



## REGULAR COUNCIL MEETING AGENDA

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

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## MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 5, 2018

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

Present: Mayor Schaffer  
Councillor Albrecht  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor van den Broek

Absent: Councillor Arnold

Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

### 1. ADOPTION OF AGENDA

- a. Adoption of the March 5, 2018 Regular Agenda

MOVED BY Councillor Martin  
SECONDED BY Councillor Storteboom

THAT the March 5, 2018 agenda be adopted as circulated

CARRIED

### 2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 19, 2018

MOVED BY Councillor Martin  
SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on February 19, 2018 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from February 19, 2018

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the minutes of the Public Hearing meeting held on February 19, 2018 be adopted as circulated.

CARRIED

- c. Public Meeting Minutes from February 26, 2018

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the minutes of the Public Meeting held on February 26, 2018 be adopted as circulated.

CARRIED

**3. BUSINESS ARISING FROM PUBLIC HEARING**

- a. Bylaw 3053 - Discharge Land Use Contract No. 23-73

Third reading of a bylaw to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20217 44 Avenue to facilitate application for a secondary suite.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Discharge of Land Use Contract No. 23-73 Bylaw, 2018, No. 3053" be read a third time.

CARRIED

b. Bylaw 3050 - Zoning Amendment

Third reading of a bylaw to rezone the properties located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue from RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone to CD53 - Comprehensive Development Zone to accommodate a 3-storey 64 unit townhouse complex.

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 144, 2018, No. 3050" be read a third time.

BEFORE THE QUESTION WAS CALLED

Staff responded to a question from a Council member, advising that staff determined that, due to the volume of traffic in the area, two access points into the development were required.

Councillor Albrecht, Co-Chair of the Advisory Planning Commission, advised that:

- the commission reviewed and provided unanimous support for the application;
- sprinklers will be provided in all the units;
- the commission particularly liked the roof deck component of the design; and
- the application meets all Zoning, OCP and parking requirements.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3049 - Zoning Amendment

Third reading of a bylaw to rezone the properties located at 19607, 19619, 19629, 19649, 19655 55A Avenue from RS-1 – Single Family Residential Zone to CD51 - Comprehensive Development Zone to accommodate a 26 unit, 3-Storey townhouse development.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 143, 2018, No. 3049” be read a third time.

BEFORE THE QUESTION WAS CALLED

Staff and the proponent responded to questions from Council members as follows:

- the slip lane from 196 Ave. to 56 Ave. is an add-on feature providing access to the units;
- the slip line area where 196 Ave. meets 56 Ave. will be entirely fenced with two gates.

Councillor Albrecht, Co-Chair of the Advisory Planning Commission, advised that:

- the commission reviewed and provided unanimous support for the application;
- the application meets the OCP requirements and parking requirements;
- the proposed 26 units is far less than the maximum density allowed;
- the commission liked the design of the rooftop amenity;
- RCMP undertook a CPTED analysis and are in favour of the development;
- the proponent was going to hire an acoustic consultant to measure the noise levels from traffic and railway activity;
- the units will all be sprinklered;
- he was not sure if the buildings will have air conditioning.

The proponent advised that the buildings will not be air-conditioned.

THE QUESTION WAS CALLED and the motion was

CARRIED

#### **4. COMMUNITY SPOTLIGHT**

a. TransLink - Proposed Transit B-Line between Surrey and Langley

Sarah Ross, Director of System Planning, TransLink, made a presentation on service levels and local services changes proposed for the new Transit B-Line bus route between Surrey and Langley to be implemented in the fall 2019, and provided information on:

- what makes a B-Line special, and different from a local bus route;
- funding approved for 5 new B-Line corridors, one of which is the Fraser Hwy. B-Line connecting Langley centre to Surrey central;
- speed and reliability analysis along Fraser Hwy. corridor;
- importance of B-Line Corridor as pre-cursor to rapid transit;
- what is B-Line or better service: fast and reliable, frequent, available all day, easy to find;
- benefits of new B-Line: 20% faster, 33 - 50% less waiting during off peak times, 80% more capacity;
- complementary changes that are being proposed to the existing transit service;
- the need for the City's help to make this service successful;
- the tools available to make B-Line faster and more reliable,
- the consultation that will be taking place in April and May; and
- the timeline for council outreach.

Ms. Ross responded to questions from Council members, advising that:

- TransLink will be working with staff at all municipalities to determine what tools will best address each particular problem area along the B-Line corridors. Improvements could include such things as bus only lanes, que jumpers, in lane bus stops;
- the route change for the 503 was determined based on research that shows 80% of users of the 503 are getting on at Langley Centre and commuting to Surrey Central; commuters east of Langley centre travelling to Aldergrove will have a longer commute if they want to make a no transfer trip to Surrey Central; however, due to the increased frequency of the B-Line, it would be faster for them to transfer than to stay on the 503;
- real time information is something TransLink is working on to have in place for the launch of the service or very soon after;
- the current objective is to work with municipalities through their municipal street furniture programs to have shelters at 100% of the stops along the B-Line network;
- custom branded shelters and off-board fare payment are longer term visions and are not currently part of the scope of this project;

Council members provided comments as follows:

- Langley residents should have gotten this service sooner, concern that implementation will not be until 2019;
- Current service is inadequate in terms of reliability;
- The plan needs to take into account traffic flow; bus pull-outs needed in order to stop disrupting the flow of traffic;
- Late night bus service is needed from downtown, suggestion to undertake survey of how many people would use late night bus service;

Ms. Ross advised that the B-Line will run frequently until midnight and TransLink is looking at the potential for late night bus and skytrain service.

- Looking forward to seeing resolution to transit bottlenecks;
- Public engagement is critical;
- Staff should engage with TransLink to identify pop-up opportunities;
- More security is needed; currently it is hit and miss

Ms. Ross responded to a further question from a Council member, advising that:

- Transit changes being undertaken in 2019 will be compatible with Light Rail Transit (LRT) stations in terms of the B-Line stops being right at or close to where the LRT stops will go. As part of the LRT planning TransLink will be evaluating how much investment to put into the corridor and stops. As there is still a number of years until LRT comes to the city, TransLink will be looking at continual improvement of the B-Line transit service

Council members provided further comments as follows:

- Take pop-up outreach to Kwantlen Polytechnic University, Willowbrook Mall and McBurney Plaza.

## 5. **MAYOR'S REPORT**

### a. Upcoming Meetings

Regular Council Meeting – March 19, 2018

Regular Council Meeting – April 9, 2018

### b. Metro Vancouver - Councillor Storteboom

City Council is up-to-date with the most recent Metro Vancouver Chairperson's Report including information about Metro Vancouver's plan to introduce a surcharge when dumping Styrofoam, at regional disposal facilities.

Effective July 1, this surcharge will be applied to garbage loads containing more than 20 percent expanded polystyrene packaging (also known as

Styrofoam) at all of regional waste management facilities in Metro Vancouver.

Expanded polystyrene packaging can be reused in local Styrofoam manufacturing processes, or it can be recycled into products such as picture frames, crown moulding and fencing. Residents can drop off expanded polystyrene free of charge at designated recycling depots, and businesses can send it for recycling at local facilities for a fee.

A list of drop-off depots and recycling facilities is available online at the Metro Vancouver website.

Next up, for me, is a Climate Action Committee Meeting scheduled for Wednesday.

c. Engineering Update

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

Recent activities and projects:

- Penzer Park – installing services for new washroom building
- New pedestrian signals
  - 204 St & 54 Ave
  - 208 St & 50A Ave
  - to be installed by the end of March, 2018
- Crews out on weekend of Feb 24 fighting the snow event
- New LED post top lights installed at Douglas Park
- City Park Spray Park expansion
- Storm service repair - sample of root intrusion
- Additional pole mounted ashtrays installed In the Downtown area.
- Michaud Park Community Garden

Current projects:

- Penzer Park washroom
  - water, sewer & storm services have been installed
  - received approval from BC Hydro for the Hydro Service
  - contractor is finalizing building permit drawings for submission
  - expect construction to be complete by July, 2018
- Penzer Park parking lot is scheduled to be completed this spring.
- Design of Langley Bypass culvert replacement
- Concept design development – Fraser Highway 203 St. to 206 St.
- Booster Pump Station Decommissioning (on 200 St)
- SCADA System Upgrades

d. Recreation Update

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

Special Events

- Tri-it Triathlon 2018
- Youth Adventure Club – grades 7-12

Programs

- Spring Break Camps, children's programs – 5-12 years
- Foam Rolling
- Indoor Cycling 101
- Teen Pump Coed

Ms. Hilton provided comparable statistics on activities and events for years, 2015, 2016 and 2017 on:

- Free city events
- Fitness programs
- Youth programs
- Gymnasium drop-in usage
- TCC drop-ins

Council members thanked staff for sharing the statistics and congratulated recreation staff on the growth in the number of programs. In response to a question from a Council member, staff advised that boot camps are being conducted with the outdoor fitness equipment in Douglas Park.

**6. ADMINISTRATIVE REPORTS**

a. Langley Urban Agriculture Demonstration Project

*Emily Hansen, Research Associate with Institute for Sustainable Food System, Kwantlen Polytechnic University*  
*Dr. Kent Mullinix, Kwantlen Polytechnic University*

Ms. Hansen made a presentation on the Langley Urban Agriculture Demonstration Project plan and report, providing information on:

- Phases of the project
- Feedback received from the neighbourhood
- Amenity area breakdown
- Amenity types
- Production areas and non-production areas of the site

- Management model
- Project financing
- Site Plan

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT Council receive the Langley Urban Agriculture Demonstration Project plan and report prepared by Kwantlen Polytechnic University's Institute for Sustainable Food Systems.

CARRIED

**7. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
  1. Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1260

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT Langley City Council approves adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018 by providing consent on behalf of the electors.

CARRIED

- c. New Business

**8. ADJOURNMENT**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

That the meeting be adjourned at 8:27 pm.

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MAYOR

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CORPORATE OFFICER



## MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Tuesday, February 27, 2018  
9:00 a.m.  
Cascades Convention Centre  
20393 Fraser Highway  
Langley, BC

Present: Mayor Schaffer  
Councillor Arnold  
Councillor Albrecht  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor van den Broek

Staff Present: F. Cheung, Chief Administrative Officer

Guests: D. Hyde, Hyde Project Management  
P. Ryan, Lucent Quay  
K. Dirk, Lucent Quay  
G. Farstad, Arlington Group

### 1. **MOTION TO HOLD A CLOSED MEETING**

#### Motion

MOVED BY Councillor Pachal

SECONDED BY Councillor Storteboom

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

1 (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

2 (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

**CARRIED**

2. **ADJOURNMENT**

Motion

MOVED BY Councillor Pachal  
SECONDED BY Councillor Arnold

THAT the Special (pre-closed) Council meeting adjourn at 9:01 a.m.

CARRIED

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MAYOR

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CORPORATE OFFICER



**MINUTES OF A SPECIAL (PRE-CLOSED)  
COUNCIL MEETING**

**Monday, March 5, 2018  
6:00 p.m.  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent**

Present: Mayor Schaffer  
Councillor Albrecht  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor van den Broek

Absent: Councillor Arnold

Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic  
Development  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community  
Services  
K. Kenney, Corporate Officer

**1. MOTION TO HOLD A CLOSED MEETING**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*.

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

2. **ADJOURNMENT**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

THAT the Special (pre-closed) Council meeting adjourn at 6:01 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER



## MINUTES OF A PUBLIC HEARING MEETING

Monday, March 5, 2018

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

### 1. **CALL TO ORDER**

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

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notice was placed on the City Hall notice board on February 20<sup>th</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the February 22<sup>nd</sup> and March 1<sup>st</sup> issues of the Langley Advance. One piece of correspondence was received in relation to Bylaw No. 3050 and was circulated to Council; no correspondence was received in relation to Bylaws 3053 and 3049.

**2. BUSINESS**

a. Bylaw 3053 - Discharge Land Use Contract No. 23-73

To authorize the discharge of Land Use Contract No. 23-73 from the property located at 20217 44 Avenue to facilitate application for a secondary suite.

The Mayor invited Gerald Minchuk, Director of Development Services to speak to the proposed bylaw.

Mr. Minchuk advised that the purpose of the bylaw was to authorize the discharge of the Land Use Contract from the title of the property located at 20217 44 Avenue to facilitate application by the homeowner for a secondary suite.

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

Richard Hamilton 20221 44 Avenue, advised that over the past year there have been numerous renters at the property with more than four people occupying the house at one time which has not been an enjoyable experience. He expressed concern with the excessive number of cars parked in the area due to the number of renters in the home, the frequent turnover of renters and the potential, if a new house is built with a secondary suite, for the whole house to be rented out rather than having the owner live on-site and only rent out the secondary suite.

Staff advised that as a condition of legalization of the secondary suite, the property owner must occupy the home as a principle dwelling unit. Mr. Hamilton expressed concern should the owner not comply with this requirement.

There were no further speakers.

b. Bylaw 3050 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue from RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone to CD53 - Comprehensive Development Zone to accommodate a 3-storey 64 unit townhouse complex.

The Mayor invited Brian Shigetomi, Atelier Pacific Architecture Inc. to speak to the proposed bylaw and development permit.

Mr. Shigetomi provided information on the proposed development which is identified as Phase 3 of the Terrace Project, as follows:

- Context plan and neighbourhood analysis
- Official Community Plan compliances
- Site plan
- Second floor, third floor and roof deck plan on property
- Parking plan
- Sustainability features on site, within units and construction
- Crime Prevention Through Environmental Design (CPTED)
- Streetscape and coloured elevations
- Public information meeting
- Landscape plan

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

Keith Green, representing the Strata Council of the Huntsfield Green townhouse complex, 1649 - 53 Avenue, thanked the developer for being a good neighbour in addressing parking and landscape concerns raised by the Strata Council relative to the development.

There were no further speakers.

c. Bylaw 3049 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19608, 19618, 19630, 19642 56th Avenue from RS-1 – Single Family Residential Zone to CD52 - Comprehensive Development Zone to accommodate a 26 unit 3-storey townhouse development.

The Mayor invited Fred Adab, Fred Adab Architecture to speak to the proposed bylaw and development permit.

Mr. Adab provided information on the proposed development as follows:

- Project statistics
- Context photos
- Site plan
- Perspective view from 56 Ave. rendering
- 56 Avenue and 196 Street streetscapes
- Exterior finishes and colour
- Block 1 floor plans
- Livability, energy saving and green measures
- Crime Prevention Through Environmental Design (CPTED)

Meredith Mitchell, M2 Landscape Architecture, provided information on the landscape plan.

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

There were no speakers.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Martin  
SECONDED BY Councillor Storteboom

THAT the Public Hearing close at 7:21 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER



# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **City Amenity Gift Program Policy**

Report # 18-18

File #: 5210.00

From: Rick Bomhof, Director of Engineering, Parks & Environment

Doc #:

Date: March 9, 2018

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## RECOMMENDATION:

That the City Amenity Gift Program Policy CO62 be approved.

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## PURPOSE:

The purpose of this report is to present a proposed City Amenity Gift Program Policy for Council approval.

## POLICY:

The City does not currently have an amenity gift program policy.

## COMMENTS/ANALYSIS:

The City of Langley has accepted amenity gifts since 1979 with donors being issued tax receipts from the Langley Parks Foundation. Administration of the program has been overseen by staff.

The donation criteria has been made available to prospective donors and printed out in a brochure (attached) and listed on the City website; however, the process was never formalized into policy. A policy will help ensure consistency how the program is administered and would require Council approval if any changes are desired. The donation amount is based on the cost to purchase, install and maintain the item for a period of ten years. Prices will be reviewed from time to time to ensure cost recovery.

Donations have largely been for park benches and trees; however, the proposed policy has been developed with some flexibility so gifts may also include picnic

tables, drinking fountains, and anti-graffiti wraps on City kiosks or larger gifts. The policy specifies ten years as the term of the donation where after, at the end of the term, Parks staff may continue to maintain the item if it is in serviceable condition, but will not be obliged to repair or replace a damaged or deteriorating amenity. When the amenity needs to be replaced the plaque will be removed and the site will become available for new donations. The plaque will be returned to the donor whenever possible.

**BUDGET IMPLICATIONS:**

None

**ALTERNATIVES:**

None

Respectfully Submitted,



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

Attachment(s):      City Amenity Gift Program Policy  
                                 Amenity Gift Brochure

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

	Title: <b>City Amenity Gift Program</b>	Policy No: CO-62
	Category: Council Policy	Classification: Parks
	Authority: Council	
	Date Adopted:	

**1. Purpose:**

To establish a City Amenity Gift Program to provide opportunities for individuals and groups to contribute to the enhancement of parks and public spaces through the gifting of functional, engaging, and attractive amenities that increase the enjoyment of all visitors.

**2. Scope:**

The City regularly receives requests from individuals and organizations wishing to contribute gifts to the City’s parks and public spaces. This policy will guide the process for coordinating the review, approval, installation and removal of these gifts through the City Amenity Gift Program.

**3. Policy Statement:**

The City Amenity Gift Program identifies opportunities and provides a framework for individuals or organizations to contribute gifts that provide community benefits and for the enhancement of the City’s parks and public spaces.

**4. City Amenity Gift Program**

The administration of the City Amenity Gift Program will be overseen by the Parks Division including:

- Maintaining a list/catalogue of popular amenities and prices.
- Working with a donor or group on specific details surrounding both standard and significant/legacy donations.
- Receiving inquiries and processing applications for gift donations.
- Coordinating the promotion of the program.
- Identifying future locations/opportunities for city gift donations.

**4.1 Popular Gifts:**

Individuals wishing to donate or sponsor city assets such as benches, drinking fountains, picnic tables and trees may do so by paying a fixed fee. These types of donations typically would be less than \$5,000, and are reviewed annually. The fees include the cost to purchase and install the amenity with an inscribed plaque, as well as the cost of life cycle maintenance to ensure the gift remains in good condition for a ten-year term. A City Amenity Gift Program Catalogue with photos, descriptions and prices will be updated annually including fees and charges.

Drinking Fountain:	Park quality fully accessible fountain with optional dog bowl and filler tap, with recognition plaque.
Bench:	Style selected will be dependent on location; installation will be on a hard surface or concrete pad, with recognition plaque.
Picnic Table:	Park standard heavy duty table with option for full accessibility with concrete pad, with recognition plaque.
Tree:	Deciduous shade tree minimum 6 cm. caliper with dedication plaque  Coniferous tree, minimum 2.5 meters height with dedication plaque
Anti-Graffiti Wrap	An anti-graffiti wrap may be applied to a City owned electrical kiosk, signal cabinet or other City owned metal structure. The City has a catalogue of photos that showcase some of the City's parks and landscapes including recognition plaque.

#### 4.2 Significant or Legacy Donations:

This category applies to individuals, businesses, or organizations wishing to donate or contribute to more specialized park or facility assets, such as playground equipment, picnic shelters, outdoor fitness equipment, or other types of furnishings. These types of amenities are generally valued above \$5,000. Each request shall be reviewed by the Parks Division to determine cost of design, layout, installation, and life cycle maintenance costs. The potential donor is then advised of the cost for the proposed donation.

#### 4.3 Locations of Donated Amenities

Park Division Staff will assess each location to determine the most appropriate site for each type of donated amenity, and the maximum number that can be accommodated at each location. For locations outside of park areas staff will consult with the appropriate department where the amenity is proposed. Some locations are more desirable than others and may reach capacity very quickly. In cases where a suitable site for the proposed donation is not available, the donor may be offered alternate sites. The final decision on the appropriateness of the location of the donation rests with the Manager of Parks Operations.

The gift will immediately become the sole property of the municipality and the donor will have no further ownership in the amenity. The City may relocate the amenity at its sole discretion, for reasons including safety, maintenance, or redevelopment of the site. The Parks Division staff will make every effort to notify donors of any significant changes to the gift whenever possible.

#### 4.4 Term

The Parks Division staff shall maintain all donated amenities through this program and repair and/or replace vandalized items for a term of ten years. The term will begin on the date of the installation. At the end of the term, Parks staff may continue to maintain the item if it is in serviceable condition, but will not be obliged to repair or replace a damaged or deteriorating amenity. When the amenity needs to be replaced the plaque will be removed and the site will become available for new donations. The plaque will be returned to the donor whenever possible.

#### 4.5 Dedication Plaque

Donated public amenities are intended to enhance the use and enjoyment of all visitors to the City’s parks and public spaces. The City Amenity Gift Program is for recognition and celebration opportunities and is not intended to serve as memorials, therefore;

- Donated amenities must not be embellished with wreaths, flowers or other items which may discourage public use and/or interfere with maintenance.
- Acceptable wording on plaques includes wording that is positive in tone and generally understandable to the public, such as “in dedication to” “. Plaques can also celebrate a personal milestone or recognize a school, club or sports organization.
- Recognition plaques shall be limited to one plaque per donation and the lay-out, text, and content shall conform to the standard established by the Parks Division. Plaque designs will be reviewed periodically to keep up to current trends and standards.

#### References

Policy Number:	<b>CO-62</b>
Policy Owner:	<b>Parks</b>
Endorsed by:	
Final Approval:	
Date Approved:	
Revision Date:	
Amendments:	<b>n/a</b>
Related Policies:	<b>n/a</b>
Related Publications:	<b>n/a</b>

#### Contact Person:

Contact Person: Geoff Mallory  
 Position: Manager, Parks Operations  
 Phone: 604 514-2912  
 Email: gmallory@langleycity.ca

## History of the Langley City Parks Foundation

On May 22, 1979 the Langley City Parks Foundation was established as a non profit society. The Foundation was created to provide a means for individuals, groups and organizations to make donations towards park improvement projects in the City of Langley.

The Parks Foundation works hand in hand with the City of Langley Parks Division and the Point of Pride Program to enhance our community.

Donations are accepted for the purpose of installing approved fixtures and improvements in the City of Langley. All fixtures are maintained by City of Langley staff so that residents and visitors may appreciate your donation.

There are many reasons to donate to the Parks Foundation:

- Celebrate a personal or professional milestone in your life
- Honour the memory of a loved one
- Enhance community pride
- Provide a living memory for friends and family
- Recognize your school, club or sports organization

Please contact our staff if you are interested in making a donation, or if you have any questions.

### Donation Opportunities

- |                              |            |
|------------------------------|------------|
| • classic park bench         | \$2,000.00 |
| • standard park bench        | \$1,500.00 |
| • wooden picnic table        | \$1,700.00 |
| • park tree                  | \$ 500.00  |
| • anti-Graffiti digital wrap | \$ 800.00  |

## Donation Information

- Donations are recognized with a receipt suitable for tax purposes.
- The donation includes the cost for supply and installation of the donated item.
- Location requests are welcome for placement of donated items that commemorate a favorite place, a loved one or an important event. However, the final location will depend on site conditions.
- Timing of an installation depends on multiple factors and may take several weeks. Donors will be contacted when the item is in place.
- Donations of benches and picnic tables are maintained for a period of 10 years after which time the donation may be renewed.

*For further information, please contact:*

Len Walters  
Superintendent, Parks Operations  
604.514.2912

or

Langley City Hall  
604.514.2800

CITY OF  
LANGLEY



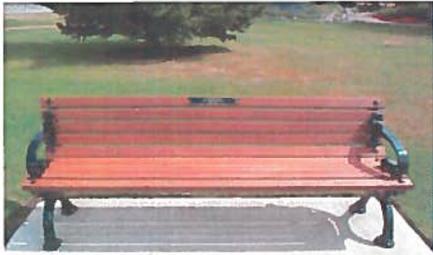
Langley City  
PARKS FOUNDATION

City of Langley  
Parks Department  
604-514-2912

Langley City Hall  
20399 Douglas Crescent  
Langley, BC V3A 4B3  
Phone: 604-514-2800  
Fax: 604-530-4371

[www.city.langley.bc.ca](http://www.city.langley.bc.ca)

*Classic Bench*



This bench is constructed with a cast iron fram and wooden slat seat. Cost includes a commemorative plaque. \$2,000.00

*Standard Bench*



This bench is constructed with a welded steel frame and pressure treated wooden seat. Cost includes a commemorative plaque. \$1,500.00

*Digital Wrap*



This anti-graffiti wrap showcases some of the City of Langley's beautiful gardens and landscapes. Photo selection and placement to be coordinated with the Parks Department. Cost includes a commemorative plaque. \$800.00

*Wooden Picnic Table*



This attractive and accessible table is typically set on a concrete pad. Cost includes a commemorative plaque. \$1,700.00

*Park Tree*



The species and location of trees to be coordinated with the Parks Department. Cost includes a commemorative plaque. \$500.00



*Yes, I am interested in making a donation to Langley City parks.*

*Enclosed is my donation.*

<input type="checkbox"/>	Standard Park Bench	\$1,700.00
<input type="checkbox"/>	Classic Park Bench	\$2,000.00
<input type="checkbox"/>	Park Tree	\$ 500.00
<input type="checkbox"/>	Wooden Picnic Table	\$1,700.00
<input type="checkbox"/>	Digital Wrap	\$ 800.00

For assistance on wording of commemorative plaques, please contact our Park Operations Department at 604-514-2912.

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Typically 3 lines, 52-55 spaces per line

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

*Please make cheques payable to:*

**Langley City Parks Foundation**

send to:

**Langley City Hall**

**20399 Douglas Crescent**

**Langley, BC V3A 4B3**



# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Out of Province Conference Request – Director of Engineering, Parks & Environment** Report #: 18-17

From: Rick Bomhof, P.Eng  
Director of Engineering, Parks & Environment File #: 2800-00  
Doc #:

Date: March 14, 2018

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## RECOMMENDATION:

1. THAT the Director of Engineering, Parks & Environment be authorized to attend the American Water Works Association 2018 Annual Conference and Exhibition in Las Vegas, NV to be held on June 11-14, 2018.
  2. THAT all expenses be paid in accordance with the City's Travel Policy.
- 

## PURPOSE:

To seek approval for staff to attend an out-of-province conference.

## POLICY:

The City's Travel and Expense Policy GE-10 requires City employees to receive Council approval to attend events outside of the Province of British Columbia

## COMMENTS/ANALYSIS:

The AWWA Conference and Exhibition will be held in Las Vegas from June 11-14, 2018. The early registration is on April 25, 2018 in order to save \$130 on the registration fee.

The conference provides an excellent opportunity to learn about the latest in underground water utility assessment, asset management programs, leadership

To: Mayor Schaffer and Councillors

Date: March 14, 2018

Subject: **Out of Province Conference Request – Director of Engineering, Parks & Environment**

Page 2

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development, water metering and pipe replacement technology and network modelling and to meet with other professionals in the field.

**BUDGET IMPLICATIONS:**

The total cost to attend the conference including registration, transportation, accommodation and per diem is approximately \$2,800 and is provided for within the Engineering, Parks & Environment Department's budget.

**ALTERNATIVES:**

Deny the request from the Director of Engineering, Parks & Environment to attend the 2018 AWWA Conference and Exhibition

Respectfully Submitted,



---

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

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer



American  
Water Works  
Association

# ACE<sup>18</sup>

ANNUAL CONFERENCE & EXPOSITION

Co-hosted by



American Water Works Association  
**California-Nevada Section**

Innovating  
the **FUTURE** of  
**WATER**

JUNE 11-14 | LAS VEGAS  
MANDALAY BAY CONVENTION CENTER  
[AWWA.ORG/ACE18](http://AWWA.ORG/ACE18)

#AWWAACE

◀ [BACK TO THE ANNUAL CONFERENCE AND EXPOSITION PROGRAM](#)



**SCHEDULE**

While AWWA has taken care to ensure the qualifications of speakers, presenters and moderators at this conference, the opinions, comments and other views made by participants in his/her presentation(s) are not necessarily those of AWWA nor its officers, directors, planning committee or staff

Search  Search

Filter By Day  Filter By Track  Filter By Event Type  Filter By Speaker  Clear All

**Monday, June 11, 2018**

**MON01 - AGING INFRASTRUCTURE MANAGEMENT – HYDRAULIC ANALYSIS OF CRITICALITY AND COMPONENT FAILURES IN WATER DISTRIBUTION SYSTEMS**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 09:00 AM - 12:00 PM OVERVIEW ▶  
 Moderator(s): Location:

**MON02 - UNDERSTANDING AND USING THE ANSI/AWWA G520, WASTEWATER COLLECTION SYSTEM OPERATIONS AND MANAGEMENT STANDARD**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 09:00 AM - 12:00 PM OVERVIEW ▶  
 Moderator(s): Location:

**MON03 - CONDITION ASSESSMENT OF WATER MAINS**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 09:00 AM - 04:00 PM OVERVIEW ▶  
 Moderator(s): Location:

**MON04 - AWWA MANUAL M5—WATER UTILITY MANAGEMENT: WHAT YOU DON'T KNOW THAT YOU PROBABLY SHOULD**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 09:00 AM - 04:00 PM OVERVIEW ▶  
 Moderator(s): Location:

**MON05 - WATER MAIN REHABILITATION & UTILITY REPRESENTATION CASE STUDIES**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 09:00 AM - 04:00 PM OVERVIEW ▶  
 Moderator(s): Location:

**MON02-05 - TROUBLESHOOTING WASTEWATER COLLECTION SYSTEM ISSUES USING THE AWWA G520 STANDARD**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Workshop Time: 11:15 AM - 12:00 PM OVERVIEW ▶  
 Moderator(s):

**CRT1 - INTRODUCTION TO WATER AND SEWER OPERATING ENVIRONMENTS**

Event Type: Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 01:00 PM - 05:00 PM OVERVIEW ▶  
 Moderator(s):

**MON06 - BEYOND THE SPEC BOOK: LEARN WHAT, HOW & WHEN TO USE VARIOUS EQUIPMENT IN THE WATER TREATMENT PROCESS**

Event Type: Workshop Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 01:00 PM - 04:00 PM OVERVIEW ▶  
 Moderator(s): Location:

**MON07 - IMPLEMENTATION OF AWWA UTILITY MANAGEMENT STANDARDS TO OPTIMIZE UTILITY OPERATIONS: ANSI/AWWA G100, WATER TREATMENT PLANT; ANSI/AWWA G200, DISTRIBUTIO**

Event Type: Day: Monday, June 11, 2018 SESSION DETAILS ▶  
 Track: Time: 01:00 PM - 04:00 PM OVERVIEW ▶  
 Moderator(s):

### TUE11 - UTILITY COMMUNICATIONS TECHNOLOGY OPTIONS -- WHAT ARE THE IMPORTANT CONSIDERATIONS FOR A SMART WATER / SMART CITY INFRASTRUCTURE?

Event Type: Professional Program  
Track: Innovation and Technology  
Moderator(s): Edward Tirakian

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE12 - PUTTING PREPAREDNESS TO THE TEST

Event Type: Professional Program  
Track: Emergency, Resilience and Cybersecurity  
Moderator(s): John Organek

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE13 - OPTIMIZING WATER EFFICIENCY THROUGH PLANNING AND RESEARCH

Event Type: Professional Program  
Track: Water Use Efficiency Practices  
Moderator(s):

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE15 - INNOVATIVE REUSE PROJECTS AND HOW THEY ARE EFFICIENTLY OVERCOMING OBSTACLES

Event Type: Professional Program  
Track: Water Resource Management and Potable Reuse  
Moderator(s): Bruce Chalmers

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 02:30 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE16 - MAKING DECISIONS FOR WATER RESOURCE PLANNING

Event Type: Professional Program  
Track: Water Resource Management and Potable Reuse  
Moderator(s): Janine Witko

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE17 - PFAS: OCCURRENCE AND TREATMENT

Event Type: Professional Program  
Track: Water Quality Challenges  
Moderator(s): Detlef Knappe

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE18 - DISINFECTION AND DBPS

Event Type: Professional Program  
Track: Water Quality Challenges  
Moderator(s): Meg Roberts

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

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OVERVIEW ►

### TUE19 - INLAND DESALINATION AND CONCENTRATE MANAGEMENT - OVERVIEW OF UPCOMING M69 MANUAL OF PRACTICE

Event Type: Professional Program  
Track: Advances in Water Treatment  
Moderator(s): Greg Welterau

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE20 - USING TOOLS AT YOUR DESK TO START PLANNING DISTRIBUTION SYSTEM IMPROVEMENTS

Event Type: Professional Program  
Track: Distribution System Management & Operations  
Moderator(s):

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE21 - THE PRECISION OF WATER USE: HOW TO CONTROL, MEASURE, AND CHANGE

Event Type: Professional Program  
Track: Distribution System Management & Operations  
Moderator(s): Jonathan Gunn

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

SESSION DETAILS ►  
OVERVIEW ►

### TUE22 - WASTEWATER MANAGEMENT FROM DESIGN TO DISCHARGE

Event Type: Professional Program  
Track: Wastewater and Stormwater Management  
Moderator(s):

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 05:00 PM

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OVERVIEW ►

### TUE23 - WORKPLACE SAFETY

Event Type: Professional Program  
Track: Operator Forum  
Moderator(s):

Day: Tuesday, June 12, 2018  
Time: 02:00 PM - 03:30 PM

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OVERVIEW ►

**WED07 - BUNDLING, PARTNERSHIPS AND P3S: INNOVATING TO HELP SMALL TO MEDIUM SIZE SYSTEMS**

Event Type: Professional Program  
 Track: Financing, Rates and Affordability  
 Moderator(s):

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 10:00 AM

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[OVERVIEW ▶](#)

**WED08 - WATER POLICY CHANGES RE-SHAPING WATER UTILITY BUSINESS MODEL**

Event Type: Professional Program  
 Track: Water Policy & Regulatory Actions  
 Moderator(s): Nancy Quirk

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED09 - INNOVATION IN ASSET MANAGEMENT**

Event Type: Professional Program  
 Track: Asset Management  
 Moderator(s): Annie Vanrenstergem Raven

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED10 - INNOVATIONS IN CONSTRUCTION METHODS AND DELIVERY**

Event Type: Professional Program  
 Track: Innovation and Technology  
 Moderator(s): Paul Thom

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**WED11 - VOICE OF THE CUSTOMER: LISTENING TO MEDIUM UTILITIES**

Event Type: Professional Program  
 Track: Innovation and Technology  
 Moderator(s): Booky Oren

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED12 - YOUR CHOICE MATTERS: SMART WATER SOLUTIONS TO REDUCE NON-REVENUE WATER**

Event Type: Professional Program  
 Track: Innovation and Technology  
 Moderator(s):

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

[SESSION DETAILS ▶](#)  
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**WED13 - BUILDING UTILITY RESILIENCE AND CYBERSECURITY**

Event Type: Professional Program  
 Track: Emergency, Resilience and Cybersecurity  
 Moderator(s):

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED14 - EXPANDING THE REACH OF DEMAND SIDE EFFICIENCY**

Event Type: Professional Program  
 Track: Water Use Efficiency Practices  
 Moderator(s):

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED15 - UNRAVELING WATERSHED COMPLICATIONS**

Event Type: Professional Program  
 Track: Water Resource Management and Potable Reuse  
 Moderator(s):

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED16 - A REGULATORY LOOK AT DPR AND PATHOGEN CREDITS**

Event Type: Professional Program  
 Track: Water Resource Management and Potable Reuse  
 Moderator(s):

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED17 - COLLABORATIVE AND REGIONAL PLANNING**

Event Type: Professional Program  
 Track: Water Resource Management and Potable Reuse  
 Moderator(s): Laurens Van der Tak

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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**WED18 - THE RESULTS ARE IN! – AWWA'S DISINFECTION SURVEY 2017**

Event Type: Professional Program  
 Track: Water Quality Challenges  
 Moderator(s): Scott Alpert

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 10:00 AM

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**WED19 - TREATMENT FOR COMPOUNDS REGULATED IN CALIFORNIA**

Event Type: Professional Program  
 Track: Water Quality Challenges

Day: Wednesday, June 13, 2018  
 Time: 08:30 AM - 11:30 AM

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Event Type: Professional Program  
Track: Water Utility Management & Leadership  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 03:00 PM

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### WED29 - INNOVATION APPROACHES TO OVERCOMING WATER MANAGEMENT CHALLENGES (PART 2)

Event Type: Professional Program  
Track: Water Utility Management & Leadership  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED31 - SMALL WATER SYSTEMS CHALLENGES

Event Type: Professional Program  
Track: Small Systems Management & Operations  
Moderator(s): Daniel Dawson

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED32 - THE NEXT GENERATION OF WATER FINANCING: THE GROWTH AND IMPACTS OF INNOVATIVE AND GREEN FINANCING FOR WATER UTILITIES AND RATE PAYERS

Event Type: Professional Program  
Track: Financing, Rates and Affordability  
Moderator(s): George Hawkins

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

SESSION DETAILS ▶  
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### WED33 - CONSIDERATIONS FOR SOUND RATE SETTING

Event Type: Professional Program  
Track: Financing, Rates and Affordability  
Moderator(s): Rick Giardina

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED34 - PIPELINE CONDITION ASSESSMENT

Event Type: Professional Program  
Track: Asset Management  
Moderator(s): Celine Hyer

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED35 - INNOVATION INITIATIVE: STATE OF THE INNOVATION STATE

Event Type: Professional Program  
Track: Innovation and Technology  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED36 - LARGE DIAMETER STEEL PIPE DESIGN & OPERATIONAL ISSUES, EVOLVING PRACTICES & CONCEPTS

Event Type: Professional Program  
Track: Infrastructure Design, Mgmt & Project Delivery  
Moderator(s): Frank Blaha

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED37 - NAVIGATING A DIGITAL UTILITY TRANSFORMATION - EMBRACING A SMART WATER FUTURE

Event Type: Professional Program  
Track: Innovation and Technology  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED38 - PLANNING AND RESPONSE TO DISASTERS - SYSTEM MODELING TO CORPORATE POLICY

Event Type: Professional Program  
Track: Emergency, Resilience and Cybersecurity  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED39 - LESSONS LEARNED IN OUTDOOR EFFICIENCY

Event Type: Professional Program  
Track: Water Use Efficiency Practices  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED40 - JOKER'S WILD: NEW FRONTIER IN GROUNDWATER TREATMENT

Event Type: Professional Program  
Track: Water Resource Management and Potable Reuse  
Moderator(s):

Day: Wednesday, June 13, 2018  
Time: 01:30 PM - 04:30 PM

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### WED41 - ILLUSTRATIONS OF PILOT AND DEMONSTRATION TESTING HELPING TO SUPPORT REUSE PROJECTS

Event Type: Professional Program  
Track: Stakeholder Engagement & Communications  
Moderator(s): Patricia Tennyson

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 PM

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### THU03 - CORROSION CONTROL AND NITRIFICATION PREVENTION IN SMALL DISTRIBUTION SYSTEMS

Event Type: Professional Program  
Track: Small Systems Management & Operations  
Moderator(s):

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU04 - CECORPS®—LEVERAGING PARTNERSHIPS TO GET THE JOB DONE!

Event Type: Professional Program  
Track: Small Systems Management & Operations  
Moderator(s): Clare Haas

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU05 - WALL STREET DEMYSTIFIED

Event Type: Professional Program  
Track: Financing, Rates and Affordability  
Moderator(s):

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU06 - DRY WEATHER - TRIGGERING SHARING AGREEMENTS ON THE COLORADO RIVER

Event Type: Professional Program  
Track: Water Policy & Regulatory Actions  
Moderator(s): James Eklund

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU07 - USE OF RISK IN PIPELINE RENEWAL PLANNING

Event Type: Professional Program  
Track: Asset Management  
Moderator(s): Yakir Hasit

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU08 - ASSESSMENT & IMPLEMENTATION OF ALTERNATIVE PROJECT DELIVERY METHODS TO PROVIDE BEST VALUE

Event Type: Professional Program  
Track: Infrastructure Design, Mgmt & Project Delivery  
Moderator(s): Timotheus Hampton

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU09 - LEADING WATER UTILITY INNOVATION

Event Type: Professional Program  
Track: Innovation and Technology  
Moderator(s): John Albert

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU10 - UNEXPECTED CONTAMINATION INCIDENTS

Event Type: Professional Program  
Track: Emergency, Resilience and Cybersecurity  
Moderator(s):

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU12 - LEVERAGING TECHNOLOGY TO IMPROVE CONSERVATION PROGRAMS

Event Type: Professional Program  
Track: Water Use Efficiency Practices  
Moderator(s):

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU13 - MODELING GROUNDWATER AND WATER DEMAND

Event Type: Professional Program  
Track: Water Resource Management and Potable Reuse  
Moderator(s): Susan Roberts

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU14 - REUSE IN CALIFORNIA

Event Type: Professional Program  
Track: Water Resource Management and Potable Reuse  
Moderator(s): Sunny Wang

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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### THU15 - RESILIENCY IN WATER RESOURCE PLANNING

Event Type: Professional Program  
Track: Water Resource Management and Potable Reuse  
Moderator(s): Val Frenkel

Day: Thursday, June 14, 2018  
Time: 08:30 AM - 11:00 AM

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**THU27 - ASSET BUNDLING, ALTERNATIVE FINANCING AND COLD HARD CASH**

Event Type: Professional Program  
 Track: Financing, Rates and Affordability  
 Moderator(s): John Mastracchio

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

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[OVERVIEW ▶](#)

**THU28 - NAVIGATING THE WATER ENFORCEMENT LANDSCAPE**

Event Type: Professional Program  
 Track: Water Policy & Regulatory Actions  
 Moderator(s): Doug Parker

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:00 PM

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[OVERVIEW ▶](#)

**THU29 - QUANTIFYING BENEFITS AND USING BUSINESS CASE ANALYSIS FOR OPTIMIZED SPENDING**

Event Type: Professional Program  
 Track: Asset Management  
 Moderator(s): Ryan Nagel

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU30 - PREPARING FOR THE FUTURE - REHABILITATION, RENOVATION AND EXPANSION OF OUR AGING WATER TREATMENT FACILITIES**

Event Type: Professional Program  
 Track: Infrastructure Design, Mgmt & Project Delivery  
 Moderator(s): David Briley

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU31 - THE IMPORTANCE OF IT MASTER PLANNING AND CYBERSECURITY**

Event Type: Professional Program  
 Track: Innovation and Technology  
 Moderator(s):

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU32 - SEISMIC AND PLANNING ISSUES REGARDING WATER DELIVERY**

Event Type: Professional Program  
 Track: Emergency, Resilience and Cybersecurity  
 Moderator(s): Gregory Fron

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU33 - SUPPLY SIDE EFFICIENCY - PRACTICE WHAT YOU PREACH**

Event Type: Professional Program  
 Track: Water Use Efficiency Practices  
 Moderator(s):

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU34 - THE REVOLUTION OF SUBSURFACE WATER STORAGE**

Event Type: Professional Program  
 Track: Water Resource Management and Potable Reuse  
 Moderator(s): Dena Egenhoff

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU35 - ACTIVATED CARBON/GAC**

Event Type: Professional Program  
 Track: Water Quality Challenges  
 Moderator(s):

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU36 - EMERGENCE OF NON-PROPRIETARY MEMBRANE FILTRATION SYSTEMS OFFER OPPORTUNITIES AND CHALLENGES FOR WATER TREATMENT PLANT UPGRADES**

Event Type: Professional Program  
 Track: Advances in Water Treatment  
 Moderator(s): Mark White

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU37 - BIOFILTRATION PERFORMANCE**

Event Type: Professional Program  
 Track: **Advances in Water Treatment**  
 Moderator(s):

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)

**THU38 - APPLICATIONS FOR HYDRAULIC MODELS TO SUPPORT WATER SYSTEM OPERATIONS**

Event Type: Professional Program  
 Track: Distribution System Management & Operations  
 Moderator(s): Christie Patel

Day: Thursday, June 14, 2018  
 Time: 02:00 PM - 04:30 PM

[SESSION DETAILS ▶](#)  
[OVERVIEW ▶](#)



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 139, 2017, BYLAW No. 3027  
DEVELOPMENT PERMIT APPLICATION DP 08-17

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

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

COMMENTS/ANALYSIS:

**Background Information:**

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



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 139**

**BYLAW NO. 3027**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD49) and to rezone the property located at 19753 -55A Avenue to the new zone.

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

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 139, 2017, No. 3027”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 49 (CD49) Zone: immediately after Comprehensive Development -48 (CD48) Zone:

**“UU. CD49 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 14-unit townhouse development

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and

- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 49 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 030-037-484  
Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716  
Except: Phase One Strata Plan EPS3996

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 17 pages and dated October, 2016 prepared for Monarchy Homes Ltd. by F. Adab Architects Inc, 1 copies of which are attached to Development Permit 08-17.

**5. Special Regulations**

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

**6. Other Regulations**

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

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

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

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this twenty third day of October, 2017.

READ A THIRD TIME twenty third day of October, 2017.

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

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

\_\_\_\_\_  
**MAYOR**

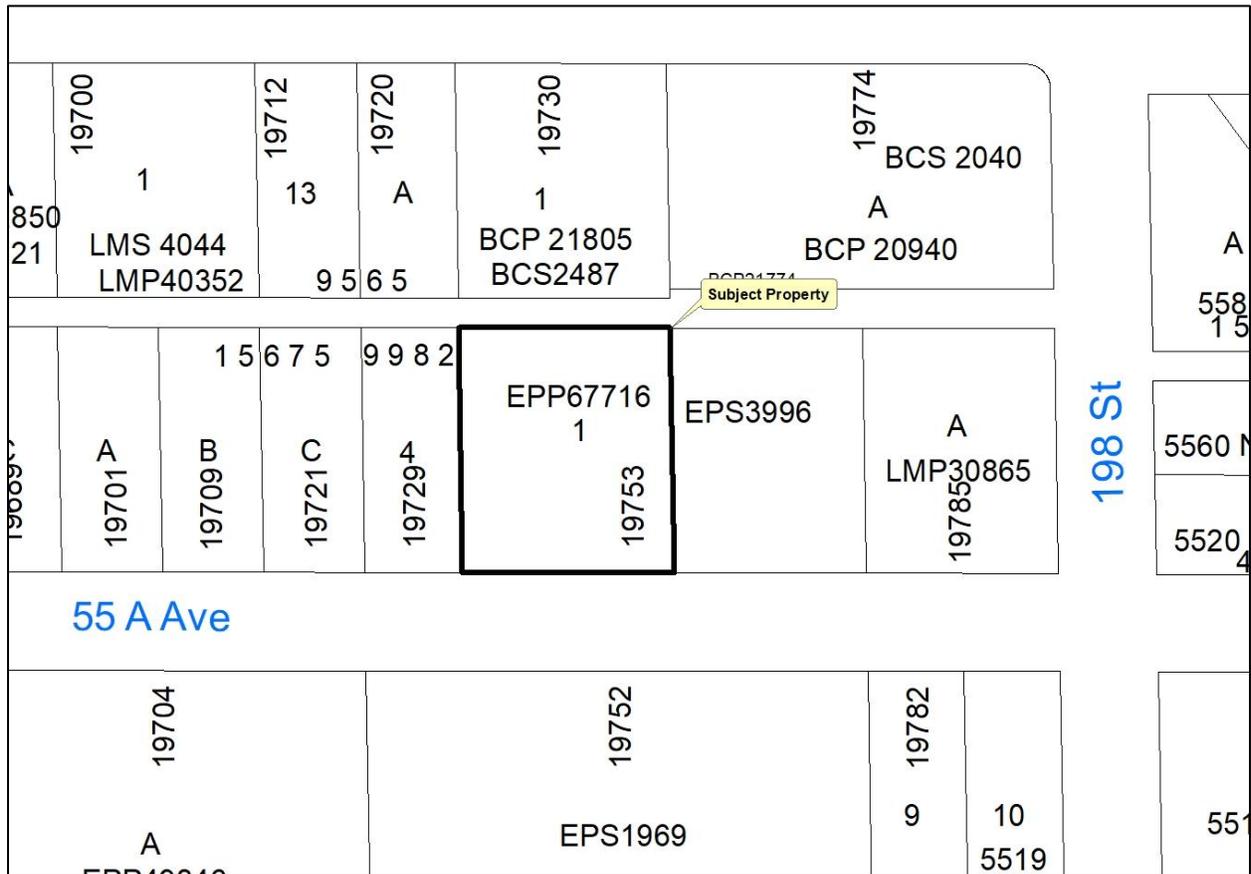
\_\_\_\_\_  
**CORPORATE OFFICER**

CITY OF  
 LANGLEY



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

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





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

From: Development Services & Economic Development  
Department

File #: 6620.00

Doc #: 151518

Date: August 11, 2017

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## COMMITTEE RECOMMENDATION:

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

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## PURPOSE OF REPORT:

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

## POLICY:

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

**COMMENTS/ANALYSIS:**

**Background Information:**

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

**Engineering Requirements:**

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

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

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

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

2. Design and construct a half-road on 55A Avenue for the full property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.
3. Water, sanitary and storm sewer service connections are available to connect to from Phase one. The developer's engineer will verify that the connections are adequate for the proposed development. All existing services shall be capped at the main, at the Developer's expense.
4. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
5. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulation. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditch along 55A Avenue, and must apply to DFO for approval.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

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

1. The City would require a Security Deposit of 110% of the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A cash-in-lieu amount will be determined for the undergrounding of overhead hydro/tel lines.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
4. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
5. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
6. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
7. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".
9. Reciprocal access agreements shall be registered to facilitate access to adjacent properties indicated as potentially being linked by an internal driveway. The City shall be included as a third party to such agreements.

**Discussion:**

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

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

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

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

**Fire Department Comments:**

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

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 13<sup>th</sup>, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18<sup>th</sup> Regular Council meeting.

**BUDGET IMPLICATIONS:**

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

**ALTERNATIVES:**

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

To: Advisory Planning Commission

Date: August 11, 2017

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

Page 6

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Prepared by:



---

Gerald Minchuk, MCIP

Director of Development Services & Economic Development

*attachments*



**PROJECT STATISTICS**

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

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

**LOT AREA :**  
23,464 SQ.FT.=2179.8 SQ.M.=0.538 ACRES

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

**LOT COVERAGE :**  
PROVIDED : 10,196 / 23,464 = 43%

**FLOOR AREA :**  
PROVIDED : 22,198 SQ.FT. = 2062.2 SQ.M.

**FAR :**  
21,494 / 23,464 = 0.916

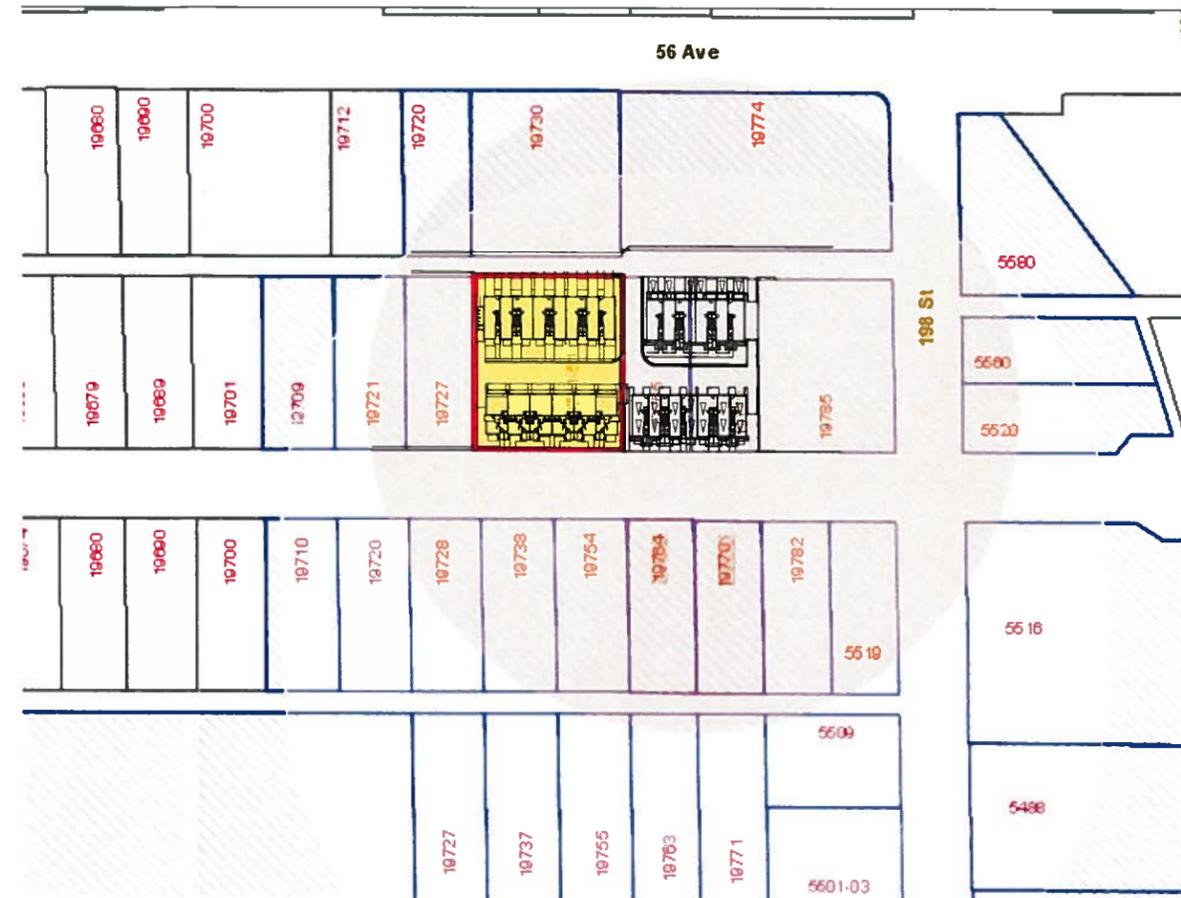
**BUILDING HEIGHT :**  
3 STORIES

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

**NO. OF UNITS :** 14

**DENSITY :** 26.0 UNIT / ACRE

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



UNIT MIX						
UNIT TYPE	A	A1	B	C	D	TOTAL
NO OF BED RM.	4	4	3	2	3	
NO OF UNIT	4	2	3	3	2	14
AREA	1743	1765	1485	1231	1422	
TOTAL AREA	6972	3530	4455	3693	2844	21494

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



**F. ADAB ARCHITECTS INC.**

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

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

PROJECT TITLE:  
**CITY PARK TOWNHOMES PHASE II**  
19753, 55A AVENUE, LANGLEY  
FOR:  
**MONARCHY HOMES 0901523 BC. LTD.**  
16385 - 80TH AVENUE  
SURREY, B.C.

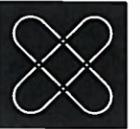
DRAWING TITLE:  
**PROJECT STATISTICS - CONTEXT PLAN**

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



19741-19751, 55A LANGLEY

19767, 55A LANGLEY



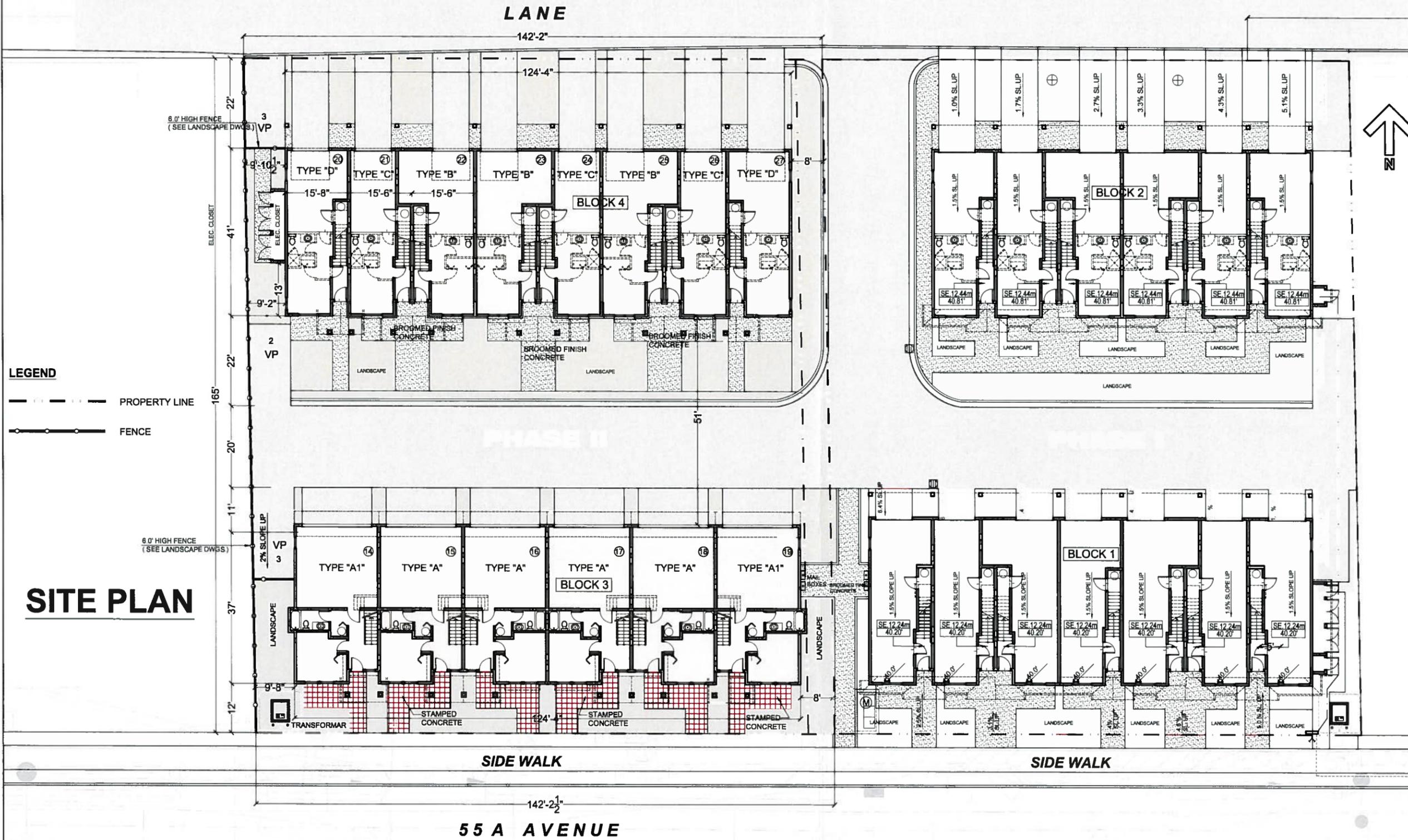
**F. ADAB  
ARCHITECTS  
INC.**

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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
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**LEGEND**  
 - - - - - PROPERTY LINE  
 ——— FENCE

**SITE PLAN**

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

PROJECT TITLE:  
**CITY PARK TOWNHOMES  
 PHASE II**  
 19753, 55A AVENUE, LANGLEY  
 FOR:  
**MONARCHY HOMES LTD.  
 0901523 BC. LTD.**  
 16385 - 80TH AVENUE  
 SURREY, B.C.

DRAWING TITLE:  
 SITE PLAN

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













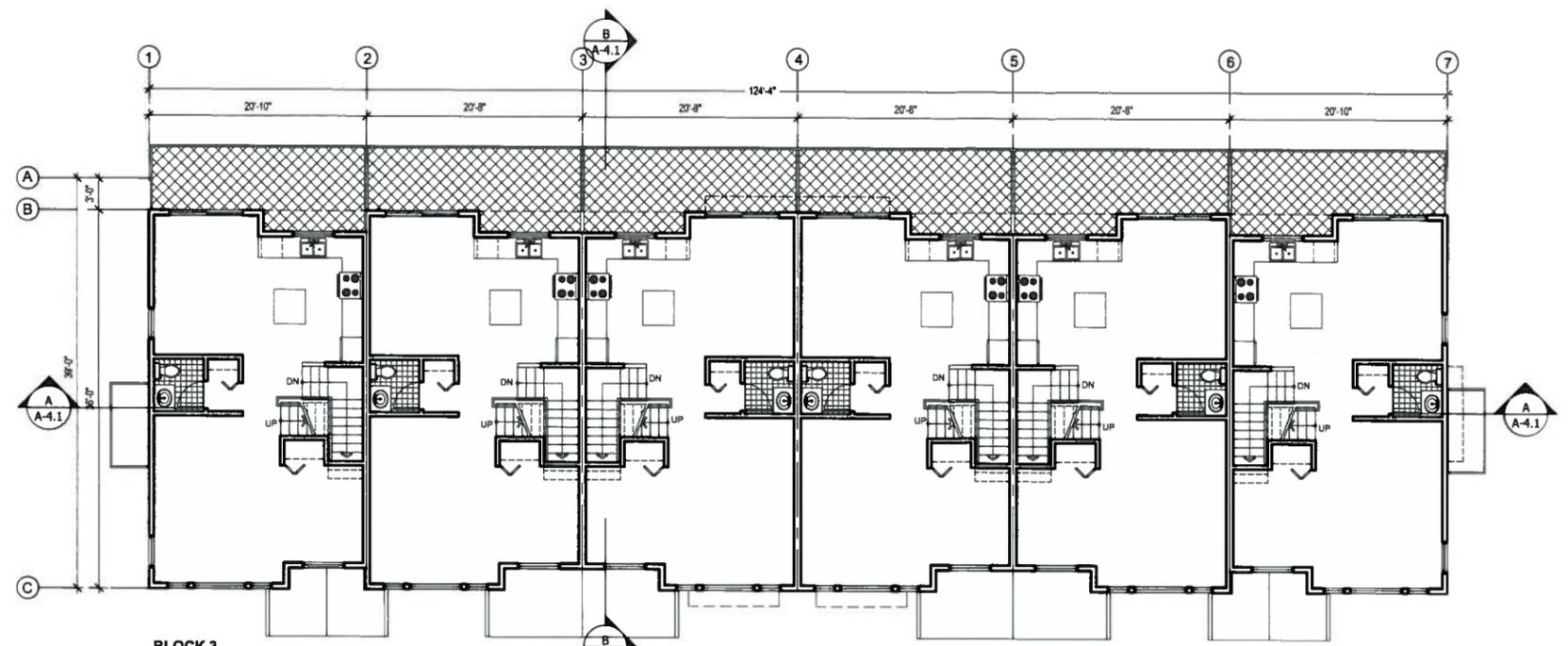
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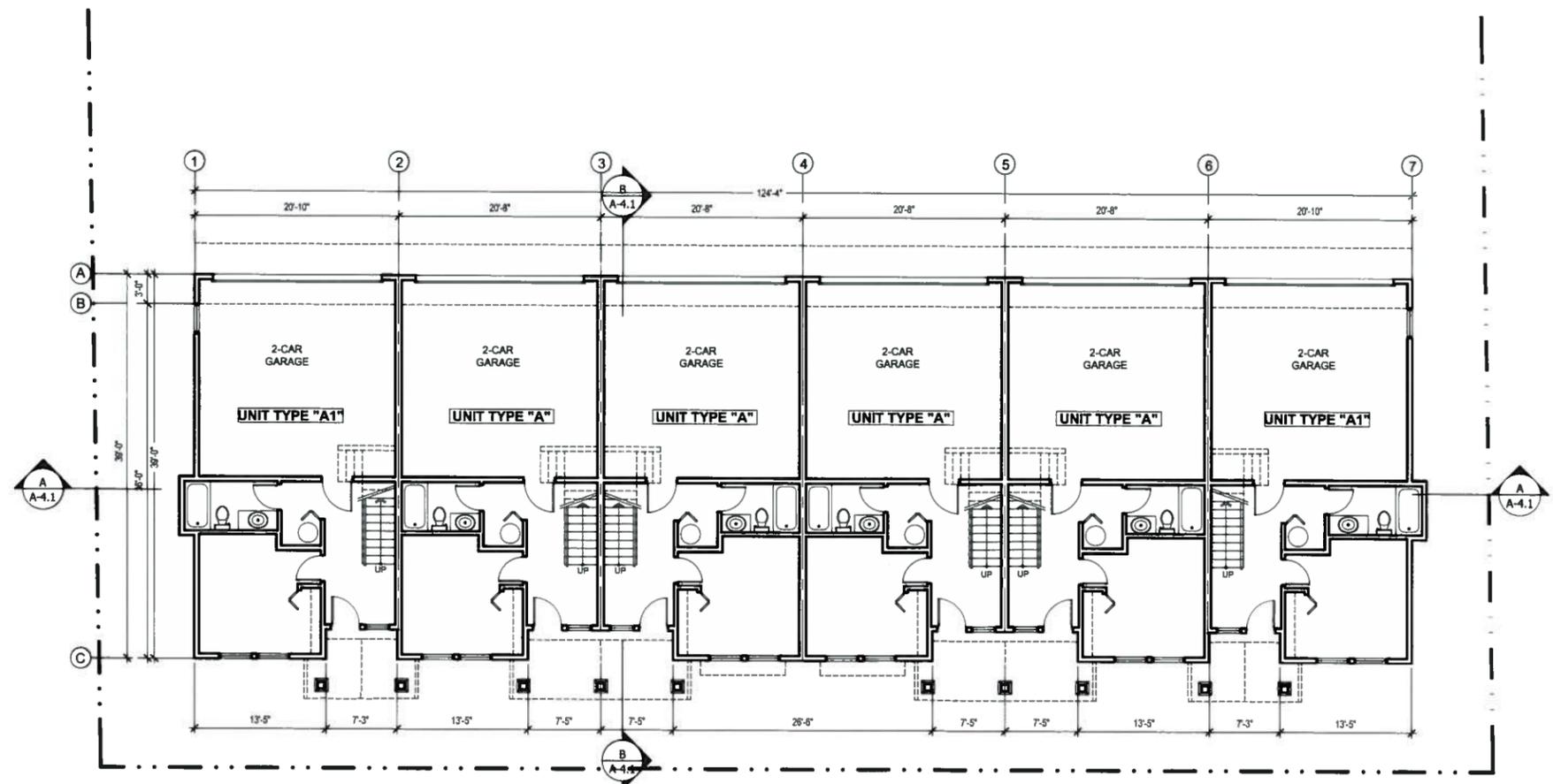
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**BLOCK 3  
2ND FLOOR PLAN**



**FIRST FLOOR PLAN  
BLOCK 3**

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

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

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

DRAWING TITLE:  
**BLOCK 3 FLOOR PLANS  
(1ST AND 2ND FLOORS)**

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









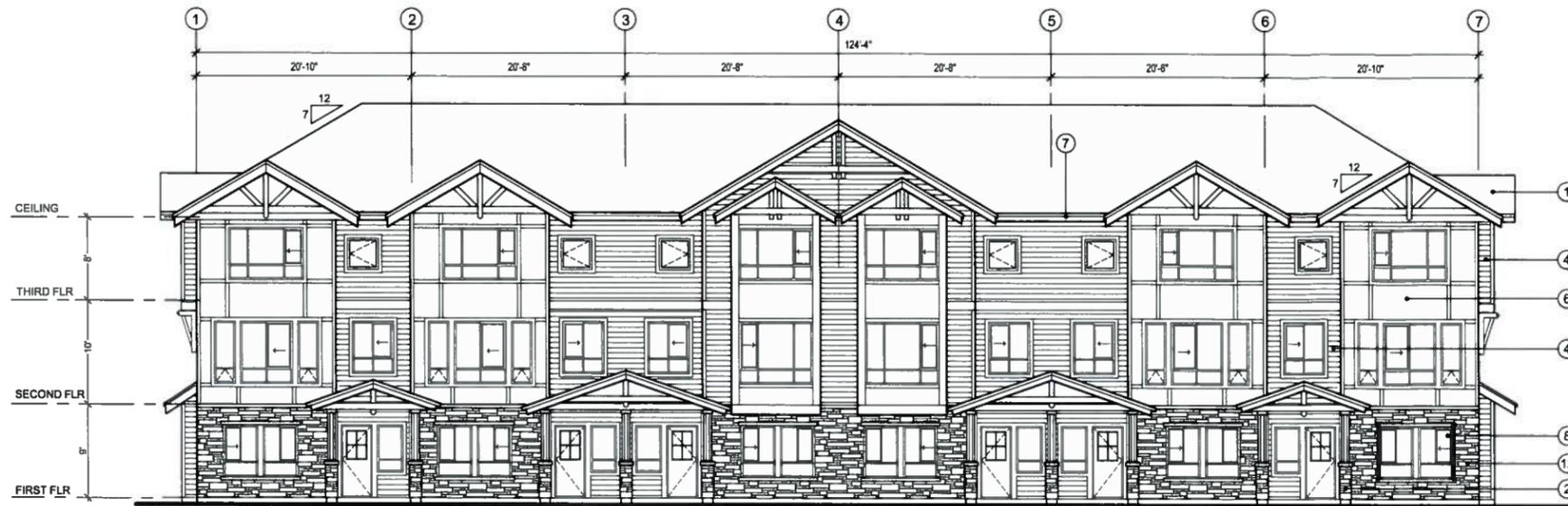
**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
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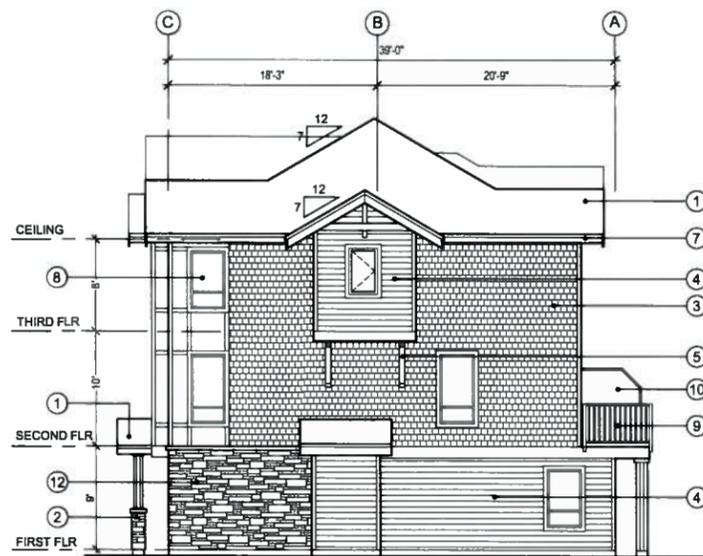
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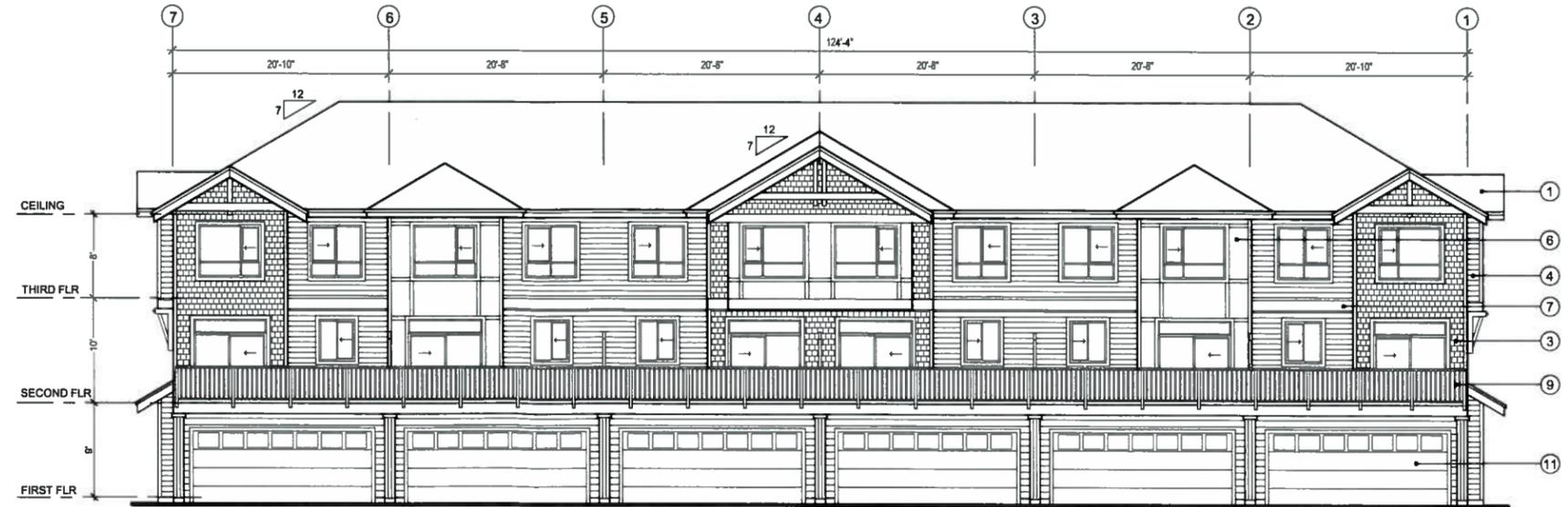
**SOUTH ELEVATION - BLOCK 3**

**EXTERIOR FINISHES**

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



**EAST ELEVATION - BLOCK 3**



**NORTH ELEVATION - BLOCK 3**

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

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

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

DRAWING TITLE:  
**BLOCK 3 ELEVATIONS**

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







**DESIGN RATIONALE AND SUMMARY**

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

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

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



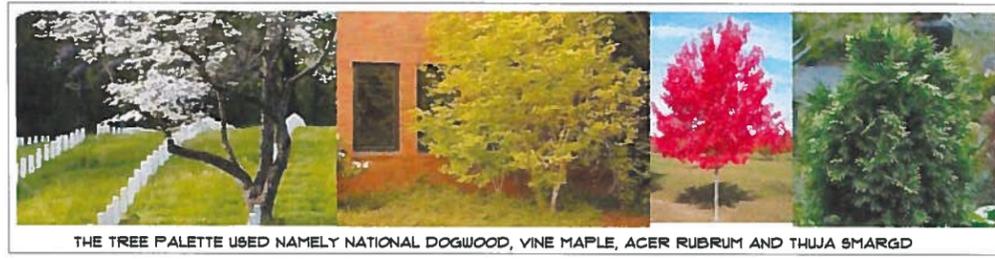
THE NEW MULTI-FAMILY DEVELOPMENT ON THE EASTERN SIDE OF THE 198 ST.



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



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



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

**Recommended Plant List**

**Trees**

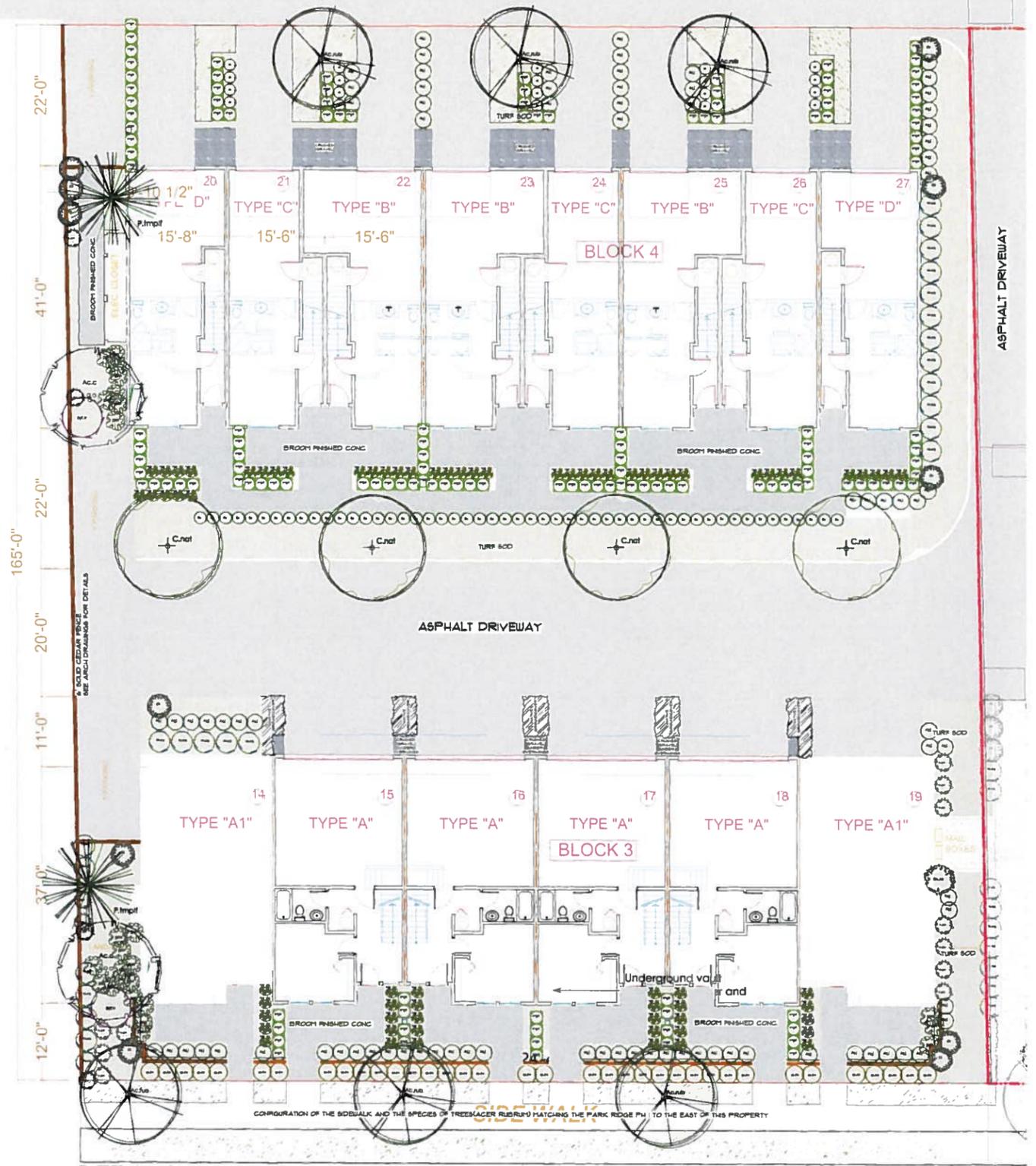
ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht
AC.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
C.nat	4	Coronus nuffallii 'National'	National Dogwood	3.0 m. ht.
P.tmpif	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.
syr.v	11	Syringa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

**Shrubs**

ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
Az.j	83	Azalea japonica	Japanese azalea	#3 pot
Bx	51	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot
M.aq	24	Mahonia aquatfolium	Oregon grape	#3 pot
pm	25	Polystichum munitum	swordfern	#2 pot
P.ply	72	Polystichum polyblepharum	Tassel Fern	#2 pot
Rh.Ak	1	Rhododendron 'Anna Kruschke'	Rhododendron 'Anna Kruschke'	#5 pot
sk	20	Skimmia japonica	Japanese Skimmia	#2 pot
sp.lm	36	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot
v.ov	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

**Groundcover**

	200	Coloneaster dammeri	Bearberry Coloneaster	#1 pot
--	-----	---------------------	-----------------------	--------



**DEVELOPMENT Permit Application**

**bent picture**  
CREATIVE VENTURES LTD.

19753 55A Av  
**PARKRIDGE PH II**

1361 129th Street, Surrey, BC, V4A3X7  
604 783 1450  
ruchirdhall@gmail.com

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

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

**NOTES**  
Applies to existing properties consolidated as 19753 55A Avenue

142'-2 1/2"

**1**

Scale 1/16" = 1'0"

**N**



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

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

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

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

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

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Hutchinson

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

**CARRIED**

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

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

MOVED BY Commission Member Lindberg  
SECONDED BY Commission Member Buhler

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

CARRIED

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

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

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Schreder

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

CARRIED

4) **NEXT MEETING**

Wednesday, November 8th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Buhler

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

**CARRIED**

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***ADVISORY PLANNING COMMISSION CHAIRMAN***

---

***DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT***

*Certified Correct*

CITY OF  
LANGLEY



## CITY OF LANGLEY

### MOTION

Development Permit No. 08-17 – 19753 55A Avenue

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



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

From: Development Services & Economic Development  
Department

File #: 6620.00

Doc #: 151518

Date: August 11, 2017

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## COMMITTEE RECOMMENDATION:

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

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## PURPOSE OF REPORT:

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

## POLICY:

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

**COMMENTS/ANALYSIS:**

**Background Information:**

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

**Engineering Requirements:**

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

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

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

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

2. Design and construct a half-road on 55A Avenue for the full property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.
3. Water, sanitary and storm sewer service connections are available to connect to from Phase one. The developer's engineer will verify that the connections are adequate for the proposed development. All existing services shall be capped at the main, at the Developer's expense.
4. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
5. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulation. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditch along 55A Avenue, and must apply to DFO for approval.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

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

1. The City would require a Security Deposit of 110% of the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A cash-in-lieu amount will be determined for the undergrounding of overhead hydro/tel lines.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
4. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
5. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
6. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
7. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".
9. Reciprocal access agreements shall be registered to facilitate access to adjacent properties indicated as potentially being linked by an internal driveway. The City shall be included as a third party to such agreements.

**Discussion:**

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

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

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

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

**Fire Department Comments:**

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

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 13<sup>th</sup>, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18<sup>th</sup> Regular Council meeting.

**BUDGET IMPLICATIONS:**

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

**ALTERNATIVES:**

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

To: Advisory Planning Commission

Date: August 11, 2017

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

Page 6

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Prepared by:



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Gerald Minchuk, MCIP

Director of Development Services & Economic Development

*attachments*







19741-19751, 55A LANGLEY

19767, 55A LANGLEY



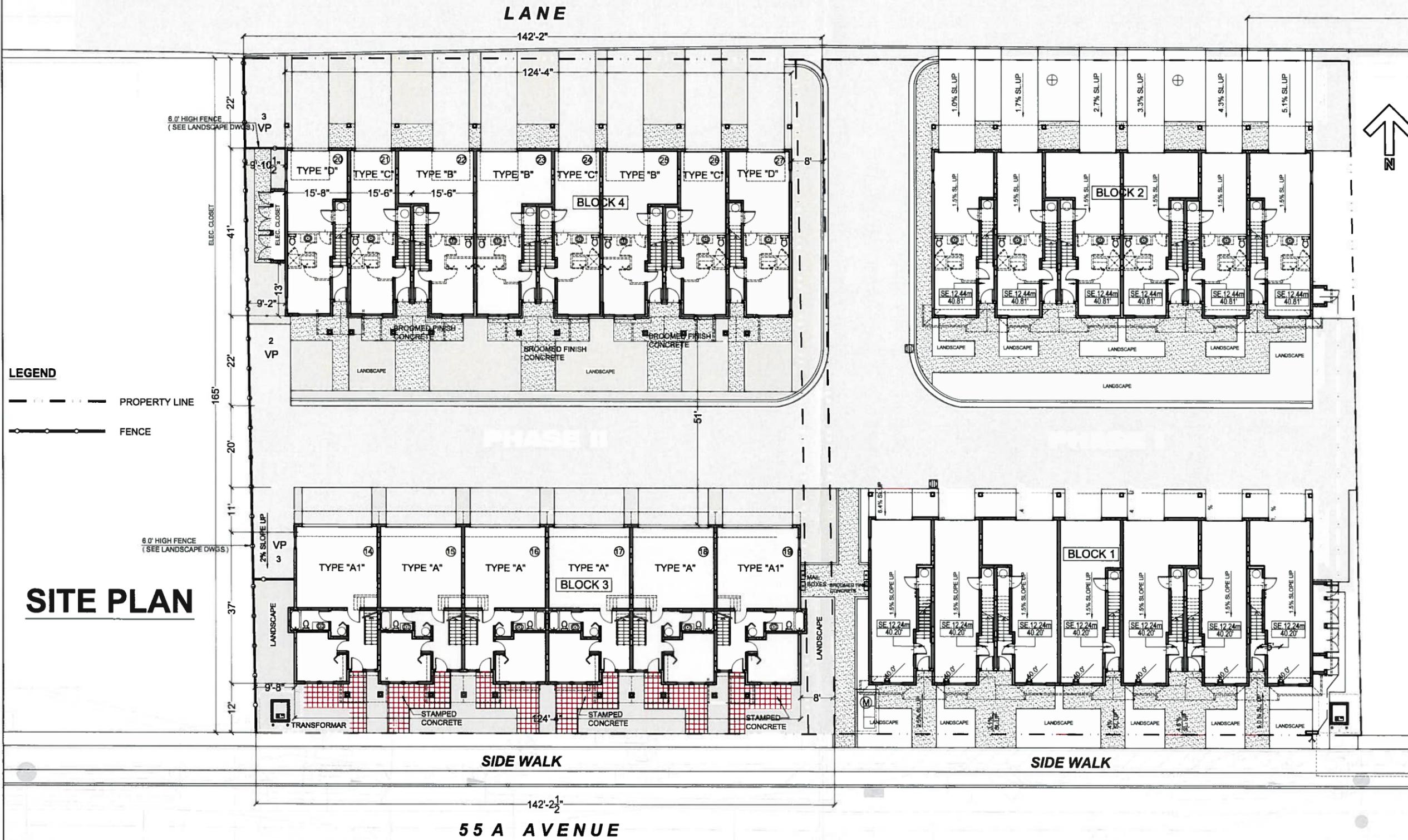
**F. ADAB  
ARCHITECTS  
INC.**

#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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**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - FENCE

**SITE PLAN**

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

PROJECT TITLE:  
**CITY PARK TOWNHOMES  
 PHASE II**  
 19753, 55A AVENUE, LANGLEY  
 FOR:  
**MONARCHY HOMES LTD.  
 0901523 BC. LTD.**  
 16385 - 80TH AVENUE  
 SURREY, B.C.

DRAWING TITLE:  
 SITE PLAN

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



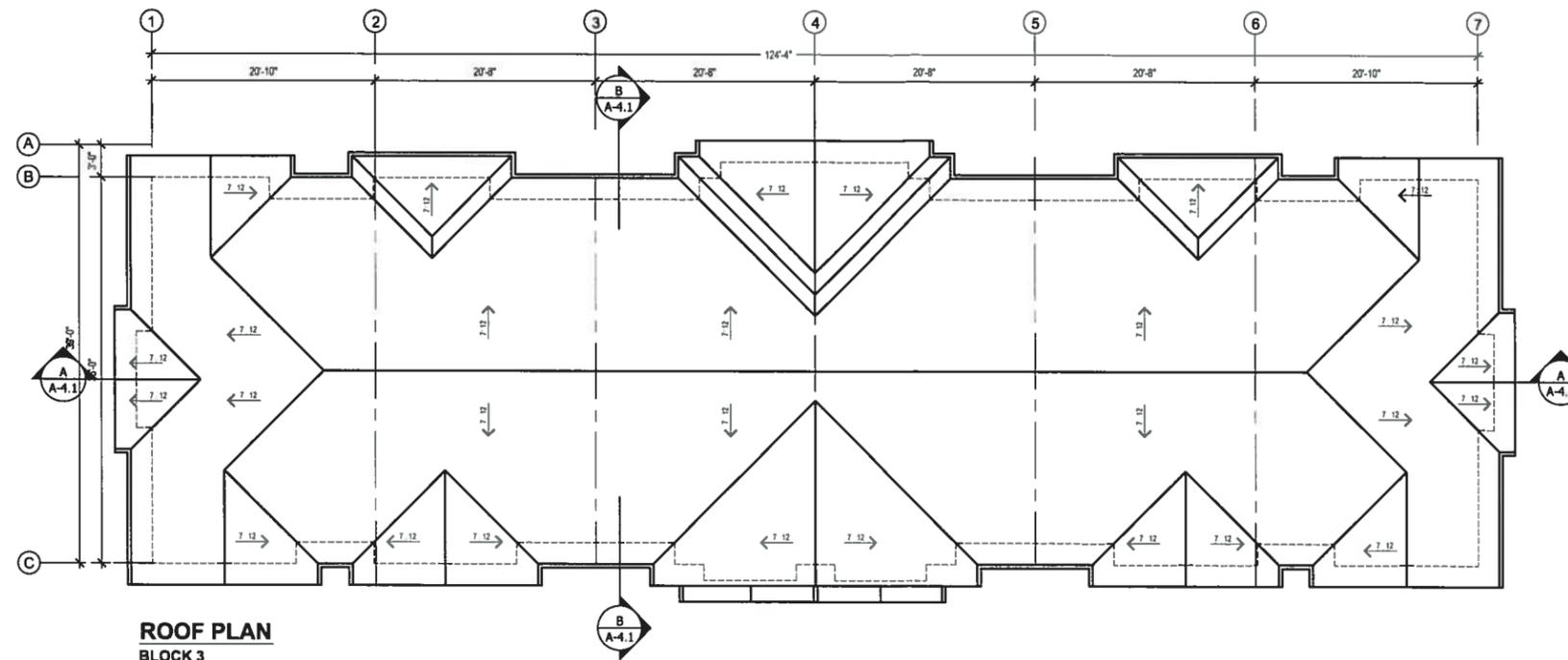




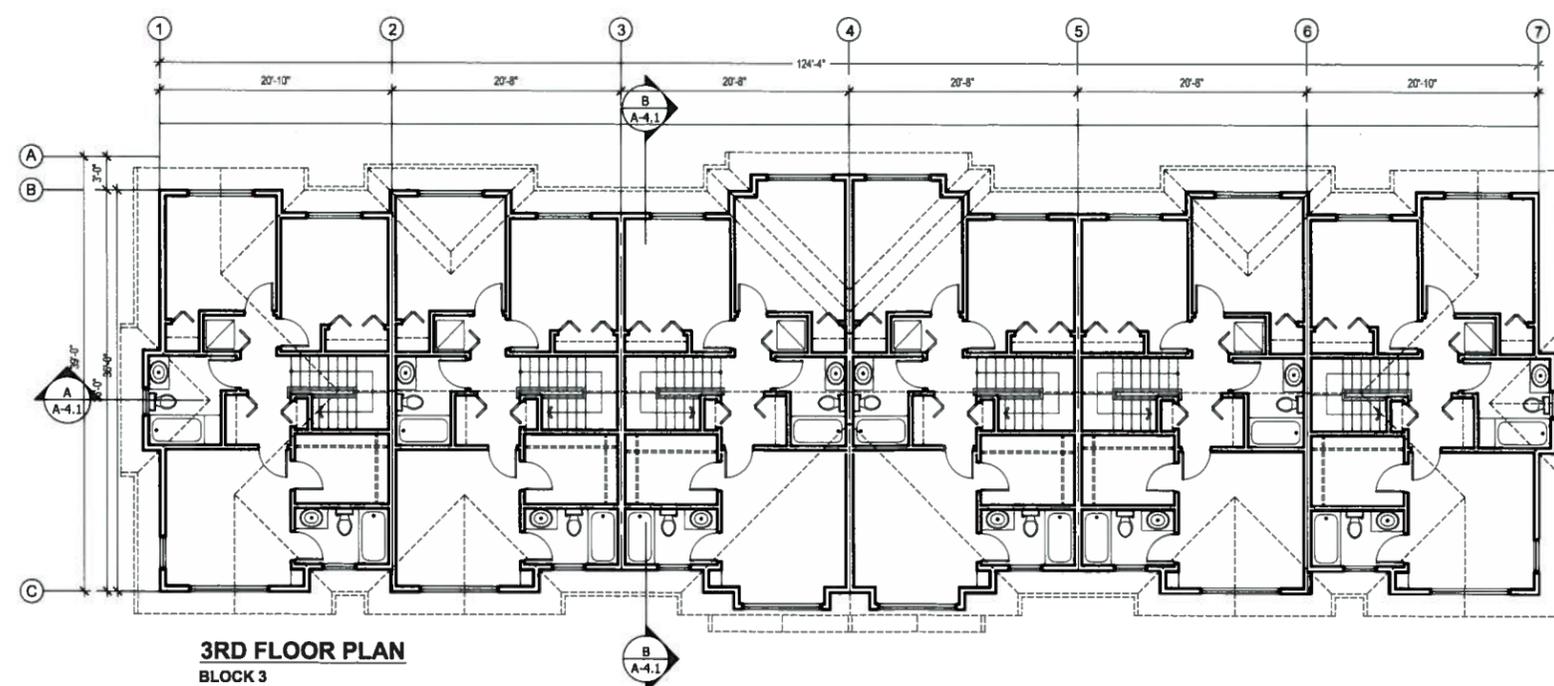








**ROOF PLAN**  
BLOCK 3



**3RD FLOOR PLAN**  
BLOCK 3



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
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NO.	DATE	REVISION/ISSUED
1	07-05-17	ISSUED FOR DP

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

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

DRAWING TITLE:  
**BLOCK 3 FLOOR PLANS  
(3RD FLOOR AND ROOF)**

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







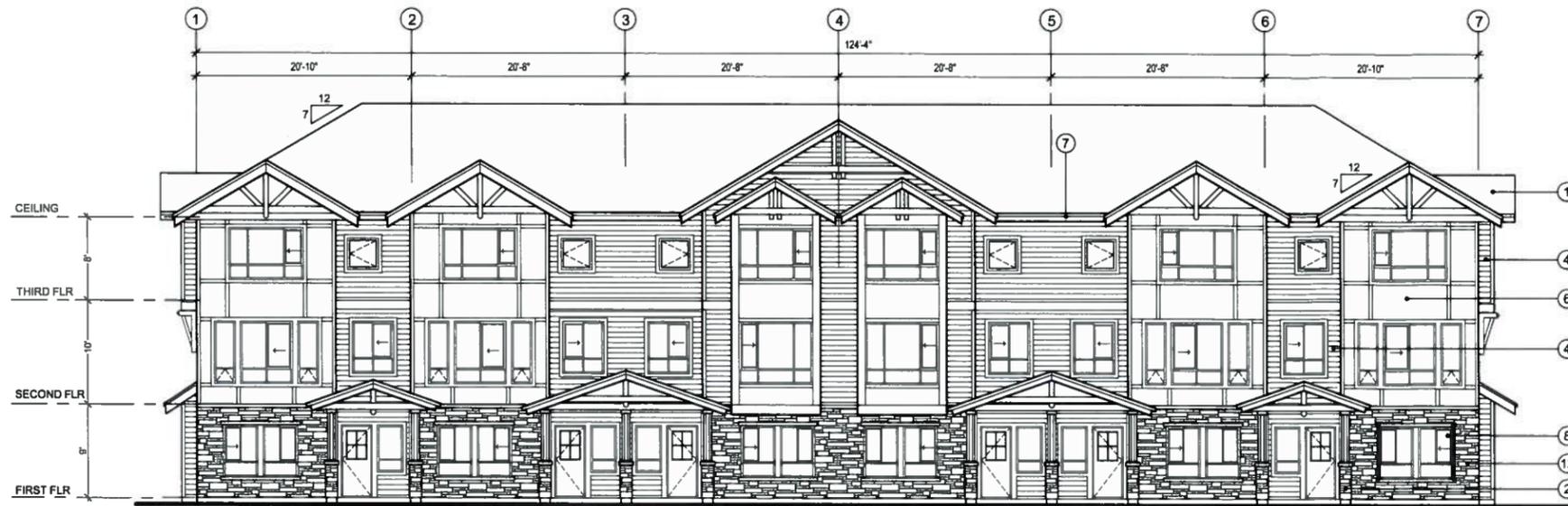
**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
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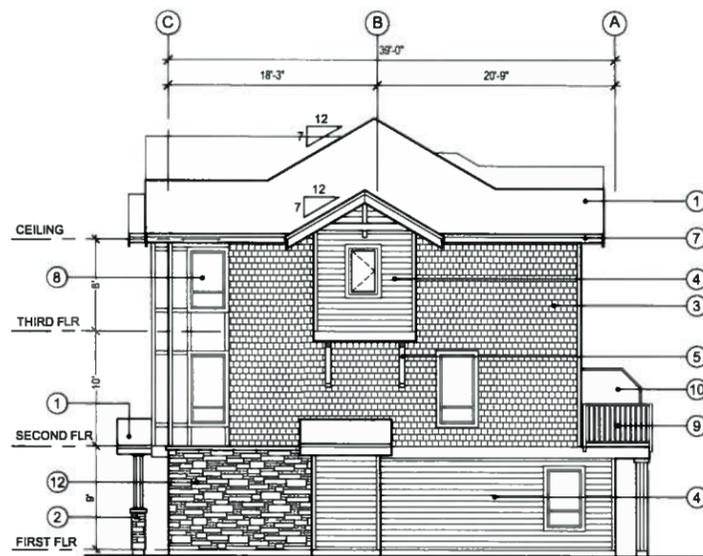
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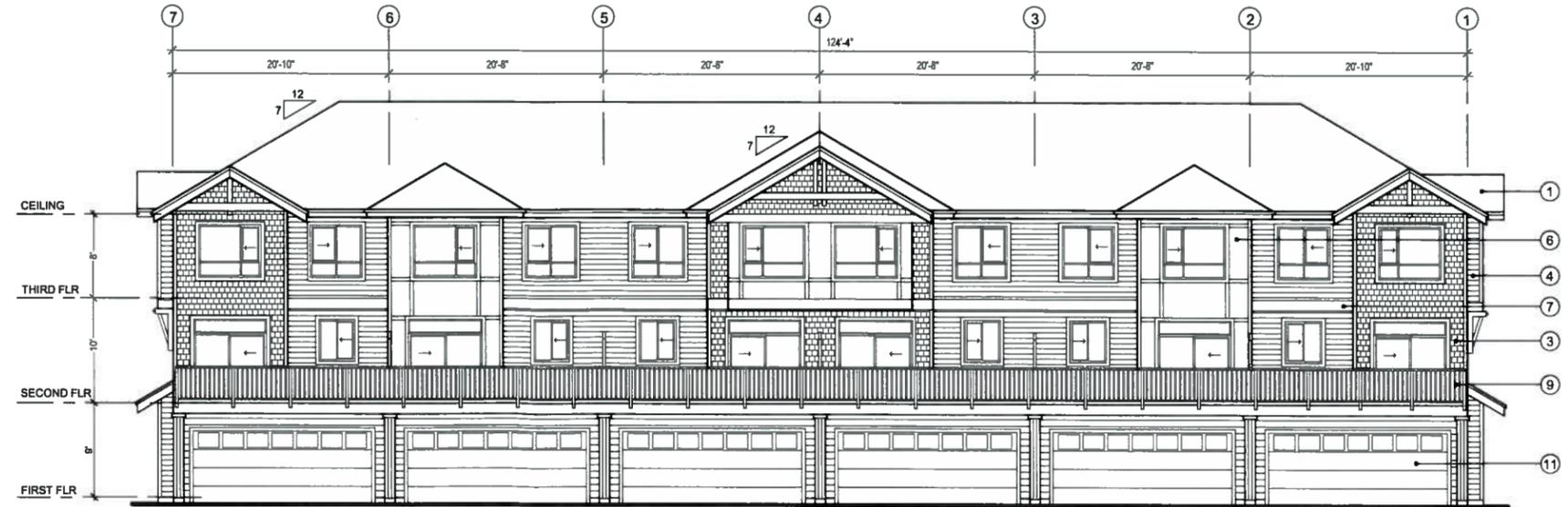
**SOUTH ELEVATION - BLOCK 3**

**EXTERIOR FINISHES**

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



**EAST ELEVATION - BLOCK 3**



**NORTH ELEVATION - BLOCK 3**

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

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

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

DRAWING TITLE:  
**BLOCK 3 ELEVATIONS**

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



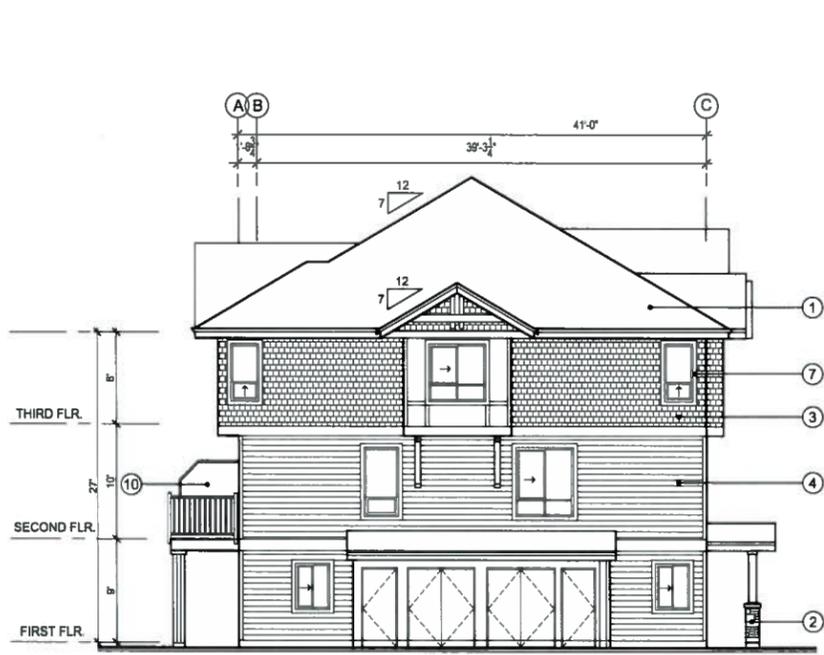
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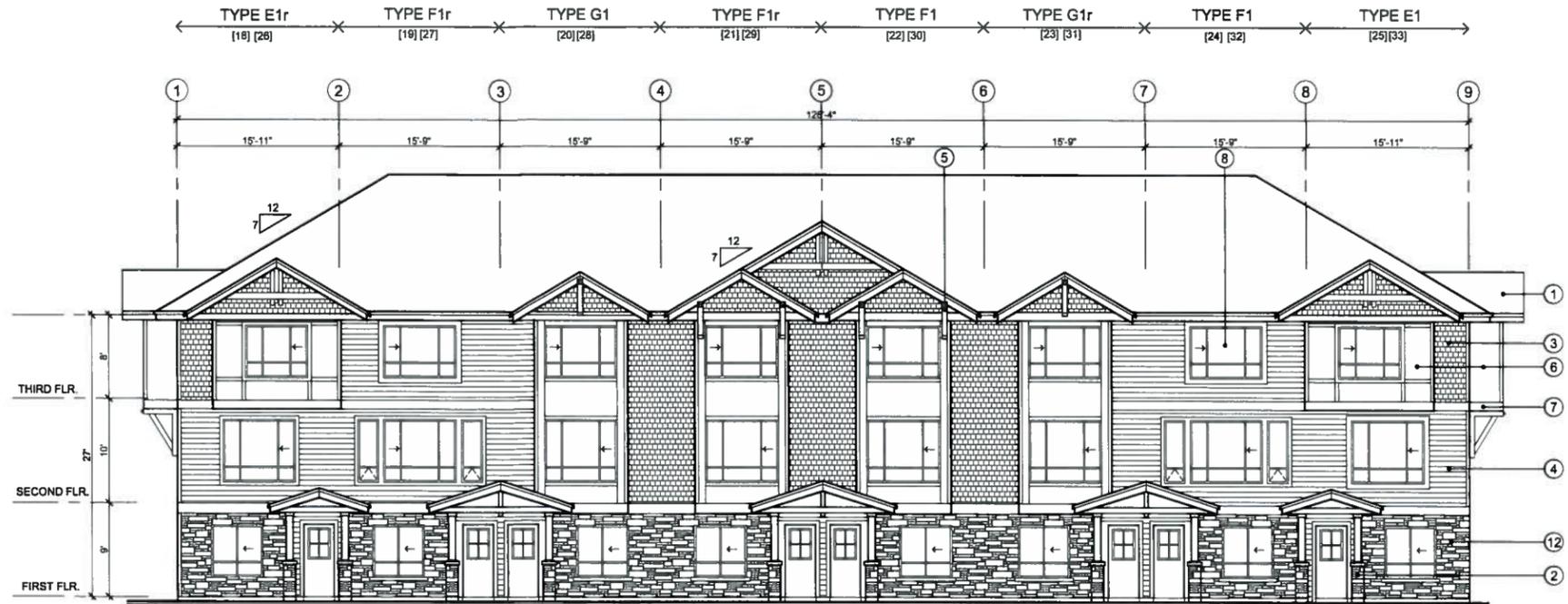
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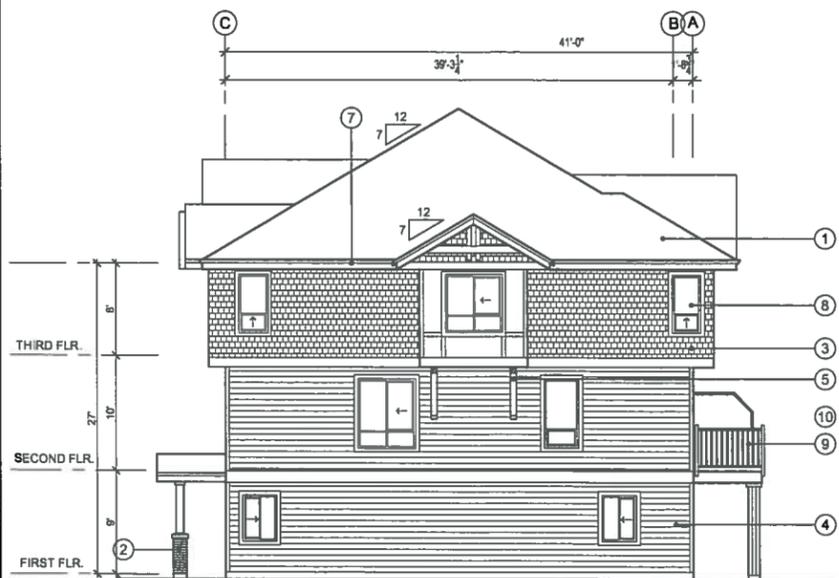
**WEST ELEVATION - BLOCK 4**



**SOUTH ELEVATION - BLOCK 4**

**EXTERIOR FINISHES**

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



**EAST ELEVATION - BLOCK 4**



**NORTH ELEVATION - BLOCK 4**

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

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

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

DRAWING TITLE:  
**BLOCK 4 ELEVATIONS**

DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	<b>A-3.2</b>
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO.	0908	





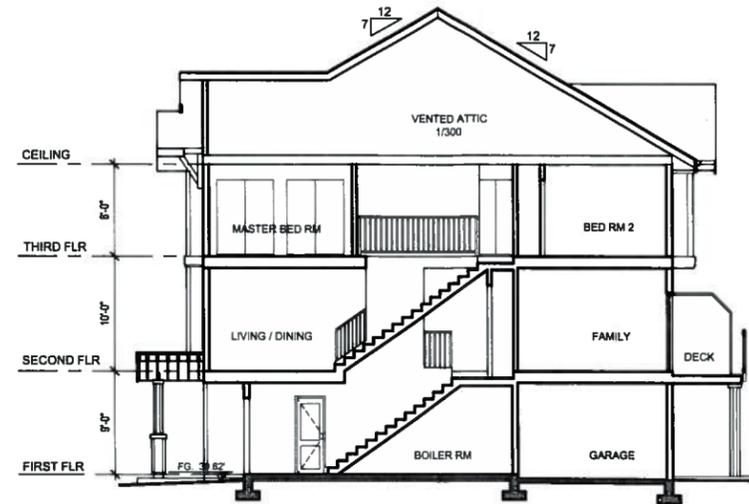
**F. ADAB  
ARCHITECTS  
INC.**

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

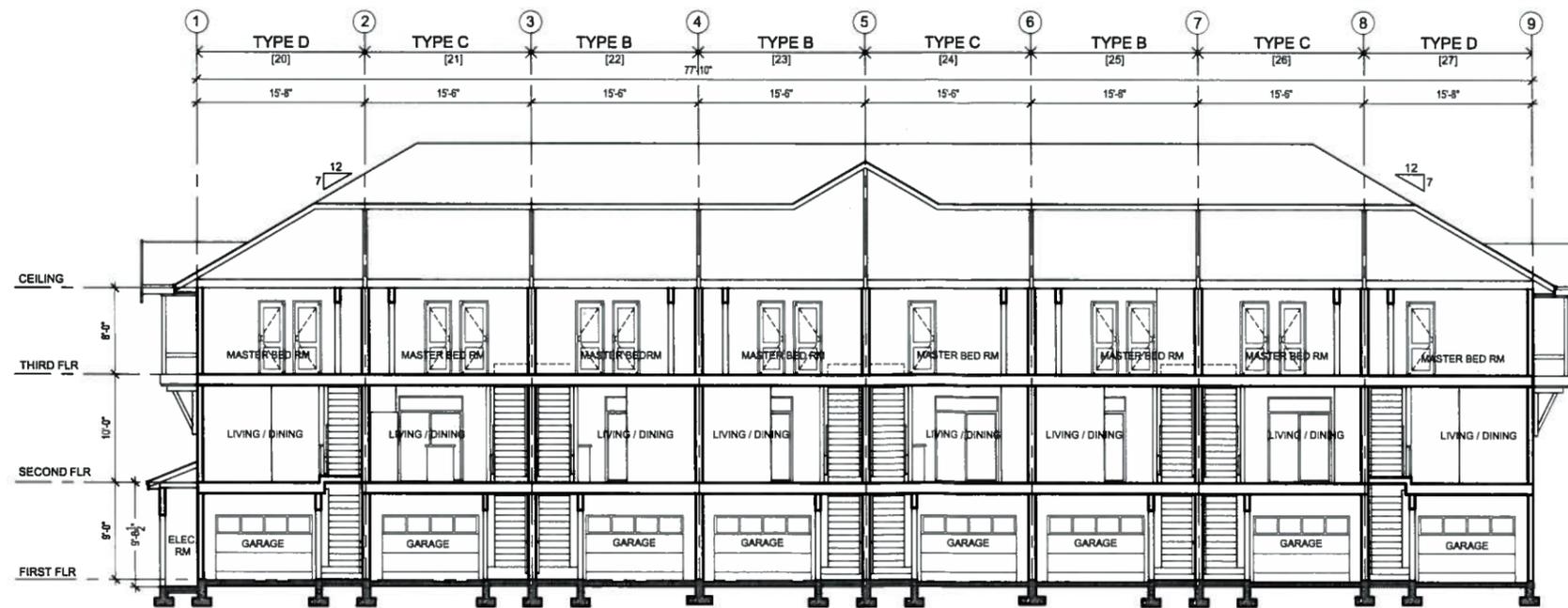
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

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

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



**SECTION D-D - BLOCK 4**



**SECTION C-C - BLOCK 4**

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

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

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

DRAWING TITLE:  
**BLOCK 4 SECTIONS**

DATE:	OCT 2016	SHEET NO.
SCALE:	1/16"=1'-0"	<b>A-4.2</b>
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO.	0906	

**DESIGN RATIONALE AND SUMMARY**

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

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

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



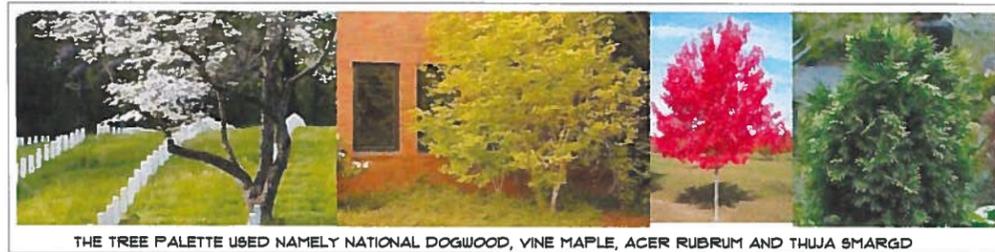
THE NEW MULTI-FAMILY DEVELOPMENT ON THE EASTERN SIDE OF THE 198 ST.



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



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



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

**Recommended Plant List**

**Trees**

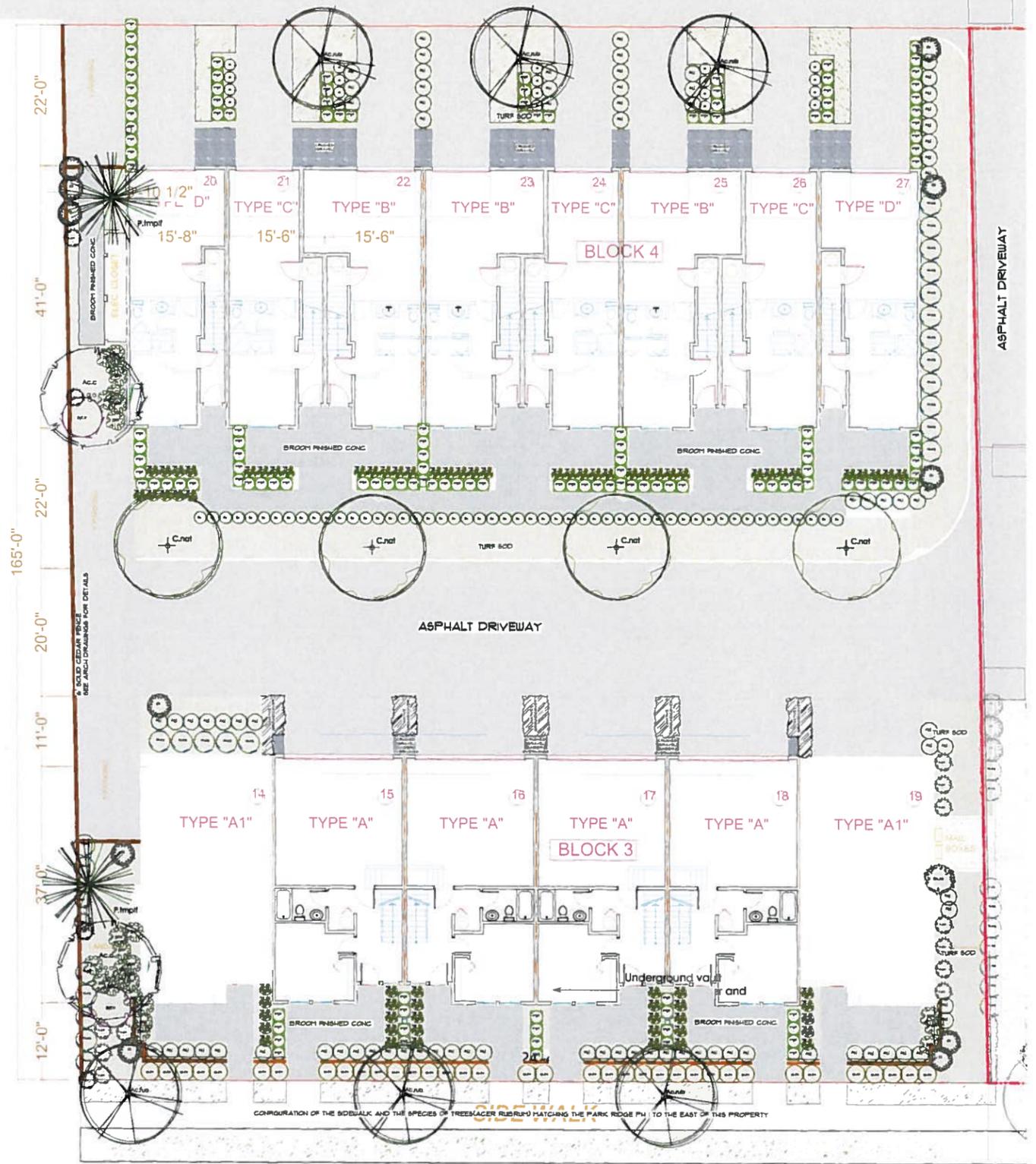
ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht
AC.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
C.nat	4	Coronus nuffallii 'National'	National Dogwood	3.0 m. ht.
P.tmpif	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.
syr.v	11	Syringa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

**Shrubs**

ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
Az.j	83	Azalea japonica	Japanese azalea	#3 pot
Bx	51	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot
M.aq	24	Mahonia aquatfolium	Oregon grape	#3 pot
pm	25	Polystichum munitum	swordfern	#2 pot
P.ply	72	Polystichum polyblepharum	Tassel Fern	#2 pot
Rh.Ak	1	Rhododendron 'Anna Kruschke'	Rhododendron 'Anna Kruschke'	#5 pot
sk	20	Skimmia japonica	Japanese Skimmia	#2 pot
sp.lm	36	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot
v.ov	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

**Groundcover**

	200	Coloneaster dammeri	Bearberry Coloneaster	#1 pot
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**DEVELOPMENT Permit Application**

**bent picture**  
CREATIVE VENTURES LTD.

19753 55A Av  
**PARKRIDGE PH II**

1361 129th Street, Surrey, BC, V4A3X7  
604 783 1450  
ruchirdhall@gmail.com

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

Drawn By	DR	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP
Contractors		Consultants	FRED ADAB ARCHITECTS
Authorities	1910 City of Langley	Documents	DP Package

**NOTES**  
Applies to existing properties consolidated as 19753 55A Avenue

142'-2 1/2"

**1**

Scale 1/16" = 1'0"

**N**



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

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

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

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

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

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Hutchinson

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

**CARRIED**

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

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

MOVED BY Commission Member Lindberg  
SECONDED BY Commission Member Buhler

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

CARRIED

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

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

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Schreder

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

CARRIED

4) **NEXT MEETING**

Wednesday, November 8th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Buhler

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

**CARRIED**

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***ADVISORY PLANNING COMMISSION CHAIRMAN***

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***DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT***

*Certified Correct*



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 140, 2018, BYLAW No. 3033  
DEVELOPMENT PERMIT APPLICATION DP 11-17

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 3-storey, 39-unit townhouse development.

The subject properties are currently zoned RS1 Single Family Residential Zone and un-zoned portion of 199A Street road dedicated by Plan 33088 in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated “High Density Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	Wensley Architecture Ltd.
<b>Owner:</b>	Oaken Developments Inc. and City of Langley
<b>Civic Addresses:</b>	5520, 5521, 5511, 5501, 5591-199A Street
<b>Legal Description:</b>	Lots 75, 76, 77, 78, 79 Section 3, Township 8, New Westminster District, Plan 33088; and portion of road (532.8m <sup>2</sup> ) located adjacent to 199A Street dedicated by Plan 33088
<b>Site Area:</b>	66,863 ft <sup>2</sup> (6,212 m <sup>2</sup> )
<b>Lot Coverage:</b>	39%
<b>Total Parking Required:</b>	80 spaces (plus 8 designated visitor spaces)
<b>Total Parking Provided:</b>	80 spaces (plus 10 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone and un-zoned right of way
<b>Proposed Zoning:</b>	CD50-Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>VariANCES Requested:</b>	None
<b>Community Amenity Charges:</b>	\$78,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 144**

**BYLAW NO. 3033**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD50) and to rezone the property located at 5520, 5521, 5511, 5501, 5591-199A Street and un-zoned right of way 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. 140, 2018, No. 3033”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 50 (CD50) Zone: immediately after Comprehensive Development -49 (CD49) Zone:

**“UU. CD50 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 39-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 50 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 006-795-641  
Lot 75, Section 3, Township 8, New Westminster District Plan 33088
- (b) PID: 006-795-692  
Lot 76, Section 3, Township 8, New Westminster District Plan 33088
- (c) PID: 006-795-765  
Lot 77, Section 3, Township 8, New Westminster District Plan 33088
- (d) PID: 002-459-451  
Lot 78, Section 3, Township 8, New Westminster District Plan 33088
- (e) PID: 006-795-811  
Lot 79, Section 3, Township 8, New Westminster District Plan 33088
- (f) Portion of 199A Street road (532.8m<sup>2</sup>) dedicated by Plan 33088

**(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 37 pages and dated October, 2017 prepared by Wensley Architecture Ltd. and Vander der Zalm & Associates Landscape Architecture 1 copy of which is attached to Development Permit 11-17.

**(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**

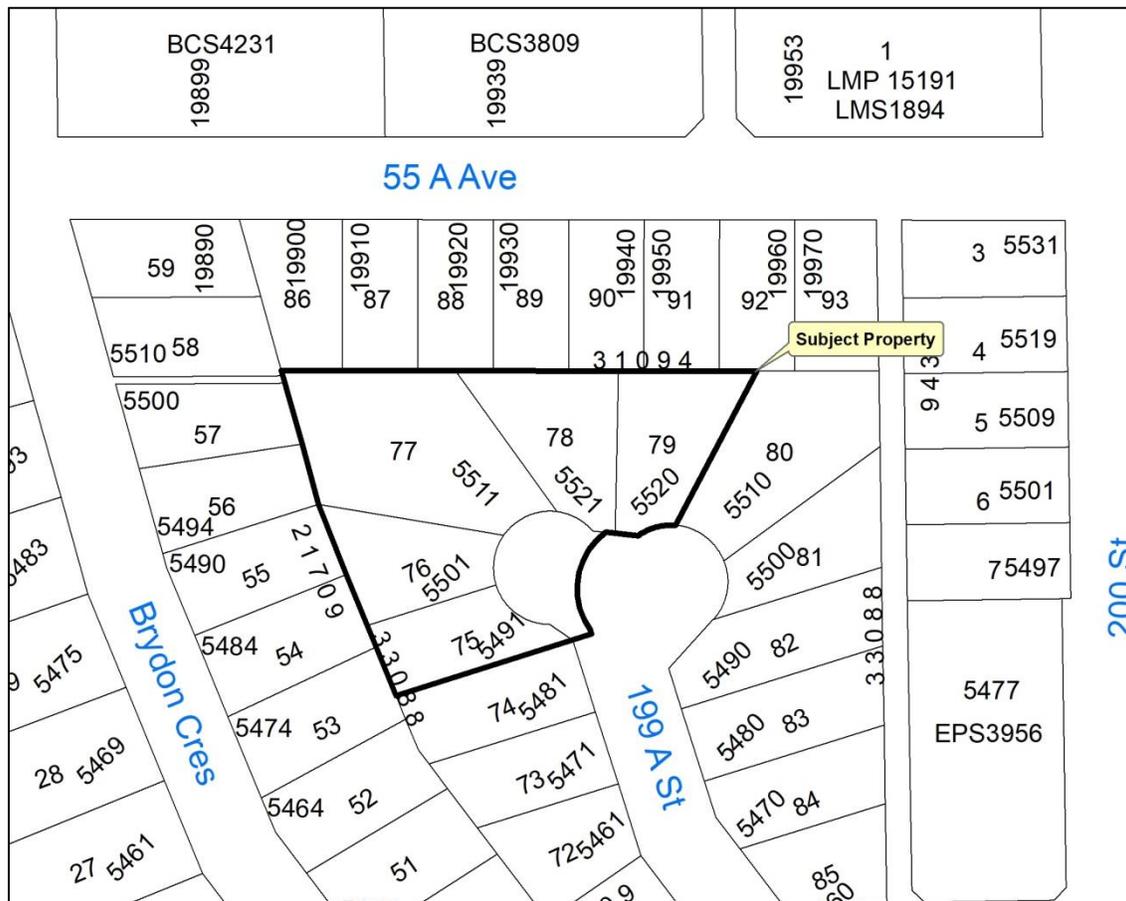
\_\_\_\_\_  
**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 07-17 DEVELOPMENT PERMIT APPLICATION DP 11-17

**Civic Address:** 5491, 5501, 5511, 5520, 5521 – 199A Street  
**Legal Description:** Lots 75, 76, 77, 78, 79, Section 3, Township 8, New Westminster District, Plan 33088; Portion of road dedicated by Plan 33088  
**Applicant:** Concost Management Inc.  
**Owner:** Oaken Developments (199A) Inc.  
City of Langley





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-07-17  
Development Permit Application DP-11-17**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: March 12, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application No. RZ 07-17 and Development Permit Application No. DP 11-17 to accommodate a 39-unit, 3-Storey townhouse development located at 5520, 5521, 5511, 5501, 5591 -199A Street and portion road dedicated on Plan 33088 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.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Concost Management Inc. to accommodate a 39 unit 3-Storey townhouse development.

## POLICY:

The subject application is located with the High Density Residential area in the Official Community Plan. All lands designated High Density Residential are subject to a Development Permit to address building form and character.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Concost Management Inc./Wensley Architecture Ltd.
<b>Owner:</b>	Oaken Developments (199A) Inc./ City of Langley
<b>Civic Addresses:</b>	5401, 5411,5491,5511, 5520, 5521,
<b>Legal Description:</b>	Lots 75,76,77,78, 79 Section 3, Township 8, New Westminster District Plan 33088 and Lot A, Section 3, Township 8, Plan 33088; and Portion of 199A Street road dedicated by Plan 33088
<b>Site Area:</b>	66,863 ft <sup>2</sup> (6,212 m <sup>2</sup> )
<b>Lot Coverage:</b>	40%
<b>Total Parking Required:</b>	78 spaces (plus 8 visitor spaces)
<b>Total Parking Provided:</b>	80 spaces (plus 10 visitor spaces)
<b>Existing Zoning:</b>	RS 1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD 50 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$546,200.75 (includes 5 SF DCC credits)
<b>Community Amenity Charge:</b>	\$78,000
<b>Exterior Finishes :</b>	Hardie paneling and siding

**Engineering Requirements:**

These requirements have been issued for a rezoning and development permit for a proposed **39 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) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and 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 be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. 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 shall 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.
5. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. Works to be designed by the Developers engineer and approved by the City Engineer.
6. The street lighting fronting the site shall be analyzed by an approved lighting consultant and upgraded to current City of Langley Standards.
7. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. Modifications to the double cul-de-sac bulb fronting the site shall be designed and constructed as per the City of Langley Subdivision and Development Control Bylaw. City infrastructure, hydro/tel and gas shall be relocated, at the Developer's expense, to suit the new design. New curb and gutter, asphalt roadway, sidewalks and street trees are required within the new cul-de-sac.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.

2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$40,000 bond for the installation of a water meters 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. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
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 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.
6. 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.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. 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 residential development is located off 199 A Street and consists of 5 single family lots. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Oaken Developments Inc., for the surplus road right of way that abuts the southern boundary of the subject lands. The subject site

proposes a three storey, 39 -unit townhouse development, with unit sizes ranging from 1,342 ft<sup>2</sup> to 1, 821 ft<sup>2</sup>.

Each townhome will have access to a private fenced in yard as well as a private roof top patio, The main access to all units is to occur from the internal 6.0m lanes. Parking is accommodated through tandem and side by side parking garages for each unit. In addition, 10 visitor parking spaces are conveniently spread throughout the site to facilitate guest use and shorten walking distance to all units.

The proposed architectural style for these townhomes will be a contemporary modern style with roof overhangs and flat roofs. Exterior finishes incorporate hardie shingle siding and modern hardie pop-outs. The design intent is to use these very simple ideas of consistent roof lines and create a cohesive residential community with a common design theme throughout.

The proposed development benefited from a comprehensive CPTED review by a qualified consultant whose recommendations were incorporated into the project 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 March 14, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 19, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$473,572 to City of Langley Development Cost Charge accounts and \$78,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



---

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

Concurrence:



---

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

Concurrence:



---

Rory Thompson, Fire Chief

Attachment(s):

# 199A STREET, TOWNHOUSE RESIDENCES CITY OF LANGLEY, B.C.

## PROJECT STATISTICS

REVISION NO. 02	DATE:	05-Mar-18
SITE INFORMATION		
LEGAL DESCRIPTION	NOTED	
CIVIC ADDRESS	5491, 5501, 5511, 5521, 5520 199A St., Langley, BC V3A 1J7	
ZONING	RMB	PROPOSED CD
SITE AREA (ft²)	55,525	TBC BY SURVEYOR 1.01 FSR
SITE DATA		
DENSITY	ALLOWED	PROPOSED
	80 units/acre	28 units/acre
SITE COVERAGE	40%	0.49
BUILDING HEIGHT	4 storeys	4 storeys
SETBACKS		
	Front	24.81' (7.5m)
	Side (West)	24.81' (7.5m)
	Side (East)	24.81' (7.5m)
	Rear	24.81' (7.5m)
BUILDING DATA		
UNIT GROSS AREA	DESCRIPTION	AREA (ft²)
		# OF UNITS
		COMBINED (ft²)
<b>TOTAL GROSS AREA</b>	(Saleable Area)	<b>39</b>
		<b>55,084</b>
<b>TOTAL BUILDING AREA (Horizontal Projection)</b>		
		<b>26,985</b>
AMENITY SPACE: 24.76 ft² (2.3m²) / dwelling unit		
STORAGE LOCKERS: 200.23 ft² (5.67m²) / dwelling unit		
PARKING DATA		
	DESCRIPTION	QUANTITY
		# OF UNITS
		PROVIDED
REQUIRED PARKING	Spaces per Studio/1 Bed	1.2
	Spaces per 2 Bed	1.3
	Spaces per 3 Bed	2
	Visitor Parking	0.2/unit
Accessible Parking -min 5%	Small car parking-max 40%	
<b>TOTAL REQUIRED PARKING</b>		<b>86</b>
PROPOSED PARKING	Spaces per Unit	2
	Visitor Parking	10
<b>TOTAL PROPOSED PARKING</b>		<b>88</b>
REQUIRED BICYCLE STORAGE	Bicycle Parking per Unit	2
	Visitor Parking per Bldg	6
<b>PROPOSED BICYCLE STORAGE</b>		<b>n/a</b>

## LEGAL DESCRIPTION

P.I.D. 006-795-641 (LOT 75)  
CIVIC ADDRESS: #5491 199A STREET

P.I.D. 006-795-692 (LOT 76)  
CIVIC ADDRESS: #5501 199A STREET

P.I.D. 006-795-765 (LOT 77)  
SUBJECT PROPERTY MAY BE AFFECTED  
BY STATUTORY RIGHT OF WAY D53418  
(PLAN 33767)  
CIVIC ADDRESS: #5511 199A STREET

P.I.D. 002-459-451 (LOT 78)  
SUBJECT PROPERTY MAY BE AFFECTED  
BY STATUTORY RIGHT OF WAY D53418  
(PLAN 33767)  
CIVIC ADDRESS: #5521 199A STREET

P.I.D. 006-795-811 (LOT 79)  
SUBJECT PROPERTY MAY BE AFFECTED  
BY STATUTORY RIGHT OF WAY D53418  
(PLAN 33767)  
CIVIC ADDRESS: #5520 199A STREET

## FORM + CHARACTER INSPIRATION

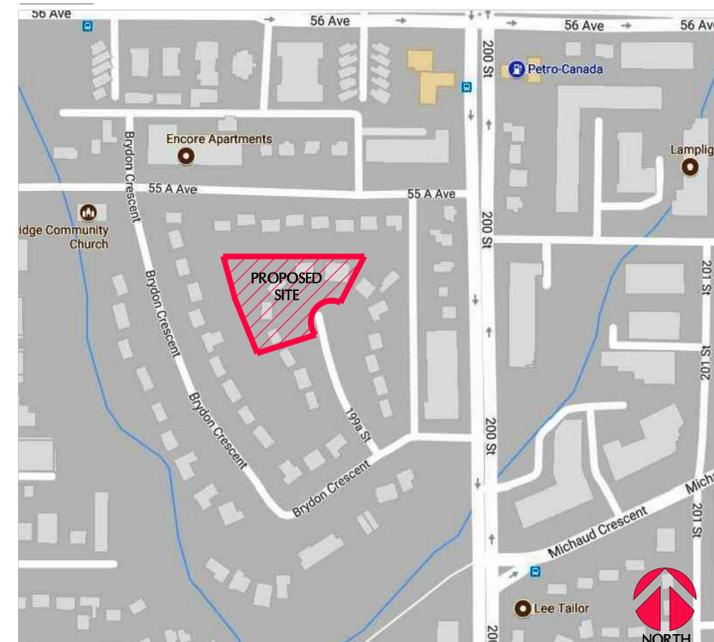


ENTRY SIGNAGE

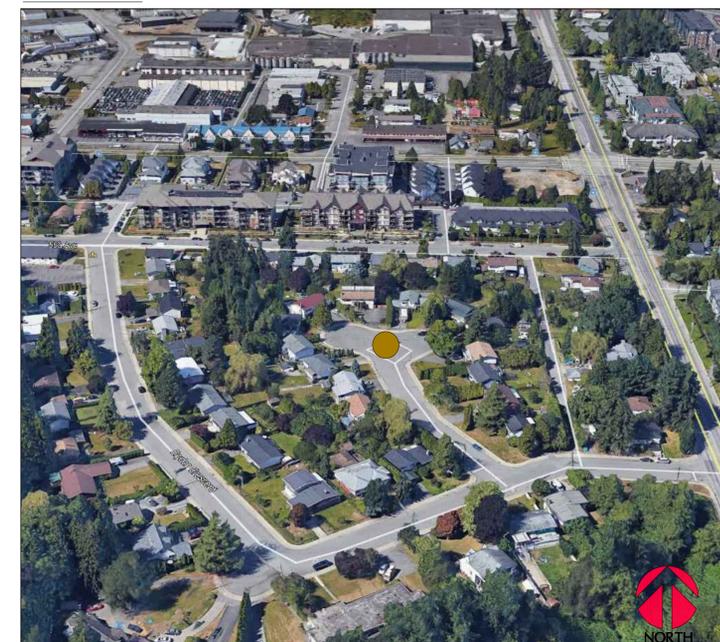
## TOWNHOUSE STATISTICS

UNIT TYPE	NO. BED.	NO. BATH.	NET AREA (excluding storage)	UNITS	TYPE OF UNITS			TOTAL NUMBER OF UNITS	%	
					3 Bed	4 Bed				
A1	3	3	1389	5	5		5	12.8%		
A2	3	3	1398	7	7		7	17.9%		
B1	3	3	1457	2	2		2	5.1%		
C1	3	3	1350	4	4		4	10.3%		
D1	3	3	1342	12	12		12	30.8%		
D1-END	3	3	1354	4	4		4	10.3%		
F1	3	3	1528	2	2		2	5.1%		
G1	4	3	1821	3	3		3	7.7%		
			<b>55084</b>	<b>39</b>	<b>39</b>		<b>39</b>			
					100%	0%	0%	0%	100%	100.0%

## SITE MAP



## LOCATION MAP



## DRAWING LIST

ARCHITECTURAL	DESCRIPTION	TOTAL SHEETS: 34 PAGES
A0000	COVER SHEET - STATISTICS	
A0100	EXISTING SURVEY PLAN	
A0101	CIVIL GRADING PLAN	
A0102	SITE PLAN	
A0103	PHASE PLAN	
A0200	CLUSTER-1 LEVEL 1 & LEVEL 2 PLANS	
A0201	CLUSTER-1 LEVEL 3 & ROOF PLANS	
A0202	CLUSTER-2 LEVEL 1 & LEVEL 2 PLANS	
A0203	CLUSTER-2 LEVEL 3 & ROOF PLANS	
A0204	CLUSTER-3 LEVEL 1 & LEVEL 2 PLANS	
A0205	CLUSTER-3 LEVEL 3 & ROOF PLANS	
A0206	CLUSTER-4 LEVEL 1 & LEVEL 2 PLANS	
A0207	CLUSTER-4 LEVEL 3 & ROOF PLANS	
A0208	CLUSTER-5 LEVEL 1 & LEVEL 2 PLANS	
A0209	CLUSTER-5 LEVEL 3 & ROOF PLANS	
A0210	CLUSTER-6 LEVEL 1 & LEVEL 2 PLANS	
A0211	CLUSTER-6 LEVEL 3 & ROOF PLANS	
A0212	TOWNHOUSE PLANS	
A0213	TOWNHOUSE PLANS	
A0214	TOWNHOUSE PLANS	
A0215	TOWNHOUSE PLANS	
A0300	CLUSTER 1 ELEVATIONS	
A0301	CLUSTER 1 ELEVATIONS	
A0302	CLUSTER 2 ELEVATIONS	
A0303	CLUSTER 2 ELEVATIONS	
A0304	CLUSTER 3 ELEVATIONS	
A0305	CLUSTER 3 ELEVATIONS	
A0306	CLUSTER 4 ELEVATIONS	
A0307	CLUSTER 5 ELEVATIONS	
A0308	CLUSTER 6 ELEVATIONS	
A0309	CLUSTER 6 ELEVATIONS	
A0310	MATERIAL BOARD	
A0400	BUILDING SECTIONS	
A0401	BUILDING SECTIONS	

## CONSULTANT LIST

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THE CONCASTS GROUP  
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\*BURNABY, BC V5J 3J1  
20570 56th AVENUE  
\*LANGLEY, B.C. V3A 3Z1  
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CONT: JAMES R.F. IVERSEN

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CARL HUMPHREY

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CIVIL ENGINEER  
CENTRAS ENGINEERING LTD.  
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SURREY, BC V3S 6T3  
TEL: 604 782 6927  
CONT: STEVE O'CONNELL

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SEAL

OWNER/CLIENT

CONCASTS  
THE CONCAST GROUP

03	REVISED DP	RE-SUBMISSION(REVIEW)	03/05/18
02	DP	RE-SUBMISSION	10/25/17
01	DP	SUBMISSION	09/15/17
NO.	REVISION		MDY

PROJECT NAME

199 A  
TOWNHOUSE  
RESIDENCES

PROJECT ADDRESS:  
199A STREET  
CITY OF LANGLEY, BC

104-3212 Jacklin Rd.  
Victoria, BC V9B 0J5  
T: 250 391 4933 F: 250 391 4964  
office@wensleyarch.com

**WA**  
WENSLEY ARCHITECTURE LTD

CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:

COVER SHEET

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:		REVIEW BY:	DEM
DATE:	MARCH, 2018	DRAWING NO:	A0000





SEAL

OWNER/CLIENT  
**CONCOSTS**  
**THE CONCOST GROUP**

NO.	REVISION	MDY
02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17

PROJECT NAME

**199 A**  
**TOWNHOUSE**  
**RESIDENCES**

PROJECT ADDRESS:  
**199A**  
**CITY OF LANGLEY, BC**

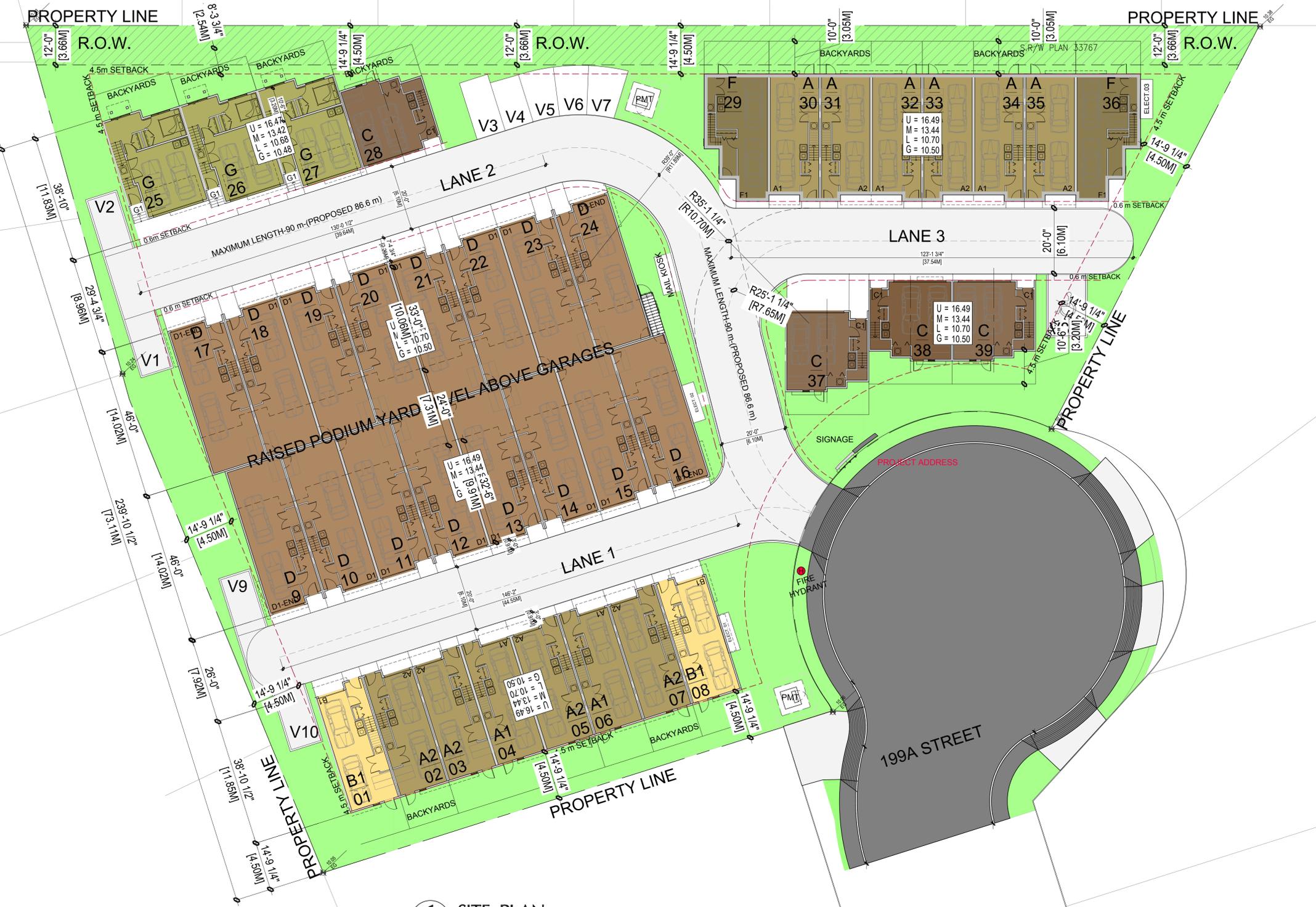
104-3212 Jacklin Rd.  
 Victoria, BC V9B 0J5  
 T: 250 391 4953 F: 250 391 4954  
 office@wensleyarch.com

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 MECHANICAL:  
 ELECTRICAL:  
 CIVIL:  
 LANDSCAPE:

DRAWING TITLE:  
**SITE PLAN**

PROJECT NO:	<b>17087</b>	DRAWN BY:	<b>CSH</b>
SCALE:	<b>1/16"=1'-0"</b>	REVIEW BY:	<b>DEM</b>
DATE:	<b>MARCH, 2018</b>	DRAWING NO.:	<b>A0102</b>



**1 SITE PLAN**  
 1/16"=1'-0"

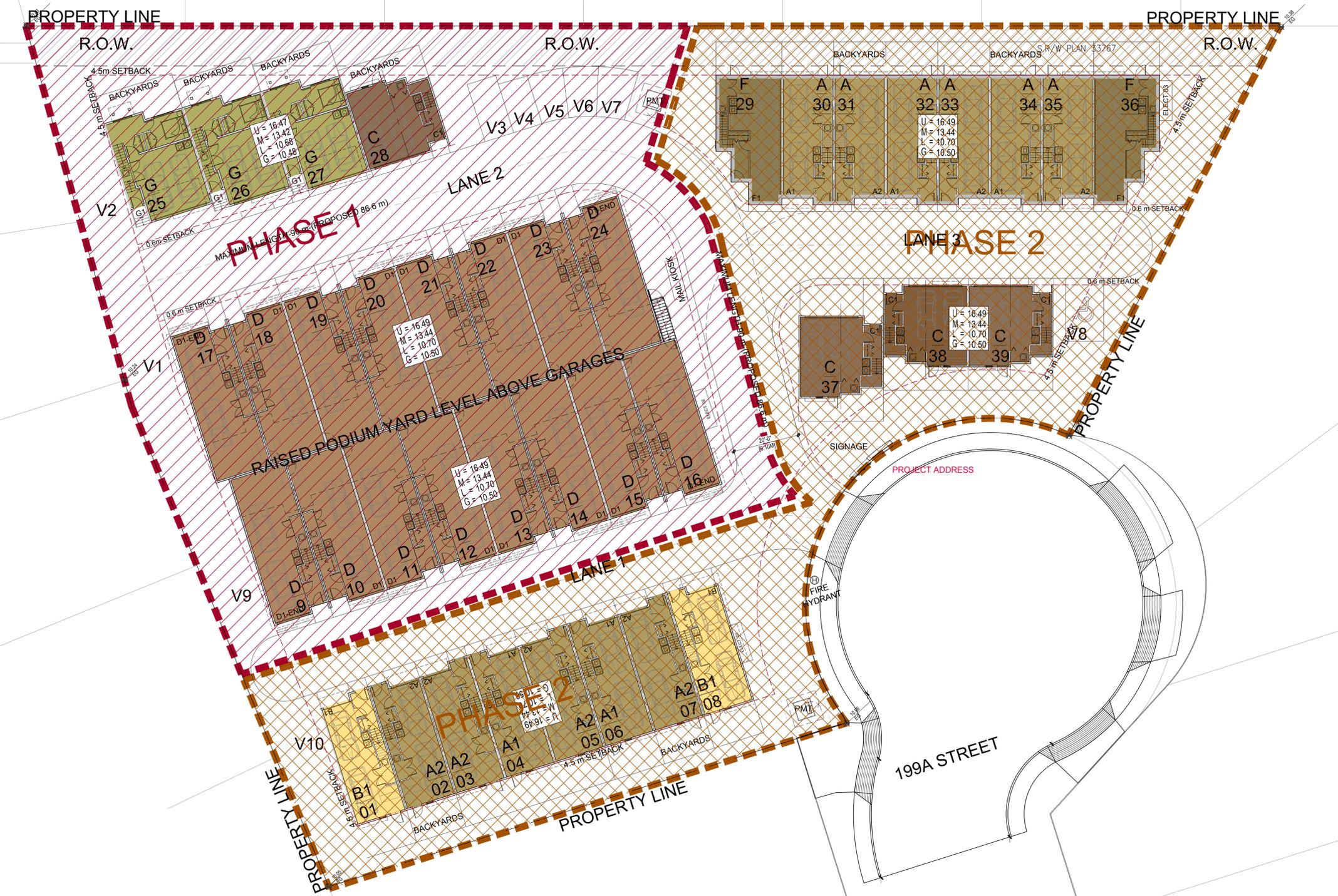
AVERAGE GRADE =  
 10.06m + 10.05m + 10.24m + 10.43m + 10.38m + 10.28m = 61.44m

61.44m / 6 = 10.24 AVERAGE GRADE

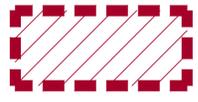
NOTE: SEE LANDSCAPE PLANS FOR FLORA TYPES  
 AND LOCATIONS

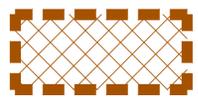


SEAL



**KEY PLAN:**

 PHASE I

 PHASE II

1 PHASE PLAN  
1/16"=1'-0"



OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

NO.	REVISION	MDY
02	DP - SUBMISSION	10/25/17
01	DP - SUBMISSION	09/15/17

PROJECT NAME  
**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A  
CITY OF LANGLEY, BC**

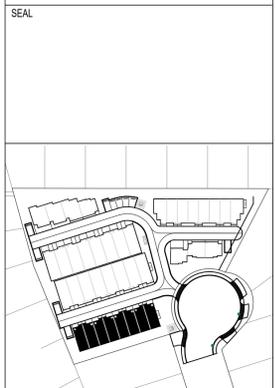


CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE  
**PHASE PLAN**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	1/16"=1'-0"	REVIEW BY:	DEM
DATE:	MARCH, 2018	DRAWING NO:	A0103

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**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

NO.	REVISION	MDY
02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17

PROJECT NAME
199 A TOWNHOUSE RESIDENCES

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

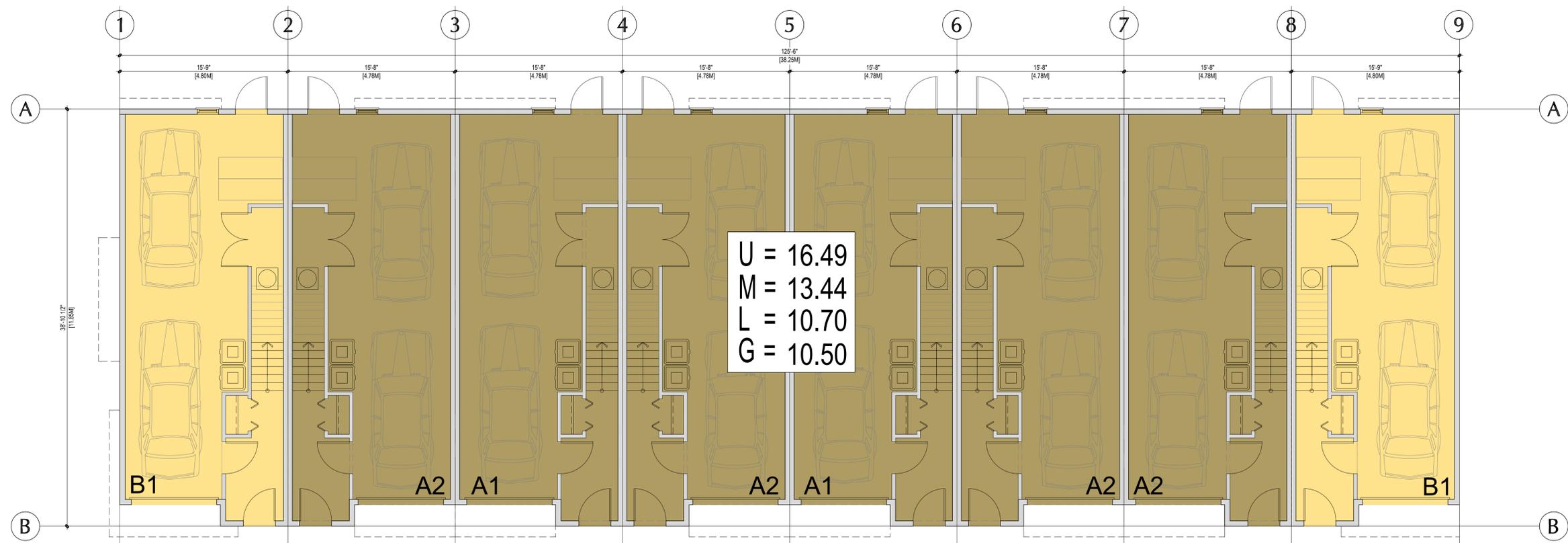
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Victoria, BC V9B 0J5  
T: 250.391.4953 F: 250.391.4954  
office@wensleyarch.com

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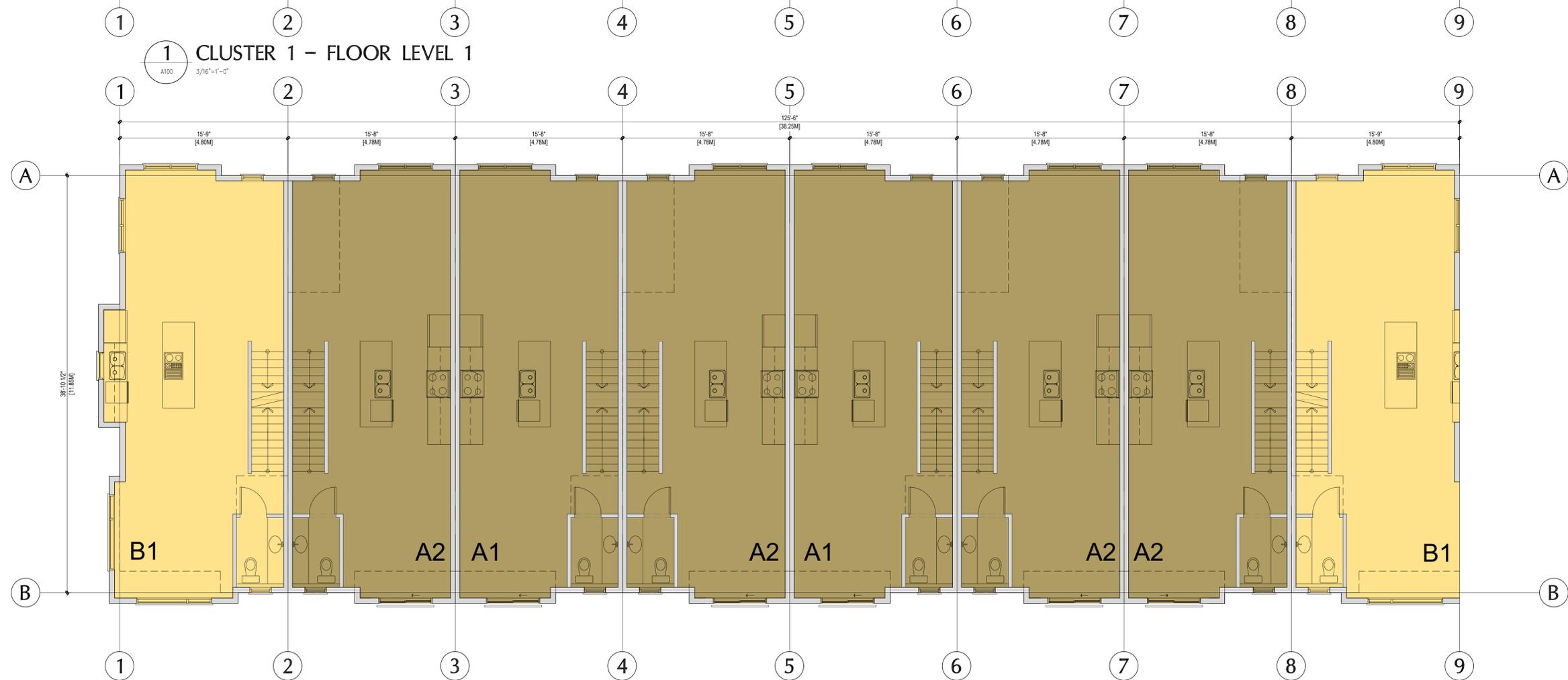
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STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-1  
LEVEL 1, LEVEL 2**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO:	A0200

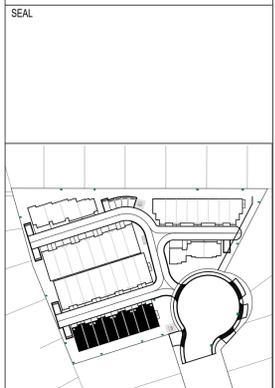


**1 CLUSTER 1 - FLOOR LEVEL 1**  
A100 3/16"=1'-0"



**2 CLUSTER 1 - FLOOR LEVEL 2**  
A100 3/16"=1'-0"

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**3 KEY PLAN**  
4100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

NO.	REVISION	MDY
02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17

PROJECT NAME
199 A TOWNHOUSE RESIDENCES

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

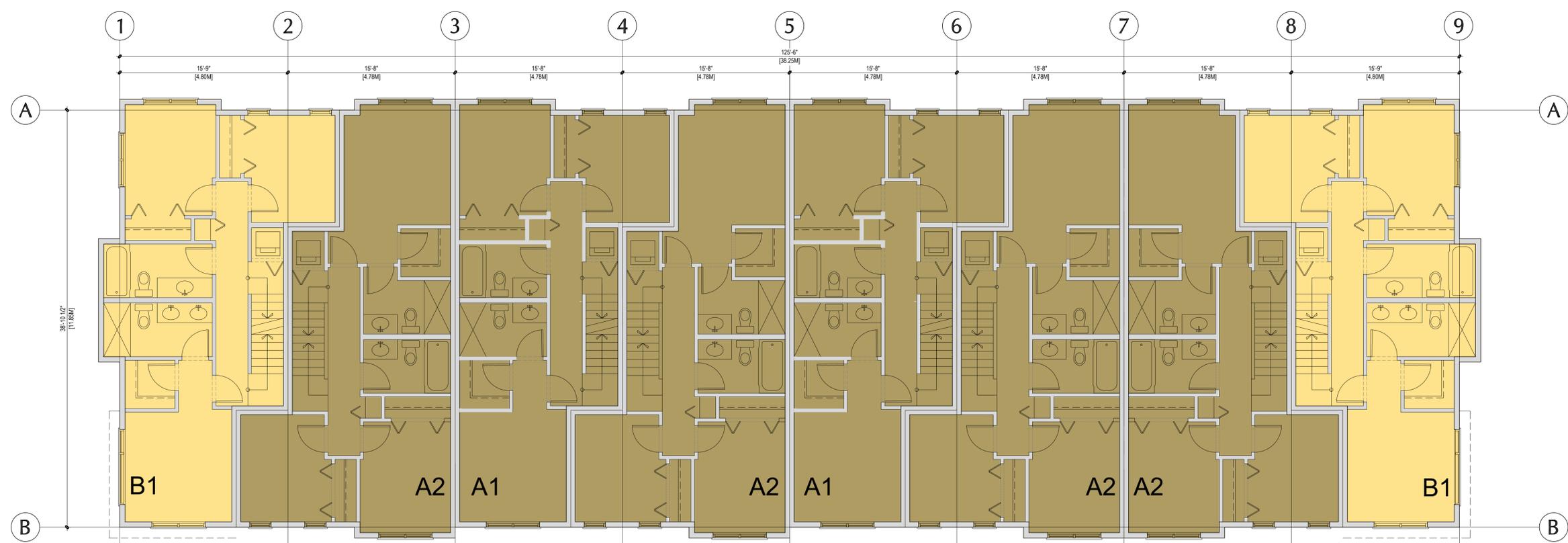
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Victoria, BC V9B 0J5  
T: 250 391 4953 F: 250 391 4954  
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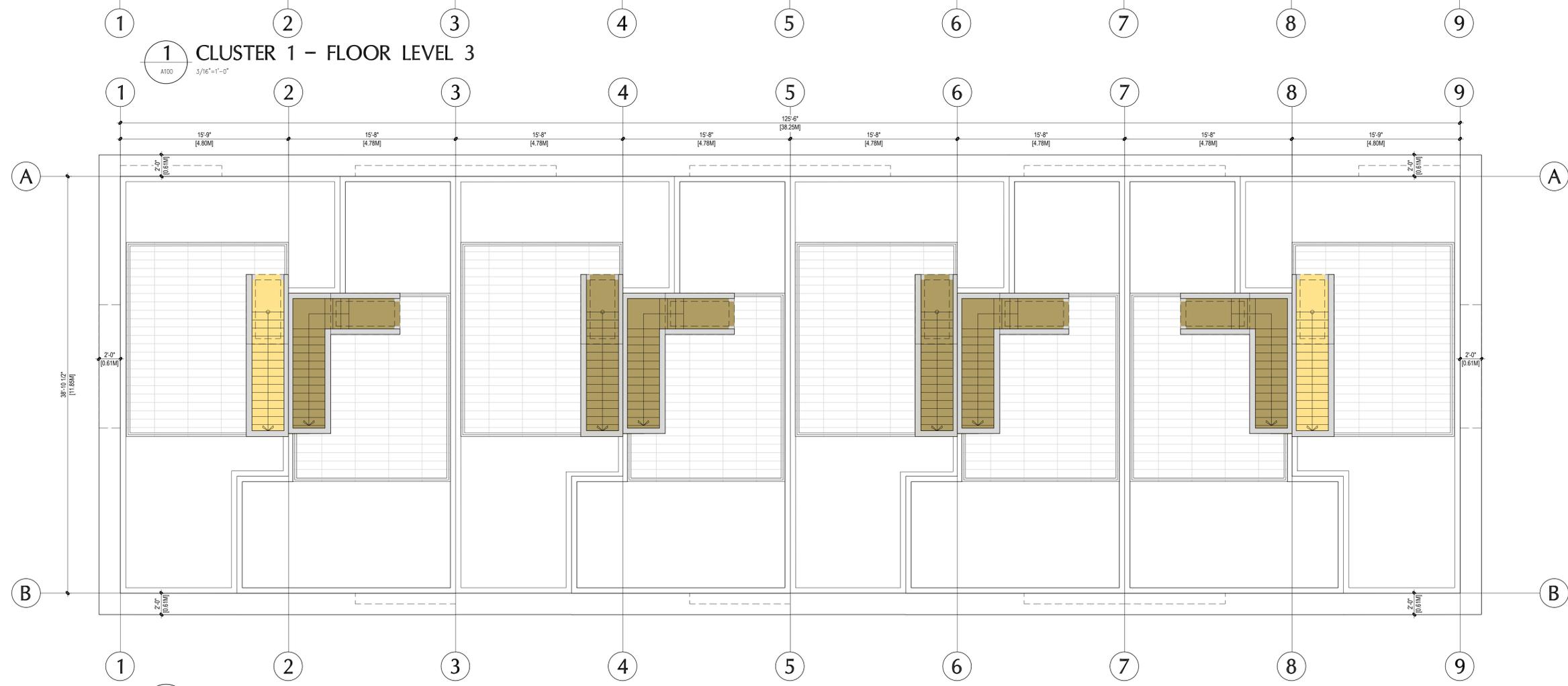
CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-1  
LEVEL 3, ROOF**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO.:	A0201



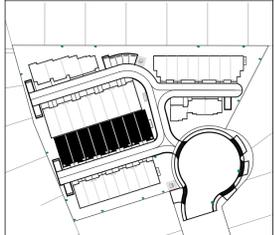
**1 CLUSTER 1 - FLOOR LEVEL 3**  
4100 3/16"=1'-0"



**2 CLUSTER 1 - ROOF**  
4100 3/16"=1'-0"

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SEAL



**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

NO.	REVISION	MDY
02	DP - SUBMISSION	10/25/17
01	DP - SUBMISSION	09/15/17

NO.	REVISION	MDY
02	DP - SUBMISSION	10/25/17
01	DP - SUBMISSION	09/15/17

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

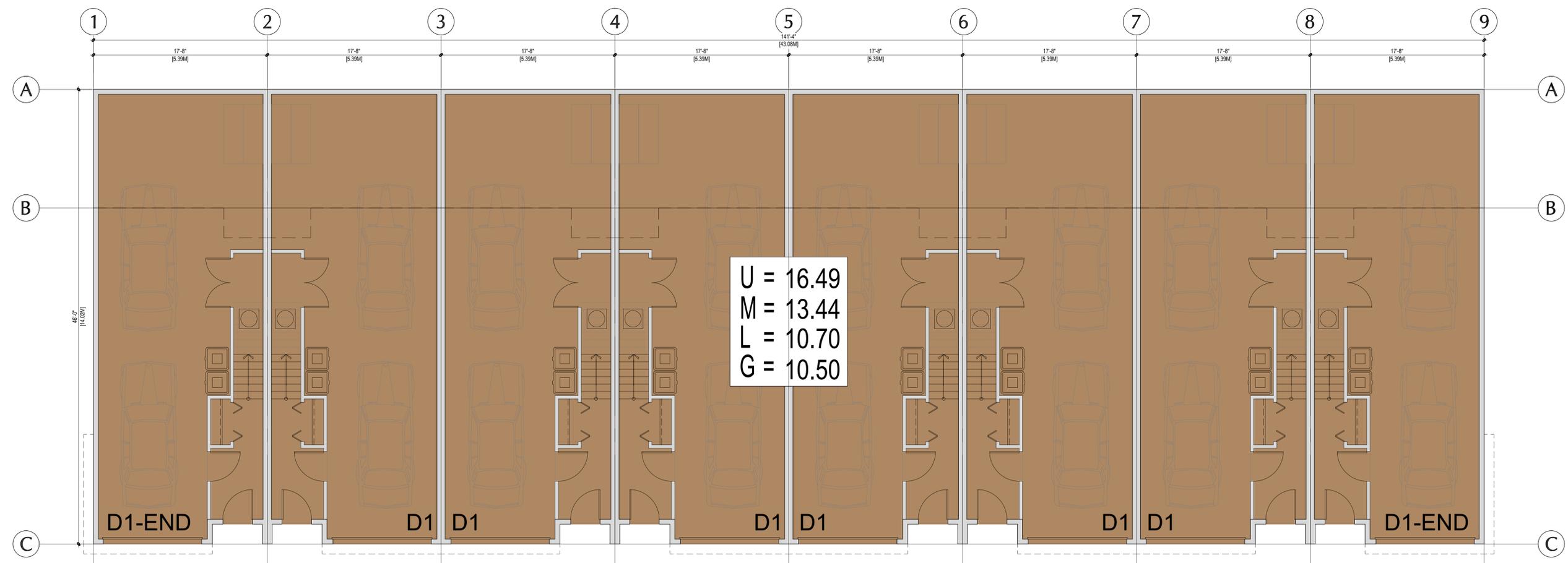
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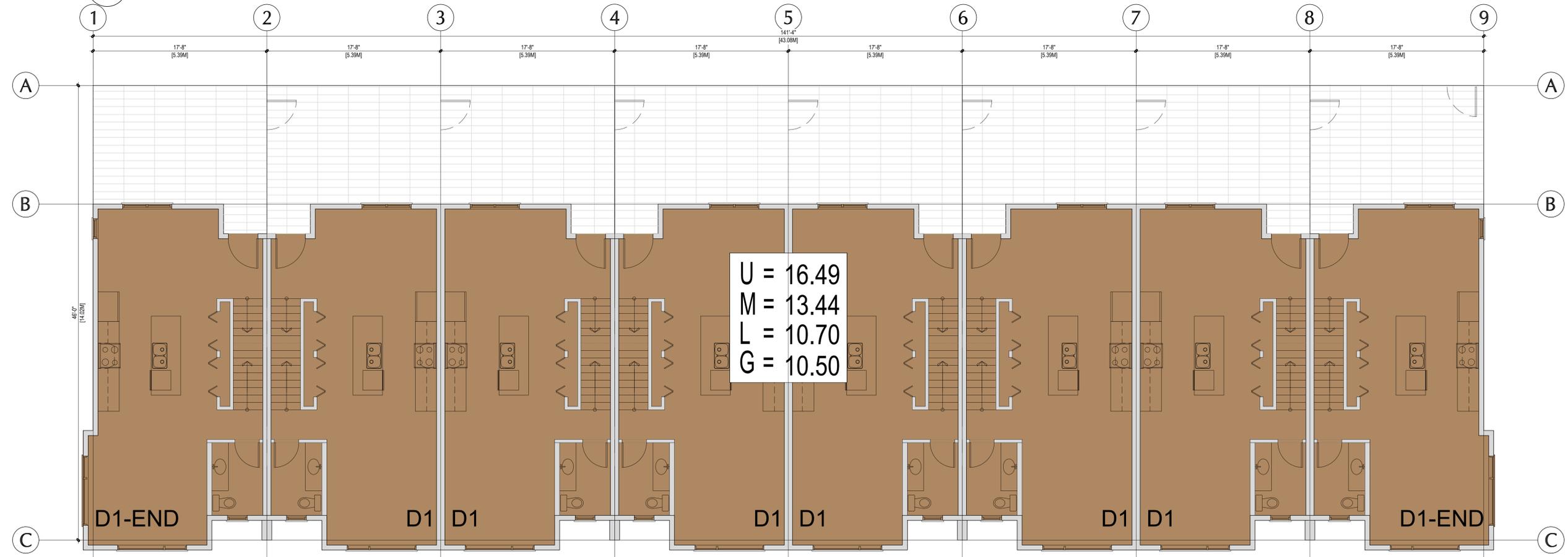
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STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-2  
LEVEL 1, LEVEL 2**

PROJECT NO: **17087** DRAWN BY: **CSH**  
SCALE: **3/16" = 1'-0"** REVIEW BY: **DEM**  
DATE: **OCTOBER, 2017** DRAWING NO: **A0202**

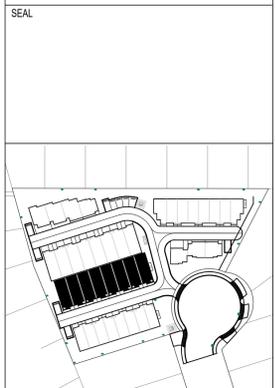


**1 CLUSTER 2 - FLOOR LEVEL 1**  
A100 3/16"=1'-0"



**2 CLUSTER 2 - FLOOR LEVEL 2**  
A100 3/16"=1'-0"

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**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

02	DP - SUBMISSION	10/25/17
01	DP - SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME  
**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

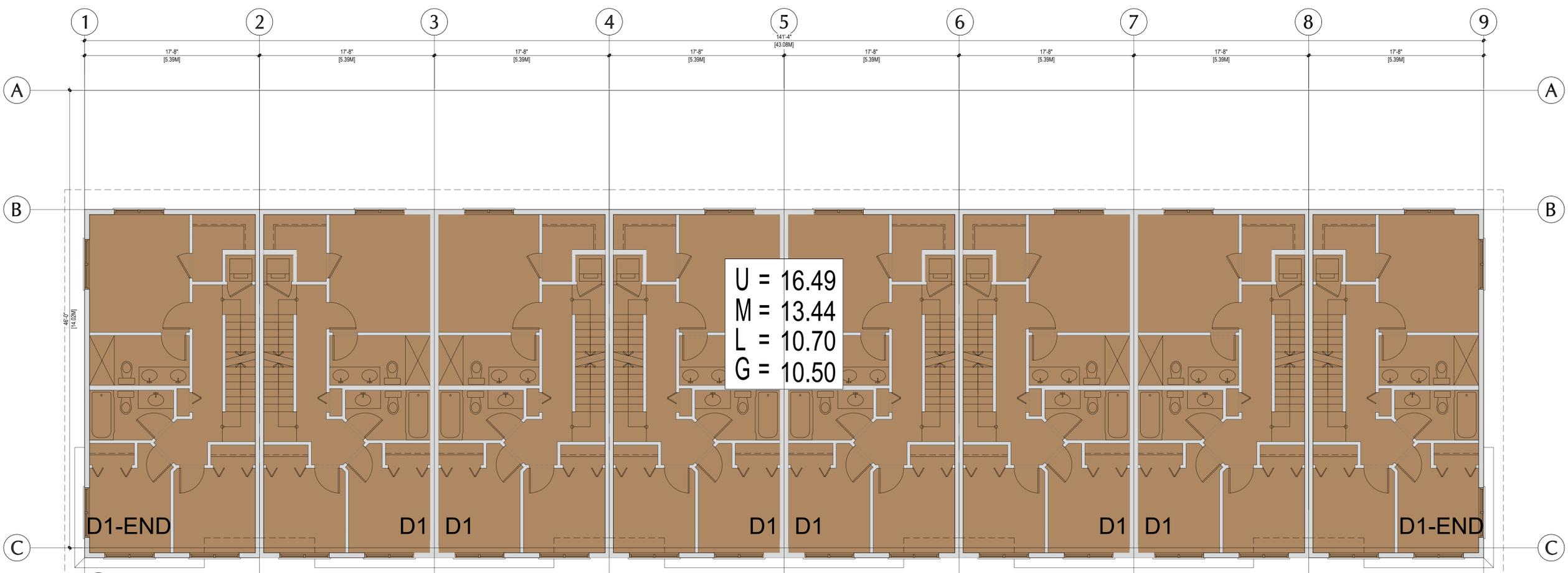
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T: 250 391 4953 F: 250 391 4954  
office@wensleyarch.com

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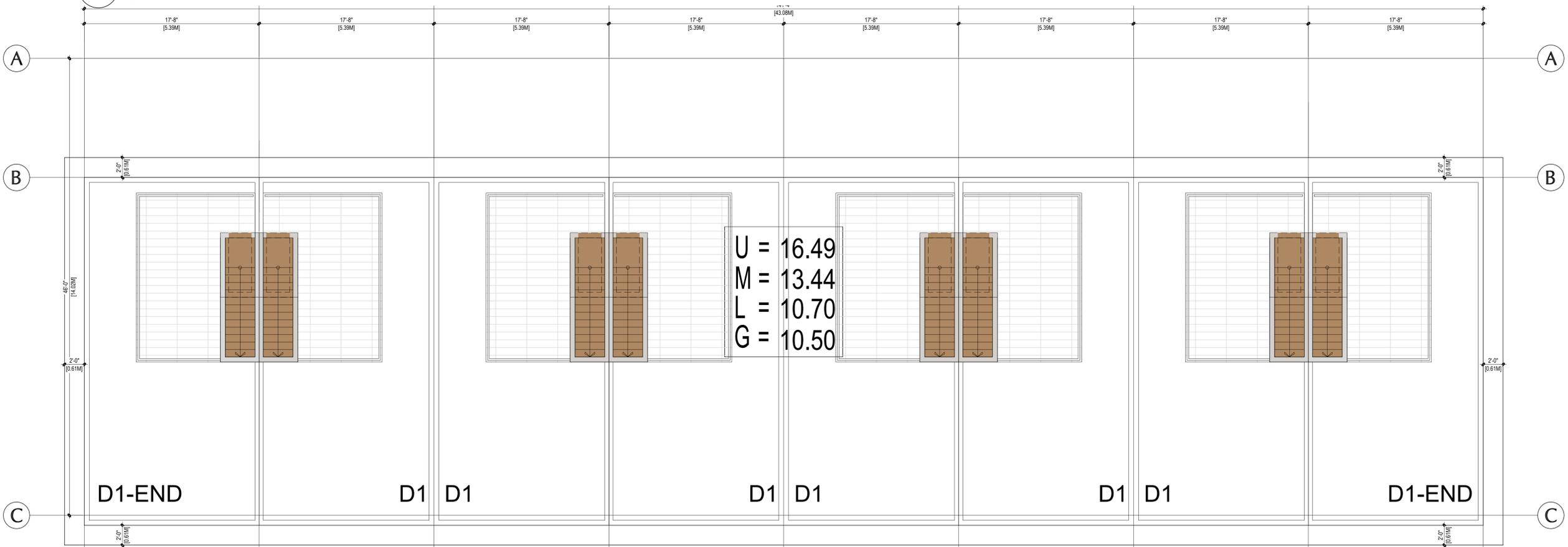
CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-2  
LEVEL 3, ROOF**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO:	A0203



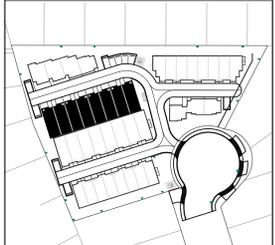
**1 CLUSTER 2 - FLOOR LEVEL 3**  
A100 3/16"=1'-0"



**2 CLUSTER 2 - ROOF**  
A100 3/16"=1'-0"

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SEAL



**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

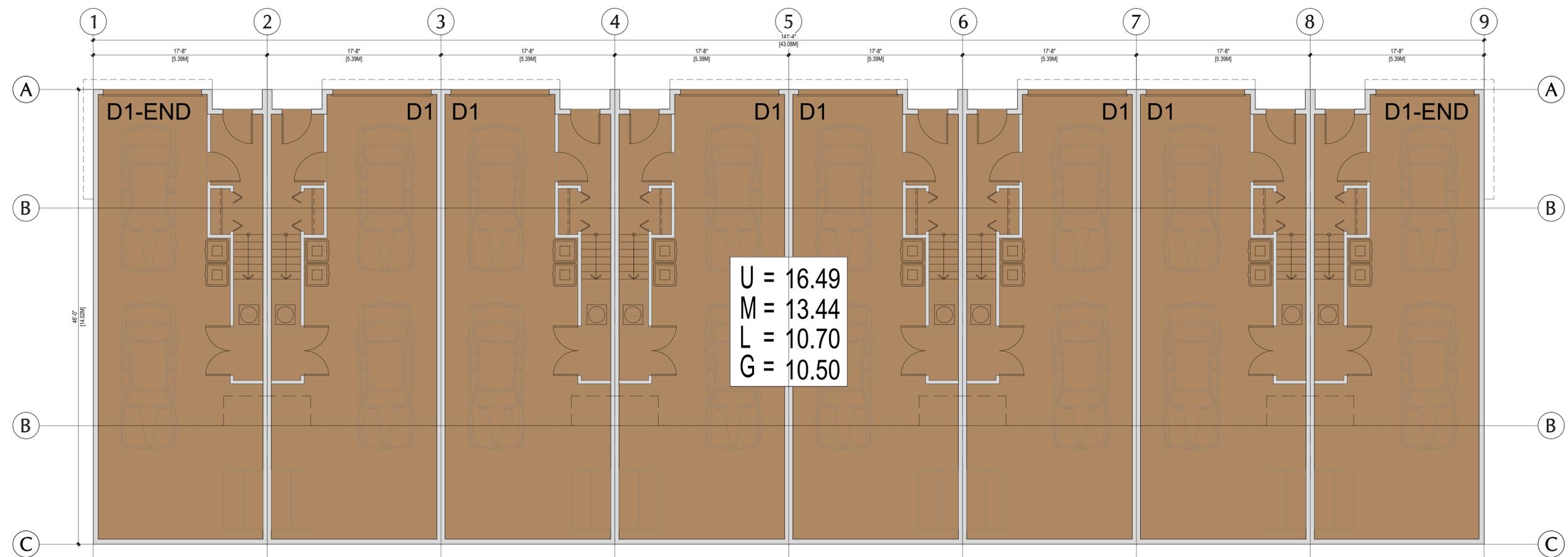
PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**



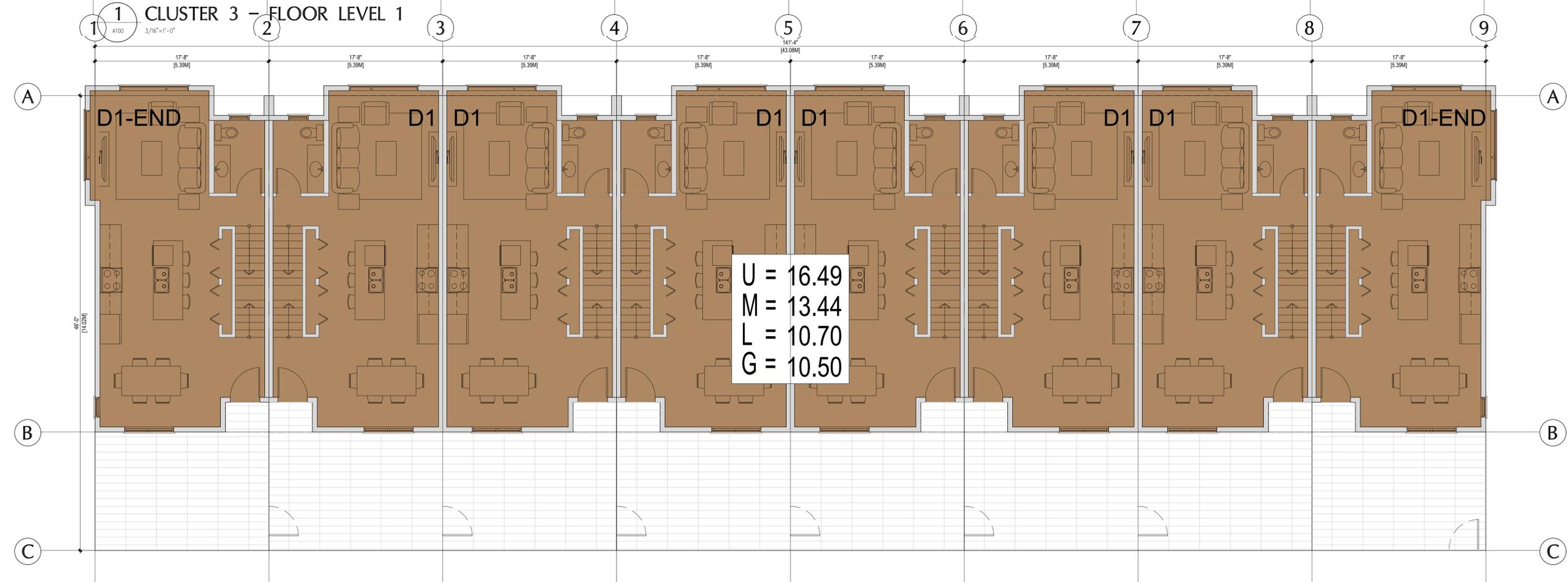
CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-3  
LEVEL 1, LEVEL 2**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO:	A0204

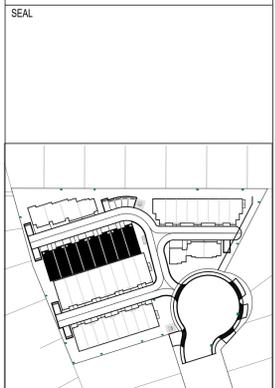


**1 CLUSTER 3 - FLOOR LEVEL 1**  
A100 3/16"=1'-0"



**2 CLUSTER 3 - FLOOR LEVEL 2**  
A100 3/16"=1'-0"

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**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

02	DP - SUBMISSION	10/25/17
01	DP - SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

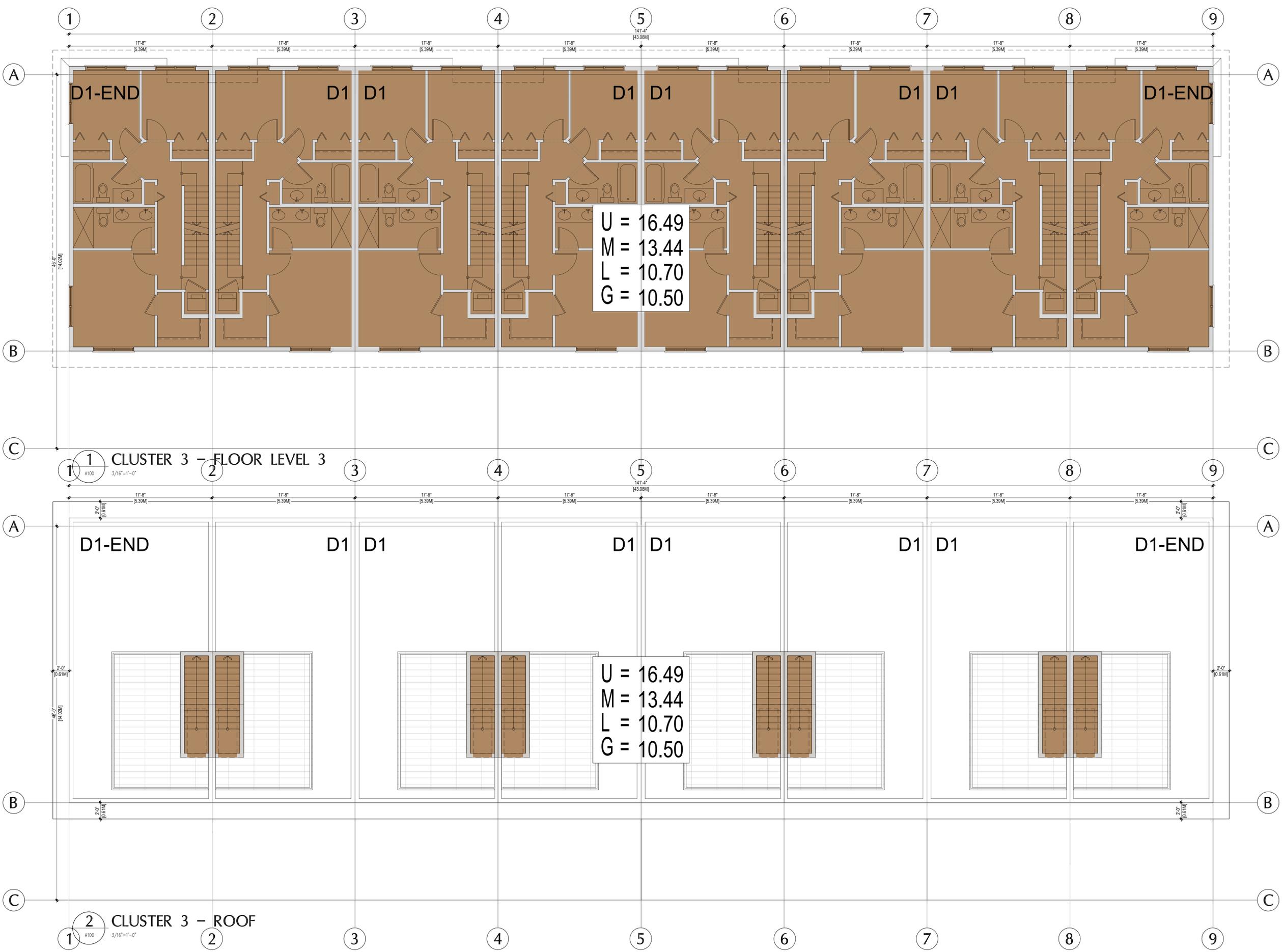
PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

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Victoria, BC V9B 0J5  
T: 250 391 4933 F: 250 391 4964  
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WENSLEY ARCHITECTURE LTD**

CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-3  
LEVEL 3, ROOF**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO:	A0205

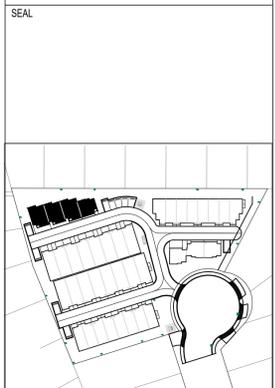


U = 16.49  
M = 13.44  
L = 10.70  
G = 10.50

U = 16.49  
M = 13.44  
L = 10.70  
G = 10.50



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**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME  
**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**



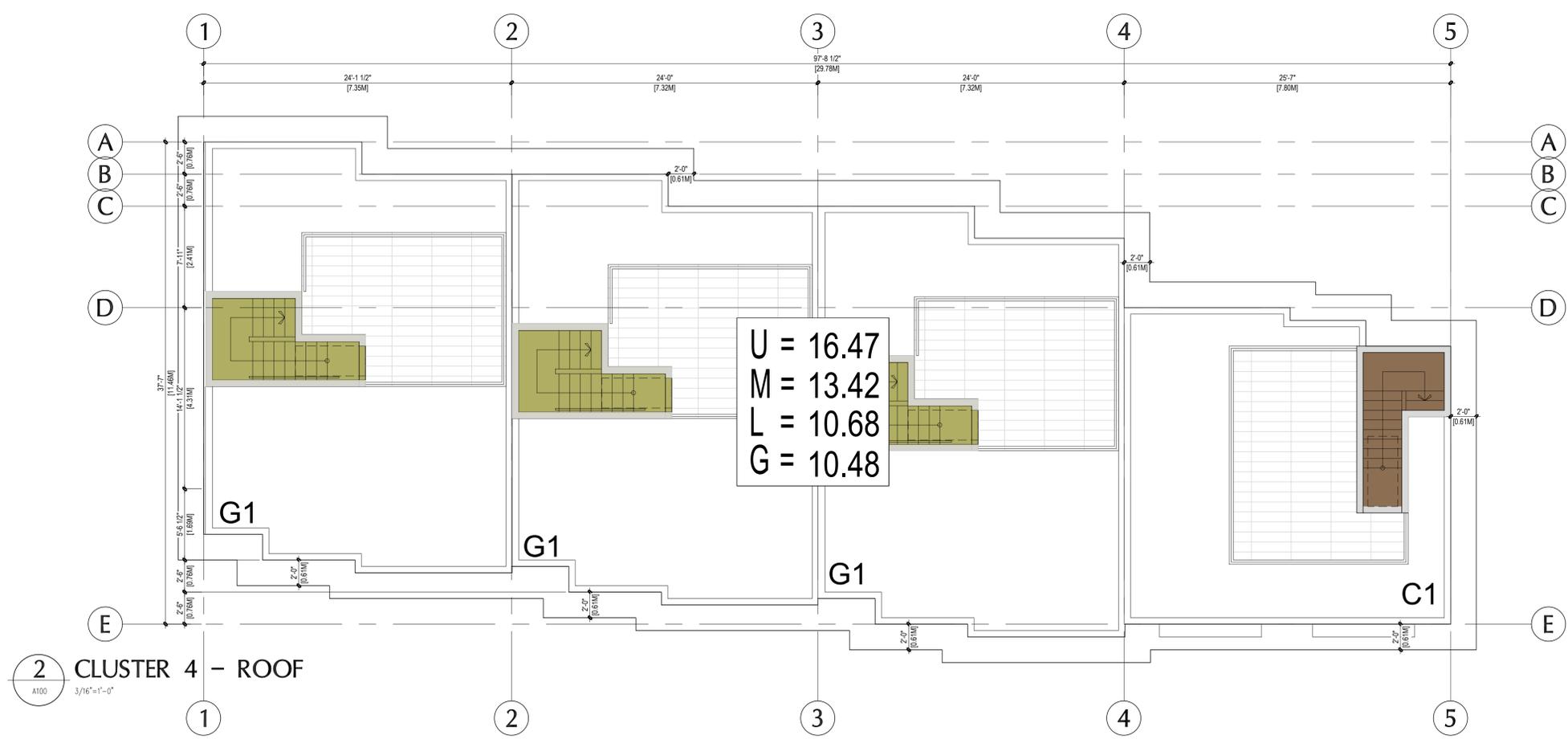
CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**CLUSTER-4  
LEVEL 3, ROOF**

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO.:	A0207



**1 CLUSTER 4 - FLOOR LEVEL 3**  
A100 3/16"=1'-0"

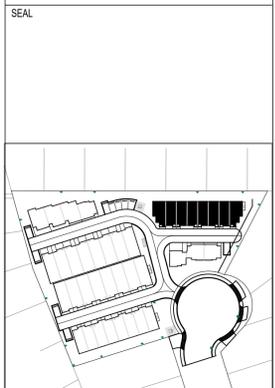


**2 CLUSTER 4 - ROOF**  
A100 3/16"=1'-0"









**3 KEY PLAN**  
A100 N.T.S.

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

NO.	REVISION	MDY
02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17

PROJECT NAME  
**199 A  
TOWNHOUSE  
RESIDENCES**

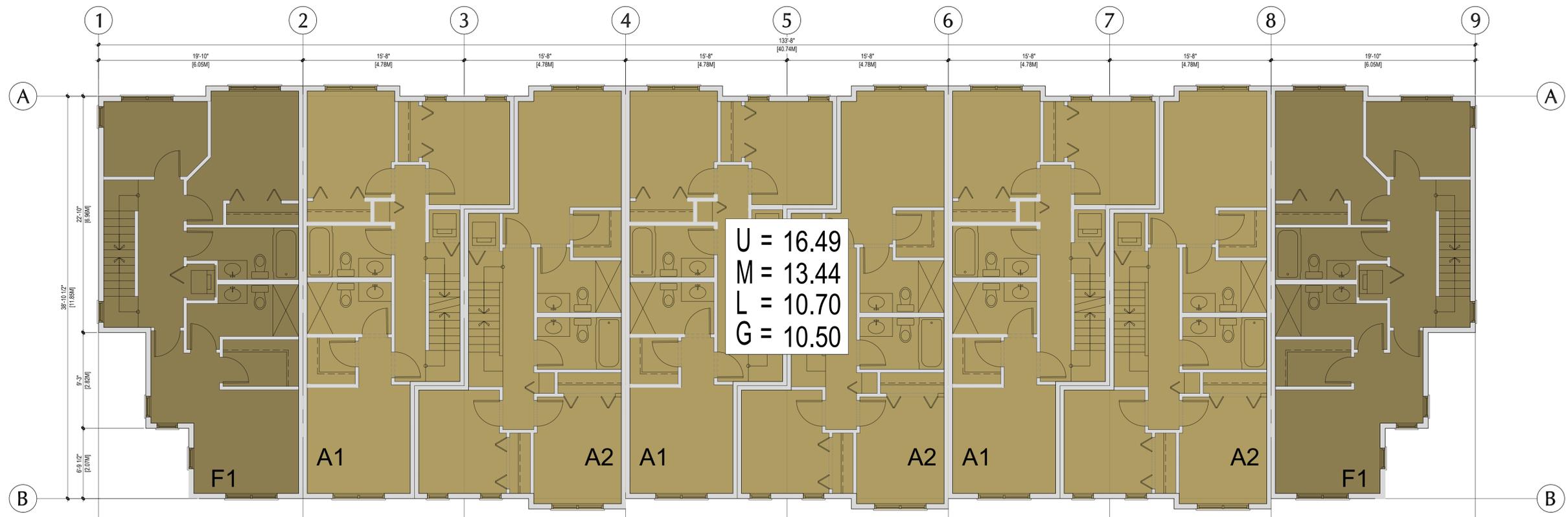
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CITY OF LANGLEY, BC**



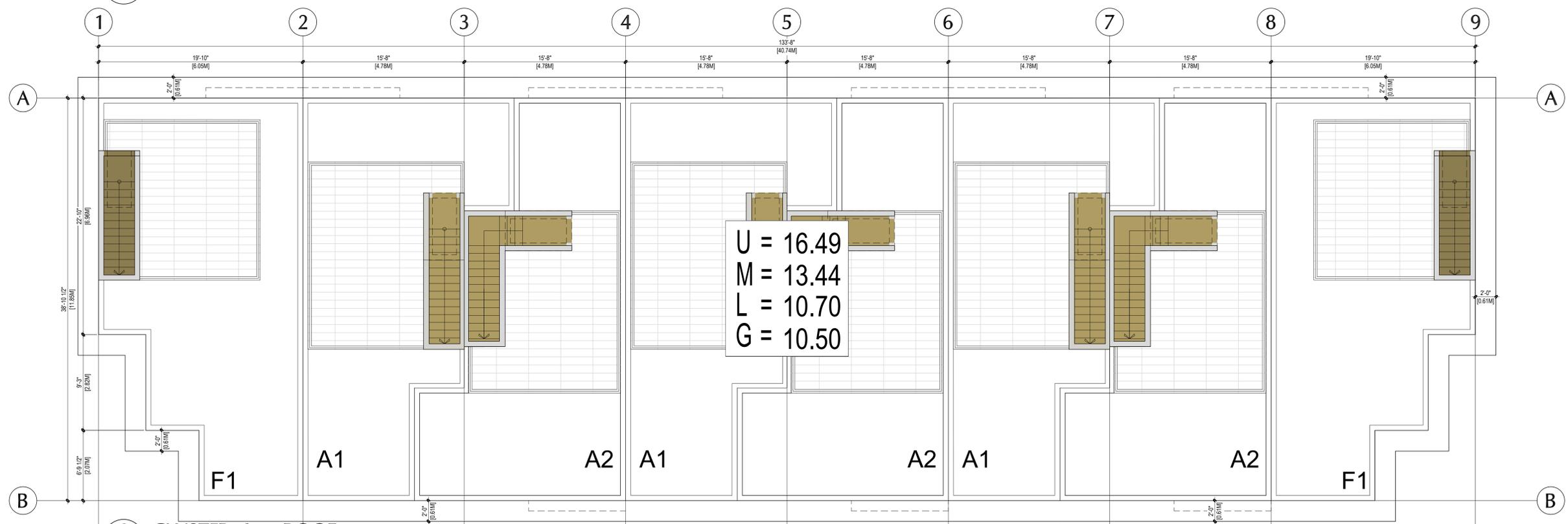
CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE  
**CLUSTER-6  
LEVEL 3, ROOF**

PROJECT NO: <b>17087</b>	DRAWN BY: <b>CSH</b>
SCALE: <b>3/16" = 1'-0"</b>	REVIEW BY: <b>DEM</b>
DATE: <b>OCTOBER, 2017</b>	DRAWING NO: <b>A0211</b>



**1 CLUSTER 6 - FLOOR LEVEL 3**  
A100 3/16"=1'-0"



**2 CLUSTER 6 - ROOF**  
A100 3/16"=1'-0"

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THE CONCOST GROUP**

02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

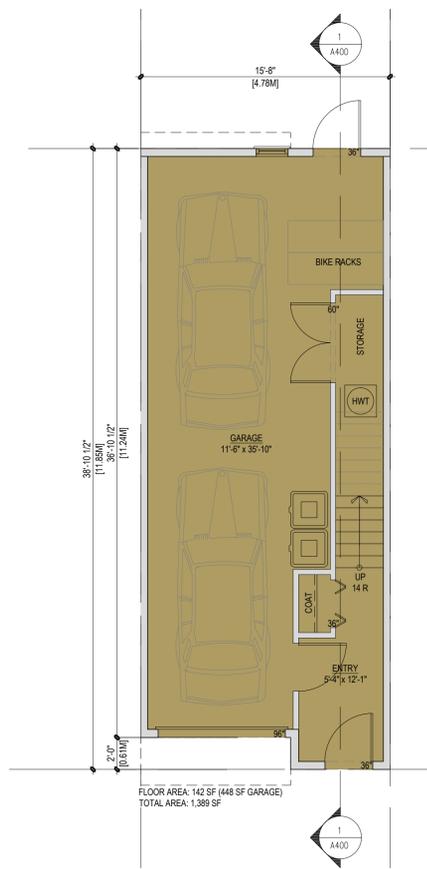
104-3212 Jacklin Rd.  
Victoria, BC V9B 0J5  
T: 250 391 4953 F: 250 391 4954  
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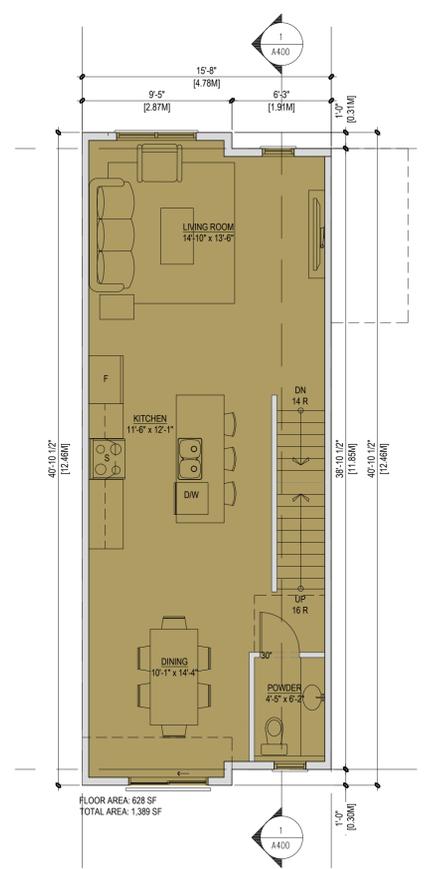
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CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**TOWNHOUSE  
PLANS**

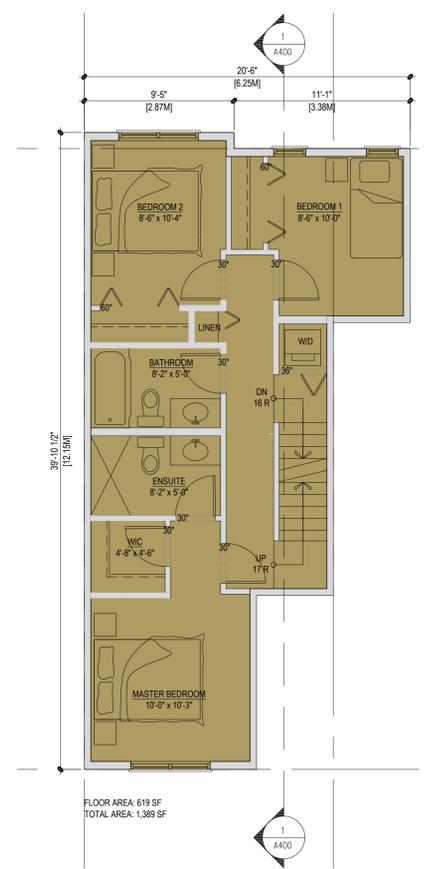
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DATE:	<b>OCTOBER, 2017</b>	DRAWING NO.:	<b>A0212</b>



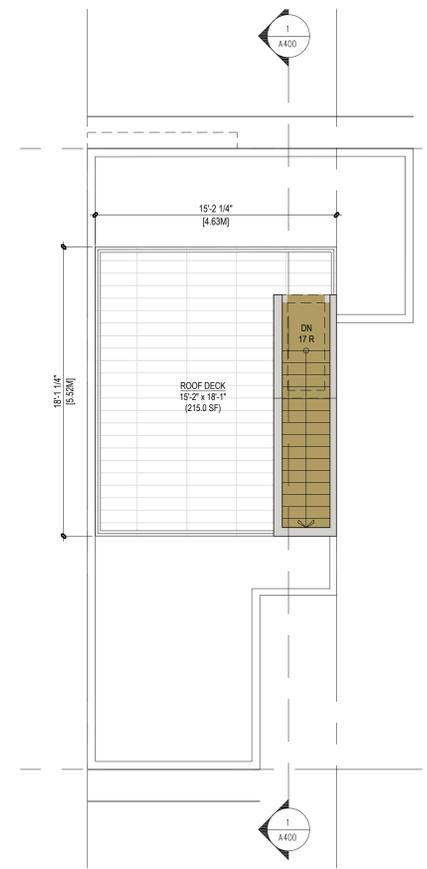
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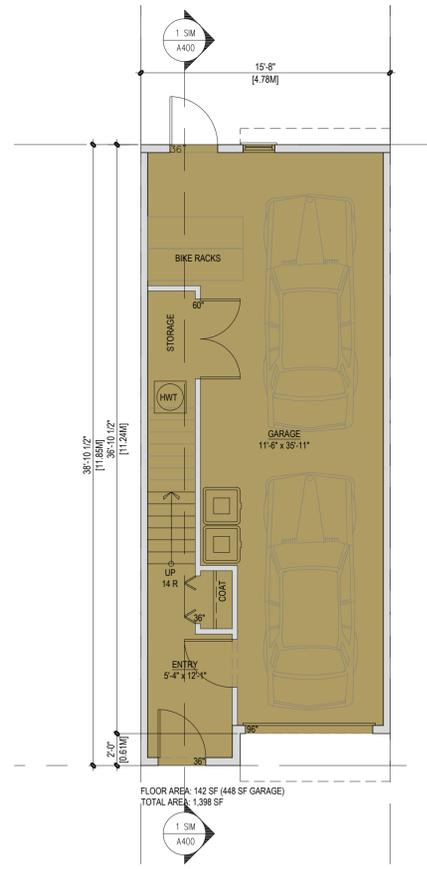
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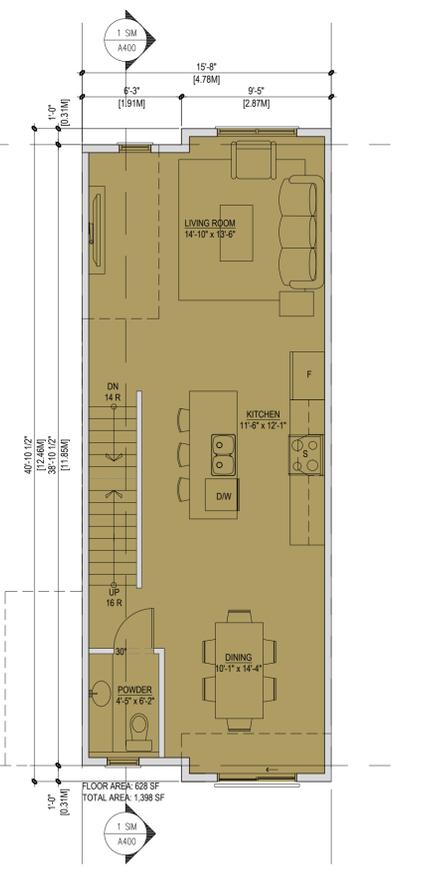
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A100 3/16"=1'-0"



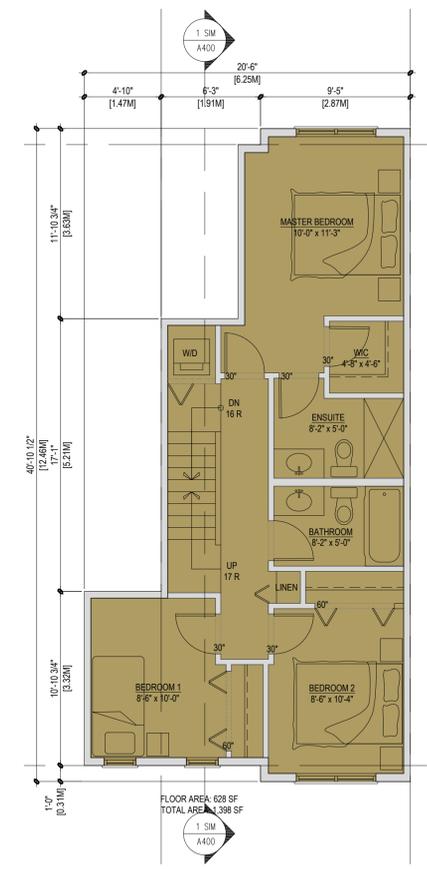
**4 A1 - ROOF PLAN**  
A100 3/16"=1'-0"



**1 A2 - FLOOR LEVEL 1**  
A100 3/16"=1'-0"



**2 A2 - FLOOR LEVEL 2**  
A100 3/16"=1'-0"



**3 A2 - FLOOR LEVEL 3**  
A100 3/16"=1'-0"



**4 A2 - ROOF PLAN**  
A100 3/16"=1'-0"

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02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

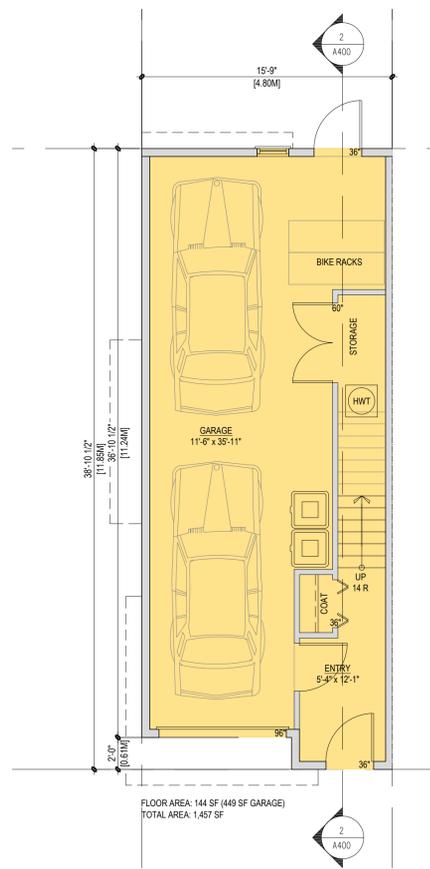
104-3212 Jacklin Rd.  
Victoria, BC V9B 0J5  
T: 250 391 4953 F: 250 391 4954  
office@wensleyarch.com

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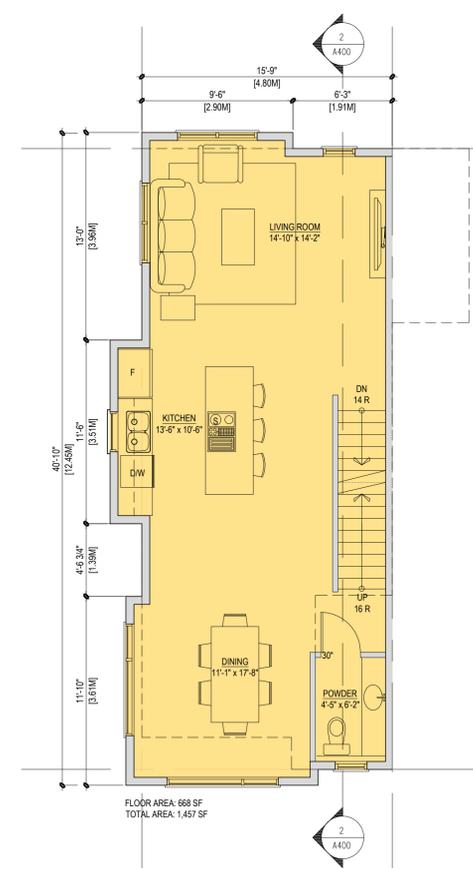
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DRAWING TITLE:  
**TOWNHOUSE  
PLANS**

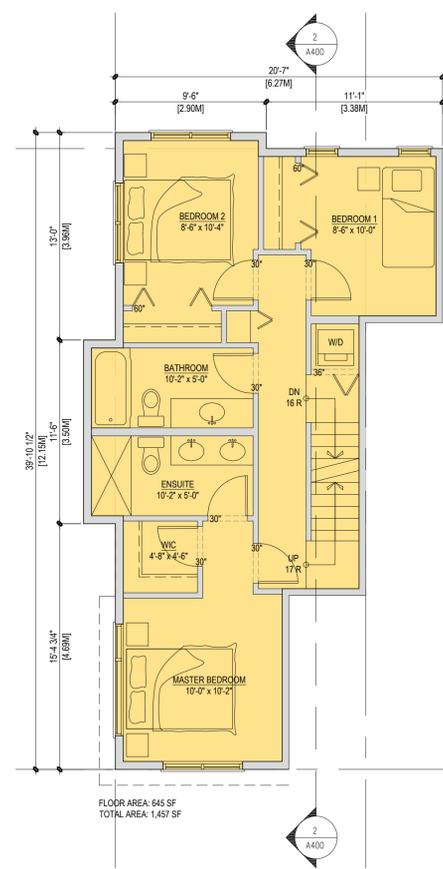
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DATE:	OCTOBER, 2017	DRAWING NO.:	A0213



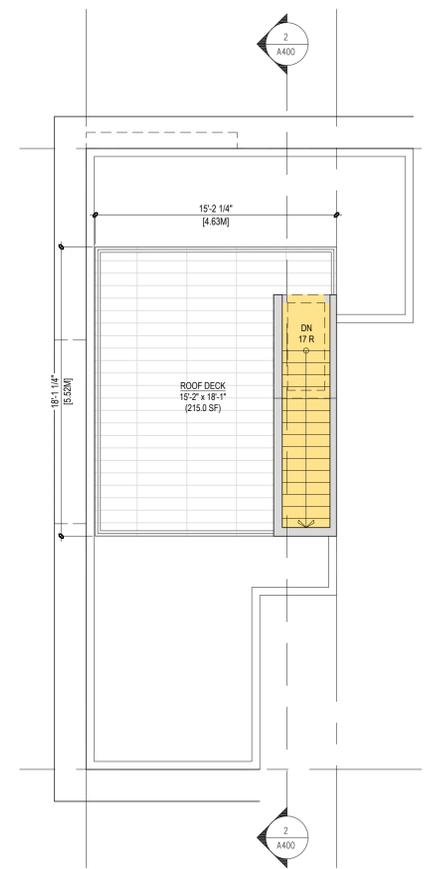
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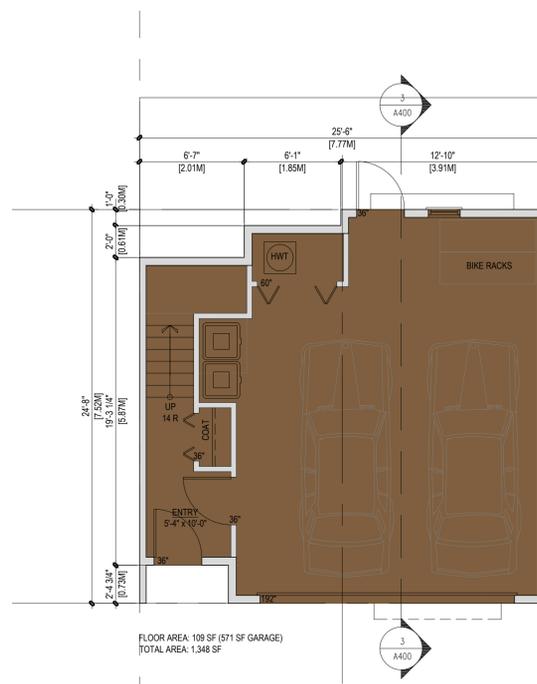
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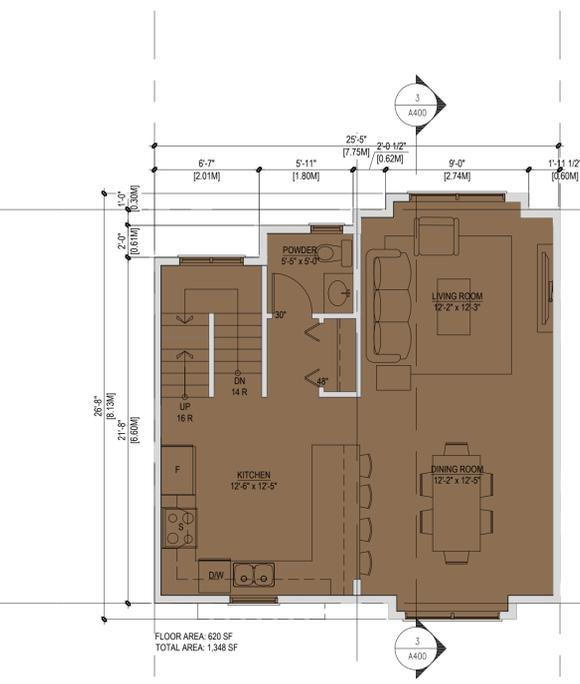
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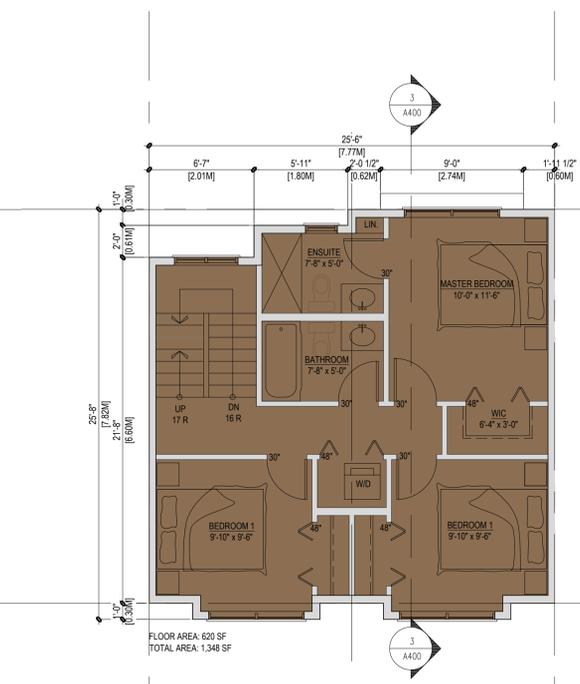
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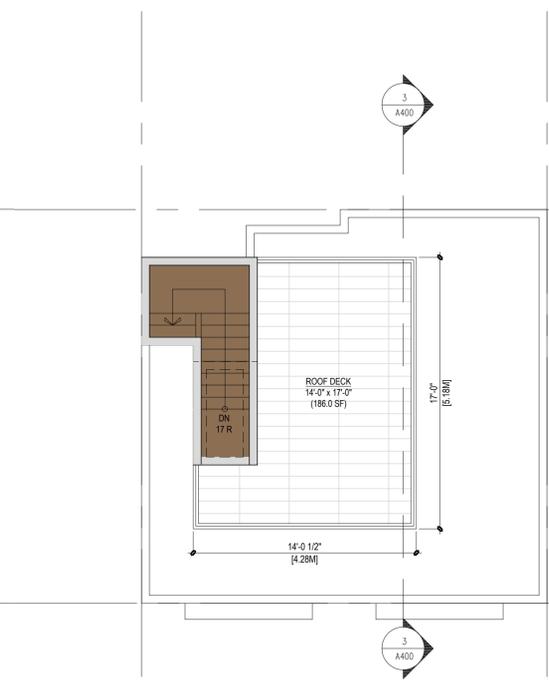
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A100 3/16"=1'-0"



**2 C1 - FLOOR LEVEL 2**  
A100 3/16"=1'-0"



**3 C1 - FLOOR LEVEL 3**  
A100 3/16"=1'-0"



**4 C1 - ROOF PLAN**  
A100 3/16"=1'-0"

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THE CONCOST GROUP**

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01	DP - SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

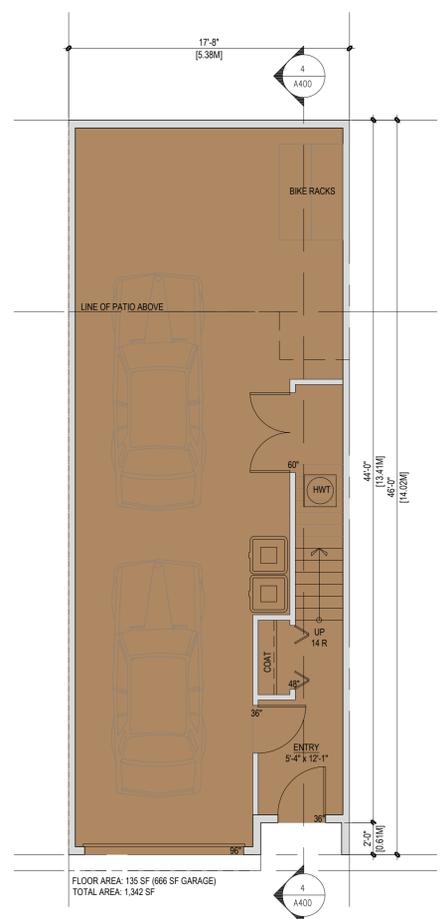
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Victoria, BC V9B 0J5  
T: 250.391.4953 F: 250.391.4954  
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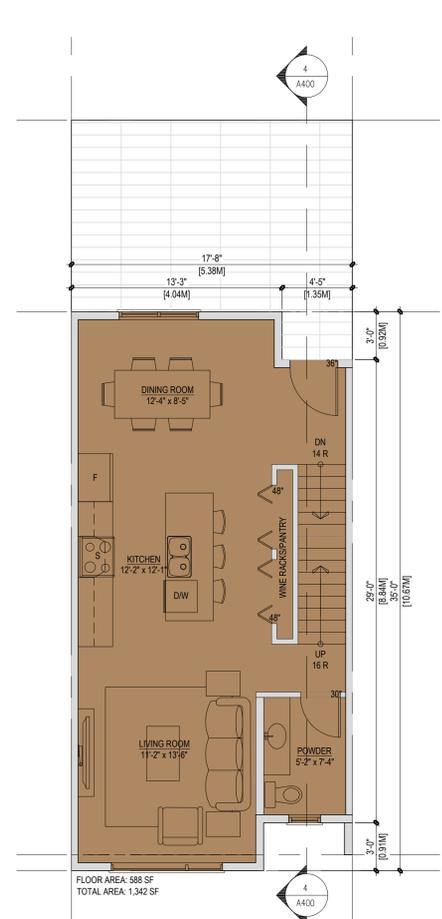
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CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**TOWNHOUSE  
PLANS**

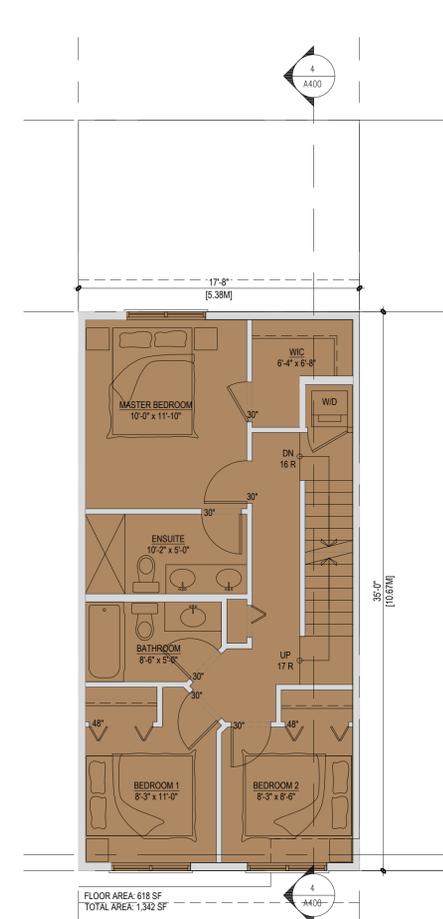
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DATE:	OCTOBER, 2017	DRAWING NO.:	A0214



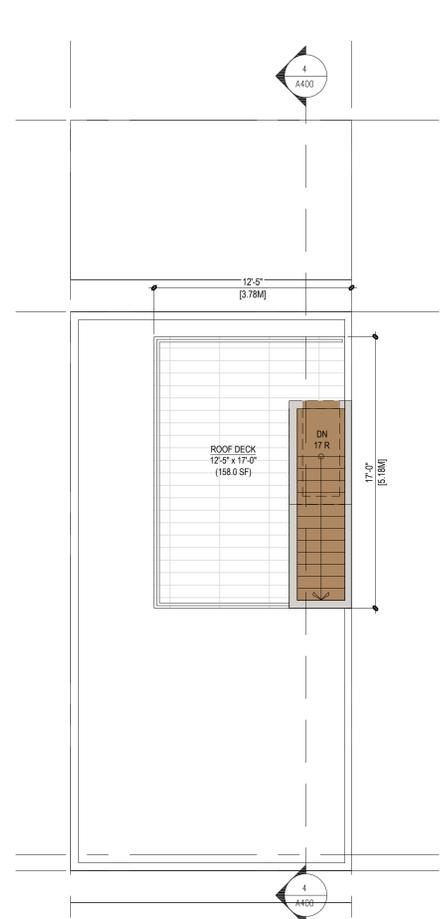
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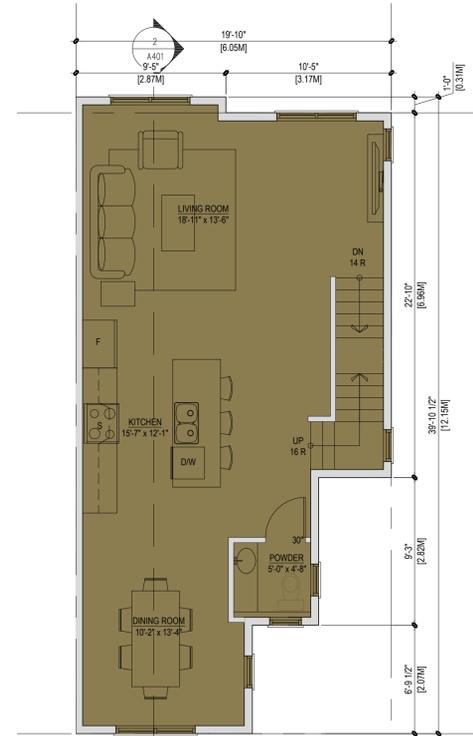
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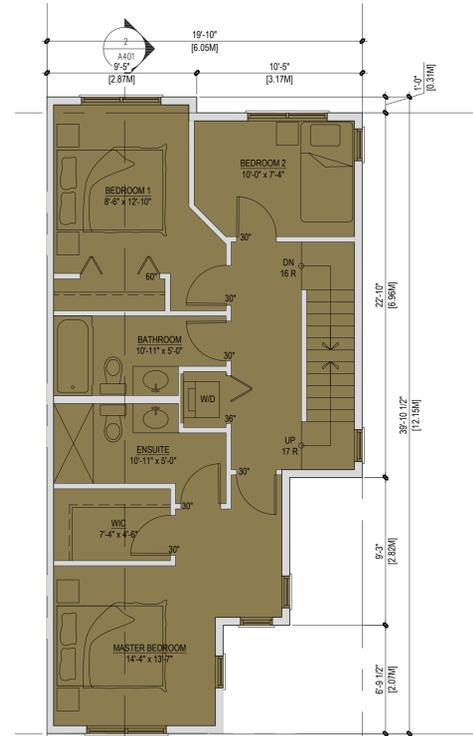
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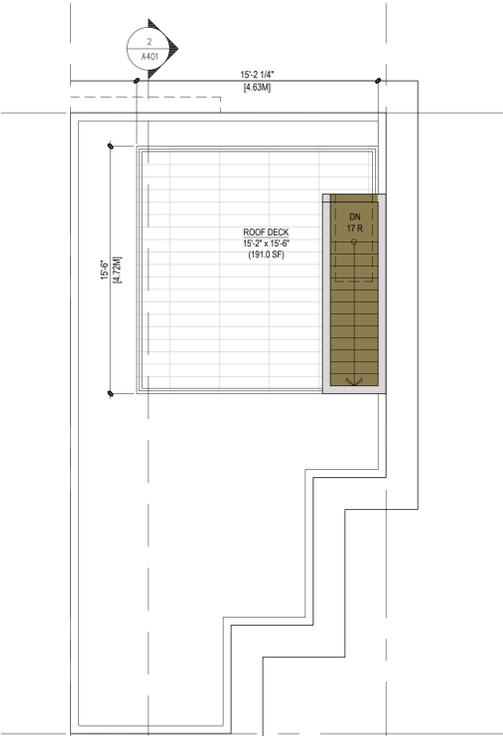
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A100 3/16"=1'-0"



**2 F1 - FLOOR LEVEL 2**  
A100 3/16"=1'-0"



**3 F1 - FLOOR LEVEL 3**  
A100 3/16"=1'-0"



**4 F1 - ROOF PLAN**  
A100 3/16"=1'-0"

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02	DP - SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A STREET  
CITY OF LANGLEY, BC**

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T: 250 391 4953 F: 250 391 4954  
office@wensleyarch.com

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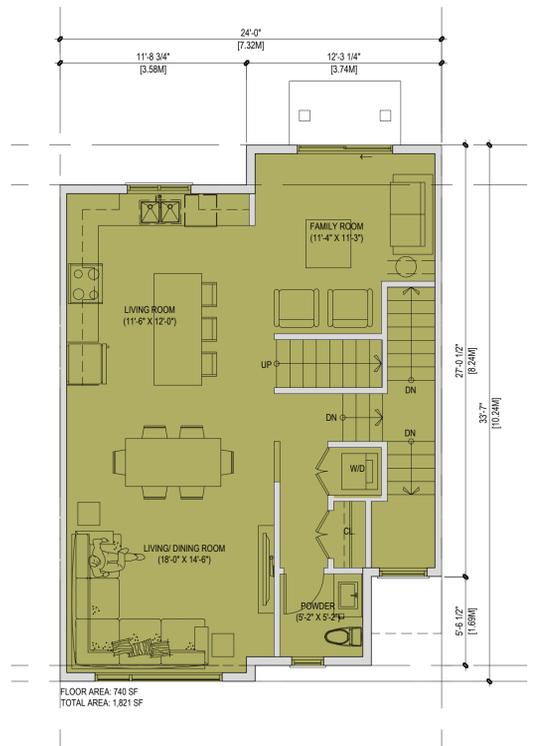
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DRAWING TITLE:  
**TOWNHOUSE  
PLANS**

PROJECT NO:	<b>17087</b>	DRAWN BY:	<b>CSH</b>
SCALE:	<b>1/8" = 1'-0"</b>	REVIEW BY:	<b>DEM</b>
DATE:	<b>OCTOBER, 2017</b>	DRAWING NO.:	<b>A0215</b>



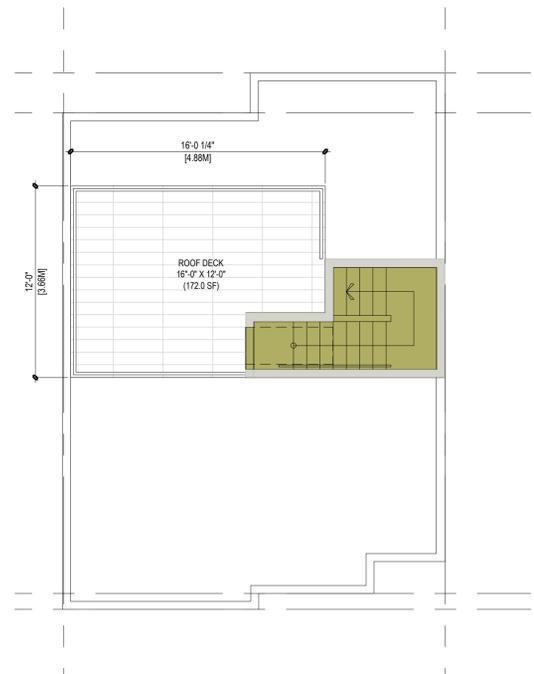
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A100 3/16"=1'-0"



**2 G1 - FLOOR LEVEL 2**  
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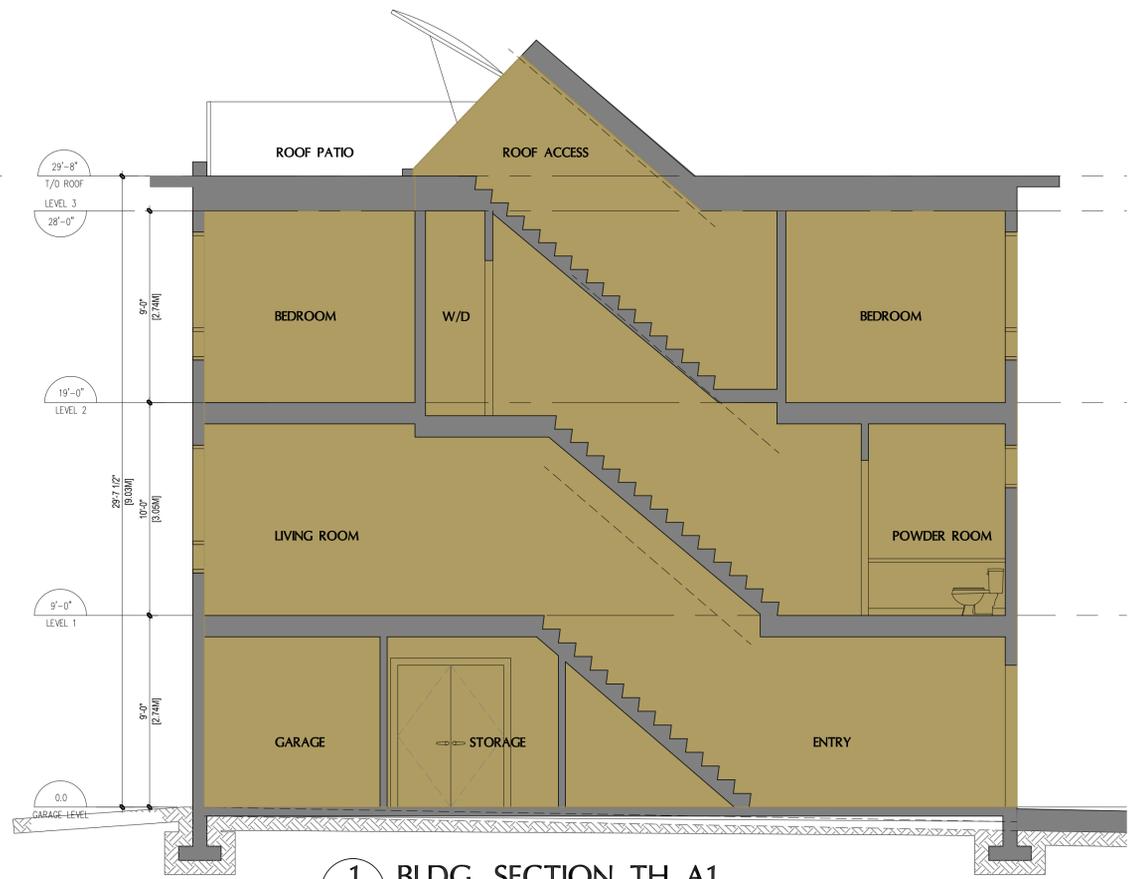
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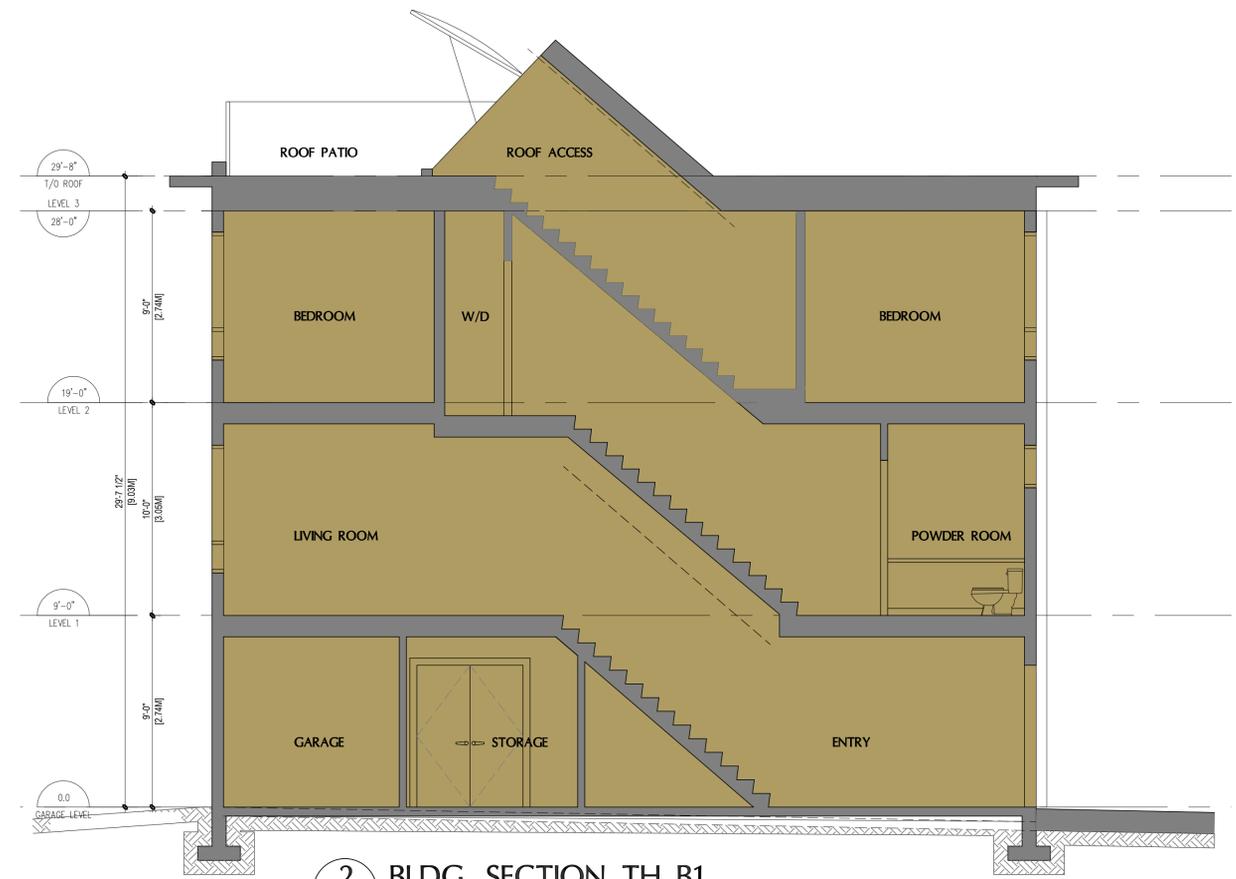
**4 G1 - ROOF PLAN**  
A100 3/16"=1'-0"

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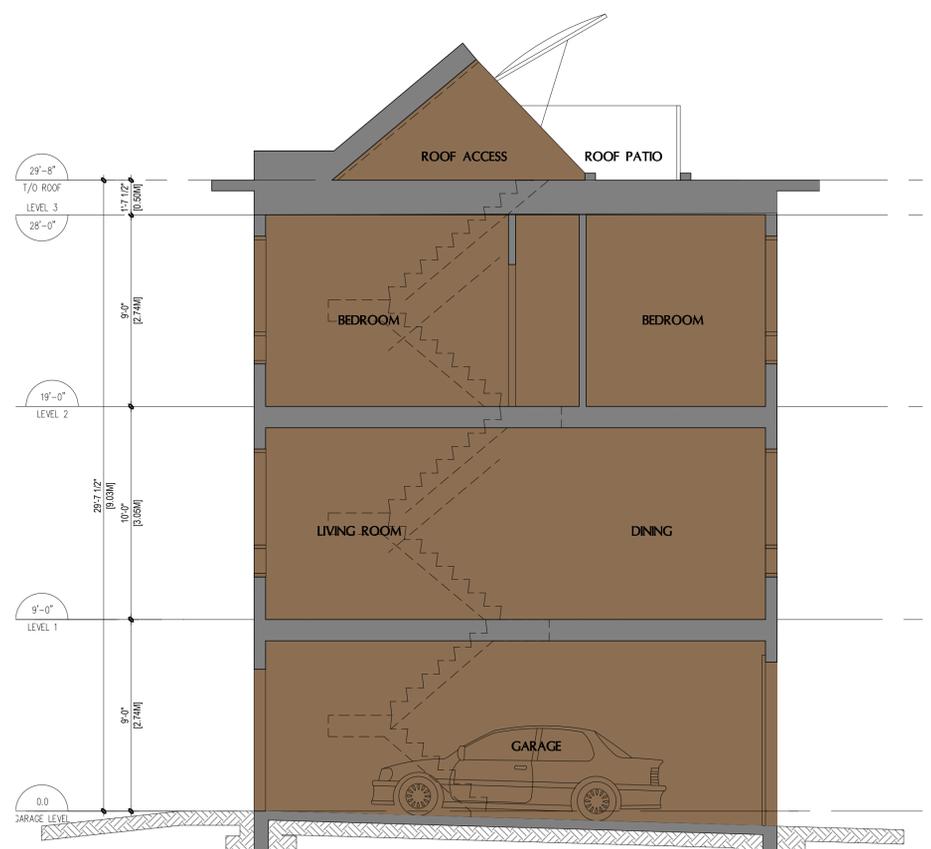
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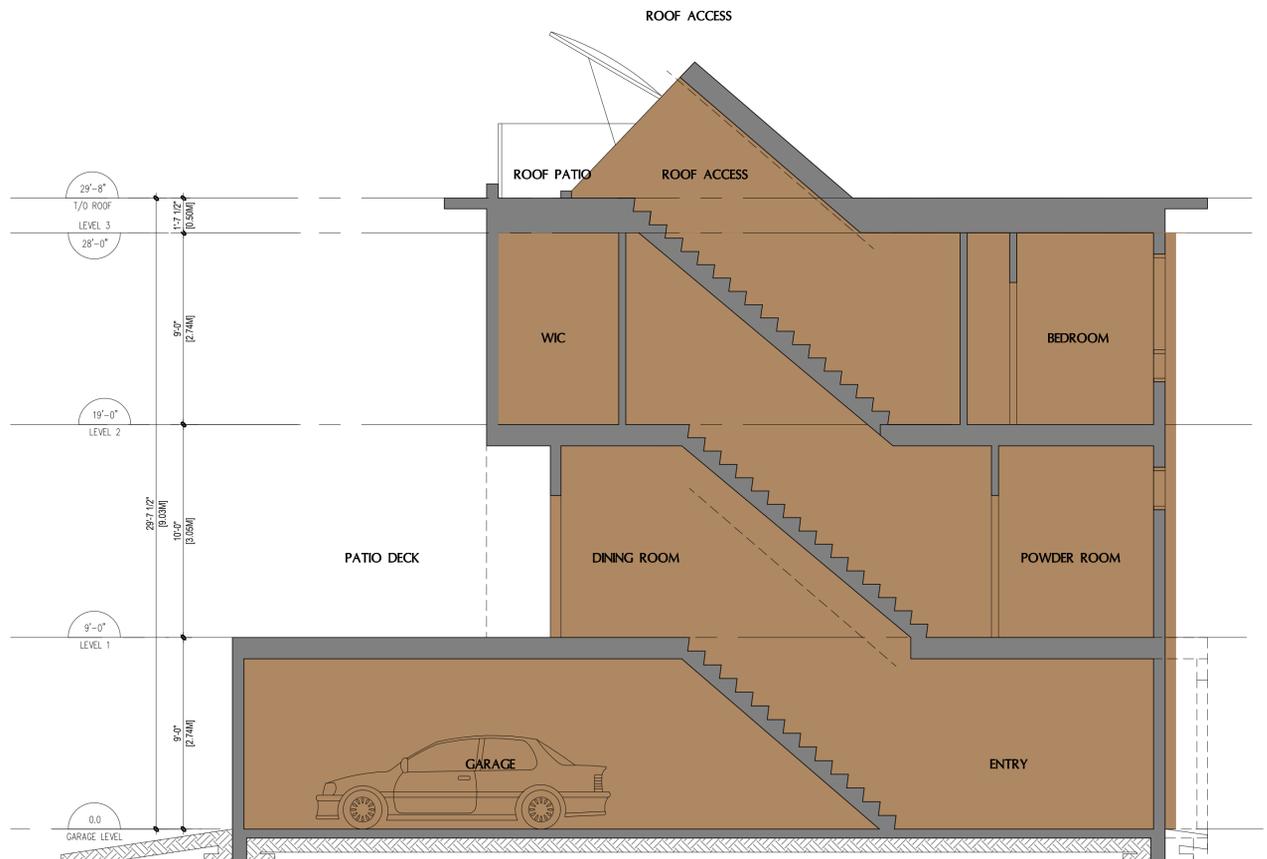
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A200 1/4"=1'-0"



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A200 1/4"=1'-0"



**3** BLDG. SECTION TH C1  
A200 1/4"=1'-0"



**4** BLDG. SECTION TH D1  
A200 1/4"=1'-0"

OWNER/CLIENT  
**CONCOSTS  
THE CONCOST GROUP**

02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17
NO.	REVISION	MDY

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A  
CITY OF LANGLEY, BC**

104-3212 Jacklin Rd.  
Victoria, BC V9B 0J5  
T: 250 391 4953 F: 250 391 4954  
office@wensleyarch.com

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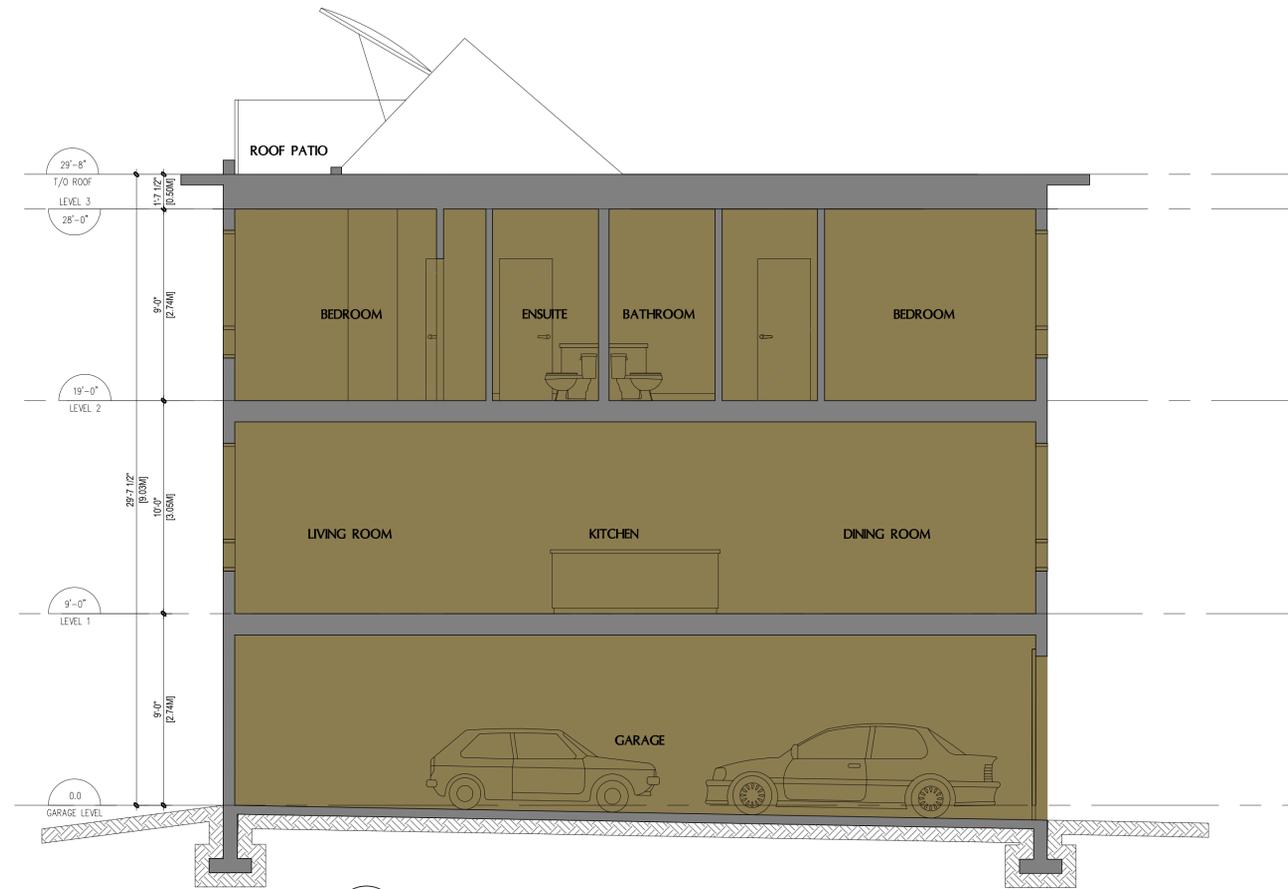
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**SECTIONS**

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DATE:	<b>MARCH, 2018</b>	DRAWING NO.:	<b>A0400</b>

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A200 1/4"=1'-0"

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THE CONCOST GROUP**

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PROJECT NAME  
**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:  
**199A  
CITY OF LANGLEY, BC**

104-3212 Jacklin Rd.  
Victoria, BC V9B 0J5  
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office@wensleyarch.com  
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CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:  
**SECTIONS**

PROJECT NO:	<b>17087</b>	DRAWN BY:	<b>CSH</b>
SCALE:	<b>1/4"=1'-0"</b>	REVIEW BY:	<b>DEM</b>
DATE:	<b>MARCH, 2018</b>	DRAWING NO:	<b>A0401</b>

# 199A Townhomes

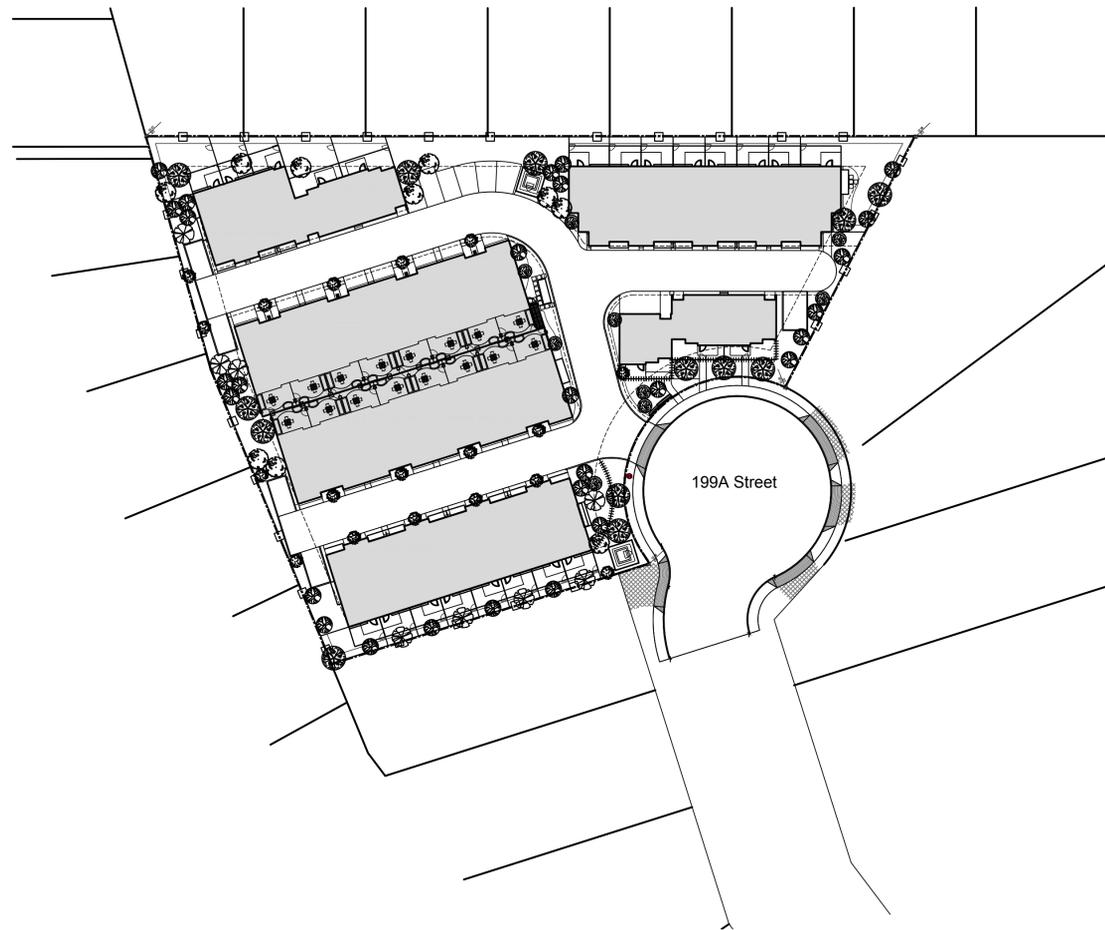
Issued for Development Permit



Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Dave Jerke david@vd.ca o. 6045460921 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vd.ca o. 604 5460920	Concoasts Project Owner 202-5489 Byrne Rd. Burnaby BC V5J 3J1 604-522-9977Phone	Wensley Architecture LTD Project Building Architecture 301-1444 Alberni Street, Vancouver BC V6G 2C4 604-685-3529
<b>Legal Address and Description:</b>		
Address: House 5491, 5501, 5511, 5521, 5520 199A Street, Langley BC Legal Address: Plan NWP33088 Lot 75 Plan NWP33088 Lot 76 Plan NWP33088 Lot 77 Plan NWP33088 Lot 78 Plan NWP33088 Lot 79		

## Sheet List Table

Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	LANDSCAPE AND TREE PLAN
L-02	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS



1 SITE PLAN OVERVIEW  
 Scale 1:500



2 LOCATION MAP  
 Scale: NTS

No.	By	Description	Date
2	DJ	Re-issued for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017

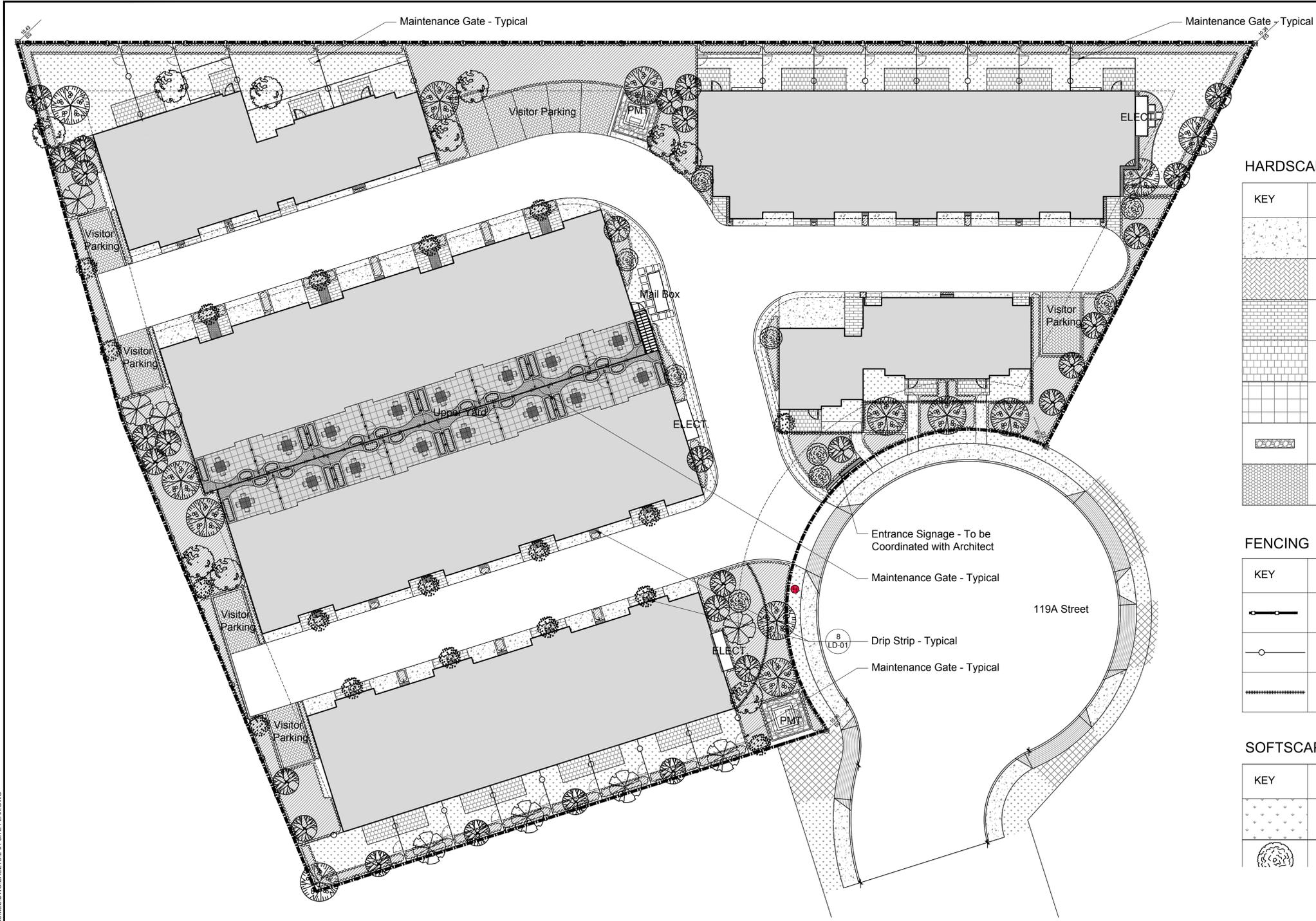
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
 199A Townhomes  
 Location:  
 5491 199A St  
 Langley, BC V3A 1J7

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	
Scale: As Shown	Original Sheet Size: 24"x36" <small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.</small>

Drawing Title: COVER PAGE  
 Drawing: L-00  
 Project: DP2017-50  
 NORTH  
 V.D. Project



**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	6 LD-01	HOLLAND ECO PAVERS Pattern: Herringbone Colour: Summit Blend Manufacturer: Mutual Materials
	6 LD-01	CONCRETE PAVERS Model: Classic Standard II Pattern: Running Bond Sl: 225 x 112.5 x 60mm Manufacturer: Abbotsford Concrete
	6 LD-01	CONCRETE PAVERS Model: Classic Standard II Pattern: Herringbone Sl: 225 x 112.5 x 60mm Manufacturer: Abbotsford Concrete
	7 LD-01	Hydra Pressed Slabs Model: Texas Sl: 610 x 610 x 50mm Colour: Natural Manufacturer: Abbotsford Concrete
	8 LD-01	DRIP STRIP
		RIVER ROCKS

**FENCING**

KEY	REF.	DESCRIPTION
	1 LD-02	WOOD TRELLIS
	2 LD-02	PRIVACY FENCE
	3 LD-02	PICKET FENCE

**SOFTSCAPE MATERIALS**

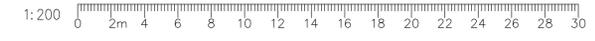
KEY	REF.	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications
	1.2 LD-01	TREE PLANTING

**TREE LEGEND**

Seiryu Japanese Maple	Sweetgum	Magnolia	Large-Flowered Magnolia	Weeping Higan Cherry	Columnar Blue Spruce

**TREES**

UAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
17	see legend	Acer palmatum 'Seiryu'	Seiryu Japanese Maple	B: B: 6cm caliper: 1.2m std	As shown
8	see legend	Liquidambar styraciflua 'Emerald Sentinel'	Emerald Sentinel® Sweetgum	B: B: 6cm caliper: 1.2m std	As shown
10	see legend	Magnolia x 'Elisabeth'	Magnolia	B: B: 6cm caliper: 1.2m std	As shown
13	see legend	Magnolia grandiflora 'Edith Bogue'	Large-Flowered Magnolia	B: B: 6cm caliper: 1.2m std	As shown
9	see legend	Prunus 'Snow Fountains'	Weeping Higan Cherry	B: B: 6cm caliper: 1.2m std	As shown
27	see legend	Picea pungens 'fastigiata'	Columnar Blue Spruce	B: B: 3.0m Ht	As shown



No.	By:	Description	Date
2	DJ	Re-issued for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017

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REVISIONS TABLE FOR SHEET

Project:  
199A Townhomes

Location:  
5491 199A St  
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Approved: DJ	
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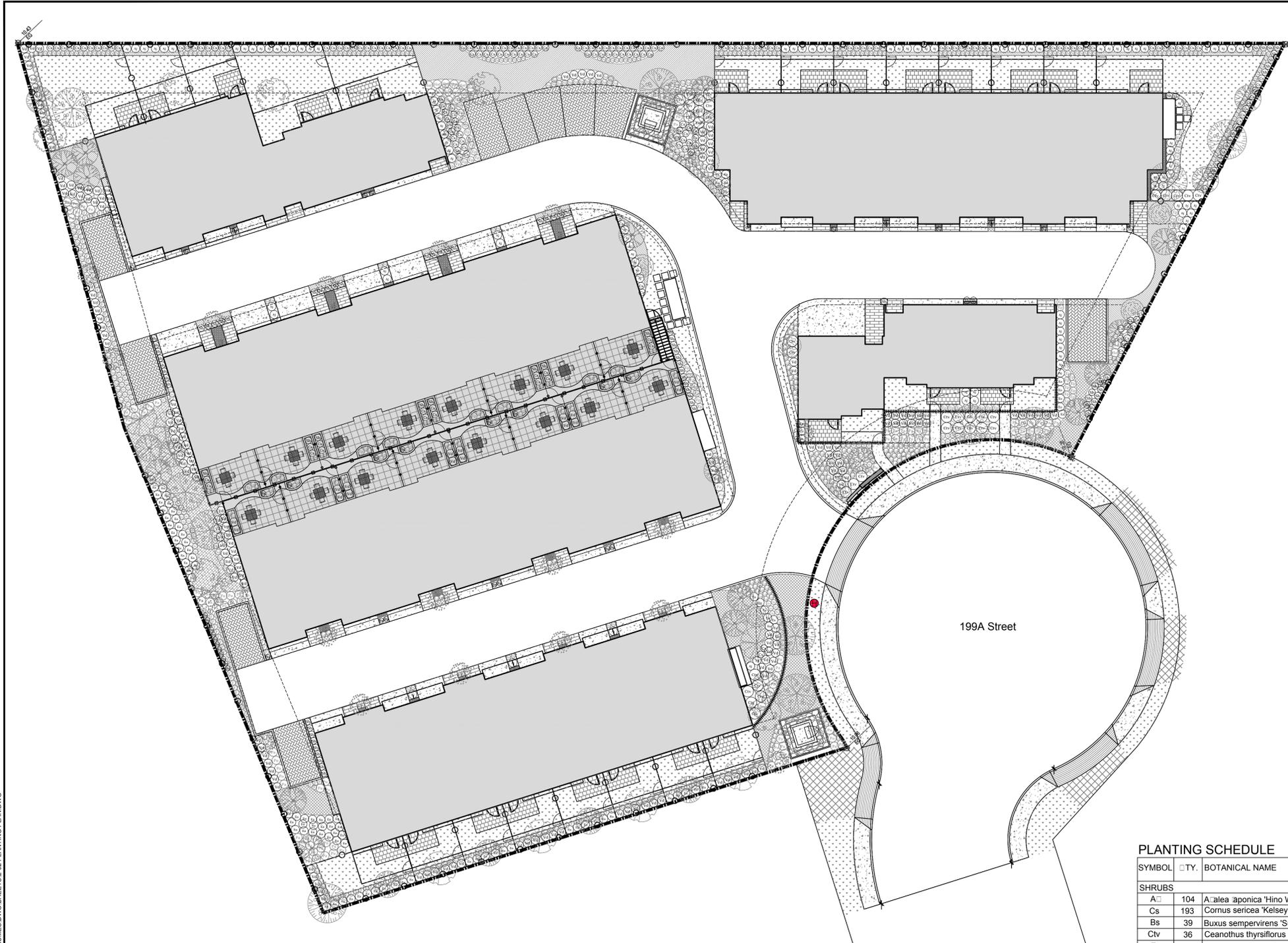
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Project: DP2017-50

Drawing: L-01

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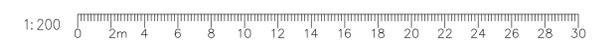
van der Zalm + associates inc.  
 Parks □ Recreation □ Civil Engineering  
 Urban Design □ Landscape Architecture  
 Suite 1, 20177 97th Avenue P 604.882.0024  
 Langley, British Columbia F 604.882.0042  
 V1M 4B9 info@www.vd.ca



**PLANTING SCHEDULE**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
<b>SHRUBS</b>					
A	104	A.alea japonica 'Hino White Dwarf'	Dwarf Hino White Japanese A.alea	□2 Pot	900mm O.C.
Cs	193	Cornus sericea 'Kelsey'	Kelsey's Dwarf Dogwood	□2 Pot	600mm O.C.
Bs	39	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	□2 Pot	450mm O.C.
Ctv	36	Ceanothus thyrsiflorus var repens	California Lilac	□3 Pot	1200mm O.C.
Ea	90	Euonymus alatus 'Compacta'	Compact Euonymous	□3 Pot	900mm O.C.
Sh	94	Sarcococa hookeriana	Himalayan Sweetbox	□2 Pot	600mm O.C.
Vd	191	Viburnum davidii	David Viburnum	□2 Pot	750mm O.C.
<b>PERENNIALS □ GRASSES</b>					
Ag	155	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	□1 Pot	300mm O.C.
Ep	62	Echinacea purpurea	Purple Coneflower	□1 Pot	600mm O.C.
F	147	Festuca glauca	Blue Fescue	□1 Pot	450mm O.C.
Haf	13	Hosta Autumn Frost	Medium Hosta	□1 Pot	750mm O.C.
Ha	89	Hosta 'Alaka .aam'	Groundcover Hosta	□1 Pot	300mm O.C.
La	225	Lavandula angustifolia 'Hidcote'	English Lavender	□1 Pot	450mm O.C.
Sa	134	Sedum 'Autumn Joy'	Stonecrop	□1 Pot	500mm O.C.
Pa	107	Pennisetum alopecuroides hamelin	Fountain Grass	□1 Pot	750mm O.C.
St	117	Stipa tenuissima	Mexican Feather Grass	□1 Pot	450mm O.C.
<b>GROUND COVER</b>					
	480	Erica carnea 'springwoodwhite'	Winter Heather	□1 Pot	5 per m2
	670	Pachysandra terminalis	Japanese Spurge	□1 Pot	5 per m2
	235	Arctostaphylos uva-ursi	Common Bearberry	□1 Pot	5 per m2

Notes:  
 1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)  
 2. All landscape materials, planting and softscaping shall conform to standards defined under Division 32 and Canadian Landscape Standards, latest edition.



No.	By:	Description	Date
2	DJ	Re-issued for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
 199A Townhomes  
 Location:  
 5491 199A St  
 Langley, BC V3A 1J7

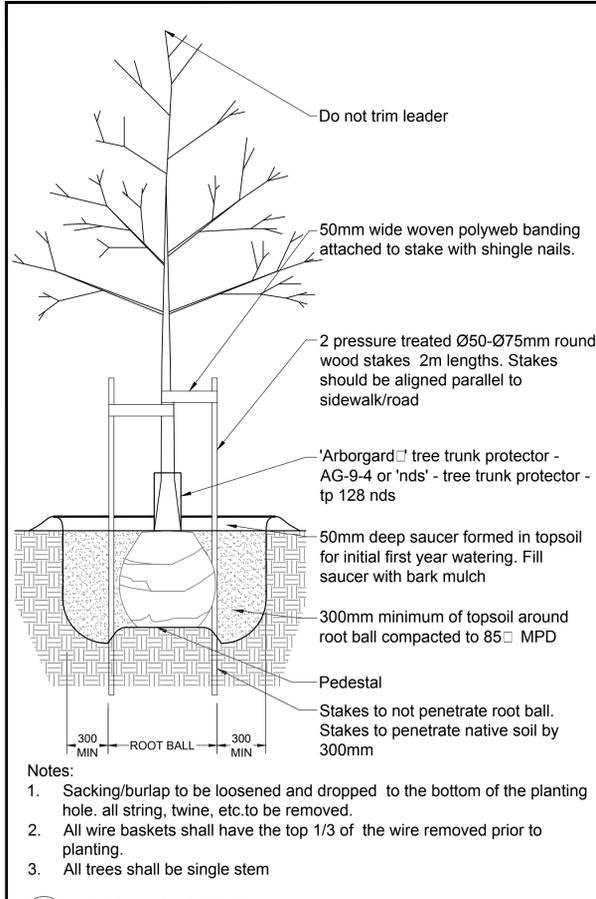
Drawn: PC	Stamp: 
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DP/PPA/PA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: PLANTING PLAN

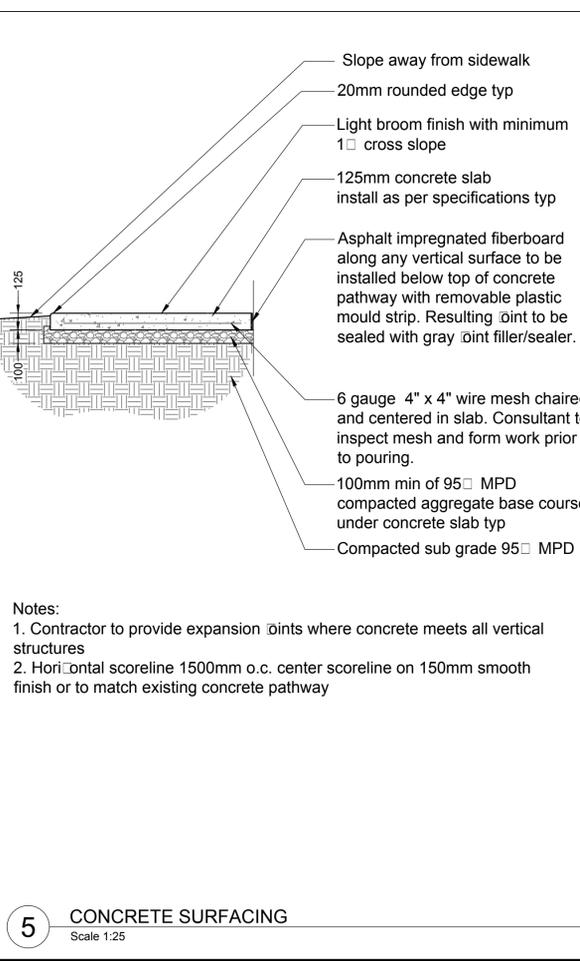


VD + Project: DP2017-50

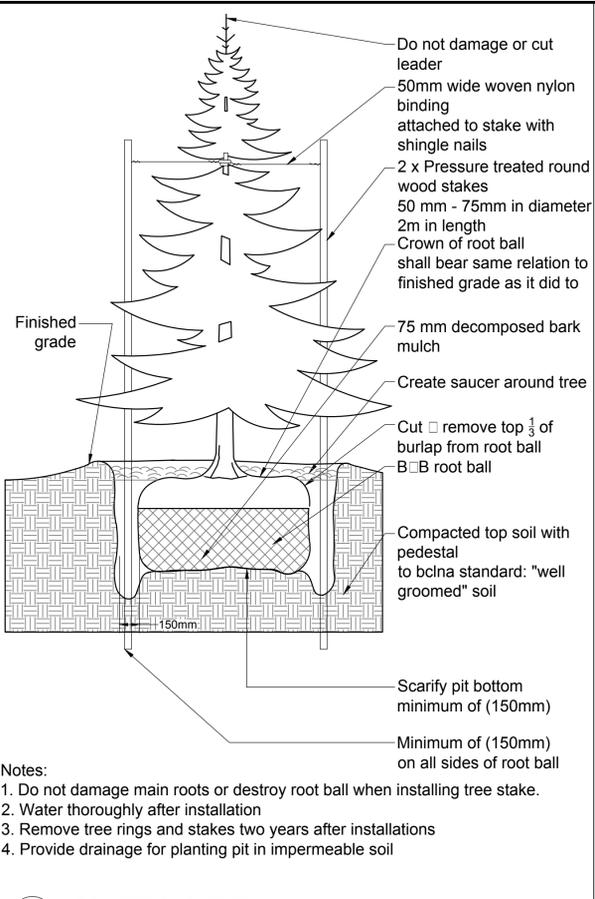
Drawing: L-02



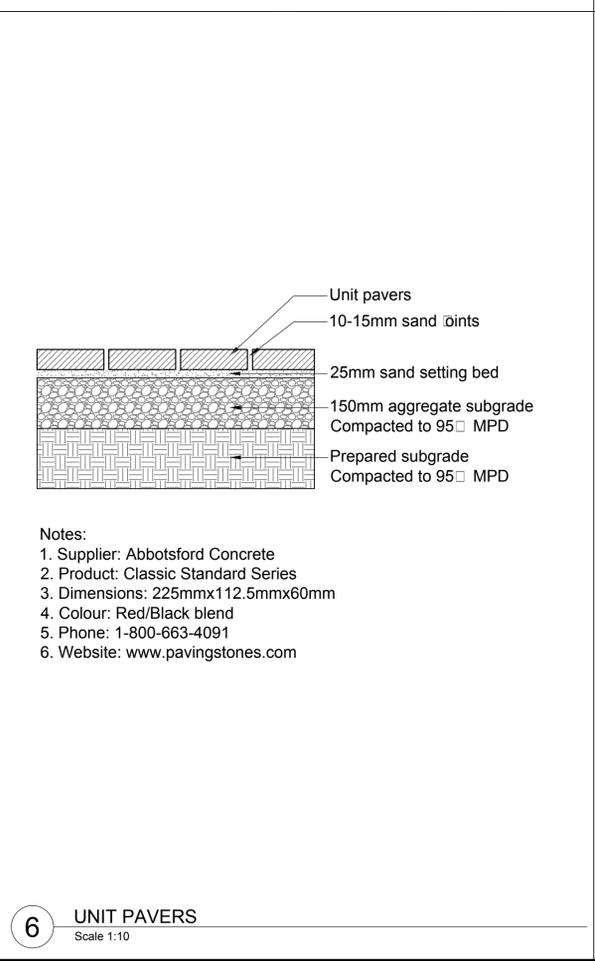
**1 DECIDUOUS TREE**  
Scale 1:25



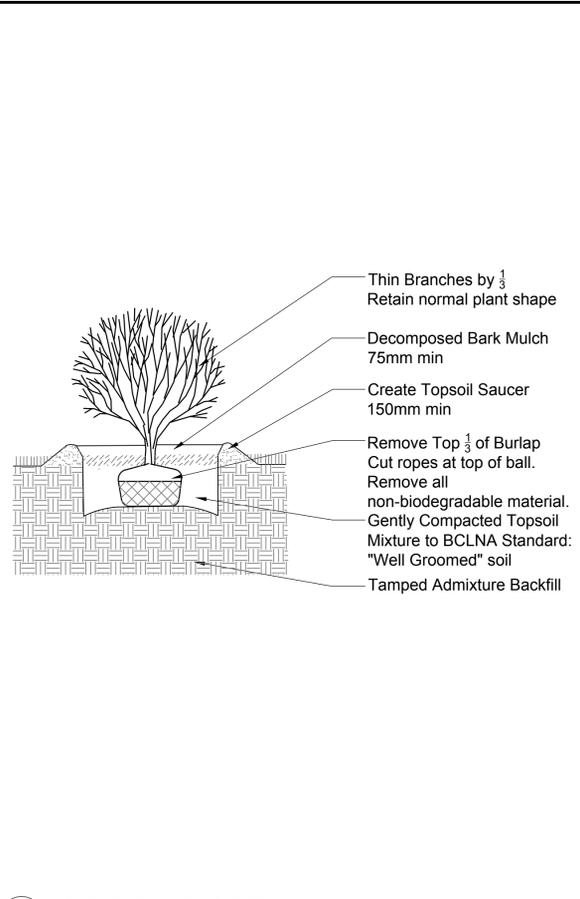
**5 CONCRETE SURFACING**  
Scale 1:25



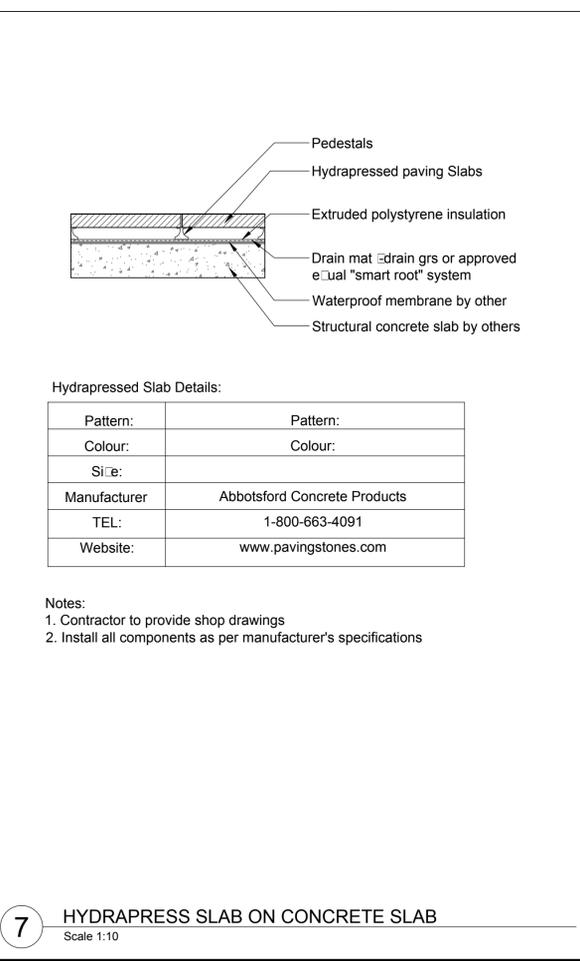
**2 CONIFEROUS TREE**  
Scale 1:25



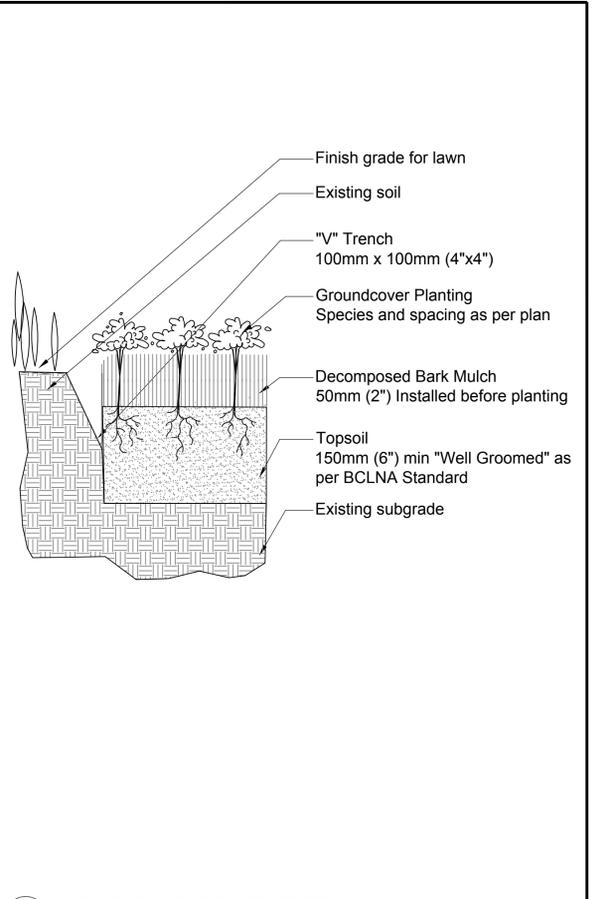
**6 UNIT PAVERS**  
Scale 1:10



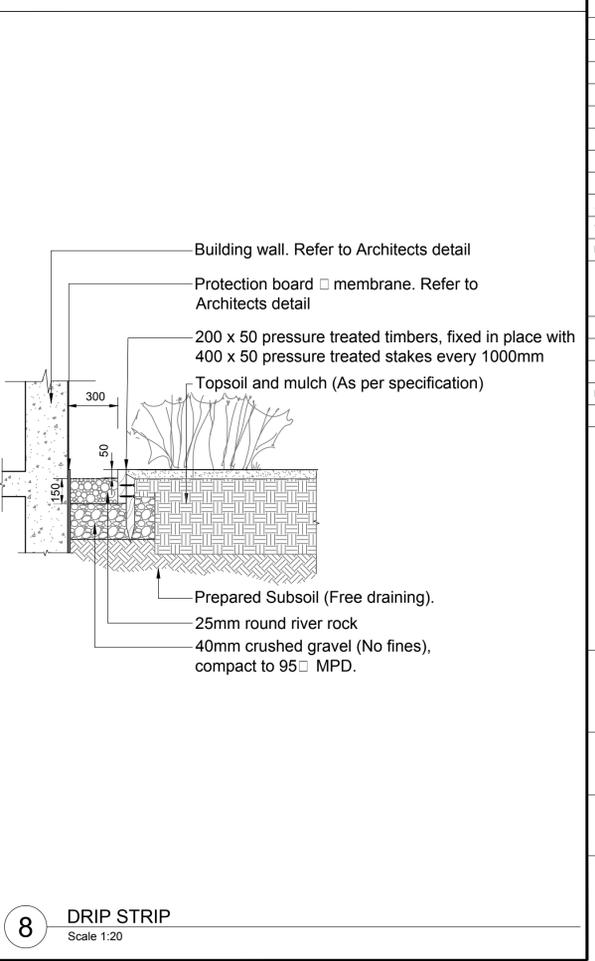
**3 SHRUB PLANTING DETAIL**  
Scale 1:25



**7 HYDRAPRESS SLAB ON CONCRETE SLAB**  
Scale 1:10



**4 BED PREPARATION EDGE TRENCH**  
Scale 1:10



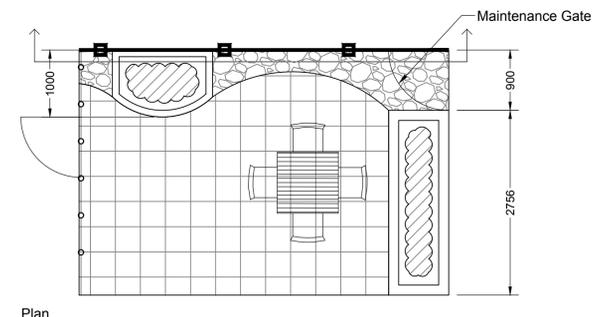
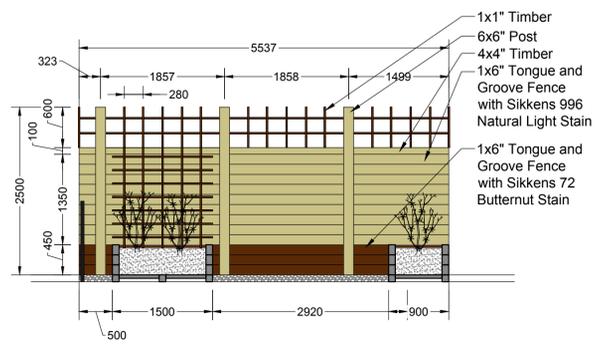
**8 DRIP STRIP**  
Scale 1:20



No.	By:	Description	Date
2	DJ	Re-issued for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
199A Townhomes			
Location:			
5491 199A St Langley, BC V3A 1J7			
Drawn:	PC	Stamp:	
Checked:	DJ		
Approved:	DJ	Original Sheet Size:	24"x36"
Scale:	AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DP/PPA/PHA/PP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.	



1 RAISED YARD  
Scale: 1:50

2 PRIVACY FENCE  
Scale NTS



3 PICKET FENCE  
Size: 1200mm height  
Material: Aluminum  
Contractor to provide shop drawings for landscape architect approval.

3 PICKET FENCE  
Scale NTS

van der Zalm + associates inc.  
Parks □ Recreation □ Civil Engineering  
Urban Design □ Landscape Architecture  
Suite 1, 20177 97th Avenue P 604.882.0024  
Langley, British Columbia F 604.882.0042  
V1M 4B9 info@www.vd.ca



No.	By:	Description	Date
2	DJ	Re-issued for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017

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Project:  
199A Townhomes  
Location:  
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Langley, BC V3A 1J7

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:  
DETAILS

VD + Project:  
DP2017-50

Drawing:  
LD-02

I:\SERVER\PROJECTS\DEVELOPMENT PERMITS ACTIVE\DP2017-50\2225.WEST BAL AC TOWNHOMES DWG\SHEETS\LD-02.DETAILS.DWG

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, MARCH 14, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Kimberley Lubinich  
Constable Lisa Cormier, Langley RCMP  
Ron Madsen  
Kim Mullin  
Jamie Schreder

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

**Absent:** Dan Millsip

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the minutes for the February 14, 2018 Advisory Planning  
Commission meeting be received.

**CARRIED**

2) **REZONING APPLICATION RZ 03-18/DEVELOPMENT PERMIT APPLICATION DP 04-18-20689 & 20699 EASTLEIGH CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian Dagneault, Dagneault Planning Consultants Ltd., and Tim Ankenman, Ankenman Marchand Architects, who presented the proposed applications. Following discussion on building form and character, enhancing east and west elevation with more glazing, landscaping, substitute pavers or stamped concrete where artificial grass is proposed along laneways, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 03-18/Development Permit Application DP 04-18 to accommodate a 23 unit, 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 07-17/DEVELOPMENT PERMIT APPLICATION DP 11-17- 5520, 5521, 5511, 5501, 5591-199A STREET AND PORTION OF ROAD DEDICATED ON PLAN 33088**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Carl Humphrey, Senior Designer, Wensley Architecture Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 07-17/Development Permit Application DP 11-17 to accommodate a 39 unit, 3-storey townhouse development

located at 5520, 5521, 5511, 5501, 5591-199A Street and Portion of Road Dedicated on Plan 33088 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) **REZONING APPLICATION RZ 04-18 -19868 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning historical context for the proposed rezoning application, and introduced Fabian Leitner, Director of Development and Customer Care, Wesgroup, who presented the proposed rezoning application. Following discussion on minimum commercial unit size and overall project building form and character.

MOVED BY Commission Member Biemers  
SECONDED BY Commission Member Cormier

That Rezoning Application RZ 04-18 to allow a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 4,000 ft<sup>2</sup> for the development located at 19868 Langley Bypass be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) **Next Meeting:**

Wednesday, May 9th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Coburn

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

CARRIED

*J. Arnold*

---

**ADVISORY PLANNING COMMISSION CHAIRMAN**

*Errol Minchuk*

---

**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*



## 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 nineteenth day of February, 2018.

**A PUBLIC HEARING**, pursuant to Section 464 of the “Local Government Act” was held this 5<sup>th</sup> day of March, 2018.

**READ A THIRD TIME** this 5<sup>th</sup> day of March, 2018.

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

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**





ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 147, 2018, BYLAW No. 3055

To consider a Rezoning Application by Wesgroup to permit retail sales uses to be limited to 25% of the total gross floor building area on the property located at 19868 Langley Bypass.

The subject property is currently zoned C2 Service Commercial Zone in Zoning Bylaw No. 2100 and designated “Service Commercial” in the Official Community Plan.

**Background Information:**

<b>Applicant:</b>	Wesgroup
<b>Owner:</b>	Langley City Square Properties Ltd.
<b>Civic Addresses:</b>	19868 Langley Bypass
<b>Legal Description:</b>	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
<b>Site Area:</b>	49,962 m <sup>2</sup>
<b>Lot Coverage:</b>	34%
<b>Total Parking Required:</b>	546 spaces
<b>Total Parking Provided:</b>	548 spaces
<b>Existing Zoning:</b>	C2 Service Commercial Zone
<b>Proposed Zoning:</b>	CD56 Comprehensive Development Zone
<b>OCP Designation:</b>	Service Commercial
<b>VariANCES Requested:</b>	None



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 147  
BYLAW NO. 3055**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD56) and to rezone the property located at 19868 Langley Bypass 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. 147, 2018, No. 3055”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 56 (CD56) Zone: immediately after Comprehensive Development -55 (CD55) Zone:

**“AAA. CD56 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a commercial development consisting of approximately 49,962 m<sup>2</sup> (537,791 ft<sup>2</sup>) of floor area.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Uses permitted in the Service Commercial (C2) Zone; however:

- i. Retail Store uses are limited to 25% of the total gross floor building area to be constructed on the site; and

(b) Retail Warehouse uses with an individual commercial retail unit less than 371.6m<sup>2</sup> (4,000 ft<sup>2</sup>) are not permitted.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 56 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

(a) PID: 002-161-877

Lot 69, Section 10, Township 8, District Lot 310, Group 2, New Westminster District Plan 39945 Except:

Firstly: Part Subdivided By Plan 53640

Secondly: Part on Statutory Right Of Way Plan 40248

Thirdly: Part Road On Plan NWP88141 And

Fourthly: Part Now Road On Plan EPP48107

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications attached to Development Permit 07-14.

**5. Special Regulations**

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

**6. Other Regulations**

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

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

(b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and;

(c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, 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**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 04-18

**Civic Address:** 19868 Langley Bypass  
**Legal Description:** Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided by Plan 53640; Secondly: Part on Statutory Right of Way Plan 40248; Thirdly: Part Road on Plan NWP88141; Fourthly: Part Now Road On Plan EPP48107  
**Applicant:** Wesgroup  
**Owner:** Langley City Square Properties Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 04-18 -19868  
Langley Bypass -Wesgoup**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: March 2, 2018

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 04-18 to permit a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) for the development located at 19868 Langley Bypass be approved.

---

## PURPOSE OF REPORT:

To consider a Rezoning Application by *Wesgroup* to amend the Zoning Bylaw regulation for “retail warehouse” use as it relates to the commercial shopping centre located a 19868 Langley Bypass to permit a maximum of 25% of the total gross floor building area for individual tenants to be less than 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>).

## POLICY:

The subject property is zoned C2 Service Commercial Zone and designated as Service Commercial in the Official Community Plan.

## **COMMENTS/ANALYSIS:**

### **Background Information:**

<b>Applicant:</b>	Wesgroup
<b>Owner:</b>	Langley City Square Properties Ltd.
<b>Civic Addresses:</b>	19868 Langley Bypass
<b>Legal Description:</b>	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
<b>Site Area:</b>	49,962 m <sup>2</sup>
<b>Lot Coverage:</b>	34%
<b>Total Parking Required:</b>	546 spaces
<b>Total Parking Provided:</b>	548 spaces
<b>Existing Zoning:</b>	C2 Service Commercial Zone
<b>Proposed Zoning:</b>	CD56 Comprehensive Development Zone
<b>OCP Designation:</b>	Service Commercial
<b>Variances Requested:</b>	None

### **Engineering Requirements:**

Conduct safety audit of the access on the west side of the site at intersecting lanes from the Langley Bypass and Fraser Highway. The construction of any of the recommended safety improvements should be completed by the developer.

**Discussion:**

The subject property is currently zoned C2 Service Commercial Zone. This zone is intended to accommodate and regulate the development of commercial uses which require large format sites, and are generally not accommodated in downtown core commercial areas. To differentiate retail activity within the C2 Zone, retailing is defined as Retail Warehouse which only permits retailing of good and services provided that individual commercial retail units (CRU's) are not less than 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>).

The owner of Langley City Square, *Wesgroup*, has successfully attracted and created an outstanding large format retail development prominently located along the Langley Bypass, consisting of 537,791 ft<sup>2</sup>. In doing so, it has fulfilled the original vision and intent of the City's C2 Zone. Despite the success of the overall development, there remain a few vacant spaces on the site that they believe would be ideally suited for smaller scale tenants and complement to the vibrancy of the site, occupying less than 4,000 ft<sup>2</sup>.

As a result, the owner's are requesting exemption of the 4,000 ft<sup>2</sup> requirement for retail warehouse tenants, that would only be applicable to a maximum of 25% of the total leasable area of the site.

Staff support this request which is consistent how the City regulated other large format retail developments located along the Langley Bypass.

CD1 Zone 20075 Langley Bypass	140,000 ft <sup>2</sup>	25% Small Format Retail
CD8 Zone 20155 Langley Bypass	13,000 ft <sup>2</sup>	10% Small Format Retail
CD10 Zone 20100 Langley Bypass	233,000 ft <sup>2</sup>	25% Small Format Retail
<b>Proposed CD56 Zone 19868 Langley Bypass</b>	<b>182,119 ft<sup>2</sup></b>	<b>25% Small Format Retail</b>

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

**BUDGET IMPLICATIONS:**

No additional DCC's are applicable to this request.

**ALTERNATIVES:**

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

Prepared by:



---

Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:

Concurrence:



---

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



---

Rory Thompson, Fire Chief

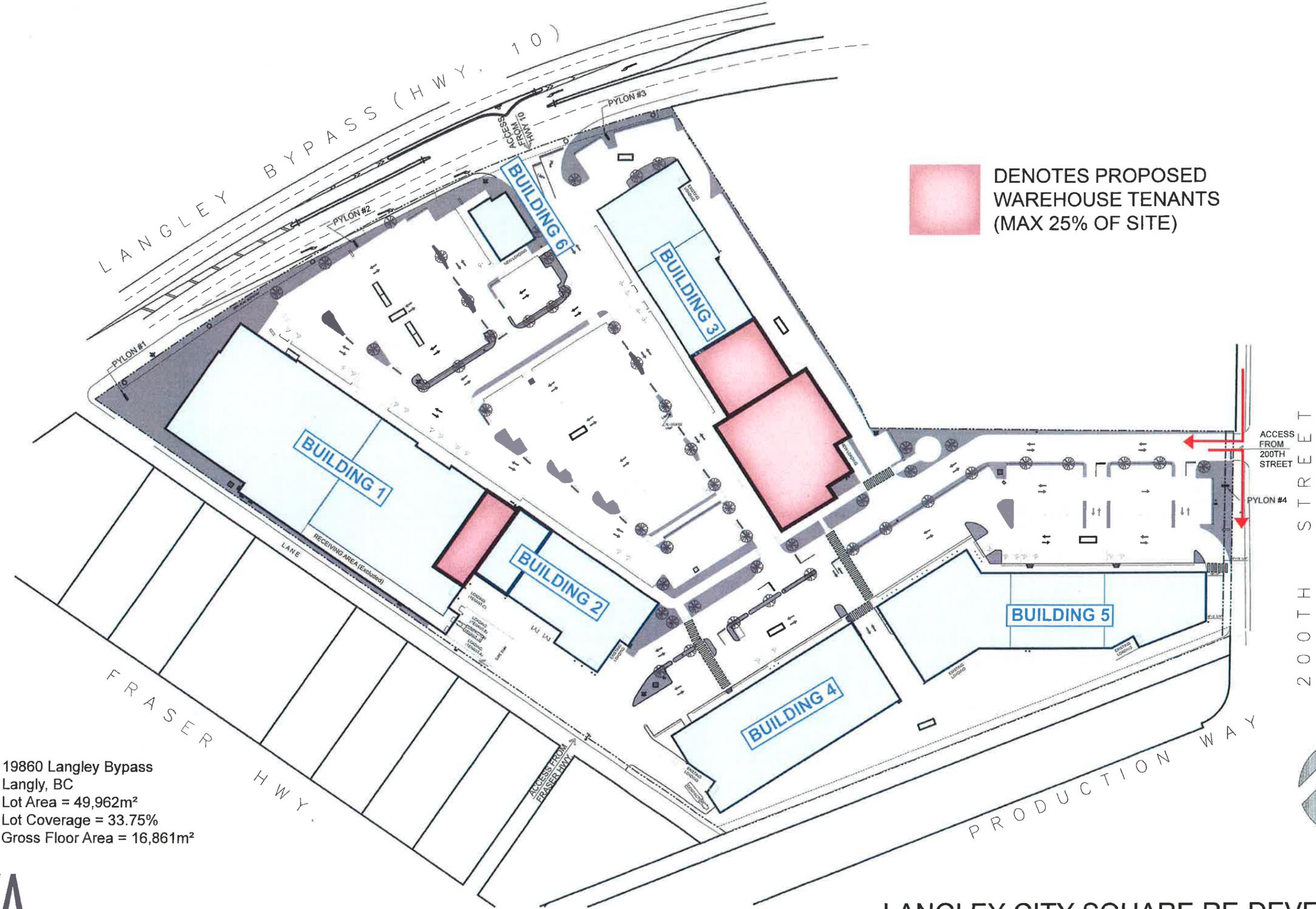
*Attachment(s):*

# Langley City Square by **WESGROUP**



# Langley City Square by **WESGROUP**





 DENOTES PROPOSED WAREHOUSE TENANTS (MAX 25% OF SITE)

19860 Langley Bypass  
 Langly, BC  
 Lot Area = 49,962m<sup>2</sup>  
 Lot Coverage = 33.75%  
 Gross Floor Area = 16,861m<sup>2</sup>

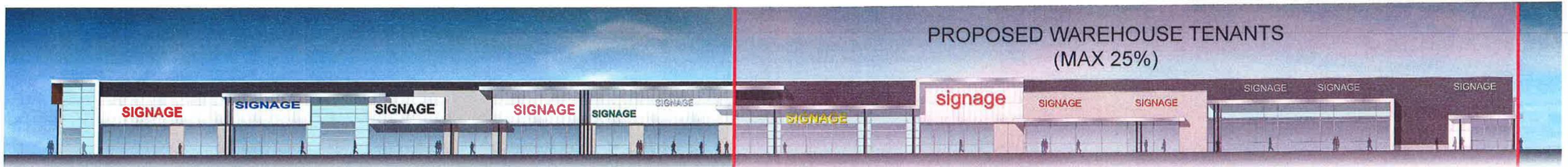




1- NORTH ELEVATION - BUILDING 2  
(FACING PARKING LOT)



2- WEST ELEVATION - BUILDING 1 SIDE  
(FACING LANGLEY BYPASS)



3- SOUTH ELEVATION - BUILDING 3  
(FACING PARKING LOT)



4- WEST ELEVATION - BUILDING 3  
(FACING LANGLEY BYPASS)

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, MARCH 14, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Kimberley Lubinich  
Constable Lisa Cormier, Langley RCMP  
Ron Madsen  
Kim Mullin  
Jamie Schreder

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

**Absent:** Dan Millsip

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the minutes for the February 14, 2018 Advisory Planning  
Commission meeting be received.

**CARRIED**

2) **REZONING APPLICATION RZ 03-18/DEVELOPMENT PERMIT APPLICATION DP 04-18-20689 & 20699 EASTLEIGH CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian Dagneault, Dagneault Planning Consultants Ltd., and Tim Ankenman, Ankenman Marchand Architects, who presented the proposed applications. Following discussion on building form and character, enhancing east and west elevation with more glazing, landscaping, substitute pavers or stamped concrete where artificial grass is proposed along laneways, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 03-18/Development Permit Application DP 04-18 to accommodate a 23 unit, 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 07-17/DEVELOPMENT PERMIT APPLICATION DP 11-17- 5520, 5521, 5511, 5501, 5591-199A STREET AND PORTION OF ROAD DEDICATED ON PLAN 33088**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Carl Humphrey, Senior Designer, Wensley Architecture Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 07-17/Development Permit Application DP 11-17 to accommodate a 39 unit, 3-storey townhouse development

located at 5520, 5521, 5511, 5501, 5591-199A Street and Portion of Road Dedicated on Plan 33088 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) **REZONING APPLICATION RZ 04-18 -19868 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning historical context for the proposed rezoning application, and introduced Fabian Leitner, Director of Development and Customer Care, Wesgroup, who presented the proposed rezoning application. Following discussion on minimum commercial unit size and overall project building form and character.

MOVED BY Commission Member Biemers  
SECONDED BY Commission Member Cormier

That Rezoning Application RZ 04-18 to allow a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 4,000 ft<sup>2</sup> for the development located at 19868 Langley Bypass be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) **Next Meeting:**

Wednesday, May 9th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Coburn

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

CARRIED

*J. Arnold*

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**ADVISORY PLANNING COMMISSION CHAIRMAN**

*Evelyn Minchuk*

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**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*



March 12, 2018

365021

Kelly Kenney, Corporate Officer  
City of Langley  
20399 Douglas Crescent  
Langley BC V3A 4B3

Dear Ms. Kenney:

Thank you for your correspondence, sent on January 18, 2018, requesting that local governments share in provincial cannabis taxation revenue. The Province appreciates the feedback that local governments and the Union of BC Municipalities (UBCM) have provided to date — this perspective is crucial to crafting effective policy and legislation that will serve British Columbians.

The Province is committed to working collaboratively with local governments in the development of a provincial cannabis regulatory framework, which is why the Joint Provincial-Local Government Committee on Cannabis Regulation was established by the B.C. government and UBCM. This committee provides an opportunity for dialogue and consultation with local governments on the development of the provincial regulatory framework. Once the regulatory framework is fully developed, the Province and local governments will be better positioned to determine incremental spending expected as a result of cannabis legalization.

The Province has reached an agreement in principle with the federal government regarding the cannabis excise tax structure and subsequent revenue sharing with the provinces. The Province is currently working collaboratively with the federal government to finalize the cannabis excise tax coordination agreement. Once the tax coordination agreement is finalized the Province will be better positioned to determine total provincial cannabis taxation revenue.

.../2

The federal and provincial governments intend to keep cannabis taxes low to support the objective of reducing illicit market activity. As such, it is expected that cannabis taxation revenues will not generate significant provincial revenues.

The Province recognizes that the legalization of cannabis will lead to additional costs for local governments. We will be able to have more informed discussions once full details of the regulatory and taxation regimes are known and governments have more certainty in terms of expected future costs and revenues.

For information updates about the provincial government's non-medical cannabis regulatory approach, please visit: <https://www2.gov.bc.ca/gov/content/safety/public-safety/cannabis>.

Thank you again for taking the time to write.

Sincerely,



Carole James  
Minister and Deputy Premier

cc: Honourable Mike Farnworth, Minister of Public Safety and Solicitor General  
Honourable Selina Robinson, Minister of Municipal Affairs and Housing

January 18, 2018

Honourable Selena Robinson  
Minister of Municipal Affairs and Housing  
Parliament Buildings  
Victoria, BC V8V 1X4

VIA email: [selina.robinson.MLA@leg.bc.ca](mailto:selina.robinson.MLA@leg.bc.ca)

Dear Minister Robinson:

**Re: Cannabis Sales Revenue Sharing with Local Governments**

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At its January 15, 2018 Regular Council meeting, the Council for the City of Langley considered correspondence from the District of West Kelowna, which is enclosed for your reference, regarding cannabis sales revenue sharing with local governments. Council subsequently passed the following resolution:

**WHEREAS** it is anticipated that legalization of cannabis sales will entail additional costs for local governments with respect to policing and fire services, building codes, planning, licensing and standards, communications, legal services, public health and social services;

**AND WHEREAS** current discussions regarding revenue sharing of the tax revenue on cannabis sales involve the Federal and Provincial governments with no inclusion of local governments;

**THEREFORE BE IT RESOLVED THAT** the City of Langley lobby the Province to agree to providing 50% of the provincial share of the cannabis tax sharing formula to local governments.

Yours truly,  
CITY OF LANGLEY



Kelly Kenney  
Corporate Officer

Enclosure

cc: Mayor Findlater, District of West Kelowna



**Office of the Mayor**  
2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6  
Tel (778) 797.2210 Fax (778) 797.1001

Council Mail Distribution  
Part 1 through DEC. 15 / 2017  
File # 0110.00  
Document # 152679  
cc: SMT, Admin Staff

December 13, 2017

Dear Local Governments of British Columbia,

With cannabis sales becoming legal in 2018, there must be a formal agreement that will divide the tax revenue on cannabis sales in a fair and equitable manner. Current discussions regarding revenue sharing involve the Federal and Provincial governments with no inclusion of local governments. Ultimately, the legalization will entail additional costs for local governments both in social and policing costs. A Federation of Canadian Municipalities (FCM) paper is stating that the impact may affect policing, fire services, building codes, city planning, municipal licensing and standards, public health, social services, communications, law, etc.

City of West Kelowna Mayor and Council is requesting your support, by writing to the Province to lobby them to agree to 50% of the provincial share of the cannabis tax sharing formula be provided to local governments. This is an adequate and equitable share to help support costs and services incurred by local governments.

Thank you for your consideration.

Sincerely, on behalf of Council,

Doug Findlater  
Mayor