



## REGULAR COUNCIL MEETING AGENDA

Monday, April 9, 2018  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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### Pages

#### 1. ADOPTION OF AGENDA

- a. Adoption of the April 9, 2018 Regular Agenda

#### 2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from March 19, 2018 1
- b. Special (Pre-Closed) Meeting Minutes from March 19, 2018 12

#### 3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3055 - Zoning Amendment 14  
Third reading of a bylaw to rezone the property located at 19868 Langley Bypass from C2 Service Commercial Zone to CD-56 Comprehensive Development Zone 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> )

#### 4. MAYOR'S REPORT

- a. Upcoming Meetings  
Regular Council Meeting – April 23, 2018  
Regular Council Meeting – May 7, 2018
- b. Metro Vancouver Update - Councillor Storteboom
- c. Engineering Update  
Rick Bomhof, Director of Engineering, Parks and Environment
- d. Recreation Update  
Kim Hilton, Director of Recreation, Culture and Community Services
- e. Langley City Video Spotlight - Mayor Schaffer

## **5. BYLAWS**

- a. Bylaw 3033 - Zoning Amendment 31  
Motion to amend Bylaw 3033 to replace the incorrect address, 5591 199A Street with the correct address, 5491 199A Street.  
  
(A bylaw to rezone an un-zoned portion of road dedicated by Plan 33088 and the properties located at 5501, 5511, 5520, 5521, ~~5591~~ 5491 199A Street from RS 1 Single Family Residential Zone to CD-50 Comprehensive Development Zone to accommodate a 39 unit, 3 storey townhouse development)
- b. Bylaw 3057 - Amendment to Election & Assent Voting Procedure Bylaw 75  
First, second and third reading of a bylaw to amend the Election and Assent Voting Procedure Bylaw to update legislative section references and add provisions for nomination deposits and resolution process in the event of a tie vote after a judicial recount.
- c. Bylaw 3058 - Election Nomination Deposit Repeal Bylaw 85  
First, second and third reading of a bylaw to repeal the Election Nomination Deposit Bylaw.

## **6. COMMITTEE REPORTS**

- a. Crime Prevention Task Group Recommendations 89

## **7. ADMINISTRATIVE REPORTS**

- a. Fraser Highway One-Way Trees 92
- b. Proposed “Substantial Change” of Cascades Casino, Public Consultation Process Results 96

## **8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

## **9. ADJOURNMENT**



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, March 19, 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

Staff Present: F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
G. Flack, Deputy Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

### **1. ADOPTION OF AGENDA**

- a. Adoption of the March 19, 2018 Regular Agenda

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the March 19, 2018 agenda be adopted with the addition of Business Walk Information Update from Councillor Martin to be added after Item 3.c.

CARRIED

## **2. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from March 5, 2018

MOVED BY Councillor Arnold  
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on March 5, 2018 be adopted as circulated.

CARRIED

- b. Special (Pre-closed) Meeting Minutes from February 27 and March 5, 2018

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on February 27, 2018 and March 5, 2018 be adopted as circulated.

CARRIED

- c. Public Hearing Minutes from March 5, 2018

MOVED BY Councillor Arnold  
SECONDED BY Councillor Storteboom

THAT the minutes of the public hearing held on March 5, 2018 be adopted as circulated.

CARRIED

## **3. MAYOR'S REPORT**

- a. Upcoming Meetings

Regular Council Meeting – April 9, 2018  
Regular Council Meeting – April 23, 2018



b. Metro Vancouver - Councillor Storteboom

Mayor and Council are invited to go to the Metro Vancouver website in order to view photos that have been taken and uploaded by Vancouver residents from the most recent King Tide phenomenon. The King Tide results when the sun and moon's gravitational forces come together to produce especially high tide waters. Such an event can be considered to be a preview of what we can expect if global temperatures and sea levels continue to rise.

Also, in keeping with the Metro Vancouver Board's commitment to engage First Nation communities, Metro Vancouver is delivering awareness training for its staff who are involved with aboriginal relations. These sessions relate to a 2015 resolution addressing the Truth and Reconciliation Commission's calls to action. Training sessions are focusing on archaeology, reconciliation and First Nation protocols. In addition to training, Metro Vancouver implemented a corporate policy for engaging all First Nation communities on all regional construction projects and the Board amended a procurement policy to include consideration of the goods and services from First Nation entities.

In closing, Mayor and Council are invited to attend the next Council of Councils meeting to take place on Saturday, April 28 at the Westin Wall Centre in Richmond. As you know, Council of Councils is intended to provide all municipally elected officials within the greater Vancouver area with updates on projects and initiatives of interest to local authorities throughout the region.

In response to a question from Councillor van den Broek, Councillor Storteboom confirmed that only those Metro Vancouver staff who are involved with aboriginal relations will receive awareness training.

c. Library Happenings - Councillor Martin

Spring is just around the corner, and with the budding flowers and warmer weather comes all the fun of Spring Break! The City of Langley Library will be running all of our regular programs throughout Spring Break as well as some special events sure to please all ages. Please note that the library will be closed on Friday, March 30, Sunday, April 1 and Monday, April 3, but open as usual on Saturday, March 31.

**Zero to Sphero**

Monday-Friday, March 19-23, 1:30-3:30 pm

Get ready to roll! A Sphero SPRK+ that is. Drop in Monday through Thursday to practice using a Sphero to get ready for the obstacle course

competition on Friday. The winner will receive a mini Sphero! Suitable for ages 6-18.

### **Canada Reads Listening Party**

Monday-Thursday, March 26-29, 1:30-2:30 pm

Five books, five celebrities, one winner. Join us for CBC's annual Battle of the Books daily debates. Books are voted off the bookshelf every day until one book is chosen as the title the whole country should read this year.

### **Wednesday Wonders**

Wednesday, March 28, 11-12 pm

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

### **Hands on with Makey Makey**

Thursday, March 29, 2:30-3:30 pm

Turn everyday objects into touchpads and combine them with the Internet. Learn how pencil lead can open and close electrical circuits. See how bananas and play dough can be used with the Makey Makey as well.

### **Getting to Know Dementia**

Monday, April 9, 1:30-3:30 pm

This program is for people experiencing early symptoms of dementia, as well as their family members or friends. This education session will help you learn about dementia and the different types of support services, education, and information available at any stage of the dementia journey.

d. **Business Walk Information Update - Councillor Martin**

The Economic Development Committee resumed its Business Walk Program this morning. The focus of the business walk was on new commercial businesses that recently located within the city. The businesses that were interviewed were:

- Red Velvet Café
- Talize
- Mary's British Home

- Firecrust Pizzeria

All of the businesses interviewed were extremely enthusiastic about the City of Langley, without exception. It is always interesting to find out how they found us, what made them decide to locate their business here, and what do they like the MOST about doing business in the City.

As a City Councillor I am always very proud to hear the outstanding customer service we provide to the business community.

What was also interesting was their varying degrees of difficulty recruiting staff is today job market.

We plan to conduct additional Business Walks in September of this year, following the summer holiday season and look forward to sharing this news with City Council.

The notion to implement a “Business Walk Program” to obtain a pulse of the local business community and to understand issues and opportunities of the existing business community originated from the *Industrial Business Attraction & Expansion Study*, completed in December 2015.

On February 11, 2016, the City’s Economic Development Committee invited Lindsay Bisschop, Province of British Columbia, Regional Manager Lower Mainland Fraser Valley, Ministry of Jobs, Tourism and Skills Training and Responsible for Labour, Economic Development Division to make a presentation on Business Retention & Expansion –Business Walk Programs.

e. Discovery Langley City – March Report - Councillor Albrecht

Website Overview

Monthly website visitation continues to increase with organic traffic and partner referrals, as well as promotion through social media. High traffic pages are Things to Do and Eat. As we enter April, and new content, imagery, and event information will be updated with a monthly maintenance plan in place.

Social Media

Social Media continues to be a top priority to build awareness of Discover Langley City. They receive multiple new followers daily and have seen great success using the #discoverlangleycity tag. They continue to encourage all tourism and local businesses to use the #discoverlangleycity hashtag to help promote our destination and build user generated content.

One Year Tactical Plan

DLC is pacing well to achieve their one-year tactical plan as four (4) of the seven (7) events have been successfully completed as of March 31st, 2018. The big focus this past month has been on launching the brand-

new Marketing in Partnership Cooperative Funding Program. This program is designed to give their stakeholders an opportunity to pool resources and creativity to design new events or tourism products that will drive tourism into their businesses and Langley City. Based on the application, DLC will financially support the new initiative on a sliding scale format. Partnerships must include one accommodation partner (in Langley City) to support the new growth in overnight visitation. In early March, DLC met with two retailers to receive their first consultation on the program and we are excited to see what the application will be.

DLC attended the Tourism Industry Association of BC's annual conference in Kelowna earlier this month with discussion around new issues, trends, educational workshops, initiatives, with a strong digital focus shift from DestinationBC, and the Minister of Tourism, Arts, and Culture, Hon. Lisa Beare presented new funding tactics for the remainder of the year. Takeaways were invaluable from attending this conference. Our MP, John Aldag, was also in attendance and discussed Federal and Provincial tourism efforts.

e. Langley City Video Spotlight - Mayor Schaffer

Langley City is a 10-square-kilometre urban centre that is strategically located in the economic centre of the Fraser Valley and the heart of the Lower Mainland. With a population of over 26,000 and a trade population in excess of 250,000 – a number that will double by 2026, the City of Langley offers all the amenities of a major urban centre — unique business offerings, great shopping and dining, world-class education and entertainment facilities, extensive recreational opportunities and community events plus over 346 acres of parkland.

Langley City is a community of endless choices for your living, recreational and business needs. You'll find it all right here. The Langley City video spotlights campaign is a video snippet program that will showcase everything Langley City has to offer. Each video snippet is approximately 1-2 minutes long.

Every video presented to Council will be published on the City's YouTube channel, the City's website and shared via social media. I encourage you to visit [LangleyCity.ca](http://LangleyCity.ca) to watch the video again and share it on your social networks.

1 Fish 2 Fish was the video spotlight presented at tonight's meeting.

**4. ADMINISTRATIVE REPORTS**

a. Amenity Gift Program Policy

Director of Engineering, Parks and Environment

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the City Amenity Gift Program Policy CO62 be approved.

BEFORE THE QUESTION WAS CALLED

Councillor Storteboom expressed his appreciation of the work of the Langley Parks Foundation of which he is a member, and his understanding that the new Amenity Gift Program Policy would be replacing the Langley Parks Foundation.

Mr. Bomhof, Director of Engineering, Parks and Environment, clarified that the new policy does not replace the Langley Parks Foundation and that a separate report will be forthcoming outlining the process for dissolution of the Langley Parks Foundation.

THE QUESTION WAS CALLED and same was

CARRIED

b. Out of Province Conference Request - Rick Bomhof

Director of Engineering, Parks and Environment

MOVED BY Councillor van den Broek

SECONDED BY Councillor Albrecht

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.

CARRIED

**5. BYLAWS**

a. Bylaw 3027 - Zoning Amendment

Final reading of a bylaw to rezone the property located at 19753 -55A Avenue from RS1 Single Family Residential Zone to CD 49 - Comprehensive Development Zone to accommodate a 14-unit townhouse development

MOVED BY Councillor Martin  
SECONDED BY Councillor Arnold

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

CARRIED

1. Development Permit No. 08-17 (19753 55A Avenue)

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

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.

CARRIED

b. Bylaw 3033 - Zoning Amendment

First and second reading of a bylaw to rezone the properties located at 5520, 5521, 5511, 5501, 5591 -199A Street and a portion of road dedicated on Plan 33088 from RS 1 Single Family Residential Zone to CD-50 Comprehensive Development Zone to accommodate a 39 unit, 3 storey townhouse development

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 140, 2018, No. 3033" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 140, 2018, No. 3033" be read a second time.

CARRIED

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

Final 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 Arnold

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

CARRIED

d. Bylaw 3055 - Zoning Amendment

First and second reading of a bylaw to rezone the property located at 19868 Langley Bypass from C2 Service Commercial Zone to CD-56 Comprehensive Development Zone 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>)

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 147, 2018, No. 3055" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 147, 2018, No. 3055" be read a second time.

CARRIED

**6. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

b. Correspondence

1. Cannabis Sales Revenue Sharing with Local Governments - Response from Provincial Government

Councillor Martin noted that, although the Province, in its letter of response to the City, indicated that it doesn't expect significant revenues to be generated by cannabis sales, a CBC news article dated December 7, 2017 indicated the Federal Government had proposed giving provincial and territorial governments half of the annual excise tax for cannabis sales which at that time it estimated to be \$1 billion dollars annually.

She urged Council to keep advocating for local governments to get a share of the cannabis excise tax revenues to ensure that costs for additional City services that will be required once cannabis is legalized do not get passed along to the residents as higher taxes.

c. New Business

1. TransLink Announcement

Councillor Pachal advised of the announcement from TransLink of the Mayors' Council and the Province's agreement on a plan to fund



regional transportation initiatives for Phase Two of its 10-Year Vision. For Langley City this could mean a B-line on 200 Street and pre-construction funding for Fraser Highway light rail.

**7. ADJOURNMENT**

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

That the meeting be adjourned at 7:34 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER



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

**Monday, March 19, 2018  
6:00 p.m.  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent**

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

Staff Present: F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
G. Flack, Deputy Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

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

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

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 Martin  
SECONDED BY Councillor van den Broek.

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

CARRIED

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MAYOR

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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 nineteenth day of March, 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.

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***MAYOR***

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***CORPORATE OFFICER***



## 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

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## 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.

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## 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 at 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:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

## Langley City Square by **WESGROUP**





## Langley City Square by **WESGROUP**





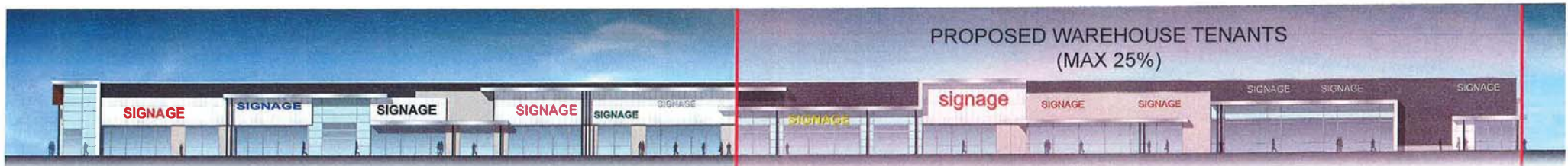




1- NORTH ELEVATION - BUILDING 2  
(FACING PARKING LOT)



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)





**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

  
\_\_\_\_\_  
**ADVISORY PLANNING COMMISSION CHAIRMAN**

  
\_\_\_\_\_  
**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*



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

The statutory public hearing notice for Bylaw 3033 published in the March 29<sup>th</sup> and April 5<sup>th</sup> editions of the Langley Advance newspaper contained an error in one of the addresses of the proposed development. As a result, the Public Hearing scheduled for this bylaw has been postponed. Any reference to 5591 199A Street in the bylaw and staff reports is incorrect. The correct address is 5491 199A Street.

In accordance with Council's Procedure Bylaw, it is recommended that Council amend the bylaw to correct the error prior to holding a public hearing and considering third reading of the bylaw as amended.

Recommended Motion:

*THAT Bylaw No. 3033 be amended by replacing "5591 199A Street" with "5491 199A Street" in the preamble section of the bylaw.*



**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>	5491, 5520, 5521, 5511, 5501, 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~~ **5491 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 nineteenth day of March, 2018.

AMENDED this – day of April, 2018.

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

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

FINALLY ADOPTED this -- day of , 2018.

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**MAYOR**

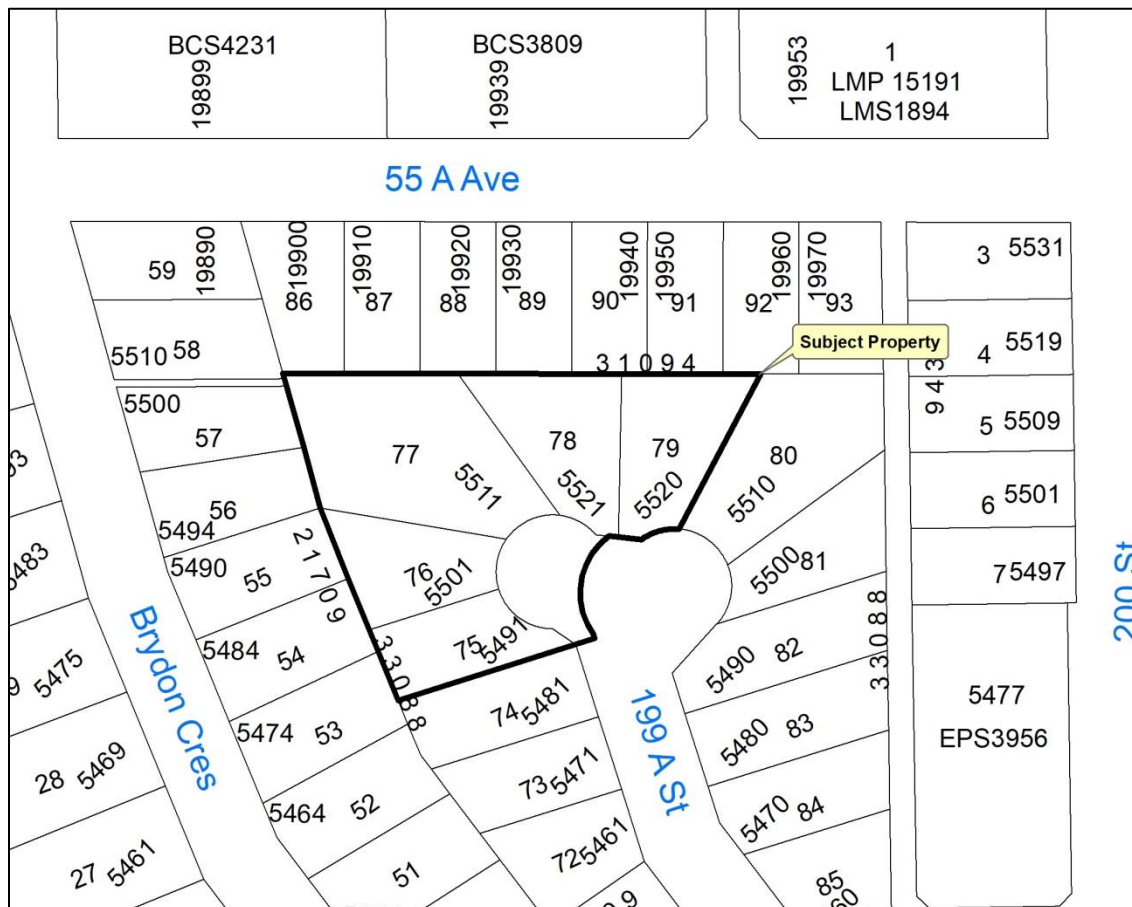
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**CORPORATE OFFICER**



## 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





Any reference to the address "5591 199A Street" in this report is incorrect. The correct address is 5491 199A Street.

# 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:



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

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

Attachment(s):





**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

  
\_\_\_\_\_  
**ADVISORY PLANNING COMMISSION CHAIRMAN**

  
\_\_\_\_\_  
**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*

## PROJECT STATISTICS

[illegible]

## DRAWING LIST

ARCHITECTURAL	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		
		TOTAL SHEETS: 34 PAGES	

## 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

## CONSULTANT LIST

CLIENT  
THE CONCOSTS GROUP  
202-5489 BYRNE ROAD  
\*BURNABY, BC V5J 3J1  
20570 56th AVENUE  
\*LANGLEY, B.C. V3A 3Z1  
TEL.: 604 522 9977  
CONT: JAMES R.F. IVERSEN

ARCHITECT  
WENSLEY ARCHITECTURE LTD.  
301 - 1444 ALBERNI STREET  
VANCOUVER B.C. V6G 2Z4  
TEL: 604-685-3529  
CONT: DAVID ECHAIZ-McGRATH  
CARL HUMPHREY

LANDSCAPE  
VAN DER ZALM + ASSOCIATES  
SUITE 1, 20177-97 AVENUE  
LANGLEY, BC V1M 4B9  
TEL.: 604 882 0024  
CONT: DAVID JERKE

CIVIL ENGINEER  
CENTRAS ENGINEERING LTD.  
216-2630 CROYDON DRIVE  
SURREY, BC V3S 6T3  
TEL: 604 782 6927  
CONT: STEVE O'CONNELL

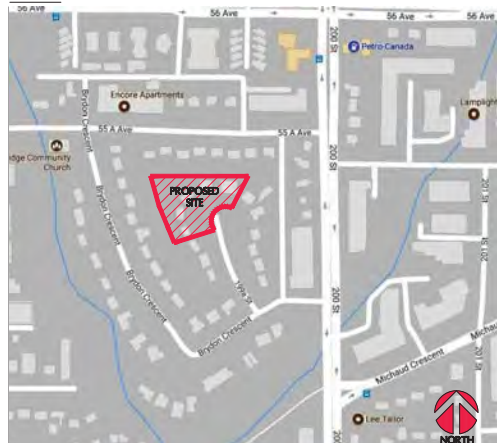
## FORM + CHARACTER INSPIRATION



## TOWNHOUSE STATISTICS

UNIT TYPE	NO. BED.	NO. BATH	NET AREA	UNITS	TYPE OF UNITS				TOTAL NUMBER OF UNITS	%
					(excluding storage)	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	1578	2	2				2	5.1%
G1	4	3	1821	3	3				3	7.7%
			55084	39	39				39	
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## SITE MAP



## LOCATION MAP



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CONTINUED

## CONCOSTS THE CONCOST GROUP

[illegible]

03	REVISED DP RE-SUBMISSION(REVIEW)	03/05
02	DP RE-SUBMISSION	10/25
01	DP SUBMISSION	08/15
NO.	REVISION	WDY
PROJECT NAME		

**199 A  
TOWNHOUSE  
RESIDENCES**

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

**WA**  
T: 250 391 4933 F: 250 391 4964  
office@wensleyarch.com  
▼ WENSLEY ARCHITECTURE LTD

CONSULTANTS

STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE:

COVER SHEET

PROJECT NO. <b>17017</b>	DRAWN BY: <b>CSH</b>
SCALE:	REVIEW BY: <b>DEM</b>
DATE: <b>MARCH 2018</b>	DRAWING NO. <b>A0000</b>



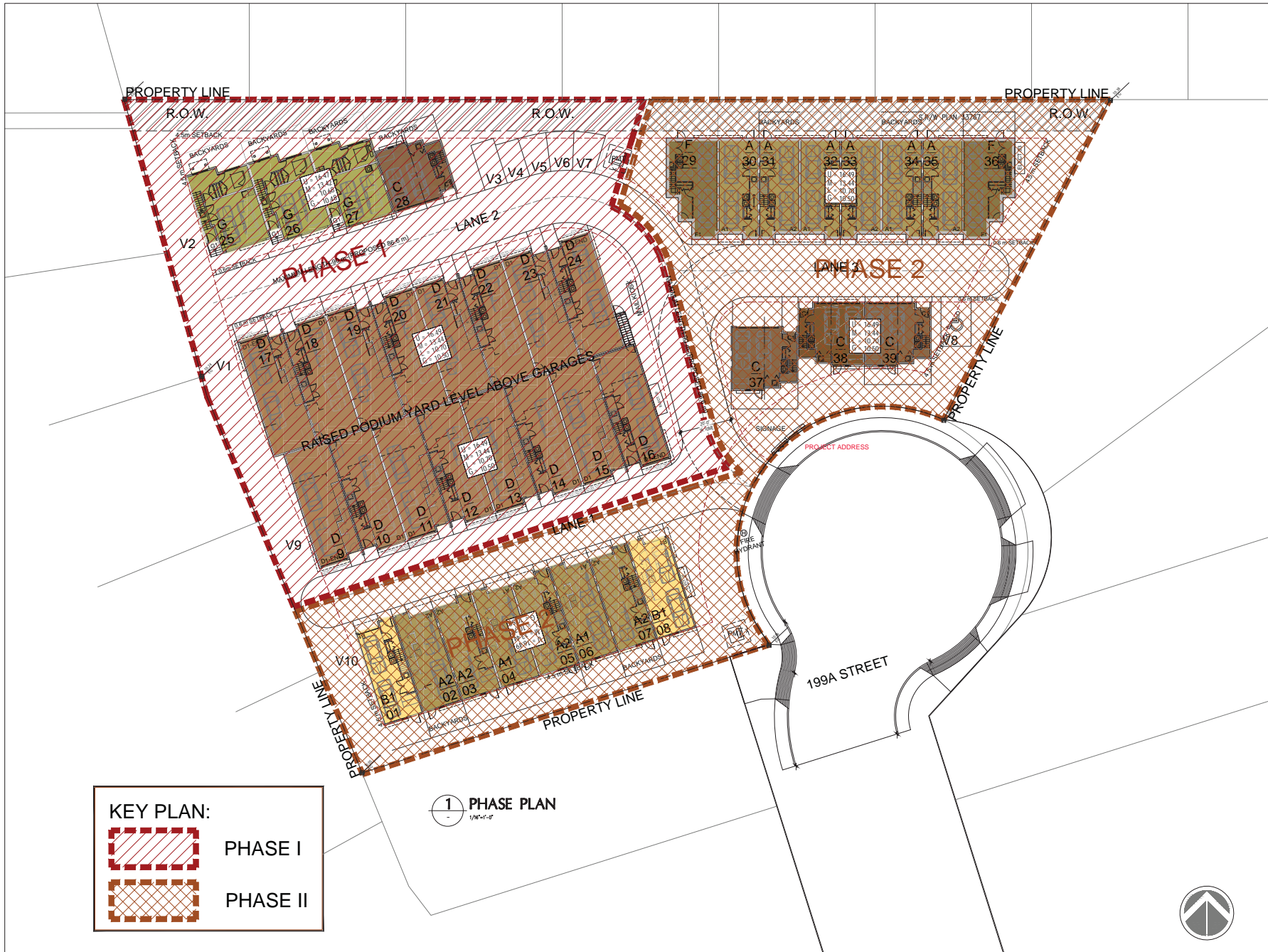












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**CONCOSTS**  
**THE CONCOST GROUP**

01	DP RE-SUBMISSION	10/25/17
02	DP SUBMISSION	10/25/17
03	REVISION	10/25/17

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

PROJECT ADDRESS

**199A**  
**CITY OF LANGLEY, BC**

**WA**  
**WENSLEY ARCHITECTURE LTD**

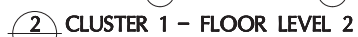
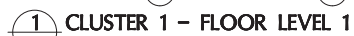
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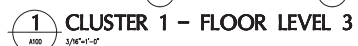
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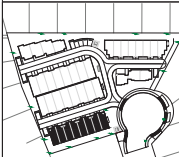
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DATE:	MARCH, 2018	DRAWING NO:	A0103





SEAL



**3 KEY PLAN**

## CONCOSTS THE CONCAST GROUP

[illegible]

02	DP RE-SUBMISSION	10/25/1
01	DP SUBMISSION	09/15/1
NO.	REVISION	WD/Y
PROJECT NAME		

PROJECT NAME	
--------------	--

199 A  
TOWNHOUSE  
RESIDENCES

199A STREET  
CITY OF LANGLEY, BC

104-3212 Jacklin Rd.  
Victoria, BC V8B 0J5  
T: 250 391 4803 F: 250 391 4864

**WA**  
WENSLEY ARCHITECTURE LTD

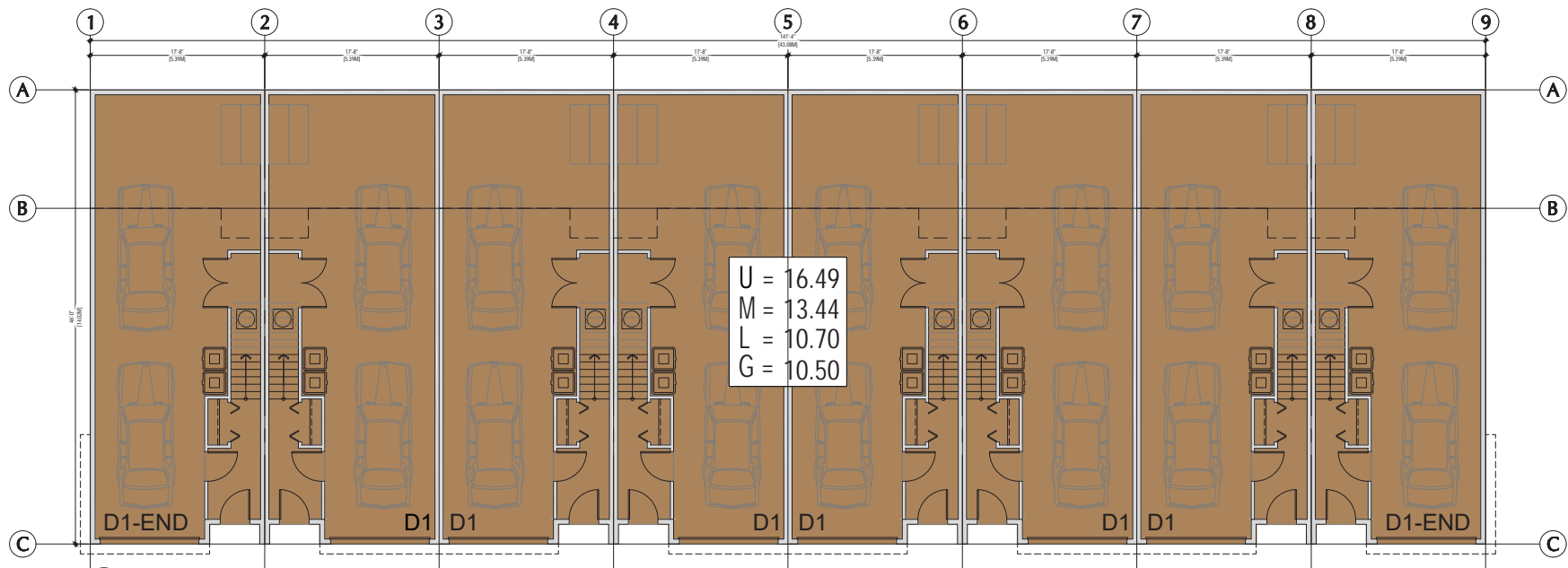
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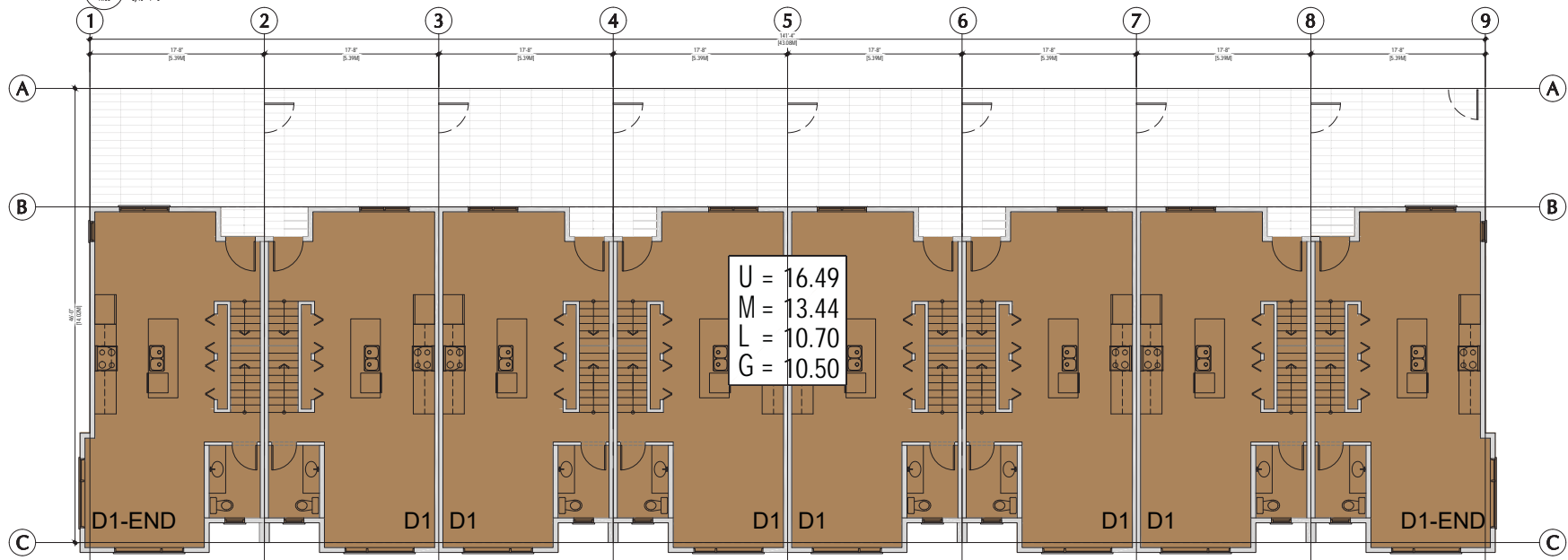
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**LEVEL 3, ROOF**

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DATE: <b>OCTOBER, 2017</b>	DRAWING NO: <b>A0201</b>



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  
CONCASTS  
THE CONCAST GROUP

NO.	DESCRIPTION	DATE
01	DP RE-SUBMISSION	10/25/17
02	DP SUBMISSION	10/15/17
03	REVISION	10/15/17

PROJECT NAME  
199 A  
TOWNHOUSE  
RESIDENCES

PROJECT ADDRESS  
199A STREET  
CITY OF LANGLEY, BC

WA  
WENSLEY ARCHITECTURE LTD.

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

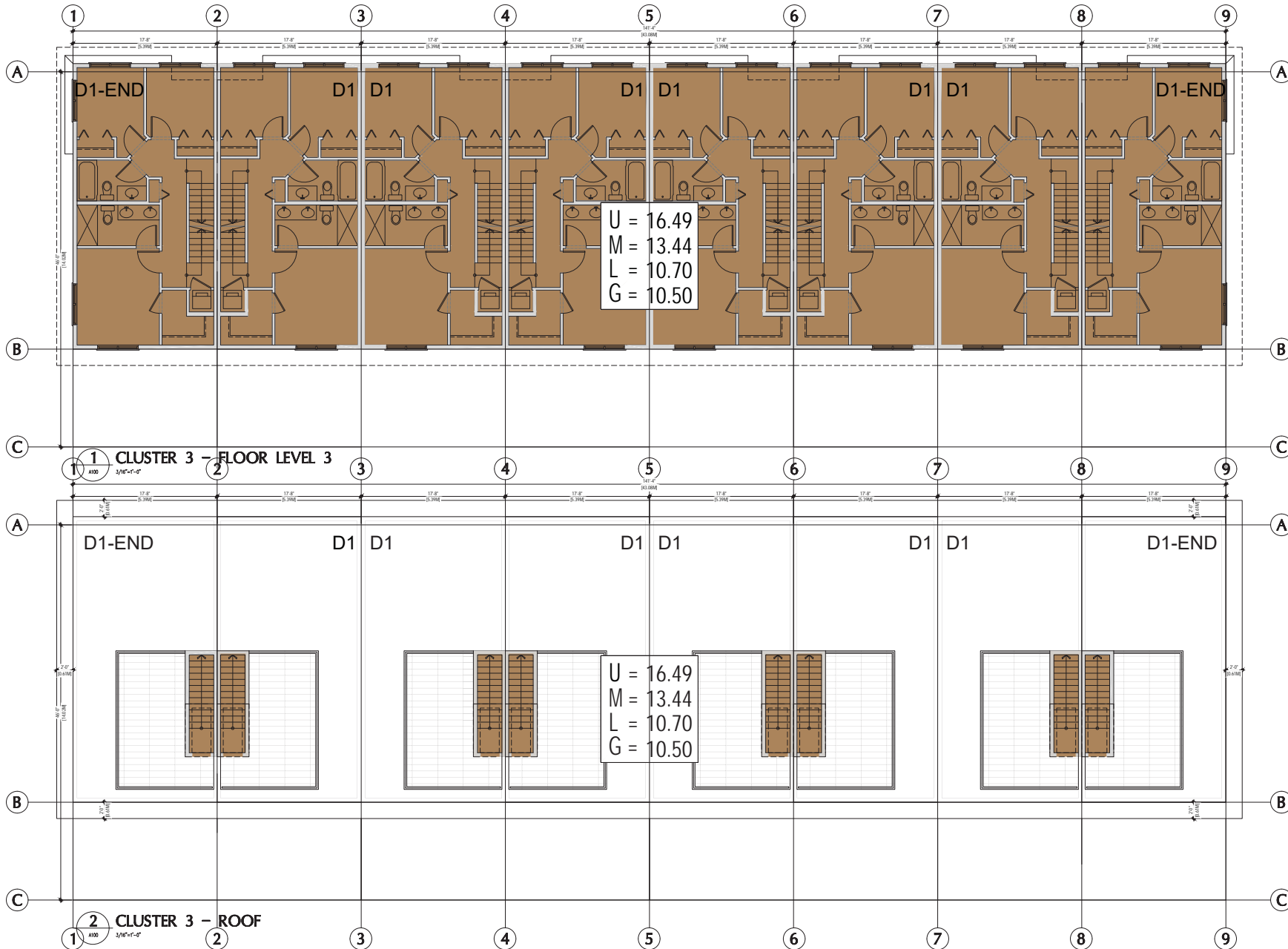
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CLUSTER-2  
LEVEL 1, LEVEL 2

PROJECT NO. 199A DRAWN BY: CSH  
SCALE: 3/16"=1'-0" REVIEW BY: DBM  
DATE: OCTOBER, 2017 DRAWING NO. A0202









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

OWNER/CLIENT

**CONCASTS  
THE CONCAST GROUP**

01	DP RE-SUBMISSION	10/25/17
02	DP SUBMISSION	10/25/17
03	REVISION	10/25/17
04	REVISION	10/25/17
05	REVISION	10/25/17
06	REVISION	10/25/17
07	REVISION	10/25/17
08	REVISION	10/25/17
09	REVISION	10/25/17
10	REVISION	10/25/17
11	REVISION	10/25/17
12	REVISION	10/25/17
13	REVISION	10/25/17
14	REVISION	10/25/17
15	REVISION	10/25/17
16	REVISION	10/25/17
17	REVISION	10/25/17
18	REVISION	10/25/17
19	REVISION	10/25/17
20	REVISION	10/25/17

PROJECT NAME

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS

**199A STREET  
CITY OF LANGLEY, BC**

104-2212 Javelin Pl.  
Vancouver, BC V6B 2L6  
T: 250 261 4022 F: 250 261 4044  
info@wensleyarchitect.com

**WA**  
WENSLEY ARCHITECTURE LTD.

CONSULTANTS:

STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE

**CLUSTER-3  
LEVEL 3, ROOF**

PROJECT NO. **199A** DRAWN BY: **CSH**

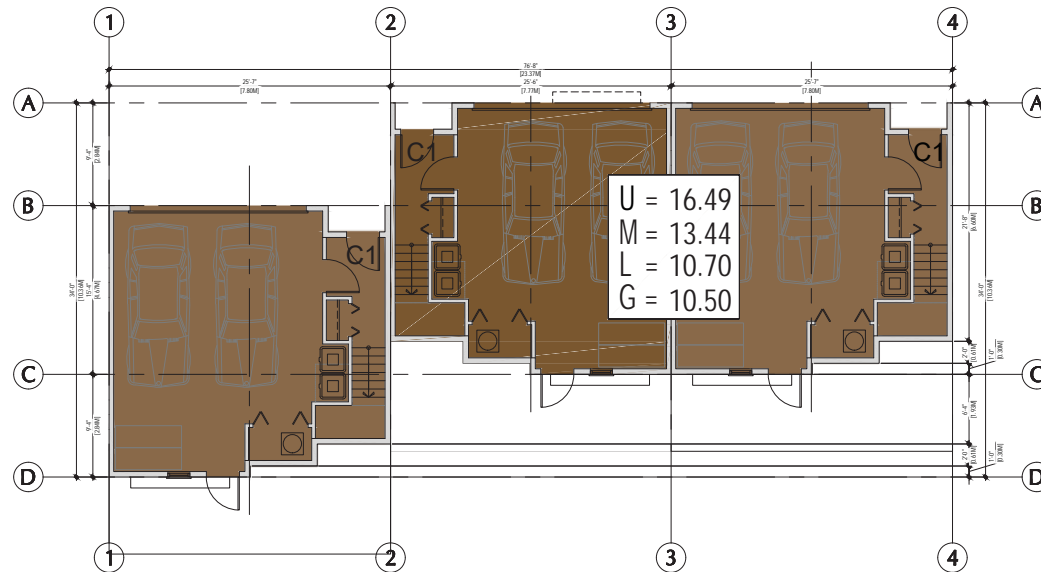
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DATE: **OCTOBER, 2017** DRAWING NO.: **A0205**

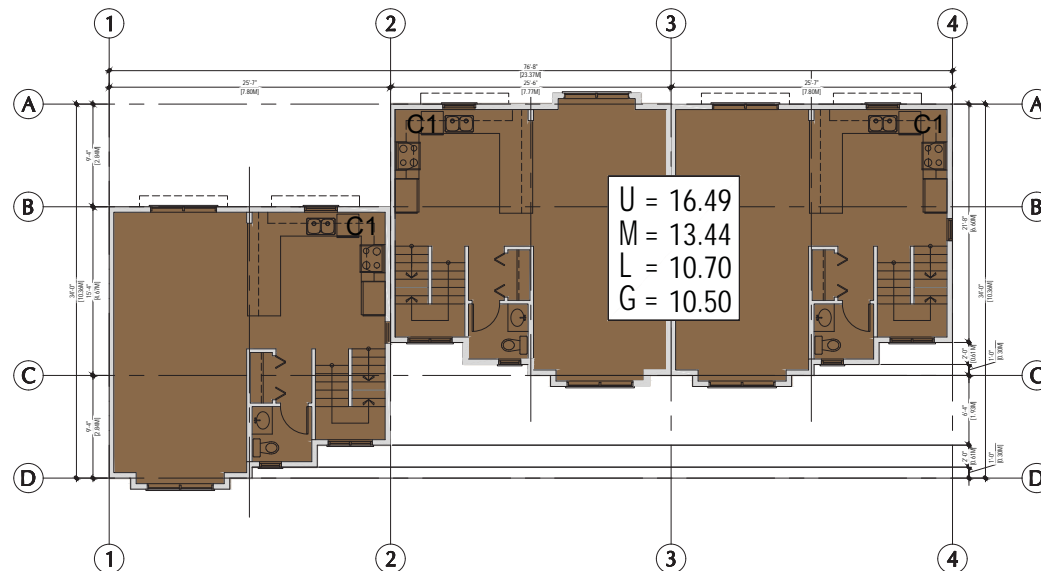






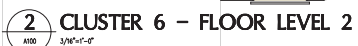
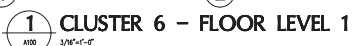


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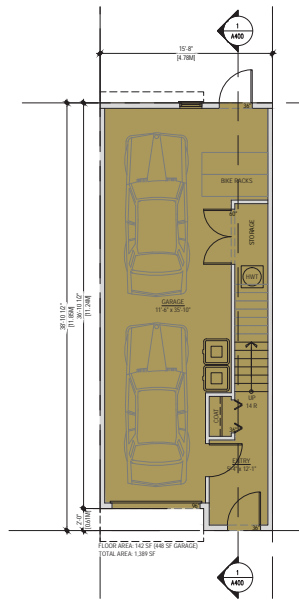
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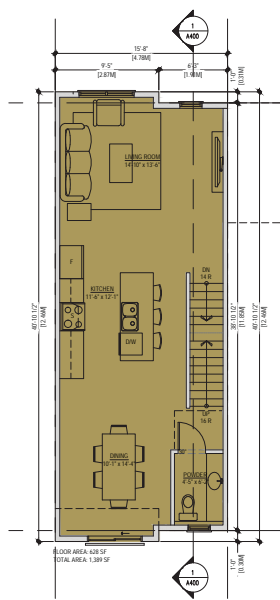


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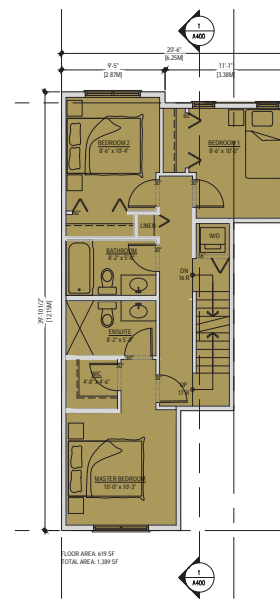




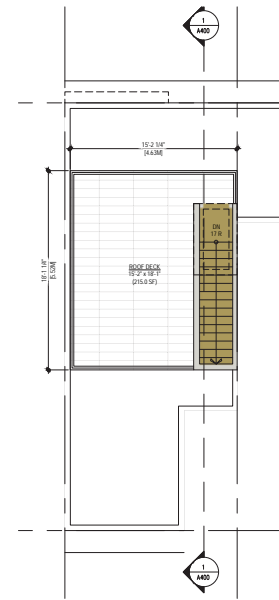
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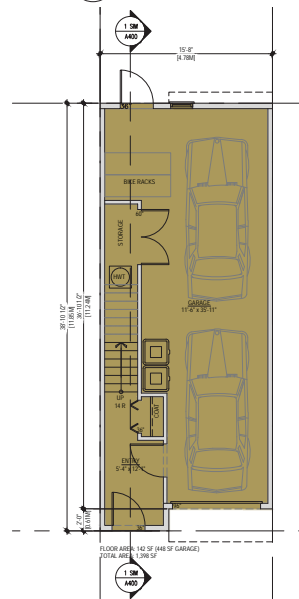
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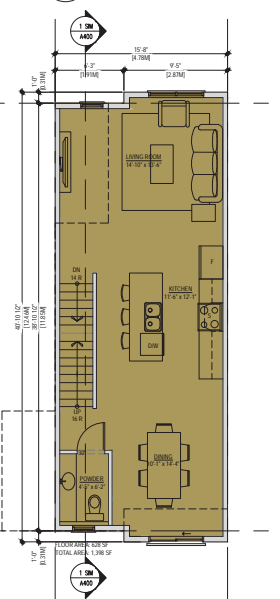
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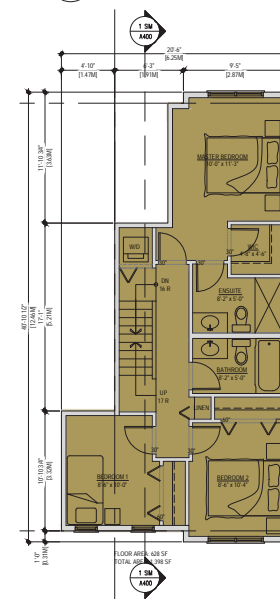
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A100 3/16"=1'-0"



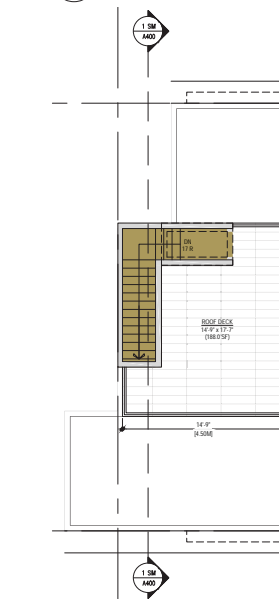
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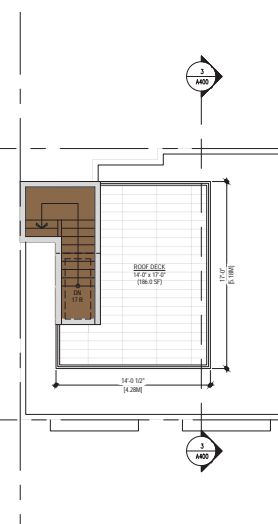
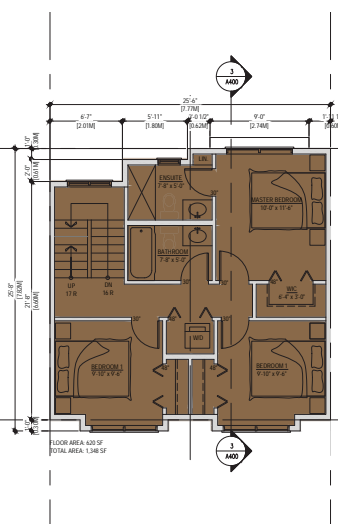
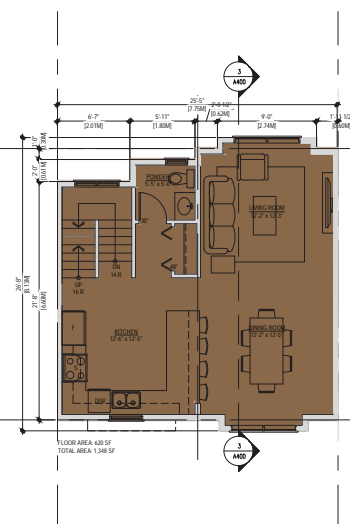
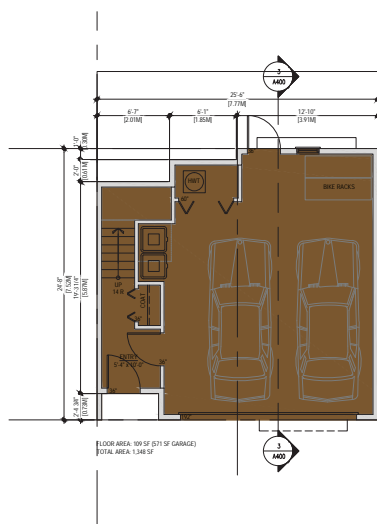
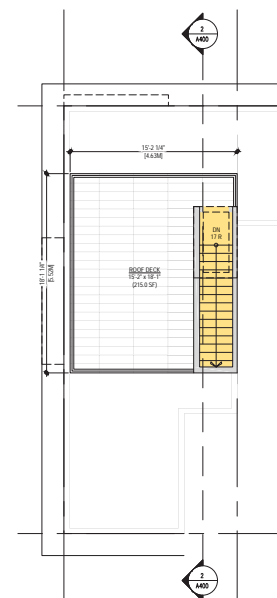
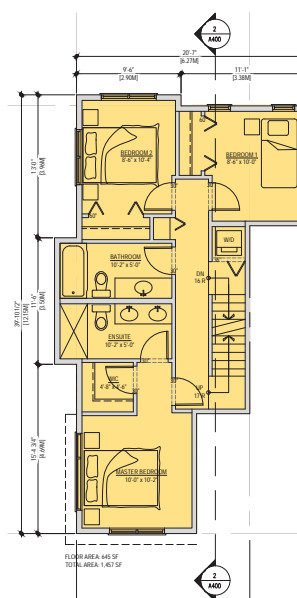
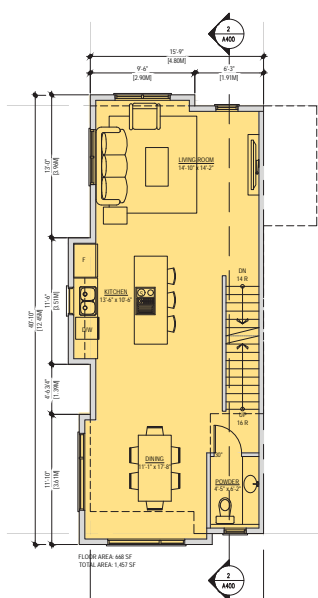
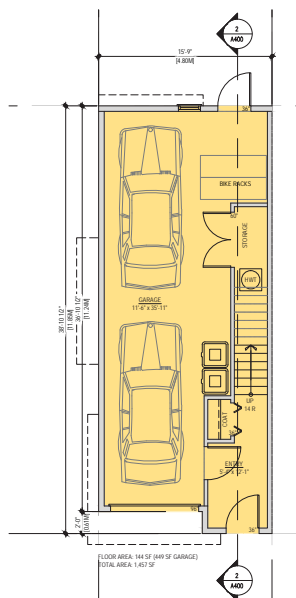


3 A2 - FLOOR LEVEL 3  
A100 3/16"=1'-0"



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

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CONCASTS THE CONCAST GROUP			
PROJECT ADDRESS			
199A STREET CITY OF LANGLEY, BC			
CONSULTANTS:			
STRUCTURAL: WA WENSLEY ARCHITECTURE LTD			
MECHANICAL: WA WENSLEY ARCHITECTURE LTD			
ELECTRICAL: WA WENSLEY ARCHITECTURE LTD			
CIVIL: WA WENSLEY ARCHITECTURE LTD			
LANDSCAPE: WA WENSLEY ARCHITECTURE LTD			
DRAWING TITLE			
TOWNHOUSE PLANS			
PROJECT NO: 199A			
SCALE: 1/8"=1'-0"			
DATE: OCTOBER, 2017			
DRAWING NO: A0212			



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THE CONCOST GROUP**

[illegible]

02	DP RE-SUBMISSION	10/25/
01	DP SUBMISSION	09/15/
NO.	REVISION	WDY
PROJECT NAME		

NO.	
PROJECT NAME	

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:

199A STREET  
CITY OF LANGLEY, BC

**WA**  
T: 250 391 4923 F: 250 391 4964  
office@wensleyarch.com  
▼ WENSLEY ARCHITECTURE LTD

CONSULTA

STRUCTURAL  
EQUATIONS

MECHANICAL:  
ELECTRICAL:

CIVIL:  
LANDSCAPE:

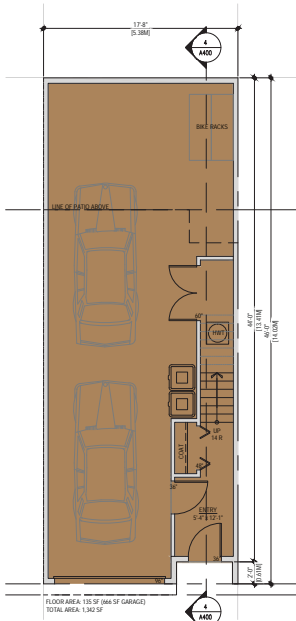
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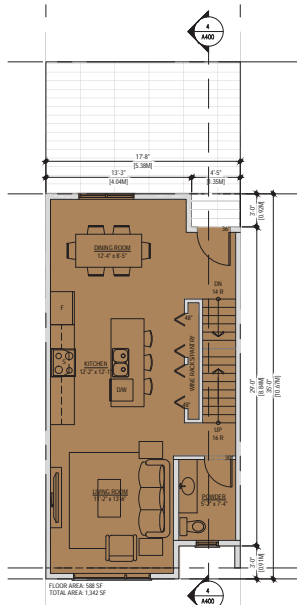
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## PLANS

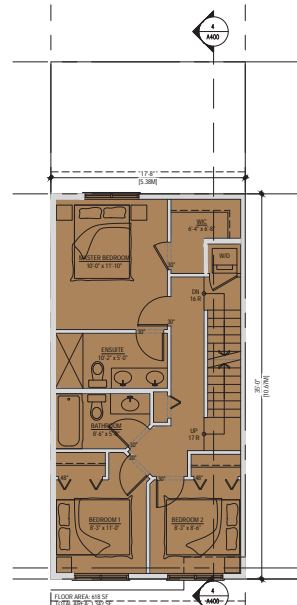
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DATE: <b>OCTOBER, 2017</b>	DRAWING NO: <b>A021</b>



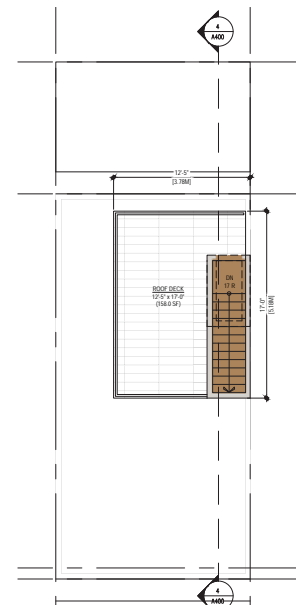
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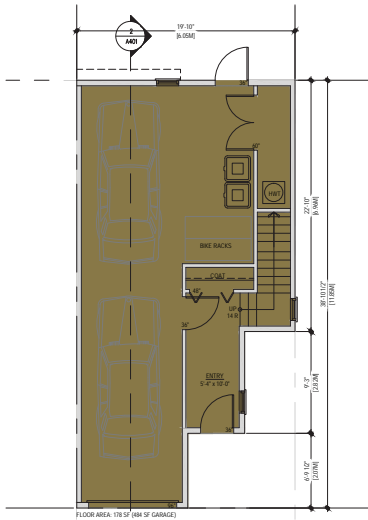
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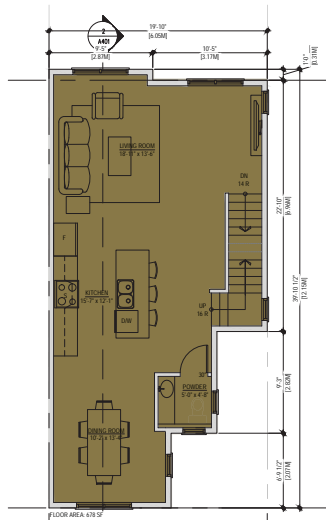
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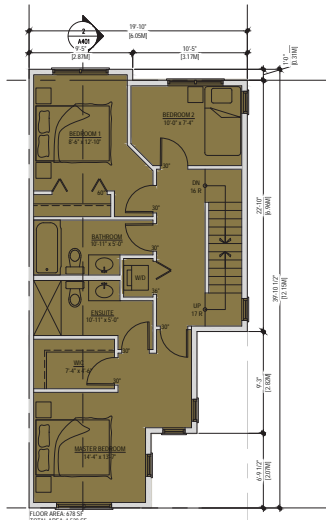
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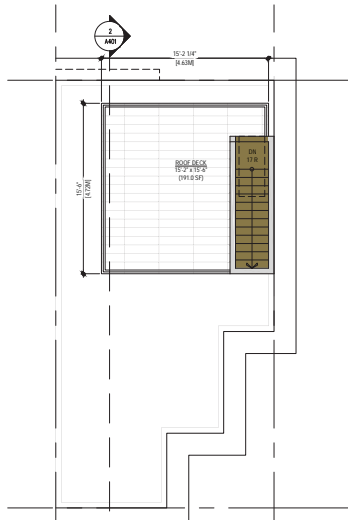
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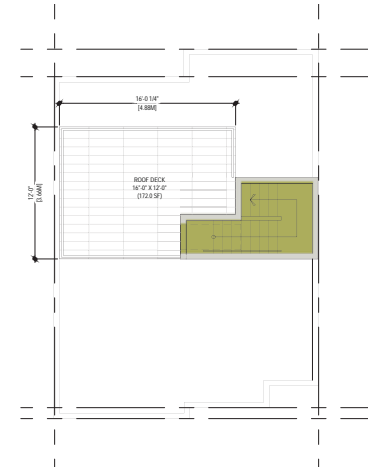
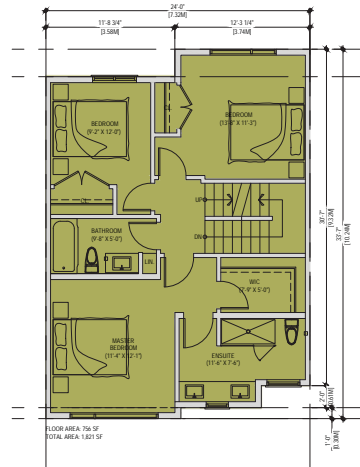
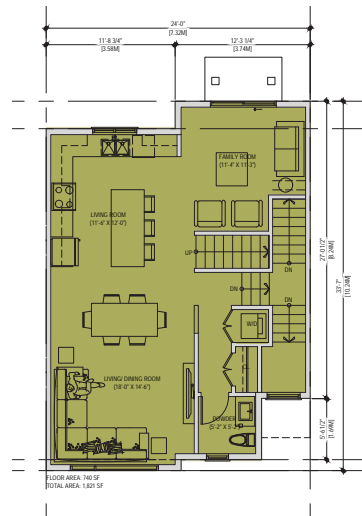
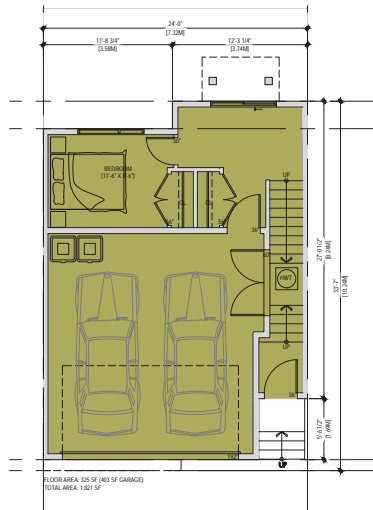
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A100 3/16"-1'-0"



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

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SEAL			
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CONCOSTS THE CONCOST GROUP			
02	DP RE-SUBMISSION	10/25/17	
03	DP SUBMISSION	09/15/17	
04	REVISION	08/01	
PROJECT NAME			
199 A TOWNHOUSE RESIDENCES			
PROJECT ADDRESS			
199A STREET CITY OF LANGLEY, BC			
104-2212 Jordan Pl. Vancouver, BC V6B 2L6 T: 250 261 4922 F: 250 261 4944 info@wensleyarchitect.com			
CONSULTANTS:			
STRUCTURAL: CH			
MECHANICAL: CH			
ELECTRICAL: CH			
LANDSCAPE: CH			
DRAWING TITLE			
TOWNHOUSE PLANS			
PROJECT NO:	199A	DRAWN BY:	CH
SCALE:	1/8" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO:	A0214





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**CONCOSTS**  
**THE CONCOST GROUP**

[illegible]

02	DP RE-SUBMISSION	10/25/1
01	DP SUBMISSION	09/15/1
NO.	REVISION	MDY

PROJECT NAME	
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**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:

199A STREET  
CITY OF LANGLEY, BC

**WA**  
 T: 250 391 4203 F: 250 391 4064  
 office@wensleyarch.com  
**WENSLEY ARCHITECTURE LTD**

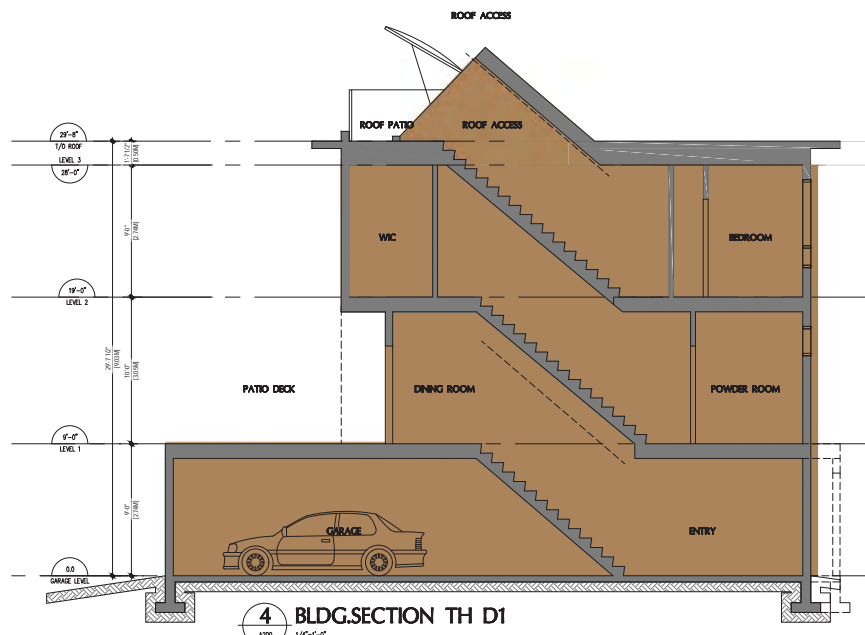
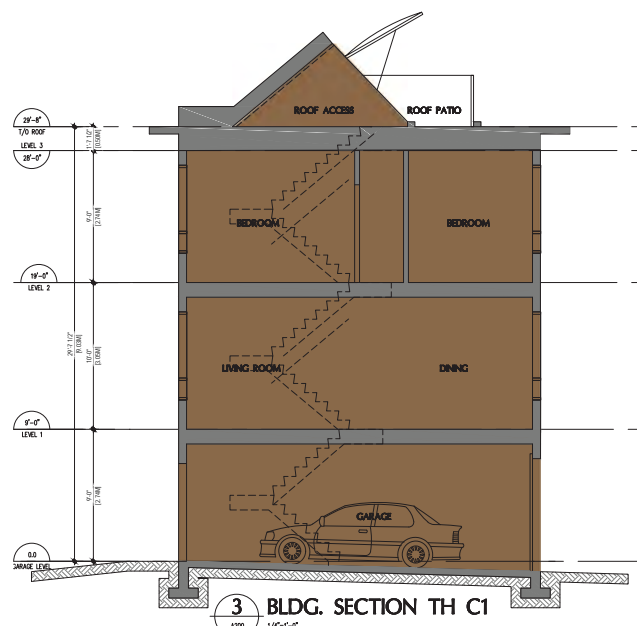
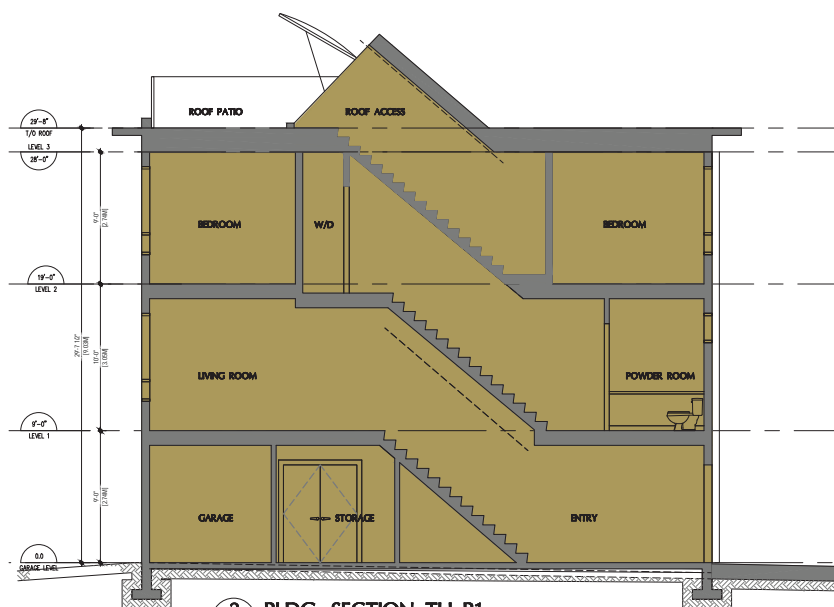
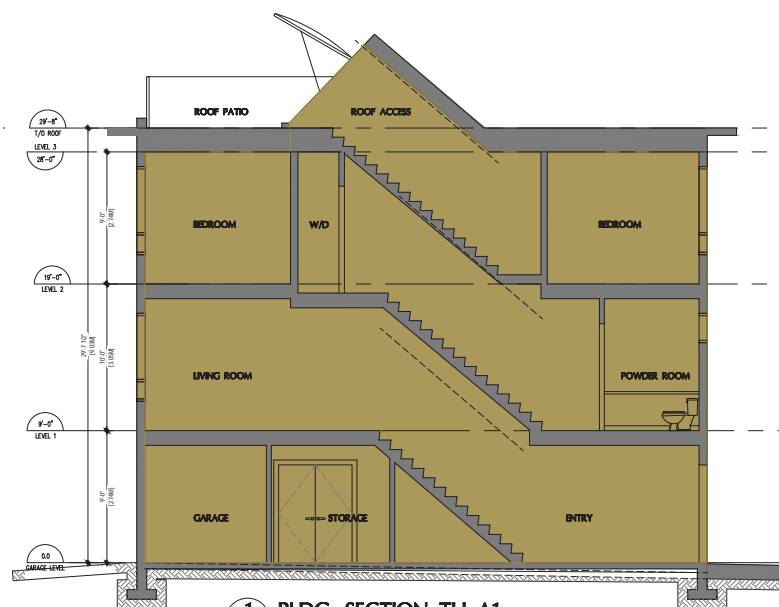
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STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
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DRAWING TITLE:

## TOWNHOUSE PLANS

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SCALE: 1/8" = 1'-0"	REVIEW BY: DEM
DATE: OCTOBER, 2017	DRAWING NO: A0215





SEAL

OWNER/CLIENT
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**CONCOSTS  
THE CONCOST GROUP**

[illegible]

PROJECT NAME	
--------------	--

**199 A  
TOWNHOUSE  
RESIDENCES**

PROJECT ADDRESS:

199A  
CITY OF LANGLEY, BC

**WA**  
T: 250 391 4933 F: 250 391 4964  
office@wensleyarch.com  
▼ WENSLEY ARCHITECTURE LTD

CONSULTANTS:

STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
CIVIL:  
LANDSCAPE:

DRAWING TITLE

## SECTIONS

PROJECT NO: <b>17017</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

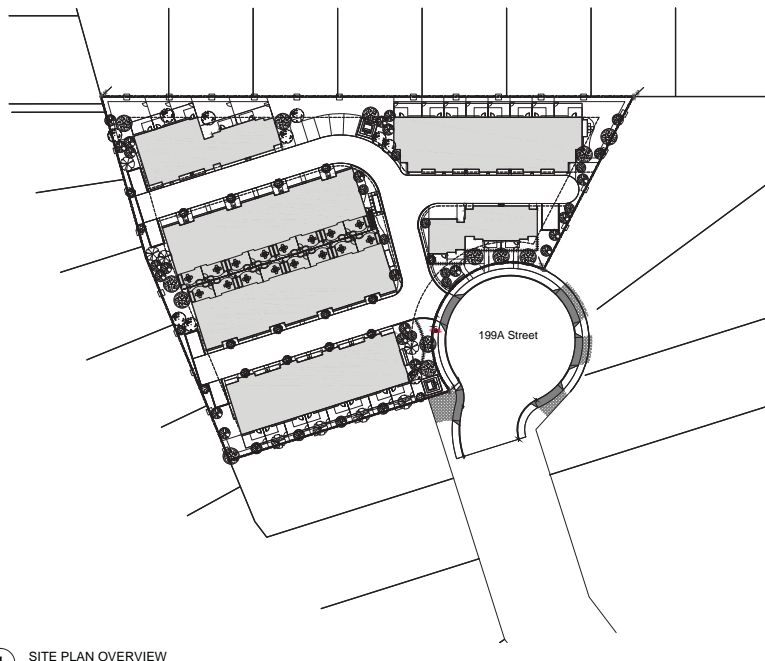
Issued for Development Permit



Contact Information	Other Key Contacts:	
<b>van der alm associates Inc.</b> Pro ect Landscape Architecture Suite 1 - 20177 57th Avenue Langley, British Columbia, V1M 4B9 1. 604 882 0024 1. 604 882 0042 Primary pro ect contact: Dave Jerke david@vd.ca o. 604 5460921 Alternate contacts (in case away): Mark van der alm Principal Landscape Architect mark@vd.ca o. 604 5460920	<b>Concoasts</b> Pro ect Owner 202-5489 Byrne Rd. Burnaby BC V5J 3J1 604-522-9977Phone	<b>Wensley Architecture LTD</b> Pro ect Building Architecture 301-1444 Alberni Street, Vancouver BC V6G 2 4 604-685-3529
<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

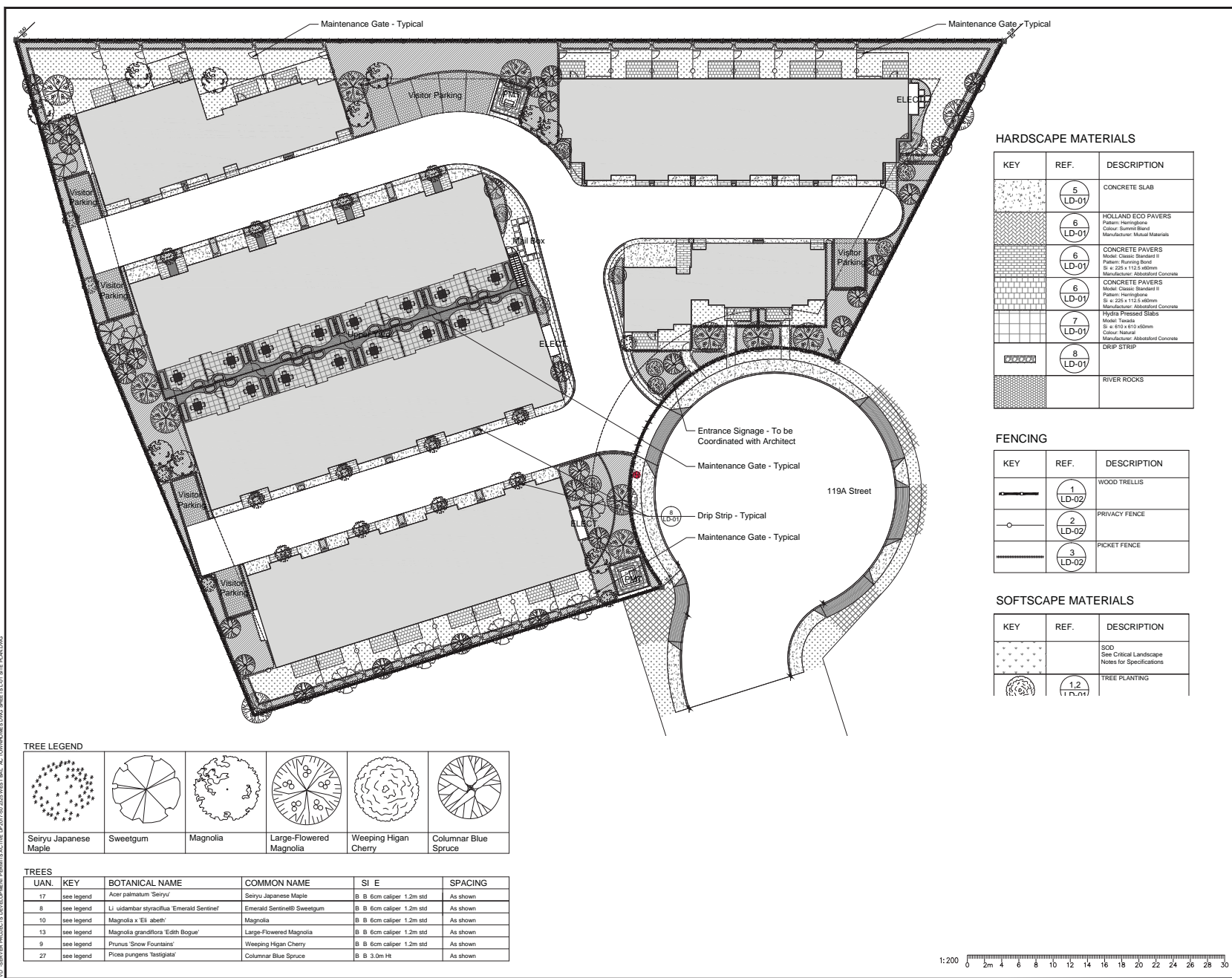
No.	By:	Description	Date
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1	DJ	Issued for DP	Sept 19, 2017
<b>REVISIONS TABLE FOR DRAWINGS</b> © Copyright reserved. This drawing and design is the property of van der alm associates inc. and may not be reproduced or used for other projects without permission.			
No.	By:	Description	Date
<b>REVISIONS TABLE FOR SHEET</b> Pro ect: 199A Townhomes Location: 5491 199A St Langley, BC V3A 1J7			
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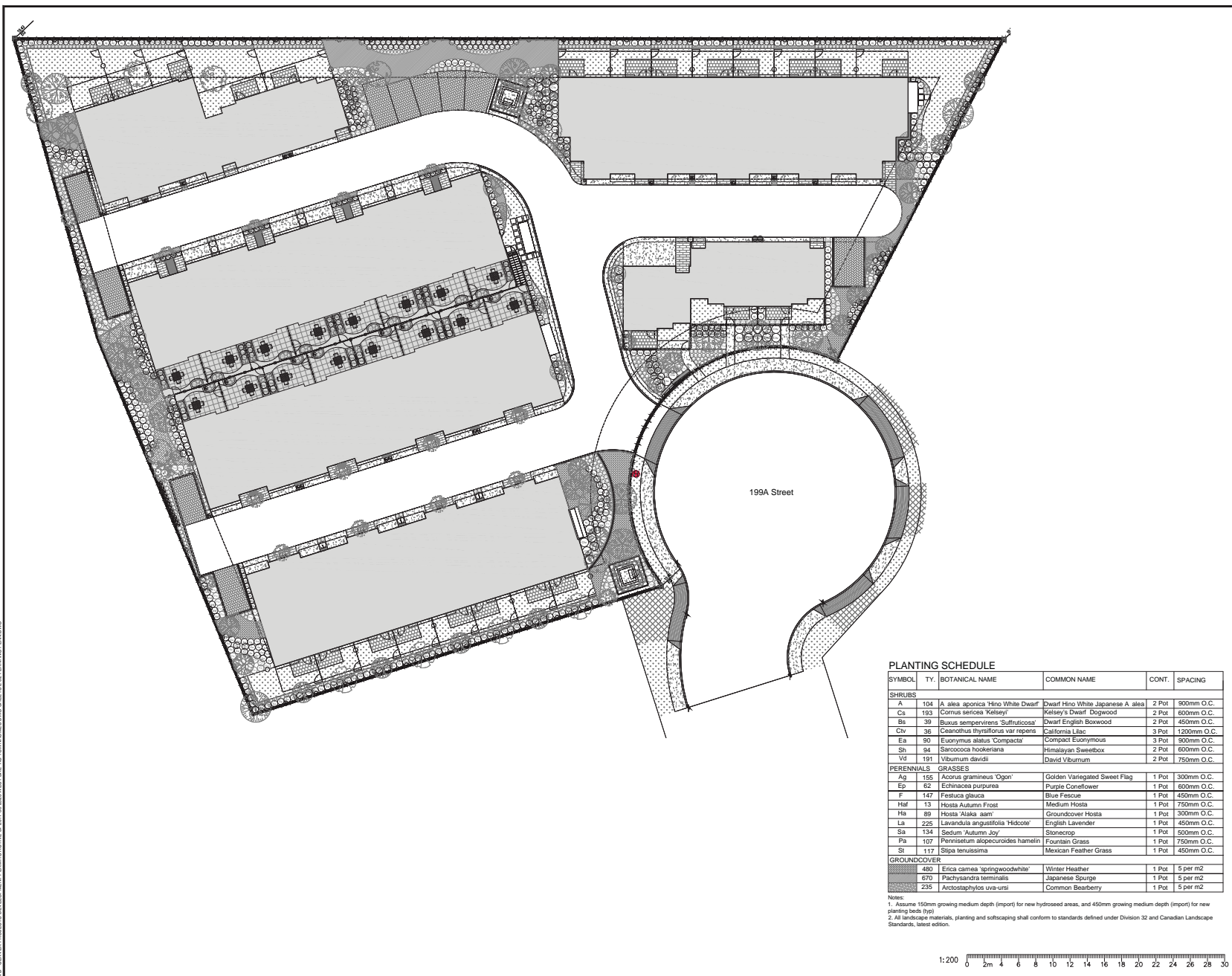


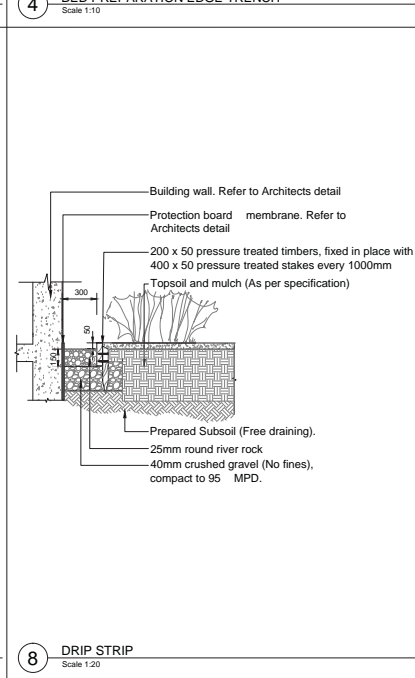
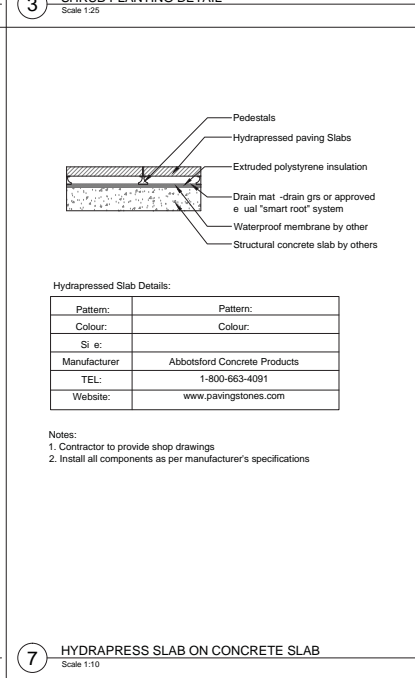
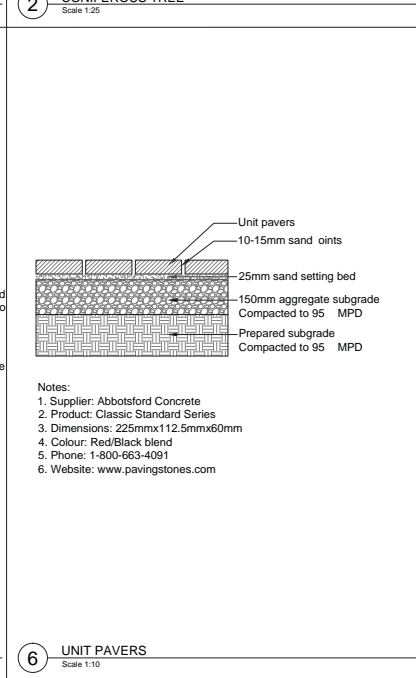
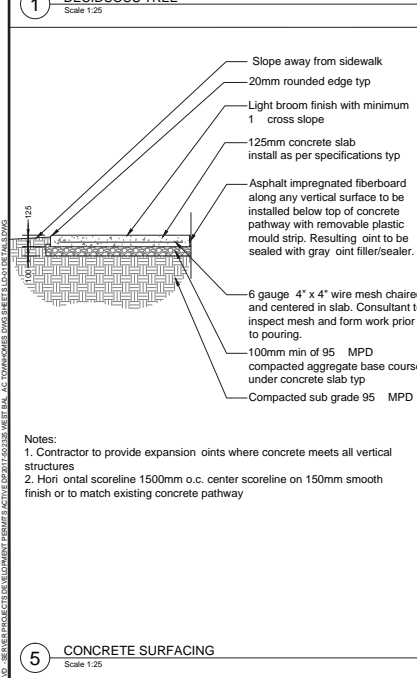
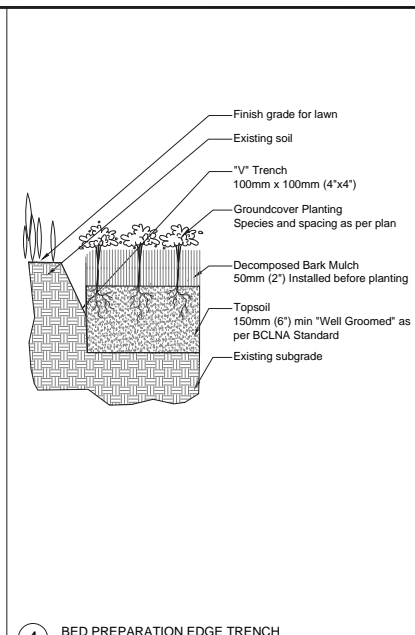
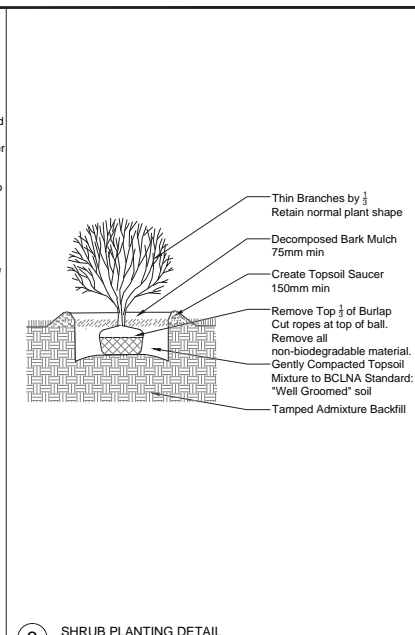
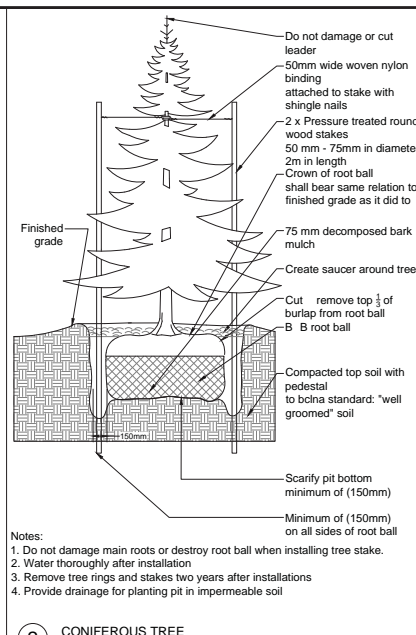
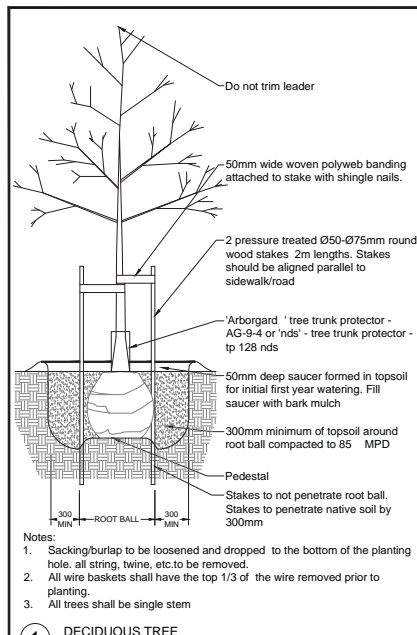
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2	DJ	Revised for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
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199A Townhomes			
Location:			
5491 199A St Langley, BC V3A 1J7			
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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REVIEWED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS OF PATHWAYS AND DRAINAGES MUST NOT BE TRIGGERED FOR CONSTRUCTION UNLESS LABELED (USED FOR TRENCH/CONSTRUCTION).			







## Explanatory Note

### **Election & Assent Voting Procedure Bylaw, 2014, No. 2942, Amendment No. 1, 2018, No. 3057**

The purpose of this amending bylaw is to:

- Update *Local Government Act* section references where they occur throughout the bylaw;
- Incorporate the provisions of the Election Nomination Deposits Bylaw into the Election & Assent Voting Procedure Bylaw;
- Define how tie votes after a judicial recount will be resolved per Section 151 of the *Local Government Act* as follows:

#### **“Determination of results by lot if tie vote after judicial recount**

- 151 (1) A local government may, by bylaw, provide that, if at the completion of a judicial recount the results of the election cannot be declared because there is an equality of valid votes for 2 or more candidates, the results will be determined by lot in accordance with this section rather than by election under section 152.
- (2) If a bylaw under subsection (1) applies and there is an equality of votes as described in that subsection, the results of the election are to be determined, as the conclusion of the judicial recount, by lot between those candidates in accordance with the following:
- (a) the name of each candidate is to be written on a separate piece of paper, as similar as possible to all other pieces prepared for the determination;
  - (b) the pieces of paper are to be folded in a uniform manner in such a way that the names of the candidates are not visible;
  - (c) the pieces of paper are to be placed in a container that is sufficiently large to allow them to be shaken for the purpose of making their distribution random, and the container is to be shaken for this purpose;
  - (d) the court is to direct a person who is not a candidate or candidate representative to withdraw one paper;

- (e) the court is to declare elected the candidate whose name is on the paper that was drawn.”

If this provision is not added to the bylaw, in the event of a tie after a judicial recount, a runoff election must be held per Section 152 of the Local Government Act:

**“Runoff election if tie vote after judicial recount**

- 152 (1) If at the completion of a judicial recount the results of the election cannot be declared because there is an equality of valid votes for 2 or more candidates, a runoff election must be held in accordance with this section unless a bylaw under section 151 [*determination by lot*] applies.”

As it is faster and more cost effective than conducting a runoff election, it is recommended that provision for determination of results by lot if tie vote after judicial recount be added to the Election & Assent Voting Procedure Bylaw.



**ELECTION & ASSENT VOTING PROCEDURE BYLAW  
No. 2942,  
AMENDMENT BYLAW No. 1, 2018  
No. 3057**

A Bylaw to amend the Election & Assent Voting Procedure Bylaw.

**1. Title**

- (1) This bylaw shall be cited as the “Election & Assent Voting Procedure Bylaw, 2014, No. 2942, Amendment No. 1, 2018, No. 3057”.

**2. Amendments**

- (1) Election & Assent Voting Procedure Bylaw, 2014, No. 2942 is hereby amended:
  - (a) by amending Section 3 Access to Nomination and Endorsement Documents:
    - i. in subsection (1), by replacing *Local Government Act* section reference “73(7)” with *Local Government Act* section reference “89(7)”;
    - ii. in subsection (2), by replacing *Local Government Act* section references “73.4(6)” and “73(7)” with *Local Government Act* section references “89” and “93” respectively;
  - (b) by amending Section 4 Advance Voting Opportunities:
    - i. in subsection (1), by replacing *Local Government Act* section references “97(5)” and “98” with *Local Government Act* section references “107” and “108” respectively;
    - ii. in subsection (4), by replacing *Local Government Act* section reference “98” with *Local Government Act* section reference “108”;
  - (c) by amending Section 5 Special Voting Opportunities:
    - i. in subsection (1) by replacing *Local Government Act* section references “99” with *Local Government Act* section references “109”;

- (d) by amending Section 6 Additional General Voting Opportunities:
  - i. by replacing *Local Government Act* section reference “96” with *Local Government Act* section references “106”;

- (e) by adding the following as Section 7:

**“7. Resolution of Tie Votes After Judicial Recount**

In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with Section 151 of the *Local Government Act*.”

- (f) by adding the following section as Section 8:

**“8 Nomination Deposits**

- (1) As authorized under Section 88 of the *Local Government Act*, nominations for mayor and councillor must be accompanied by a nomination deposit in the amount of \$100.
- (2) The nomination deposit must be received before the end of the nomination period by the Chief Election Officer or a person designated by the Chief Election Officer for this purpose. The said nomination deposit to be held by the Chief Election Officer and be returned to the candidate following the filing of his/her financial disclosure papers.
- (3) If the person nominated is not declared to be a candidate under Section 97 of the *Local Government Act*, the deposit be returned to the person or to the financial agent of that person.
- (4) In all other cases, the nomination deposit is forfeited and is paid to the City of Langley.”

- (g) by renumbering the remaining section of the bylaw accordingly.

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

ADOPTED this      day of      , 2018.

---

MAYOR

---

CORPORATE OFFICER



## ELECTION & ASSENT VOTING PROCEDURE BYLAW

NO. 2942

A Bylaw to provide for the determination of various procedures for the conduct of local government elections and other voting.

WHEREAS under the *Local Government Act*, Council may, by bylaw, determine various procedures and requirements to be applied to the conduct of local government elections and assent voting;

AND WHEREAS Council wishes to establish voting procedures and requirements under that authority;

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

### 1. Title

This bylaw shall be cited as the “Election & Assent Voting Procedure Bylaw, 2014, No. 2942”.

### 2. Use of Provincial List of Voters as the Register of Resident Electors

As authorized under section 76 of the *Local Government Act*, ~~F~~for the purposes of all local elections and assent voting under Parts 3 and 4 of the *Local Government Act*, the most current available Provincial list of voters prepared under the *Election Act*, shall become the register of resident electors on the 52nd day prior to the general voting day for such elections and submissions to the electors.

### 3. Nomination Deposits

(1) As authorized in section 88 of the *Local Government Act*, nominations for Mayor or Councillor must be accompanied by a nomination deposit.

(2) The amount of the nomination deposit required under section 3.1 of this bylaw shall be \$100.00 (One Hundred Dollars).

### 3.4. Access to Nomination and Endorsement Documents

- (1) As authorized under section ~~8973~~(78) of the *Local Government Act*, public access to nomination documents will be provided via the Internet or by other electronic means from the time of delivery until 30 days after the declaration of the election or other assent voting results.

- ~~4-~~ As authorized under sections ~~73.4(6)~~89 and ~~73(7)~~93 of the *Local Government Act*, public access to elector organization endorsement documents will be provided via the Internet or by other electronic means from the time of delivery until 30 days after the declaration of the election or other assent voting results.

## 5. Advance Voting Opportunities

- (1) As authorized under sections ~~10797(5)~~ and ~~10898~~ of the *Local Government Act*, the council authorizes the chief election officer to designate voting places for the required and additional advance voting opportunities.
- (2) In addition to the required advance voting opportunity on the tenth day before general voting day, the following days are hereby established as advance voting opportunities for elections and assent voting:
  - (a) on the eleventh day before general voting day;
  - (b) on the ninth day before general voting day; and
  - (c) on the third day before general voting day.
- (3) Advance voting opportunities on the days specified in subsection ~~54~~(2) shall be available as follows:
  - (a) on the eleventh day before general voting day between the hours of 1:00 p.m. to 8:00 p.m.;
  - (b) on the tenth day before general voting day between the hours of 8:00 a.m. and 8:00 p.m.;
  - (c) on the ninth day before general voting day between the hours of 8:30 a.m. and 4:30 p.m.; and
  - (d) on the third day before general voting day between the hours of 8:00 a.m. and 8:00 p.m.
- (4) As authorized under section ~~10898~~ of the *Local Government Act*, the Council authorizes the Chief Election Officer to establish dates for additional voting opportunities to be held in advance of general voting day and to designate the voting places, establish the date and the voting hours for these voting opportunities.

## 6. Special Voting Opportunities

- (1) As authorized under section ~~10999~~ of the *Local Government Act*, special voting opportunities will be provided and the chief election officer is hereby authorized to establish the dates, locations and voting hours within the limits set out in section ~~10999~~ of the *Local Government Act*, for the special voting opportunities.



- (2) The following restrictions apply as to who may vote at the special voting opportunities:
- (a) The only electors who may vote are electors who, on the date on which the special voting opportunity is held and before the end of the voting hours for that special voting opportunity, are residents of the Langley Lions Senior Citizens Housing Facility located within the City of Langley and Langley City residents that are members of the Langley Senior Resources Society.
- (3) The following procedures for voting and for conducting the voting proceedings apply to the special voting opportunities:
- (a) All voting procedures are as per normal.
  - (b) Upon completion of the marking of the ballot it is to be deposited by the elector in the ballot box supplied by the presiding election official.
  - (c) Upon completion of the special voting the ballot boxes are to be sealed until the time of counting.
  - (d) The chief election officer is authorized to limit the number of candidate representatives who may be present at the special voting opportunity.

## **7. Additional General Voting Opportunities**

As authorized under section ~~96~~106 of the *Local Government Act*, additional voting opportunities for general voting day will be provided and the chief election officer is hereby authorized to designate the voting places and set the voting hours within the limits set out in section ~~106~~96 of the *Local Government Act*, for the additional general voting opportunities.

## **8. Resolution Of Tie Votes After Judicial Recount**

In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with section 151 of the Local Government Act.

## **8.9. Repeal**

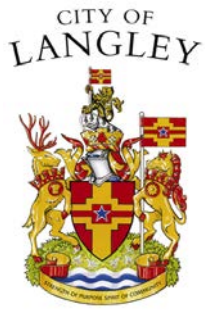
The “Election Procedure Bylaw, 1993, No. 1942” and all amendments thereto are repealed.

|  
READ A FIRST, SECOND AND THIRD time this day of , .

ADOPTED this day of , 20\_\_.

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

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



## **EXPLANATORY NOTE**

### **BYLAW No. 2942**

The purpose of Bylaw No. 2942 is to replace the Election Procedure Bylaw No. 1942 to reflect the new legislation adopted in 2014 with respect to Candidate and Elector Organization Endorsement documents. The remainder of the bylaw has been revised to update the recommended language used throughout the bylaw.



## **EXPLANATORY MEMO**

### **Election Nomination Deposit Repeal Bylaw, 2018, No. 3058**

Procedures pertaining to local government elections are contained in the City's Election & Assent Voting Procedure Bylaw. The Election & Assent Voting Procedure Bylaw required a number of updates in preparation for the upcoming local government election in October. Staff took this opportunity to incorporate the provisions of the Election Nomination Deposit Bylaw into the Election & Assent Voting Procedure Bylaw so all election procedures are referenced in one bylaw. Accordingly, the Election Nomination Deposit Bylaw is made redundant and should be repealed.



## **Election Nomination Deposit Repeal Bylaw, 2018, No. 3058**

A Bylaw to repeal the Election Nomination Deposit Bylaw.

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

1. This Bylaw may be cited for all purposes as “Election Nomination Deposit Repeal Bylaw, 2018, No. 3058”.
2. “Election Nomination Deposit Bylaw, 1999, No. 2296” is hereby repealed.

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

FINALLY ADOPTED this            day of            , 2018.

\_\_\_\_\_  
MAYOR

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



*City of Langley*

## **ELECTION NOMINATION DEPOSITS**

### **BYLAW NO. 2296**

A Bylaw to provide for Nomination Deposits for candidates running for municipal government.

WHEREAS Section 72.1 of the Municipal Act provides that local government may, by Bylaw, require that a nomination for Mayor, Councillor be accompanied by a nomination deposit of not more than \$100.00;

AND WHEREAS it is expedient to require nomination deposits to ensure that candidates file disclosure statements within the prescribed 120 days after general voting day;

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

- 1) That candidates for election of Mayor and Councillors in the City of Langley be required to provide a nomination deposit of \$100.
- 2) The nomination deposit must be received before the end of the nomination period by the Chief Election Officer or a person designated by the Chief Election Officer for this purpose. The said nomination deposit to be held by the Chief Election Officer and be returned to the candidate following the filing of his/her financial disclosure papers.
- 3) If the person nominated is not declared to be a candidate under Section 74 of the Municipal Act, the deposit be returned to the person or to the financial agent of that person.
- 4) In all other cases, the nomination deposit is forfeited and is paid to the City of Langley.
- 5) This Bylaw may be cited for all purposes as the "Election Nomination Deposit Bylaw, 1999, No. 2296".

READ A FIRST, SECOND AND THIRD TIME this Twenty-third day of August, 1999.

FINALLY ADOPTED this Thirteenth day of September, 1999.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK





# COMMITTEE REPORT

To: **Mayor Schaffer and Councillors**  
Subject **Crime Prevention Recommendations**

From: Crime Prevention Task Group

File #: 0110.00  
Doc #: 18-20

Date: March 27, 2018

---

## COMMITTEE RECOMMENDATION A:

WHEREAS the task group mandate includes allocating adequate budget to implement CPTED recommendations; and

WHEREAS bringing eyes and ears to public spaces is a well-known and accepted CPTED principle;

BE IT RESOLVED THAT the Task Group recommends that Council instruct staff to investigate the feasibility of implementing the following top four initiatives, this calendar year:

- Addition of attractive night lighting in the downtown core: increases security and could be in coordination with the laneway activation;
- Guided floodplain group walking tours: focus on evening times and highlight nature and wildlife within the floodplain. (perhaps the City could recruit a KPU horticulture student to advise on the nature aspect);
- Promote Point of Pride Program more actively to keep trails clean, promote within schools;
- Graffiti wall: a wall that celebrates community artists and provides a space for legal spray painting. It has been known to help prevent unwanted graffiti in problem areas

## COMMITTEE RECOMMENDATION B:

THAT Council consider the following initiatives for inclusion in the staff work plans in future years:

- Additional lighting in laneways would encourage safety and security;
- Consider lighting in the floodplain to encourage use after dark;

- Guided floodplain group walking tours: focus on evening times and highlight nature and wildlife within the floodplain. It was noted that perhaps the City could recruit a KPU horticulture student to advise on the nature aspect;
- BMX Jam Night at Penzer Park;
- Community street parties;
- Yoga in the park;
- Lawn bowling: host event that pairs seniors and youth as a team;
- More community gardens;
- Create “Buy and Sell Zone” at Langley RCMP for safe exchange of goods bought and sold online (similar to Abbotsford Police Dept).

### **COMMITTEE RECOMMENDATION C:**

THAT Council instructs staff to investigate the cost of installing additional lighting in key floodplain trails for inclusion in a future budget discussion.

---

### **SUMMARY: RECOMMENDATION A**

On February 22, 2018 during the Crime Prevention Task Group (CPTG) meeting, a brain storming session was conducted to “Identify Positive Aspects within the Community for Public Promotion”. This exercise was done in support of the CPTG’s mandate to, “Promote a CPTED review at geographic areas where there are high levels of crime. This could be on private properties or City facilities and parks”. The positive aspects for public promotion supported bringing eyes and ears to public spaces as a well-known and accepted CPTED principle. Approximately twenty potential initiatives were identified.

On March 15, 2018 the CPTG discussed and identified the four most popular initiatives as listed under recommendation A and is now recommending that council direct staff to investigate the feasibility of implementing the four initiatives.

---

### **SUMMARY: RECOMMENDATION B**

On February 22, 2018 during the Crime Prevention Task Group (CPTG) meeting, a brain storming session was conducted to “Identify Positive Aspects within the Community for Public Promotion”. This exercise was done in support of the CPTG’s mandate to, “Promote a CPTED review at geographic areas where there are high levels of crime. This could be on private properties or City facilities and parks”. The positive aspects for public promotion supported bringing eyes and

ears to public spaces as a well-known and accepted CPTED principle. Approximately twenty potential initiatives were identified.

On March 15, 2018 the CPTG discussed and identified the four most popular initiatives. These four initiatives are addressed in recommendation A. The committee wishes for council to consider the remaining nine initiatives as listed in recommendation B to be included in staff work plans in future years.

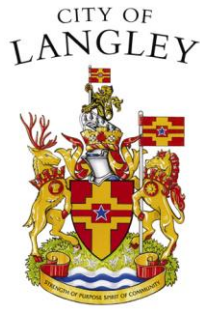
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### **SUMMARY: RECOMMENDATION C**

On February 22, 2018 during the Crime Prevention Task Group (CPTG) meeting, a brain storming session was conducted to “Identify Positive Aspects within the Community for Public Promotion”. This exercise was done in support of the CPTG’s mandate to, “Promote a CPTED review at geographic areas where there are high levels of crime. This could be on private properties or City facilities and parks”. The positive aspects for public promotion supported bringing eyes and ears to public spaces as a well-known and accepted CPTED principle. Approximately twenty potential initiatives were identified.

On March 15, 2018 the CPTG discussed and identified the four most popular initiatives. These four initiatives are addressed in recommendation A. Another nine initiatives were identified and are addressed in recommendation B. The CPTG identified one final initiative, “installing additional lighting in key floodplain trails” and recommends that council direct staff to investigate the cost for inclusion in future budget discussions.

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# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Fraser Hwy One-Way Trees**

Report #: 18-21

File #: 5210.00

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

Doc #:

Date: March 29, 2018

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## RECOMMENDATION:

THAT the street trees, within the sidewalk area, along Fraser Hwy between 204 Street and 206 Street be removed and;

THAT the \$35,000 budget estimate for this work be funded from the Council Enterprise Fund.

---

## PURPOSE:

The purpose of this report is to request Council authorization to remove the trees within the sidewalk area on Fraser Hwy, 204 Street to 206 Street.

## POLICY:

NA

## COMMENTS/ANALYSIS:

The trees located on Fraser Hwy, 204 Street to 206 Street, within the sidewalk area have caused significant heaving and tripping hazards in the sidewalk. This has been a problem for many years as the trees are not the appropriate type of species for pedestrian sidewalk areas. The trees on the north side have also been severely pruned around the BC Hydro and TELUS lines, which is detrimental to the health of the trees and create an aesthetically displeasing appearance.

The City is currently in the planning stage to rehabilitate this section of roadway and it is anticipated that most if not all the trees will be removed and replaced with more appropriate trees and/or plantings. Subject to Council approval of the final plan and budget the rehabilitation work is expected to be complete in 2019.

Seven trees along the one way have already been removed this year using the budget available within the 2018 Capital Improvement Plan. The response has generally been positive with the following perceived benefits:

- Smooth sidewalk – less trip hazards
- Better visibility of businesses
- Improved lighting

Based on this response and the inevitability that the trees will be removed in the future as well as improving pedestrian safety, it is recommended that the trees be removed now rather than waiting for the rehabilitation project in 2019.

The negative aspect of removing the trees now without a plan for replacement is that the road may look quite bare without the foliage, there will be no trees on which to place Christmas lights and there will be less shade downtown in the summertime. To address the Christmas light issue it is believed that additional lights can be added to the street light poles to offset the reduced tree lights. If approved staff will look into this and add more lights as feasible.

There are four trees proposed to remain along the one way section (see attached plan) being two at McBurney Lane (one recently planted on the north side of the road and the one on the south side within the planting area), and two on the north side of the one way just east of 204 Street at the city parking lot entrance, also within planting areas with sufficient space for root growth.

#### **BUDGET IMPLICATIONS:**

The budget estimate to remove the trees, stumps and repair the sidewalk with asphalt is \$35,000. It is proposed that funding be allocated from the Council Enterprise Fund for this work.

#### **ALTERNATIVES:**

Defer the tree removal until the Fraser Hwy rehabilitation project is completed and include the cost within the capital plan.

Respectfully Submitted,



---

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

Attachment(s): Plan showing four trees to remain.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

User Generated Map



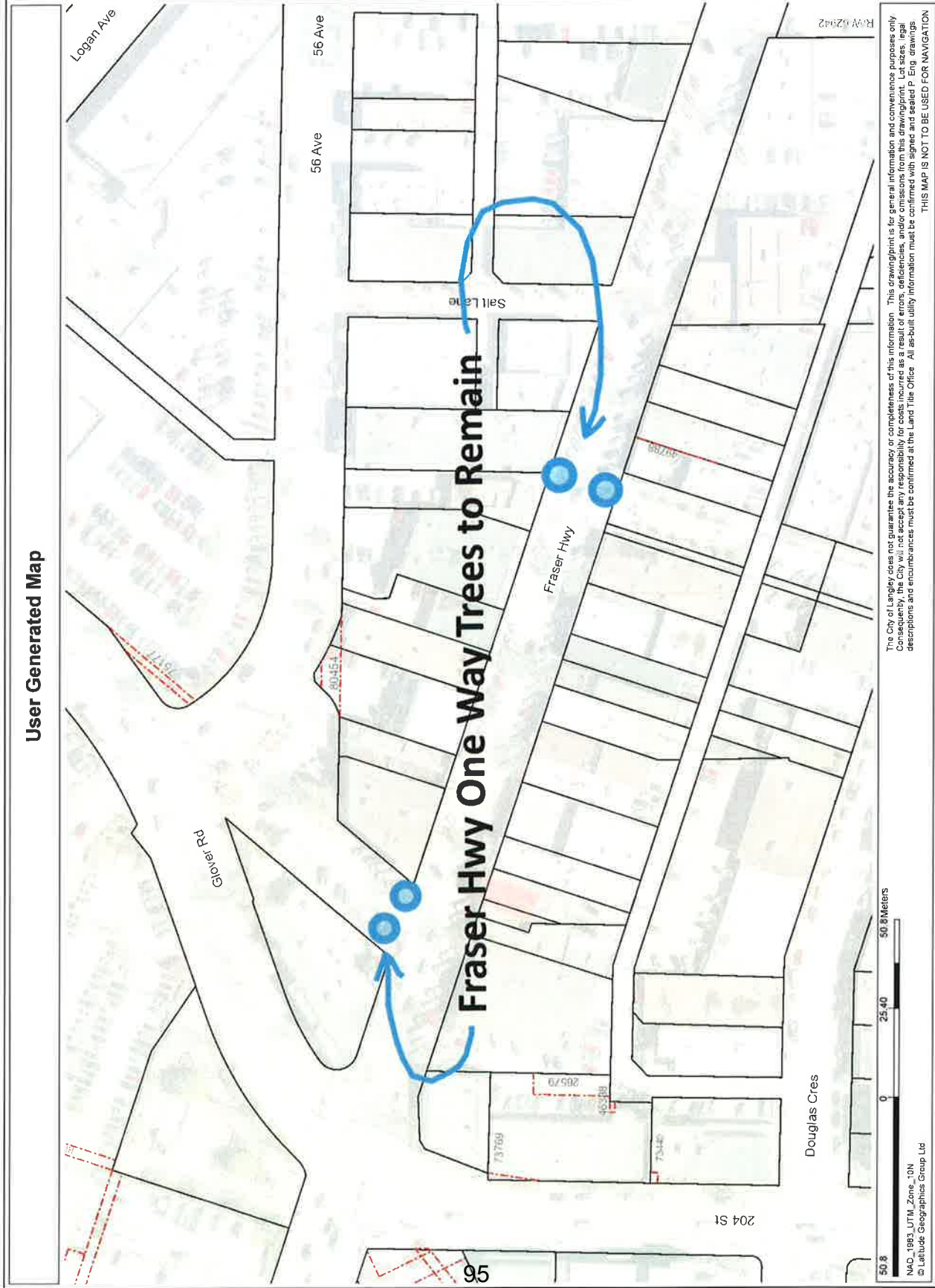
Legend

- +— Railway
- Watercourses
- Class 1 or 2
- Class 3 or 4
- Right-of-Way
- City Boundary
- Property

1: 1,000

Notes

This map was automatically generated using Geospatial Elements



The City of Langley does not guarantee the accuracy or completeness of this information. This drawing/print is for general information and convenience purposes only. Consequently, the City will not accept any responsibility for costs incurred as a result of errors, deficiencies, and/or omissions from this drawing/print. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. All as-built utility information must be confirmed with signed and sealed P. Eng. drawings. THIS MAP IS NOT TO BE USED FOR NAVIGATION

50.8 0 25.40 50.8 Meters

NAD\_1983\_UTM\_Zone\_10N  
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# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Proposed “Substantial Change” of Cascades Casino, Public Consultation Process Results**

Report #: 18-08

From: Francis Cheung, P. Eng.  
Chief Administrative Officer

File #: 0110.00

Doc #: 155522

Date: April 3, 2018

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## RECOMMENDATION:

THAT City Council, based on the information provided by Gateway Casino & Entertainment Limited, adopt one of the following recommendations:

1. That City Council support the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway;
2. That City Council object the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway due to outstanding concerns with one or more of the prescribed subject matters (i.e. infrastructure or policing costs or traffic and highway use); or
3. That City Council postpone consideration of the application from Gateway Casinos & Entertainment Limited to BC Lottery Corporation for a proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway until such time that City Council has received additional information from Gateway Casinos & Entertainment Limited to address the questions raised by the public and City Council.

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## PURPOSE:

The purpose of this report is to present the results from the public consultation process as stipulated pursuant to the *Gaming Control Act* for a proposed “substantial

change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway (copy attached). The proposed “substantial change” would be to add Bingo as a gaming product at their existing gaming facility.

## **POLICY:**

### *Gaming Control Act and Gaming Control Regulation*

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

### *City of Langley Zoning Bylaw*

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

## **COMMENTS/ANALYSIS:**

At the February 19, 2018 Regular Meeting of Council, City Council endorsed the consultation process relating to Cascades Casino’s application for a proposed “substantial change” to their gaming facility pursuant to the Gaming Control Act. Subsequently, the City undertook the following consultation process:

### **1. Potentially Affected Local Governments**

The City sent a letter to the Township of Langley and the City of Surrey informing them of the proposed “substantial change” and inviting them to provide written comments to the City within 30 days after receipt of the consultation notice.

The City has received the attached letter from the City of Surrey. The City of Surrey notes that they have no comments relative to the proposed “substantial change” to the Cascades Casino gaming facility. However, if a Traffic Impact Study (TIS) was required by the City of Langley for this proposal, the City of

Surrey would be interested in receiving a copy to confirm if City of Surrey signal timings would need to be adjusted to accommodate weekend peak periods, should the proposal be approved to proceed.

The City has received no written comments from the Township of Langley on the proposed “substantial change” within the 30 day notice period.

## 2. Community Input

A Public Meeting was held on Monday, February 26, 2018 at 7:00pm in the Langley City Hall Council Chambers to provide an opportunity for local residents and representatives to provide comments, information and presentations concerning the proposed “substantial change”.

Some of the comments made by the public include:

- Concern with finding parking at the casino due to additional live entertainment events and the Bingo hall, and especially for seniors who cannot walk long distances and may not feel safe walking to and from the parkade at night.
- Concern that there did not appear to be enough Bingo terminals at the new site and the majority of Bingo players are terminal players.

City Council raised a number of questions for Gateway Casinos & Entertainment Limited (Gateway) to address:

- Provide a rendering of the converted ‘theatre’ space in the convention centre when it is set up for different events.
- Provide the projected number of booking days for the ‘theatre’.
- Provide the current and projected revenue/expenditure for the convention space as a result of the change of use.

Results: The attached report from Gateway is the response addressing the concerns raised by the public at the Public Meeting and by City Council. Upon review of the report, staff provide the following comments:

- The public was concerned about the lack of parking at the facility. There are 1,125 parking spaces at the facility and there were an average of 40-50 vehicles at the Playtime Langley Bingo site. The report from Gateway suggests that the total required parking spots required at full capacity are 951.
- The public was concerned that seniors will need to walk long distances and may not feel safe walking to and from the parkade at night. The

report from Gateway suggests that their experience is that, in inclement weather, drivers tend to drop senior passengers off at the closest casino entrance in the parkade, prior to finding a parking spot. In good weather, seniors are dropped off at the closest parkade or surface entrance prior to the driver finding a parking spot. It is assumed that senior patrons would use this same model at Cascades.

- The report provides a rendering of the converted ‘theatre’ space in the convention centre when it is set up for different events.
- The report suggests that the lighting system will be controlled by repurposing the existing 96 channel dimmer system and that the current convention PA system will be reprogrammed to accommodate the new audio inputs and outputs.
- The report suggests that entertainers will continue to use the existing green rooms that are located at the back of the house area.
- Gateway noted that there was an average of 2.5 paid events per month (30 events per year) at the Summit Theatre. Gateway suggests that they will bring at least five live entertainment shows per year to the converted ‘theatre’ space in addition to the promoted shows and regular convention bookings, other live shows, dinner and dancing events and/or under 19 entertainment events.

The City has fulfilled the public consultation process as stipulated pursuant to the Gaming Control Act for a proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway. Gateway has attempted to address the concerns raised by the public at the Public Meeting and by City Council at this time, as referenced in their report.

## **BUDGET IMPLICATIONS:**

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

## **ALTERNATIVES:**

1. That City Council supports the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway.
2. That City Council objects the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway due to outstanding concerns with one or more of the prescribed subject

matters (i.e. infrastructure or policing costs or traffic and highway use). In this circumstance, a dispute resolution proceeding will be held as outlined under s. 21 of the *Gaming Control Act*.

### **Dispute resolution as to location or relocation of gaming facility**

**21** (1) If the lottery corporation proposes to develop, use or operate a facility as a gaming facility or relocate an existing gaming facility, a potentially affected local government may file, within the prescribed time, an objection with the lottery corporation in the form and manner required by the lottery corporation.

(1.1) An objection under subsection (1) may only address the prescribed subject matters.

(2) If the lottery corporation receives an objection under subsection (1), then, within the prescribed time after the filing of the objection, the lottery corporation must require the host local government to participate in a form of non-binding dispute resolution with the potentially affected local government.

(2.1) The non-binding dispute resolution process referred to in subsection (2) may only

- (a) address the issues raised in the objection, and
- (b) determine the appropriate compensation to be made, if any, by the host local government to the potentially affected local government for the significant costs the potentially affected local government demonstrates it will incur as a result of the proposed new or relocated facility.

(3) The results of the alternate dispute resolution proceedings under this section must

- (a) be reported to the lottery corporation within a prescribed period after the date on which the lottery corporation requires the non-binding dispute resolution under subsection (2), and
- (b) be considered by the lottery corporation before the lottery corporation decides whether to locate or relocate the gaming facility.

(4) The lottery corporation, within 30 days after receiving the report under subsection (3) (a), must decide whether or not to locate or relocate the gaming facility.

3. That City Council postpones consideration of the application from Gateway Casinos & Entertainment Limited to BC Lottery Corporation for a proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway until such time that City Council has received additional information from Gateway Casinos & Entertainment Limited to address the questions raised by the public and City Council.

Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

- Attachments:
1. Report from Gateway Casinos & Entertainment Limited
  2. Letter to City of Surrey and Township of Langley
  3. Notes from the February 26, 2017 Public Meeting
  4. Letter from the City of Surrey





**GATEWAY**  
CASINOS & ENTERTAINMENT LIMITED

**Playtime Langley Bingo Relocation to  
Cascades Casino Langley:  
Impact to Parking and Theatre Conversion**





Playtime Langley Bingo Relocation to Cascades Casino Langley: Impact to Parking and Theatre Conversion

**Impact to Parking**

Currently, Cascades Casino has 1,125 parking spaces for the facility; 634 surface spaces and 491 in the parkade. At the previous Playtime Bingo location, an average of 40-50 vehicles were present during peak times.

With the addition of Bingo, the site's parking requirements do not change, as the physical space will not be changed. A previous parking assessment took into consideration the peak weekend capacity with a fully occupied hotel, casino, food and beverage establishment, theatre, and convention space. The site's current plans for Bingo and the use of the convention centre for live entertainment, simply moves patrons from one area to another, it does not add to the patron count and/or parking space need. The table below outlines the parking spaces required for the site (at full capacity) and shows that the current number of spaces provides more parking than is required:

Amenity	Number of Seats	Number of Required Parking Spots
Slots*	1,000	333
Tables* (26 tables with 6 seats)	156	52
MATCH Eatery & Public House	378	189
Convention Centre	400	200
Bingo	200	100
Hotel Rooms (assuming double occupancy)	154	77
<b>Total Required Parking Spots</b>		<b>951</b>

\*BCLC requires 1 parking stall for every 3 gaming seats

With respect to parking for senior patrons, Gateway's experience is that, in inclement weather, drivers tend to drop senior passengers off at the closest casino entrance in the parkade, prior to finding a parking spot. In good weather, seniors are dropped off at the closest parkade or surface entrance prior to the driver finding a parking spot. It is assumed that senior patrons would use this same model at Cascades.

Bingo guests will be informed of the parking options through the site's marketing communications and social media platforms; as well, detailed mapping will be available on the casino's website and on social media. All employees will also be educated and will be available to inform guests of all parking options.

**Addition of Live Entertainment to Convention Space**

For the past several years, Gateway has been using local promoters to source, market and produce the live entertainment offerings in its Summit Theatre and sees an average of 2.5 events per month, including: promoter driven entertainment events, Encore Birthday Parties, VIP Slot Parties, and sports events such as UFC presentations. While moderately successful the Summit Theatre has, unfortunately, been limited for two reasons:

1. The room capacity of 420 restricts the economies of scale for popular available acts
2. The 19+ venue, limits the community engagement and the types of acts that can be shown

Gateway intends to renovate the current convention space so as to allow the ability to host live performances in the space. No additions to the footprint of the convention centre will be made. The renovations required would include the addition of a larger, removable, stage riser and modification of the ceiling structure to allow for retractable sound and lighting; and the new configuration will allow for up to 600 guests, including those under the age of 19. Also included in the renovation will be new carpeting, wall coverings and banquet chairs for the conventions centre.

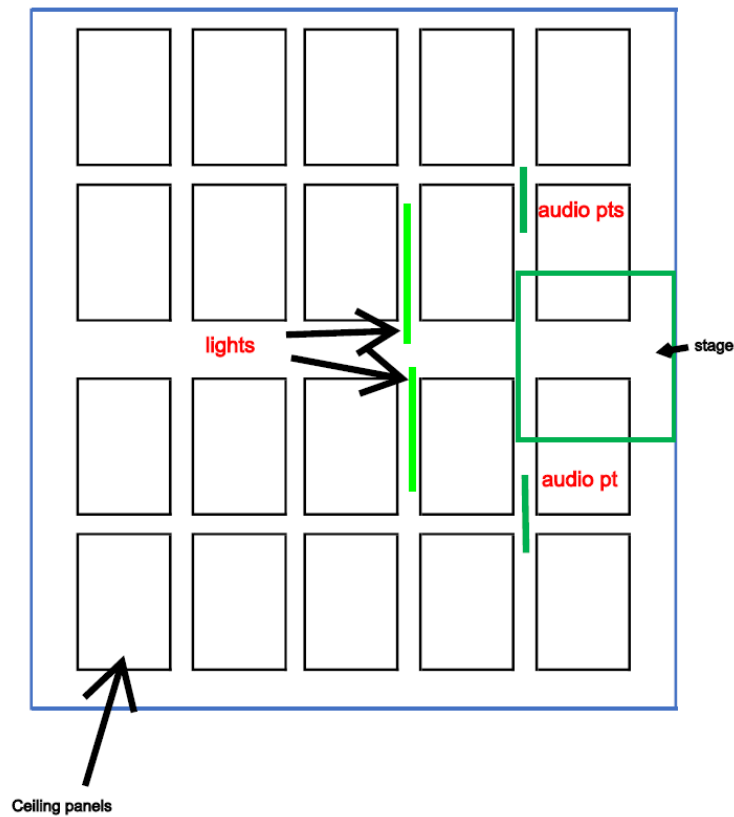
The relocation of live entertainment will create a dynamic atmosphere with a feeling of community and allowing for family-friendly events.

As was the case in the in the former Summit Theatre, Cascades will use local promoters to furnish shows for the convention space. Cascades will house travelling entertainers in the hotel and supply them with meals as required. The promoters will be responsible for the entertainer fees and will be recompensed through the ticket sales. Cascades will provide no-host bars and will keep all beverage revenues. Entertainers will continue to use the existing green rooms that are located in the back of the house area. The green room (shown below) is located next to the convention centre offices and, with this new configuration, will be more easily accessible by performers than it previously was.



The convention centre currently brings in \$2.3 Million in revenue per year. The site estimates that it would book at least five live entertainment shows, through a promoter, in the convention centre, per year (this number is subject to change, based on promoter arrangements). In addition to the promoted shows and regular convention bookings, other live shows, dinner and dancing events and/or under 19 entertainment events would be booked in order to fill convention centre vacancies. These shows are projected to bring in an incremental \$20,000 in revenue, with expenditures coming in at approximately \$14,000.

The endpoints of theatrical lighting from the existing Summit Theatre will be relocated to the convention center and will be located in the ceiling per the diagram below. The lighting system will be controlled by repurposing the existing 96 channel dimmer system and the current convention centre PA system will be reprogrammed to accommodate the new audio inputs and outputs.



The following rendering provides an example of the convention centre set up theatre style with a stage:



The following rendering provides an example of the convention centre set up banquet style with a stage:



February 20, 2018

Township of Langley  
Wendy Bauer, Township Clerk  
20338-65 Avenue  
Langley, B.C. V2Y 3J1

Dear Ms. Bauer:

**RE: Consultation with Potentially Affected Local Government – Township of Langley**

The City of Langley received correspondence from BCLC dated January 15, 2018, which is enclosed for reference, pertaining to the statutory requirements for a proposed substantial change to the Cascades Casino gaming facility located at 20393 Fraser Highway, Langley, BC, V3A 7N2. The proposed substantial change would be to add bingo as a gaming product at the existing facility.

As the host local government, the City of Langley is required by the *Gaming Control Act* and the *Gaming Control Regulation* to perform a specific process in order to provide host local government approval to BCLC for the proposed substantial change. One of the process requirements is to send consultation notices in writing to potentially affected local governments within 5 km of the gaming facility informing them of the proposed substantial change, and that they may provide written comments only on infrastructure or policing costs or traffic and highway use (as set out in the Regulation) to the City of Langley within 30 days of receipt of the notice. The consultation process must be completed and any responses considered before the City of Langley can approve the proposal. An excerpt from the *Gaming Control Regulation* which outlines the process is enclosed for reference.

Gateway Casinos & Entertainment Limited's proposal is to relocate its existing bingo operations from the Playtime Langley facility in the Township of Langley to the former Summit Theatre at Cascades Casino in the City of Langley.

As this site is located within 5 km of the Township of Langley, we are seeking your comments on this proposal. Enclosed is the staff report and project overview.

Any comments may be communicated in writing, and, in accordance with the Provincial regulatory requirements, must be provided to the City of Langley Corporate Officer within 30 days from receipt of this notice.

.../2

If you have any questions, please do not hesitate to contact me directly at 604-514-4591 or [kkenney@langleycity.ca](mailto:kkenney@langleycity.ca) .

Yours truly,  
CITY OF LANGLEY

Kelly Kenney  
Corporate Officer

Enclosures

1. Report to Council dated February 1, 2018
2. Excerpt from Gaming Control Regulation

Cc British Columbia Lottery Corporation  
Gateway Casinos & Entertainment Limited



February 20, 2018

City of Surrey  
Jane Sullivan, City Clerk, Legislative Services  
13450-104 Avenue  
Surrey, B.C. V3T 1V8

Dear Ms. Sullivan:

**RE: Consultation with Potentially Affected Local Government – City of Surrey**

The City of Langley received correspondence from BCLC dated January 15, 2018, which is enclosed for reference, pertaining to the statutory requirements for a proposed substantial change to the Cascades Casino gaming facility located at 20393 Fraser Highway, Langley, BC, V3A 7N2. The proposed substantial change would be to add bingo as a gaming product at the existing facility.

As the host local government, the City of Langley is required by the *Gaming Control Act* and the *Gaming Control Regulation* to perform a specific process in order to provide host local government approval to BCLC for the proposed substantial change. One of the process requirements is to send consultation notices in writing to potentially affected local governments within 5 km of the gaming facility informing them of the proposed substantial change, and that they may provide written comments only on infrastructure or policing costs or traffic and highway use (as set out in the Regulation) to the City of Langley within 30 days of receipt of the notice. The consultation process must be completed and any responses considered before the City of Langley can approve the proposal. An excerpt from the *Gaming Control Regulation* which outlines the process is enclosed for reference.

Gateway Casinos & Entertainment Limited's proposal is to relocate its existing bingo operations from the Playtime Langley facility in the Township of Langley to the former Summit Theatre at Cascades Casino in the City of Langley.

As this site is located within 5km of the City of Surrey, we are seeking your comments on this proposal. Enclosed is the staff report and project overview.

Any comments may be communicated in writing, and, in accordance with the Provincial regulatory requirements, must be provided to the City of Langley Corporate Officer within 30 days from receipt of this notice.

.../2



If you have any questions, please do not hesitate to contact me directly at 604-514-4591 or [kkenney@langleycity.ca](mailto:kkenney@langleycity.ca) .

Yours truly,  
CITY OF LANGLEY

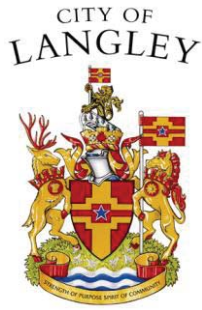
Kelly Kenney  
Corporate Officer

Enclosures

1. Report to Council dated February 1, 2018
2. Excerpt from Gaming Control Regulation

Cc British Columbia Lottery Corporation  
Gateway Casinos & Entertainment Limited





# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Proposed “Substantial Change” of Cascades Casino**

Report #: 18-08

From: Francis Cheung, P. Eng.  
Chief Administrative Officer

File #: 0110.00  
Doc #:

Date: February 1, 2018

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## RECOMMENDATION:

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

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## PURPOSE:

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

## POLICY:

### *Gaming Control Act and Gaming Control Regulation*

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

### City of Langley Zoning Bylaw

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

### **COMMENTS/ANALYSIS:**

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

1. Consult with Potentially Affected Local Governments:

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

2. Community Input:

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

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

## Recommended Consultation Process

### 1. Potentially Affected Local Governments

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

### 2. Community Input

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

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

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

## **BUDGET IMPLICATIONS:**

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

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

## **ALTERNATIVES:**

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

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

Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

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

January 15, 2018

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



Dear Mayor Schaffer:

**Re: Proposed Substantial Change of Cascades Casino**

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

74 West Seymour Street  
Kamloops, BC V2C 1E2

T 250.828.5500  
F 250.828.5631

2940 Virtual Way  
Vancouver, BC V5M 0A6

T 604.215.0649  
F 604.225.6424  
[bclc.com](http://bclc.com)

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

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

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

**1. Consultation with Potentially Affected Local Governments**

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

The notices must:

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

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

## **2. Community Input**

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

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

## **3. Formal Approval**

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

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

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

and

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



The approval letter must:

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

The approval letter should also include:

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

#### **4. Objection and Non-Binding Dispute Resolution Process**

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

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

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

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

Sincerely,



Brad Desmarais  
Vice President, Casino & Community Gaming

cc: Jagtar Nijjar, CAO, Gateway Casinos & Entertainment  
Greg Walker, Director, Public Affairs  
Jerry Williamson, Director Gaming Facilities, Casino & Community Gaming  
Carmen Minger, Legal Services & Casino Compliance Specialist

**PART VII COMPREHENSIVE DEVELOPMENT ZONES**

106

**N. CD15 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate the development of an integrated hotel, convention centre, and gaming activity facility with complementary accessory uses, based on a comprehensive development plan.

**2. Permitted Land Uses**

The principal uses permitted in this zone are:

- (a) *Tourist Accommodation*
- (b) *Convention Centre*
- (c) *Gaming Activity*

**Accessory Uses**

*Accessory Uses* permitted in this zone include the following:

- (a) *Retail Stores*
- (b) *Personal Services*
- (c) *Recreation Facilities*
- (d) *Cultural Facilities*
- (e) *Eating Establishments*
- (f) *Offices*
- (g) *Liquor Primary Establishments*
- (h) *Parking Facilities.*

**3. Site Area**

The minimum lot area which may be created by subdivision in this Zone shall be 0.4047 hectares (1.0 acres).

**4. Size of Buildings and Structures**

Maximum		
Building Type		Height
<i>Principal Building</i>		46.0 m [150.91 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety-five percent (95%) of the lot area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

Minimum Lot Line Setback				
Building Type	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.5 m (5.90 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	1.5 m (5.90 ft)
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 1.E of this Bylaw.

**8. Other Regulations**

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

- (a) General regulations on use are set out in Section I.D of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivisions Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

PART 1 ADMINISTRATION AND ENFORCEMENT

7

**Gaming Activity** means the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value.

**Gasoline Station** means a business where automotive fuel and automotive accessories are retailed to the general public.

**General Service** means a business that provides services, other than *personal services*, to individuals or to other businesses and includes printing, reproduction, publishing, bookbinding, film processing, rentals, veterinary clinics, and banks but excludes *automotive service* uses, industrial equipment rental, *pawn brokers*, *cheque-cashing* and *currency exchange* businesses.

**Gross Floor Area** means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevator shafts, storage rooms and mechanical rooms.

**Height** means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the vertical distance measured from the *finished grade* to the highest point on a flat roof, the average level between the eaves and ridge of a gable, hip, or gambrel roofed building and the deck line of a mansard roof. Where there is more than one type of roof, the greater of these measurements shall apply. For all other uses where measured in metres, the vertical distance measured in metres from the floor of the *first storey* to the ceiling of the uppermost *storey*; and for all other uses where measured in *storeys*, the number of *storeys* from the *first storey* to the upper most *storey*.

**Highway** means a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

**Home Occupation** means an occupation or profession carried on for profit within a dwelling unit by a person residing in the same dwelling unit in a manner ancillary to the residential use of the building and includes a bed and breakfast (limited to two (2) sleeping rooms) and a Child Care Centre (limited to eight (8) children), but excludes retail sales.

**Hospital, Private** means a non-governmental institution which provides medical care for sick or injured patients, primarily those who are lodged in the institution and includes a senior's care facility.

**Hospital, Public** means a governmental institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution.

**Includes and Including** means among other things, but not limited to.





**GATEWAY**  
CASINOS & ENTERTAINMENT LIMITED

**Project Overview:  
Playtime Langley Bingo Relocation to  
Cascades Casino Langley**



### Project Overview: Playtime Langley Bingo Relocation to Cascades Casino Langley

The following is the Gateway Casinos & Entertainment Limited (“Gateway”) proposal for the relocation of its existing Bingo operations from the Playtime Langley facility in the Township of Langley to Cascades Casino in the City of Langley.

#### **Background**

In December 2015, Gateway acquired Playtime Gaming, which included Playtime Langley, a community gaming facility that housed 50 slot machines and 400 Bingo seats. Gateway’s plan, from the beginning, was to relocate the Playtime Langley operation to a facility that better reflected Gateway’s commitment to its customers – both in service, products, and aesthetics. To date, Gateway has not found a suitable location within the Township of Langley to relocate the operations.

In Spring 2016, Gateway relocated the Playtime Langley slots machines to Cascades Casino. They are now looking to move the Bingo operations as their next step.

#### **Project Overview**

Gateway wants to ensure that its current Bingo customers are afforded the opportunity to play their preferred game of Bingo. They are proposing to relocate both the equipment and staff from the Playtime Langley facility into the former Summit Theatre location at Cascades Casino (picture below).



Gateway's experience and research indicates that Bingo players are also strong slot players and that, typically, during Bingo session breaks, the slot floor will see an increase in volumes.

For those Bingo players that do not play slots, Gateway is confident that they will appreciate the Cascades Casino food and beverage offerings; these options are far superior to the minimal offerings at the Playtime Langley facility.

### **Impact to the Summit Theatre**

For the past several years, Gateway has been using local promoters to source, market and produce the live entertainment offerings in its Summit Theatre. While moderately successful, the Summit Theatre has, unfortunately, been limited for two reasons:

1. The room capacity of 420 restricts the economies of scale for popular available acts
2. The 19+ venue, limits the community engagement and the types of acts that can be shown

### **Live entertainment**

Gateway intends to renovate the current convention space so as to allow the ability to host live performances in the space – a fantastic addition to their current meeting and banquet offerings. The renovations required would include the modification of the ceiling structure to allow for retractable sound and lighting; and the new configuration will allow for up to 600 guests, including those under the age of 19.

The relocation of live entertainment will create a dynamic atmosphere with a feeling of community and allowing for family-friendly events.

### **Summary**

Gateway proposes that the existing Bingo operations be moved to the former Summit Theatre at Cascades Casino.

With the introduction of Bingo to the former Summit Theatre, the Cascades Casino convention space will be renovated to accommodate live entertainment. The renovation and reconfiguration will allow for an increase in capacity for live and family-friendly events.

Slot-playing Bingo patrons will have access to Cascades Casinos' exciting slot floor during Bingo sessions, and all Bingo patrons will have access to greater food and beverage offerings and options. This relocation will allow for Gateway to showcase their focus on the superior customer experience.



## EXCERPT FROM GAMING CONTROL REGULATION

### Consultations respecting gaming facilities

12.1 (1) In this section:

**"highway"** means highway as defined in section 1 of the *Transportation Act*;

**"proposed decision"** means a proposed decision by the lottery corporation under section 18 of the Act to develop, use or operate a facility as a gaming facility, to relocate an existing gaming facility or substantially change the type or extent of lottery schemes or horse racing at a gaming facility.

(2) Before a host local government approves under section 19 (1) (a) of the Act a proposed decision, for the purpose of conducting the consultations referred to in section 19 (1) (b) of the Act the host local government must

(a) notify, in writing, the potentially affected local governments regarding the proposed decision, and

(b) provide the lottery corporation with a copy of each notice provided under paragraph (a).

(3) A notice under subsection (2) must

(a) provide information about the proposed decision, including the location and type of the gaming facility or of the proposed gaming facility, and any other general information that, in the opinion of the host local government, would facilitate the notice recipient's consideration of the proposed decision, and

(b) advise that the notice recipient may provide, within 30 days after the day the notice is received, written comments regarding the proposed decision and that those comments must be confined to the matters set out in subsection (5).

(4) A potentially affected local government that receives a notice under subsection (2) may provide, within 30 days after the date the notice was

received, its written comments to the host local government regarding the proposed decision.

(5) Comments provided under subsection (4) must be confined to the following matters:

- (a) infrastructure or policing costs;
- (b) traffic and highway use.

(6) Subject to subsection (7), the host local government must consider written comments provided under subsection (4) that are confined to the matters set out in subsection (5) and, if requested by the sender of those comments, must provide a written reply to them.

(7) If a potentially affected local government that receives a notice under subsection (2) does not provide written comments under subsection (4), the host local government may proceed on the basis that consultations with that municipality, regional district or first nation have taken place and are concluded.

(8) A host local government must notify, in writing, each potentially affected local government to which it sent a notice under subsection (2) of its decision whether or not to approve the proposed decision.

(9) If a notice under subsection (2) or (8) is sent by ordinary mail, it must be sent to the most recent address known to the sender and is deemed to be received

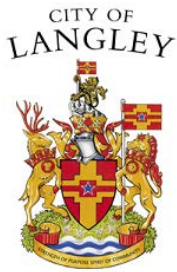
- (a) on the fifth day after the day it is mailed, or
- (b) if that day is a Saturday or holiday, on the next day that is not a holiday.

(10) If a notice under subsection (2) or (8) is sent by electronic transmission, it is deemed to be received

- (a) on the day it was sent, or
- (b) if that day is a Saturday or holiday, on the next day that is not a holiday.

(11) The distance prescribed for the purposes of the definition of "potentially affected local government" in section 17.1 of the Act is 5 km from the perimeter of the gaming facility or proposed gaming facility.

[en. B.C. Reg. 280/2004, s. 5; am. B.C. Regs. 183/2006, s. 9; 122/2007.]



## MINUTES OF PUBLIC MEETING

Monday, February 26, 2018  
7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

Council Present:

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

Staff Present:

F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

### 1. **INTRODUCTIONS & FORMAT OF MEETING**

The Mayor advised that the purpose of the meeting was to provide an opportunity for residents to receive information and provide comments on Gateway Casinos & Entertainment Limited's proposal to relocate its existing bingo operations from the Playtime Langley facility in the Township of Langley to the former Summit Theatre location at Cascades Casino in Langley City.

The Mayor introduced representatives of Gateway Casinos & Entertainment Ltd. who were in attendance as follows:

Jag Nijjar, Chief Administrative Officer  
Randy Sears, Senior Vice President and Managing Director  
Shiera Stuart, Director, Government Relations

The Mayor introduced Jerry Williamson, Director Gaming Facilities & Development, British Columbia Lottery Corporation (BCLC) who was in attendance as BCLC's representative.

The Mayor then outlined the format for the meeting.

## **2. PRESENTATIONS**

### **a. British Columbia Lottery Corporation**

Jerry Williamson, Director Gaming Facilities & Development, British Columbia Lottery Corporation, provided a presentation on the facility development process, providing information on the following:

- Roles and responsibilities of BCLC, Gateway Casinos and the City with respect to Gateway Casino's proposal to add bingo as a gaming product at the Cascades Casino in the City of Langley;
- Definition of what is considered a "substantial change" under the Gaming Control Act and the requirements when undertaking a substantial change to a gaming facility;
- The requirement that the host municipality advise potentially affected local governments within 5 km of the gaming facility of the substantial change and provide an opportunity for comment;
- The requirement to obtain adequate community input from the community in which the substantial change will occur.

### **b. Gateway Casinos & Entertainment Ltd.**

Shiera Stuart, Director, Government Relations, Randy Sears –Senior Vice President and Managing Director, Gateway Casinos & Entertainment Ltd., provided a presentation on the following:

- Background and overview of the proposal to relocate the bingo facility from the Township to the City;
- Expected incremental revenue from the relocation of the bingo facility to the City;
- Rationale for moving live entertainment from current theatre at Cascades Casino to convention space:
  - Room capacity issues
  - Age restriction
- The move won't affect current schedule of events;
- First event in the new space scheduled for May 17<sup>th</sup>;
- Existing bingo operations in the Playtime Langley facility in the Township will be moved to the former Summit theatre in the City.

**3. PUBLIC INPUT**

Glen Kupser, 103 – 5664 – 200<sup>th</sup> Street, Langley, currently frequents the bingo hall in the Township and also goes to the Cascades Casino in the City. He expressed concern that it is already difficult to find parking at the Cascades Casino on weekends; adding a larger live entertainment venue and bingo hall to the casino will create more parking issues. There needs to be adequate parking for seniors who can't always walk long distances and may not feel safe walking to and from the parkade at night.

Debbie Gothreau, 9208 159A Street, Surrey, frequents the bingo hall in the township three to five times a week. She expressed concern that many bingo players are elderly and/or handicapped and have difficulty walking long distances. She suggested there needs to be a shorter way for bingo players to get to the bingo hall through the casino. She also expressed concern that there didn't appear to be very many bingo terminals at the new site and the majority of bingo players are terminal players. Mr. Randy Sears, Senior Vice President and Managing Director, Gateway Casinos, confirmed there are 270 terminals on the main floor as well as booths for paper play.

Glen Kupser, 103 – 5664 – 200<sup>th</sup> Street, Langley, speaking a second time, asked what is being proposed for the upper deck. Mr. Sears advised that currently there are tables in that area which provides the potential for paper play.

The Mayor asked if there was anyone else who wished to ask a question or provide a comment. There were no further speakers.

**4. TERMINATION**

The meeting concluded at 7:22 pm.



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MAYOR



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CORPORATE OFFICER

March 22, 2018

City of Surrey File: 0480-20  
City of Langley File: 0110.00

City of Langley  
Kelly Kenney - Corporate Officer  
20399 - Douglas Crescent  
Langley, BC V3A 4B3

Dear Madam:

**Re: Proposed Substantial Change to the Cascades Casino Gaming Facility**

The City of Surrey has no comments relative to the proposed substantial change to the Cascades Casino gaming facility. However, if a Traffic Impact Study (TIS) was required by the City of Langley for this proposal, the City of Surrey would be interested in receiving a copy to confirm if City of Surrey signal timings need to be adjusted to accommodate weekend peak periods, should the proposal be approved to proceed.

Sincerely,



Ron Gill, MA, MCIP, RPP  
Manager  
Area Planning and Development  
North Division

CW/da

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