



PUBLIC HEARING AGENDA

Monday, April 23, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. CALL TO ORDER

2. BUSINESS

a. Bylaw 3033 - Zoning Amendment

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone an un-zoned portion of road dedicated by Plan 33088 and the properties located at 5491, 5501, 5511, 5520, 5521 - 199A Street from RS1 Single Family Residential Zone to CD50 - Comprehensive Development Zone to accommodate a 39 unit, 3 storey townhouse development.

The Mayor invites Carl Humphrey, Wensley Architecture to present the proposed bylaw and development permit application.

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

3. MOTION TO CLOSE PUBLIC HEARING



EXPLANATORY MEMO
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:

Applicant:	Wensley Architecture Ltd.
Owner:	Oaken Developments Inc. and City of Langley
Civic Addresses:	5491, 5520, 5521, 5511, 5501, 199A Street
Legal Description:	Lots 75, 76, 77, 78, 79 Section 3, Township 8, New Westminster District, Plan 33088; and portion of road (532.8m ²) located adjacent to 199A Street dedicated by Plan 33088
Site Area:	66,863 ft ² (6,212 m ²)
Lot Coverage:	39%
Total Parking Required:	80 spaces (plus 8 designated visitor spaces)
Total Parking Provided:	80 spaces (plus 10 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone and un-zoned right of way
Proposed Zoning:	CD50-Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Community Amenity Charges:	\$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 and 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 (532.8m²) 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 9th 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.

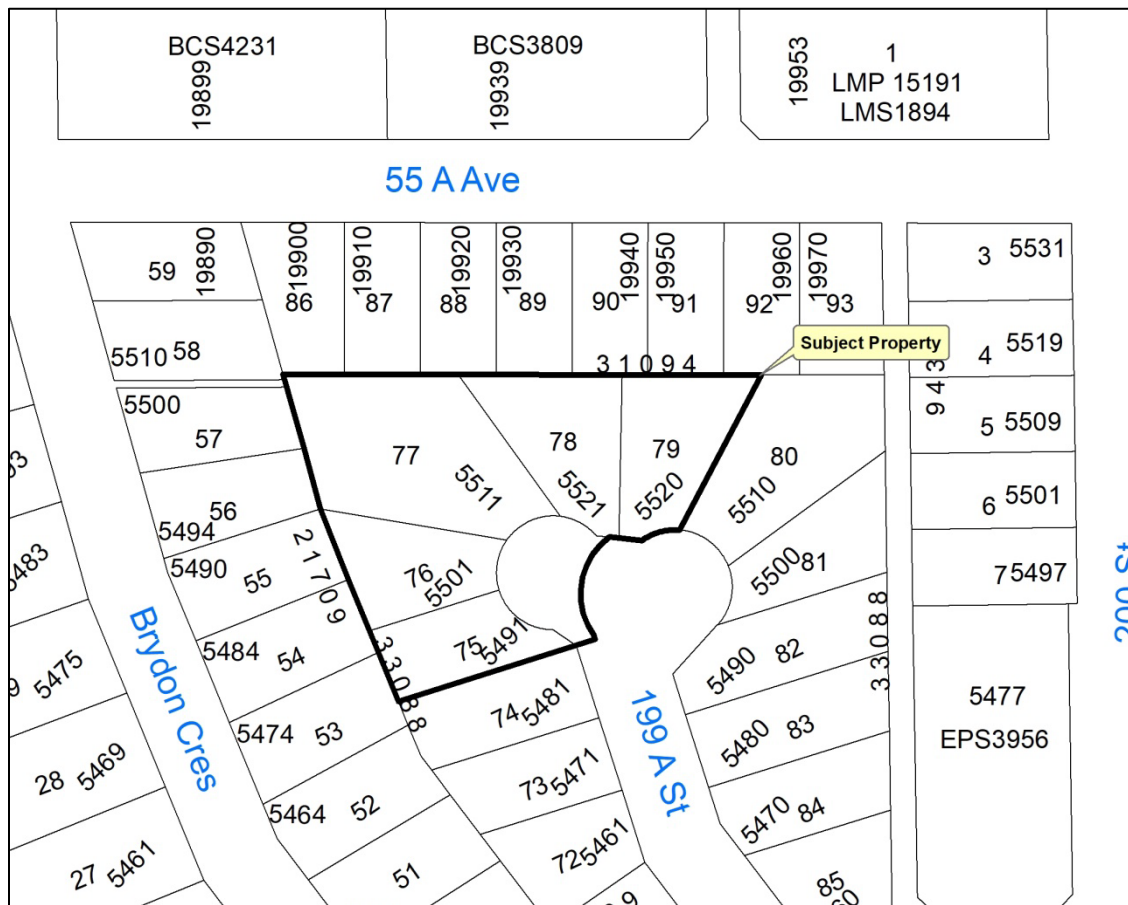
MAYOR

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

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.

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:

Applicant:	Concost Management Inc./Wensley Architecture Ltd.
Owner:	Oaken Developments (199A) Inc./ City of Langley
Civic Addresses:	5401, 5411, 5491, 5511, 5520, 5521,
Legal Description:	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
Site Area:	66,863 ft ² (6,212 m ²)
Lot Coverage:	40%
Total Parking Required:	78 spaces (plus 8 visitor spaces)
Total Parking Provided:	80 spaces (plus 10 visitor spaces)
Existing Zoning:	RS 1 Single Family Residential Zone
Proposed Zoning:	CD 50 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$546,200.75 (includes 5 SF DCC credits)
Community Amenity Charge:	\$78,000
Exterior Finishes :	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 ft² to 1, 821 ft².

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

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

The proposed development benefited from a comprehensive CPTED review by a qualified consultant whose recommendations were incorporated into the project plans.

Fire Department Comments:

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

Advisory Planning Commission:

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

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



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

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):

PROJECT STATISTICS

PROJECT NAME	DATE	REVISION
LIVE INFORMATION CINC ADDRESS PHONE E-MAIL	NOTED 5401, 5511, 5111, 5121, 5131, 5141 & 5151 264-2424 TBC BY MARIANA 1-817-658-1111	DISCUSS 1 PROPOSED
SITE DATA IDENTITY USE COVERAGE BUILDING HEIGHT SETBACKS	ALLOWED 80 units (site) 40% 4 stories 28.8' (1.5m) 28.8' (1.5m) 28.8' (1.5m) 28.8' (1.5m)	PROPOSED 238 units (site) 2.55 4 stories 14.70' (4.5m) 14.70' (4.5m) 14.70' (4.5m) 14.70' (4.5m)
BUILDING DATA ART OFFICE AREA	DESCRIPTION AREA (BT)	# OF UNITS COMPLETED (BT)
TOTAL GROSS AREA (Public Area)	38	55,554
TOTAL BUILDING AREA (Residential Projection)	26,105	26,105
REQUIRED PARKING (Minimum Parking)	62	62
PROPOSED PARKING (Minimum Parking)	62	62
TOTAL PROPOSED PARKING	62	62
REQUIRED BICYCLE STORAGE	62	62
PROPOSED BICYCLE STORAGE	62	62

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

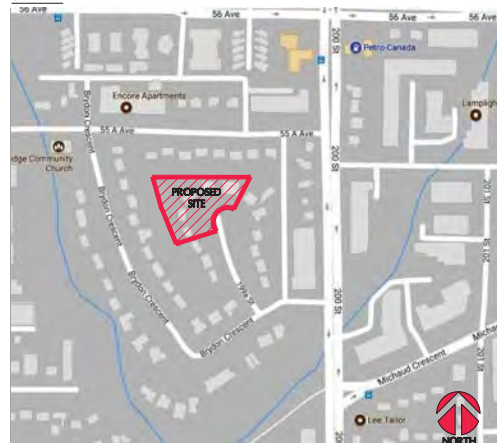
FORM + CHARACTER INSPIRATION



TOWNHOUSE STATISTICS

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

SITE MAP



LOCATION MAP



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SYMPOSIUM

CONCOSTS THE CONCOST GROUP

[illegible]

03	REVISED DP RE-SUBMISSION(REVIEW)	03/05/2015
02	DP RE-SUBMISSION	10/25/2014
01	DP SUBMISSION	09/15/2014
NO.	REVISION	MDY
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

COARSE TANTO

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

DRAWING TITLE:

COVER SHEET

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



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SEAL

OWNER/CLIENT

**CONCOSTS
THE CONCOST GROUP**

[illegible]

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

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS:

**199A
CITY OF LANGLEY, BC**

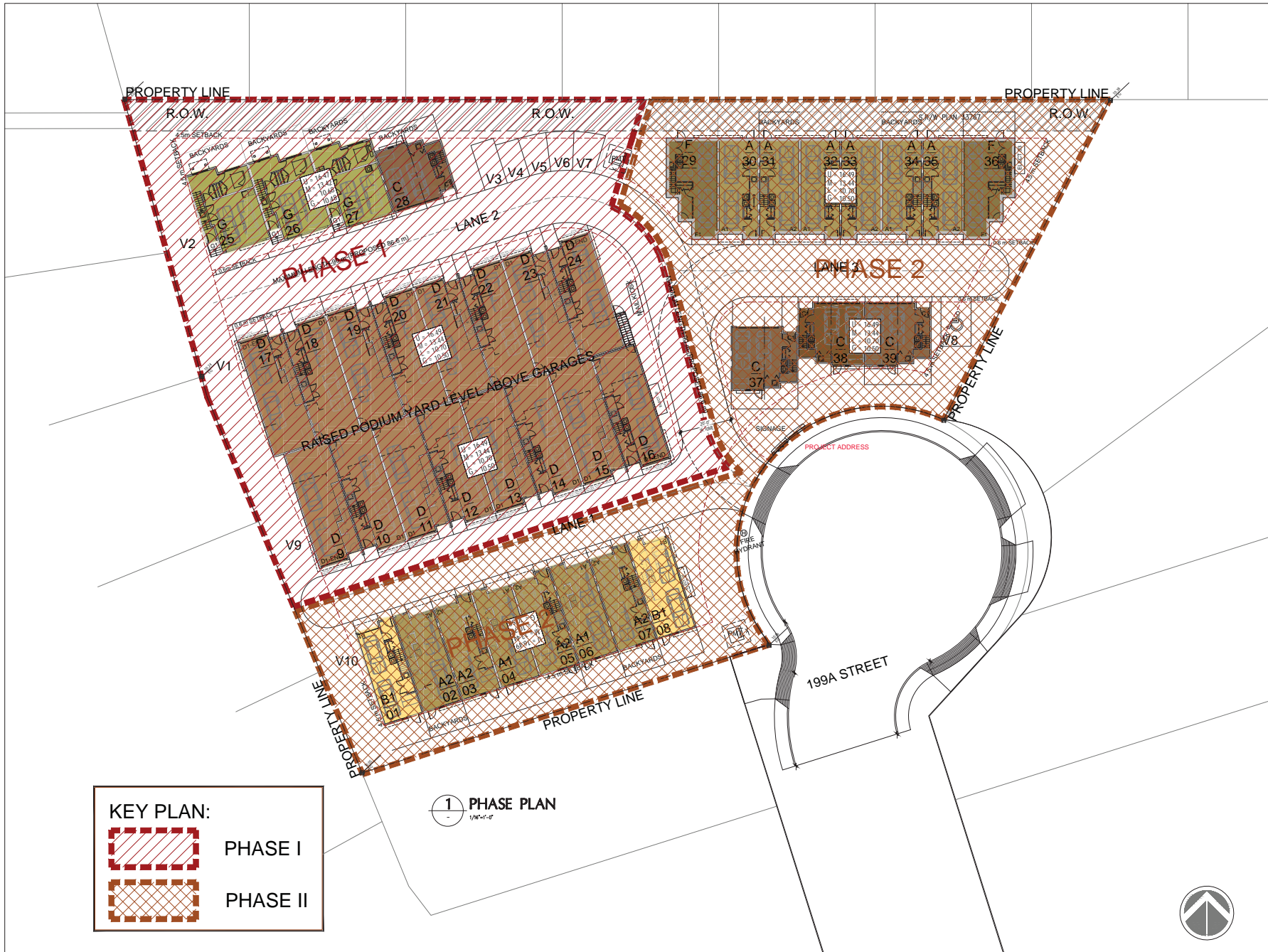
WA
T: 250 391 4933 F: 250 391 4964
office@wensleyarch.com

WENSLEY ARCHITECTURE LTD

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

DRAWING TITLE: **EXISTING
SURVEY**

PROJECT NO: 17067	DRAWN BY: CSH
SCALE: 1/16"=1'-0"	REVIEW BY: DBM
DATE: MARCH, 2019	DRAWING NO: A0100



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SEAL

OWNER/CLIENT
**CONCASTS
THE CONCAST GROUP**

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

PROJECT NAME

**199 A
TOWNHOUSE
RESIDENCES**

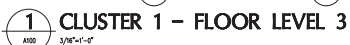
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**199A
CITY OF LANGLEY, BC**

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WENSLEY ARCHITECTURE LTD

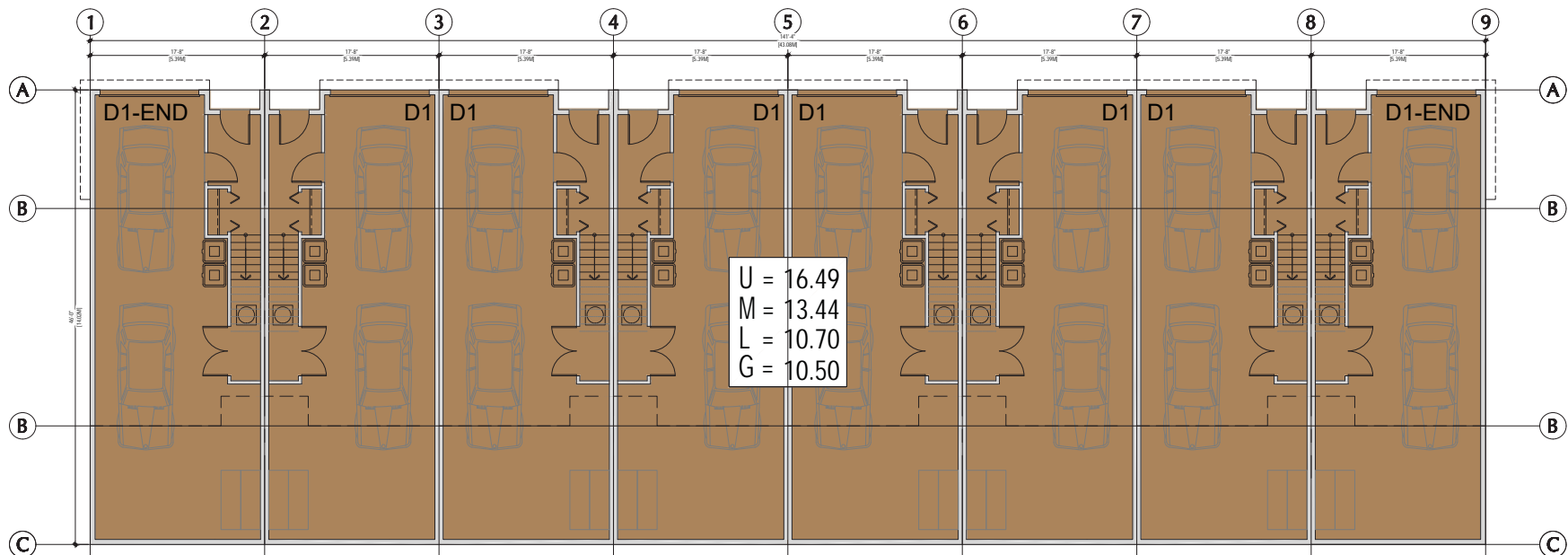
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STRUCTURAL:
MECHANICAL:
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CIVIL:
LANDSCAPE:

DRAWING TITLE
PHASE PLAN

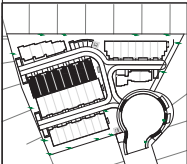
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SCALE:	1/8" = 1'-0"	REVIEW BY:	DEM
DATE:	MARCH, 2018	DRAWING NO:	A0103



PROJECT NO: 17087	DRAWN BY: CSH
SCALE: 3/16" = 1'-0"	REVIEW BY: DBM
DATE: OCTOBER, 2017	DRAWING NO: A020



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3 KEY PLAN
N.T.S.

OWNER/CLIENT

**CONCOSTS
THE CONCOST 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
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14	REVISION	10/25/17
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16	REVISION	10/25/17
17	REVISION	10/25/17
18	REVISION	10/25/17
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20	REVISION	10/25/17

PROJECT NAME

**199 A
TOWNHOUSE
RESIDENCES**

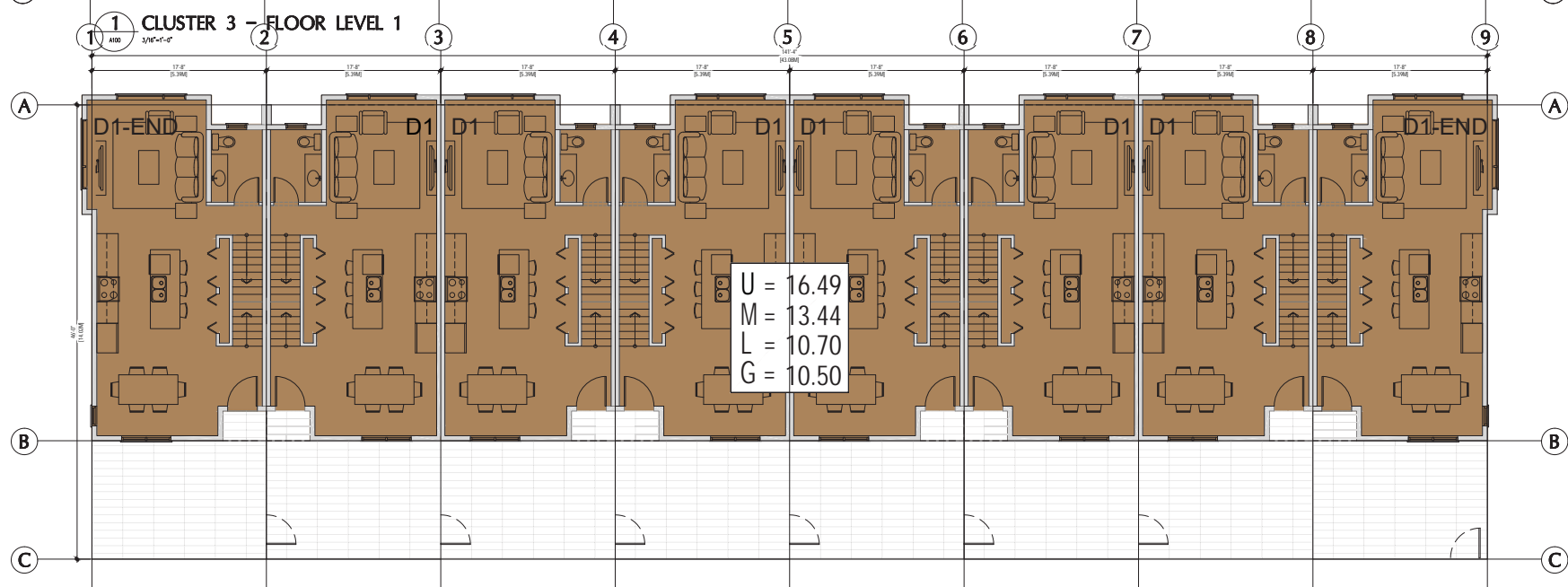
PROJECT ADDRESS
**199A STREET
CITY OF LANGLEY, BC**

WA
WENSLY ARCHITECTURE LTD.

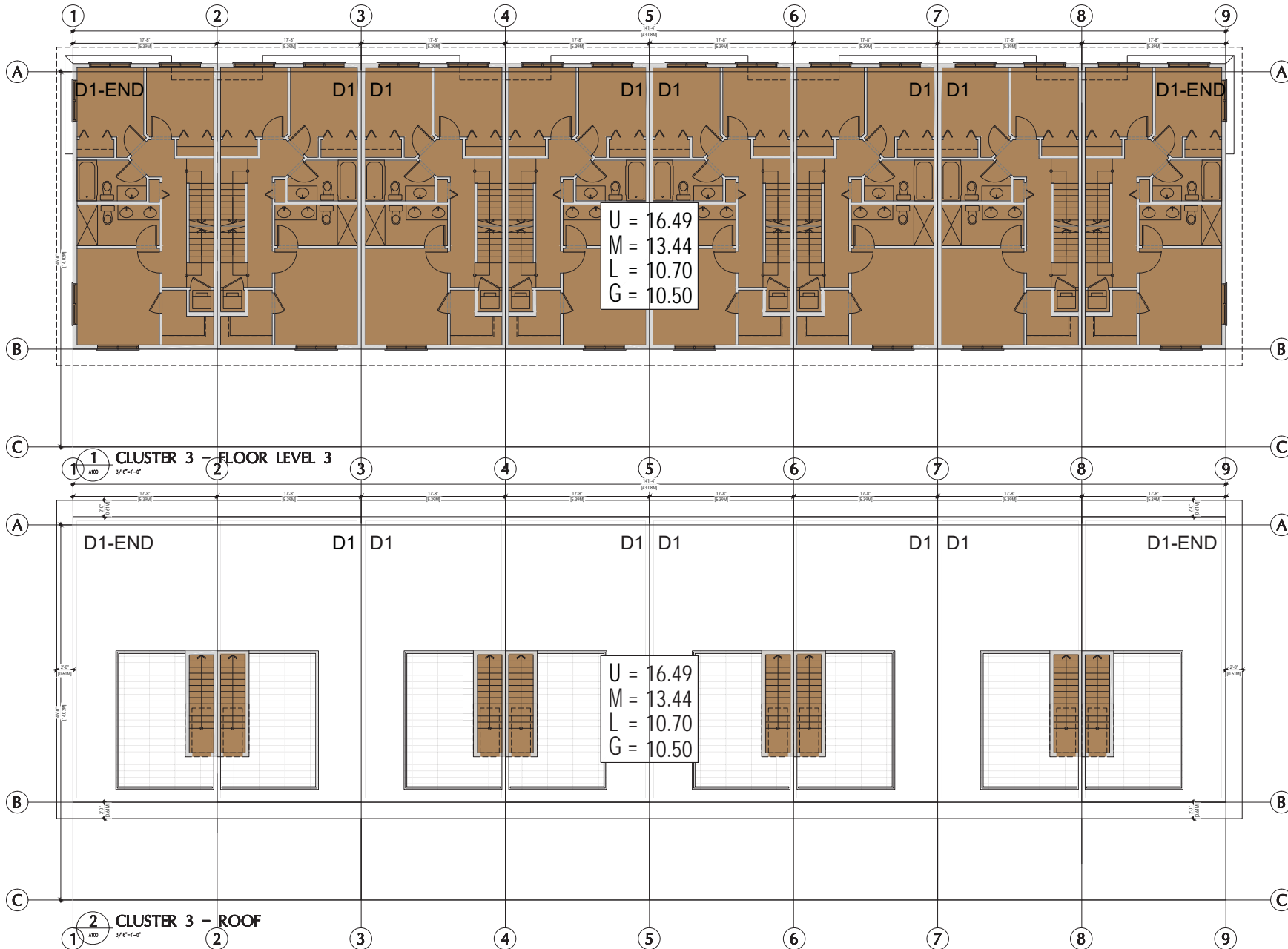
CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

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

PROJECT NO: **199A** DRAWN BY: **CSH**
SCALE: **3/16" = 1'-0"** REVIEW BY: **CSH**
DATE: **OCTOBER 2017** DRAWING NO: **A0204**



2 CLUSTER 3 - FLOOR LEVEL 2
N.T.S.



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SEAL

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

PROJECT NAME

**199 A
TOWNHOUSE
RESIDENCES**

PROJECT ADDRESS

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

WA
WENSLEY ARCHITECTURE LTD.

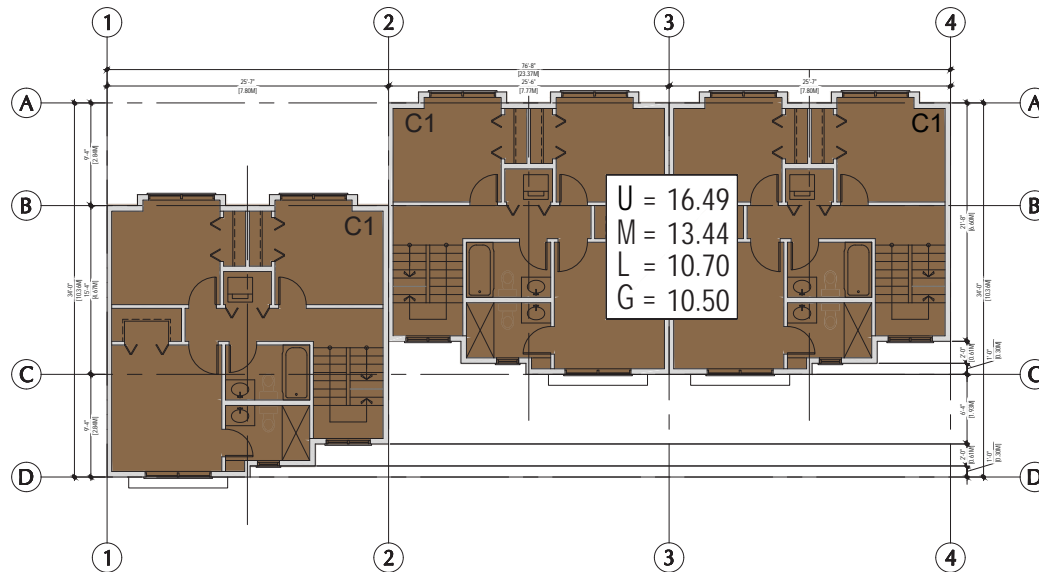
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- MECHANICAL
- ELECTRICAL
- CIVIL
- LANDSCAPE

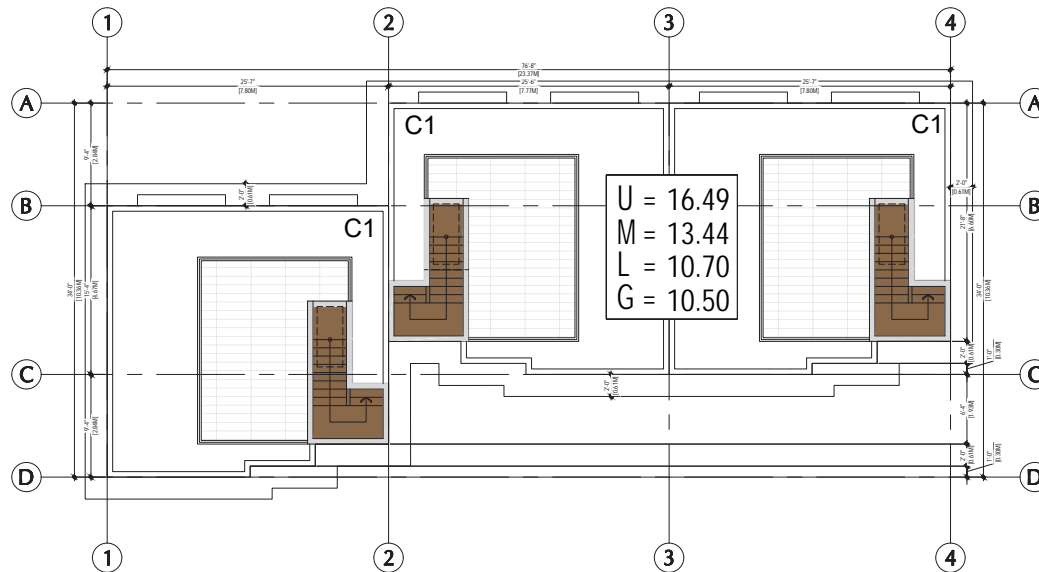
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**CLUSTER-3
LEVEL 3, ROOF**

PROJECT NO.	199A	DRAWN BY	CSH
SCALE	3/16" = 1'-0"	REVIEW BY	CSH
DATE	OCTOBER, 2017	DRAWING NO.	A0205



1 CLUSTER 5 - FLOOR LEVEL 3
A100 3/16"=1'-0"



2 CLUSTER 5 - ROOF
A100 3/16"=1'-0"

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SEAL

3 KEY PLAN
A100 N.T.S.

OWNER/CLIENT

CONCOSTS
THE CONCOST GROUP

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

PROJECT NAME

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS

199A STREET
CITY OF LANGLEY, BC

104-2212 Jordan Rd.
Langley, BC V8B 2L8
T: 250-261-4922 F: 250-261-4944
info@wensleyarchitect.com

WA
WENSLEY ARCHITECTURE LTD.

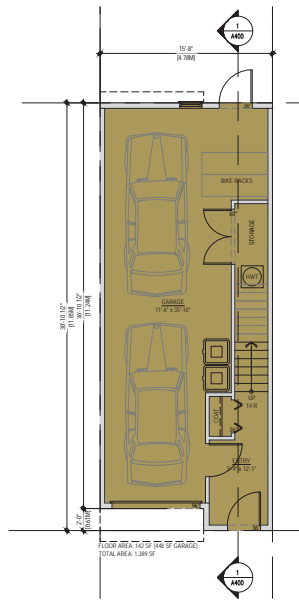
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STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

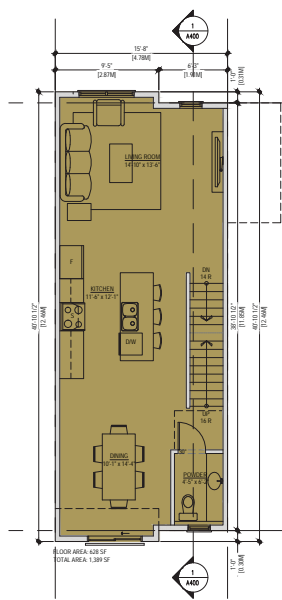
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LEVEL 3, ROOF

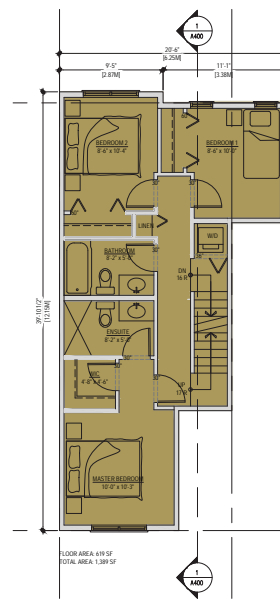
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DATE:	OCTOBER, 2017	DRAWING NO:	A0209



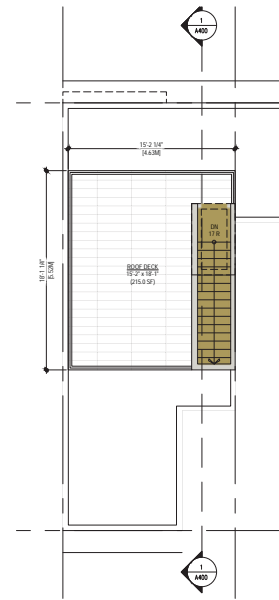
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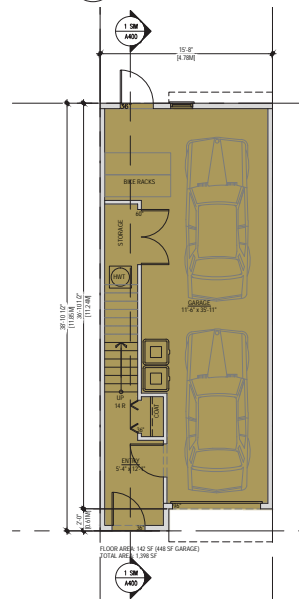
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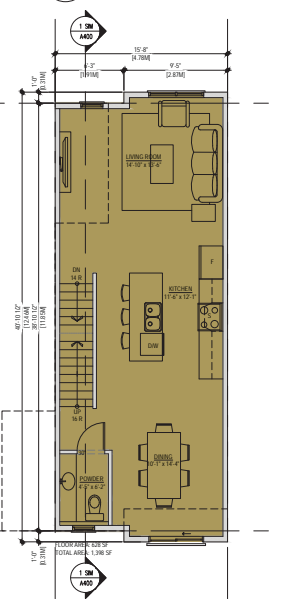
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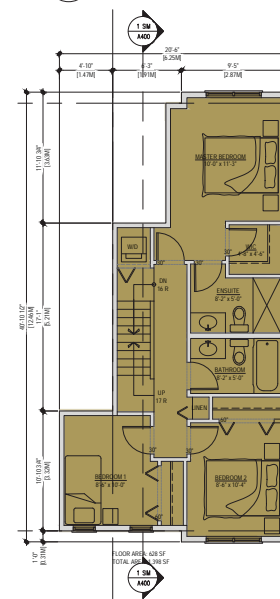
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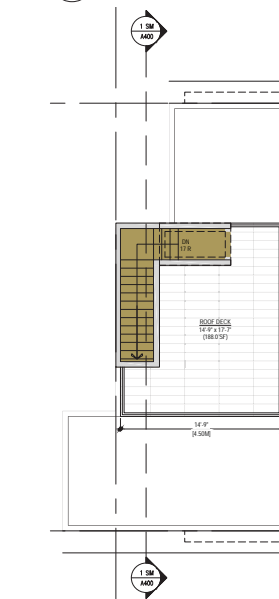
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2 A2 - FLOOR LEVEL 2
A100 3/16"-1'-0"

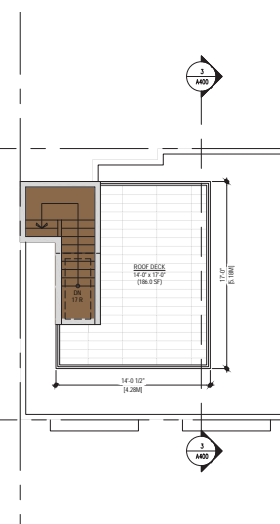
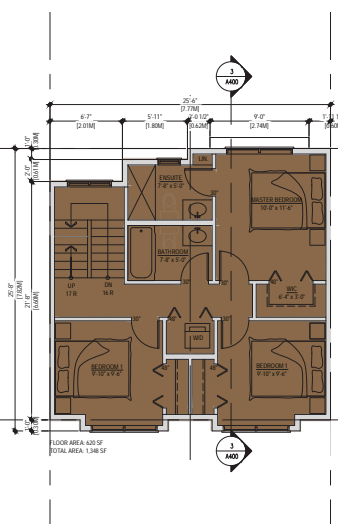
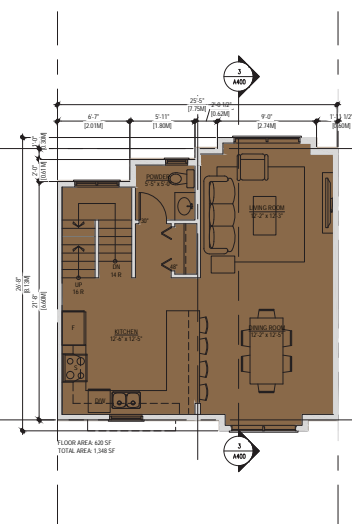
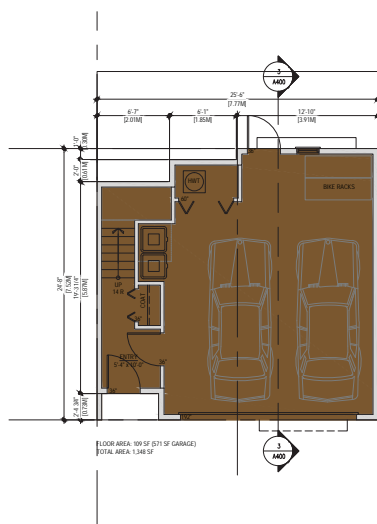
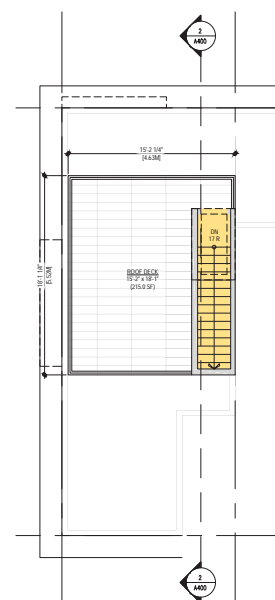
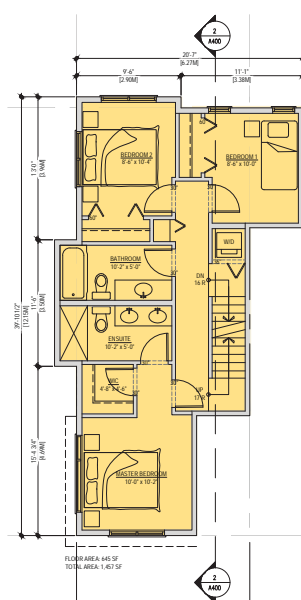
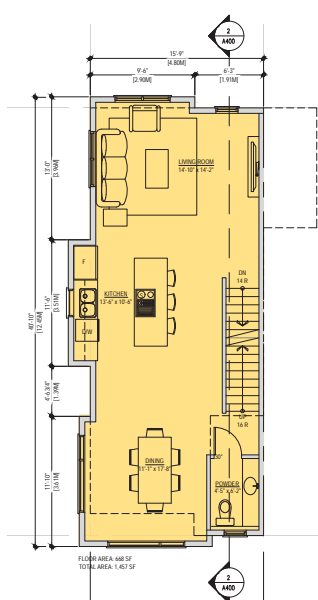
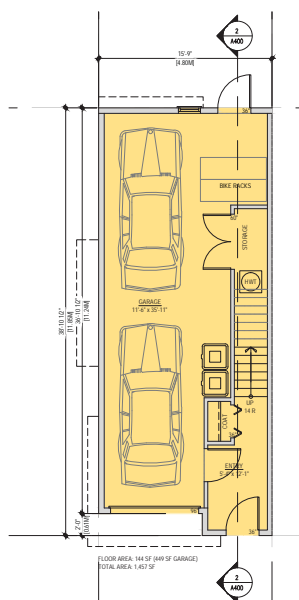


3 A2 - FLOOR LEVEL 3
A100 3/16"-1'-0"



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

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SEAL			
OWNER/CLIENT			
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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SEA

OWNER/CLIENT

**CONCOSTS
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:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE

TOWNHOUSE PLANS

PROJECT NO: 17087	DRAWN BY: CSH
SCALE: 1/8" = 1'-0"	REVIEW BY: DBM
DATE: OCTOBER, 2017	DRAWING NO: A021

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SEAL

OWNER/CLIENT

**CONCASTS
THE CONCAST GROUP**

02	DP RE-SUBMISSION	10/25/17
01	DP SUBMISSION	09/15/17
NO	REVISION	08/01

PROJECT NAME

**199 A
TOWNHOUSE
RESIDENCES**

PROJECT ADDRESS:

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

WA

WENSLEY ARCHITECTURE LTD

104-2212 Jordan Rd.
Vancouver, BC V6B 2L6
T: 250 261 4922 F: 250 261 4944
info@wensleyarchitect.com

CONSULTANTS:

STRUCTURAL: **CSH**

MECHANICAL: **DEM**

ELECTRICAL: **DEM**

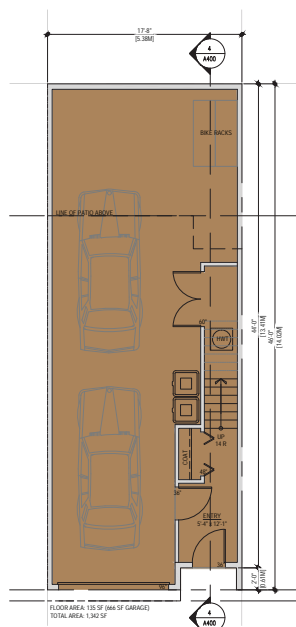
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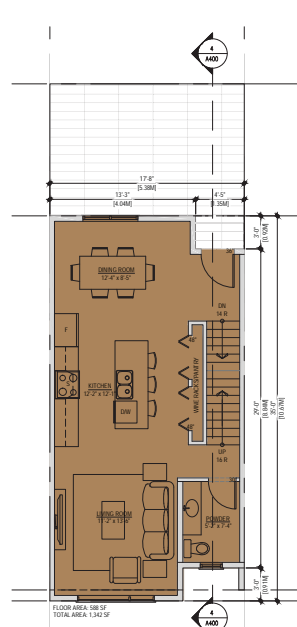
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PLANS**

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DATE:	OCTOBER, 2017	DRAWING NO:	A0214



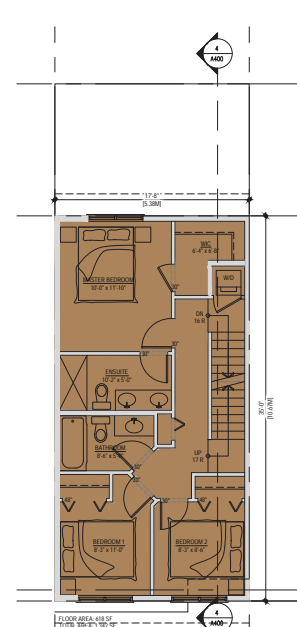
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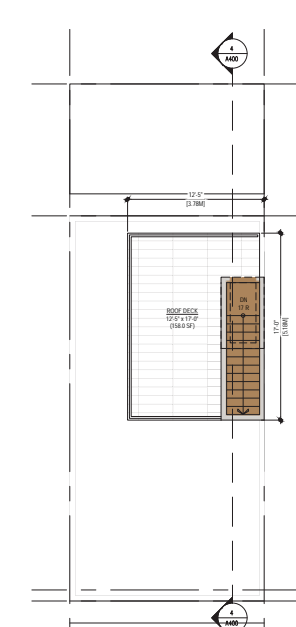
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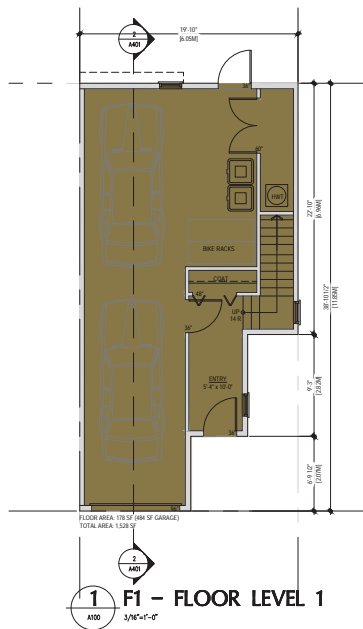
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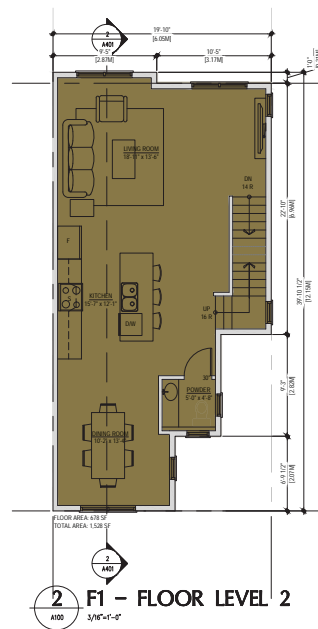
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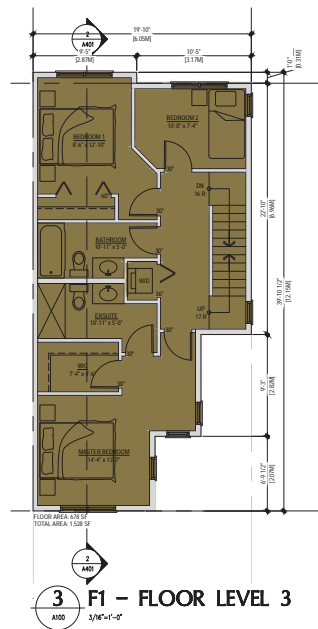
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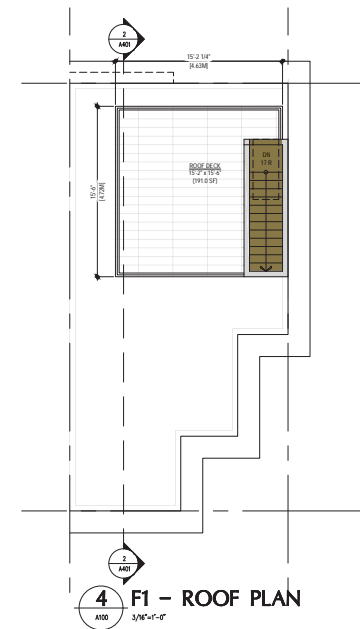
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A100 3/16"=1'-0"



SEA

**CONCOSTS
THE CONCOST GROUP**

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

**199 A
TOWNHOUSE
RESIDENCES**

199A
CITY OF LANGLEY, BC

DRAWING TITLE

PROJECT NO: 17087	DRAWN BY: CSH
SCALE: 1/4"=1'-0"	REVIEW BY: DEM
DATE: MARCH, 2015	DRAWING NO: A0401

199A Townhomes

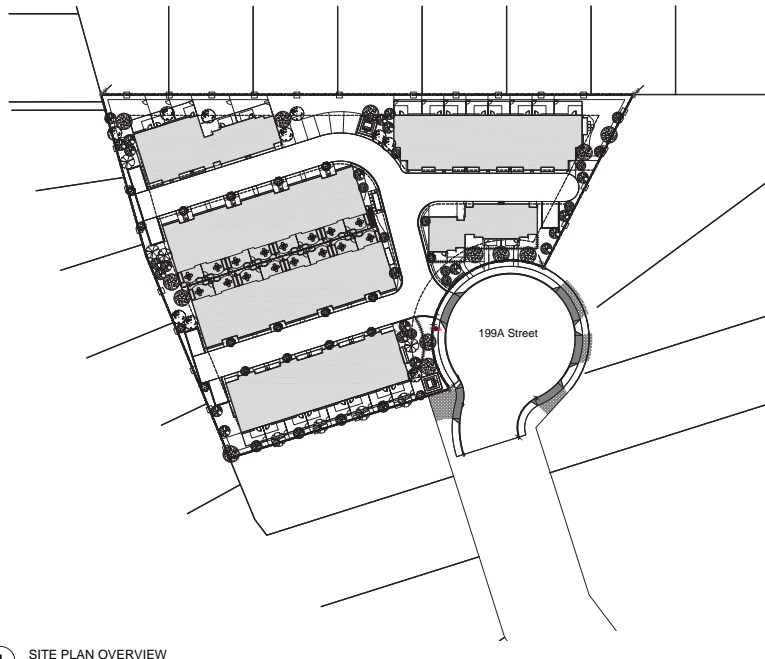
Issued for Development Permit



Contact Information	Other Key Contacts:	
van der alm associates Inc. 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	Concoasts Pro ect Owner 202-5489 Byrne Rd. Burnaby BC V5J 3J1 604-522-9977Phone	Wensley Architecture LTD Pro ect Building Architecture 301-1444 Alberni Street, Vancouver BC V6G 2 4 604-685-3529
Legal Address and Description: Address: House 5491, 5501, 5511, 5521, 5520 199A Street, Langley BC Legal Address: Plan NWP33088 Lot 75 Plan NWP33088 Lot 76 Plan NWP33088 Lot 77 Plan NWP33088 Lot 78 Plan NWP33088 Lot 79		

Sheet List Table

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



① SITE PLAN OVERVIEW
Scale: 1:500



② LOCATION MAP
Scale: NTS

No.	By:	Description	Date
2	DJ	Re-issued for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017
REVISIONS TABLE FOR DRAWINGS 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
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Drawn: PC	Stamp:		
Checked: DJ			
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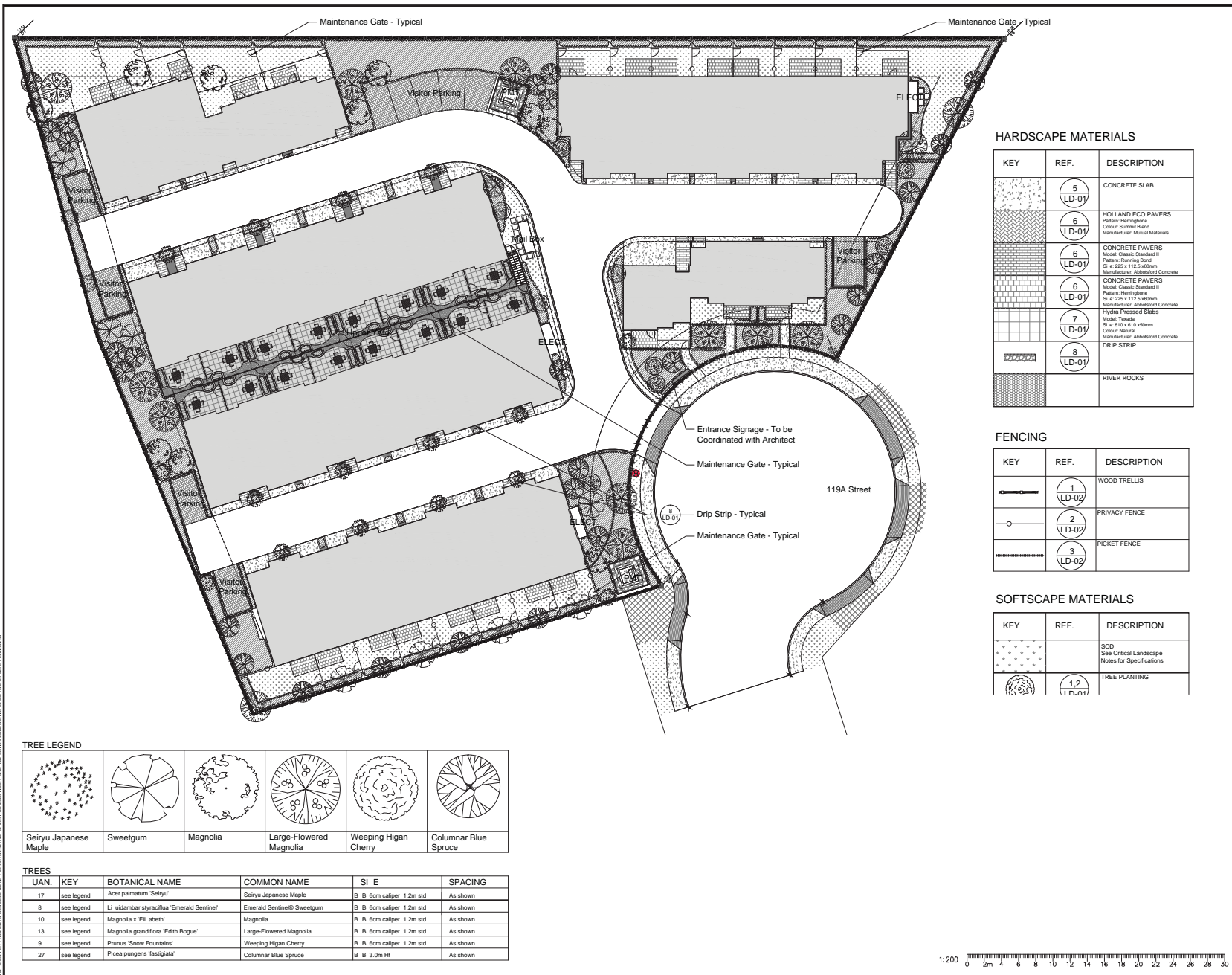
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VD Pro ect : DP2017-50

Drawing : L-00

US: SITEWORK PRODUCTS DEVELOPMENT PROJECTS ACTING AS DEVELOPER SHALL AC: TOWNSHIPS LANDS: BUILT FOR LIFE: LANDS



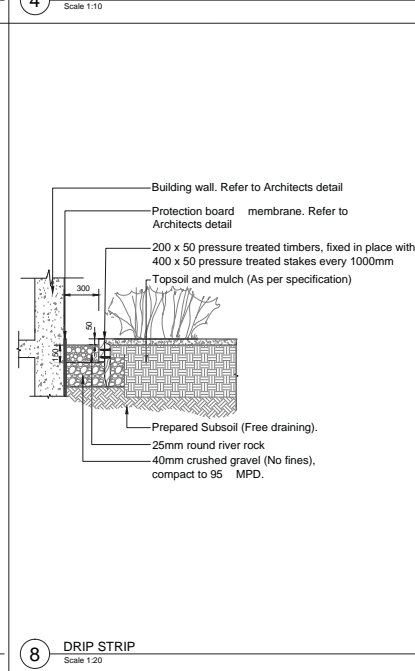
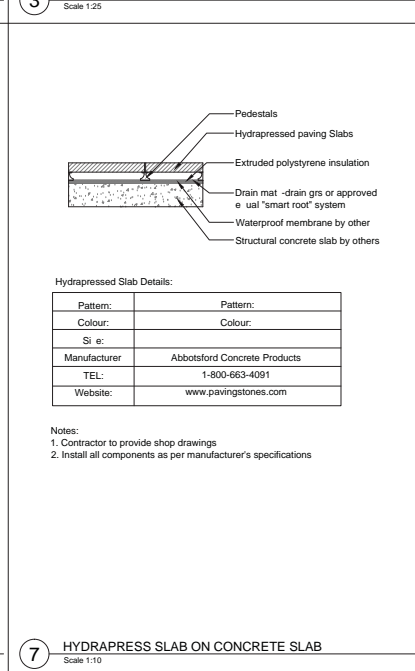
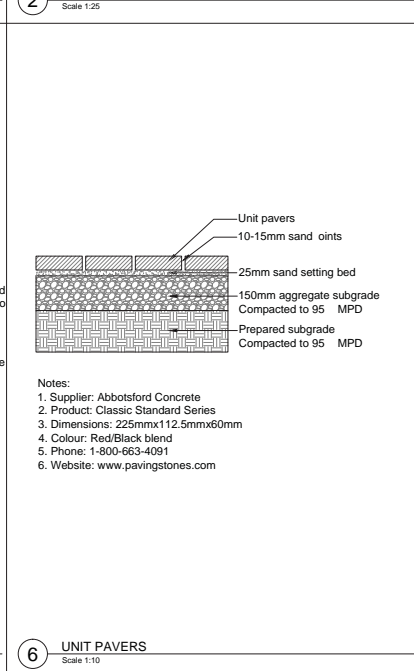
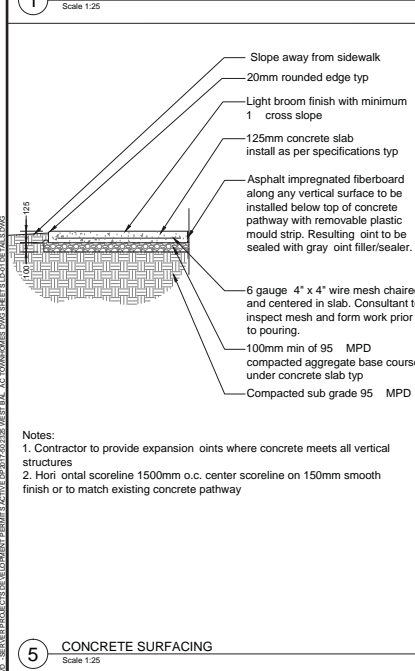
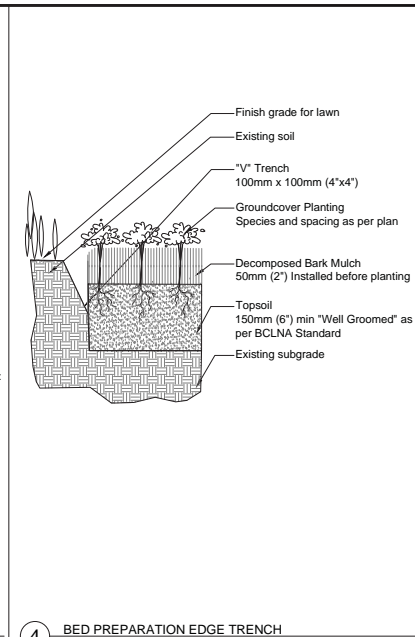
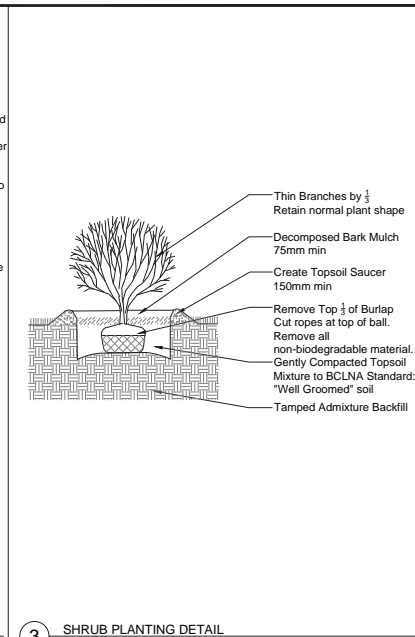
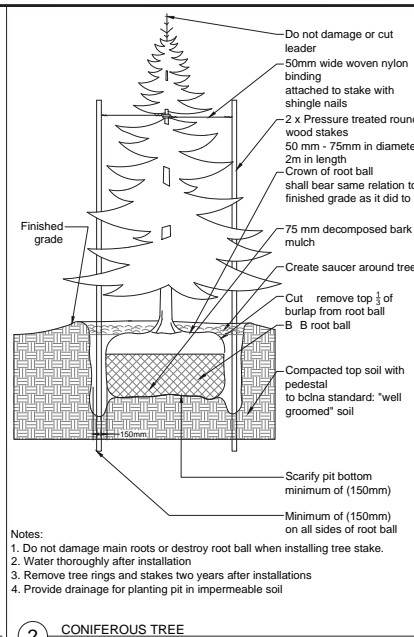
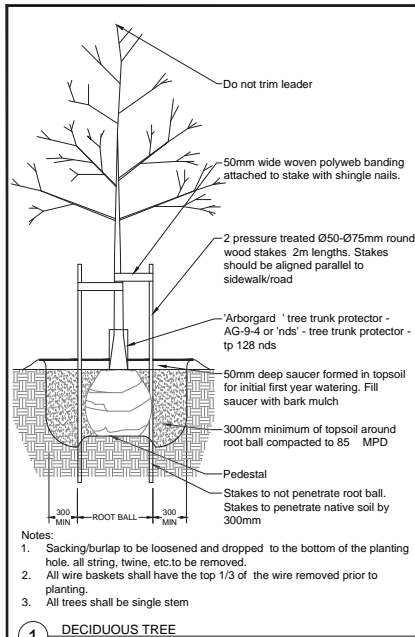
van der Zalm + associates inc.
10000 100th Avenue
Langley, British Columbia
V1M 4B3
P 604.882.0024
F 604.882.0042
info@vza.ca



Drawing Title:
LANDSCAPE AND TREE PLAN

VD Project:
DP2017-50

Drawing:
L-01



No.	By:	Description	Date
2	DJ	Revised for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017
1	DJ	Description	Date
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Location:			
5491 199A St Langley, BC V3A 1J7			
Drawn:	Stamp:		
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Checked:			
DJ			
Approved:	Original Sheet Size:		
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AS SHOWN			



**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, 5491-199A
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, 5491-199A 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 ft² 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