

Canada Revenue Agency. The lower their income, the more help they receive. British Columbians with the lowest incomes do not need to meet a deductible and receive immediate assistance.

The federal government did address the idea of a national PharmaCare program during the 2015 election campaign. They said that they will work with the provinces to lower drug costs and determine how to make measurable progress on the health care issues that matter to Canadians, including the affordability of prescription drugs. They also said that they are committed to creating a plan that covers the catastrophic costs associated with major diseases like cancer, diabetes, and arthritis.

On August 6, 2010, at a meeting of the Council of the Federation, Premiers agreed to establish a pan-Canadian Purchasing Alliance (pCPA) to consolidate public sector procurement of common drugs (brand and generic), medical supplies, and equipment, where appropriate. The alliance is intended to leverage the combined purchasing power of public drug plans in multiple jurisdictions, leading to lower drug costs, increased access to drug treatment options and increased consistency of listing decisions across participating provinces and territories.

BC has strongly supported pCPA and remains very active. As a result, a total of 63 brand pharmaceutical negotiations were concluded by March 31, 2015, resulting in an estimated annual savings of \$315 million to provincial and territorial drug plans. In addition, the prices of 14 of the most common generic drugs have been reduced to 18 percent of the brand name prices since 2012, which is projected to result in annual savings of \$190 million to provincial and territorial drug plans.

Besides building on the overall success that is being achieved by the pCPA, and establishing a pCPA Office to provide additional support for this initiative, further analysis at the provincial and federal levels is required to provide a better understanding of the potential for additional savings, and evidence-based decision making for improved access and consistency across Canada, before a national PharmaCare program can be developed.

LANGLEY

CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group of organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you <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: January 26, 2018 REQUESTED MEETING DATE: February 19, 2018

NAME: Leanne Cassap and Karen Klein

ORGANIZATION NAME: Insurance Corporation of British Columbia

ADDRESS: 6000 Production Way, Langley V3A 6L5

CONTACT NUMBER: 604-533-7472 or 604-789-7483

EMAIL ADDRESS: Leanne.cassap@icbc.com

TOPIC: ICBC would like to acknowledge the partnerships with both the City of Langley and the Lower Mainland District Integrated Road Safety Unit by presenting plaques/letters of appreciation for their strong commitment and support of road safety, specifically distracted driving, over the past two years.

AUDIO/VISUAL NEEDS: possibly





ZONING BYLAW, 1996, NO. 2100 Amendment No. 143, 2018, Bylaw No. 3049 Development Permit Application DP 02-18

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 3-storey, 26-unit townhouse development.

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

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	R. Hans, G. Hans, G. Hans, G. Hans, J. Gill,
	S. Gill
Civic Addresses:	19608, 19618, 19630, 19642-56 th Ave.
Legal Description:	Lots 1 &2, Section 3, Township 8, New
	Westminster District, Plan 9565; Lot 3, Section
	3, Township 8, New Westminster District, Plan
	9565 Except Plan BCP50413; Lot 63, Section
	3, Township 8, New Westminster District, Plan
	25734 Except Plan BCP50080
Site Area:	3,671.2m ² (39,516.44 ft ²)
Lot Coverage:	44%
Total Parking Required:	52 spaces (plus 5 designated visitor spaces)
Total Parking Provided:	52 spaces (plus 5 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD52-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$350,215.50 (includes 4 SF DCC Credits)



ZONING BYLAW, 1996, NO. 2100 Amendment No. 143

BYLAW NO. 3049

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD52) and to rezone the property located at 19608, 19618, 19630, 19642-56th 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. 143, 2018, No. 3049".

2. Amendment

 Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 52 (CD52) Zone: immediately after Comprehensive Development -48 (CD51) Zone:

"WW". CD52 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 26-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 52 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 011-412-682Lot 1, Section 3, Township 8, New Westminster District Plan 9565
- (b) PID: 011-412-704 Lot 2, Section3, Township 8, New Westminster District Plan 9565
- (c) PID: 011-412-712
 Lot 3, Section 3, Township 8, New Westminster District Plan 9565
 Except Plan BCP50413
- (d) PID: 004-492-498
 Lot 63, Section 3, Township 8, New Westminster District Plan 25734
 Except Plan BCP50080

(c) 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 35 pages and dated November, 2017 prepared by F. Adab Architects Inc. and M2 Landscape Architecture 1 copy of which is attached to Development Permit 15-17.

(d) Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

(e) **Other Regulations**

In addition, land use regulations including the following are applicable:

(i) General provisions on use are set out in Section I.D. of this bylaw;

- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

READ A FIRST AND SECOND TIME this -- day of --, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2018.

READ A THIRD TIME this -- day of --, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this - day of --, 2018.

FINALLY ADOPTED this -- day of --, 2018.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 02-18 DEVELOPMENT PERMIT APPLICATION DP 02-18

Civic Address: Legal Description:

19608, 19618, 19630, 19642 – 56 Avenue

Lots 1 & 2, Section 3, Township 8, New Westminster District, Plan 9565; Lot 3, Section 3, Township 8, New Westminster District, Plan 9565 Except Plan BCP50413; Lot 63, Section 3, Township 8, New Westminster District, Plan 25734 Except Plan BCP50080

Applicant: Owner:

R. Hans, G. Hans, G. Hans, G. Hans, J. Gill, S. Gill, 1141632 B.C. Ltd.

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M. Brar



Advisory Planning Commission Report

To: Advisory Planning Commission

SubjectRezoning Application RZ 02-18
Development Permit Application DP 02-18File #: 6620.00From:Development Services & Economic
Development DepartmentDoc #:Date:February 2, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26-unit 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Quadstar Development Ltd. to accommodate a 26-unit townhouse development.

POLICY:

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



COMMENTS/ANALYSIS:

Background Information:

Applicant's Architect: Owner: Civic Addresses: Legal Description:	F.Adab Architects Inc. Quadstar Development Ltd. 19608, 19618, 19630, 19642 -56 th Avenue Lots 1 and Lot 2, Section 3, Township 8, New Westminster District Plan 9585, Lot 3, Section 3, Township 8, New Westminster District Plan 9585, Except Plan BCP 50413, and Lot 63, Section 3, Township 8, New Westminster District Plan 25734, Except Plan BCP 50080
Site Area:	39,516.44 ft ² (3,671.2 m ²)
Lot Coverage:	44%
Total Parking Required:	52 stalls, plus 5 visitor stalls
Total Parking Provided:	52 stalls, plus 5 visitor stalls
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD52 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost	\$350,215.50 (including 4 SF DCC credit)
Charges:	
Community Amenity Charge:	\$52,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **26 unit townhouse development.** These requirements may be subject to change upon receipt of a development application.

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



A) <u>The developer is responsible for the following work which shall be designed</u> 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 existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
- 3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
- 4. The condition of the existing pavement on 56 Avenue shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer's cost.
- 5. Access to the site shall be limited to the laneway. All existing driveway crossings from 56 Avenue shall be removed.
- A property dedication of 2.13m is required along 56 Avenue for future road widening. Property dedication along the west side of site to match existing ROW and corner truncation.
- 7. The full construction of the rear lane fronting the site is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane. A temporary hammerhead turn around at the west side of the lane may be required.
- 8. 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.



- 9. Undergrounding of the existing overhead Hydro and Telus is required along the 56 Avenue frontage.
- 10.A stormwater management plan for the site 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.
- 11. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

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

- 1. 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.
- 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.
- The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
- 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- 9. 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 redevelop 4 lots at the south east corner of 196 Street and 56 Avenue with an attractive, 3-storey, 26-unit townhouse development. Vehicular access is provided form the rear lane and internal road, with pedestrian access provided from 56 Avenue.

The current un-constructed lane to the south that will be will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street. In addition, a 2.13 metre road dedication is required along 56th Avenue frontage.

Southern portion of the site faces a 6'.0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for future multi-family developments. The site faces commercial uses across the roads to the north and west.



The project's intent is to create a vibrant pedestrian friendly development with Identifiable entries and Individual canopies, and a sense of community. The development offers a variety of unit types and sizes. The average size of the two bedroom townhome is $1,350 \text{ ft}^2$ and the average size of a three bedroom townhouse is $1,500 \text{ ft}^2$.

The form and character of the townhouse development integrates a variety of exterior finishes, including brick, hardie siding/paneling, PVS Siding, providing a contemporary architectural expression. All units will have private roof top patios providing desired outdoor amenity space.

The site is designated as Medium Density Residential in the Official Community Plan. This density allows for a 4 storey condominium multiple family development, with a density of 70 units per acre. This proposed development is 3 stories in height, and has a proposed density of 28.6 units per acre. In addition, the subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) report by a qualified consultant whose recommendations are incorporated in the plans.

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 February 14th, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 19th, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$350,215.50 to Development Cost Charge accounts and \$52,000 in Community Amenity Charges.



ALTERNATIVES:

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

Prepared by:

Minchal

Gerald Minchuk, MCIP Director of Development Services & Economic Development

Concurrence:

Kara Jefford, P.Eng. Manager of Engineering

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):





MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, FEBRUARY 14, 2018 7:00 PM

Present:Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Kimberley Lubinich
Corp. Steve McKeddie, Langley RCMP
Ron Madsen
Dan Millsip
Kim Mullin
Jamie Schreder

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

Absent: Trish Buhler

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

MOVED BY Commission Member Millsip SECONDED BY Commission Member Schreder

THAT the minutes for the January 10, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) <u>REZONING APPLICATION RZ 01-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 01-18-5453-198TH STREET, 19728, 19738, 19752,</u> <u>19762, 19779, 19880 -55 AVENUE –ATELIER PACIFIC</u> <u>ARCHITECTURE INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian, Shigetomi, Atelier Pacific Architecture Inc. and Jennifer Wall, Van der Zalm, Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers SECONDED BY Commission Member Mullin

That Rezoning Application RZ 01-18/Development Permit Application DP 01-18 to accommodate a 64 unit, 3-storey townhouse development located at 5453-198TH STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

<u>CARRIED</u>

3) <u>REZONING APPLICATION RZ 02-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 02-18- 19608, 19618, 19630, 19642 -56 AVENUE</u> <u>F. ADAB ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. and Merideth Mitchell, M2 Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin SECONDED BY Commission Member Schreder That Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26 unit, 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) <u>DEVELOPMENT PERMIT APPLICATION DP 03-18- 5501-204TH</u> <u>STREET –TURNER ARCHITECTURE</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced Bob Turner, Turner Architecture, who presented the proposed development permit application. Following discussion on building form and character, landscaping, parking lot layout, and CPTED security measures, it was:

MOVED BY Commission Member Millsip SECONDED BY Commission Member Madsen

That Development Permit Application DP 03-18 to accommodate a new 288 m² commercial building located at 5501-204th Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved, including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety.

CARRIED

4) <u>Next Meeting:</u>

Wednesday, March 14th, 2018

5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Coburn SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:50 P.M.

<u>CARRIED</u>

JAA wold

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

26 UNIT TOWNHOUSE DEVELOPMENT

19608-19618-19630-19642, 56 AVENUE, LANGLEY

LIST OF DRAWINGS



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A-4.1	BUILDING
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PLAN - PROJECT STATISTICS AP -CONTEXT PHOTOS RATIONALE - SITE CHARACTERISTICS ITEXT-URBAN DESIGN, FORM AND CHARACTER RATIONALE - SUSTAINABILITY AND **MEASURES** RATIONALE - CPTED CTIVE VIEW FROM 56 AVENUE EET & 56 AVENUE STREETSCAPES R FINISH PLANS - BLOCK 1 (1ST & 2ND FLOOR) LANS - BLOCK 1 (3RD & 4TH FLOOR) LANS - BLOCK 2 (1ST & 2ND FLOOR) PLANS - BLOCK 2 (3RD & 4TH FLOOR) LANS - BLOCK 3 (1ST & 2ND FLOOR) PLANS - BLOCK 3 (3RD & 4TH FLOOR) PLANS - BLOCK 4 (1ST & 2ND FLOOR) PLANS - BLOCK 4 (3RD & 4TH FLOOR) ONS - BLOCK 1 ONS - BLOCK 1 ONS - BLOCK 2 ONS - BLOCK 2 ONS - BLOCK 3 ONS - BLOCK 3 ONS - BLOCK 4 ONS - BLOCK 4 **3 1 SECTIONS 3 2 SECTIONS** 3 SECTIONS 4 SECTIONS LANDSCAPE PLAN SHRUB PLAN LIGHTING PLAN LANDSCAPE DETAILS LANDSCAPE SPECIFICATION

CONTACT LIST:

OWNER:

ARCHITECT :

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8 TEL: 604 575 2214

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 68 AVENUE SURREY, B.C. V3S 2C1 TEL: 604 597 8567

CIVIL ENGINEER :

CENTRAS ENGINEERING LTD 216-2630 CROYDON DR.

SURREY, B.C. V3S 6T3 TEL: 604 782 6927

A-1.0 PROJECT INDEX - CONTACTS LIST L1 L2 L3 L4 L5 1-17 CPTED REPORT LANDSCAPE ARCHITECT: M2 LANDSCAPING 220-26 LORNE MEWS. NEW WESTMINSTER, B.C. V3M 3L7 TEL: 604 553 0044 FAX: 604 553 0045



F. ADAB ARCHITECTS INC.

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

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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

PROJECT INDEX -CONTACTS LIST

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	A 1 0
DRAWN:	A.A.	A-1.0
PROJECT NO	1706	

PROJECT STATISTICS

CIVIC ADDRESS :

19608, 56TH AVENUE, LANGLEY, BC. 19618, 56TH AVENUE, LANGLEY, BC. 19630, 56TH AVENUE, LANGLEY, BC. 19642, 56TH AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :

LOT 1, SECTION 3, TOWNSHIP 8, NWD PLAN 9565 LOT 2, SECTION 3, TOWNSHIP 8, NWD PLAN 9565 LOT 3, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50413, NWD PLAN 9565 LOT 63, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50080, NWD PLAN 25734

LOT AREA :

EXISTING: 39,516.44 SQ.FT.=3671.2 SQ.M.=0.91 ACRES

ZONING :

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

LOT COVERAGE :

PROVIDED : 17,571 SF = 44%

FLOOR AREA :

PROVIDED : BLOCK 1 : 11,865 SQ.FT. = 1102.3 SQ.M. BLOCK 2 : 13,691 SQ.FT. = 1271.94 SQ.M. BLOCK 3 : 13,747 SQ.FT. = 1277.14 SQ.M. BLOCK 4 : 11,819 SQ.FT. = 11098.02 SQ.M.

TOTAL: 51122 SQ.FT. = 4749.39 SQ.M.

FAR:

PROVIDED : 51122/39,516 = 1.29

BUILDING HEIGHT :

ALLOWED: 3 STORYS PROVIDED: 3 STORYS

SETBACKS :

PROVIDED :	NORTH PL. : 14'-7" TO 15'-3"
	SOUTH PL.: 19'-0" TO 19'-6"
	WEST PL. : MIN. : 10'-5"
	MAX. : 28'-8"
	EAST PL. : MIN. : 10'-0"
	MAX. : 11'-0"

NO. OF UNITS: 26

DENSITY :

ALLOWED : 70 UNITS/ACRE PROPOSED : 28.6 UNIT / ACRE

PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 52 STALLS VISITORS : 0.2 /UNIT = 5 PROVIDED : 2 STALLS / TOWNHOUSE : 52 STALLS VISITORS : 5



F. ADAB ARCHITECT INC. H3D-100 ROOSEVELT CRESCENT MORTH VANCOUVER, BC VTP 3RA TEL: (604) 987-3003 FAX: (604) 987-3003 E-MAIL: mfa@multgorifedab.com	S						
56 AVENUE	ing is lot be is office. so ling.						
UNIT MIX	— I I						
UNIT TYPE A As A1 B B1 C C1 Cs TOTAL 56 AVENUE, LANGLEY							
NO OF BED RM. 2 2 3 3 4 2 3 2 FOR: QUADSTAR DEVELOPMENT	LTD.						
NO OF UNIT 2 1 1 5 6 4 6 1 26 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8							
AREA (SQ.FT.) 1420 1546 1675 1460 1680 1260 1480 1348 - TOTAL AREA 0040 4640 4675 7000 40000 5040 00700							
(SQ.FT.) 2840 1546 1675 7300 10080 5040 8880 1348 38709 NO OF 2 BED RM. : 8 NO OF 3 BED RM. : 12 STATISTICS CONTEXT PLAN NO OF 4 BED RM. : 6							
130							











2





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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

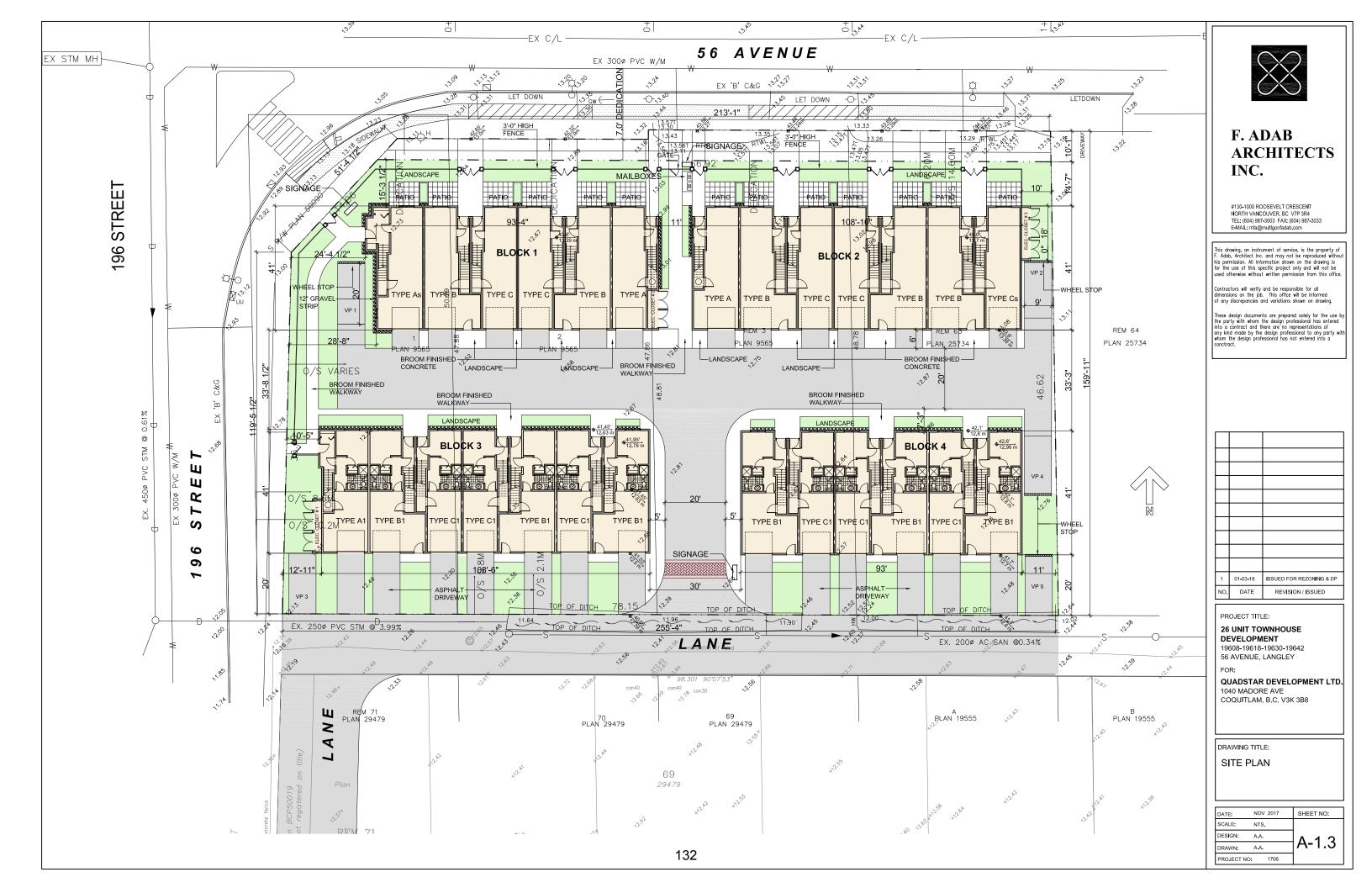
FOR:

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

AERIAL MAP CONTEXT PHOTOS

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.] A-1.2
PROJECT N	IO: 1706	



Design Rationale

Site Characteristics and Context

The proposal would occupy 4 lots at the south west corner of 196 Street and 56 Avenue. The total lot area of the site is 39,516 sq ft (3671 sq m) and has a slight slope down from north-east corner to south-west corner. Provision has been made for 2.14 meter road widening along 56 Avenue.

There is an unused gravel lane to the south that will be will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street.

Southern portion of the site faces a 6'.0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for multifamily developments. The site faces commercial uses across the roads to the north and west.

Our firm is involved in designing a similar townhouse development on the south side of the lane. This development occupies 5 single family lots and the total number of units is 33 units. This proposal and the townhouse development to the south have the same time line for construction.

Zoning, Orientation, Massing and Statistics

The proposal consists of four separate building blocks consisting of 28 units each with 2 car garages. The vehicular access is provided from the lane and pedestrian access provided from 56 Avenue.

Attempt has been made to create a vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality

The units at the rear have additional room at grade and the average size of the two bedroom homes is 1,350 sq ft. and the three bedroom townhouse is 1,500. Sq ft.

The site is designated for multiple family residential developments in compliance with the RM3 zoning. This density allows for a 4 storey development with a density up to a maximum of 70 units per acre. This development has a proposed ratio of 20.16 unit per acre.

Visitor parkings are at grade and meet the zoning requirements.

Urban Design, Form and Character

The site is located at the intersection of two major streets and has a high visibility exposure. A large open space at the corner of the 56 Avenue and 196 Street is provided to lead the view into the courtyard and create a visually appealing architecture with enhanced quality character and rich landscaping.

The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and creation of a central courtyard.

The units along 56 Avenue 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 emohasizing on modern west coast architecture.

All units have private roof top decks acting as outdoor amenity as well as large balconies.

Buildings are modulated with repetitive vertical bay windows with intermediate colour contrast. Brick is introduces on all building blocks with emphasis given to the facades along the roads. Entries are identifiable with Individual canopies, posts and strong color expression.



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26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE

DESIGN RATIONALE : SITE CHARACTRISTICS

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	A-1.4
PROJECT NO	1706	

Livability, Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

- 1. Variety of unit types and sizes are introduced for both small and large families with children
- 2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.
- 3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
- 4. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
- 5. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
- 6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- 7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment

- 8. The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
- 9. Mechanical system is equipped with has heat recovery system 'HRV" for recycling the heat energy and domestic cold water line is used for sprinkler system.



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FOR QUADSTAR DEVELOPMENT LTD.

1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE

DESIGN RATIONALE : ENERGY SAVING AND GREEN MEASURES

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.] ^ 4 E
DRAWN:	A.A.] A-1.5
PROJECT N	D: 1706	

Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality Provision of natural surveillance Defining the hierarchy of space Provision of 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 56 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
- Brick has been introduced at the base of the buildings representing a durable and high quality base free of graffiti
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.



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FOR QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE

DESIGN RATIONALE : CPTED

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.] A-1.0
PROJECT N	IO: 1706	



PERSPECTIVE VIEW FROM 56 AVENUE



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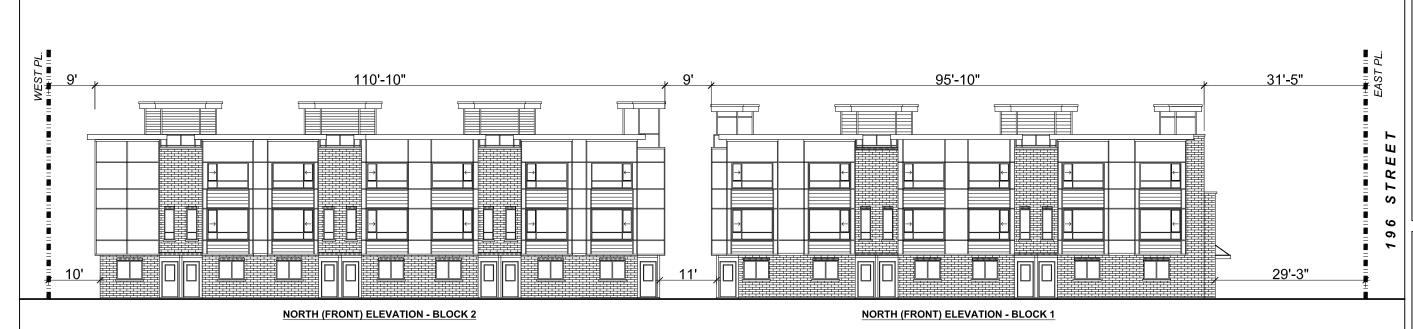
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

PERSPECTIVE VIEW

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	A 4 7
DRAWN:	A.A.	A-1.7
PROJECT NO	1706	



56 AVENUE STREETSCAPE



STREETSCAPE OF 196 STREET



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FOR:

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

196 STREET & 56 AVENUE STREETSCAPES

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
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PROJECT N	O: 1706]

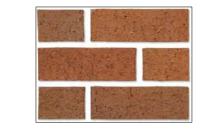
Exterior Finishes and Colours

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on rich urban elements with brick being the dominant exposing material. Prefabricated panels in two different tones and hardy siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

Widows and railings are back resulting in further contrast between the exterior finishing materials.







PVC SIDING HAZEL OAK



BLOCK 4 FRONT ELEVATION

BY MUTUAL MATERIALS CO.

REF #6 BY SAGIPER

HARDIE PANEL

SW 9093 NEARLY BROWN -**BY SHERWIN WILLIAMS**

HARDIE SIDING

SW 6099 SAND DOLLAR **BY SHERWIN WILLIAMS**



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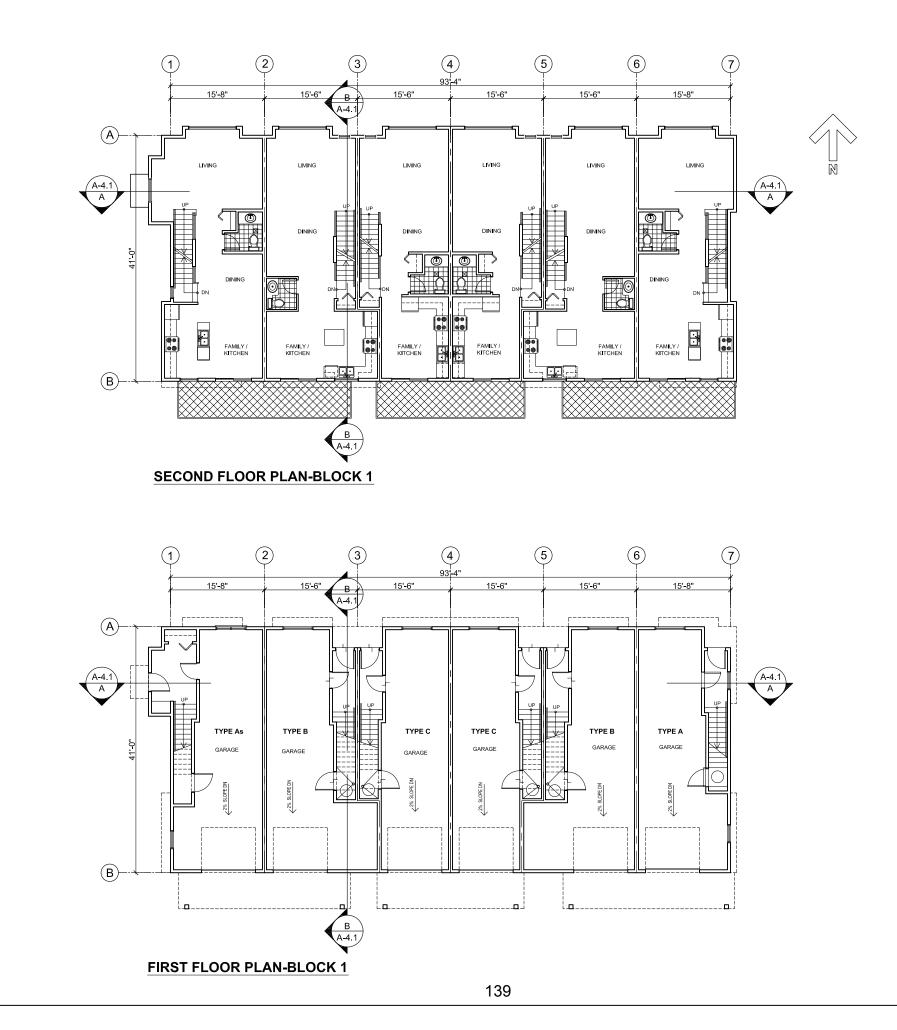
FOR

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

EXTERIOR FINISH

DATE:	NOV 2017	SHEET NO:
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PROJECT N	O: 1706	





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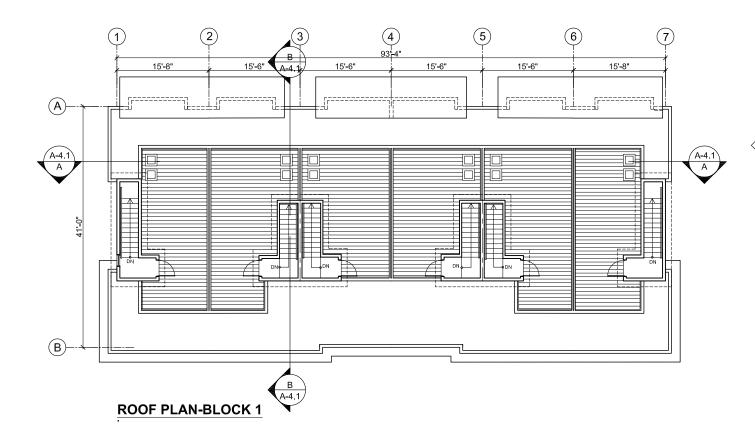
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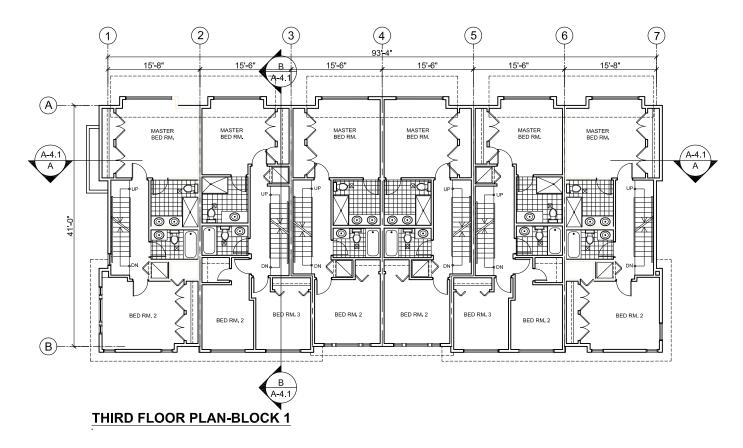
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 1 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 2 1 -
DRAWN:	A.A.	А-2. Га
PROJECT NO	1706	







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26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE

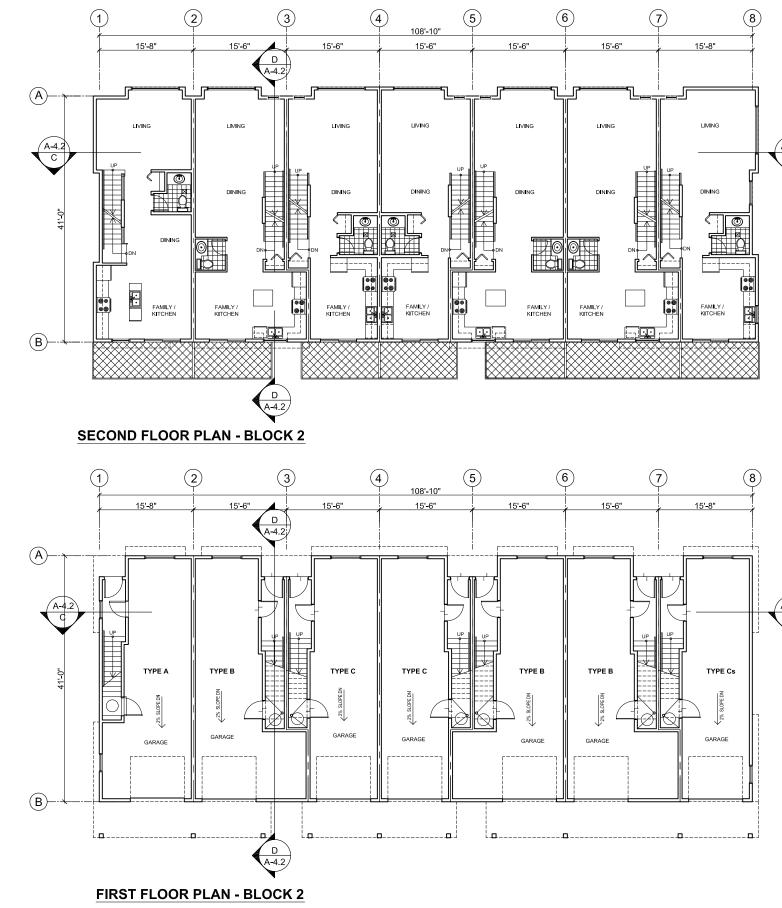
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 1 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	A 0 16
DRAWN:	A.A.	A-2.10
PROJECT NO	D: 1706	





141



F. ADAB ARCHITECTS INC.

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

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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR:

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

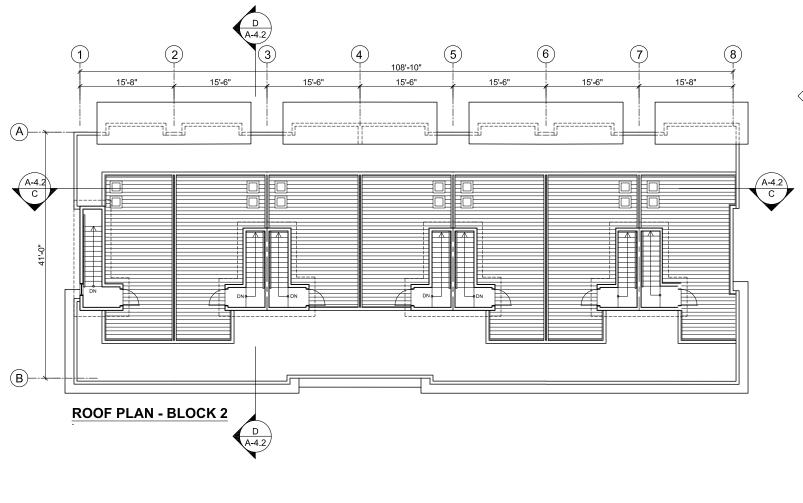
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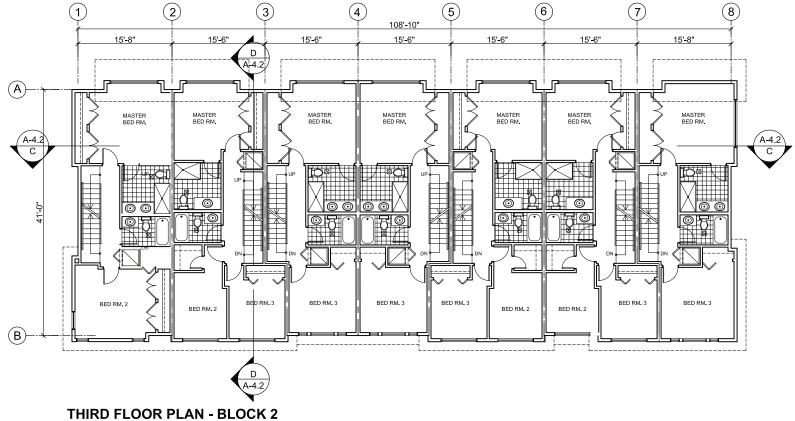
BLOCK 2 FLOOR PLAN 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 2 2 2
DRAWN:	A.A.	A-2.2a
PROJECT NO:	1706	











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PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR:

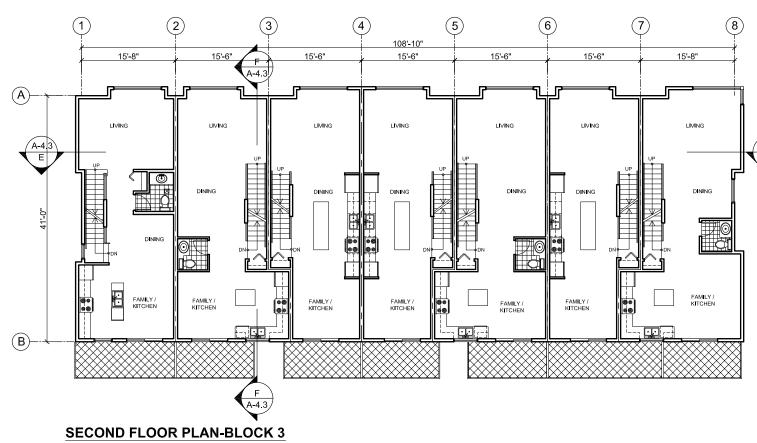
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

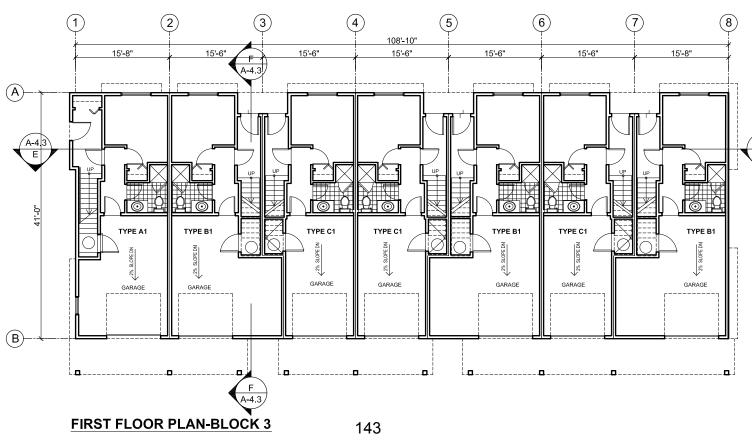
DRAWING TITLE:

BLOCK 2 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	່າງ
DRAWN:	A.A.] A- Z.ZD
PROJECT N	O: 1706	7









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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR:

QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

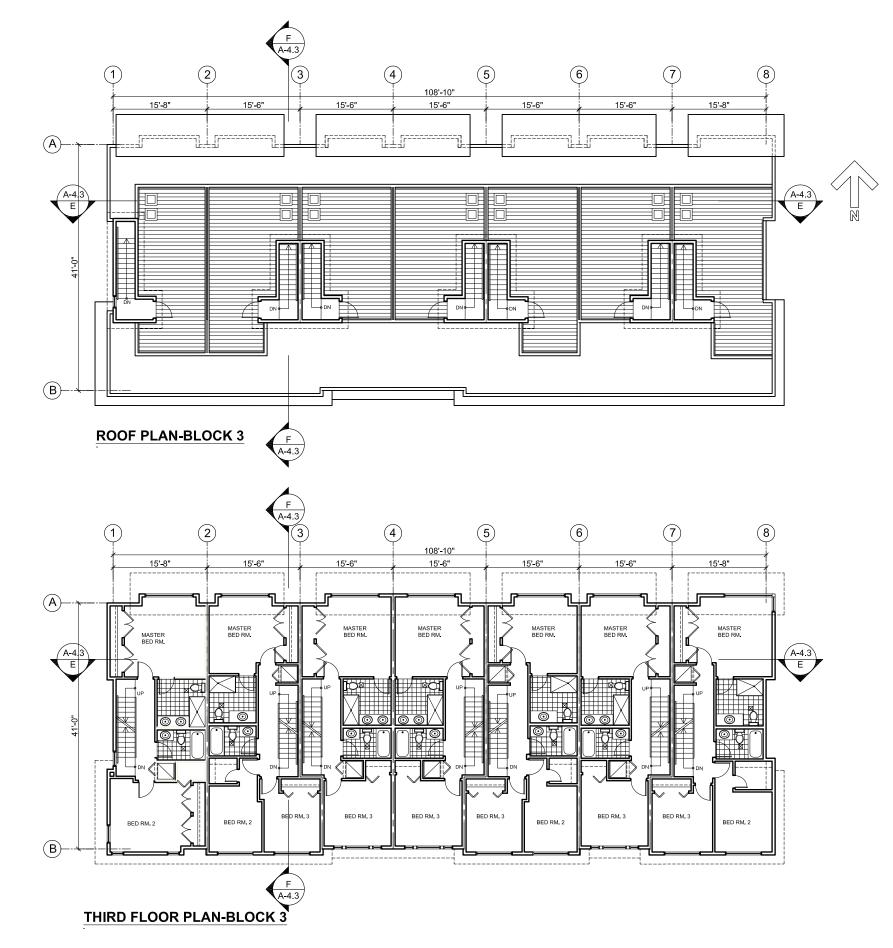
DRAWING TITLE:

BLOCK 3 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1
DRAWN:	A.A.	A-2.3a
PROJECT NO:	1706	









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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

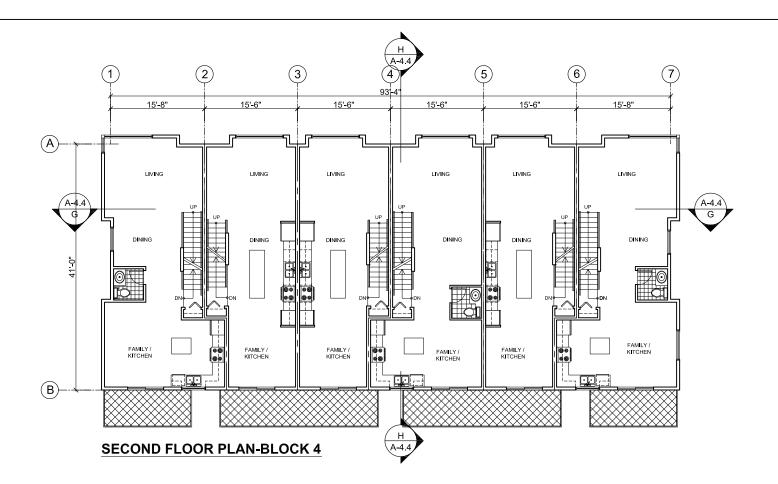
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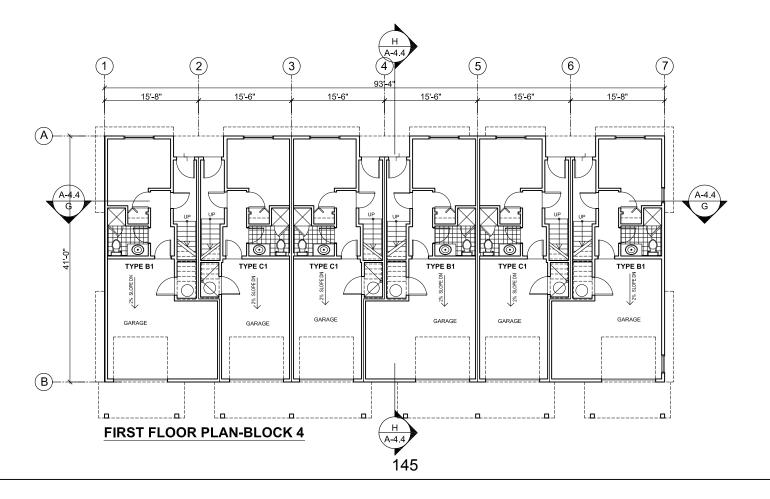
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 3 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 0 0 h
DRAWN:	A.A.	A-2.30
PROJECT NC	: 1706	







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

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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

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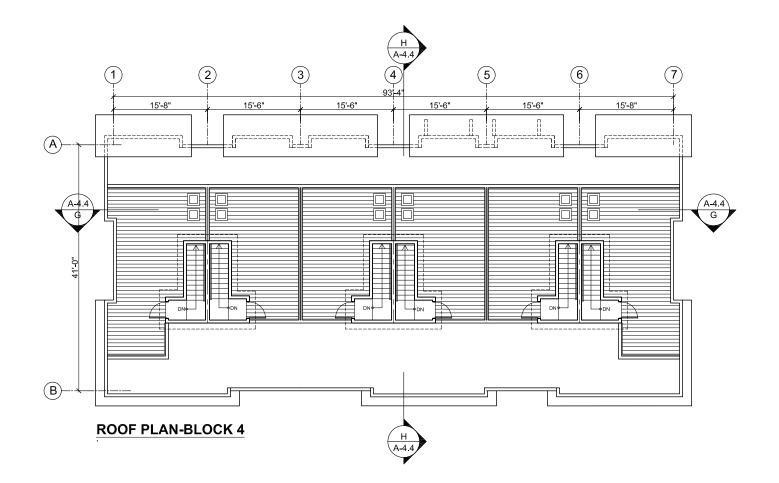
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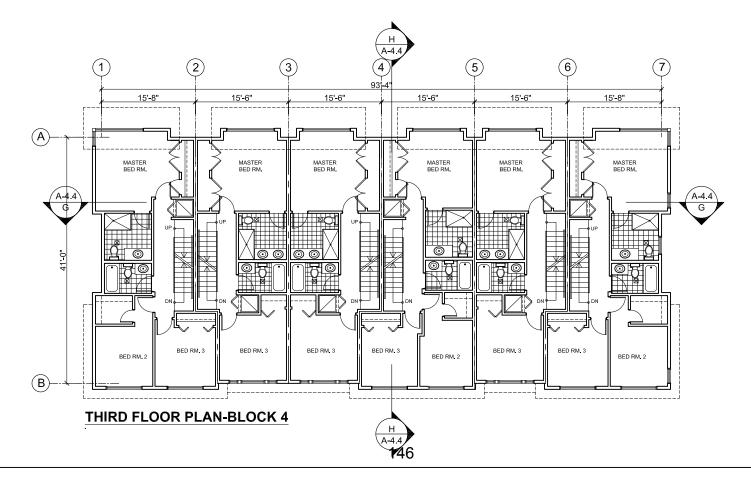
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 4 FLOOR PLANS 1ST & 2ND FLOOR PLANS

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	1 0 10
DRAWN:	A.A.	A-2.4a
PROJECT NO	D: 1706	







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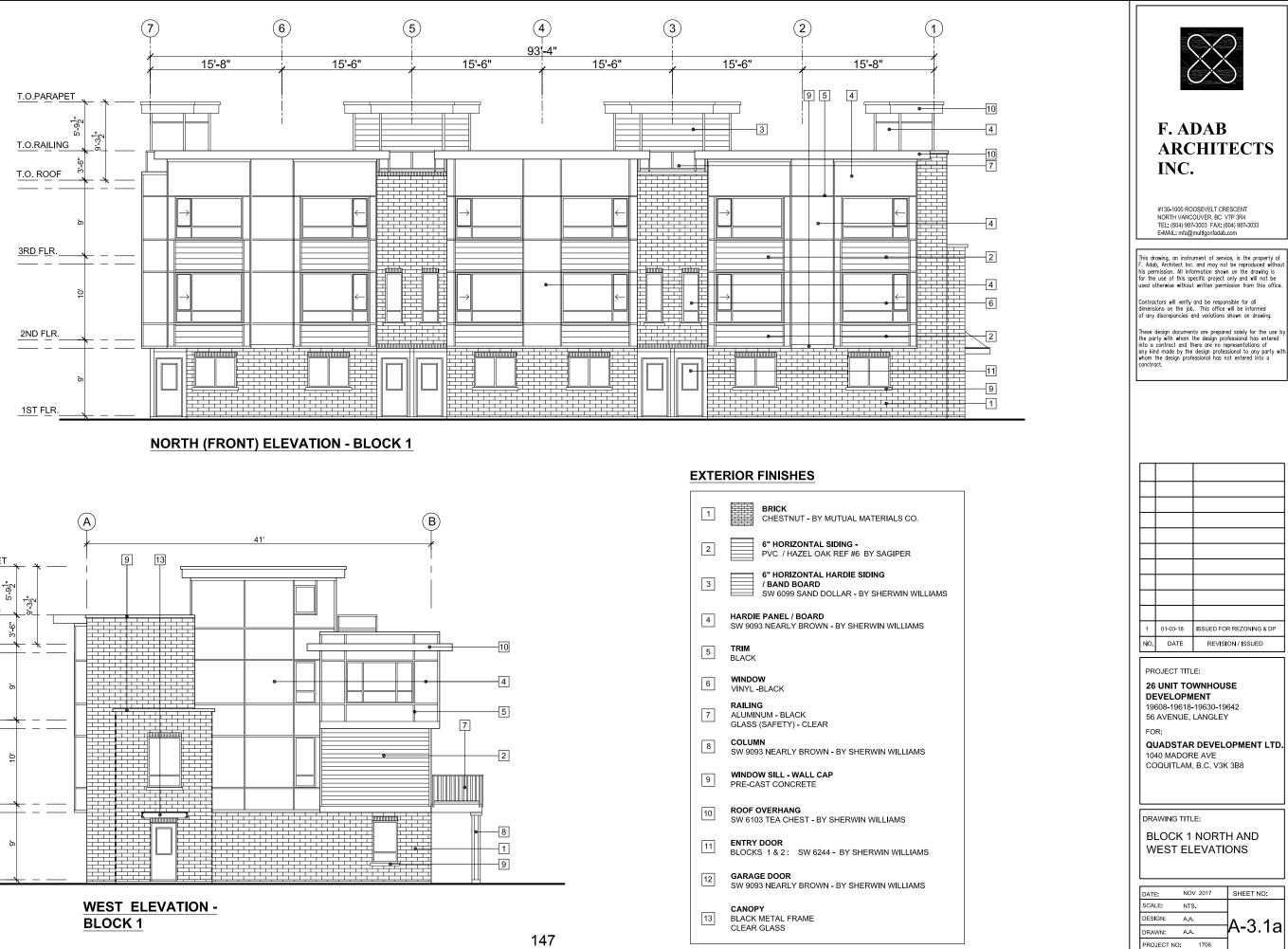
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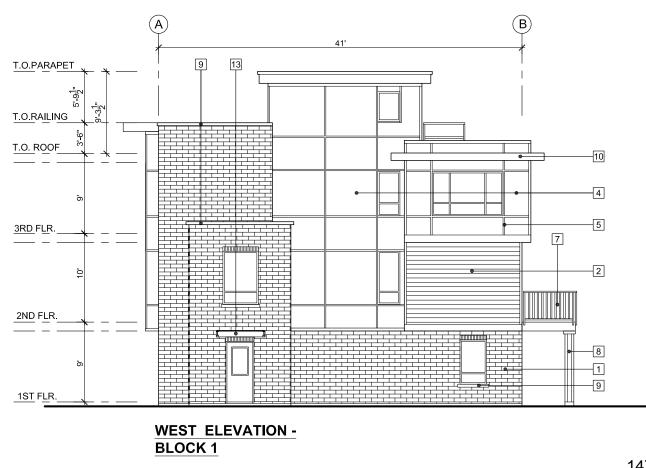
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

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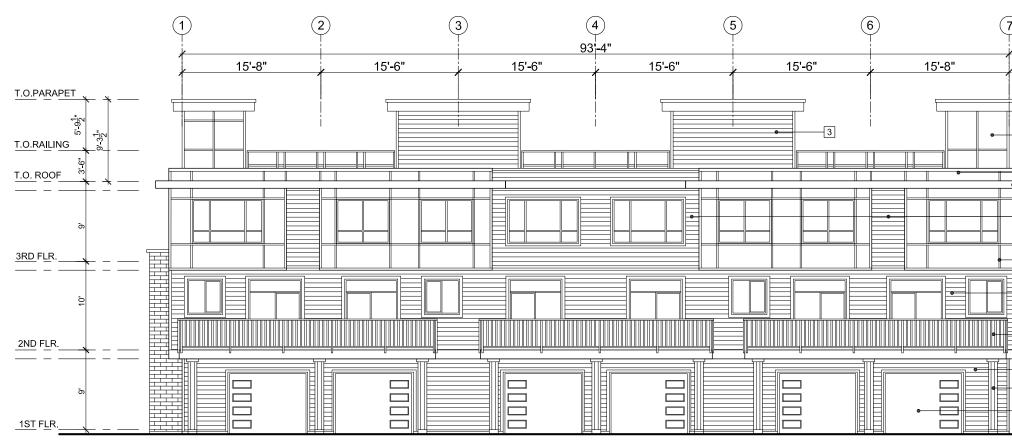
BLOCK 4 FLOOR PLANS 3RD FLOOR & ROOF PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
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PROJECT N	O: 1706	

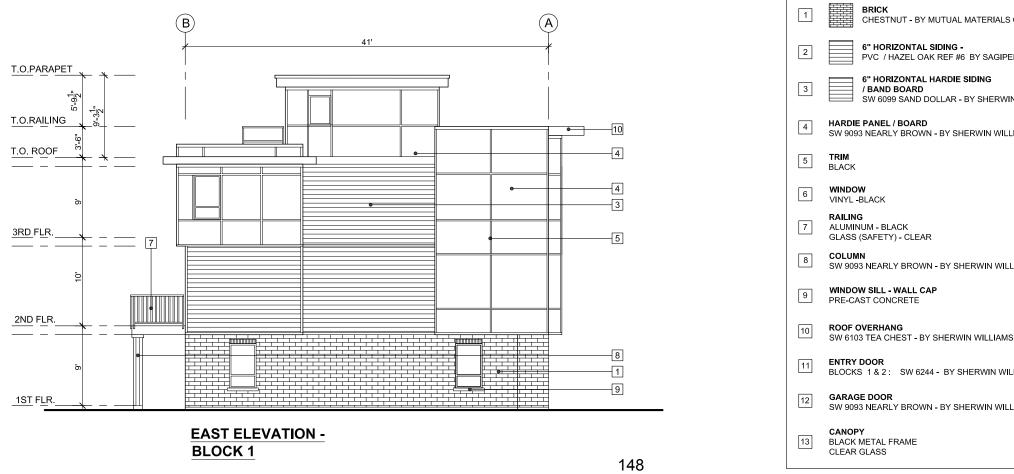




-	
1	BRICK CHESTNUT - BY MUTUAL MATERIALS (
2	6" HORIZONTAL SIDING - PVC / HAZEL OAK REF #6 BY SAGIPER
3	6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 6099 SAND DOLLAR - BY SHERWIN
4	HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLI
5	TRIM BLACK
6	WINDOW VINYL -BLACK
7	RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
8	COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLI
9	WINDOW SILL - WALL CAP PRE-CAST CONCRETE
10	ROOF OVERHANG SW 6103 TEA CHEST - BY SHERWIN WILLIAMS
11	ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILL
12	GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILL
13	CANOPY BLACK METAL FRAME CLEAR GLASS

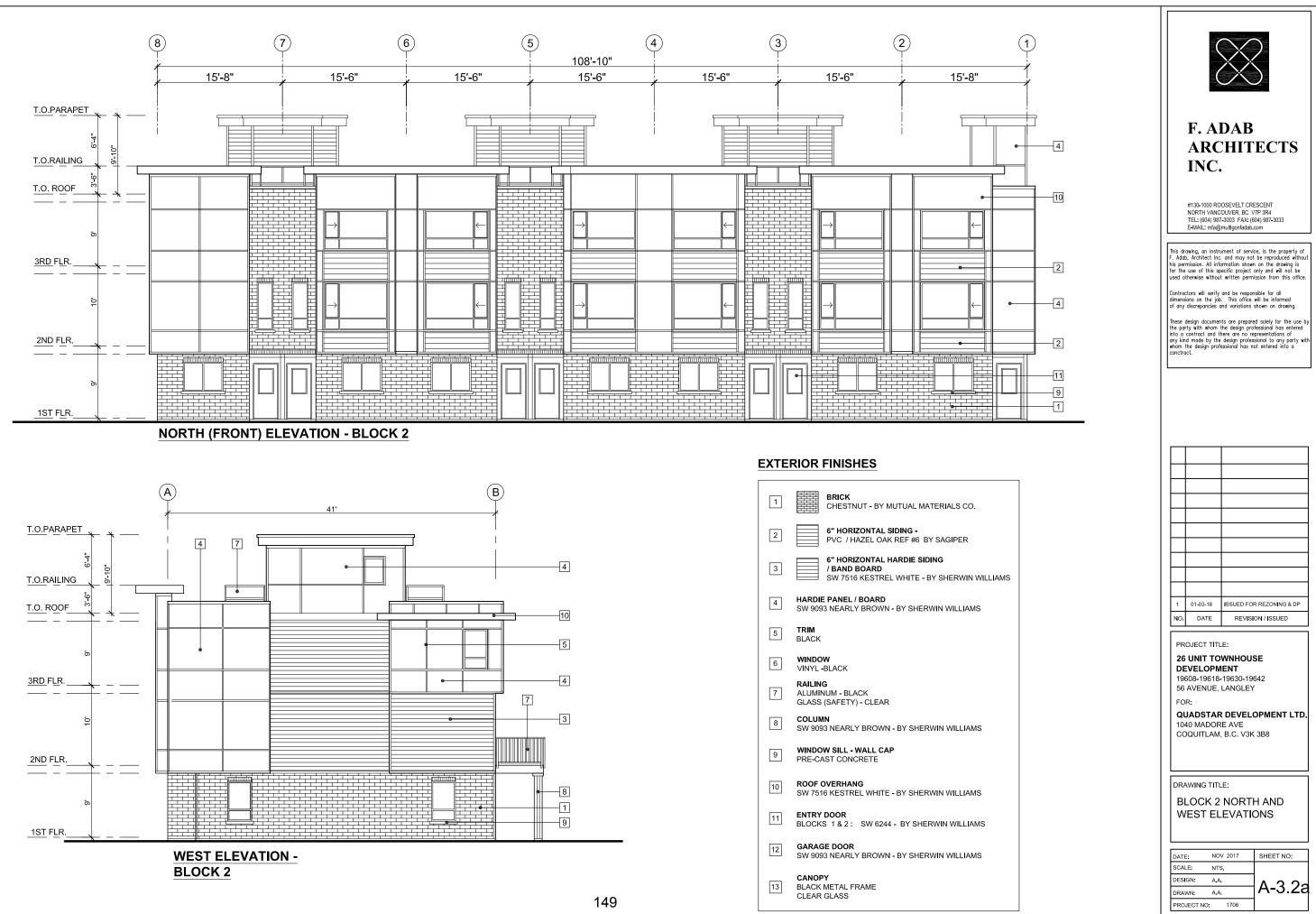


SOUTH (REAR) ELEVATION - BLOCK 1

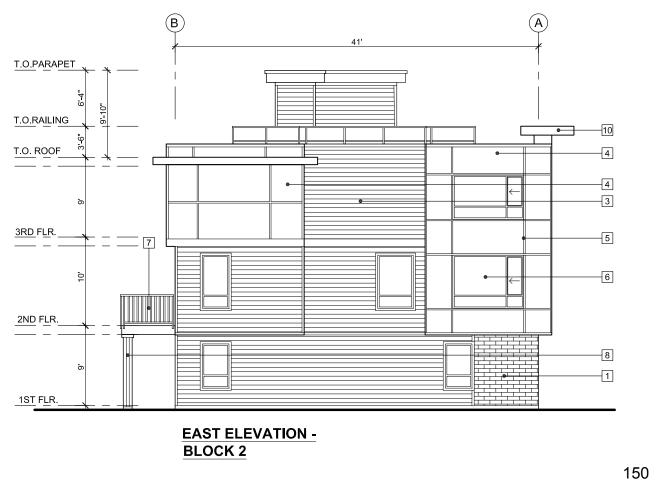


EXTERIOR FINISHES

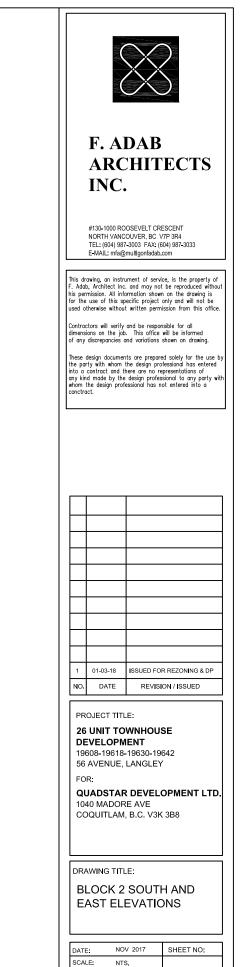
	F. ADA AB ARCHITECTS INC. #130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC VTP 3RA TEL: (604) 987-3033 E-MAIL: mfa@multigonfadab.com This drawing, on instrument of service, is the property of F. Adda, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office. Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.
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s co. Per /in williams	
LLIAMS	1 01-03-18 ISSUED FOR REZONING & DP NO. DATE REVISION / ISSUED
LLIAMS	PROJECT TITLE: 26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8
IS	DRAWING TITLE: BLOCK 1 SOUTH AND EAST ELEVATIONS
LLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706







1	BRICK CHESTNUT - BY MUTUAL MATERIALS CO.
2	6" HORIZONTAL SIDING - PVC / HAZEL OAK REF #6 BY SAGIPER
3	6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7516 KESTREL WHITE - BY SHERWIN WIL
4	HARDIE PANEL / BOARD SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
5	TRIM BLACK
6	WINDOW VINYL -BLACK
7	RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
8	COLUMN SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
9	WINDOW SILL - WALL CAP PRE-CAST CONCRETE
10	ROOF OVERHANG SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
11	ENTRY DOOR BLOCKS 1 & 2 : SW 6244 - BY SHERWIN WILLIAMS
12	GARAGE DOOR SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
13	CANOPY BLACK METAL FRAME CLEAR GLASS

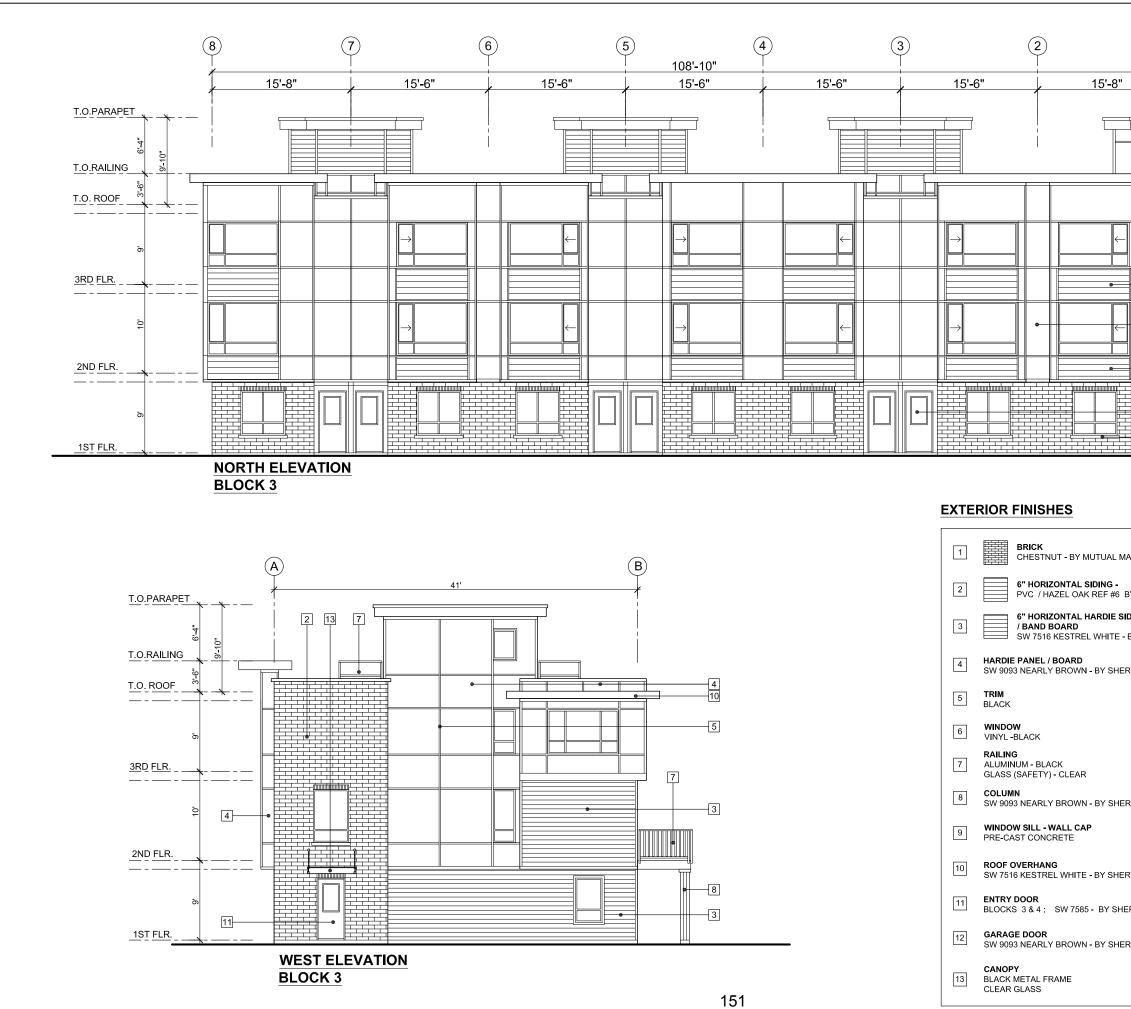


DRAWN: A.A. PROJECT NO: 1706

A.A.

DESIGN:

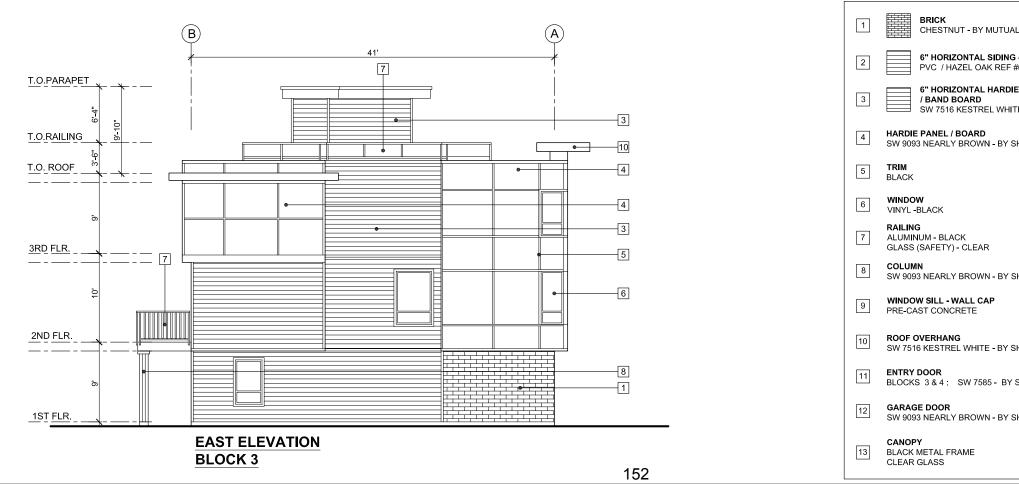
A-3.2b



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SHERWIN WILLIAMS	BLOCK 3 NORTH AND WEST ELEVATIONS
SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: AA. DRAWN: AA. PROJECT NO: 1706



BLOCK 3

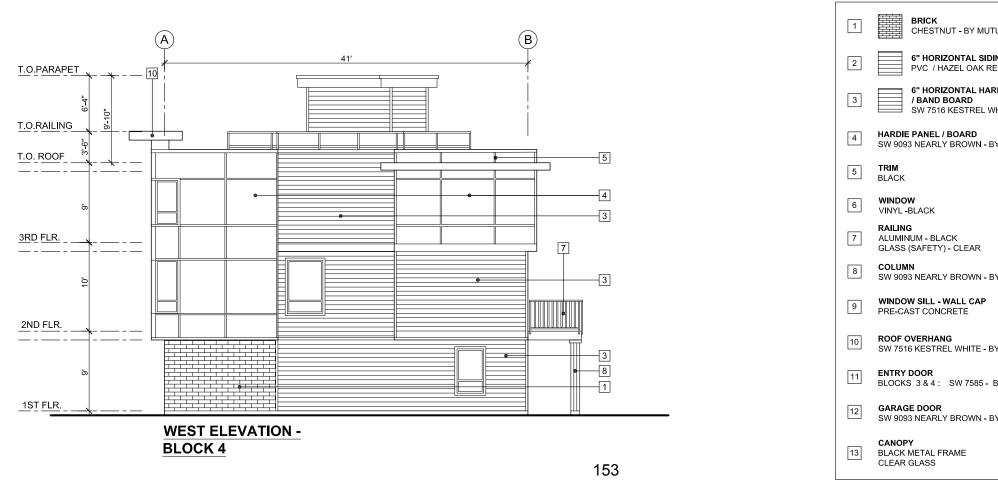


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AL MATERIALS CO.	
3 - #6 BY SAGIPER	
IE SIDING	
TE - BY SHERWIN WILLIAMS	
SHERWIN WILLIAMS	1 01-03-18 ISSUED FOR REZONING & DP NO. DATE REVISION / ISSUED
SHERWIN WILLIAMS	PROJECT TITLE: 26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8
SHERWIN WILLIAMS	DRAWING TITLE: BLOCK 3 SOUTH AND EAST ELEVATIONS
SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706 A-3.3b

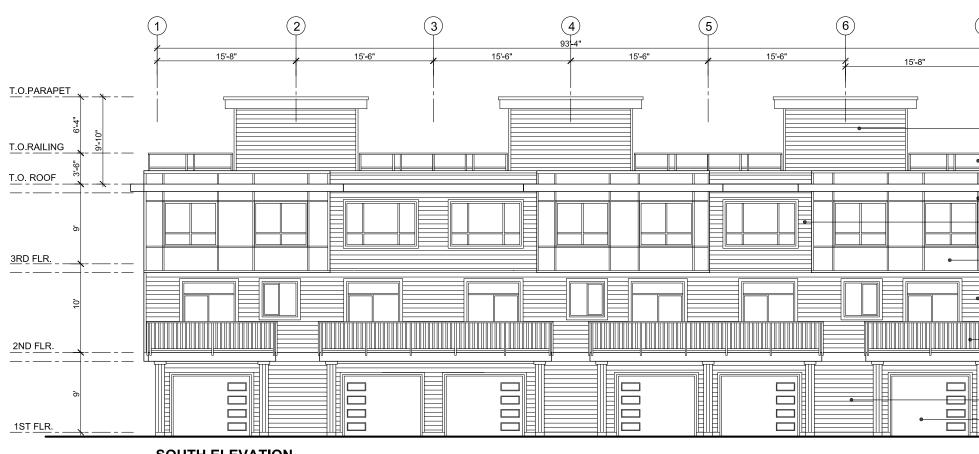


NORTH ELEVATION -BLOCK 4

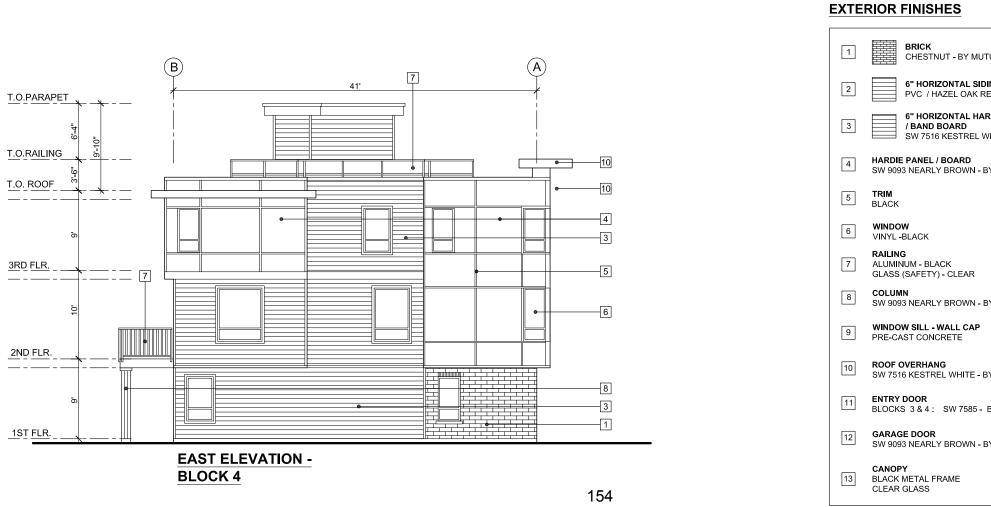


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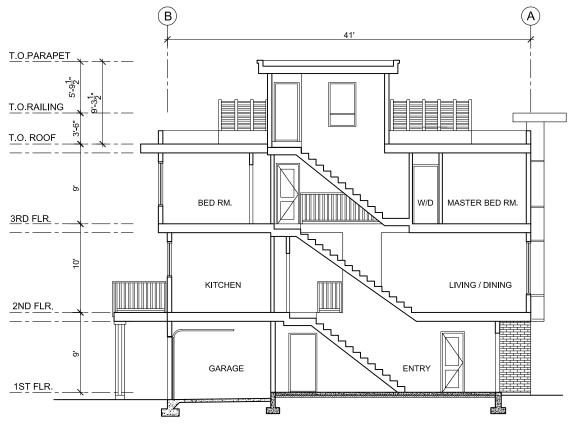
	F. ADAB ARCHITECTS INC. #130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 TEL: (604) 987-3003 E-MAIL: mfa@multigonfadab.com
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JTUAL MATERIALS CO.	
DING - REF #6 BY SAGIPER ARDIE SIDING WHITE - BY SHERWIN WILLIAMS	
BY SHERWIN WILLIAMS	1 01-03-18 ISSUED FOR REZONING & DP NO. DATE REVISION / ISSUED PROJECT TITLE: 26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY
BY SHERWIN WILLIAMS	FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8
BY SHERWIN WILLIAMS • BY SHERWIN WILLIAMS	DRAWING TITLE: BLOCK 4 NORTH AND WEST ELEVATIONS
BY SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706



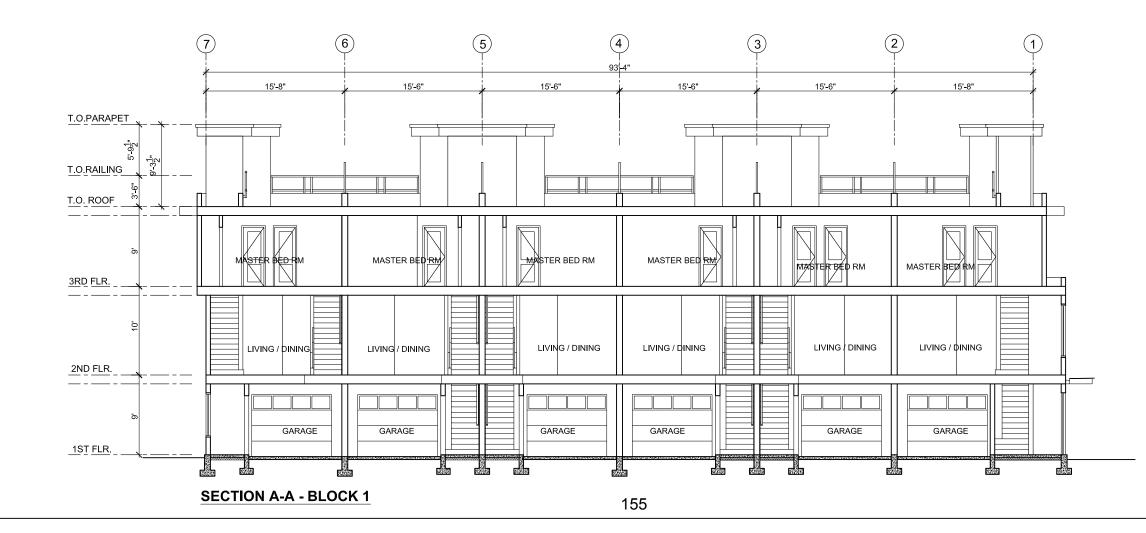




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- BY SHERWIN WILLIAMS	DRAWING TITLE: BLOCK 4 SOUTH AND EAST ELEVATIONS
- BY SHERWIN WILLIAMS	DATE: NOV 2017 SHEET NO: SCALE: NTS. DESIGN: A.A. DRAWN: A.A. PROJECT NO: 1706



SECTION B-B - BLOCK 1





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

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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

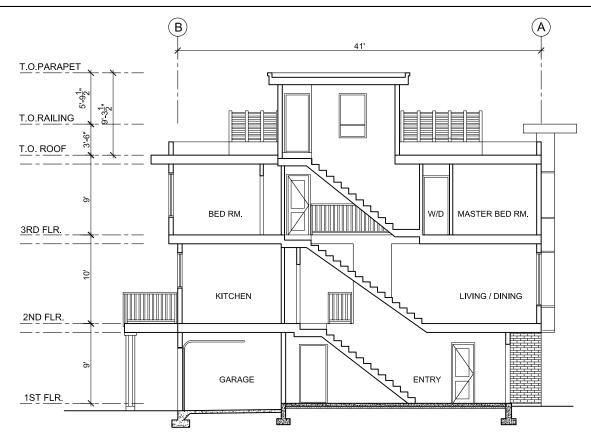
26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

FOR: QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

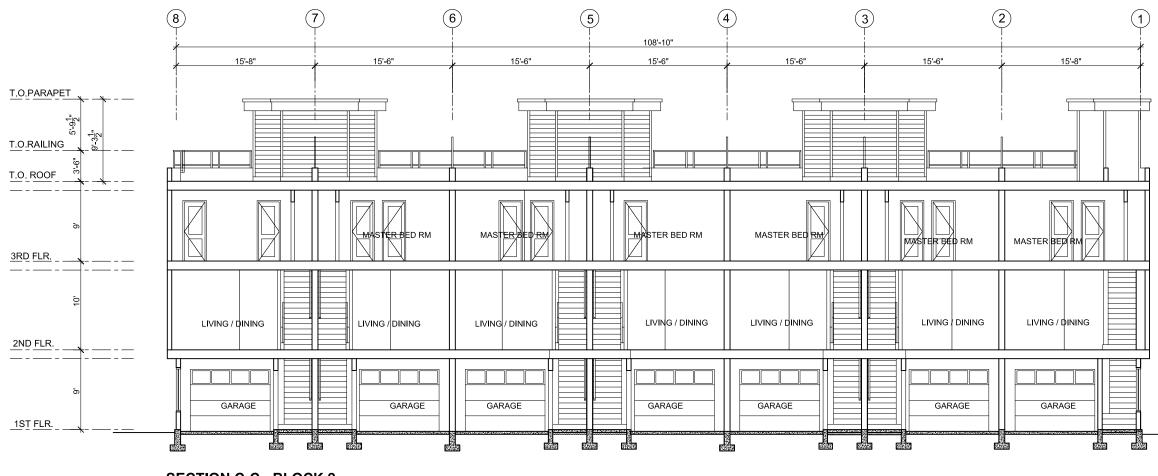
DRAWING TITLE:

BLOCK 1 SECTIONS A-A & B-B

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	A-4.1
PROJECT NO	1706	



SECTION D-D - BLOCK 2



SECTION C-C - BLOCK 2

156



F. ADAB ARCHITECTS INC.

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

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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

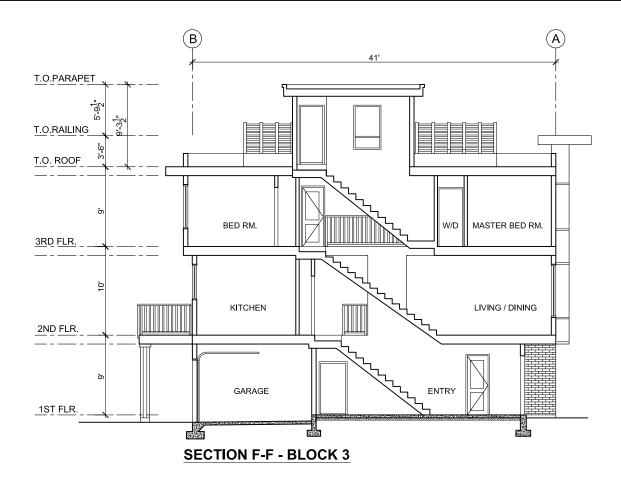
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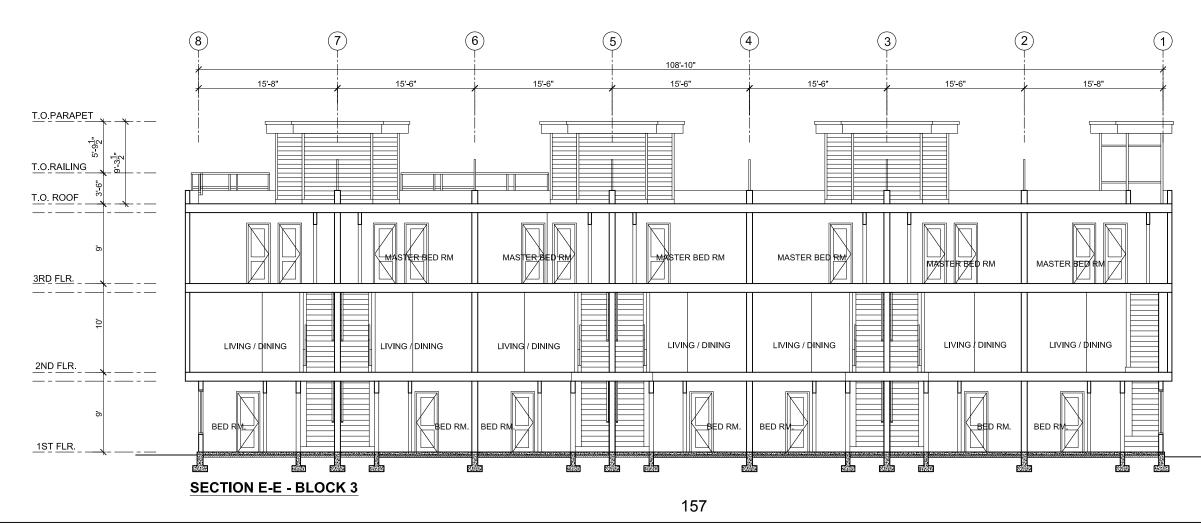
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 2 SECTIONS C-C & D-D

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	1 1 2
DRAWN:	A.A.	A-4.2
PROJECT NO	1706	







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

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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

26 UNIT TOWNHOUSE DEVELOPMENT 19608-19618-19630-19642 56 AVENUE, LANGLEY

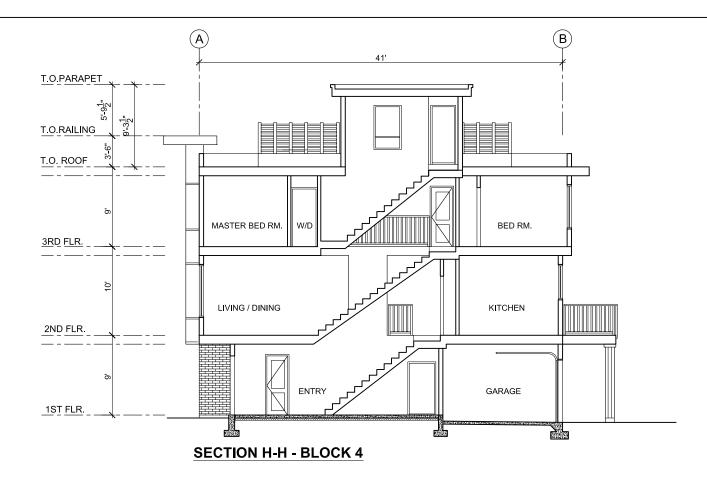
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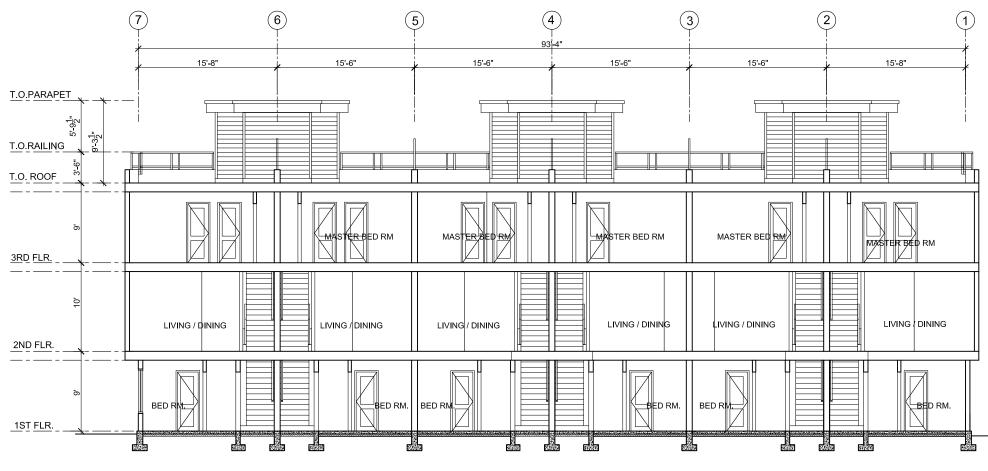
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

BLOCK 3 SECTIONS E-E & F-F

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	1 1 2
DRAWN:	A.A.	A-4.3
PROJECT NC	1706	





SECTION G-G - BLOCK 4

158



F. ADAB ARCHITECTS INC.

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

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

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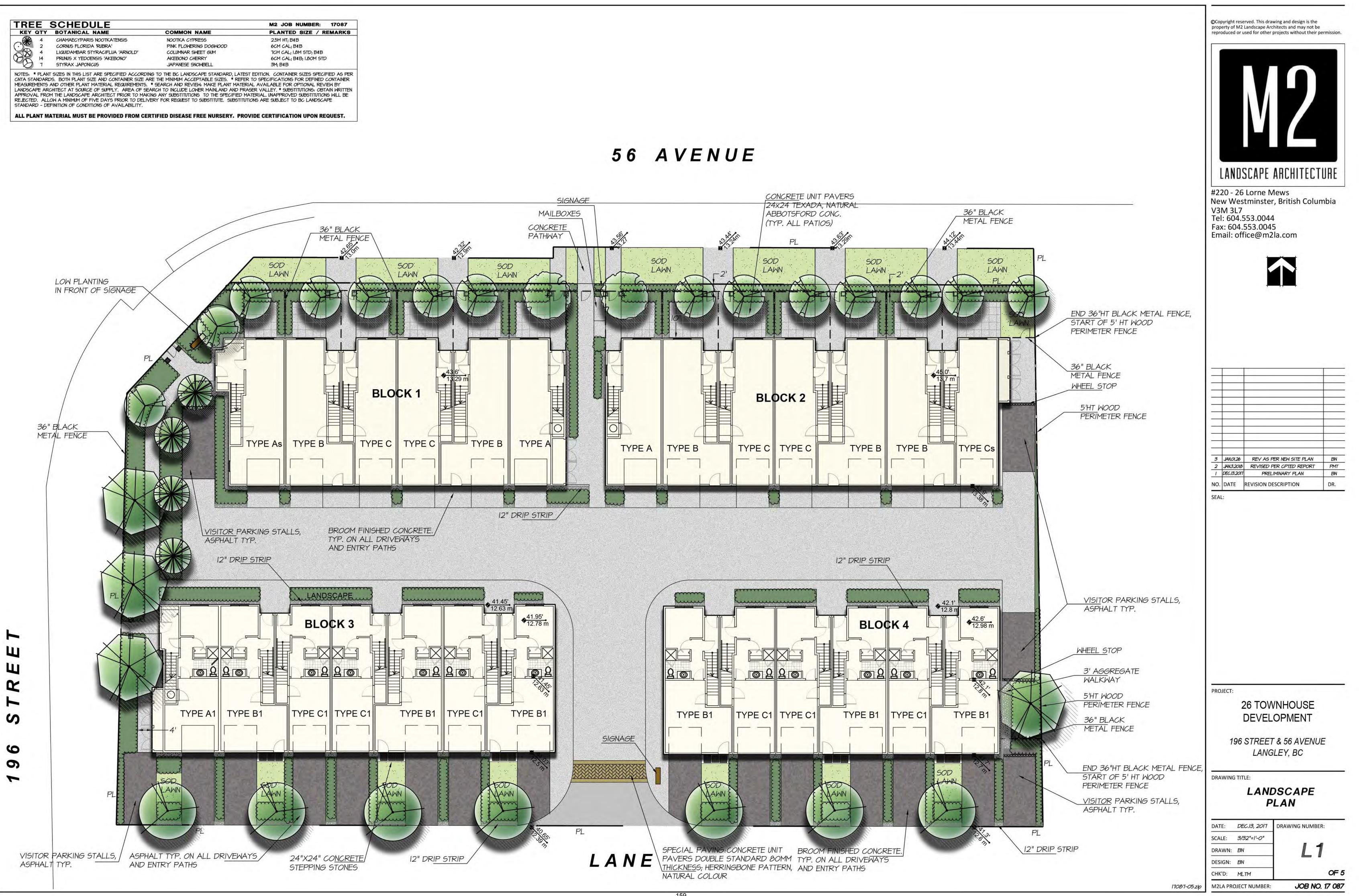
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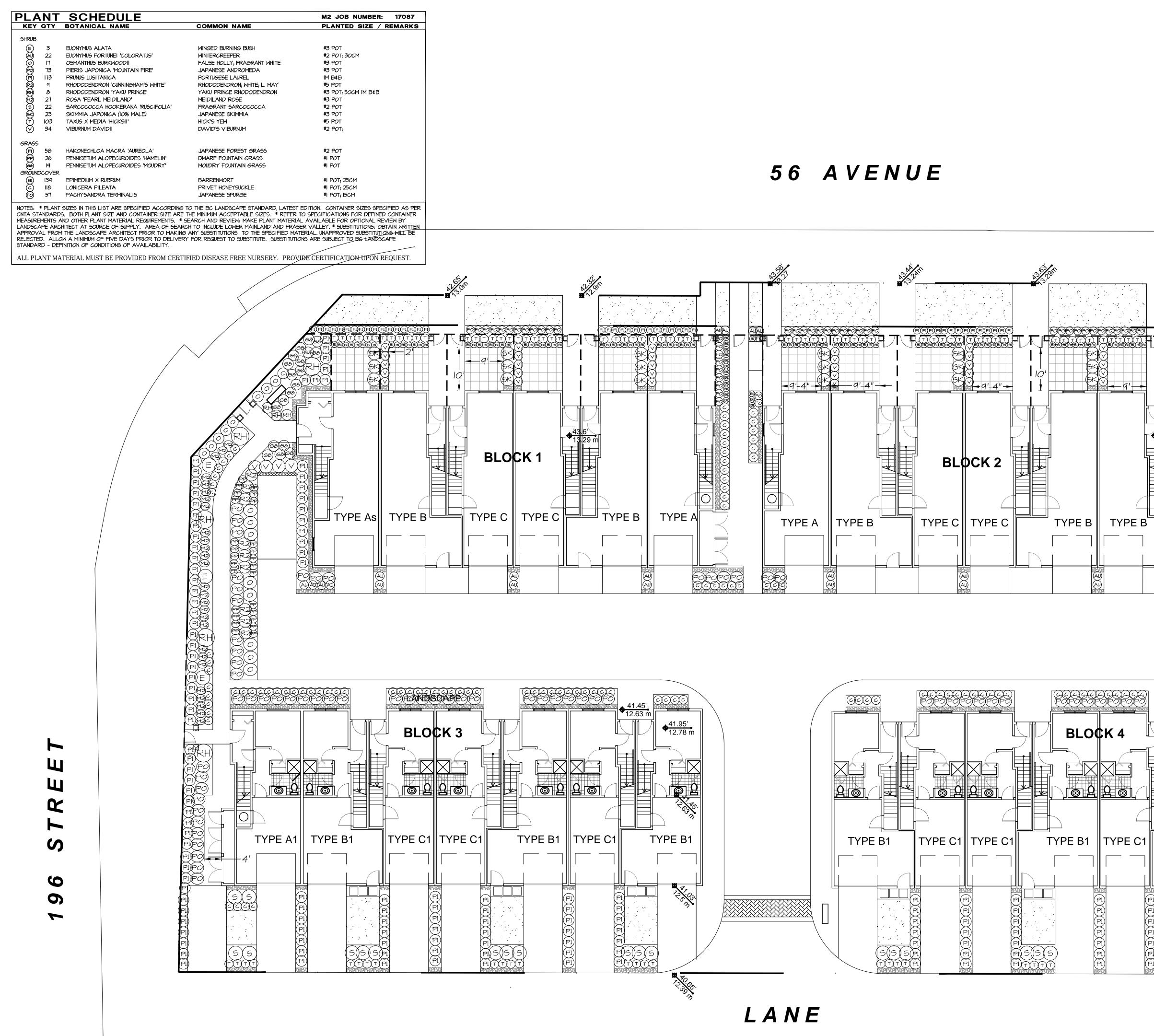
QUADSTAR DEVELOPMENT LTD. 1040 MADORE AVE COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:

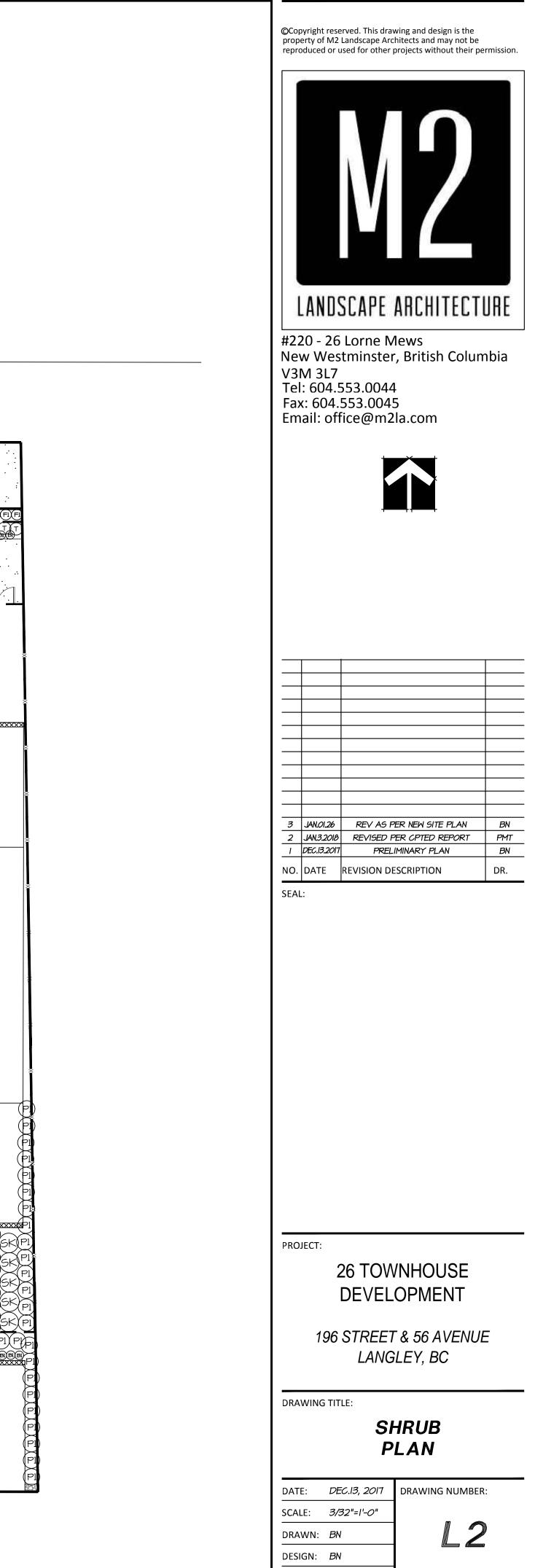
BLOCK 4 SECTIONS G-G & H-H

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	A-4.4
PROJECT NO	1706	









OF 5

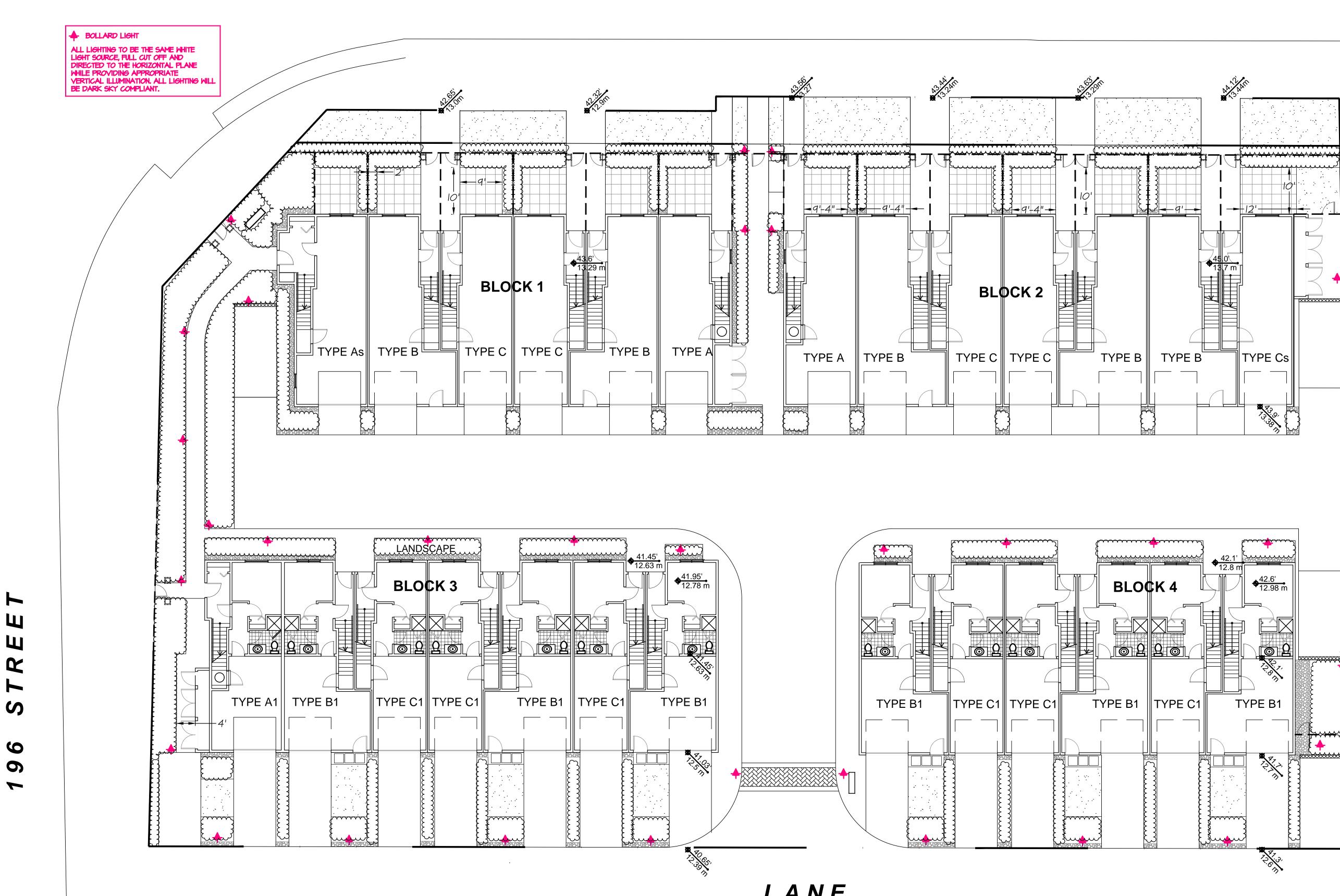
JOB NO. 17 087

CHK'D: MLTM

17087-05.zip

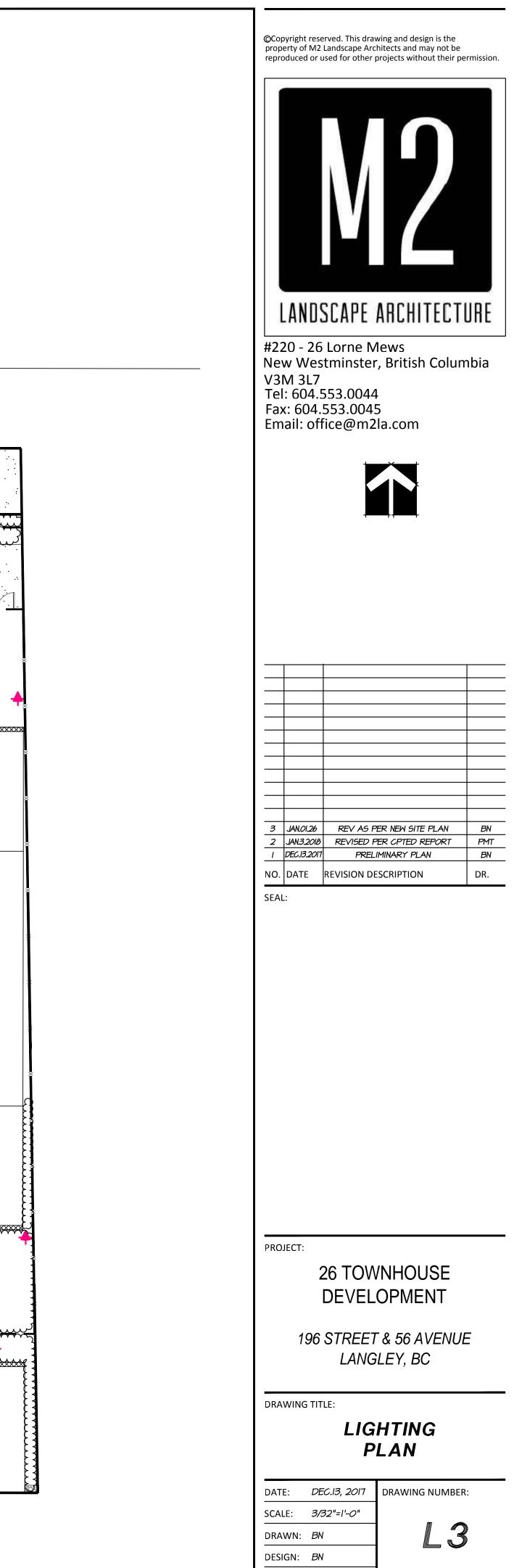
M2LA PROJECT NUMBER:

TYPE Cs 13.30 (13.30) EFE EFE **♦**<u>42.1'</u> 12.8 m **42.6**′ 12.98 m 72.0 m TYPE B1 BESK F 72.1 (P()S()S (P1)T(T)T 73.00





LANE

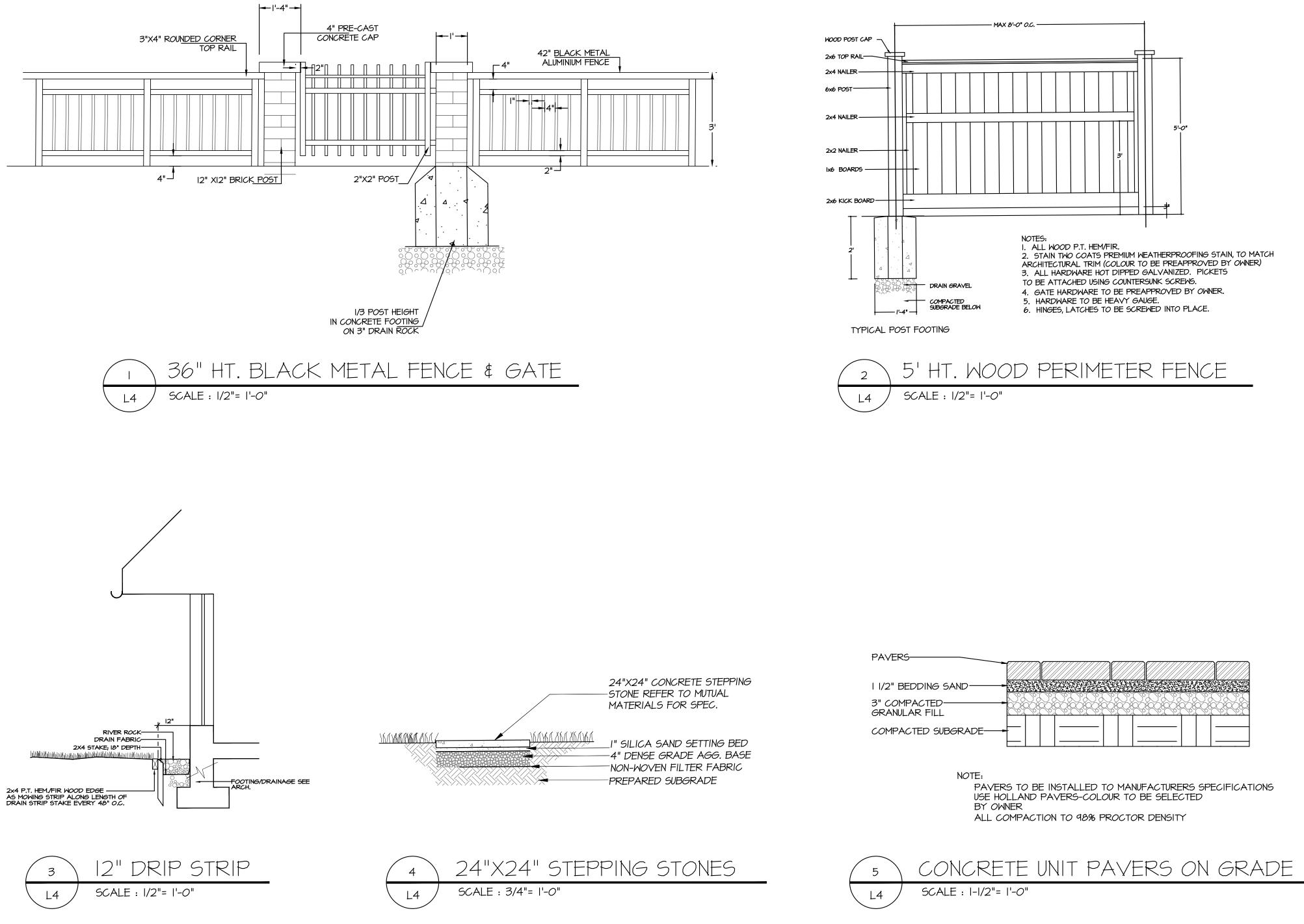


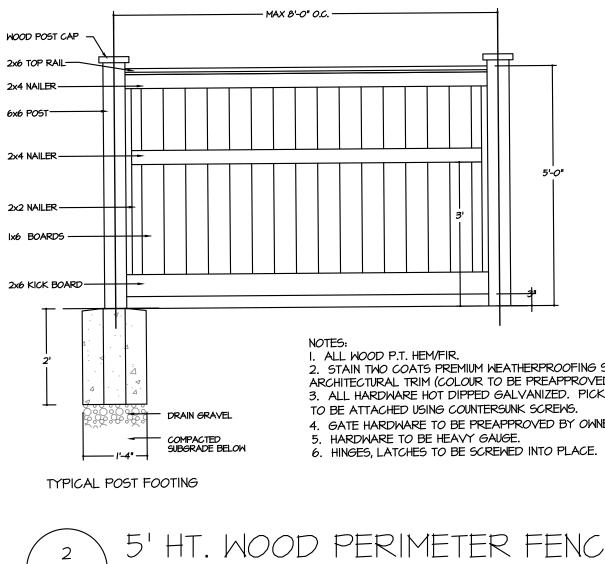
CHK'D: MLTM

M2LA PROJECT NUMBER:

JOB NO. 17 087

OF 5





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LANDSCAPE ARCHITECTURE

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

3	JAN.01.26	REV AS PER NEW SITE PLAN	BN
2	JAN.3.2018	REVISED PER CPTED REPORT	PMT
ī	DEC.13.2017	PRELIMINARY PLAN	BN
10.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DRAWING NUMBER:	DEC.13, 2017	DATE:	
	AS SHOWN	SCALE:	
	BN	DRAWN:	
	BN	DESIGN:	
OF 5	MLTM	CHK'D:	
JOB NO. 17 087	DJECT NUMBER:	M2LA PRO	17087-05.zip

REFERENCES	EQUIREMENTS			PART THREE SOFT LANDSCAPE DEVELOPMENT
				3.1 RETENTION OF EXISTING TREES .1 Prior to any work on site - protect individual trees or plant groupings indicated as retained o
.1 CCDC Doc 2 LATEST EDITION Comply with all articles in the Genera	l Conditions of Contract in conjunction with this s	ection unless superseded by other Cont	ract Documents.	.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree r
			Nursery Association, jointly. All work and materials	.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrie
	e B.C. Landscape Standard unless superseded by			.3 No machine travel through or within vegetation retention areas or under crowns of trees to b
.3 MASTER MUNICIPAL SPECIFICATIO Association, and the Municipal Engine		ared by the Consulting Engineers of Briti	sh Columbia, Roadbuilders and Heavy Construction	.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retent
.4 STANDARD FOR LANDSCAPE IRRI	GATION SYSTEM, LATEST EDITION: Prepared by th	e Irrigation Industry Association of Briti	sh Columbia.	.5 Do not park, fuel or service vehicles within vegetation retention areas.
.5 MUNICIPAL BYLAWS AND ENGINE	RING SPECIFICATIONS WHERE NOTED.			.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention
TESTING				.7 No excavations, drain or service trenches nor any other disruption shall be permitted within v the Landscape Architect.
	nth) test for all growing medium to be used on this		esting by an independent testing facility al prior to placement. Refer to Section 3.4 Growing	.8 Do not cut branches or roots of retained trees without the approval of the Landscape Archit
Medium Testing for procedure.	neen. Deuver growing medium test results to Lan	uscape Architect for review and approv	a prior to placement. Refer to section 5.4 Growing	.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by
.2 Owner reserves the right to test	or re-test materials. Contractor responsible to	pay for testing if materials do not mee	t specification.	EDITION.
SUBMITTALS				General Contractor and or the person(s) responsible for the disturbance.
.1 Any alternate products differing	from that contained in the contract documents m	ust be pre-approved by the Landscape /	Architect.	.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaw
.2 Submittals to consist of product	sample or manufacturer's product description.			.11 In situations where required construction may disturb existing vegetation intended for prese construction.
SITE REVIEW		14 - 1 4 4 6 ¹ 1 ¹ - 16 4 ¹	a da su ta su a dita da su a da su ta da su a d	3.2 GRADES
construction as is necessary in their	opinion to confirm conformance to the plans and s	specifications. Contact Owners Represen	ed reviewer, the Landscape Architect will observe atative to arrange for site observation at the	 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium S suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminat
.1.1 Start Up Site Meeting, General (tice. Observation schedule may include but will no Contract: Prior to any site disturbance, a meeting		ree preservation issues, general landscape issues	.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.)
			tendent and Landscape Contractor; a meeting is to	.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where
for this meeting.	to verify the acceptability of the subgrade and go			Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
any single visit. Such elements may i	nclude: Site Layout, Rough Grading, Growing Mediu	m - quality, depths, finish grading; Drair	fferent aspects of the work may be dealt with on age and Drainage Materials; Lawns or Grass areas;	.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface maximum and minimum gradients defined by the B.C. Landscape Standard.
Systems; Play Equipment; Site Furnit	otiations with suppliers, nursery inspections, plan ure; and other elements of the site development v	nt sizes, quality, quantity, planting prac where the Landscape Architect is the de	tice and layout, tree support; Mulch; Irrigation signated reviewer such as: Pedestrian Paving,	
	w of all work, accounting of all substitutions, del			 .5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum sl .6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings
.1.5 Certificate of Completion: Upon Certifier as defined in the contract.	the declaration of Substantial Performance, a rec	commendation for the issuance of the Ce	rtificate of Completion will be made to the Payment	
.1.7 Warranty Review: Prior to the o	completion of the holdback period, check for comp completion of the waranty period (+/- 11 months at			.7 Finished soil/mulch elevation at building to comply with municipal requirements.
recommendations for waranty replace			,	.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, pla
WORKMANSHIP				 3.3 LANDSCAPE DRAINAGE .1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcov
			General Contractor. Placement of growing medium ire the responsibility of the Landscape Contractor.	.2 Work Included: Site finish grading and surface drainage. Installation of any drainage system
.2 All work and superintendence sh	all be performed by personnel skilled in landscape			coordination only, confirm scope of work prior to bid. .2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering dra
current license issued by the approp	iate authorities.	- · · ·		.2.2 Determine exact location of all existing utilities and structures and underground utilities pu so as to prevent interruption of service or damage to them. Protect existing structures and util
	familiar with site conditions before bidding and b	efore start of work.		.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.
.4 Confirm location of all services b				.3 Execution.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
	y discrepancies. Obtain approval from Landscape			 .3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or length.
.6 Take appropriate measures to av guidelines.	roid environmental damage. Do not dump any wast	e materials into water bodies. Conform	with all federal, provincial and local statutes and	.3.3 Commence laying pipe at outlet and proceed in upstream direction. .3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
5	and/or excess material from landscape operation:	s. Keep paved surfaces clean and repair	· damage resulting from landscape work. Repairs	 3.5 Make joints tight in accordance with manufacture's directions. 3.6 Do not allow water to flow through the pipes during construction except as approved by En
are to be completed prior to final acc				 3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins will 3.8 Plug upstream ends of pipe with watertight clean out caps.
.8 Where new work connects with e	xisting, and where existing work is altered, make	good to match existing undisturbed cond	ition.	 3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as show 3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
WARRANTIES				
.1 Guarantee all materials and work	manship for a minimum period of one full year fro	m the date of Certificate of Completion.		.3.13 Protect subdrains from floatation during installation.
.2 Refer to individual sections for s	pecific warranties.			3.4 GROWING MEDIUM TESTING .1 Submit representative sample of growing medium proposed for use on this project to an indep
ART TWO SCOPE OF	WORK			placing. Test results to include:
				11 Physical properties % content of gravel sand silt clay and organics
SCOPE OF WORK				 1.1 Physical properties, % content of gravel, sand, silt, clay and organics. 1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. 1.3 Nutrient levels of principle and trace elements and recommendations for required soil amenu
SCOPE OF WORK .1 Other conditions of Contract may	apply. Confirm Scope of Work at time of tender.			1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
 Other conditions of Contract may Work includes supply of all relat 	apply. Confirm Scope of Work at time of tender. ed items and performing all operations necessary	to complete the work in accordance with	n the drawings and specifications and generally	1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. 1.3 Nutrient levels of principle and trace elements and recommendations for required soil amen 1.4 Carbon/Nitrogen level. 3.5 GROWING MEDIUM SUPPLY AND PLACEMENT
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 Other conditions of Contract may Work includes supply of all relat consists of the following: Retention of Existing Trees whe 2.2 Finish Grading and Landscape D Supply and placement of growing me 2.4 Testing of imported growing me 2.5 Supply and incorporation of add 2.6 Preparation of planting beds, s 	ed items and performing all operations necessary ere shown on drawings. rainage. ng medium. dium and/or site topsoil, ditives to meet requirements of soil test and Tabl upply of plant material and planting.		n the drawings and specifications and generally	1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. 1.3 Nutrient levels of principle and trace elements and recommendations for required soil amen 1.4 Carbon/Nitrogen level. 3.5 3.5 GROWING MEDIUM SUPPLY AND PLACEMENT 1 Supply all growing medium required for the performance of the Contract. Do not load, transp damaged. .2 Supply all growing medium admixtures as required by the soil test. Amended growing medium various areas. .1 Thoroughly mix required amendments into the full depth of the growing medium. .2. Special mixes may be required for various situations. Refer to drawing notes for instruction. .3 Place the amended growing medium in all grass and planting areas. Spread growing medium in
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 Other conditions of Contract may Work includes supply of all relat consists of the following: Retention of Existing Trees whith 2.2 Finish Grading and Landscape D Supply and placement of growing me Supply and placement of growing me Supply and incorporation of add Preparation of planting beds, s Preparation of lawn areas, supply Supply and placement of bark m Maintenance of planted and se SEPARATE PRICE: Establishmer SEPARATE PRICE: Establishmer Growing Medium: Conform to BC L TABLE ONE: PROPERTIES OF GROW Ganadian System of Soil Classificat Applications Growing Medium Types Texture Coarse Gravel: larger than 25mm All Gravel: larger than 20mm Sand: larger than 0.05mm smaller than 0.002mm Clay: smaller than 0.002mm Clay and Silt Combined Organic Content (interior): Acidity (pH): Drainage: Sand: Clean, washed pump sand it Gompsted Bark Mulch: 10mm (3/ extraneous matter. Fresh orange in Herbicides and Pesticides: If use the area. Filter Fabric: A non biodegradabi OR AMOCO 4545 or alternate product Drainage Piping if required: Schere Drainage Piping if required: Schere Drain Rock: Clean, round, inert, Plant Material: To the requirement ursery. Provide proof of certification Supplier and installers of segment 	ed items and performing all operations necessary ere shown on drawings. rainage. Ig medium. ditives to meet requirements of soil test and Tabl upply of plant material and planting. tas, supply of materials and seeding. ply of materials and sodding. nulch. eded/sodded areas until accepted by Owner. It Maintennec, Section 3.11. his list, not specified by Landscape Architect. andscape Standard for definitions of imported and NG MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 M ion Textural Class: "Loamy Sand" to "Sandy Loam Low Traffic Areas. Trees and Large Shrubs 2L 0 - 1% 0 - 5% Perce 50 - 80% 10 - 25% 0 - 25%	e One.	low.	12 Acidly PH and quantifies of line or subpur required to bring within specified range. 1.3 Korthern levels of principle and trace elements and recommendations for required soil ament. 2 Carbon/Nirrogen Level. 3 GORUME KDURU SUPPLY 1 Supply all growing medium andixitures as required by the soil test. Amended growing medium various areas. 2. Supply all growing medium admixitures as required by the soil test. Amended growing medium various areas. 2. Supply all growing medium admixitures as required by the soil test. Amended growing medium various areas. 2. Supply all growing medium in all grass and planting areas. Spread growing medium is standing water. 3. Minimum depths of growing medium placed and compacted to 80%: 4. In Special mixes may be required for various situations. Refer to drawing notes for instruction standing water. 4. Minimum depths of growing medium placed and compacted to 80%: 4. In Special and souths & groundcovers
 Other conditions of Contract may Work includes supply of all relat consists of the following: Retention of Existing Trees whith 2.2 Finish Grading and Landscape D Supply and placement of growing me Supply and placement of growing me Supply and incorporation of add Preparation of planting beds, s Preparation of lawn areas, supply Supply and placement of bark m Maintenance of planted and se SEPARATE PRICE: Establishmer SEPARATE PRICE: Establishmer Growing Medium: Conform to BC L TABLE ONE: PROPERTIES OF GROW Ganadian System of Soil Classificat Applications Growing Medium Types Texture Coarse Gravel: larger than 25mm All Gravel: larger than 20mm Sand: larger than 0.05mm smaller than 0.002mm Clay: smaller than 0.002mm Clay and Silt Combined Organic Content (interior): Acidity (pH): Drainage: Sand: Clean, washed pump sand it Gompsted Bark Mulch: 10mm (3/ extraneous matter. Fresh orange in Herbicides and Pesticides: If use the area. Filter Fabric: A non biodegradabi OR AMOCO 4545 or alternate product Drainage Piping if required: Schere Drainage Piping if required: Schere Drain Rock: Clean, round, inert, Plant Material: To the requirement ursery. Provide proof of certification Supplier and installers of segment 	ed items and performing all operations necessary are shown on drawings. rainage. Ing medium. ditives to meet requirements of soil test and Tabl upply of plant material and planting. tass, supply of materials and seding. Ply of materials and sodding. Nuch. eded/sodded areas until accepted by Owner. It Maintenance, Section 3.11. this list, not specified by Landscape Architect. andscape Standard for definitions of imported and ING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 M ion Textural Class: "Loamy Sand" to "Sandy Loam Low Traffic Areas. Trees and Large Shrubs 2L 0 - 1% 0 - 5% Perce 50 - 80% 10 - 25% 0 - 25	e One.	low.	 12 Acidity PH and quantities of time or subpur required to bring within specified range. 13. Within Levis of principle and trace elements and recommendations for required soil ament. 14. Carbon/NHOUM SUPPLY AND PLACEMENT 15. Supply all growing medium admixtures as required by the soil test. Amended growing medium various areas. 21. Thoroughly mix required amendments into the fuld depth of the growing medium. 22. Special mixes may be required for various situations. Refer to drawing notes for instruction 3 Place the amended growing medium in all grass and planting areas. Spread growing medium is standing water. 4. Minium depths of growing medium in all grass and planting areas. Spread growing medium is standing water. 4. Minium depths of growing medium placed and compacted to 80%: 4. Monium depths of growing medium placed and compacted to 80%: 4. Monium depths of growing medium placed and compacted to 80%: 4. Tree & Large shrub pits

	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	PART THREE SO			
ed on landscape plans as vegetation retention areas. ee retention areas at a start-up meeting with the Landscape Architect. parrier detail. If detail not provided, comply with local municipal requirements. to be retained is allowed. etention areas.	 Application Rate: Seed Mixture: 136 kg/ha (125 lbs/acre) Fertilizer: 112 kg/ha (100 lbs/acre) Goastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed) Notes: A the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier. Fertilizer: Notes: Notes: Retrilizer: Rough Grass: If a soil analysis is available, comply with results. Rough Grass: If a soil analysis is approved, comply with soil analysis recommendations. Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume 				
ition areas.	.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.				
hin vegetation retention areas without a review of the proposed encroachment by	.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces. .11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.				
rchitect. n by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST	.11 Clean up: Remove at materials and other depins resulting from seeding operations from the job site12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the	.3 Provide clean out at all .4 Install drain rock evenl			
of the evaluation and of the replacement planting will be the responsibility of the	Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.				
ylaws. reservation, contact Landscape Architect for review prior to commencing	.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.				
m Supply, below. Where planting is indicated close to existing trees, prepare inate free standing water and conform to the site grading and drainage plan.	3.8 LAWN AREAS - SODDING .1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.	3.11 ESTABLISHMENT MAINTENAL			
ft.) intervals minimum.	.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.	.1 Intent: The intent of "e the long term success of th failure and unnecessary wo turfgrass areas and new tr			
nere vehicular traffic results in compaction during the construction procedures. les.	 .3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect. .4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod. 	.2 Maintenance Period: Pr			
ice and conform to grades shown on the Landscape Drawings. Do not exceed n slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.	.5 Specified Turfgrass by area: Refer to Table 2 below.	.3 Related Standards and .4 Site Review: In addition			
ngs 2:1.	TABLE 2 SPECIFIED TURFGRASS BY AREA Area Description Quality Grade Major Species	reviews during the 12 month designated representative.			
, plants or mulch.	CLASS 1 Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass No. 1 Premium Kentucky Blue for sun, Fescues for shade CLASS 2 Grass - public parks, industrial and institutional sites No. 2 Standard same	.5 Scheduling: Prepare a the growing season between			
icovers, Planters, Crib Walls.	CLASS 3 Rough Grass see hydroseeding SPECIAL	.6 Maintenance Level: Com .7 Materials: Comply with I			
tems detailed on landscape plans. Note: Catch basins shown on landscape plans for	.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.	.7.1 Fertilizers: To the re .8 Plant Material Establis			
drawings and specifications for connections and other drainage work. es prior to commencing work, which may not be located on drawings and conduct work	.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.	.8.1 Watering: During the and September 15th. Minimu and once between August 1:			
utility services and be responsible for damage caused.	.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.	medium. Apply water again or has not been completely .8.2 Mulch: Maintain mulch			
s or high points. Ensure barrel of each pipe is in contact with bed throughout full	.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7–10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1–1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.	.8.3 Weed Control: Remov necessary, by the use of he .8.4 Pest and Disease Con person. Carry out treatmen .8.5 Tree Support: Mainta bark. Loosen, repair or rep			
y Engineer. s where indicated or as directed by Landscape Architect.	.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the	the opinion of the Landscap .8.6 Pruning: Inspect all t of the plant. Carry out clip			
hown in details, minimum 100mm.	lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.	.8.7 Fertilizing: Once durin .9 Grass Areas Establishm .9.1 Watering: Use hoses			
	.1 Conform to planting layout as shown on Landscape Plans.	and Grasses) such that the at no expense to the owner field capacity to the full de			
ndependent laboratory. Provide test results to Landscape Architect prior to	 .2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations. .3 Make edge of beds with smooth clean defined lines. 	.9.2 Weed, Insect and Dise manual methods, or by the application of a suitable he the weed population to zero			
mendments.	.4 Time of Planting: .4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.	.9.3 Fertilizing: According .9.4 Liming According to so .9.5 Mowing and Trimming			
ansport or spread growing medium when it is so wet that its structure is likely to be	.5 Standards: .5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.	with a sharp reel or rotary Remove all grass clippings a .9.6 Aeration: Aeration no			
lium must meet the specification for growing medium as defined in Table One for the	 .5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards. .5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements. .5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate. 	depth of 100mm. (4"), and re .9.7 Repairs: Re-grade, ro throughout the growing sea mowing.			
uctions. m in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of	.6 Review: .6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.	nowing.			
	 .7 Availability: .7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area. .7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract. 				
all - width shall be at least twice the width of the root ball with saucer shaped	 .8 Substitution: .8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected. .8.2 Allow a minimum of 5 days prior to delivery for request to substitute. .8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability. 				
	 .9 Plant Species & Location: .9.1 Plants shall be true to name and of the height, calliper and size of root ball as shown on the landscape/site plan plant schedule. Calliper of trees is to be taken 6" (15cm) above grade. .9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered. .9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect. 				
ge of slab (verify column locations on-site for tree locations.) ts.	.9.3 Devaluation of given praiming location will only be allowed after review of the proposed deviation by the callescape Architect10 Excavation: .10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at				
rs. end into existing grades.	the original grade the tree was grown at. .11 Drainage of Planting Holes:				
	.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited12 Planting and Fertilizing Procedures:				
defined as rough grass between all property lines of the project including all	.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.				
on 7.1.1.3	 .12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates. .12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees. .12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree. 				
) of each year. Further extensions may be obtained on concurrence of the Landscape	.13 Staking of Trees: .13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.				
hall be No. 1 grass mixture delivered in containers bearing the following information:	 .13.2 Leave the tree carefully vertical. .13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie – available from DeepRoot. .13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade. 				
and are subject to client approval.	.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes. .13.6 Mark all guy wires with visible flagging material. .14 Pruning:				
ral Wildflowers) with Hard Fescue or pre-approved alternate.	.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.				
aximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50%	.15 Mulching: .15.1 Mulch all planting areas with an even layer of mulch to 2–1/2 – 3" (65 – 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.				
porate seed into the top 1/4" (6mm) of soil and lightly compact.	.16 Acceptance: .16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.				
nce have been met. Comply with Section 3.7 Hydroseeding. to bidding.	 17 Plant Material Maintenance: 17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion. 17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows: 17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. 17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control. 17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect. 17.5 Repair tree guards, stakes, and guy wires, when necessary. 17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13). 				
f any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on reference points, monuments, markers and structures from damage. Where e Landscape Architect eding and dyed for ease of monitoring application. If using recycled paper material h requirements. of seeding or may be harmful to the environment.	.18 Plant Warranty: .18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract. .18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.				
ume certified by an identification plate or sticker affixed in plain view on the aterial into a homogenous slurry and to maintain the slurry in a homogenous state erials uniformly over the designated area.	concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Uwner. .18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.				

FT LANDSCAPE DEVELOPMENT - CONT

ial, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development
int to ensure future satisfactory growth.
 s responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void.
 shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required
a minimum of Level Three – Medium. Refer to Section 3.11, Establishment Maintenance.
 tractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of
tion.
 specifications may require extension of the Warranty Period as determined by the Landscape Architect.

N STRUCTURES

nd protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

construction of planters and planter drainage. Irains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

ll through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

nly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

ternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to

of 25 - 50mm clean washed pump sand over filter fabric.

to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from

ANCE (Provide a separate price for this section)

"establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated trees and shrubs.

Provide maintenance of installed landscaping for 12 months following substantial completion.

nd Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act. tion to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other nths attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the

a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during een March 1st and November 30th, however visits at other times of the year may be required.

omply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

h Part Two of this specification. requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

ishment: ie first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st mum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing in when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions by installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.

ulches in the original areas and to the original depths. move all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if f herbicides.

Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced tent for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements. Intain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in cape Architect. All flagging of guy wires shall be visible and in good repair. Il trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape clipping or shaping only if required in the maintenance contract for specific varieties or conditions.

ing the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

s and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns ne grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation er. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. sease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate e use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general werbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce

ng to soil analysis. soil analysis

g – All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas y mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. s after each cut. not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a

re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, rason. Re-seed between April 1st and April 1sth or between September 1st and September 1sth. Protect re-seeded areas and keep moist until the first

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LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7

Tel: 604.553.0044 Fax: 604.553.0045

Email: office@m2la.com

3	JAN.01.26	REV AS PER NEW SITE PLAN	BN
2	JAN.3.2018	REVISED PER CPTED REPORT	PMT
1	DEC.13.2017	PRELIMINARY PLAN	BN
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE:

M2LA PROJECT NUMBER:



DATE:DEC.I3, 2017SCALE:-DRAWN:BNDESIGN:BNCHK'D:MLTM

17087-05.zip

JOB NO. 17 087



ZONING BYLAW, 1996, NO. 2100 Amendment No. 144, 2018, Bylaw No. 3050 Development Permit Application DP 01-18

To consider a Rezoning Application and Development Permit Application by Atelier Pacific Architecture Inc. to accommodate a 3-storey, 64-unit townhouse development.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated "Medium Density Residential" are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Atelier Pacific Architecture Inc.
Owner: 1	103300 BC Ltd. and Provincial Rental
H	Housing Corporation
Civic Addresses: 1	19728, 19738, 19752, 19762, 19770, 19780,
5	55 Avenue and -5453-198 th Street
Legal Description:	Lots 4, 5, and 6, Section 3, Township 8, New
	Westminster District, Plan 19625; Lots 5, 6, 7,
а	and 8, Section 3, Township 8, New
V	Westminster District, Pan 12439
Site Area: 1	1.92 Acres (.78 Hectares)
Lot Coverage: 4	46.9%
Total Parking Required: 1	145 spaces (including 17 designated visitor
S	spaces)
Total Parking Provided: 1	145 spaces (including 17 designated visitor
S	spaces)
Existing Zoning: F	RS1 Single Family Residential Zone and RM1
Ν	Multiple Residential Low Density Zone
Proposed Zoning: (CD53-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Community Amenity Charges: \$	



ZONING BYLAW, 1996, NO. 2100 Amendment No. 144

BYLAW NO. 3050

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD53) and to rezone the property located at 19728, 19738, 19752, 19762, 19770, 19780-55 Avenue and 5453-198th Street 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. 144, 2018, No. 3050".

2. Amendment

 Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 53 (CD53) Zone: immediately after Comprehensive Development -52 (CD52) Zone:

"XX. CD53 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 64-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 53 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 002-170-396Lot 4, Section 3, Township 8, New Westminster District Plan 19625
- (b) PID: 000-558-303Lot 5, Section 3, Township 8, New Westminster District Plan 19625
- (c) PID: 010-523-707Lot 6, Section 3, Township 8, New Westminster District Plan 19625
- (d) PID: 009-702-687Lot 5, Section 3, Township 8, New Westminster District Plan 12439
- (e) PID: 009-702-695Lot 6, Section 3, Township 8, New Westminster District Plan 12439
- (f) PID: 005-770-904Lot 7, Section 3, Township 8, New Westminster District Plan 12439
- (g) PID: 002-844-532 Lot 8, Section 3, Township 8, New Westminster District Plan 12439

(c) 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 60 pages and dated December, 2017 prepared by Atelier Pacific Architecture Inc. and Vander der Zalm & Associates Landscape Architecture 1 copy of which is attached to Development Permit 15-17.

(d) Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

(e) **Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

READ A FIRST AND SECOND TIME this -- day of, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of , 2018.

READ A THIRD TIME this -- day of , 2018.

FINALLY ADOPTED this -- day of , 2018.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 01-18 DEVELOPMENT PERMIT APPLICATION DP 01-18

Civic Address: Legal Description:

Applicant:

Owners:

District, Plan 19625; Lots 5, 6, 7, & 8 Section 3, Township 8, New Westminster District, Plan 12439 Atelier Pacific Architecture Inc. / Waterstock Properties Limited Partnership 1103300 B.C. Ltd.

19728, 19738, 19752, 19770, 19780, 5453 – 198 Street Lots 4, 5 & 6, Section 3, Township 8, New Westminster

Provincial Rental Housing Corporation

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A EPP49846	EPS1969 EPP71697 5516 BCP31140 A A BCS3201		⁵⁵¹⁶ BCP31140 A BCS3201			
	197276 197375 197377	12439 1 4 89261	EPP6994 1 88 60	7	BCS1942 5488 BCP185 A	56
		55 A	ve		Subject Property BCS2540	а (
	4 19728 4 19738	თ 19752 თ 19762	o 19770 4 19780	8	BCP23366	B
	190	525	12439	5453	BCS1314 5438 A	
		38050		2	BCP11986	к
DADIC 19723	1132 1142 1142 1142 1142 1142 1142 1142	115 <u>5</u> 116 <u>6</u> 11 61 54 A		6 36728 5427	2 NW788 5418-20 35	21252
PARK 19723 84735	19742 19742			127	5418-20 3 F 0 1 60 5406 F	498394
		2005		5401		



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission

Subject Rezoning Application RZ 01-18 Development Permit Application DP 01-18

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

Date: February 2, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 01-18/ Development Permit Application DP 01-18 to accommodate a 3-storey 64 -unit townhouse complex located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 -55 Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Atelier Pacific Architecture Inc. to accommodate a 64 unit townhouse development located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 -55 Avenue.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone, and designated as Medium Density Residential in the Official Community Plan. All lands designated as Medium Density Residential are subject to a Development Permit to address form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant: Owner: Civic Addresses:	Atelier Pacific Architecture Inc. 1103300 B.C. Ltd. 5453-198 th Street, 19728, 19738, 19752, 19762, 19779,19880-55 Avenue
Legal Description:	Lot 4, Lot 5, Lot 6, Section 3, Township 8, New Westminster District Plan 19625, Lot 5, Lot 6, Lot 7,Lot 8, Section 3, Township 8, New Westminster District Plan 12439.
Site Area:	1.92 Acres (.78 Hectares)
Lot Coverage:	46.9%
Total Parking Required:	145 spaces (including 17 visitor spaces)
Total Parking Provided:	145 spaces (including 17 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone
Proposed Zoning:	CD 53 (Comprehensive Development Zone)
OCP Designation:	Medium Density Residential -70 Units/Acre
Variances Requested:	None
Community Amenity Charge:	\$128,000
Exterior Finishes:	Brick, Hardie Paneling/Siding, Metal Rails
Permitted Density in OCP	116 Units (4 Stories)
Proposed Project Density	64 Units (3 Stories)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **64 unit townhouse development.** These requirements may be subject to change upon receipt of a development application.

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



A) <u>The developer is responsible for the following work which shall be designed</u> 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 existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
- 3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
- 4. Design and construct a half-width road on 55 Avenue along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m); including pavement, barrier curb and gutter, 1.5m wide sidewalk, boulevard, street lighting, street trees and storm drainage. 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 south of the site is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lane. A trailhead shall be provided at the west end of the lane and a connection to Brydon Park may be required.
- 6. Vehicular access to the site will be from the laneway south of the site. One access will be permitted from 55 Avenue. Access from the laneway south of the site will include a public right-of-way for vehicles to turn around in.
- 7. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
- 8. Removal of driveway crossings, new street trees, street lighting, curb and gutter, curb bulges, and 1.8m wide sidewalk is required along 198 Street.



Construction of speed humps and curb bulges along 198 Street will aid in traffic calming.

- 9. Existing street lighting along 55 Avenue and 198 Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and lighting levels meet current City of Langley standards.
- 10. 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.
- 11. Undergrounding of the existing overhead Hydro and Telus is required along the 55 Avenue frontage.
- 12. A stormwater management plan for the site, including 55 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.
- 13.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 55 Avenue and the lane, and must apply to DFO for approval.
- 14. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

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

- 1. 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.
- 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.
- 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.
- Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"



Discussion:

The proposed site is located on the southeast corner of 55th Avenue and 198th Street and comprises 7 single family lots. The form of development proposes a three storey townhouse residential use with clusters of five- to six- unit blocks that have an appearance of row-house style residences, each with a direct access to grade at the front and the rear of the unit. Access to garages is from an internal strata road (with the exception of the lane units) with convenient visitor parking provided at grade.

The building design and site planning complement the adjacent multifamily developments Buildings are designed to front or have the appearance of fronting onto a public road through direct pedestrian access to the outside and through appropriate treatment of exteriors. The overall development accommodates varying unit types and sizes, including rooftop amenity decks for outdoor useable space, secured within each unit. Form of development is a compact townhouse cluster to allow for a densified urban environment, yet maintaining an individual identity for each home.

The architectural aesthetics of the proposed project takes its cues from the architectural style / language of the Pacific West Coast Urban. It uses a simple yet elegant repeating rowhouse building form topped by a roof trellises. The project uses 'noble finishing materials' throughout such as brick, hardie panels/siding and metal railings, and combined with a neutral West Coast colour palette.

The site is designated as Medium Density Residential in the Official Community Plan. This density allows for a 4 storey condominium development, with a density of 70 units per acre. This proposed development is 3 stories in height and has a proposed density of 33 units per acre. In addition, the subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) report by a qualified consultant whose recommendations are incorporated in the plans.



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 February 14th, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 19th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$788,732.00 to City Development Cost Charge accounts and \$128,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:

July Minchal

Gerald Minchuk, MCIP Director of Development Services & Economic Development

Concurrence:

1 Dellad

Kara Jefford, P.Eng. Manager of Engineering

Concurrence:

Rory Thompson, Fire Chief





MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, FEBRUARY 14, 2018 7:00 PM

Present:Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Kimberley Lubinich
Corp. Steve McKeddie, Langley RCMP
Ron Madsen
Dan Millsip
Kim Mullin
Jamie Schreder

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

Absent: Trish Buhler

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

MOVED BY Commission Member Millsip SECONDED BY Commission Member Schreder

THAT the minutes for the January 10, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) <u>REZONING APPLICATION RZ 01-18/DEVELOPMENT PERMIT</u> APPLICATION DP 01-18-5453-198TH STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE -ATELIER PACIFIC ARCHITECTURE INC.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian, Shigetomi, Atelier Pacific Architecture Inc. and Jennifer Wall, Van der Zalm, Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers SECONDED BY Commission Member Mullin

That Rezoning Application RZ 01-18/Development Permit Application DP 01-18 to accommodate a 64 unit, 3-storey townhouse development located at 5453-198TH STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

<u>CARRIED</u>

3) <u>REZONING APPLICATION RZ 02-18/DEVELOPMENT PERMIT</u> <u>APPLICATION DP 02-18- 19608, 19618, 19630, 19642 -56 AVENUE</u> <u>F. ADAB ARCHITECTS INC.</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. and Merideth Mitchell, M2 Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin SECONDED BY Commission Member Schreder That Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26 unit, 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) <u>DEVELOPMENT PERMIT APPLICATION DP 03-18- 5501-204TH</u> <u>STREET –TURNER ARCHITECTURE</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced Bob Turner, Turner Architecture, who presented the proposed development permit application. Following discussion on building form and character, landscaping, parking lot layout, and CPTED security measures, it was:

MOVED BY Commission Member Millsip SECONDED BY Commission Member Madsen

That Development Permit Application DP 03-18 to accommodate a new 288 m² commercial building located at 5501-204th Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved, including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety.

CARRIED

4) <u>Next Meeting:</u>

Wednesday, March 14th, 2018

5) <u>ADJOURNMENT</u>

MOVED BY Commission Member Coburn SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:50 P.M.

<u>CARRIED</u>

JAA wold

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



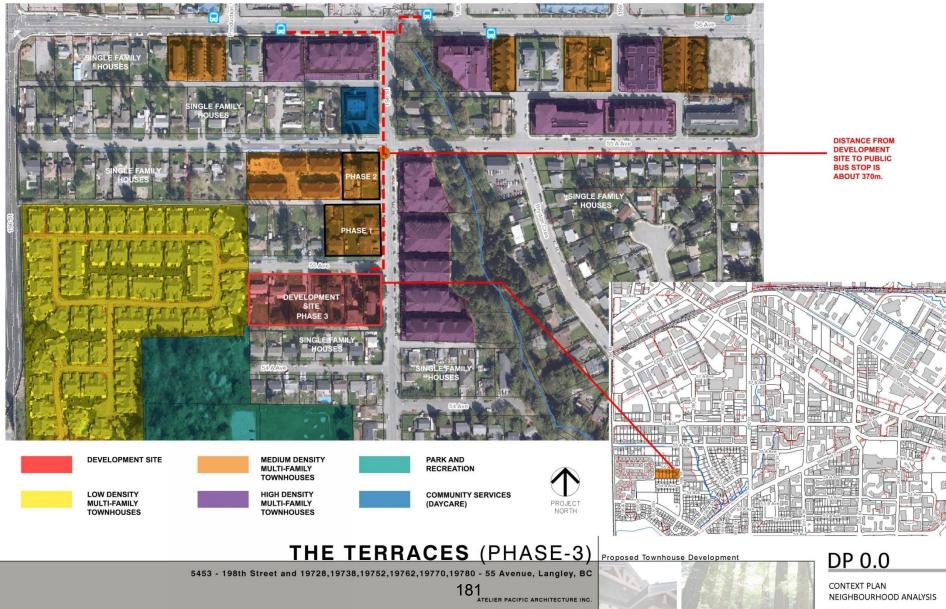
THE TERRACES (PHASE-3) Proposed Townhouse Development

5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

COVER PAGE

180 TELIER PACIFIC ARCHITECTURE INC. FEBRUARY 5, 2018

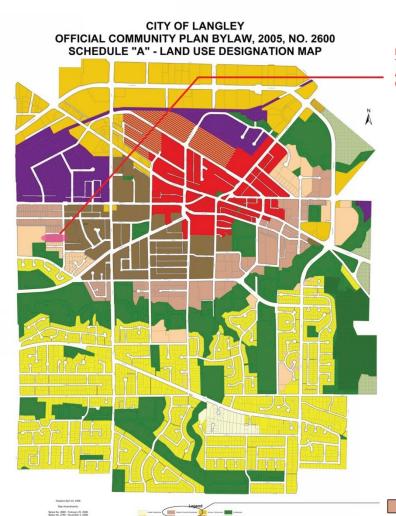
CONTEXT PLAN & NEIGHBOURHOOD ANALYSIS



FEBRUARY 5, 2018

SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCES



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

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

 \cdot THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.

 \cdot PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.

 \cdot THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.

 \cdot MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECTARE) AND A BUILDING HEIGHT OF 4 STOREYS.

 \cdot THEREFORE, BASED UPON THE LOT AREA OF 1.922 ACRES, 134.5 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.

• THE PROPOSED DEVELOPMENT CONSISTS OF 64 UNITS, A BUILDING HEIGHT OF 3 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	33.3 UNITS/ACRE
NUMBER OF UNIT	115.5 UNITS	64 UNITS
BUILDING HEIGHT	4 STOREY	3 STOREY

MEDIUM DENSITY RESIDENTIAL

THE TERRACES (PHASE-3) Proposed Townhouse Development

182

5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

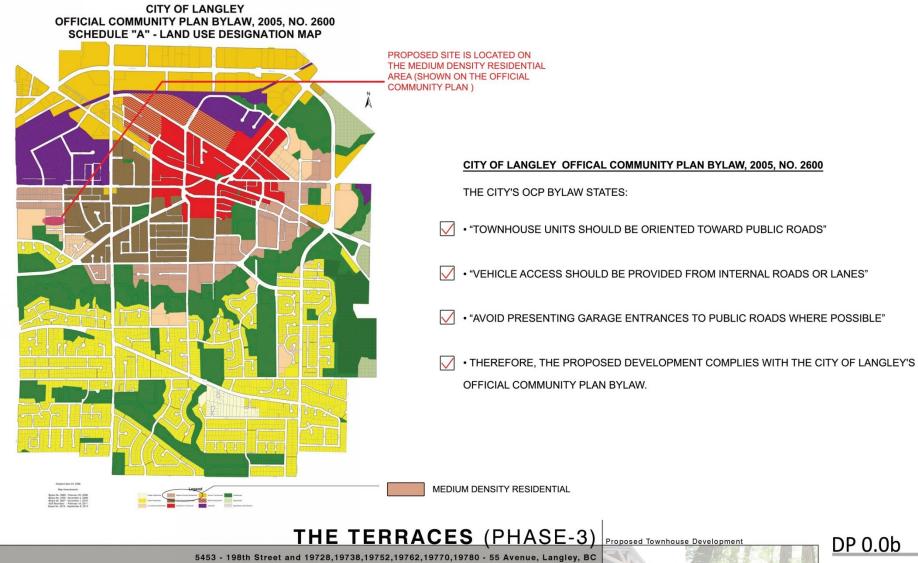
ATELIER PACIFIC ARCHITECTURE INC

FEBRUARY 5, 2018



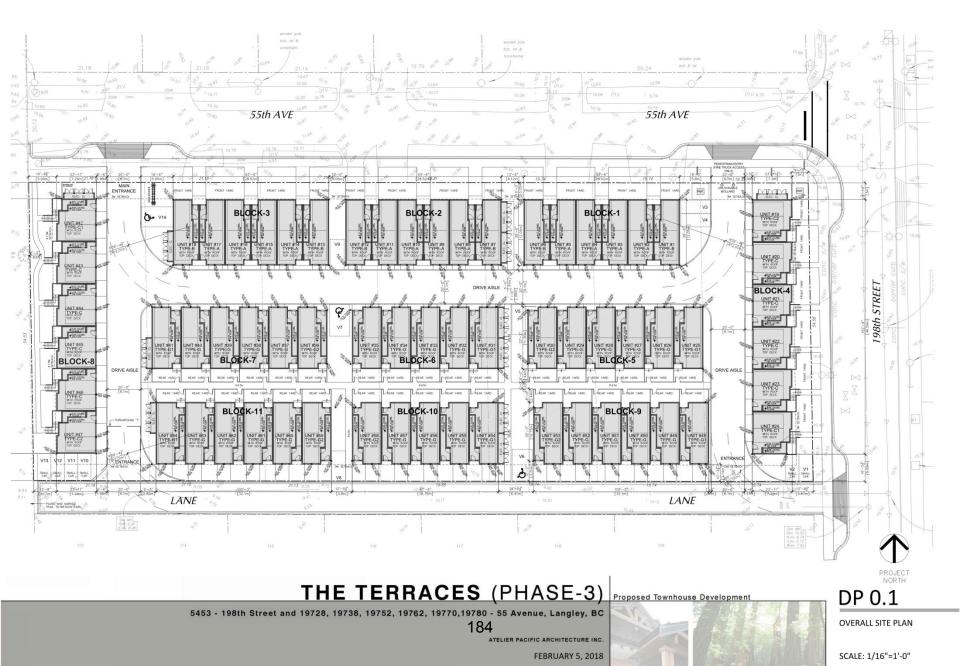
OFFICIAL COMMUNITY PLAN COMPLIANCE SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCES

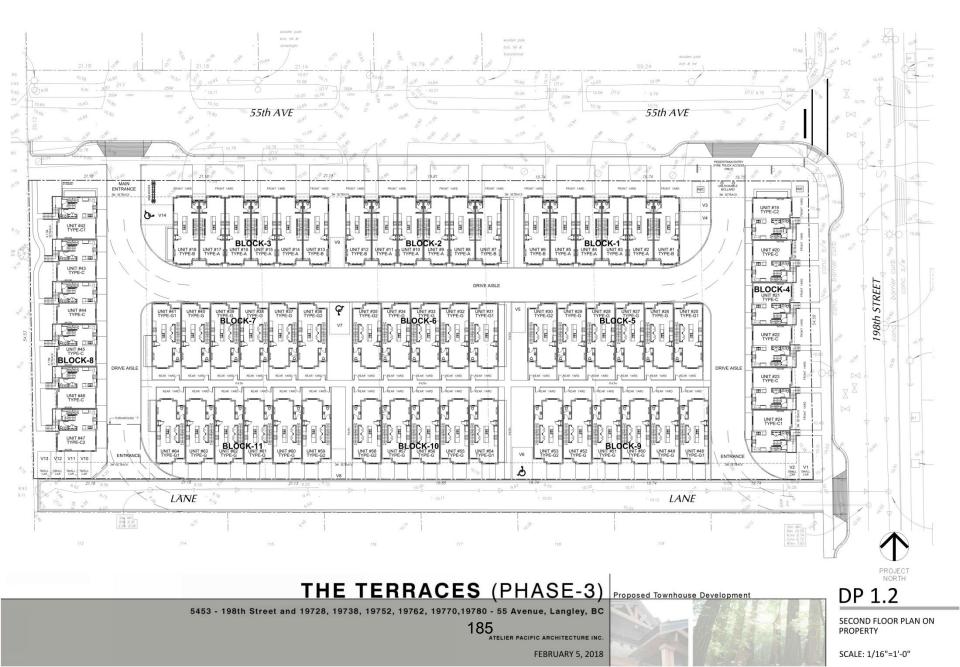


183 Atelier pacific architecture inc. FEBRUARY 5, 2018 OFFICIAL COMMUNITY PLAN COMPLIANCE SCALE: N.T.S.

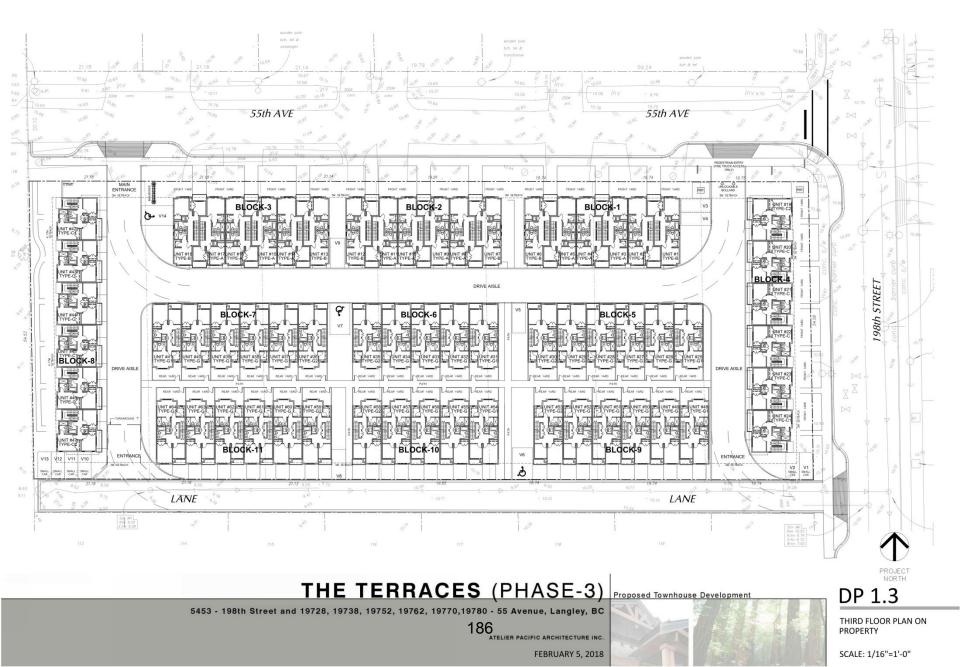
SITE PLAN



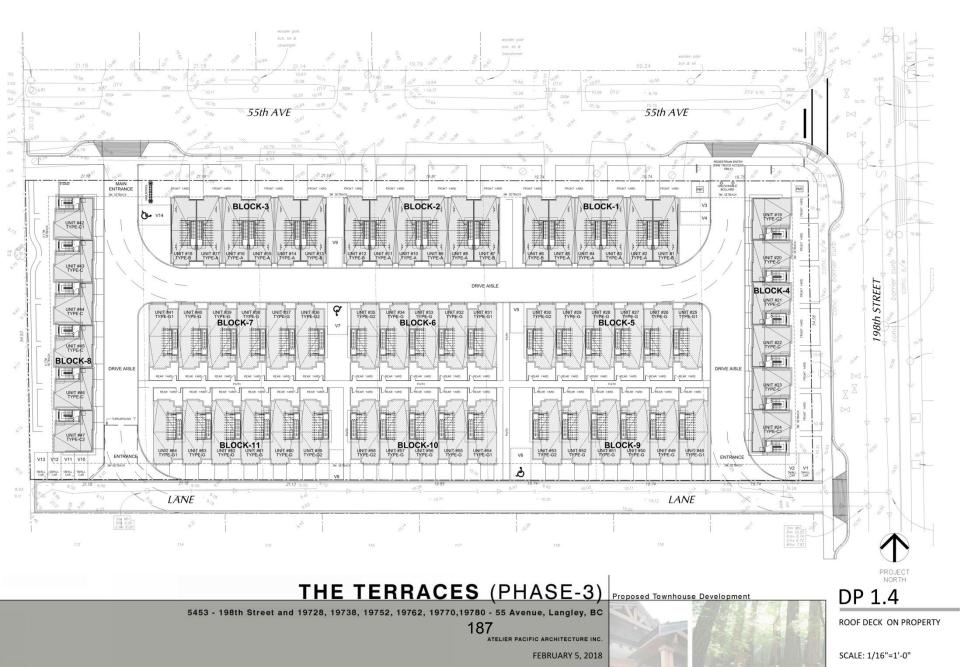
SECOND FLOOR PLAN ON PROPERTY



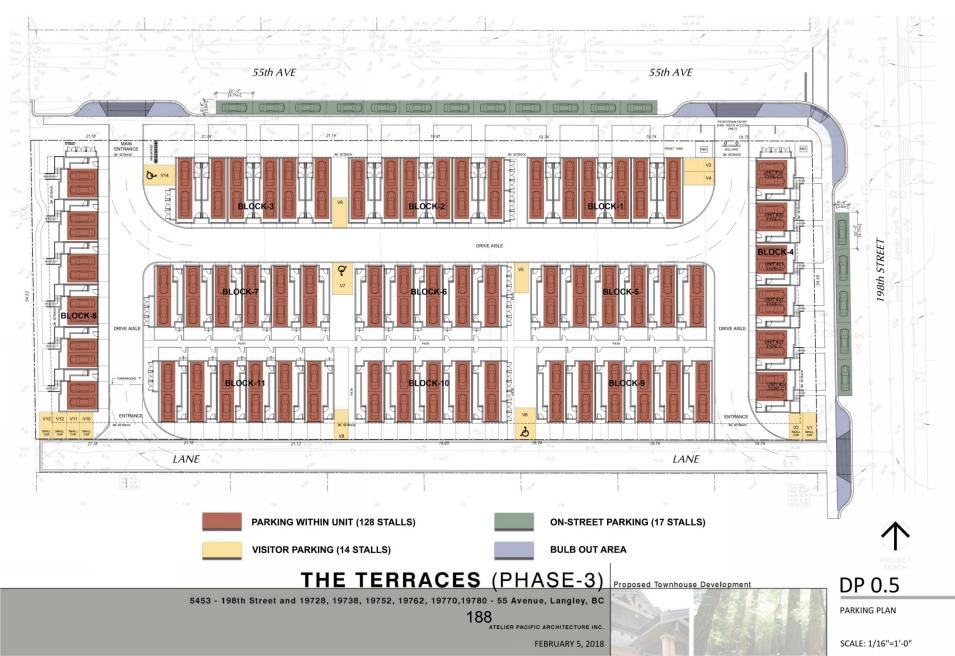
THIRD FLOOR PLAN ON PROPERTY



ROOF DECK PLAN ON PROPERTY



PARKING PLAN





SUSTAINABILITY FEATURES: ON SITE:

•STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;

•DESIGNED TO PREVENT GROUND WATER CONTAMINATION

•NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;

•LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;

•DROUGHT TOLERANT PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;

•IRRIGATION SYSTEM.



5453 - 198th Street and 19728, 19738, 19752, 19762, 19770,19780 - 55 Avenue, Langley, BC



SUSTAINABILITY FEATURES:

WITHIN UNITS:

HEAT RECOVERY SYSTEM TO REDUCE ENERGY CONSUMPTION;
DUAL FLUSH TOILETS;
ENERGY STAR EFFICIENT APPLIANCES.

CONSTRUCTION:

•INCORPORATING CONSTRUCTION TECHNIQUES TO PROTECT AIR QUALITY TO REDUCE SITE DISTURBANCE;

•RECYCLE PLAN FOR WASTE BUILDING MATERIALS.

THE TERRACES (PHASE-3) Proposed Townhouse Developmen

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770,19780 - 55 Avenue, Langley, BC

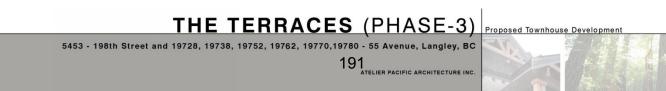
190 Atelier pacific architecture ind



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN:

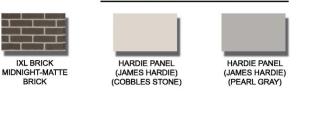
(REPORT BY: LIAHONA SECURITY CONSORTIUM INC.)

- HIGH QUALITY DESIGN TO IMPROVE EXISTING SITE CONDITION
- CREATE <u>A SENSE OF OBSERVATION/NATURAL SURVEILLANCE</u> AND TERRITORIALITY ON 198th STREET, 55th AVE., AND LANE;
- <u>NATURAL SURVEILLANCE AND ACCESS CONTROL</u> THROUGH EYES ON THE STREET BY WINDOW FACING YARDS, STREETS, INTERNAL DRIVEWAYS;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- LAMINATE WRAPPED UTILITY BOX TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- <u>WOOD FENCE ON THE WEST SIDE</u> OF THE PROPERTY TO DELINEATE PRIVATE PROPERTY AND DETER INTRUDERS;
- 1.2m HIGH FENCE AND GATE BETWEEN BUILDINGS TO DEFINE AND CONTROL ACCESS INTO YARDS;
- ALL OUTDOOR SPACES TO BE PRIVATE, ABOVE GRADE AND CONTROLLED BY EACH UNIT;





MATERIAL & COLOUR SCHEME-A





HARDIE SIDING WOODTONE MOUNTAIN CEDAR



ENTRY DOOR, GARAGE DOOR CEDAR (TO MATCH HARDIE SIDING COLOR)



5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

FASCIA BOARD

METAL RAILING

CHARCOAL

192 ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018



COLOUR ELEVATION



MATERIAL & COLOUR SCHEME-B





GARAGE DOOR STAIN WOOD GRAIN DARK OAK



HARDIE PANEL (JAMES HARDIE) (ARCTIC WHITE)

HARDIE PANEL (JAMES HARDIE) (AGED PEWTER)

HARDIE SIDING WOODTONE OLD CHERRY

DP 0.6b

COLOUR ELEVATION

THE TERRACES (PHASE-3) Proposed Townhouse Development

5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

CULTURED BRICK

USED BRICK

HIGH DESERT

FASCIA BOARD

METAL RAILING

CHARCOAL



FEBRUARY 5, 2018



MATERIAL & COLOUR SCHEME-A









194

HARDIE PANEL (JAMES HARDIE) (COBBLES STONE)

THE TERRACES (PHASE-3)



MIDNIGHT-MATTE BRICK



CHARCOAL

IXL BRICK



5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC



ENTRY DOOR.

GARAGE DOOR

CEDAR (TO MATCH HARDIE SIDING COLOR)

DP 0.7

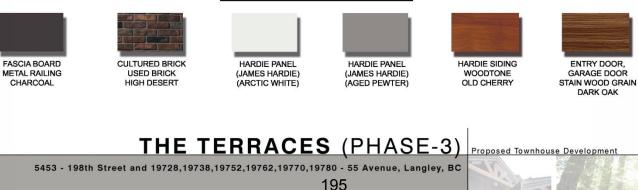
COLOUR ELEVATION

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018



MATERIAL & COLOUR SCHEME-B



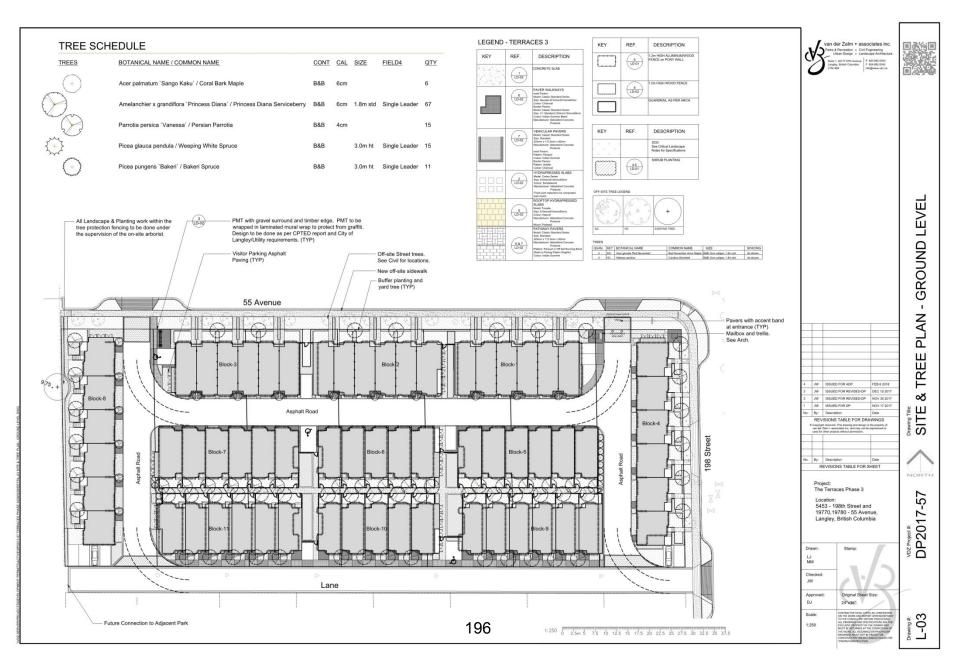
DP 0.6c

COLOUR ELEVATION

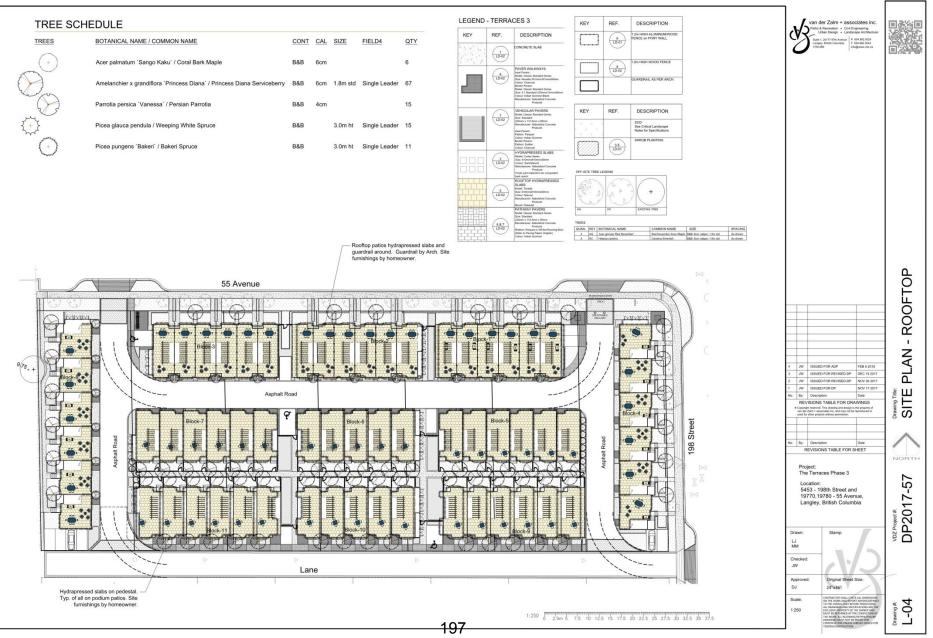
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

LANDSCAPE DESIGN:



LANDSCAPE DESIGN:



EXPLANATORY NOTE



BYLAW NO. 3051

The purpose of Bylaw No. 3051 is to adopt the 2018 - 2022 Financial Plan. In 2018, our five year financial plan includes \$48.3 million in operating expenditures and a further \$11.8 million in capital expenditures. Approximately 74% of the operating expenditures are funded through property taxes and utility charges billed at the end of May each year.

New assessment growth in 2018 will generate additional tax revenues of \$230,000. The total net increase in expenditures is \$1,268,790 or a 4.94% taxation increase.

Based on the results from the neighbourhood meetings, there were a number of priority areas identified for the City to focus on such as public safety, homelessness, the upkeep of parks, boulevards and trails, infrastructure renewal and recreational opportunities. City Council has heard from the taxpayer, and this financial plan was developed to address these priority areas.

One of our biggest priorities for 2018 is to address some concerns surrounding homelessness and public safety. The City has included in the budget a provision for additional bylaw enforcement staffing. The RCMP costs represent the largest departmental expenditure in the budget, and the proposed policing increase will lower the vacancy rate at the detachment, resulting in more of the RCMP members being deployed in the City.

Improving parks, boulevards and trails will be a continued priority in 2018. The Financial Plan will include floodplain pedestrian bridge upgrades, a number of park facility capital upgrades, as well as median renovations.

To enhance City services, an additional Building Inspector position will be added as well as additional recreational supplies and programs.

Although the total net increase in expenditures results in a 4.94% overall taxation increase, including utility rate increases, the average changes in 2018 are as follows:

Single-family Home	\$828,285	\$ 45	1.47%
Multi-family Home	\$327,350	\$130	10.48%

The same tax rate under provincial law must be applied to both types of residential properties. The different percentage increase is due to the assessed value of multifamily homes, increasing on average 17% more than single family homes, reversing the trend seen in the last 5 years.

41	manning 11011	C3.			
	Year	Assessment	Taxes	\$	%
	2014	\$ 206,029	\$1,275		
	2015	\$ 200,656	\$1,238	(\$ 37)	
	2016	\$ 205,161	\$1,209	(\$ 29)	
	2017	\$ 249,849	\$1,236	\$ 27	
	2018	\$ 327,350	\$1,366	\$ 130	
	Increase	\$ 121,321		\$91	7.14

Multifamily Homes:

Multifamily homes taxes on average have increased 7.14% since 2014 including the sizable increase in 2018.

Business class properties will see an average increase of 3.23% and Light Industrial properties a 3.66% increase. This rate maintains a competitive ratio between residential and business class properties, ensuring the City of Langley remains an attractive municipality to locate a business.

The City is anticipating \$6.8 million in casino proceeds to be received in 2018 up \$400,000 from the prior year. This funding will be used to address infrastructure renewal for capital projects like:

- Duncan Way pedestrian improvements
- Sidewalks on 46A Avenue
- Logan Creek culvert replacement
- Douglas Crescent rehabilitation between 206 Street, 208 Street
- Rehabilitation on 56th Avenue between 200 St and Production Way
- Playground equipment in City Park and Douglas Park.

In addition, the City will allocate \$168,000 of casino proceeds towards community grants and a further \$168,000 to the Enterprise Fund to be used at Council's discretion for expenditures that are not otherwise anticipated during the year and budget cycle.

Using casino proceeds to fund larger capital projects avoids borrowing, paying principal and interest charges and has helped to keep the City's tax rates lower by 1.6% in 2018. So casino dollars are at work in our community!

The City of Langley's 2018 Financial Plan provides for a number of improvements which will enhance the community. By strengthening public safety, addressing some of the issues surrounding homelessness, improving parks and trails, focusing on infrastructure renewal and recreational opportunities, the City of Langley will reinforce its reputation as the Place to Be!

2018 – 2022 FINANCIAL PLAN



BYLAW NO. 3051

A Bylaw to adopt the Financial Plan for 2018 - 2022.

WHEREAS Section 327 of the Local Government Act provides that a Council must have a Financial Plan that is adopted annually, by Bylaw, before the annual property tax Bylaw is adopted;

AND WHEREAS the City has undertaken a process of public consultation prior to the adoption of the Financial Plan;

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

- 1) Schedule "A", attached hereto and made part of the Bylaw, is adopted as the Financial Plan of the City of Langley for the period 2018 2022.
- 2) Schedule "B", attached hereto and made part of the Bylaw, is adopted as the Capital Improvement Plan of the City of Langley for the period 2018 2027.
- 3) Schedule "C", attached hereto and made part of the Bylaw, is adopted as the "Financial Plan Objectives and Policies" of the City of Langley for the period 2018 2022.
- 3) This Bylaw may be cited for all purposes as the "Financial Plan 2018 2022 Bylaw, 2018, No. 3051."

READ A FIRST AND SECOND TIME this fifteenth day of January, 2018.

ADVERTISEMENTS WERE PLACED in the Langley Advance on the eighteenth day of January, 2018 and the twenty fifth day of January, 2018.

AN OPPORTUNITY FOR PUBLIC COMMENT this fifth day of February, 2018.

READ A THIRD TIME this fifth day of February, 2018.

FINALLY ADOPTED this -- day of February, 2018.

MAYOR

CORPORATE OFFICER

Schedule "A"

	CON	SOLIDATEI	FINANCIA	L PLAN SU	MMARY			
-	2016 Actual	2017 Budget	2017 YTD	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budge
Consolidated Revenues								
Property Value Taxes	\$ 24,658,376	\$ 25,710,425	\$ 25,611,686	\$ 27,113,085	\$ 27,852,310	\$ 28,451,260	\$ 29,057,960	\$ 29,669,840
Fees and Charges	9,606,494	10,292,930	10,887,044	10,866,685	11,337,665	11,813,005	12,330,155	12,899,685
Revenue Other Services	10,402,345	9,703,845	8,920,789	10,319,380	10,318,830	10,317,990	10,317,130	10,316,240
-	44,667,215	45,707,200	45,419,519	48,299,150	49,508,805	50,582,255	51,705,245	52,885,765
ConsolidatedExpenditures								
General Government Services	3,802,907	4,100,135	3,861,403	4,489,655	4,551,260	4,613,060	4,676,190	4,790,600
Policing Service	10,239,867	11,725,840	6,993,706	12,261,750	12,562,960	12,864,050	13,165,130	13,466,210
Fire Rescue Service	4,267,175	4,257,645	3,889,782	4,536,665	4,746,830	4,850,470	4,956,670	5,065,490
Other Protective Services	723,473	814,245	656,017	826,425	831,905	834,955	838,045	841,185
Engineering and Operations	2,705,976	3,067,495	2,925,586	3,033,665	3,080,025	3,118,455	3,157,505	3,197,405
Development Services	1,023,510	1,099,730	955,661	1,281,595	1,314,615	1,227,875	1,246,485	1,265,485
Solid Waste	619,254	622,110	538,827	657,410	679,890	684,470	690,480	695,090
Recreation	3,639,663	3,778,010	3,637,429	3,972,750	3,978,675	4,021,805	4,065,855	4,110,755
Parks	1,799,870	1,835,955	1,859,816	1,941,825	1,961,875	1,986,005	2,010,625	2,035,755
Sewer & Drainage	2,554,193	2,770,175	2,643,720	2,874,315	3,156,315	3,400,025	3,668,265	3,963,615
Water	3,285,759	3,437,605	2,987,976	3,539,235	3,710,595	3,942,225	4,191,135	4,465,315
Interest	10,374	9,000	13,353	24,750	24,750	24,750	24,750	24,750
Amortization	5,026,725	4,750,000	-	5,278,040	5,541,940	5,819,030	6,109,990	6,415,480
-	39,698,746	42,267,945	30,963,276	44,718,080	46,141,635	47,387,175	48,801,125	50,337,135
Excess of revenue over expenditure	4,968,469	3,439,255	14,456,243	3,581,070	3,367,170	3,195,080	2,904,120	2,548,630
Add:								
Transfer from Reserve Accounts	594,691	1,273,490	-	1,236,605	1,236,605	1,236,605	1,236,605	1,236,605
Transfer from Statutory Reserves	-	-	-	-	-	-	-	
Transfer from General Surplus	-	-	-	155,000	105,000	-	-	50,000
Transfer from Equity	5,026,725	4,750,000	-	5,278,040	5,541,940	5,819,030	6,109,990	6,415,480
-	5,621,416	6,023,490	-	6,669,645	6,883,545	7,055,635	7,346,595	7,702,085
Deduct:								
Transfer to Reserve Accounts	8,840,729	8,042,695	6,730,660	8,680,745	8,680,745	8,680,745	8,680,745	8,680,745
Transfer to Statutory Reserves	1,739,633	1,420,050	1,529,636	1,569,970	1,569,970	1,569,970	1,569,970	1,569,970
-	10,580,362	9,462,745	8,260,296	10,250,715	10,250,715	10,250,715	10,250,715	10,250,715
Surplus (Deficit)	\$ 9,523	\$-	\$ 6,195,947	\$-	\$-	\$-	\$-	\$-

Schedule "B"

		CAPITAI	_ IMPROV	EMENT I	PLAN - SU	JMMARY				
Capital Projects	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
General Government	146,600	107,500	567,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	654,530	962,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000	82,000
Engineering Operations	4,926,900	3,790,700	5,160,200	4,043,975	5,272,395	2,677,115	5,333,990	3,552,700	2,691,690	21,442,140
Development Services	189,000	50,000	40,000	-	-	30,000	-	-	-	-
Parks & Recreation	2,661,665	1,191,500	1,593,000	1,940,000	1,245,000	1,175,000	830,000	740,000	795,000	11,180,000
Sewer Utility	2,620,000	1,225,635	1,193,500	1,289,025	1,231,250	883,750	1,883,870	2,017,615	1,105,355	8,853,745
Water Utility	590,000	535,000	1,100,325	1,251,090	1,114,910	892,405	2,794,910	1,558,805	926,925	2,771,280
Total Projects	11,788,695	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665
Available funding										
Capital Works Reserve	1,668,000	609,515	1,127,736	925,416	442,592	1,105,123	1,097,233	790,953	940,342	850,809
Casino Revenues	5,955,675	4,073,435	4,773,435	2,308,435	5,553,435	1,823,435	8,753,435	3,123,435	1,923,435	22,620,450
Community Works (Gas Tax)	127,675	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,098,900	861,795	1,504,430	2,027,300	2,485,368	1,749,828	1,513,833	2,346,533	1,403,595	17,006,606
Fire Department Equipment	47,500	-	-	-	220,000	-	-	-	-	-
Future Police Cost Reserve	399,030	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	280,000	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	425,000	534,000	170,000	415,000	180,000	175,000	155,000	190,000	180,000	180,000
Municipal Road Network Reser	-	-	-	1,690,000	-	-	-	-	-	1,600,000
Office Equipment	47,500	47,500	47,500	37,500	37,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	203,665	(37,925)	177,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Sewer Future Capital	945,750	470,215	460,000	384,140	535,860	33,585	703,970	623,900	267,298	685,000
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	590,000	535,000	625,125	640,000	640,000	640,000	955,000	640,000	640,000	640,000
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	11,788,695	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665



FINANCIAL PLAN 2018 – 2022

BYLAW NO. 3051 Schedule 'C' Financial Plan Objectives and Policies

In accordance with Section 165(3.1) of the Community Charter, the City of Langley is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

- 1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter,
- 2. The distribution of property taxes among the property classes, and
- 3. The use of permissive tax exemptions

1) Funding Sources

The following table shows the proportion of total revenue to be raised from each funding source in 2018.

Revenue Source	% of Total	Dollar Value		
	Revenues			
Property Value Taxes	56.1%	\$27,113,085		
User Fees and Charges	22.5%	10,886,685		
Revenue from Other	3.7%	1,765,190		
Sources				
Casino Proceeds	14.1%	6,800,000		
Government Grants	3.6%	1,754,190		
Total	100%	\$48,299,150		

Property taxes form the greatest proportion of revenues. As a revenue source, property taxation is efficient to administer and understandable for the residents. It is a stable and reliable source of revenue to fund core services like general administration, police services, fire services, bylaw enforcement, and street lighting which would be difficult to fund on a user pay basis.

User fees and charges form the second largest portion of the revenues. Water and sewer usage are billed based on the water meter consumption. Building permit, business licenses and sale of services are also on a user pay basis which attempts to apportion the value of the services provided to those who use the service.

Casino proceeds are used primarily to fund capital infrastructure renewal.

Objective

To maintain the property value tax proportion to the same proportion that it is currently.

Policies

The City will review all user fee levels to ensure they are adequately meeting both the capital and delivery costs of the services.

2) Distribution of Property Tax Rates

The following table outlines the distribution of property taxes among the property tax classes.

Property Class	% of Total	Dollar Value
	Property	
	Taxation	
Residential (1)	47.9%	\$12,991,071
Utilities (2)	0.5%	127,448
Light Industrial (5)	6.0%	1,621,510
Business & Other (6)	45.4%	12,305,700
Recreation / Non Profit (8)	0.2%	
		67,326
Farmland (9)	0.0%	
		30
Total	100%	\$27,113,085

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions.

Objective

To maintain the 1:3 ratio between the residential and business class properties. The ratio in 2018 will be 1:3.089 between the residential and business class and 1:3.190 for between the residential and light industrial class.

Policies

Continue where possible to supplement the revenues from user fees and charges to help offset the burden on the entire property tax base. Maintain the ratio of the residential to business class close to the average ratio in Metro Vancouver.

3) Permissive Tax Exemption

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions every year.

Objective

The City will continue to support those organizations that have received a permissive tax exemption in the past and review new applications as they arise.

Policies

The City adopted a new permissive tax exemption bylaw in the Fall of 2017. The City also adopted a revitalization tax exemption to support the efforts identified in the Downtown Master Plan.



EXPLANATORY MEMO

DISCHARGE OF LAND USE CONTACT NO. 23-73 BYLAW NO. 3053

The purpose of Bylaw No. 3053 is to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20217 – 44 Avenue.

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

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 268 suites have been approved or are in the building permit application process for approval. In the same timeframe, 671 property owners discharged the land use contracts affecting their single family residential lots. There are 477 single family residential lots still affected by land use contracts in the City.



DISCHARGE OF LAND USE CONTACT NO. 23-73 BYLAW NO. 3053

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

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

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

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

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

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

3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 23-73 Bylaw, 2018, No. 3053".

READ A FIRST AND SECOND TIME this -- day of --, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2018.

READ A THIRD TIME this -- day of --, 2018..

FINALLY ADOPTED this -- of --, 2018.

MAYOR

CORPORATE OFFICER

BYLAW 3053

SCHEDULE "A"

Civic Address:20217 – 44 AvenueLegal Description:Lot 278, Section 35, Township 7, New Westminster District,
Plan 49277PID:006-381-570Applicant:A. BainsOwner:A. Bains; R. Bains





COMMITTEE REPORT

To: Mayor Schaffer and Councillors

Subject Crime Prevention Recommendations

From: Crime Prevention Task Group

File #: 18-11 Doc #:

Date: February 13, 2018

COMMITTEE RECOMMENDATION:

THAT the City continue to distribute the CPTED "An Investment in Security is an Investment in Your Business" brochure annually with the Business License Renewal Notice, as an ongoing crime prevention initiative.

SUMMARY:

On January 18, 2018, during the Crime Prevention Task Group meeting, Inspector Boudreau from the RCMP noted that there have been four requests for CPTED reviews from local businesses since business licence renewals were mailed out. In the most recent mailings of business licence renewals a CPTED brochure (attached) was sent out to Langley City businesses as a call for action. The brochure outlined the CPTED program and encouraged businesses to contact the RCMP to request a CPTED review and take advantage of this free service in the interest of Crime Prevention.

As an ongoing Crime Prevention initiative the Crime Prevention Task Group requested that the mailing of the brochure inserted in the business licence renewals continue annually in future years.





Learn how to make your space safer and less attractive to criminal behaviour. Get a **FREE** *Crime Prevention Through Environmental Design (CPTED)* **Business Assessment.** Contact the Langley City RCMP Community Policing Office.

FOR A FREE CPTED BUSINESS ASSESSMENT, CONTACT:

CPTED SUCCESS

- 7-Eleven reduced losses by 50% and robbery by 65%.
- US and Canadian retailers have reduced crime incidents by 24%.



Langley City RCMP Community Policing Office

604.514.2870

INFORMATION IS PROVIDED BY:



Langley City Hall

LANGLEY, BC., V3A 4B3 T: 604.514.2800 W: LANCLEYCITY.CA

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

An Investment in Security is an Investment in Your Business

Get a **FREE** Crime Prevention Through Environmental Design (CPTED) **Business Assessment**. Contact the Langley City RCMP Community Policing Office.



VILLAGES



CRIME PREVENTION STRATEGIES

Reduce crime, prevent losses, and create safer environments with these *Crime Prevention Through Environmental Design (CPTED)* strategies. It's good for the community and it's good for business.

NATURAL ACCESS CONTROL

Guide people through your space and limit opportunities for undesired access.

- Make clear and definitive entrances and exits.
- Employ fences, landscaping, and other physical barriers to guide exterior movement.
- Consider employing interior obstacles, like maze entrances, to cut off straight-line access to potential targets, such as the cashier.
- Use curbing and bollards to direct automobile and foot traffic into a controlled visible area.
- Use lights, security devices and tamperresistant materials to make your property less of a target.



Put a clear line of distinction between your private property and public property. This gives legitimate occupants a sense of ownership and a willingness to defend their property while putting intruders on the defensive.

- Employ unique facades, projected awnings, different coloured entrances, patios, and flower boxes to delineate your space.
- Install short walls or plant gardens to discourage trespassing.
- Make security signage clearly visible at all entrances.
- Consider escorting visitors or provide badges.



NATURAL SURVEILLANCE

Maximize the ability to spot suspicious people and activities from inside and outside a business.

- Place the Point of Sale location where it is visible throughout the store and from the public realm outside the store.
- Ensure that window displays, signage, and other obstacles do not obscure sight lines.
- Trim landscaping below ground level windows and keep trees pruned above eye level.
- Add lighting to enhance visibility, but avoid directing the lighting so that it glares into the eyes of the cashier or passersby.

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A well maintained area communicates that people care and are monitoring the area, deterring vandalism and other crimes.

- Ensure that the building and area is clean and free of clutter, such as outdoor storage items, which may give an impression of abandoned property.
- Remove graffiti promptly. Consider getting mural artwork to deter future graffiti.
- Paint and repair exteriors. The "Broken Window Theory" conveys that one broken window will entice vandals to break another, thereby inviting higher levels of crime.



REPORT TO COUNCIL

To: Mayor Schaffer and Councillors

Subject 2018 Community Grants

From: Darrin Leite, CPA, CA Director of Corporate Services Report #: 18-09 File #: 1850.00 Doc #: 153992

Date: February 5, 2018

RECOMMENDATION:

THAT City Council endorse the recommendation of the Community Grant Committee to award community grants totalling \$ 125,976.79 to the following organizations;

Alano Club of Langley	\$ 1,000.00
Bard in the Valley	\$ 11,174.56
Big Brothers Big Sisters of Langley	\$ 4,808.00
Boys and Girls Club of Langley	\$ 3,250.00
Brookswood Baptist Church – Homeless Feeding Program	\$ 203.67
Cerebral Palsy Association of BC	\$ 500.00
Children of the Street Society	\$ 1,000.00
Civix	\$ 1,000.00
DLBA – Arts Alive and Fork & Finger Events	\$ 11,000.00
DLBA – Start It Up Langley	\$ 5,000.00
Douglas Park Community School Society	\$ 2,550.00
Encompass Support Services Society – Best Babies	\$ 3,660.00
Fibromyalgia Well Spring Foundation	\$ 1,000.00
Fraser Region Community Justice Initiatives – Black Book	\$ 2,000.00
Fraser Valley Cultural Diversity Awards	\$ 500.00
Ishtar Transitional Housing Society	\$ 1,350.00
Kiwanis Fraser Valley Music Festival Society	\$ 5,000.00
Langley 4H District Council	\$ 150.00
Langley Amateur Radio Association	\$ 262.60
Langley Arts Council	\$ 1,600.00
Langley Baseball	\$ 8,000.00
Langley Cares Foundation – Langley Lodge	\$ 7,500.00



Langley Community Farmers Market Society	\$ 5,300.00
Langley Field Naturalists	\$ 1,000.00
Langley Flippers Swim Club	\$ 1,232.00
Langley Fundamental Secondary School - Dry Grad	\$ 500.00
Langley Lawn Bowling Club	\$ 6,000.00
Langley Literacy Association	\$ 2,500.00
Langley Meals on Wheels	\$ 1,009.40
Langley Pos-Abilities Society	\$ 985.31
Langley Royal Canadian Legion – Remembrance Day	\$ 2,400.00
Langley Scholarship Committee	\$ 4,500.00
Langley Secondary School – Dry Grad	\$ 500.00
Langley Senior Resources Society	\$ 15,000.00
Langley Sponsorship Advertising	\$ 2,000.00
Langley Ukulele Association	\$ 1,650.00
Lower Fraser Valley Aboriginal Society	\$ 2,500.00
Mountain Secondary School Dry Grad	\$ 500.00
Parkinson Society BC – Langley Chapter	\$ 236.25
Pitch In Canada	\$ 425.00
Pucks Powerplay Foundation	\$ 2,660.00
Seniors of Langley	\$ 270.00
Terry Fox Run	\$ 800.00
Valley Therapeutic Equestrian Association	\$ 500.00
Youth Parliament	\$ 1,000.00
	\$ 125,976.79

PURPOSE:

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

POLICY:

Community Grant Policy CO-51



COMMENTS/ANALYSIS:

The City has allocated \$168,000 of casino proceeds to provide community grants to organizations that to the general interest and advantage of the City. The Community Grant Committee reviewed 59 applications received for the grant application intake ending December 15, 2017.

BUDGET IMPLICATIONS:

The 2018 grant requested totalled \$195,740.57 of which \$125,976.79 was identified for distribution to 45 organizations. There is \$42,023.21 remaining for the 2nd community grant application intake at the end of June 2018.

ALTERNATIVES:

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

Respectfully Submitted,

Darrin Leite, CPA, CA Director of Corporate Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

Since the inception of the Community Grant Program in 2006 the City has contributed over \$1,640,410 to non-profit and community organizations.

I support the recommendation.

Francis Cheung, P. Eng. Chief Administrative Officer





To:

REPORT TO COUNCIL

10.			
Subject	Community Emergency Preparedness Fund Grant Application	Report #:	18-10
From:	Rory Thompson, Fire Chief	File #: Doc #:	0110.00
Date:	February 19, 2018		

Mayor Schaffer and Councillors

RECOMMENDATION:

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.

PURPOSE:

To seek Council support for Langley Emergency Program's application for funding from the Community Emergency Preparedness Fund.

COMMENTS/ANALYSIS:

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM).

The funding streams include:

- Emergency operations centres and training
- Emergency social services
- Evacuation route planning
- · Flood risk assessment, flood mapping and flood mitigation plans
- Structural flood mitigation



To: Mayor Schaffer and Councillors Date: February 19, 2018 Subject: **Community Emergency Preparedness Fund Grant Application** Page 2

The Langley Emergency Program will apply a grant of up to \$25,000 from the Emergency Operations Centres (EOCs) funding stream to purchase supplies and equipment to enhance emergency communications capacity within the City EOC and to build 4 portable communications kits to ensure site communications capabilities back to the EOCs.

BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

Not apply for a grant under the BC Community Emergency Preparedness Fund.

Respectfully Submitted,

Rory Thompson, Fire Chief

Attachment: 1. Community Emergency Preparedness Fund 2018 Program & Application Guide

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng. Chief Administrative Officer







Community Emergency Preparedness Fund Emergency Operations Centres & Training

2018 Program & Application Guide

1. Introduction

The <u>Community Emergency Preparedness Fund</u> (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM).

The funding streams include:

- Emergency operations centres and training
- Emergency social services
- Evacuation route planning
- Flood risk assessment, flood mapping and flood mitigation planning
- Structural flood mitigation

Background

An Emergency Operations Centre is a physical location where representatives come together during an emergency to coordinate response and recovery actions and resources, support emergency response personnel in the field, and coordinate all official communications regarding the emergency.

Under the *Emergency Program Act*, municipalities, First Nation communities and regional districts are responsible for responding to emergencies in their area.

Emergency Operations Centres & Training Program

The intent of this funding stream is to support the purchase of equipment and supplies required to maintain or improve Emergency Operations Centres (EOC) and to enhance EOC capacity through training and exercises. Ongoing operational costs are not eligible.

2. Eligible Applicants

All local authorities (as defined by the *Emergency Program Act*) and Treaty First Nations (as defined by the *Interpretation Act*) in BC are eligible to apply.

Eligible applicants can submit one application per funding stream per intake.

3. Eligible Projects

In order to qualify for funding, applications must demonstrate the extent to which proposed projects will maintain or improve EOCs and/or enhance EOC capacity.

In addition, to qualify for funding, projects must be:

- A new project (retroactive funding is not available)
- Capable of completion by the applicant within one year from the date of grant approval
- In alignment with Emergency Operations Centre Operational Guidelines (2nd Edition)

4. Eligible & Ineligible Costs & Activities

Eligible Activities & Expenditures

Eligible costs are direct costs that are approved by the CEPF Evaluation Committee, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Eligible activities must be cost-effective and may include:

- Purchase of equipment and supplies to maintain or improve EOCs (e.g. information technology, communication systems, generators, etc.)
- Training and exercises to increase EOC capacity
- Establishing public emergency communications systems or programs

The following expenditures are also eligible provided they relate directly to the eligible activities identified above:

- Consultant costs
- Applicant staff and administration costs
- Public information costs

Ineligible Activities & Expenditures

Any activity that is not outlined above or is not directly connected to activities approved in the application by the CEPF Evaluation Committee is not eligible for grant funding. This includes:

- Routine or ongoing operating costs
- Use of an EOC during an emergency

5. Grant Maximum

The Emergency Operations Centres & Training program can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$25,000.00.

In order to ensure transparency and accountability in the expenditure of public funds, all other grant contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the grant.

6. Application Requirements & Process

Application Deadlines

Funding permitting, two application intakes are planned for the Emergency Operations Centres & Training program.

The first application deadline will be <u>February 2, 2018</u>. The second application deadline will be confirmed at a later date.

Applicants will be advised of the status of their application within 60 days of the application deadline.

Required Application Contents

- Completed Application Form
- Local government Council or Board resolution, or First Nation Band Council resolution, indicating support for the current proposed activities and willingness to provide overall grant management

Submission of Applications

Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

All applications (from local authorities and Treaty First Nations) should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca Mail: 525 Government Street, Victoria, BC, V8V 0A8

Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application elements (identified above) have been submitted and to ensure that basic eligibility criteria have been met. Only complete application packages will be reviewed.

Following this, the Evaluation Committee will assess and score all eligible applications based on the funding priorities. Higher application review scores will be given to applications that:

- Clearly demonstrate how EOCs will be maintained or improved and/or demonstrate that EOC capacity will be enhanced
- Consider mass care scenarios
- Support recommendations or requirements identified in the local Emergency Plan
- Demonstrate transferability to other local governments and Treaty First Nations in BC
- Include in-kind or cash contributions to the project from the eligible applicant, community partners or other grant funding
- Are cost-effective

The Evaluation Committee will also consider the location of each application in order to ensure a balanced representation of projects across the province.

All application materials will be shared with the Province of BC.

7. Grant Management & Applicant Responsibilities

Please note that grants are awarded to eligible applicants only and, as such, the applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

Notice of Funding Decision & Payment

All applicants will receive written notice of funding decisions, which will include the terms and conditions of any grant that is awarded.

Grants under the Emergency Operations Centres & Training program are paid at the completion of the project and only when the final report requirements have been met.

Changes to Approved Projects

Approved grants are specific to the project as identified in the application, and grant funds are not transferable to other projects. Approval from the CEPF Evaluation Committee will be required for any significant variation from the approved project.

To propose changes to an approved project, approved applicants are required to submit:

- Revised application package, including an updated Council, Board or Band Council resolution
- Written rationale for proposed changes to activities and/or expenditures

The revised application package will be reviewed by the CEPF Evaluation Committee at the next scheduled meeting.

Extensions to Project End Date

All approved activities are required to be completed within one year of approval and all extensions beyond this date must be requested in writing and be approved by UBCM.

8. Final Report Requirements & Process

All funded activities are required to take place within one year of notification of funding approval and the final report will be due within 30 days of project completion.

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form
- Copies of any training or capacity building materials that were produced with grant funding
- Optional: photos and/or media directly related to the funded project

Submission of Final Reports

All final reports (from local authorities and Treaty First Nations) should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca Mail: 525 Government Street, Victoria, BC, V8V 0A8

All final report materials will be shared with the Province of BC.

9. Additional Information

For enquiries about the application process or general enquiries about the program, please contact:

Union of BC Municipalities 525 Government Street Victoria, BC, V8V 0A8

E-mail: cepf@ubcm.ca

Phone: 250 387-4470



REPORT TO COUNCIL

To: Mayor Schaffer and Councillors

Subject	Proposed "Substantial Change" of Cascades Casino	Report #:	18-08	
From:	Francis Cheung, P. Eng. Chief Administrative Officer	File #: Doc #:	0110.00	
Date:	February 1, 2018			

RECOMMENDATION:

- 1. THAT the letter from BCLC dated January 15, 2018 regarding Cascade Casino's application for a proposed "Substantial Change" be received for information.
- 2. THAT City Council endorse the consultation process as outlined in the attached report relating to Cascades Casino's application for a proposed "Substantial Change" to their gaming facility pursuant to the *Gaming Control Act*.

PURPOSE:

The purpose of this report is to advise Council that the British Columbia Lottery Corporation (BCLC) outlined information pertaining to the statutory requirements pursuant to the *Gaming Control Act* for a proposed "substantial change" to the Cascades Casino gaming facility located at 20393 Fraser Highway (copy attached). The proposed substantial change would be to add bingo as a gaming product at their existing gaming facility.

POLICY:

Gaming Control Act and Gaming Control Regulation

Pursuant to the *Gaming Control Act* and *Gaming Control Regulation*, as a host local government, the City of Langley is required to undertake a specific process before it can provide approval to BCLC for the proposed substantial change to Cascades Casino's gaming facility.



City of Langley Zoning Bylaw

In 2003, the subject property was re-zoned to CD15 Comprehensive Development Zone pursuant to City of Langley Zoning Bylaw, 1996, No. 2100. This zone is intended to accommodate and regulate the development of an integrated hotel, convention centre, and gaming activity facility with complementary accessory uses, based on a comprehensive development plan. *Gaming Activity* is defined as: "the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value". Therefore, the proposed substantial change to add bingo as a gaming product at the Cascades Casino is permitted.

COMMENTS/ANALYSIS:

In order to comply with the *Gaming Control Act* and the Regulation, the City must complete the following steps:

- 1. <u>Consult with Potentially Affected Local Governments</u>:
 - Section 19 (1) of the *Gaming Control Act* requires that before BCLC can approve a substantial change at a gaming facility, they must be satisfied that the host local government has consulted with each potentially affected local government. Section 12.1 (11) of the Gaming Control Regulation specifies that "potentially affected local government" is a municipality, regional district or first nation that has authority over land use planning for an area that is within 5 km from the perimeter of the gaming facility. A copy of all consultation letters must be forwarded to Legal Services at BCLC. The consultation process must be completed and any responses considered before the City can approve the proposal.
- 2. Community Input:

Prior to giving approval to the proposal, the City must demonstrate that it sought and considered community input by:

- A. Giving adequate public notice which includes the particulars of the new type of casino gaming that is proposed to be added; and
- B. Providing an opportunity for local residents and representatives to provide comments, information and representations concerning the proposal either by public hearing, public meeting or referendum.



Recommended Consultation Process

1. Potentially Affected Local Governments

The Township of Langley and City of Surrey are located within 5 km of the gaming facility. Therefore, it is recommended that a letter will be sent to both municipalities informing them of the proposed substantial change and that they may provide written comments to the City within 30 days after the receipt of the consultation notice.

2. Community Input

It is recommended that a Public Notice be placed on the City's website and in the Langley Advance community newspaper. The Notice will include the particulars of the new type of casino gaming that is proposed to be added to the facility. Members of the public will be invited to submit written comments and / or attend the public meeting.

It is recommended that a Public Meeting be held on Monday, February 26, 2018 at 7:00pm at the Langley City Hall Council Chambers to provide an opportunity for local residents and representatives to provide comments, information and representations concerning the proposed substantial change. The format of the Public Meeting is proposed as follows:

- A speaker sign-up sheet will available in the Council Chambers.
- Representatives from BCLC and Cascades Casino will each make a presentation to provide information regarding the proposed Substantial Change to accommodate the bingo facility.
- After the presentations, attendees will be provided with the opportunity to provide feedback and to ask questions regarding the proposed Substantial Change. Each speaker will be allotted up to 5 minutes to speak.

BUDGET IMPLICATIONS:

A notice in the newspaper will cost approximately \$500.00.

Host local governments where gaming facilities are located receive a 10 percent share of the net income generated by the gaming facility.

ALTERNATIVES:

That City Council consider changing the format of the Public Meeting.



That City Council consider changing the type of public consultation process for local residents and representatives (e.g. public hearing or referendum).

Respectfully Submitted,

Francis Cheung, P. Eng. Chief Administrative Officer

Attachments:

- 1: Letter from BCLC dated January 15, 2018
- 2: City of Langley Zoning Bylaw CD 15 Zone
- 3: Zoning Bylaw definition of 'Gaming Activity'
- 4. Project Overview: Playtime Langley Bingo Relocation to Cascades Casino Langley



January 15, 2018

His Worship Mayor Ted Schaffer Langley City Hall 20399 Douglas Crescent Langley, BC V3A 4B3



Dear Mayor Schaffer:

Re: Proposed Substantial Change of Cascades Casino

As a Crown corporation governed by the *Gaming Control Act* (British Columbia) (the "**GCA**"), the role of the British Columbia Lottery Corporation ("**BCLC**") is to conduct and manage commercial gaming in the Province of British Columbia. As such, BCLC would like to provide the City of Langley (the "**City**") with information pertaining to the statutory requirements for a proposed substantial change to the gaming facility located at 20393 Fraser Highway, Langley, BC V3A 7N2. The proposed substantial change would be add bingo as a gaming product at the facility. BCLC confirms that Gateway Casinos & Entertainment Limited, BCLC's Service Provider for Cascades Casino, is authorized to discuss this proposed substantial change with the City.

As host local government ("**HLG**"), the City is required by the GCA and the *Gaming Control Regulation* (the "**Regulation**") to perform a specific process in order to provide HLG approval to BCLC for the proposed substantial change. Below is an outline of the approval process required of the City, as HLG, before it can approve a substantial change to a gaming facility. This summary is not a substitute for your own review of the wording of the GCA and Regulation which, for your reference, can be found online at: <u>http://www.bclaws.ca/</u>.

To comply with the GCA and the Regulation, the City must complete the following four steps:

- 1. Consult with potentially affected local governments;
- 2. Receive adequate community input;
- 3. Provide formal written approval to BCLC and the Gaming Policy Enforcement Branch ("GPEB"); and
- 4. Comply with the objection and non-binding dispute resolution process outlined within the GCA.

1. Consultation with Potentially Affected Local Governments

Consultation notices in writing must be sent to potentially affected local governments which are municipalities, regional districts and first nations within 5 km of the gaming facility informing them of the proposed substantial change.

74 West Seymour Street Kamloops, BC V2C 1E2

T 250.828.5500 F 250.828.5631

2940 Virtual Way Vancouver, BC V5M 0A6

T 604.215.0649 F 604.225.6424 bclc.com The notices must:

- A. Clearly identify the name, street address and the type of gaming facility;
- B. Clearly state the proposal for the addition of bingo gaming to the current gaming facility;
- C. Include any other information that, in the City's opinion, is relevant to the recipients' consideration of the proposal;
- D. Advise the recipients that they may provide written comments (which must be limited to the subject matters in the Regulation) to the City within 30 days after the receipt of the notice.

A copy of all consultation letters must be forwarded to Legal Services at BCLC. The consultation process must be completed and any responses considered before the City can approve the proposal.

2. Community Input

Prior to giving approval to the proposal, the City must show that it sought and considered public input by:

- A. Giving adequate public notice which includes the particulars of the new type of casino gaming that is proposed to be added; and
- B. Providing an opportunity for local residents and representatives to provide comments, information and representations concerning the proposal either by public hearing, public meeting or referendum.

3. Formal Approval

The formal approval of the substantial change by the City is required to be in the form of a resolution or of a letter on the City's official letterhead and be delivered in duplicate to both to BCLC and GPEB as follows:

Vice President, Casino and Community Gaming Casino & Community Gaming Division British Columbia Lottery Corporation 2940 Virtual Way, Vancouver, BC V5M 0A6

Legal Services British Columbia Lottery Corporation 74 West Seymour Street, Kamloops, BC V2C 1E2

and

General Manager Gaming Policy Enforcement Branch Ministry of Finance PO Box 9311, Stn Prov Govt Victoria, BC V8W 9N1 The approval letter must:

- A. Specify the effective date of the approval;
- B. Be executed by the duly authorized official or officials of the City;
- C. Identify the potentially affected local governments that were consulted;
- D. Summarize the outcome of the consultations; and
- E. Confirm the manner in which the City obtained community input.

The approval letter should also include:

- A. A copy of the resolutions or other instruments passed by the City with respect to the proposal;
- B. A copy of any comments received from potentially affected local governments in response to the consultation notices;
- C. A copy of all public notices and details about how the proposal was publicized; and
- D. A summary of the community input received including minutes of any public hearing or meeting.

4. Objection and Non-Binding Dispute Resolution Process

Once the consultation and community input requirements have been completed and the City has provided its official approval to BCLC and GPEB, the Regulation requires the City to notify, in writing, each potentially affected local government consulted of the City's decision. The receipt of this letter starts a two-week period in which an objection may be filed with BCLC.

If an objection that meets the criteria of the GCA is properly filed with BCLC, the City will be required to participate in a non-binding dispute resolution process with the objector. BCLC must refer the parties to non-binding dispute resolution and the parties have 60 days after referral to complete that process. Further details on the dispute resolution process can be obtained from BCLC.

As a reminder, compliance with the GCA and Regulation as a HLG does not preclude the City from its responsibilities under any other legislation.

If you have any questions or require further information, please contact Jerry Williamson, Director Gaming Facilities, Casino & Community Gaming, at (604) 228-3005. Thank you for your attention to this matter.

Sincerely,

marci

Brad Desmarais Vice President, Casino & Community Gaming

cc: Jagtar Nijjar, CAO, Gateway Casinos & Entertainment Greg Walker, Director, Public Affairs Jerry Williamson, Director Gaming Facilities, Casino & Community Gaming Carmen Minger, Legal Services & Casino Compliance Specialist

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PART VII COMPREHENSIVE DEVELOPMENT ZONES

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N. CD15 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate the development of an integrated hotel, convention centre, and gaming activity facility with complementary accessory uses, based on a comprehensive development plan.

2. Permitted Land Uses

The principal uses permitted in this zone are:

- (a) Tourist Accommodation
- (b) *Convention Centre*
- (c) *Gaming Activity*

Accessory Uses

Accessory Uses permitted in this zone include the following:

- (a) Retail Stores
- (b) Personal Services
- (c) *Recreation Facilities*
- (d) Cultural Facilities
- (e) Eating Establishments
- (f) *Offices*
- (g) Liquor Primary Establishments
- (h) Parking Facilities.

3. Site Area

The minimum lot area which may be created by subdivision in this Zone shall be 0.4047 hectares (1.0 acres).

PART VII COMPREHENSIVE DEVELOPMENT ZONES

4. Size of Buildings and Structures

	Maximum		
Building Type	Height		
Principal Building	46.0 m		
	[150.91 ft]		

5. Lot Coverage

All buildings and structures combined shall not cover more than ninety-five percent (95%) of the lot area.

6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

	Minimum Lot Line Setback			
Building Type	Front	Rear	Interior	Exterior
Principal Building	1.5 m (5.90 ft)	· 0.0 m (0.0 ft)	0.0 m (0.0 ft)	1.5 m (5.90 ft)
Accessory Buildings and Structures	n/a	n/a	n/a	n/a

7. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 1.E of this Bylaw.

8. Other Regulations

In addition, land use regulations including the following are applicable:

- (a) General regulations on use are set out in Section I.D of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivisions Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

CD15 COMPREHENSIVE DEVELOPMENT

ATTACHMENT 3

PART 1 ADMINISTRATION AND ENFORCEMENT

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Gaming Activity means the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value.

Gasoline Station means a business where automotive fuel and automotive accessories are retailed to the general public.

General Service means a business that provides services, other than *personal services*, to individuals or to other businesses and includes printing, reproduction, publishing, bookbinding, film processing, rentals, veterinary clinics, and banks but excludes *automotive service* uses, industrial equipment rental, *pawn brokers*, *chequecashing* and *currency exchange* businesses.

Gross Floor Area means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevator shafts, storage rooms and mechanical rooms.

Height means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the vertical distance measured from the *finished grade* to the highest point on a flat roof, the average level between the eaves and ridge of a gable, hip, or gambrel roofed building and the deck line of a mansard roof. Where there is more than one type of roof, the greater of these measurements shall apply. For all other uses where measured in metres, the vertical distance measured in metres from the floor of the *first storey* to the ceiling of the uppermost *storey*; and for all other uses where measured in *storeys*, the number of *storeys* from the *first storey* to the upper most *storey*.

Highway means a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

Home Occupation means an occupation or profession carried on for profit within a dwelling unit by a person residing in the same dwelling unit in a manner ancillary to the residential use of the building and includes a bed and breakfast (limited to two (2) sleeping rooms) and a Child Care Centre (limited to eight (8) children), but excludes retail sales.

Hospital, **Private** means a non-governmental institution which provides medical care for sick or injured patients, primarily those who are lodged in the institution and includes a senior's care facility.

Hospital, **Public** means a governmental institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution.

Includes and Including means among other things, but not limited to.

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ATTACHMENT 3

PART 1 ADMINISTRATION AND ENFORCEMENT

7

Gaming Activity means the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value.

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General Service means a business that provides services, other than *personal services*, to individuals or to other businesses and includes printing, reproduction, publishing, bookbinding, film processing, rentals, veterinary clinics, and banks but excludes *automotive service* uses, industrial equipment rental, *pawn brokers*, *chequecashing* and *currency exchange* businesses.

Gross Floor Area means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevator shafts, storage rooms and mechanical rooms.

Height means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the vertical distance measured from the *finished grade* to the highest point on a flat roof, the average level between the eaves and ridge of a gable, hip, or gambrel roofed building and the deck line of a mansard roof. Where there is more than one type of roof, the greater of these measurements shall apply. For all other uses where measured in metres, the vertical distance measured in metres from the floor of the *first storey* to the ceiling of the uppermost *storey*; and for all other uses where measured in *storeys*, the number of *storeys* from the *first storey* to the upper most *storey*.

Highway means a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

Home Occupation means an occupation or profession carried on for profit within a dwelling unit by a person residing in the same dwelling unit in a manner ancillary to the residential use of the building and includes a bed and breakfast (limited to two (2) sleeping rooms) and a Child Care Centre (limited to eight (8) children), but excludes retail sales.

Hospital, **Private** means a non-governmental institution which provides medical care for sick or injured patients, primarily those who are lodged in the institution and includes a senior's care facility.

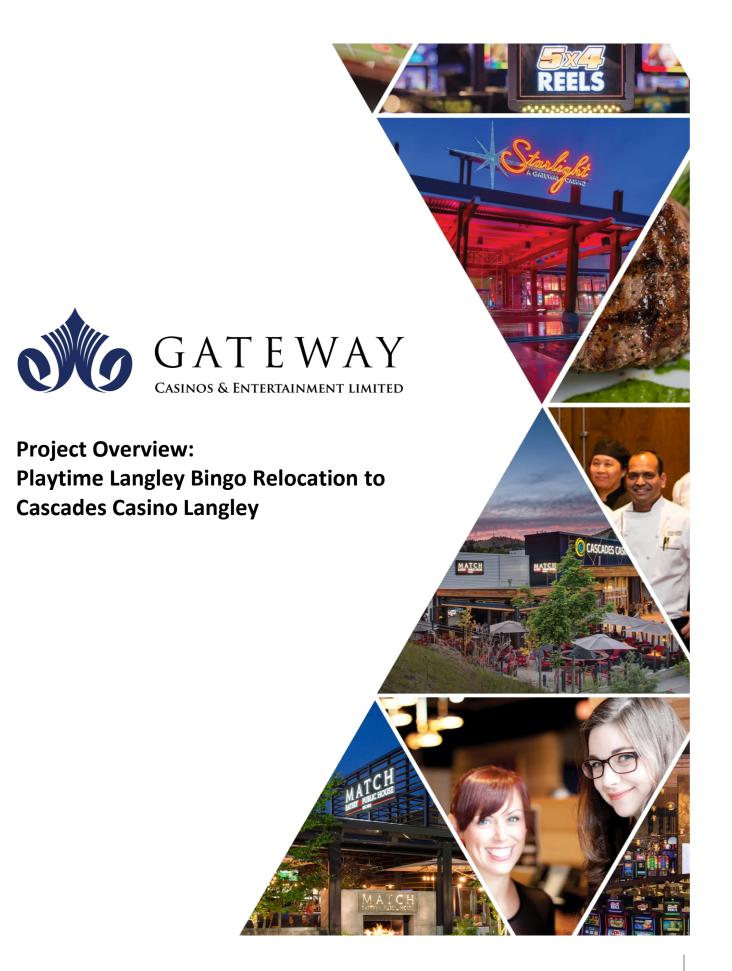
Hospital, **Public** means a governmental institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution.

Includes and Including means among other things, but not limited to.

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Project Overview: Playtime Langley Bingo Relocation to Cascades Casino Langley

The following is the Gateway Casinos & Entertainment Limited ("Gateway") proposal for the relocation of its existing Bingo operations from the Playtime Langley facility in the Township of Langley to Cascades Casino in the City of Langley.

Background

In December 2015, Gateway acquired Playtime Gaming, which included Playtime Langley, a community gaming facility that housed 50 slot machines and 400 Bingo seats. Gateway's plan, from the beginning, was to relocate the Playtime Langley operation to a facility that better reflected Gateway's commitment to its customers – both in service, products, and aesthetics. To date, Gateway has not found a suitable location within the Township of Langley to relocate the operations.

In Spring 2016, Gateway relocated the Playtime Langley slots machines to Cascades Casino. They are now looking to move the Bingo operations as their next step.

Project Overview

Gateway wants to ensure that its current Bingo customers are afforded the opportunity to play their preferred game of Bingo. They are proposing to relocate both the equipment and staff from the Playtime Langley facility into the former Summit Theatre location at Cascades Casino (picture below).





Gateway's experience and research indicates that Bingo players are also strong slot players and that, typically, during Bingo session breaks, the slot floor will see an increase in volumes.

For those Bingo players that do not play slots, Gateway is confident that they will appreciate the Cascades Casino food and beverage offerings; these options are far superior to the minimal offerings at the Playtime Langley facility.

Impact to the Summit Theatre

For the past several years, Gateway has been using local promoters to source, market and produce the live entertainment offerings in its Summit Theatre. While moderately successful, the Summit Theatre has, unfortunately, been limited for two reasons:

- 1. The room capacity of 420 restricts the economies of scale for popular available acts
- 2. The 19+ venue, limits the community engagement and the types of acts that can be shown

Live entertainment

Gateway intends to renovate the current convention space so as to allow the ability to host live performances in the space – a fantastic addition to their current meeting and banquet offerings. The renovations required would include the modification of the ceiling structure to allow for retractable sound and lighting; and the new configuration will allow for up to 600 guests, including those under the age of 19.

The relocation of live entertainment will create a dynamic atmosphere with a feeling of community and allowing for family-friendly events.

Summary

Gateway proposes that the existing Bingo operations be moved to the former Summit Theatre at Cascades Casino.

With the introduction of Bingo to the former Summit Theatre, the Cascades Casino convention space will be renovated to accommodate live entertainment. The renovation and reconfiguration will allow for an increase in capacity for live and family-friendly events.

Slot-playing Bingo patrons will have access to Cascades Casinos' exciting slot floor during Bingo sessions, and all Bingo patrons will have access to greater food and beverage offerings and options. This relocation will allow for Gateway to showcase their focus on the superior customer experience.



Feb 8, 2018

Mayor & Council City of Langley 20399 Douglas Crescent Langley, BC V3A 4B3

RE: CHAMBER OF COMMERCE WEEK - February 19 - 23, 2018

Dear Mayor and Council,

The week of February 19 - 23, 2018 has been designated as Chamber of Commerce week throughout British Columbia.

The Greater Langley Chamber of Commerce would appreciate your support in celebrating this event in our community. The Chamber network will be celebrating throughout the province in various ways.

Here in Langley, we will be celebrating at our February Dinner Meeting on Tuesday the 20th as well as information about your Chamber will be published in the Langley Advance.

Your support, in proclaiming February 19 - 23, 2018 as "Chamber of Commerce Week" in the City of Langley would be greatly appreciated.

Sincerely,

Colleen Clark **Executive Director**

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