



REGULAR COUNCIL MEETING AGENDA

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

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Third reading as amended of a bylaw to rezone the properties located at 5491, 5501, 5511, 5520, 5521 – 199A Street from RS1 Single Family Residential Zone and un-zoned right of way to CD50-Comprehensive Development Zone to accommodate at 3-storey, 39-unit townhouse development.

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The Passionate Home

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- b. Bylaw 3057 - Election and Assent Voting Procedure Amendment Bylaw 111
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- c. Bylaw 3058 - Election Nomination Deposit Repeal Bylaw 116
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MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 9, 2018

7:11 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
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

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

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the April 9, 2018 agenda be adopted with the addition of "Purchase of Benches, Picnic Tables and Bike Racks" under New Business.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from March 19, 2018

MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

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

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from March 19, 2018

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on March 19, 2018 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3055 - Zoning Amendment

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 m² (4,000 ft²)

MOVED BY Councillor Pachal
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 140, 2018, No. 3055" be read a third time.

BEFORE THE QUESTION WAS CALLED

The proponent responded to questions from Council members as follows:

- Merit Kitchens, a custom kitchen design business, will be one of the new tenants with a five year lease;
- Merit Kitchens will not be manufacturing on-site, only receiving deliveries of product like the other businesses currently at the site.

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

- the commission reviewed and is supportive of the application but did express some concern about the laneway to the west of the site, in response to which the proponent has committed to undertaking a traffic study to look at possible improvements to site lines and safety at congestion points.

In response to a question from a Council member, the proponent advised that it is their intent that this rezoning will bring new businesses into the city, not relocation of existing businesses to this site.

THE QUESTION WAS CALLED and the motion was

CARRIED

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

Metro Vancouver Staff and the Climate Action Committee have developed a discussion paper, in response to the impacts that climate change is projected to have on our region. The paper includes a strategic plan that is proposed to be an overarching climate action strategy for our region. The Climate 2050 Strategic Plan will engage member jurisdictions, stake holders and residents to facilitate conversation, learning and share best practices toward developing, adopting and implementing a regional climate action strategy, intended to reduce regional greenhouse gas emissions and respond to climate change.

In consideration of climate concerns, please let me remind Mayor, Council, staff and residents that Earth Day 2018 is on Sunday, April 22. Also, the new Styrofoam Ban is scheduled to start on July 1. For more information about climate action observations and activities please go to the Metro Vancouver website.

In closing, I offer another reminder about the Metro Vancouver Council of Councils meeting scheduled for local government representatives on April 28.

c. Engineering Update

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

- the City's watermain flushing program that has begun and will continue until May 15;
- new lawn sprinkling regulations that will take effect May 1st;
- recent increase in wire theft.

Staff further provided an update on departmental activities as follows:

Completed projects

- Michaud Crescent traffic calming
- New street lights in downtown laneways

Current projects

- new pedestrian crossing signals at 204 St & 54 Ave and 208 St & 50A Ave
- Michaud Park Community Garden
- Two pedestrian bridge replacements on Nicomekl River
- 2018 road rehabilitation program
- 2018 Road Rehabilitation Program
- Sidewalk Projects - 46 A Avenue (208 St to 206 St) and Duncan Way west of Glover Rd – Issued for tender
- Penzer Park Washroom is scheduled to be complete this summer.
- Penzer Park Parking Lot is scheduled to be completed this spring.
- Design of Langley Bypass Culvert Replacement
- Concept design development – Fraser Highway 203 St to 206 St
- Booster Pump Station Decommissioning (on 200 St)
- SCADA System Upgrades

In response to questions from Council members, staff advised that;

- if a member of the public sees someone doing something with the wiring for street lights they should call 911; if they just see wires sticking out of a pole they should call for service at the City during business hours and the non-emergency fire department number after hours.
- at stage one or two of the lawn sprinkling restrictions members of the public may obtain a permit to water outside the set watering times; however, not in stages three or four;
- staff will confirm whether the bridge over 203rd Street will be replaced with a steel structure or wood;

- staff will report back to Council on whether the rain barrel program is still running;
- staff will confirm with Metro Vancouver as to whether they will be checking up on the sink hole repair that was made last year at 56th Ave and 200 Street.

d. Recreation Update

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

Special Events

- Canadian Film Day - April 18
- Pitch-in Day - April 28
- 56Th Annual Langley Walk – May 6
- Tri-it 2018 – June 10 – registration by April 29

Programs

- Recreation Guide Spring-Summer edition
- Choose to Move for seniors 65+
- Yoga Sculpt drop- in class
- Al Anderson Memorial Pool opening May 11

Staff further advised that a new cultural display has been set up on the first floor in the civic complex with the theme of sports and youth.

e. Langley City Video Spotlight - Mayor Schaffer

Langley City is a community of endless choices for your living, recreational and business needs. You'll find it all right here! The 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, to watch the video again and share it on your social networks.

Tonight's video spotlight is on MDM Construction, the award winning builder and general contractor of the Place on Park Avenue project completed last year and the builder /general contractor of the Legacy on Park Avenue project starting soon this year.

f. Saskatchewan Humboldt Broncos Hockey Team Bus Crash

Mayor Schaffer, on behalf of Council, expressed deepest condolences to everyone involved in the bush crash in Saskatchewan this past Friday. He advised that that a letter of condolence would be sent to the community of Humboldt signed by all members of Council.

5. **BYLAWS**

a. Bylaw 3033 - Zoning Amendment

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, 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)

MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

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

CARRIED

b. Bylaw 3057 - Amendment to Election & Assent Voting Procedure Bylaw

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.

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Election & Assent Voting Procedure Bylaw, 2014, 2942, Amendment No. 1, 2018, No. 3057" be read a first time.

THAT the bylaw cited as the "Election & Assent Voting Procedure Bylaw, 2014, 2942, Amendment No. 1, 2018, No. 3057" be read a second time.

THAT the bylaw cited as the "Election & Assent Voting Procedure Bylaw, 2014, 2942, Amendment No. 1, 2018, No. 3057" be read a third time.

BEFORE THE QUESTION WAS CALLED

In response to a question from a Council member, staff confirmed that the bylaw includes amendments to bring the current bylaw in compliance with various provisions of election legislation.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3058 - Election Nomination Deposit Repeal Bylaw

First, second and third reading of a bylaw to repeal the Election Nomination Deposit Bylaw.

MOVED BY Councillor Storteboom

SECONDED BY Councillor van den Broek

THAT the bylaw cited as the "Election Nomination Deposit Repeal Bylaw, 2018, No. 3058" be read a first time.

THAT the bylaw cited as the "Election Nomination Deposit Repeal Bylaw, 2018, No. 3058" be read a second time.

THAT the bylaw cited as the "Election Nomination Deposit Repeal Bylaw, 2018, No. 3058" be read a third time.

CARRIED

6. COMMITTEE REPORTS

a. Crime Prevention Task Group Recommendations

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

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

AND 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).

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

BEFORE THE QUESTION WAS CALLED

In response to a question from a Council member, the Chair of the Crime Prevention Task Group clarified that the proposed Graffiti Wall is not a permanent structure.

Councillor van den Broek advised that members of the public can currently use the Langley RCMP parking lot or the inside front area of the detachment for the safe exchange of goods bought and sold online.

THE QUESTION WAS CALLED and the motion was

CARRIED

7. **ADMINISTRATIVE REPORTS**

a. Fraser Highway One-Way Trees

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

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.

BEFORE THE QUESTION WAS CALLED

Discussion ensued regarding the pros and cons of removing the street trees:

- removing the trees will be a step towards the plan to update the downtown core;
- the existing trees are not very attractive;
- should retain the trees as there isn't currently enough greenery in the downtown core;
- should wait until there is a plan for the entire Fraser Highway before removing the trees;
- an elderly gentleman took a serious fall due to the uneven brick caused by the trees; is a safety issue.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillors Arnold, van den Broek opposed

b. Proposed “Substantial Change” of Cascades Casino, Public Consultation Process Results

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT City Council support the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway.

BEFORE THE QUESTION WAS CALLED

Discussion ensued regarding whether to support the proposed “substantial change” with comments provided as follows:

- there was inadequate information provided by Gateway Casinos in response to questions of the public and Council;
- although supportive of the Casino, it was disappointing that the City was not consulted at the beginning when this proposal was first considered as the convention centre is owned by the City;
- this is the first time seeing proper renderings and the show stage does not seem large enough for big shows;
- not opposed to expansion of bingo, but would like to know what the convention centre will look like;
- issue of seniors having to walk significant distance from 4th floor parking lot to the entrance of the Casino hasn't been addressed in Gateway's response to parking concerns raised by the public;
- there is a reduction events sponsored by Cascades Casino from thirty to five;

In response to a Council member's request for clarification as to Gateway's response to parking concerns raised, Francis Cheung, Chief Administrative Officer advised that in Gateway's report, they advised that there are 1125 parking spaces at the Cascades Casino and there are on average 40 to 50 vehicles at the Playtime Langley Bingo site. The total required parking spots at full capacity will be 951 so based on the number of parking spaces available it should be able to meet the peak demand when the facility is at full capacity.

With respect to the issue of seniors having to walk long distances from the 4th floor parkade to the Bingo Hall, in their report Gateway advised that from their experience, in inclement weather drivers tend to drop off senior passengers 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. So Gateway assumes that because patrons did this at the Playtime Bingo facility they will continue to do this at the Cascades Casino. There was no other reference to walking distances included in the report from Gateway.

Council members continued to discuss the motion on the floor to support the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino with the seconder of the motion clarifying his seconding of the motion was only for discussion purposes and did not indicate support for the motion.

Further comments were provided as follows:

- there are conflicting numbers with respect to number of terminals that will be installed and questions from Council and the public have not been answered adequately;
- the proponent has gone through the necessary process for the relocation and the City has complied with its obligations under the process;
- the Summit Theatre was not available to those under 19 and not used as much as we would have wanted;
- it is expected the City will work with the casino to increase the entertainment component and it is estimated there will be twice as many events in the new show room;
- the city will be getting an upgraded convention centre;
- holding off on a decision on this will cause a major delay for the bingo playing community;
- if the bingo facility doesn't get relocated to the Cascades Casino, there won't be a bingo facility;
- with the construction that will be required this will provide an opportunity to adjust the current parking to better meet patrons' needs.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillors Albrecht, Martin, Pachal opposed

8. NEW AND UNFINISHED BUSINESS

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

1) Purchase of Benches, Picnic Tables and Bike Racks

Mayor Schaffer advised that this item was being brought forward at this time as city parks are getting a lot of use and there is a need for more benches, picnic tables and bike racks. If these items are to be installed before summer, they need to be purchased soon.

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT Council take from the Enterprise Fund up to \$60,000 to purchase more benches, picnic tables and bike racks for installation in parks in 2018, with the funds to be replenished from accounts deemed appropriate by staff.

CARRIED

9. **ADJOURNMENT**

MOVED BY Councillor van den Broek
SECONDED BY Councillor Storteboom

That the meeting be adjourned at 8:13 pm.

CARRIED

MAYOR

CORPORATE OFFICER



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

**Monday, April 9, 2018
5:49 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
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
K. Kenney, Corporate Officer

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor 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*.

1 (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

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

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

THAT the Special (pre-closed) Council meeting adjourn at 5:50 pm.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, April 9, 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
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
K. Kenney, Corporate Officer

1. CALL TO ORDER

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

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

Notice was placed on the City Hall notice board on March 20th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the March 29th and April 5th editions of the Langley Advance. No correspondence was received.

2. BUSINESS

a. Bylaw 3055 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to permit a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 371.6 m² (4,000 ft²) for the development located at 19868 Langley Bypass.

The Mayor invited Fabian Leitner, Director of Development and Customer Care, Wesgroup, to speak to the proposed bylaw.

Mr. Leitner provided information on the proposed re-zoning as follows:

- advised of purpose of the re-zoning application to allow smaller-scale local businesses to be tenants at Langley City Square;
- advised the intent of the C2 zoning on the site has been fulfilled;
- outlined the benefits of the re-zoning application;
- showed diagram of location and size of proposed tenant spaces within the property;
- showed elevation rendering of proposed tenant spaces.

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

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT the Public Hearing close at 7:11 pm.

CARRIED

MAYOR

CORPORATE OFFICER



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.

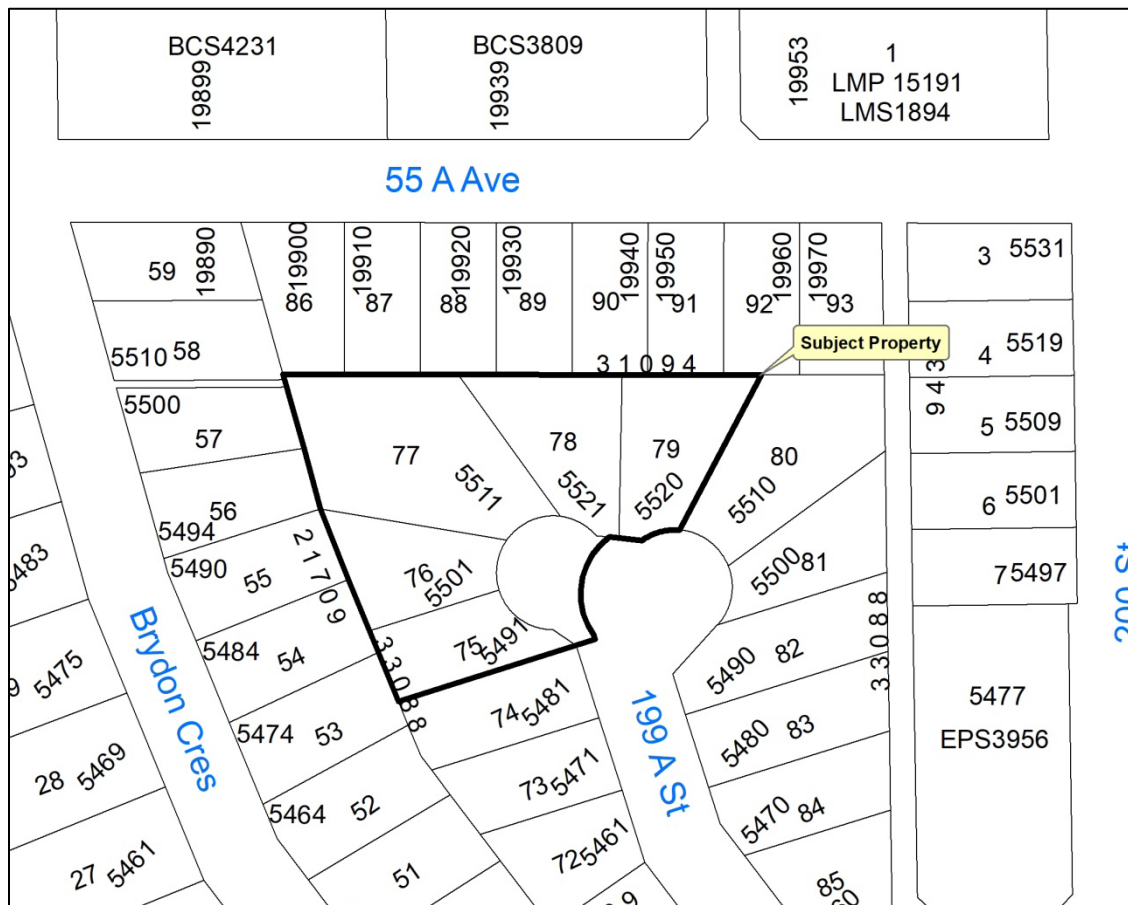
MAYOR

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):

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

PROJECT STATISTICS

REVISION NUMBER	DATE	DESCRIPTION
001	2017.05.11	NOTED
002	2017.05.11	NOTED
003	2017.05.11	NOTED
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100	2017.05.11	NOTED

DRAWING LIST

ARCHITECTURAL	DESCRIPTION	DATE
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

LEGEND 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)
P.I.D. 002-450-451 (LOT 78)	SUBJECT PROPERTY MAY BE AFFECTED BY STATUTORY RIGHT OF WAY D53418 (PLAN 33767)
P.I.D. 006-795-811 (LOT 79)	SUBJECT PROPERTY MAY BE AFFECTED BY STATUTORY RIGHT OF WAY D53418 (PLAN 33767)

CONSULTANT LIST

CLIENT	THE CONCASTS 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 ECHAIK-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	%
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%
				39		39	100.0%

SITE MAP



LOCATION MAP



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SEAL

OWNER/CLIENT

**CONCASTS
THE CONCAST GROUP**

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20	REVISION	01/05/18

PROJECT NAME

**199 A
TOWNHOUSE
RESIDENCES**

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

WA
WENSLEY ARCHITECTURE LTD.

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

DRAWING TITLE
COVER SHEET

PROJECT NO.	006	DRAWING NO.	001
SCALE:		REVISION NO.	001
DATE:	MARCH 2018	DRAWING NO.	A0000



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SEA

OWNERS/CLIENTS

**CONCOSTS
THE CONCOST GROUP**

[illegible]

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

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PROJECT NAME	

**199 A
TOWNHOUSE
RESIDENCES**

PROJECT ADDRESS:

199A
CITY OF LANGLEY, BC

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

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE

EXISTING
SURVEY

PROJECT NO:	17087	DRAWN BY:	CSH
SCALE:	1/16"=1'-0"	REVIEW BY:	DEM
DATE:	MARCH, 2018	DRAWING NO:	A0100



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SEAL

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**CONCOSTS
THE CONCOST GROUP**

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**199 A
TOWNHOUSE
RESIDENCES**

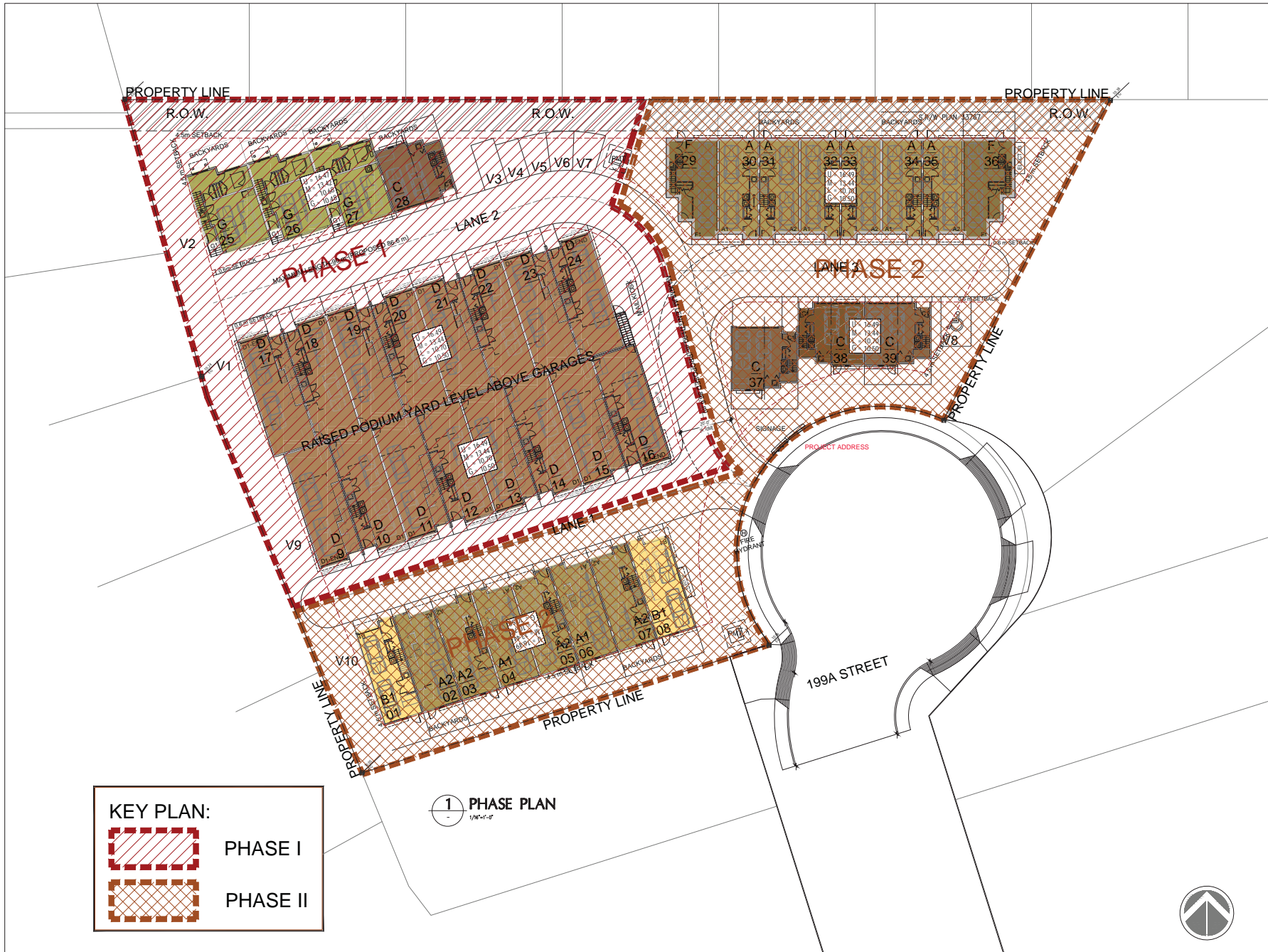
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**199A
CITY OF LANGLEY, BC**

WA
WENSLEY ARCHITECTURE LTD

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

SITE PLAN

PROJECT NO: **199A** DRAWN BY: **CSH**
SCALE: **1/8" = 1'-0"** REVIEW BY: **DBL**
DATE: **MARCH, 2018** DRAWING NO: **A0102**



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**CONCASTS
THE CONCAST GROUP**

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

**199 A
TOWNHOUSE
RESIDENCES**

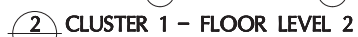
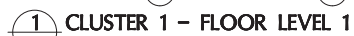
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**199A
CITY OF LANGLEY, BC**

WA
WENSLEY ARCHITECTURE LTD

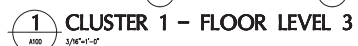
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PHASE PLAN

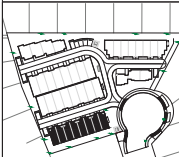
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DATE:	MARCH, 2018	DRAWING NO:	A0103



PROJECT NO:	17017	DRAWN BY:	CSH
SCALE:	3/16" = 1'-0"	REVIEW BY:	DEM
DATE:	OCTOBER, 2017	DRAWING NO:	A02



SEAL



3 KEY PLAN

(A100) N.T.S.

OWNER/CUSTOMER

CONCOSTS THE CONCAST GROUP

[illegible]

02	DP RE-SUBMISSION	10/25/1
01	DP SUBMISSION	09/15/1

NO.	REVISION	MDY
PROJECT NAME		

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS:

199A STREET
CITY OF LANGLEY, BC

104-3212 Jackie Rn
Victoria, BC V8B 0J
T: 250 391 4933 F: 250 391 4966

WA
WENSLEY ARCHITECTURE LTD

CONSULTANT

STRUCTURAL:

MECHANICAL:

ELECTRICAL:
CNS:

LANDSCAPE:

DRAWING TITLE

1

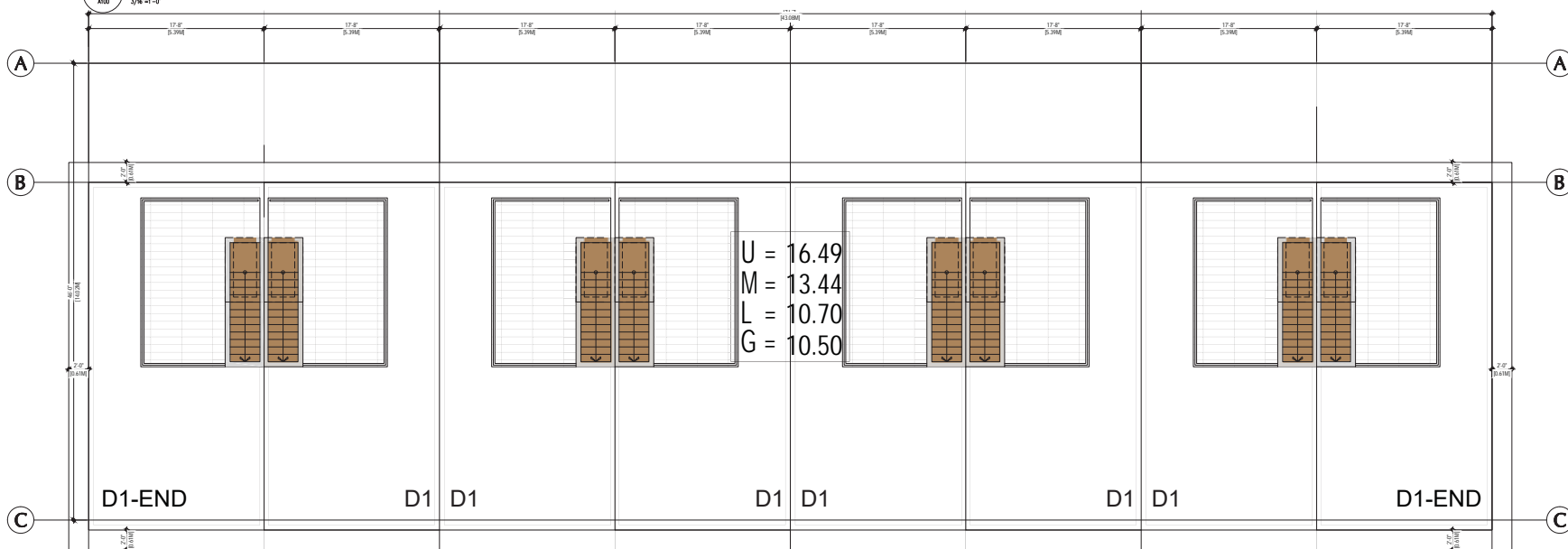
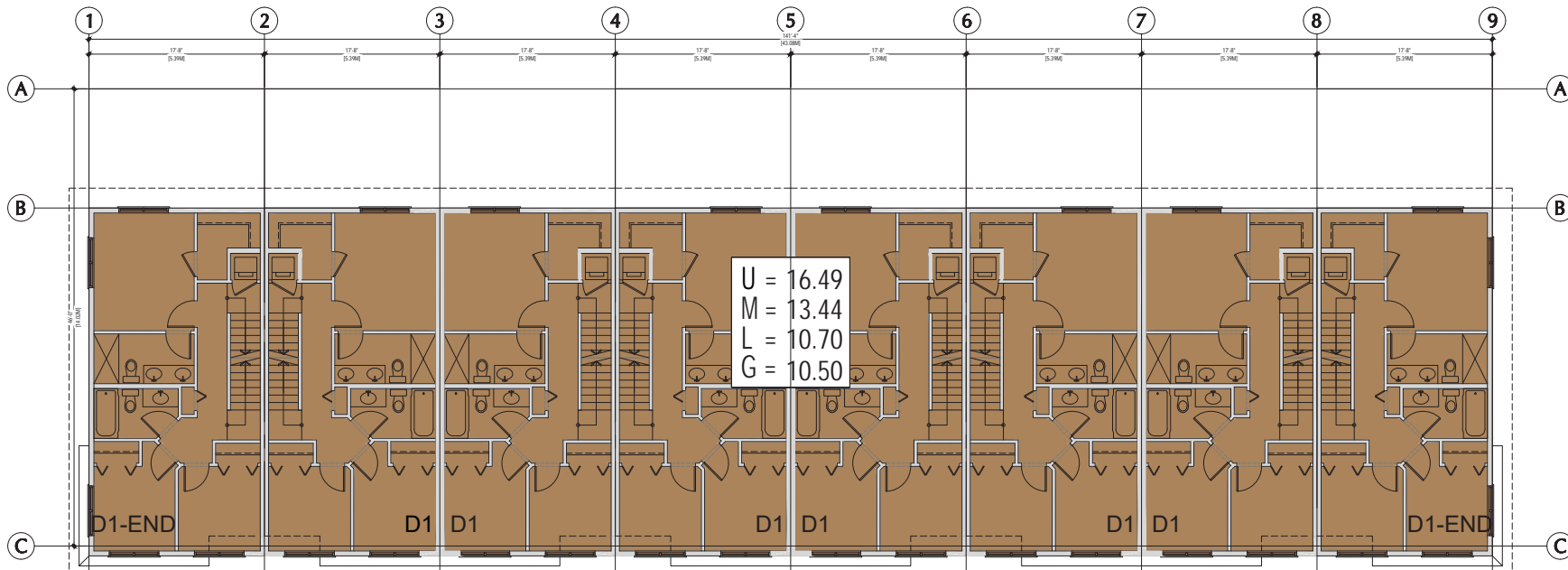
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LEVEL 3, ROOF

PROJECT NO: 17087	DRAWN BY: CSH
SCALE: 3/16" = 1'-0"	REVIEW BY: DBM

	A030
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DATE: OCTOBER, 2017	DRAWING NO: AU20
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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	08/01

PROJECT NAME
**199 A
TOWNHOUSE
RESIDENCES**

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

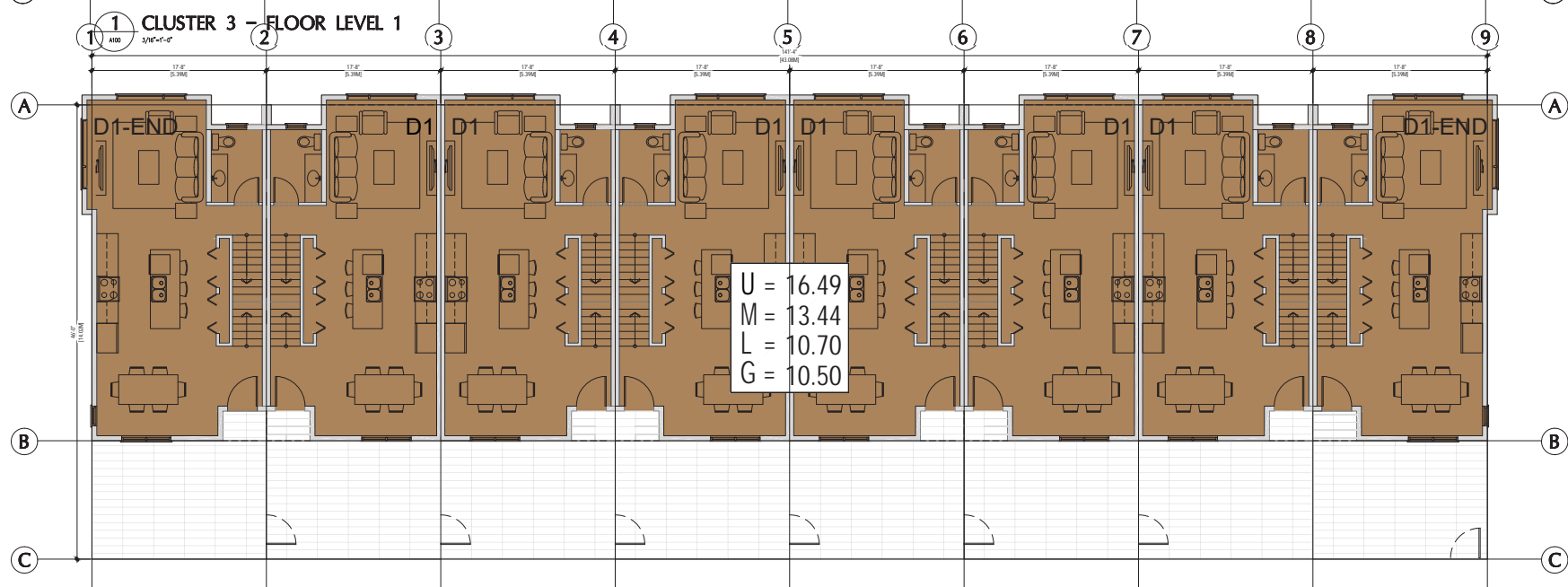
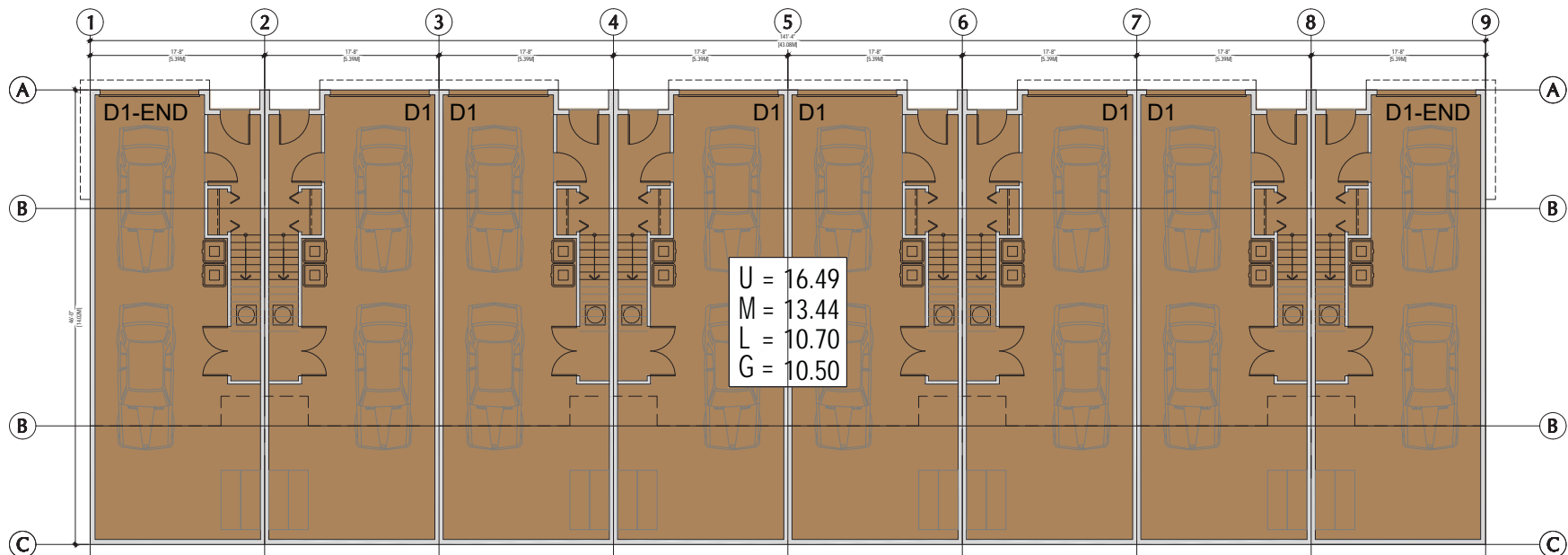
104-2212 Javelin Pl.
Vancouver, BC V6B 2L6
T: 250 261 4922 F: 250 261 4994
info@wensleyarchitect.com

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WENSLEY ARCHITECTURE LTD.

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

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

PROJECT NO.	199A	DRAWN BY	CSH
SCALE	3/16" = 1'-0"	REVIEW BY	DEM
DATE	OCTOBER, 2017	DRAWING NO.	A0203



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

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SEAL

3 KEY PLAN
A100 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

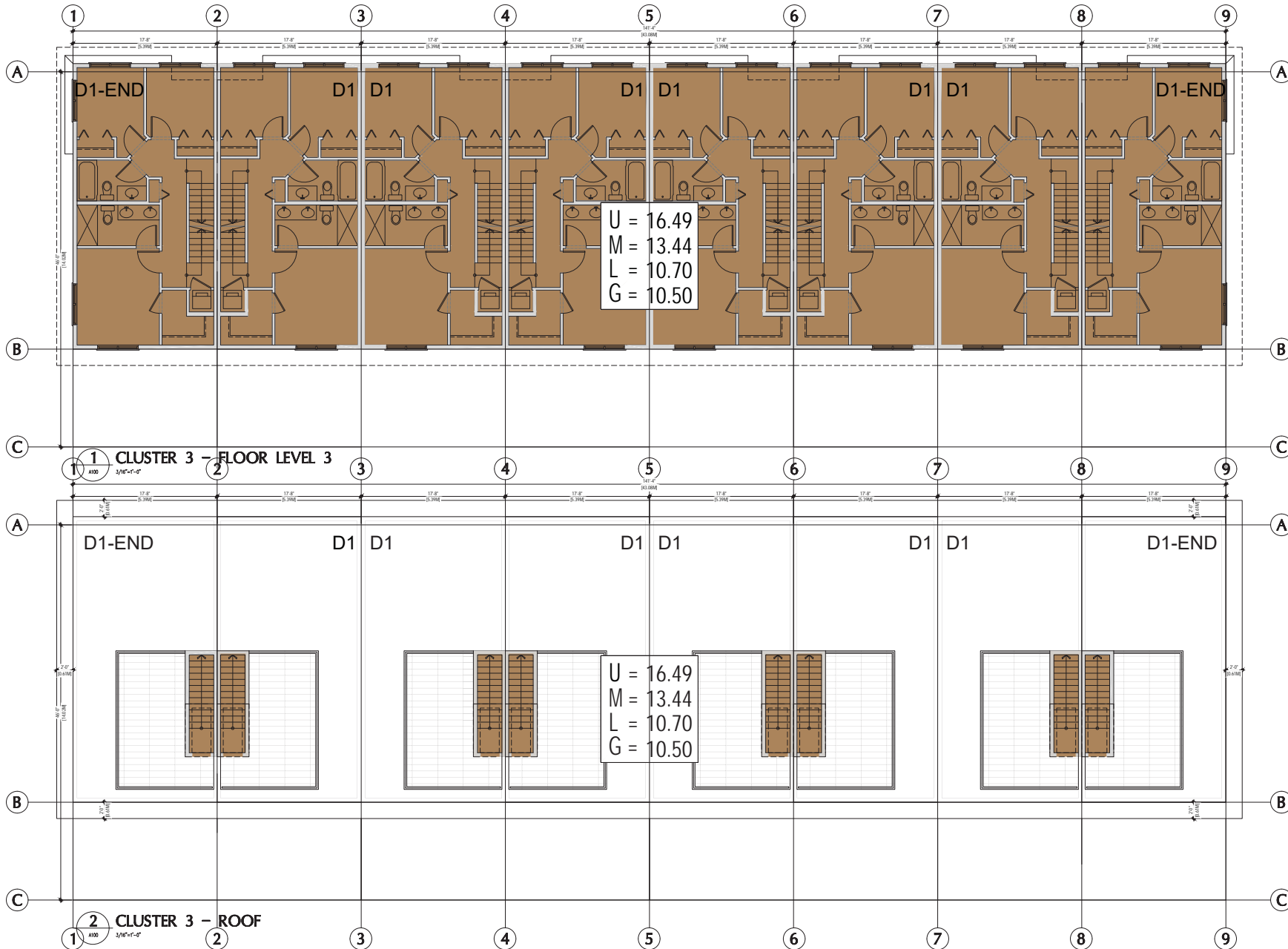
104-2112 Jordan Pl.
Vancouver, BC V6B 2L6
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WENSLEY ARCHITECTURE LTD.

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



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SEAL

3 KEY PLAN
N.T.S.

OWNER/CLIENT

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THE CONCAST GROUP**

NO.	DESCRIPTION	DATE
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02	DP SUBMISSION	10/15/17
03	REVISION	10/15/17
04	REVISION	10/15/17
05	REVISION	10/15/17
06	REVISION	10/15/17
07	REVISION	10/15/17
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16	REVISION	10/15/17
17	REVISION	10/15/17
18	REVISION	10/15/17
19	REVISION	10/15/17
20	REVISION	10/15/17

PROJECT NAME

**199 A
TOWNHOUSE
RESIDENCES**

PROJECT ADDRESS

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

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WA
WENSLEY ARCHITECTURE LTD.

CONSULTANTS:

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

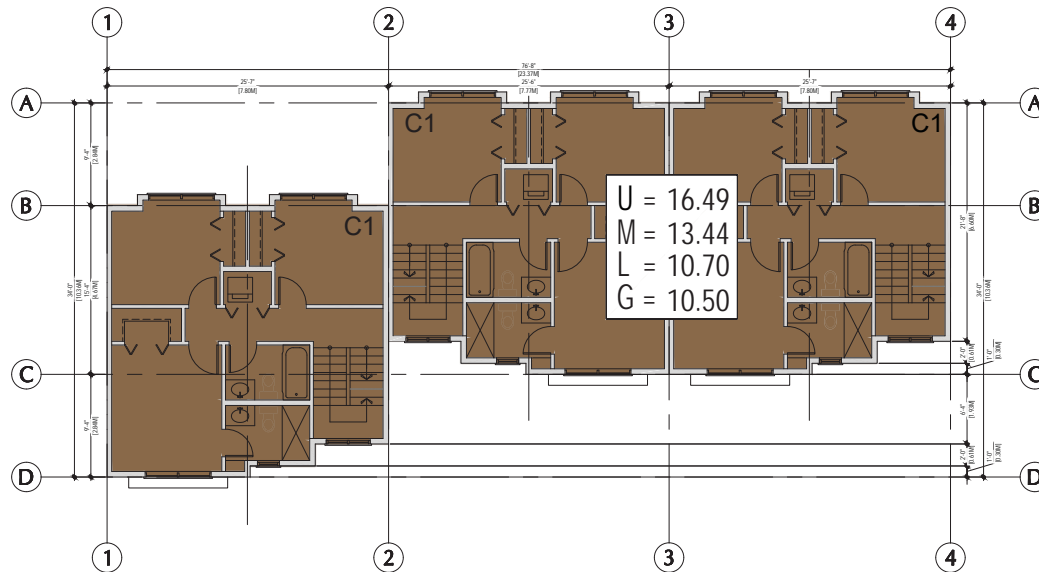
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**CLUSTER-3
LEVEL 3, ROOF**

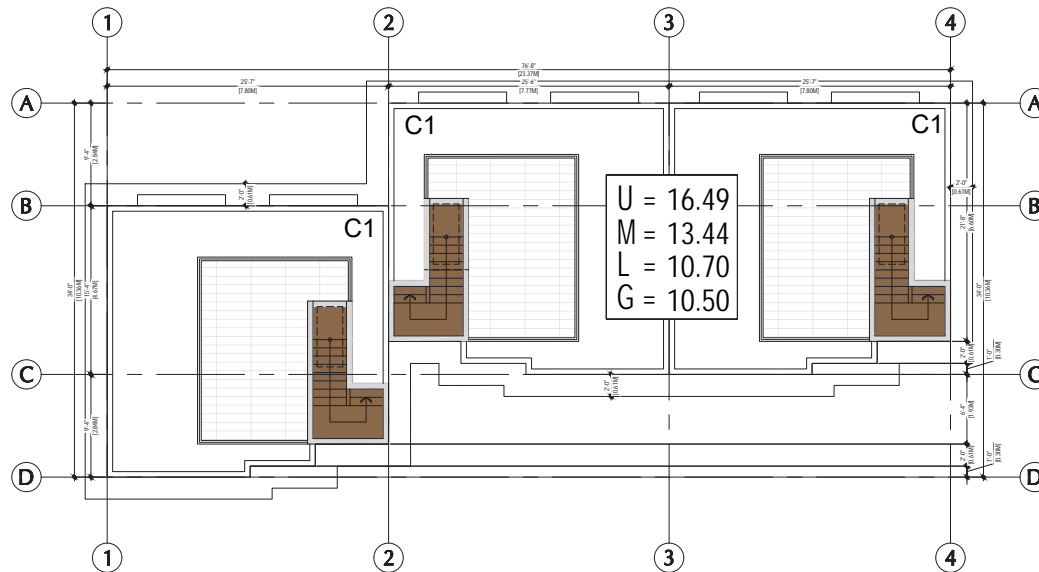
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SCALE: **3/16" = 1'-0"** REVIEW BY: **DM**

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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3 KEY PLAN
A100 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

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T: 250-281-4922 F: 250-281-4944
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WENSLEY ARCHITECTURE LTD.

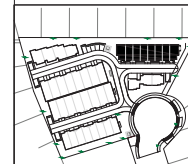
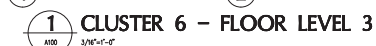
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MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE

CLUSTER-5
LEVEL 3, ROOF

PROJECT NO:	DP08	DRAWN BY:	CSH
SCALE:	3/16"=1'-0"	REVIEW BY:	CSH
DATE:	OCTOBER, 2017	DRAWING NO:	A0209



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

OWNER/CLIENT

**CONCOSTS
THE CONCAST GROUP**

[illegible]

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

CONSULTANTS:

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE

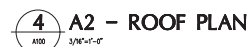
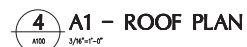
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LEVEL 3, ROOF

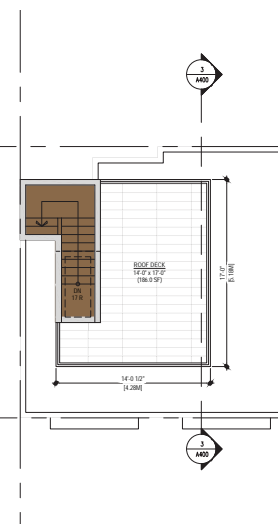
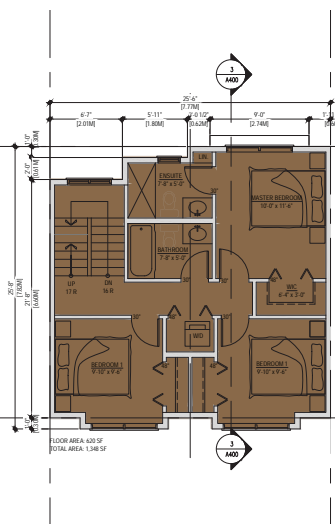
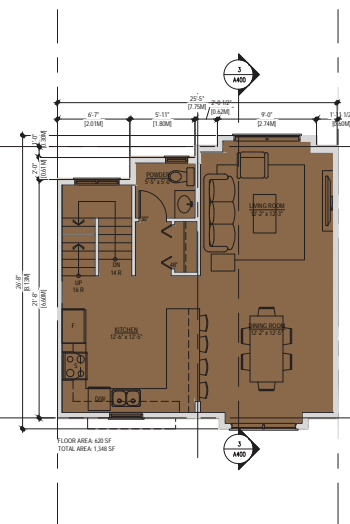
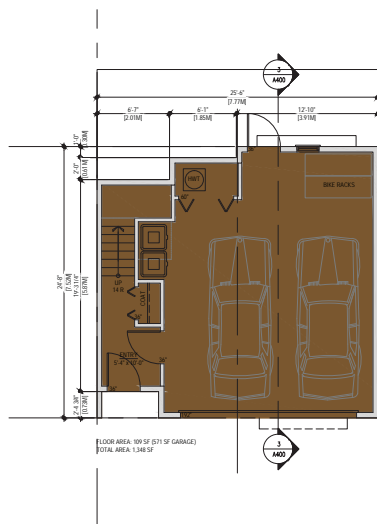
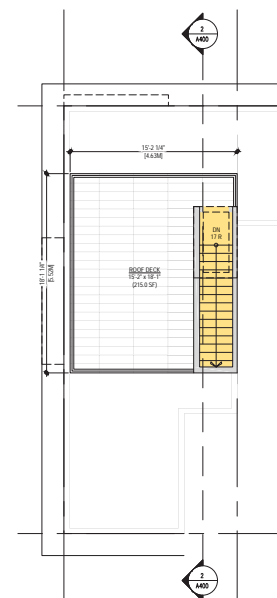
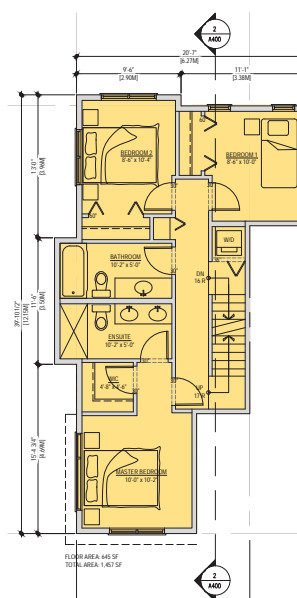
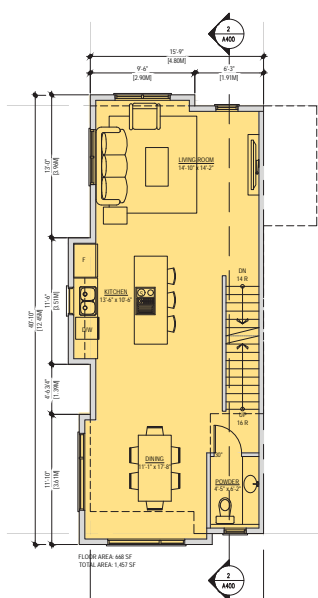
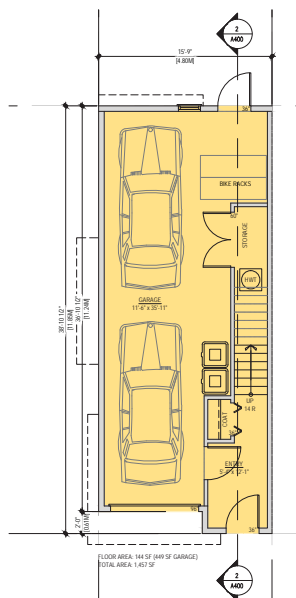
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SCALE: 3/16" = 1'-0"	REVIEW BY: DEM

DATE: OCTOBER, 2017	DRAWING NO: A021
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PROJECT NO: 1007	DRAWN BY: CSH
SCALE: 1/8" = 1'-0"	REVIEW BY: DEM
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	MDY
PROJECT NAME		

NO.	
PROJECT NAME	

**199 A
TOWNHOUSE
RESIDENCES**

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CONSULTANTS:
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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THE CONCAST GROUP**

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

**199 A
TOWNHOUSE
RESIDENCES**

PROJECT ADDRESS:

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

WA

WENSLEY ARCHITECTURE LTD

CONSULTANTS:

STRUCTURAL: **CSH**

MECHANICAL: **DEM**

ELECTRICAL: **DEM**

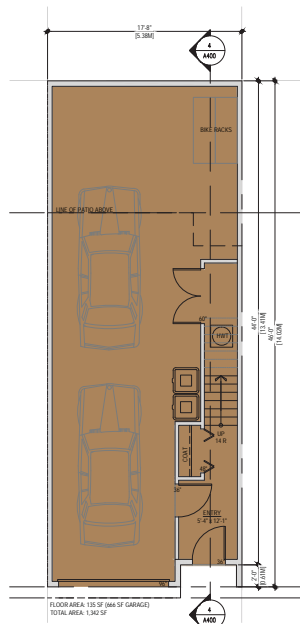
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LANDSCAPE: **DEM**

DRAWING TITLE

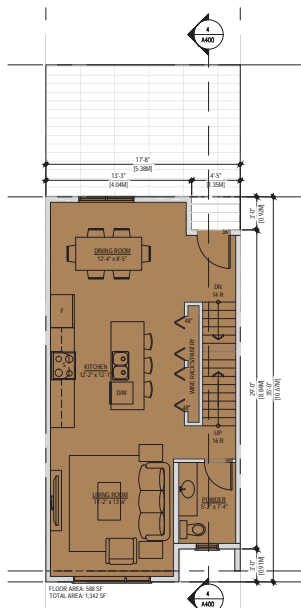
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PLANS**

PROJECT NO:	199A	DRAWN BY:	CSH
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DATE:	OCTOBER, 2017	DRAWING NO:	A0214



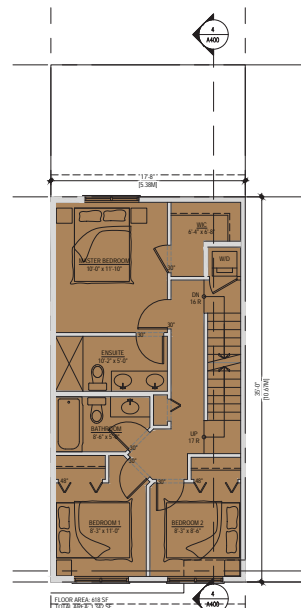
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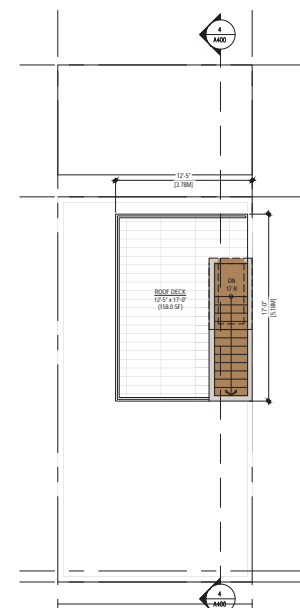
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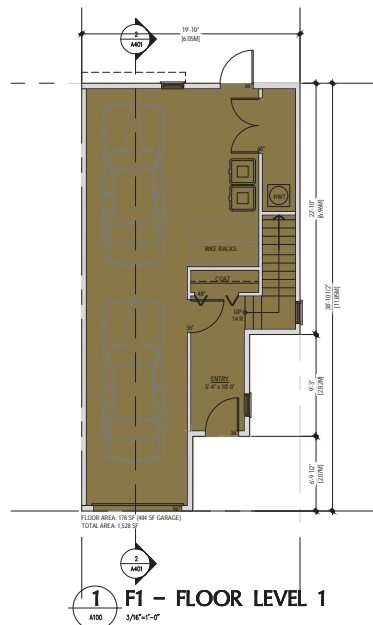
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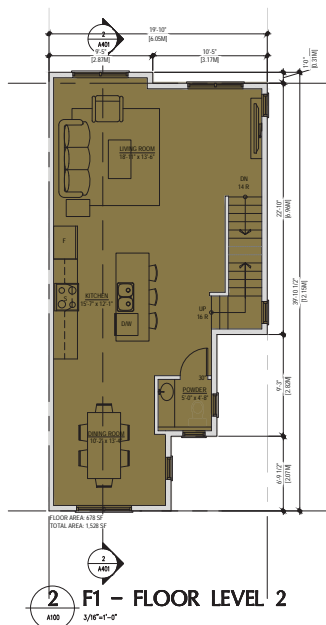
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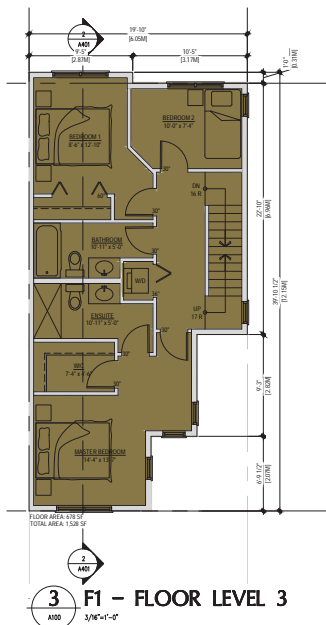
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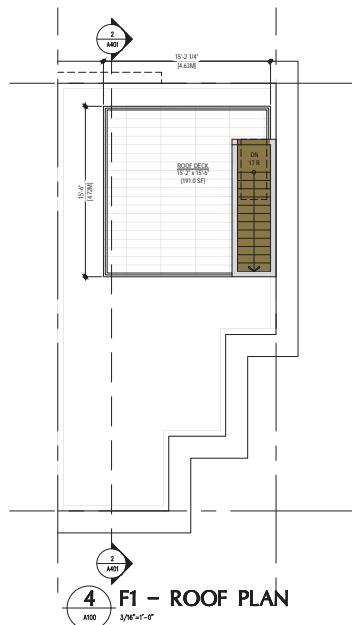
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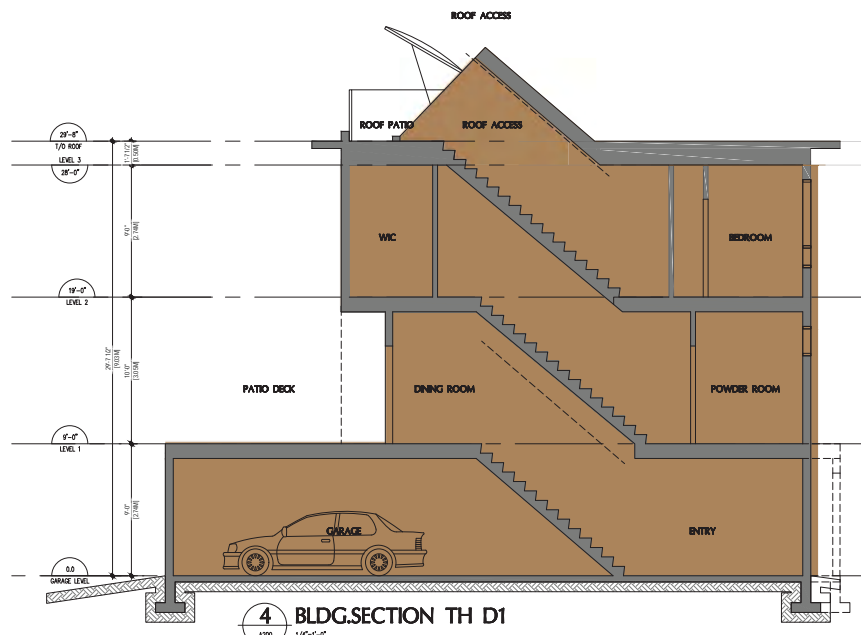
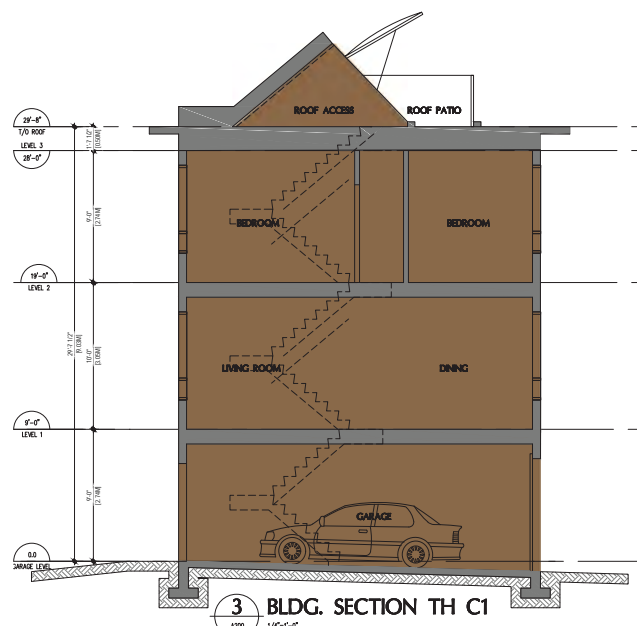
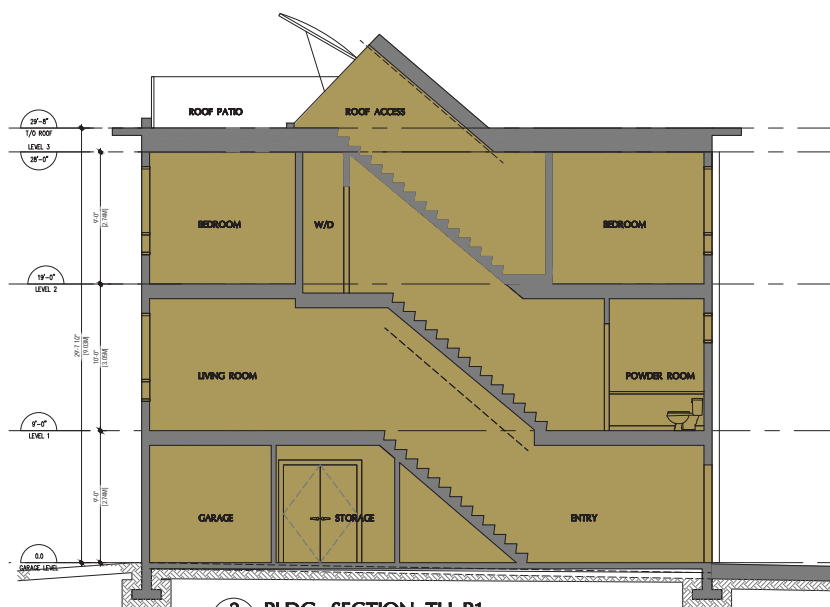
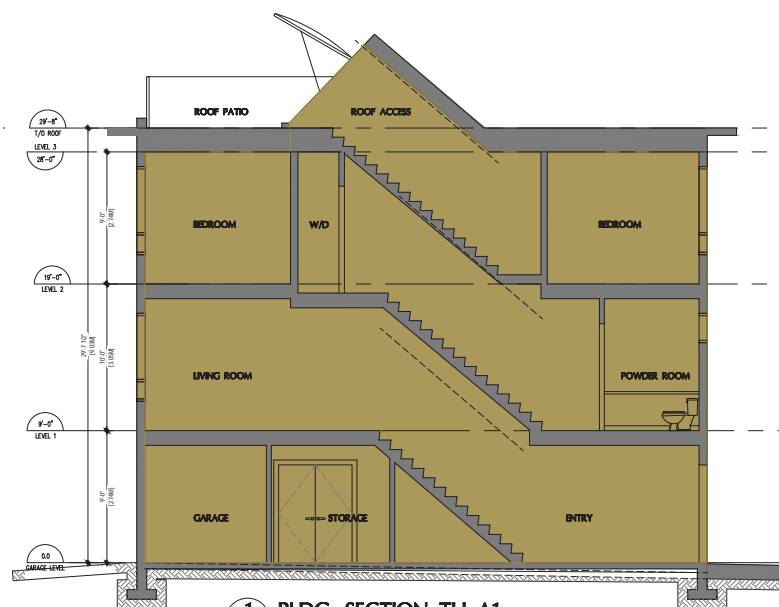
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A100 3/16"=1'-0"



4 F1 - ROOF PLAN

A100 3/16"=1'-0"





SEA

**CONCOSTS
THE CONCOST GROUP**

02	DP RE-SUBMISSION	10/25/17
04	DP SUBMISSION	08/15/17
NO.	REVISION	WDY

**199 A
TOWNHOUSE
RESIDENCES**

199A
CITY OF LANGLEY, BC

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

SECTIONS

--	--

199A Townhomes

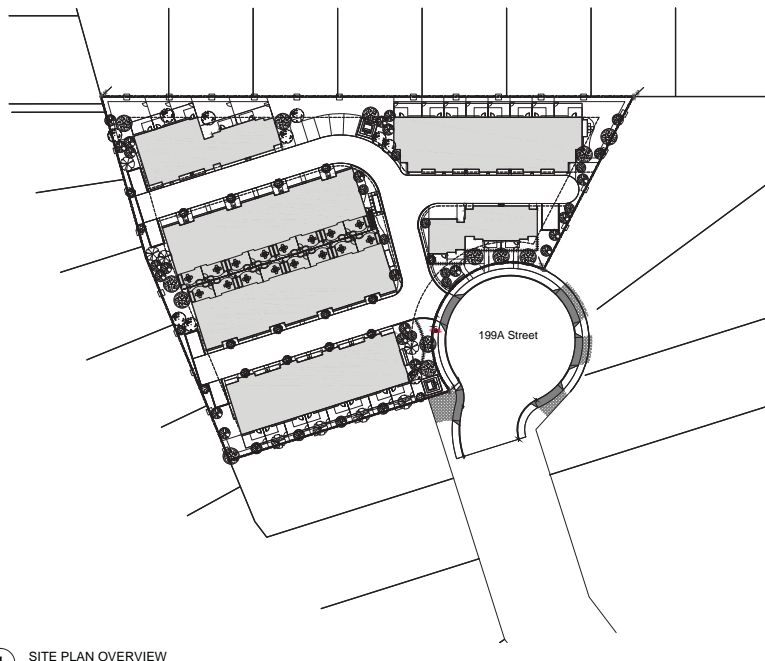
Issued for Development Permit



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
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET Pro ect: 199A Townhomes Location: 5491 199A St Langley, BC V3A 1J7			
Drawn: PC	Stamp:		
Checked: DJ			
Approved: DJ	Original Sheet Si e: 24"x36"		
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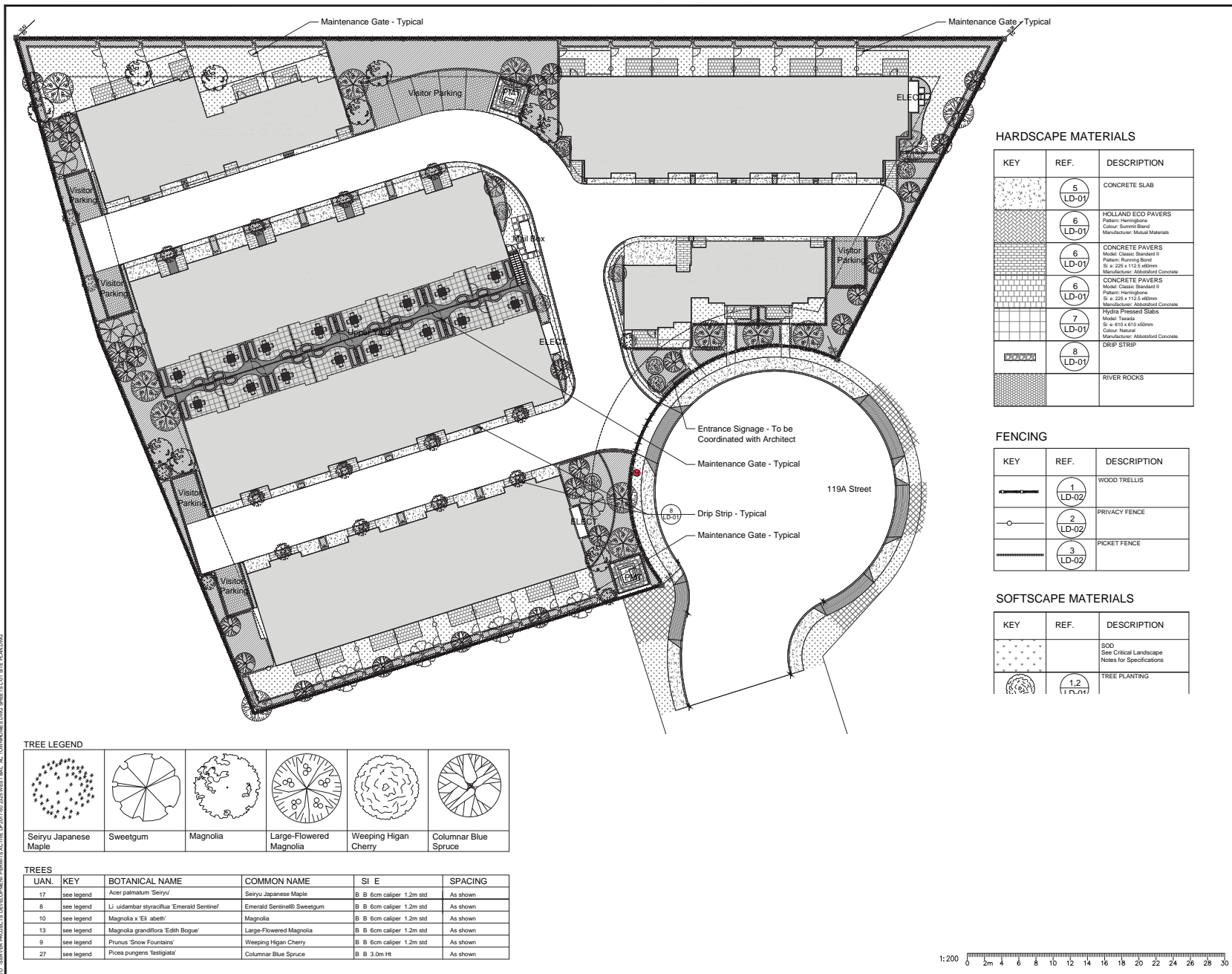
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VD Pro ect : DP2017-50

Drawing : L-00

US: SERVICE PROVIDED FOR DEVELOPMENT OF PROPOSED ACTIVITY. SPOT ON 22/01/2017. ALL AC TOWNSCAPE LANDS. SHEET L-01 OF 10. 10/10/2017



van der Zalm + associates inc.
 Suite 1, 2017 57th Avenue
 Langley, British Columbia
 V1M 4B3
 P 604 882 0024
 F 604 882 0042
 info@vza.co



Drawing Title: **LANDSCAPE AND TREE PLAN**

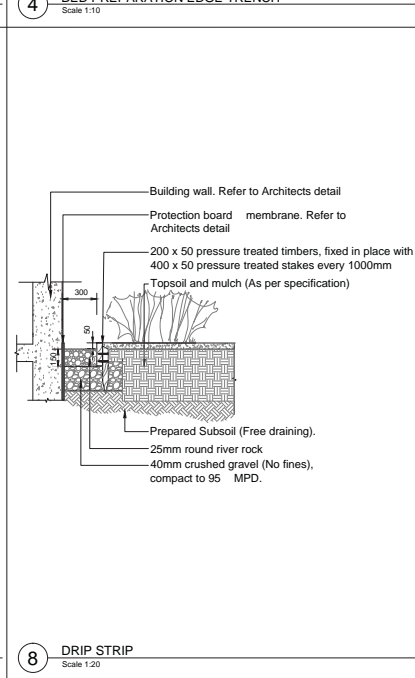
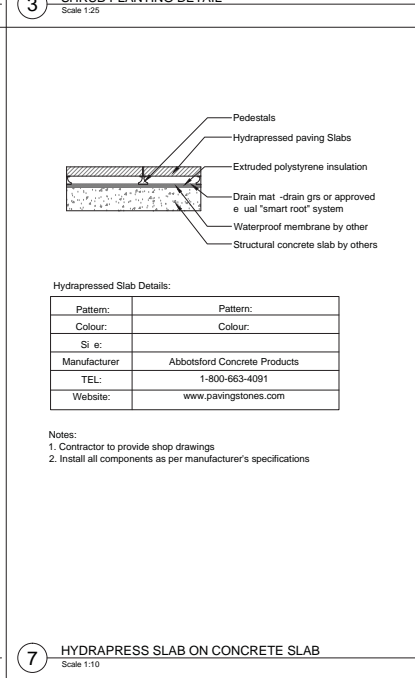
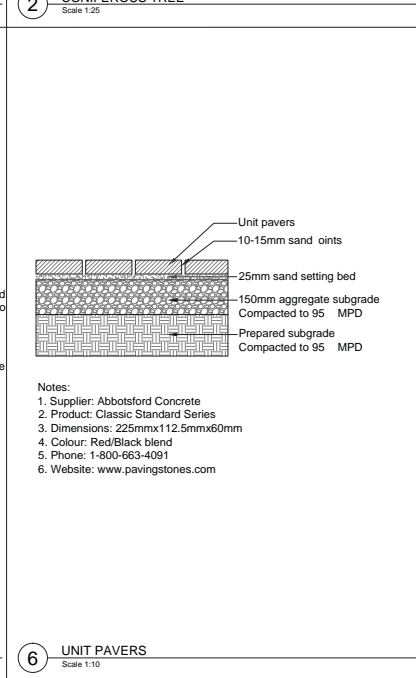
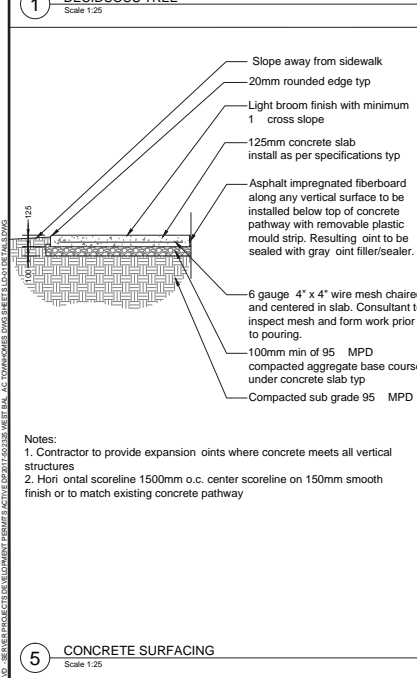
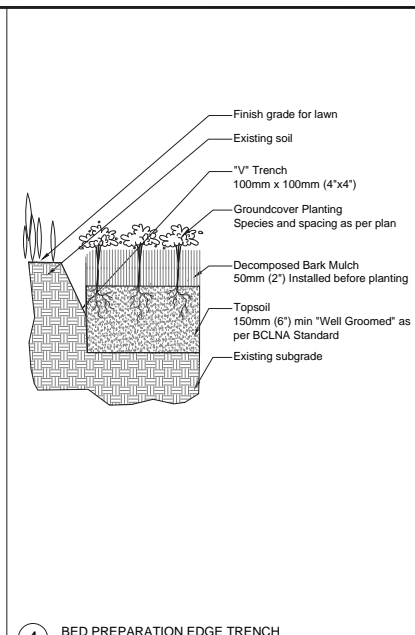
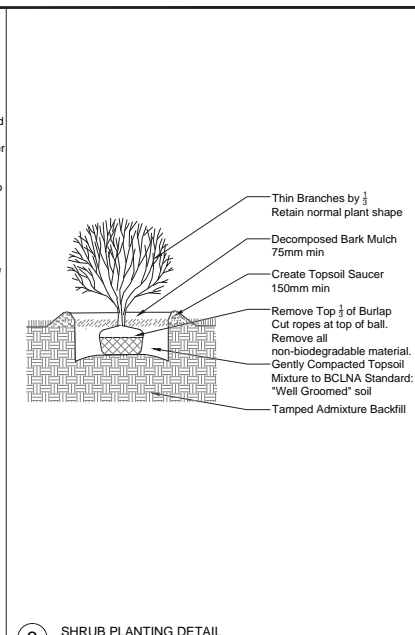
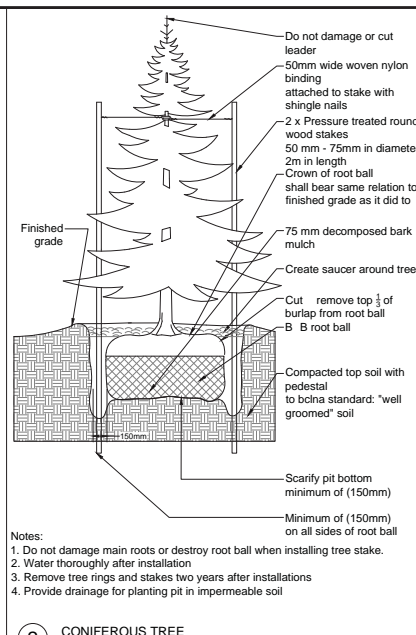
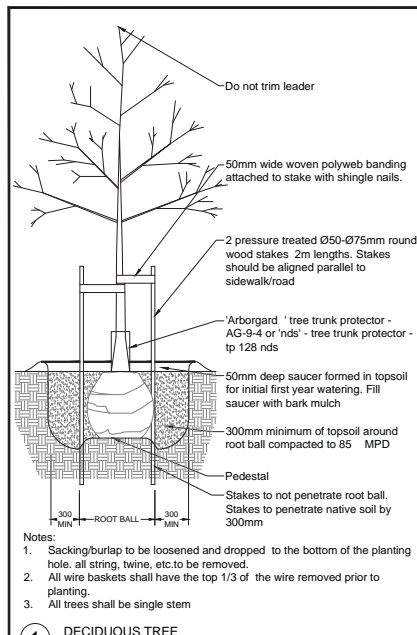


Project: **199A Townhomes**
 Location:
 5491 199A St
 Langley, BC V3A 1J7

Drawn: **PC**
 Checked: **DJ**
 Approved: **DJ**
 Scale: **1:200**



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No.	By:	Description	Date
2	DJ	Revised for DP	Oct 19, 2017
1	DJ	Issued for DP	Sept 19, 2017
1	DJ	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
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199A Townhomes			
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5491 199A St Langley, BC V3A 1J7			
Drawn:	Stamp:		
PC			
Checked:			
DJ			
Approved:	Original Sheet Size:		
DJ	24"x36"		
Scale:	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 REDUCED FOR CONSTRUCTION UNLESS LABELED (USED FOR TRENCH/CONSTRUCTION).		
AS SHOWN			

Section

Plan

Reference Model



PICKET FENCE

Si e: 1200mm height
Material: Aluminum

Contractor to provide shop drawings for landscape architect approval.

1 RAISED YARD
Scale: 1:50

Scale: 1:50

2 PRIVACY FENCE

Scale NTS

3 PICKET FENCE
Scale NTS

Scale NT

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

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:

199A Townhomes

Location:

5491 199A St
Langley, BC V3A 1J7

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet S i e: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RE-ITERATED AT THE COMPLETION OF THE WORK. ALL RECORDING OF PAPER/PIR/ DRAWINGS MUST NOT BE REUSED FOR CONSTRUCTION UNLESS RELEASED (ISSUED) FOR THIS CONSTRUCTION.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/CP/PPA/TH/DP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:

DETAILS

VD Proect :
DP2017-50

Drawing :
LD-02



van der Zalm + associates inc.
 Parks Recreation Civil Engineering
 Urban Design Landscape Architecture
 Suite 1, 2177 97th Avenue P 604.862.0524
 Victoria, British Columbia F 604.862.0042
 V1M 4B9 info@vzd.vi.ca



**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

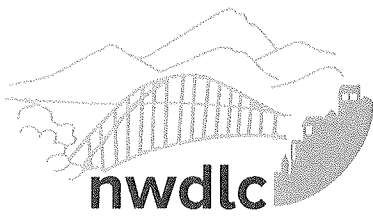


ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

Lori Mayhew, President
Janet Andrews, Secretary-Treasurer
Chartered By The Canadian Labour Congress

March 12, 2018

Via Email: pkusack@langleycity.ca

Mayor Ted Schaffer & Council
Langley City
20399 Douglas Crescent
Langley, BC

Dear Mayor Schaffer & Members of Council:

Re: Day of Mourning Presentation

The "Day of Mourning for Workers Killed & Injured" is recognized nationally on April 28th as a day to mourn for workers who have been killed and injured on the job and an opportunity to rededicate ourselves to improve working conditions through education and prevention initiatives.

The New Westminster & District Labour Council requests an opportunity to appear as a delegation to make a **5 minute presentation** at the **Monday, April 23** regular Council meeting prior to April 28. A member of the Labour Council residing in the city will be presenting on behalf of the Labour Council.

Our presentation will include up-to-date information on workers' health and safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

We appreciate your commitment to the important issue of workers' health and safety and look forward to hearing from you at your earliest convenience.

Sincerely,

Janet Andrews
Secretary-Treasurer

JA/cb

moveup

Phone: 604-291-9306 NWDLC@SHAWCABLE.COM
105-3920 Norland Avenue, Burnaby, BC V5G 4K7

NWDLC60 **NWDLC.CA**



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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

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

DATE: February 15, 2018

REQUESTED MEETING DATE: April 23, 2018

NAME: Paige Dampier and Cherise McGee

ORGANIZATION NAME: Langley Community Farmers' Market Society

ADDRESS: Box 257, Unit 505 – 8840 210 Street, Langley BC, V1M 2Y2

CONTACT NUMBER: Paige Dampier, Board Chair – *information severed*
Cherise McGee, Market Manager – *information severed*

EMAIL ADDRESS: *information severed* and info@lcfm.ca

TOPIC: Opening of the new Timms Community Centre Farmers' Market

AUDIO/VISUAL NEEDS: possibly

ACTION YOU WISH COUNCIL TO TAKE:

- Commit to having a representative at the opening of the first markets for the year
- Receive information.



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 146, 2018, BYLAW No. 3054

To consider a Rezoning Application and Development Permit Application by Dagneault Planning Consultants Ltd. to accommodate a 3-storey, 23 unit townhouse development located at 20689 and 20699 Eastleigh Crescent.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Low Density Residential” in the Official Community Plan.

Background Information:

Applicant:	Dagneault Planning Consultants Ltd.
Owner:	Canada Haihua Investment Ltd.
Civic Addresses:	20689 and 20699 Eastleigh Crescent
Legal Description:	Lots 46 and 47, District Lot 37, Group 2, New Westminster District Plan 34280
Site Area:	3,732 m ²
Lot Coverage:	47 %
Total Parking Required:	51 stalls, including 7 visitor stalls
Total Parking Provided:	52 stalls, including 8 visitor stalls
Existing Zoning:	RM1 –Multiple Residential Low Density Zone
Proposed Zoning:	CD-55 Comprehensive Development Zone
OCP Designation:	Low Density Residential
Variances Requested:	None
Development Cost Charges:	\$150,135.75 (Includes 14 DCC credit)
Community Amenity Charge:	\$46,000



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 146
BYLAW No. 3054**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD55) and to rezone the property located at 20689 and 20699 Eastleigh Crescent 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. 146, 2018, No. 3054”.

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 – 55 (CD55) Zone: immediately after Comprehensive Development -54 (CD54) Zone:

“ZZ. CD55 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 23 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 55 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 007-000-995
Lot 46, District Lot 37, Group 2, New Westminster District Plan 34280
- (b) PID: 003-860-531
Lot 47, District Lot 37, Group 2, New Westminster District Plan 34280

(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 29 pages and dated January, 2018 prepared by Ankenman Marchand Architecture and Damon Oriente Ltd. Landscape Architecture 1 copy of which is attached to Development Permit 04-18.

(d) Special Regulations

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

(e) Other Regulations

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

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

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

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

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

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

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

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

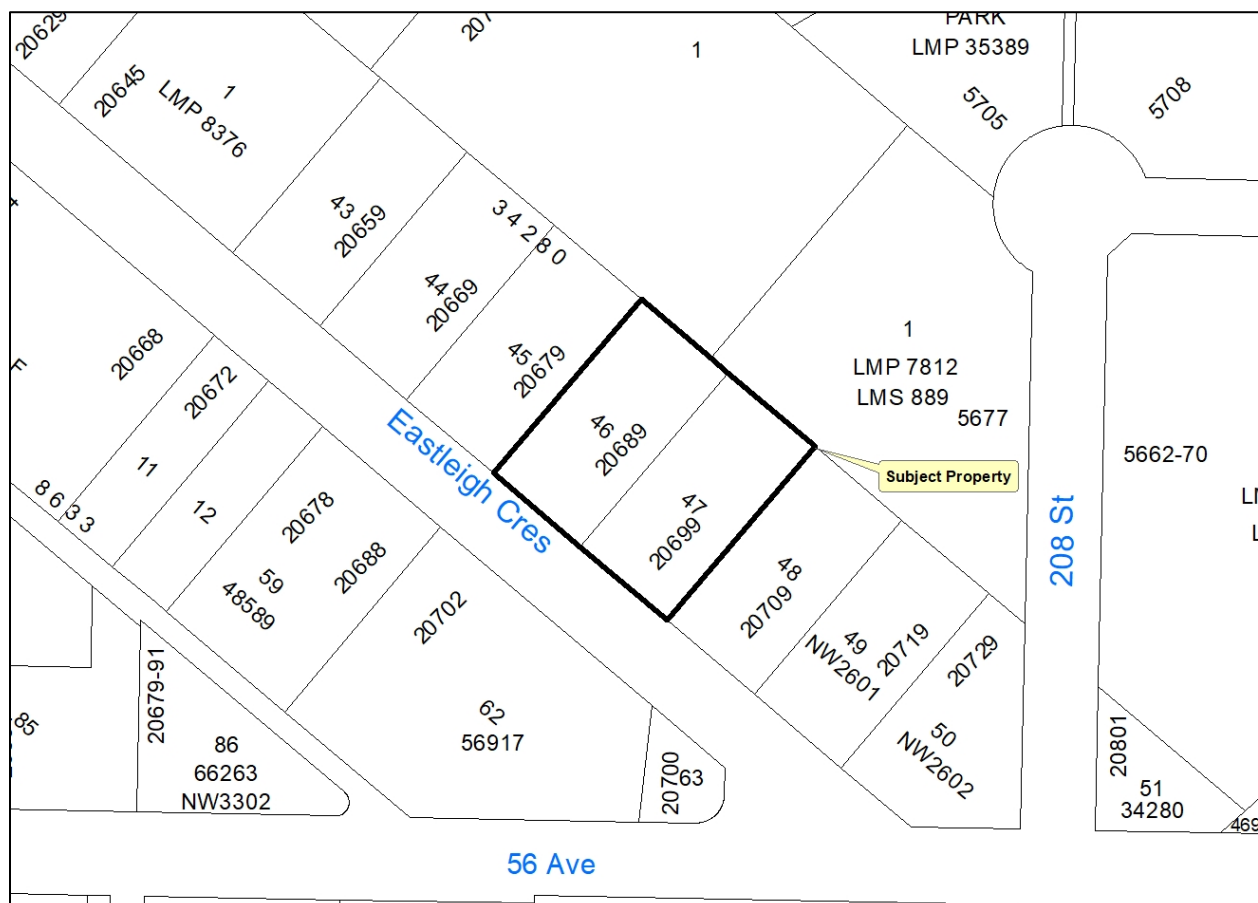
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 03-18 DEVELOPMENT PERMIT APPLICATION DP 04-18

Civic Address: 20689 & 20699 Eastleigh Crescent
Legal Description: Lots 46 & 47, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Dagneault Planning Consultants Ltd.
Owner: Canada Haihua Investment Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 03-18/Development Permit Application DP 04-18- 20689 & 20699 Eastleigh Crescent**

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #:

Date: March 12, 2018

COMMITTEE RECOMMENDATION:

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 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 Dagneault Planning Consultants Ltd. to accommodate a 23-unit 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and designated at Low-Density Residential in the Official Community Plan. All lands designated at Low- Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Dagneault Planning Consultants Ltd.
Owner:	Canada Haihua Investment Ltd.
Civic Addresses:	20689 and 20699 Eastleigh Crescent
Legal Description:	Lots 46 and 47, District Lot 37, Group 2, New Westminster District Plan 34280
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Proposed Zoning:	CD-55 Comprehensive Development Zone
OCP Designation:	Low Density Residential
Variances Requested:	None
Development Cost Charges:	\$150,135.75 (includes 14 townhouse unit credit)
Community Amenity Charge:	\$46,000

Engineering Requirements:

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

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 20689-20699 Eastleigh Crescent**. 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. Pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. Design and construct a half-width road on Eastleigh Crescent along the property frontage to a City of Langley modified local road standard (curb to curb width 12.0m); including pavement, barrier curb and gutter, 1.8m wide sidewalk, curb bulges, boulevard, driveway removal, street lighting, street trees and storm drainage. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
5. Eliminate the existing overhead wiring and poles along the frontage of Eastleigh Crescent by replacing with underground ducting.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
7. The condition of the existing pavement surrounding the site, including the lane, shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.

8. Street lighting along Eastleigh Crescent shall be designed by an approved lighting consultant, to ensure street lighting levels meet current City of Langley standards.
9. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
10. A stormwater management plan for the site, including Eastleigh Crescent, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
11. This development falls within the Flood Construction Level Boundary (Schedule A of Floodplain Elevation Bylaw No. 2768).
As such the Flood Construction Level will need to be calculated.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.

3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required for all surface parking areas, and is to drain into the storm sewer.
6. A "Stormceptor" or equivalent oil separator is required for all underground parking areas, and shall meet building and plumbing code requirements.
7. 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.
8. 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.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The site is located on the north side of Eastleigh Crescent and consists of 14 existing townhouse units occupying two separate lots. The proposal consists of replacing the 14 existing townhouse units with 23 new, 3-storey ground-oriented townhouse units. The development consists of 6 clusters of buildings in 3 rows mirrored along a central access road.

The development orients itself toward Eastleigh Crescent and towards an internal road with addressing the street and public with front door access, as well as orients itself towards an internal road. The outdoor amenity area acts as a hub for community activities and is located centrally at the intersection of the access road and the internal road at the end of the central axis.

Each townhome unit has access to large patios, roof top decks and/or private gardens. The architecture is simple and clean and consists of a mix of modern and vernacular building materials (brick, wood, painted panels and glass). Deck and patio orientation provide natural surveillance allowing for a safer community. The buildings are located no less than 7m away from each other permitting for ample natural daylight and views.

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the March 14th 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 \$130,527 to City Development Cost Charge accounts and \$46,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):

OAKWAY
20689-20699 Eastleigh Crescent, City of Langley, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ISSUED FOR DEVELOPMENT PERMIT/REZONING PERMIT - JANUARY 30TH 2018
RE-ISSUED FOR DEVELOPMENT PERMIT/REZONING PERMIT - MARCH 5TH 2018

Client Representative

Dagneault Planning Consultants Ltd.
220-8171 Cook Road
Richmond, B.C. V6Y 3T8
Contact: Brian Dagneault
Email: brian@dagneaultplanning.com
Tel: 604.277.6367 Fax: 604.278.4525

Client

Canada Hai Hua Investment Ltd
620-8111 Anderson Road
Richmond, B.C. V6Y 3Z8
Contact: Yi Liang Chen
Email: cyl@haihuavisa.com
Tel: 604.245.7888

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Tim Ankenman
Email: tim@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2500

Surveyor

Compass Land Surveying LTD.
13367-98th Avenue
Surrey, B.C. V3T 5M8
Contact: Shoupeng Liu
Email: office@compasssurveys.com
Tel: 604.588.3701

Landscape

Damon Oriente LTD.
#306-4464 West 10th Avenue
Vancouver, B.C. V6R 2H9
Contact: Damon Oriente
Email: dvo@telus.net
Tel: 604.222.9200

CPTED

Liahona Security
P.O. Box 88
Mill Bay, B.C. V0R 2P0
Contact: Greg Perkins
Email: liahonasecurity@shaw.ca
Tel: 250.743.8948 Fax: 250.743.8949



SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A030	CONTEXT
A035	STREETSCAPE
A040	SURVEY
A100	SITE PLAN
A110	FLOOR PLANS
A120	FLOOR PLANS
A130	FLOOR PLANS
A140	ROOF PLANS
A200	ELEVATIONS
A210	ELEVATIONS
A220	ELEVATIONS
A230	ELEVATIONS
A240	ELEVATIONS
A250	ELEVATIONS
A260	ELEVATIONS

SHEET NUMBER	SHEET NAME
A270	ELEVATIONS
A300	SECTIONS
A600	SHADOW ANALYSIS - SPRING EQUINOX
A700	3D VIEWS
A800	AREA OVERLAY PLANS
A810	AREA OVERLAY PLANS
A820	AREA OVERLAY PLANS
A830	AREA OVERLAY PLANS
A900	FIRE ACCESS
A910	FIRE ACCESS
L0-01	LANDSCAPE
L1-02	LANDSCAPE
L1-03	LANDSCAPE
L1-04	LANDSCAPE
L2-01	LANDSCAPE
L2-02	LANDSCAPE

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing

COVER PAGE & DRAWING LIST

Project Status:

Project Status

SUBMISSION

[illegible]

REVISION

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO:

A001

Plot Date: 4/13/2018 1:13:05 PM X:\1700_Projects\1734_20689-20699 Eastleigh Crescent, City of Langley, BC\Drawings\01 In Progress\2018-04-03_ADDENDUM FIRE CHIEF.rvt



20679 EASTLEIGH CRESCENT

20689 EASTLEIGH CRESCENT

20699 EASTLEIGH CRESCENT

20709 EASTLEIGH CRESCENT

20679 EASTLEIGH CRESCENT

20689 EASTLEIGH CRESCENT

20699 EASTLEIGH CRESCENT

20709 EASTLEIGH CRESCENT

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

STREETSCAPE

Project Status:

Project Status

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

REVISION

No.	Date	Description

All Drawings in this set to be read in
conjunction with each other. Any errors
or discrepancies to be reported to the
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that all work is executed to the
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Architects. All rights reserved.

Scale:

DWG. NO:

A035

Te: (604) 872-2595 **Fax:** (604) 872-2505
Email: office@AMMArchitects.com

A040



Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

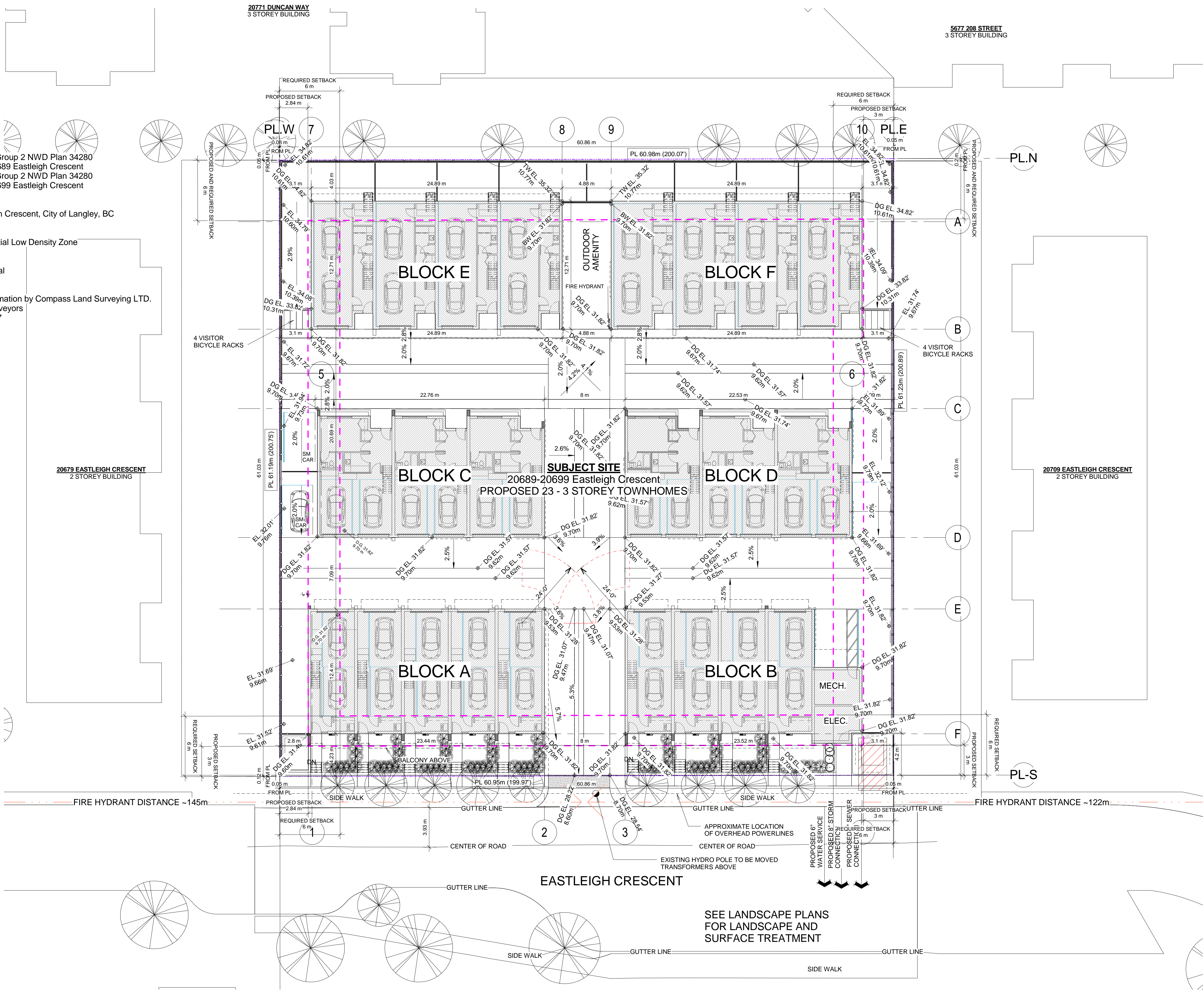
Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

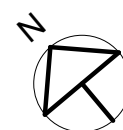
Proposed Use:
Multi-Family Residential

Survey Information:
Based on survey information by Compass Land Surveying LTD.
Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.



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



Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

SITE PLAN

Project Status:

Project Status

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

REVISION

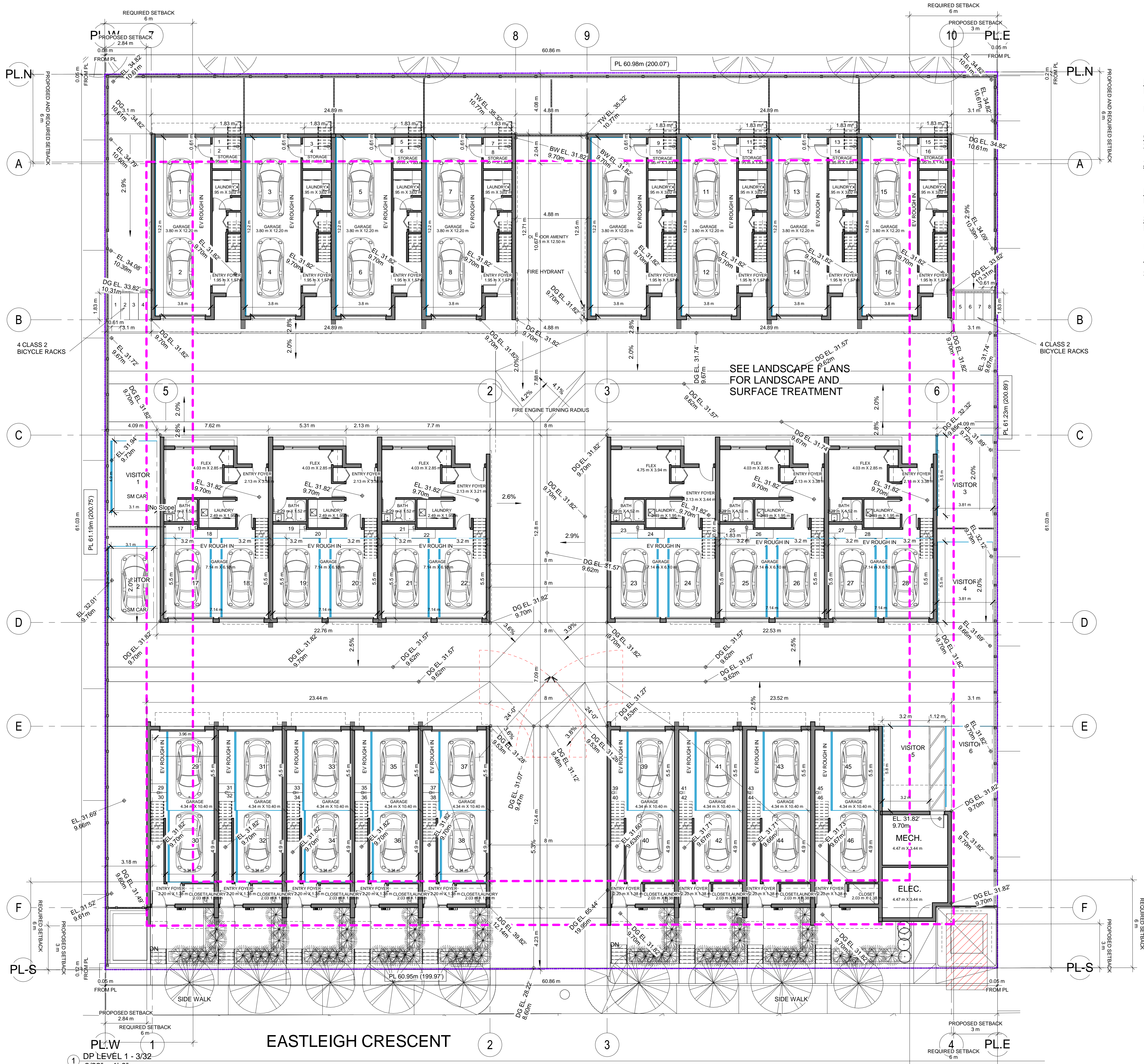
No.	Date	Description
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Scale:
1/16" = 1'-0"

DWG. NO:

A100



Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

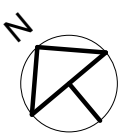
Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
Multi-Family Residential

Survey Information:
Based on survey information by Compass Land Surveying LTD.
Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.



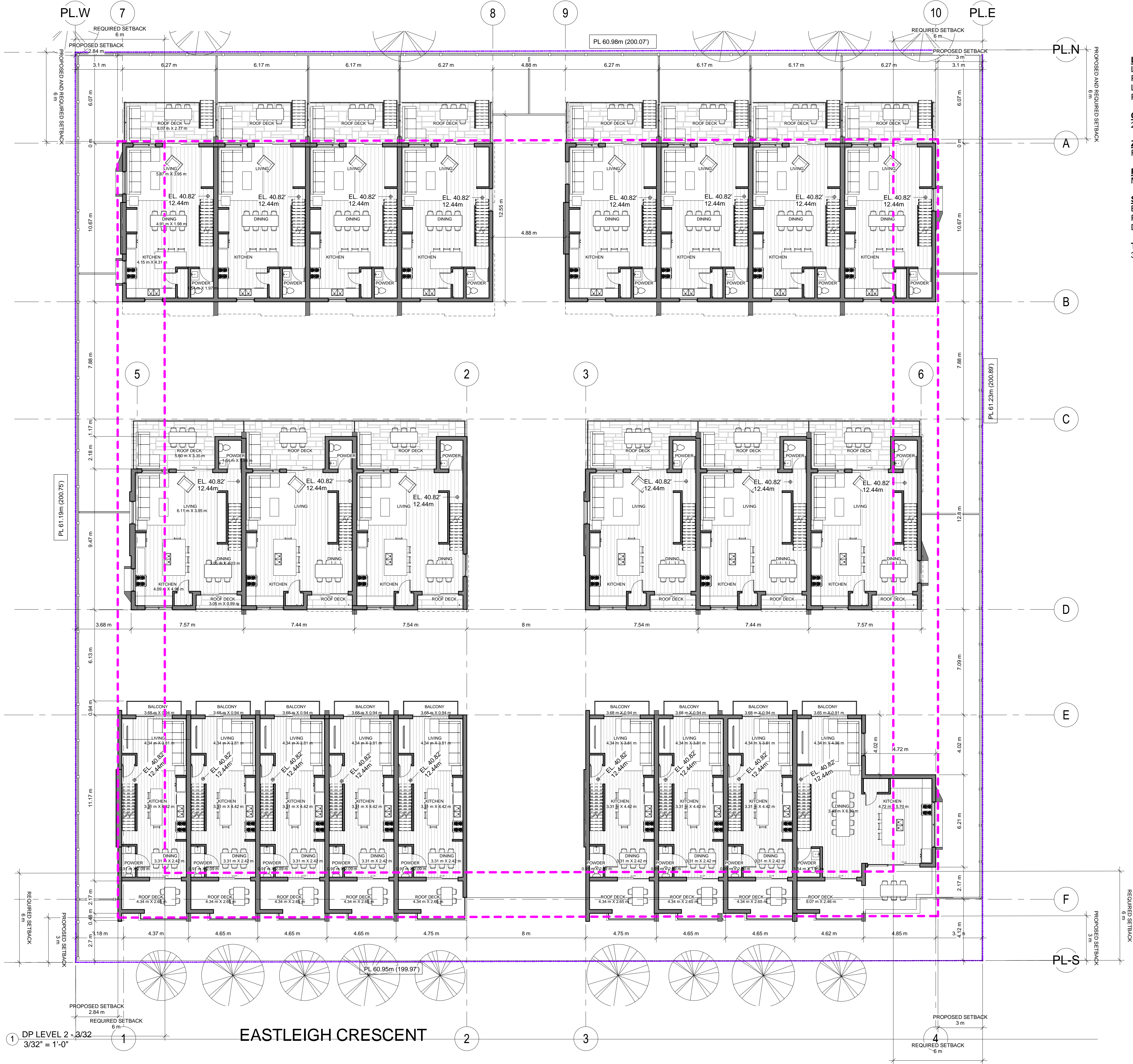
Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
FLOOR PLANS

Project Status:
Project Status

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
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Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
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Survey Information:
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Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.

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Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
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Drawing:

FLOOR PLANS

Project Status:

Project Status

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Date	Description
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Scale:
3/32" = 1'-0"

DWG. NO:

A120



Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
Multi-Family Residential

Survey Information:
Based on survey information by Compass Land Surveying LTD.
Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.

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OAKWAY TOWNHOMES

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Drawing:

FLOOR PLANS

Project Status:

Project Status

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Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

REVISION

No. Date Description

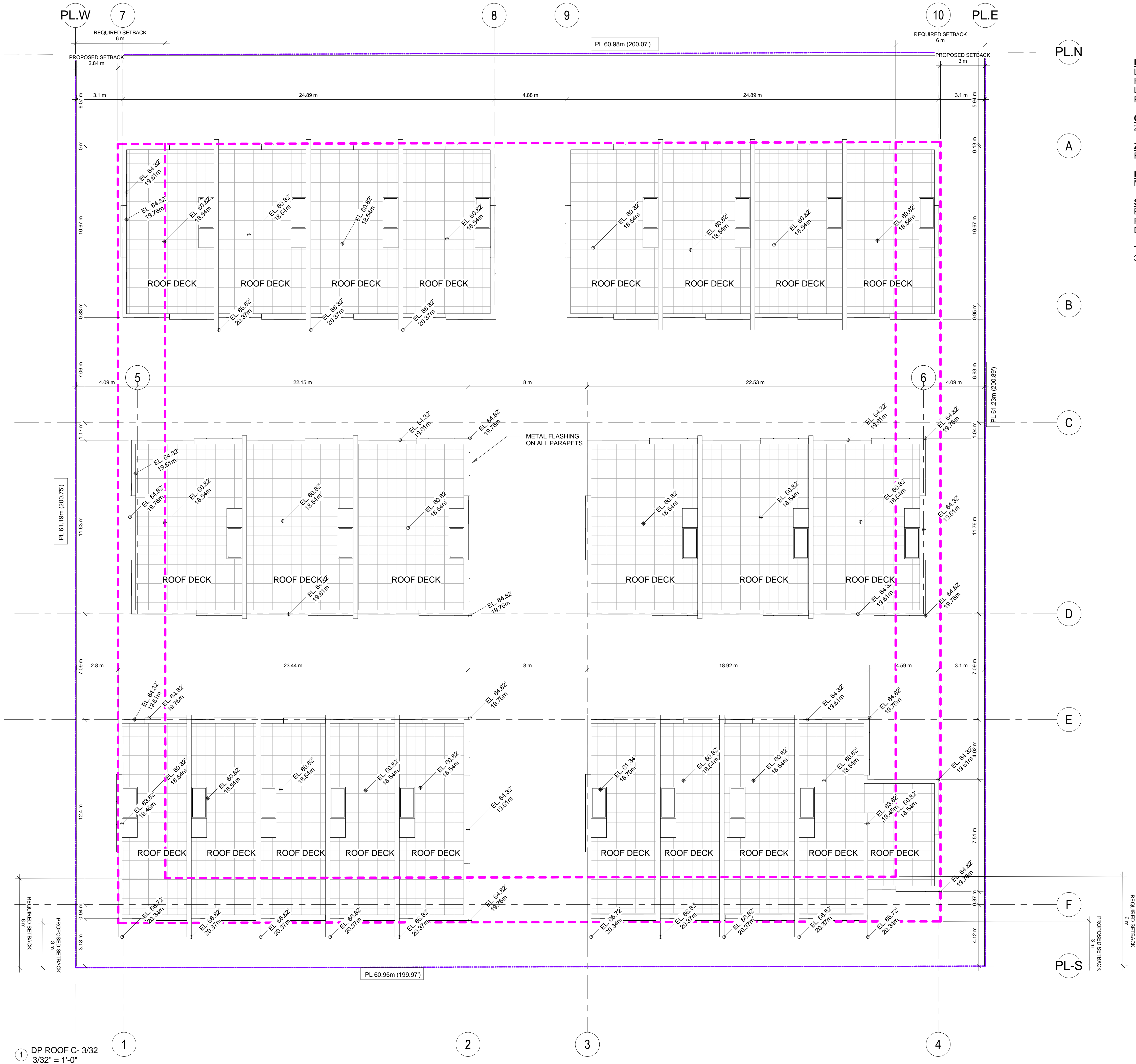
All Drawings in this set to be read in
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3/32" = 1'-0"

DWG. NO:

A130

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Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
Multi-Family Residential

Survey Information:
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Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.

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Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:

ROOF PLANS

Project Status:

Project Status

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Date	Description
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2018-01-30	Issued for DP/REZONE
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No.	Date	Description

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Scale:
3/32" = 1'-0"

DWG. NO:

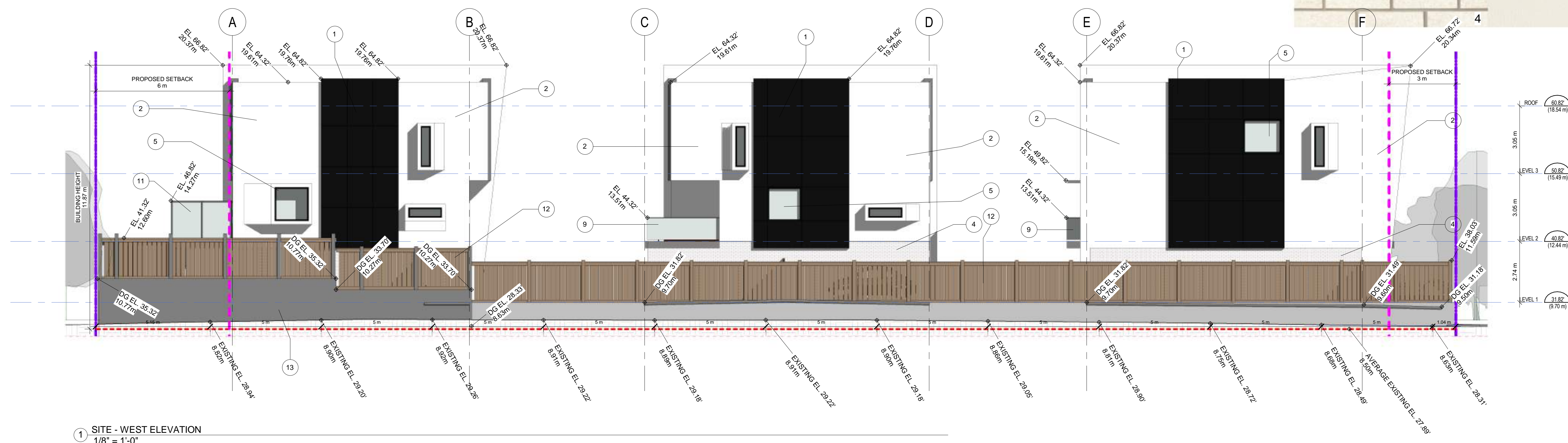
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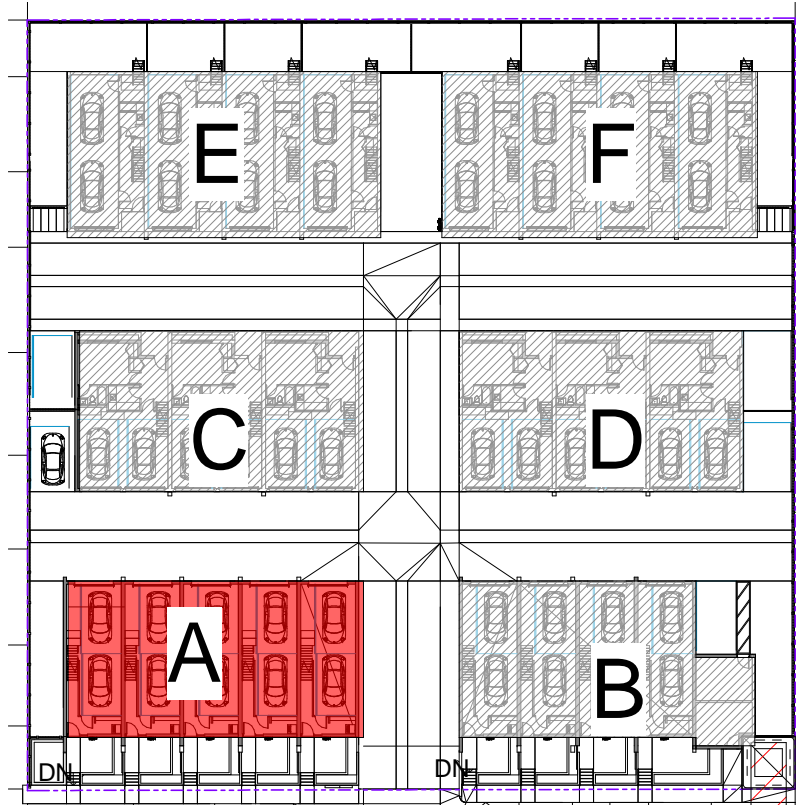
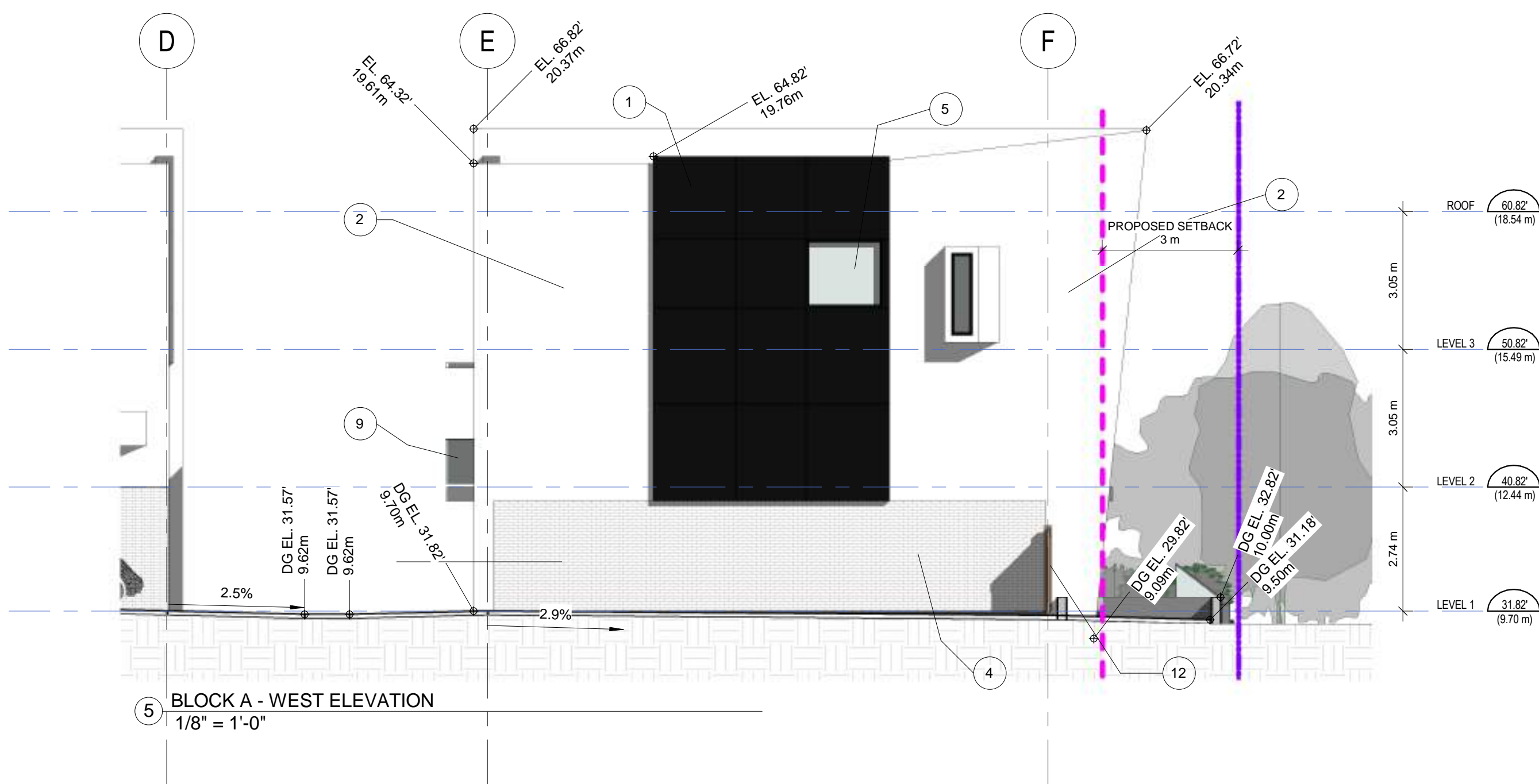
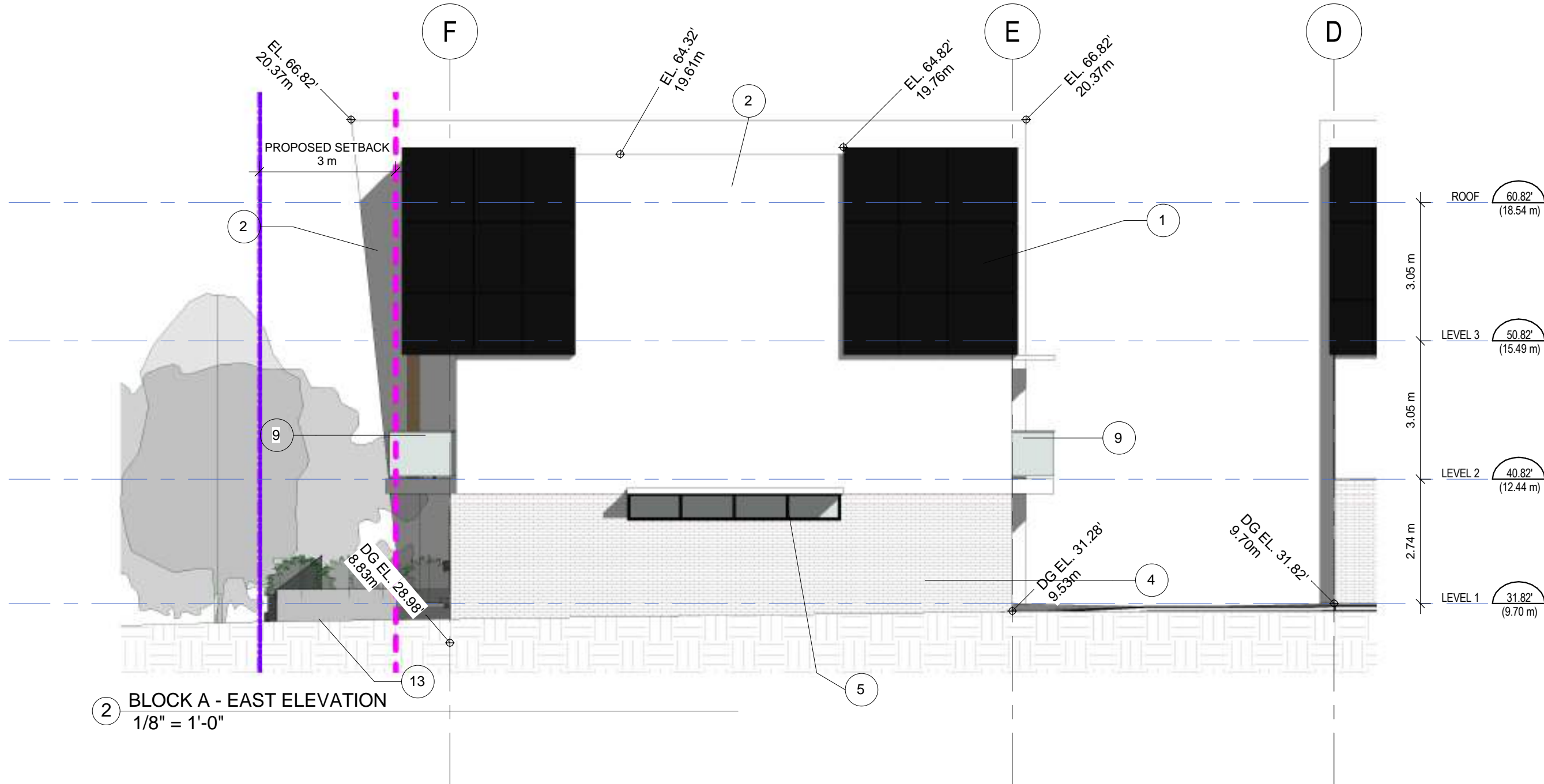
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

A210





MATERIALS LEGEND	
Key Value	MATERIAL
1	PAINTED HARDIE PANELS, RECESSED SHADOW REVEALS. (COLOUR: MATTE BLACK)
2	PAINTED HARDIE PANELS. (COLOUR: ASPEN WHITE)
3	HORIZONTAL TONGUE AND GROOVE CEDAR SIDING
4	MODULAR BRICK. (COLOUR: ASPEN WHITE)
5	VINYL WINDOWS. (FRAME COLOUR: MATTE BLACK)
6	VINYL SLIDING PATIO DOORS. (FRAME COLOUR: MATTE BLACK)
7	UNIT ENTRANCE DOOR. (COLOUR: VARIETY - AS INDICATED)
8	VINYL FROSTED WINDOWS. (FRAME COLOUR: MATTE BLACK)
9	ALUMINUM FROSTED GLASS RAILING. (FRAME COLOUR: MATTE BLACK)
10	GARAGE DOOR WITH FROSTED GLASS WINDOWS. (COLOUR: VARIETY - AS INDICATED)
11	6' HIGH ALUMINUM AND OBSCURE GLASS PRIVACY SCREEN. (FRAME COLOUR: MATTE BLACK)
12	6' HIGH CEDAR FENCE
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR. (COLOUR: MATTE BLACK)



Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

ELEVATIONS

Project Status:

Project Status

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Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

REVISION

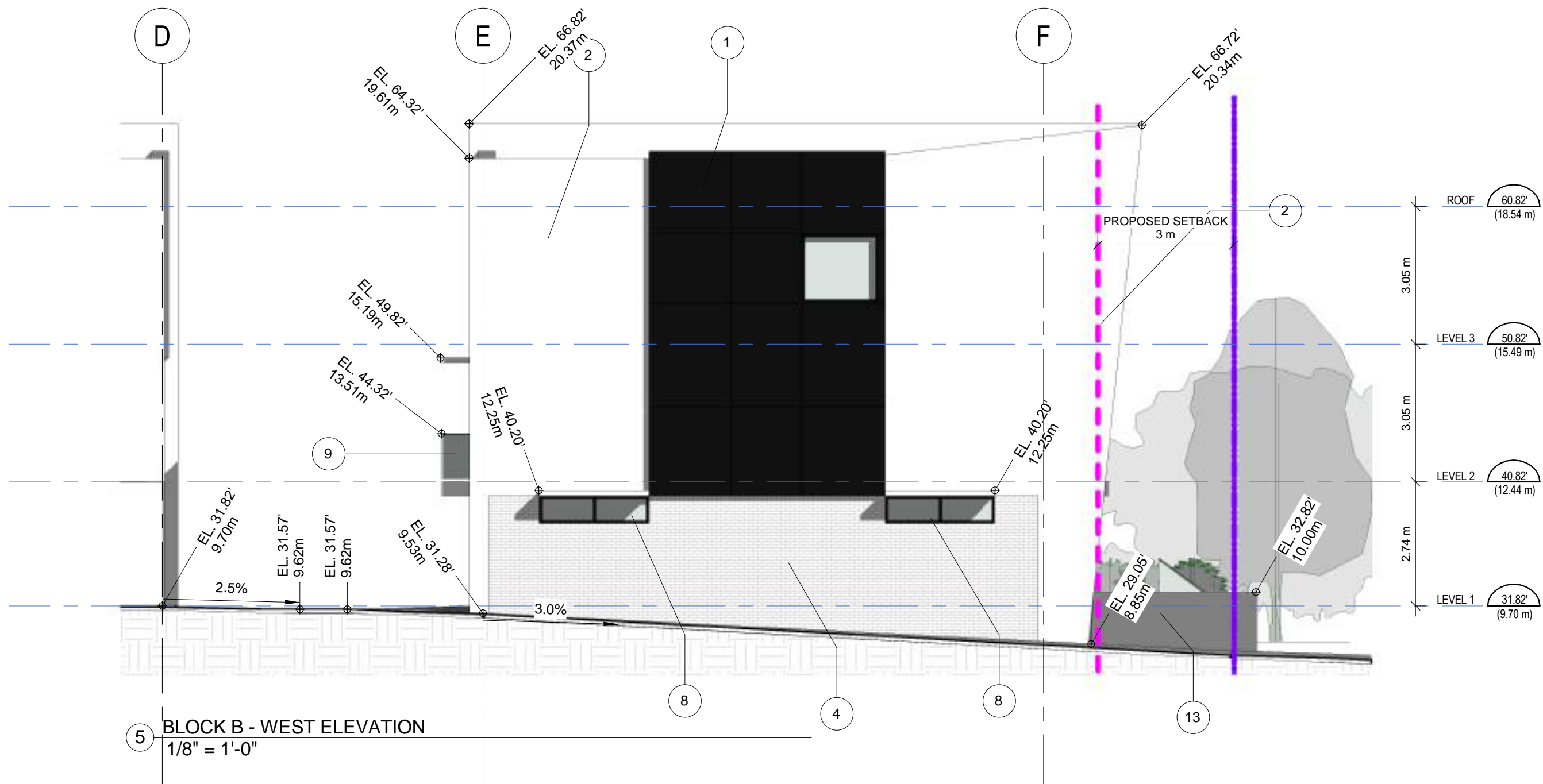
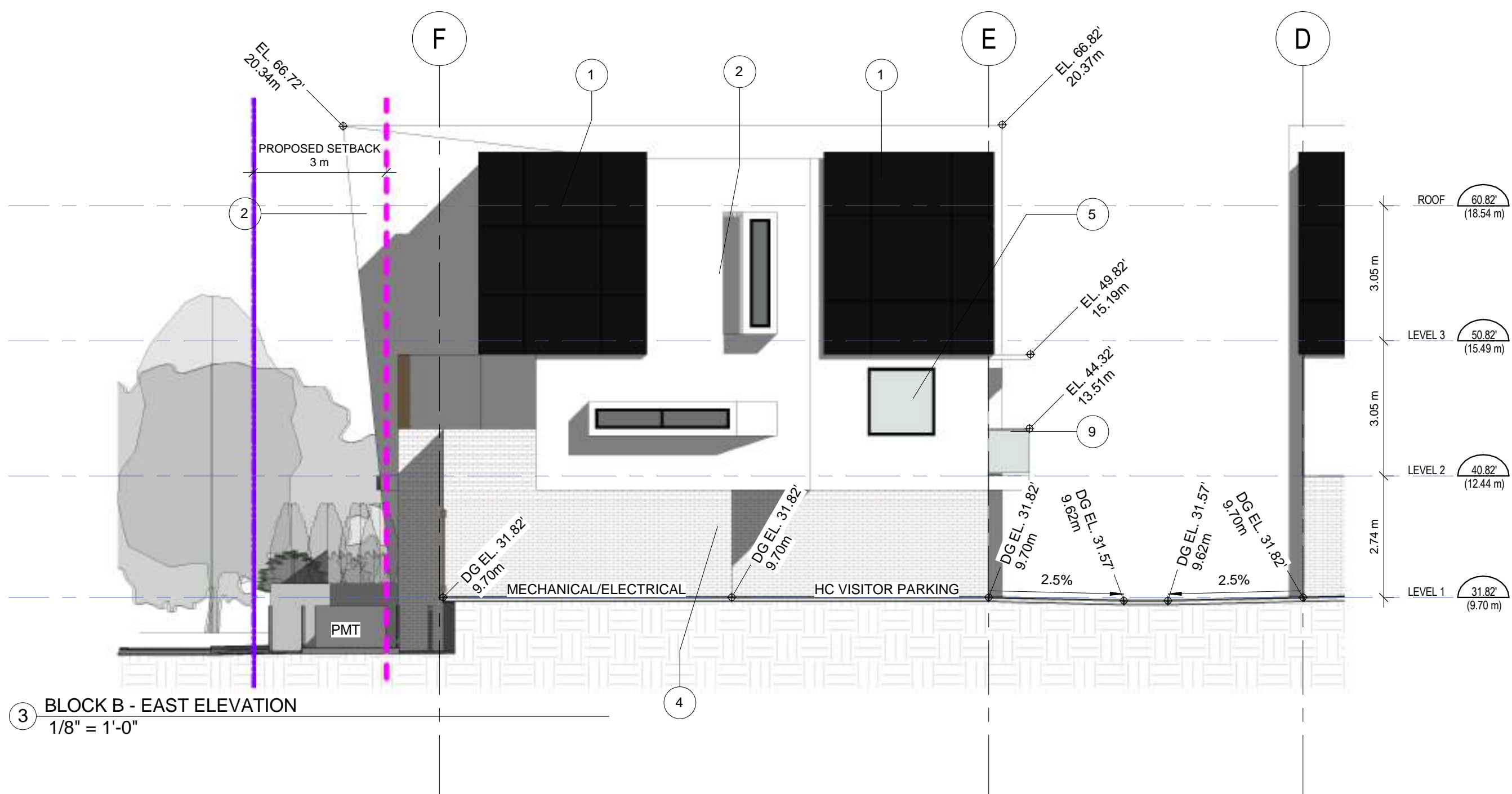
No. Date Description

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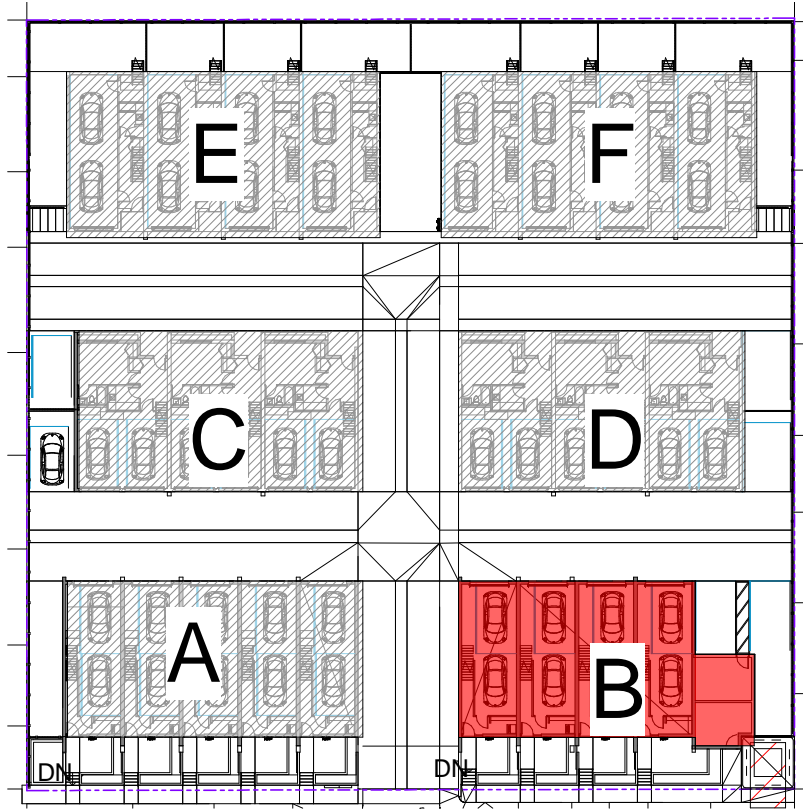
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DWG. NO:

A220



MATERIALS LEGEND	
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2	PAINTED HARDIE PANELS. (COLOUR: ASPEN WHITE)
3	HORIZONTAL TONGUE AND GROOVE CEDAR SIDING
4	MODULAR BRICK. (COLOUR: ASPEN WHITE)
5	VINYL WINDOWS. (FRAME COLOUR: MATTE BLACK)
6	VINYL SLIDING PATIO DOORS. (FRAME COLOUR: MATTE BLACK)
7	UNIT ENTRANCE DOOR. (COLOUR: VARIETY - AS INDICATED)
8	VINYL FROSTED WINDOWS. (FRAME COLOUR: MATTE BLACK)
9	ALUMINUM FROSTED GLASS RAILING. (FRAME COLOUR: MATTE BLACK)
10	GARAGE DOOR WITH FROSTED GLASS WINDOWS. (COLOUR: VARIETY - AS INDICATED)
11	6" HIGH ALUMINUM AND OBSCURE GLASS PRIVACY SCREEN. (FRAME COLOUR: MATTE BLACK)
12	6" HIGH CEDAR FENCE
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR. (COLOUR: MATTE BLACK)



Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

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Project Status:

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Date	Description
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No. Date Description

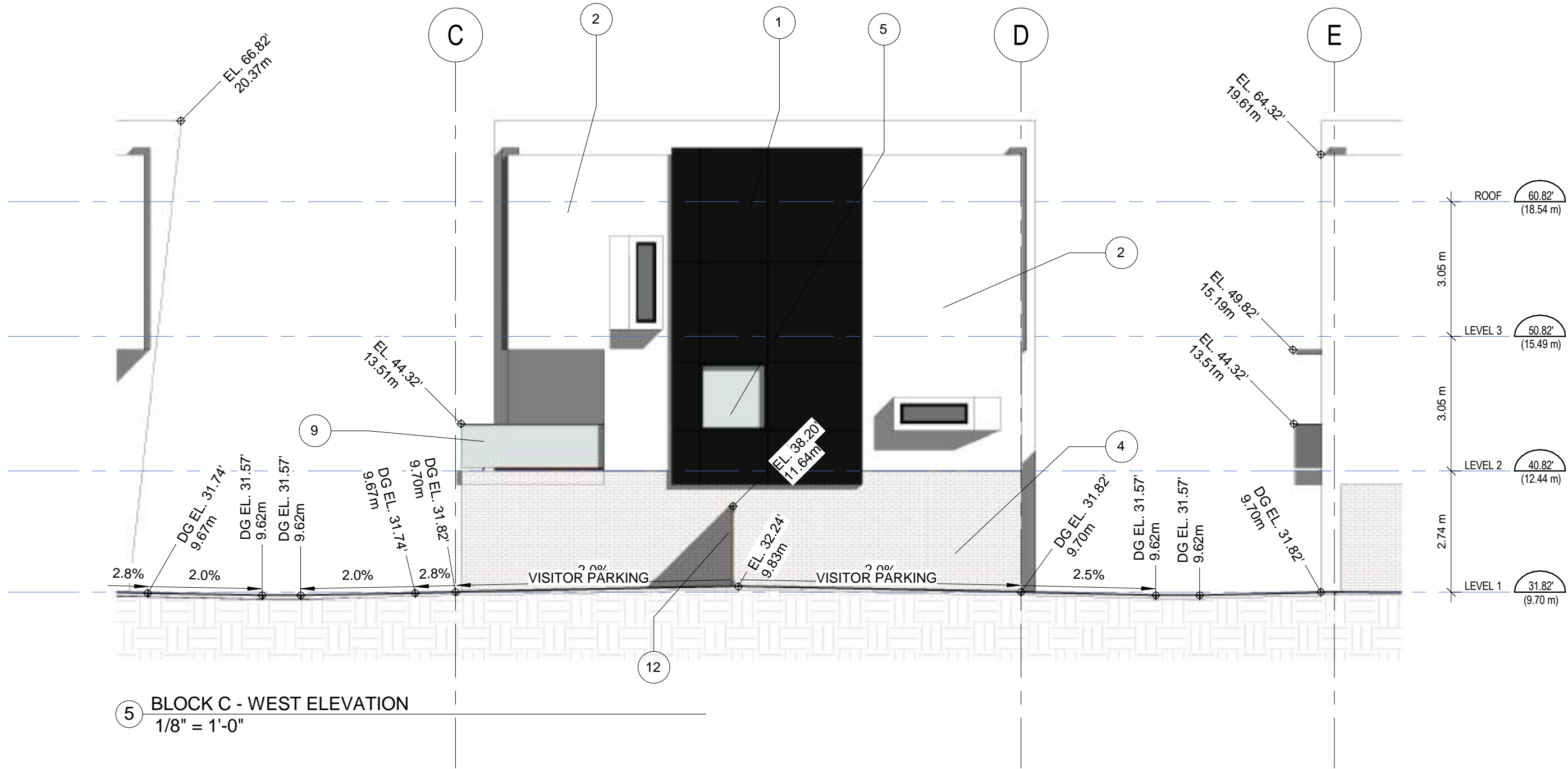
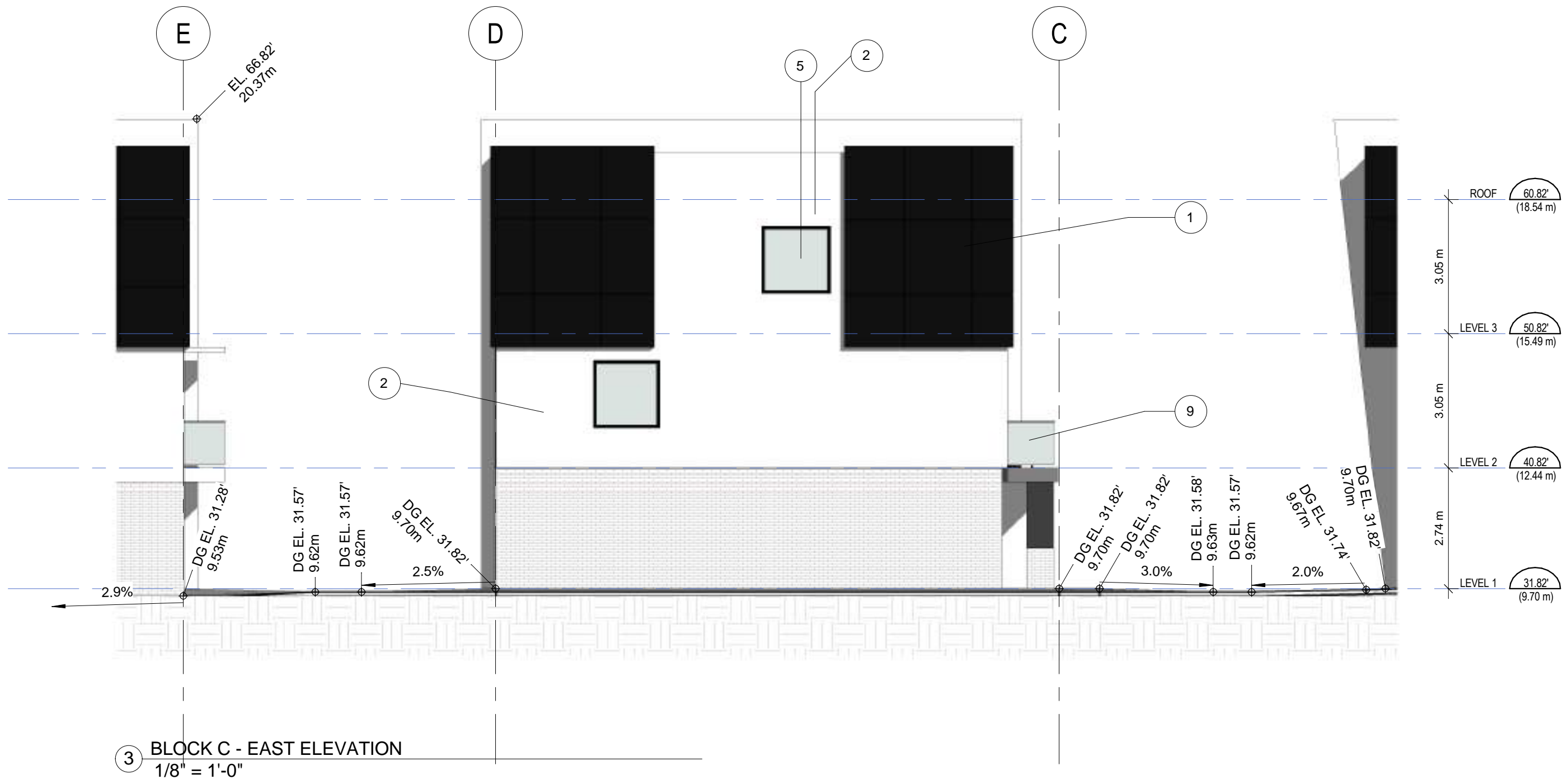
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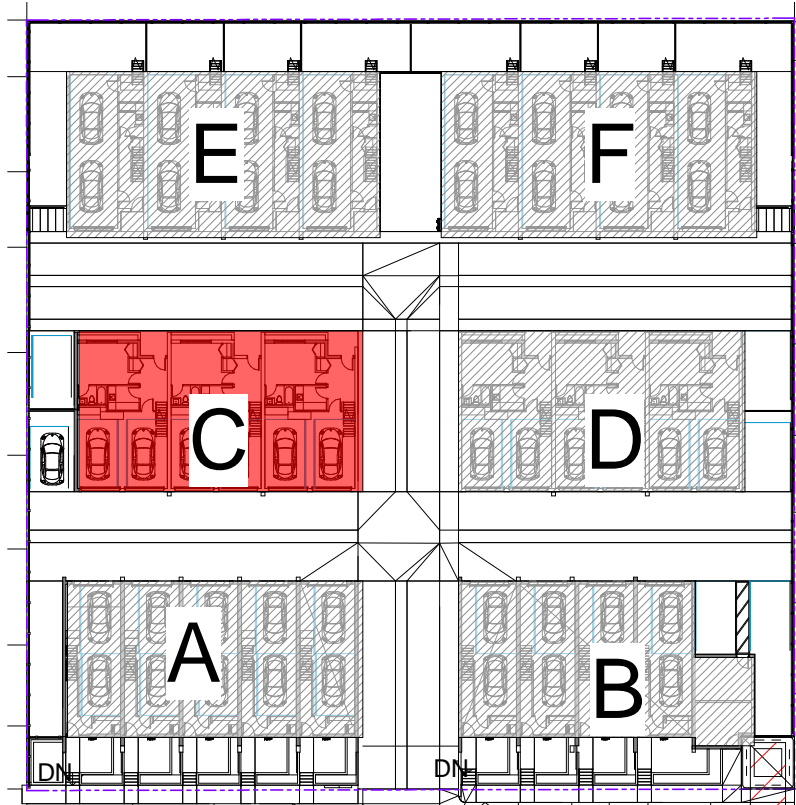
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MATERIALS LEGEND	
Key Value	MATERIAL
1	PAINTED HARDIE PANELS, RECESSED SHADOW REVEALS. (COLOUR: MATTE BLACK)
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6	VINYL SLIDING PATIO DOORS. (FRAME COLOUR: MATTE BLACK)
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12	6" HIGH CEDAR FENCE
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR. (COLOUR: MATTE BLACK)



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Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

ELEVATIONS

Project Status:

Project Status

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Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
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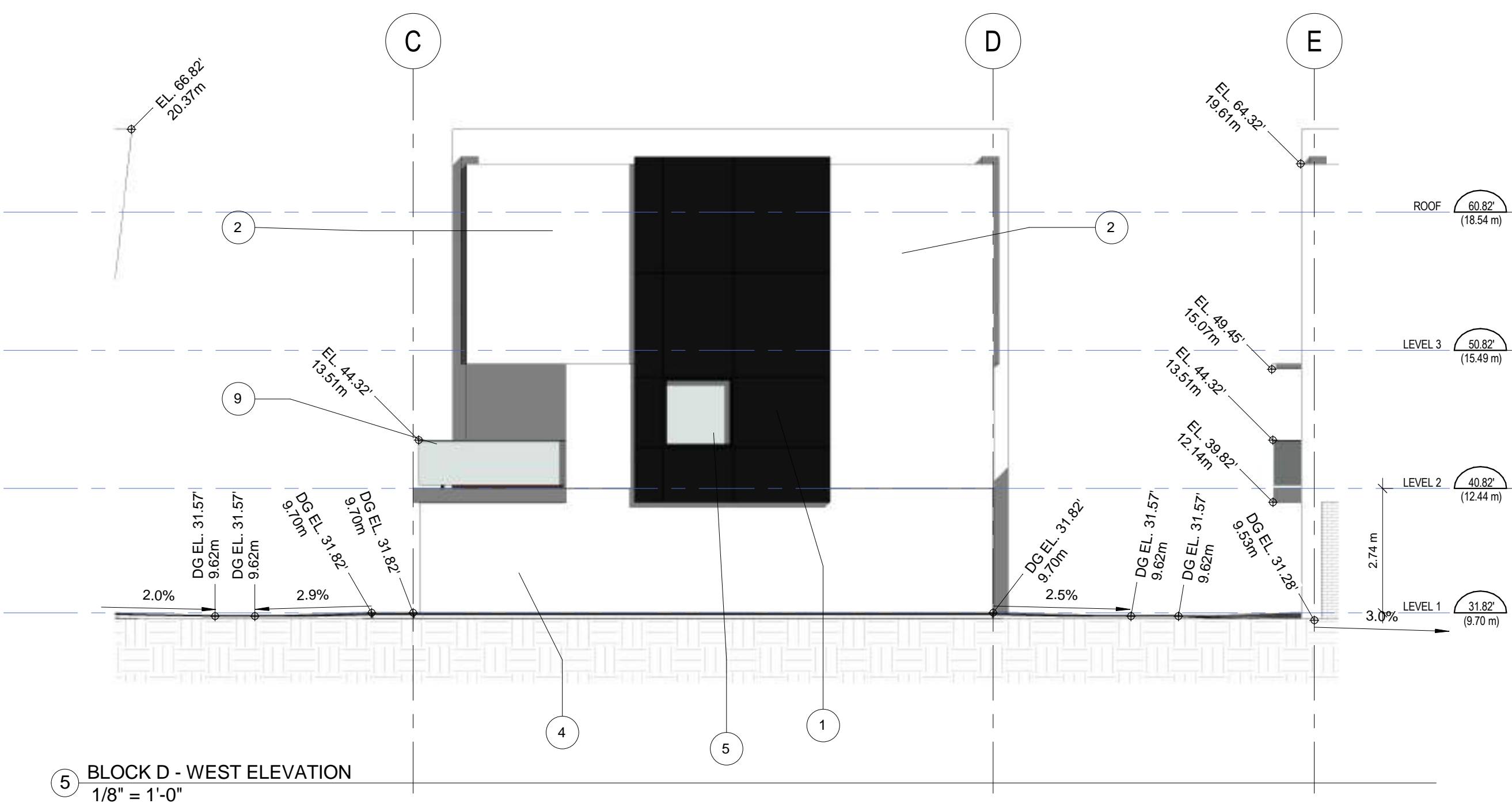
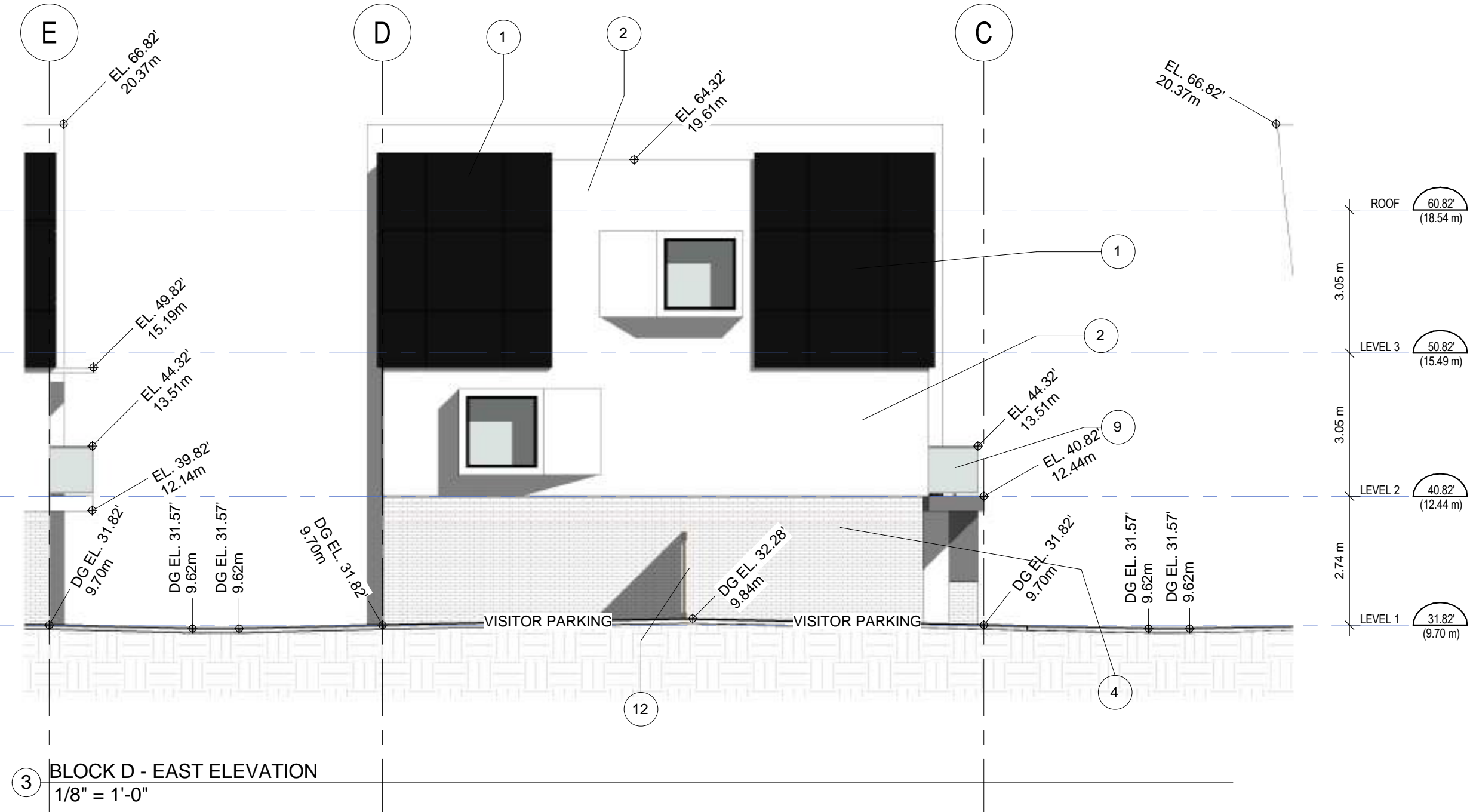
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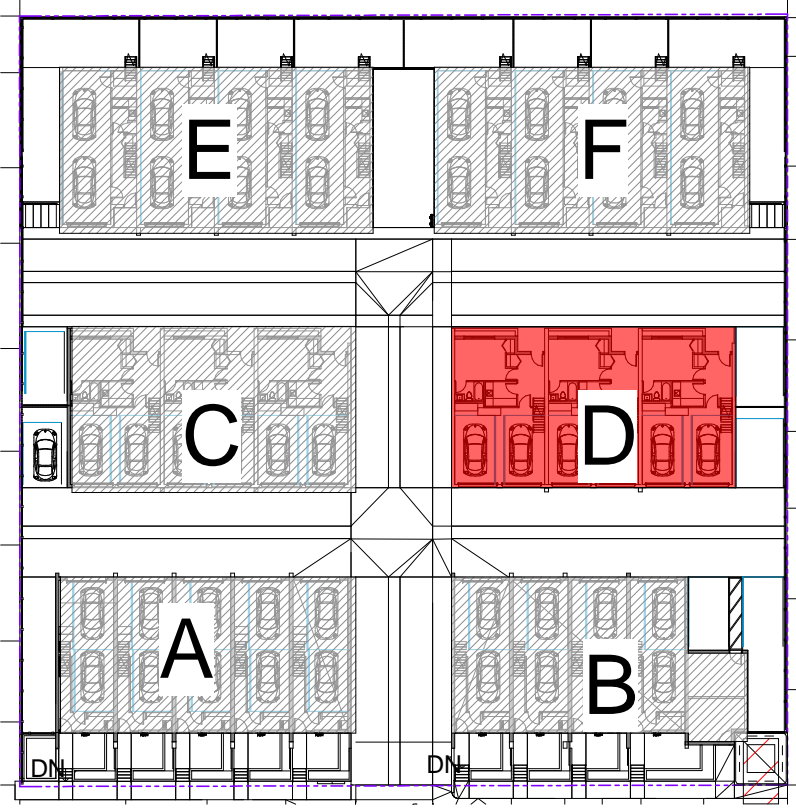
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MATERIALS LEGEND	
Key Value	MATERIAL
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11	6" HIGH ALUMINUM AND OBSCURE GLASS PRIVACY SCREEN. (FRAME COLOUR: MATTE BLACK)
12	6" HIGH CEDAR FENCE
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR. (COLOUR: MATTE BLACK)



Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
ELEVATIONS

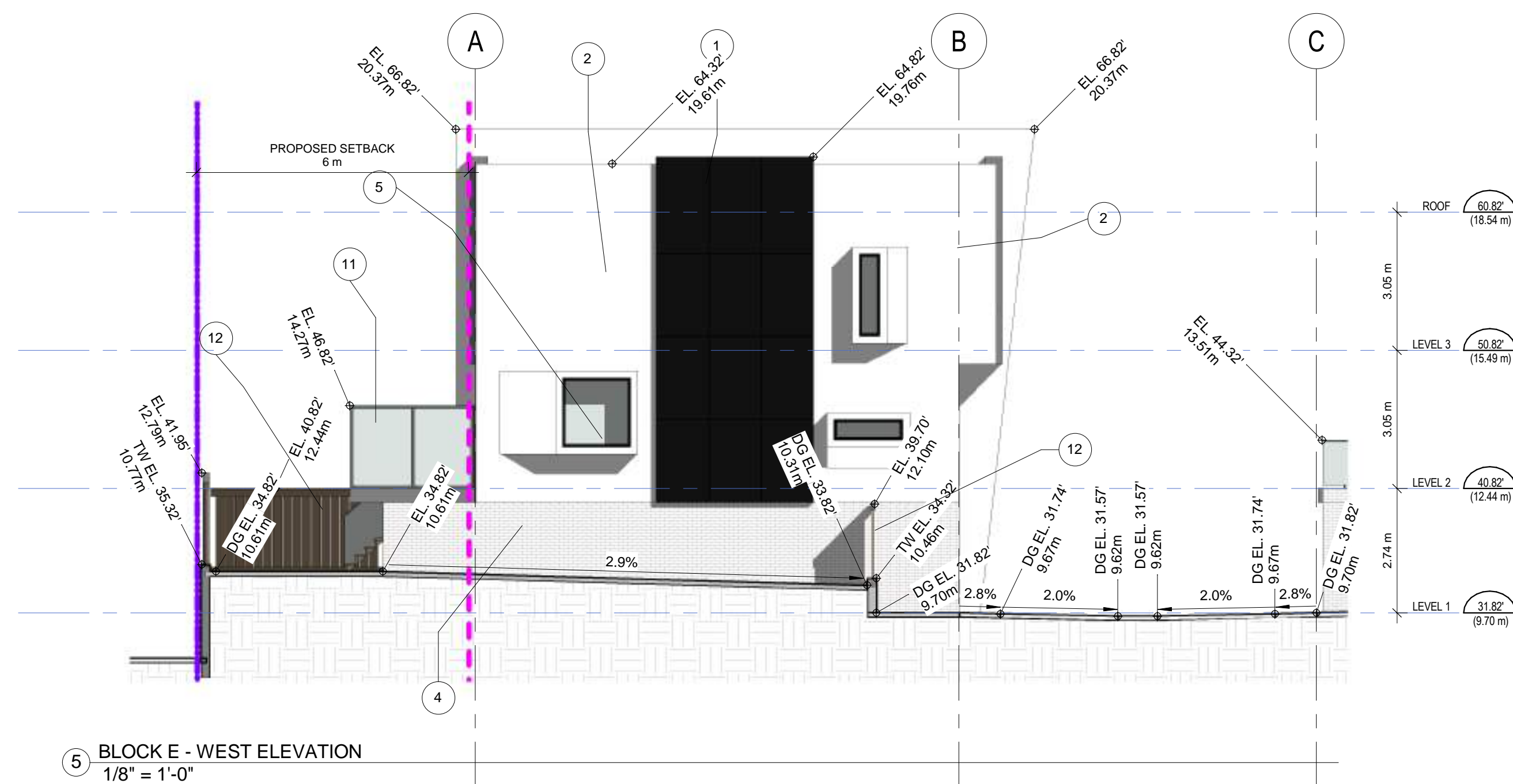
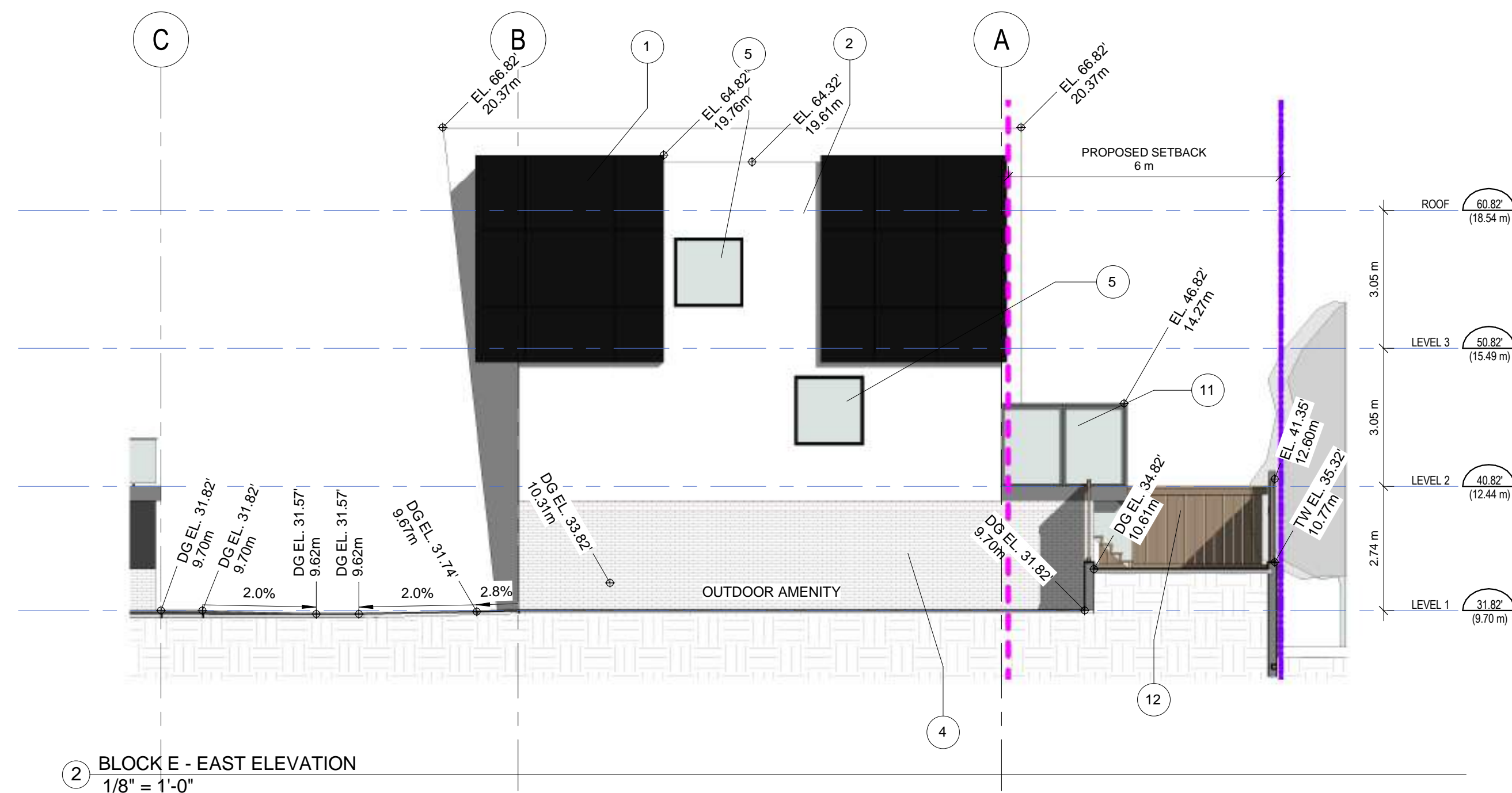
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Project Status	
SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

REVISION		
No.	Date	Description

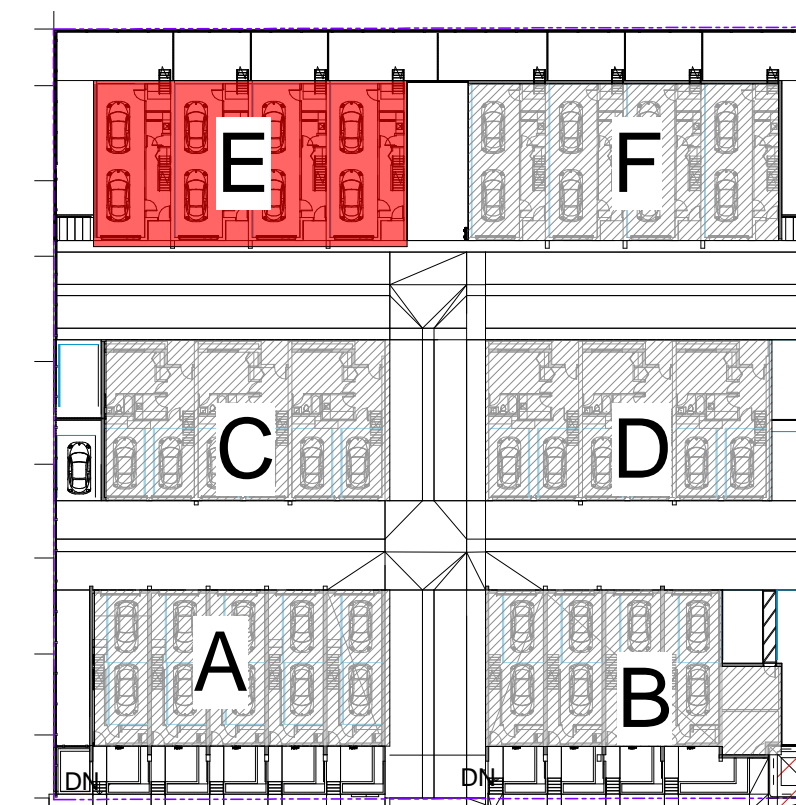
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A260

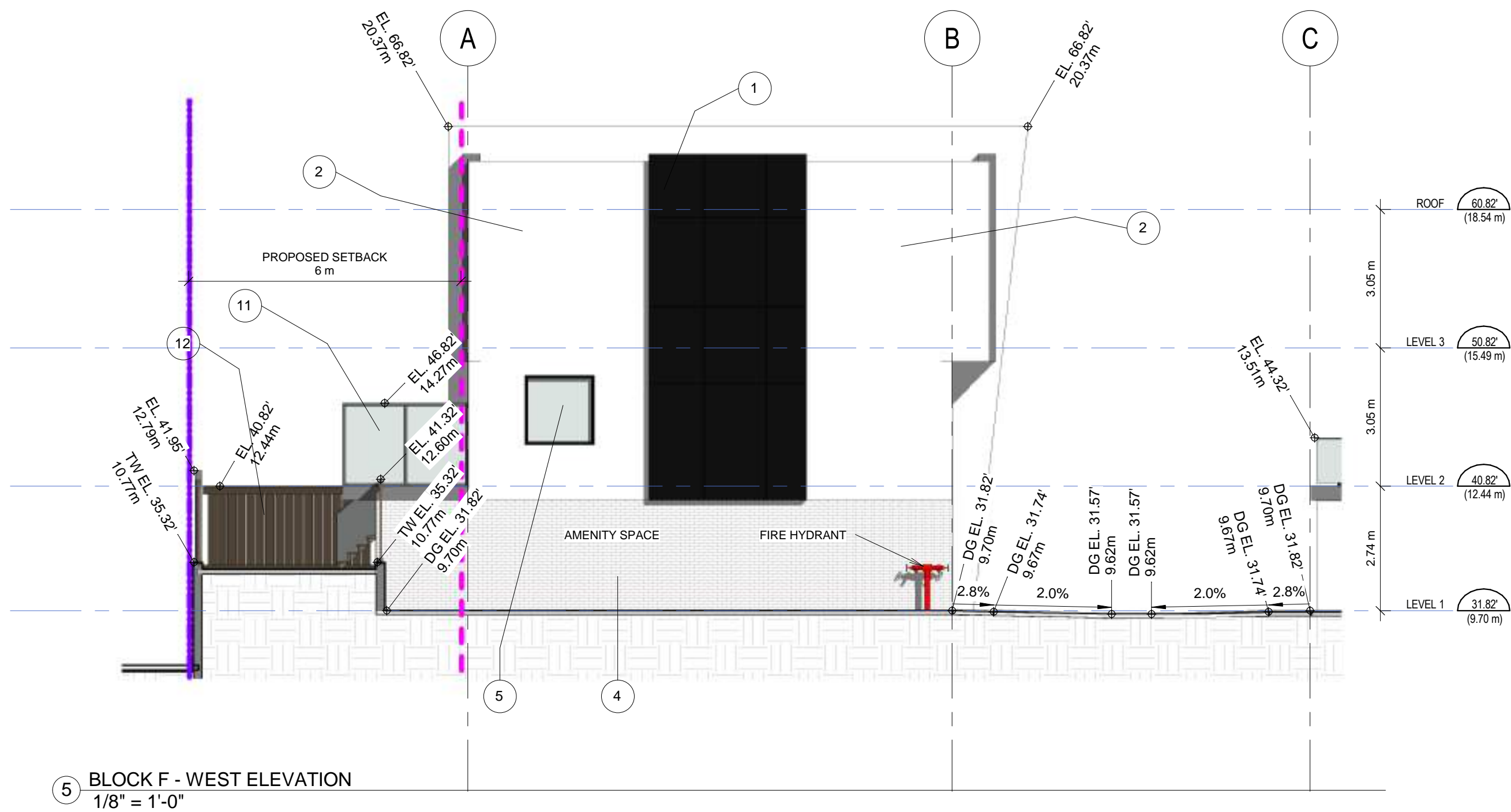
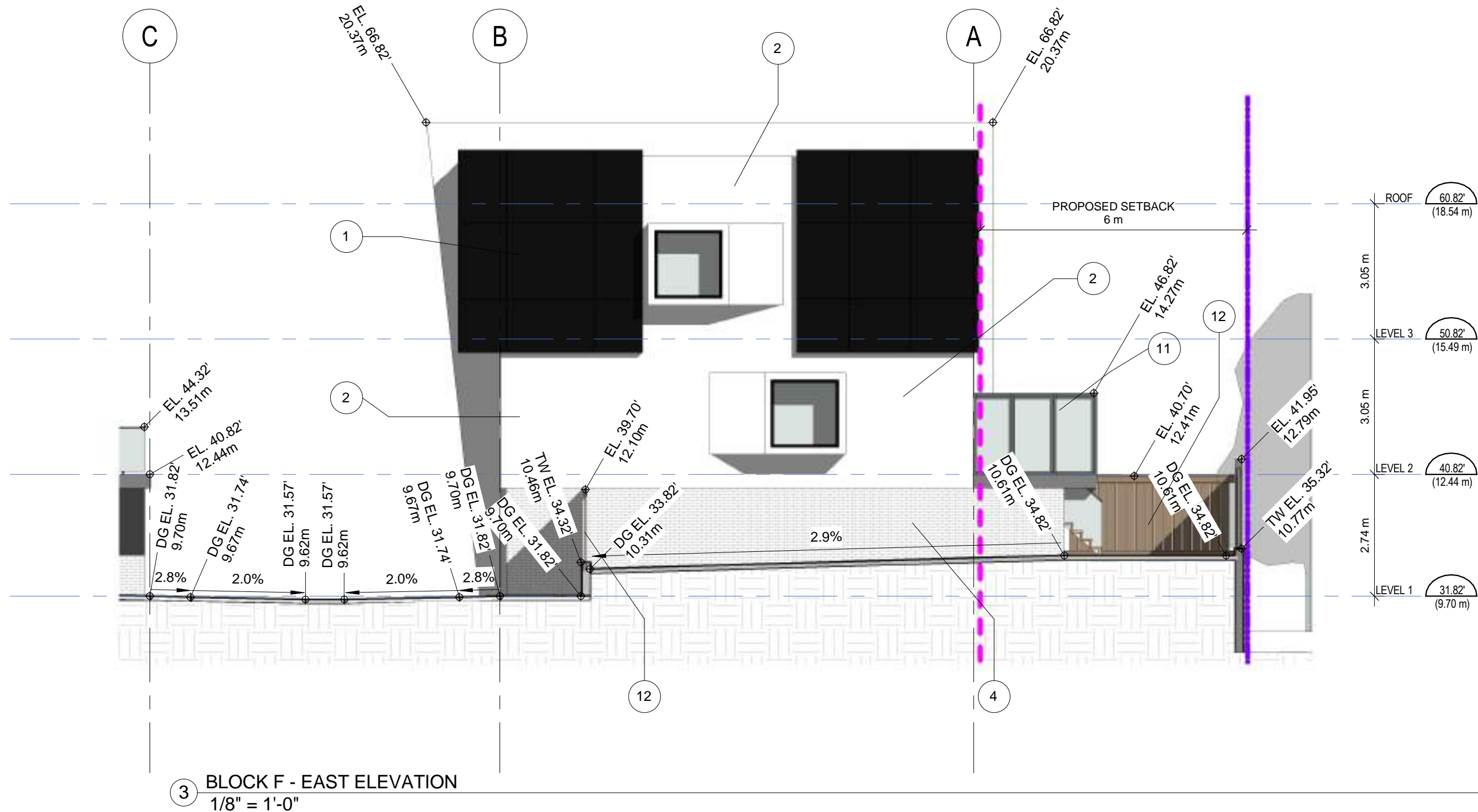


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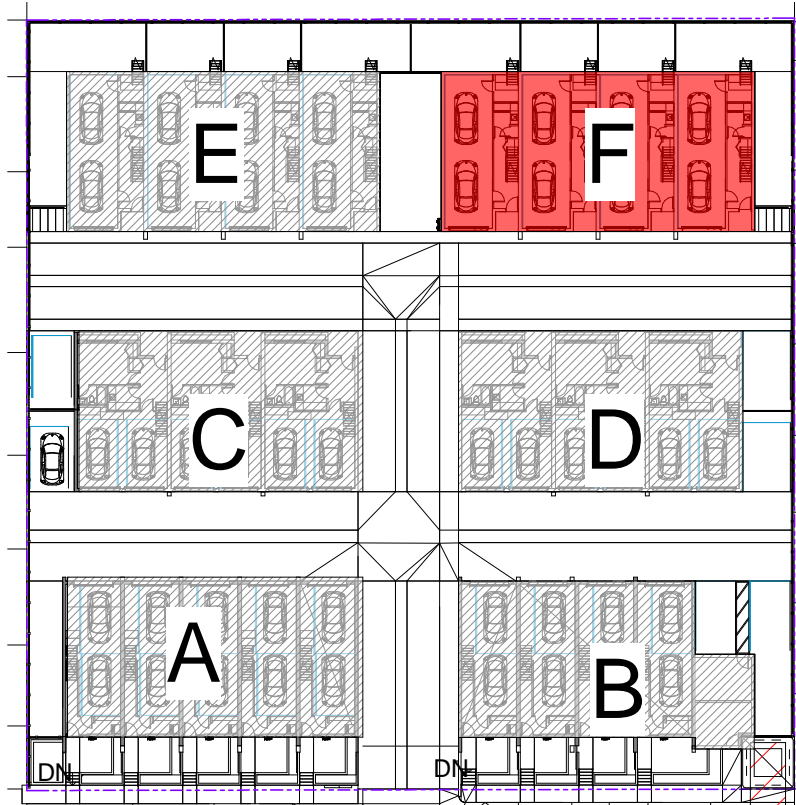


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Email: office@AMArchitects.com

A270

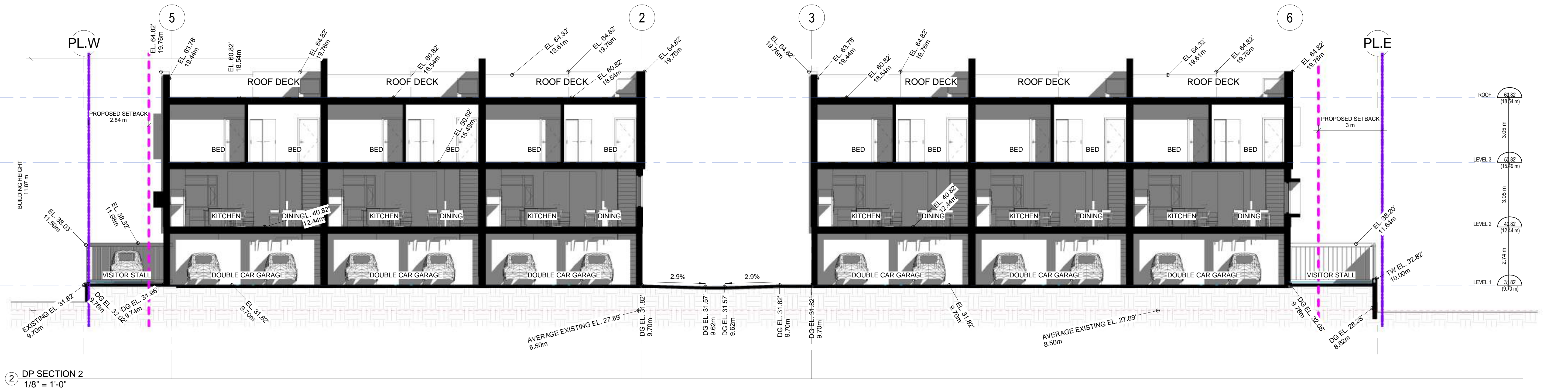
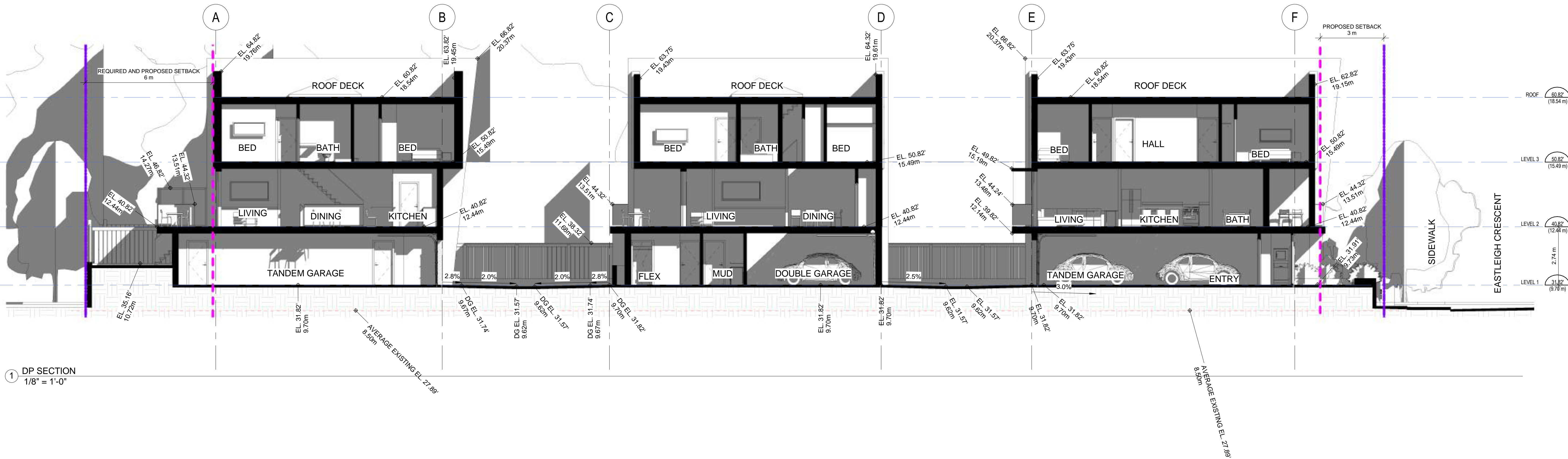


Four material samples are shown in a grid. Sample 1 is a blue-grey textured panel with a small window. Sample 2 is a light beige textured panel. Sample 3 is a light brown horizontal wood-grain panel. Sample 4 is a light beige brick pattern panel.



X:\1700_Projects\1734_20689-20699 Eastleigh Crescent, City of Langley, BC\Drawings\01 In Progress\2018-04-03_ADDENDUM FIRE CHIEF.rvt

Plot Date: 4/13/2018 1:17:52 PM



ARCHITECTS

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Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

SECTIONS

Project Status:

Project Status

SUBMISSION

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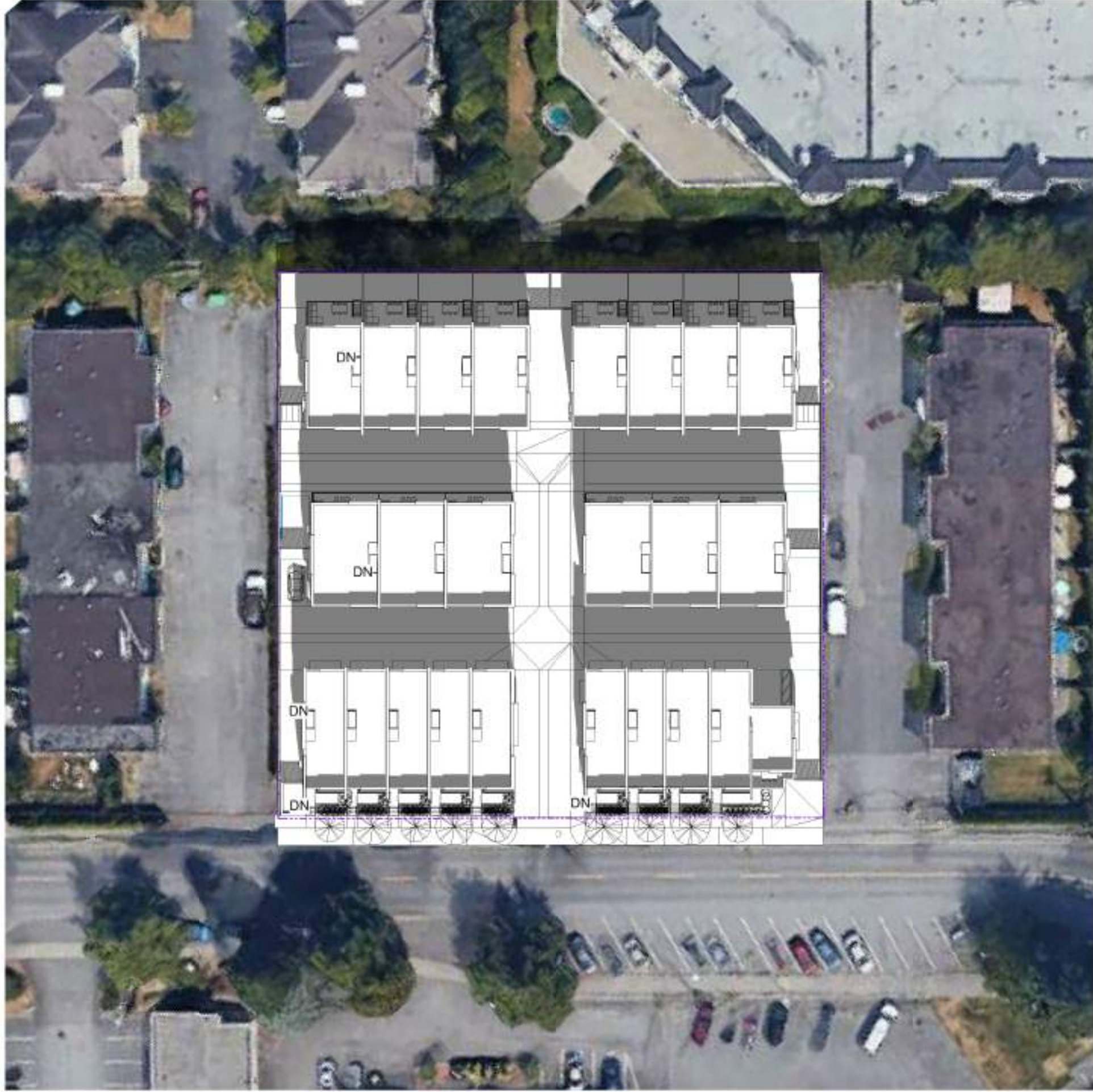
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DWG. NO:

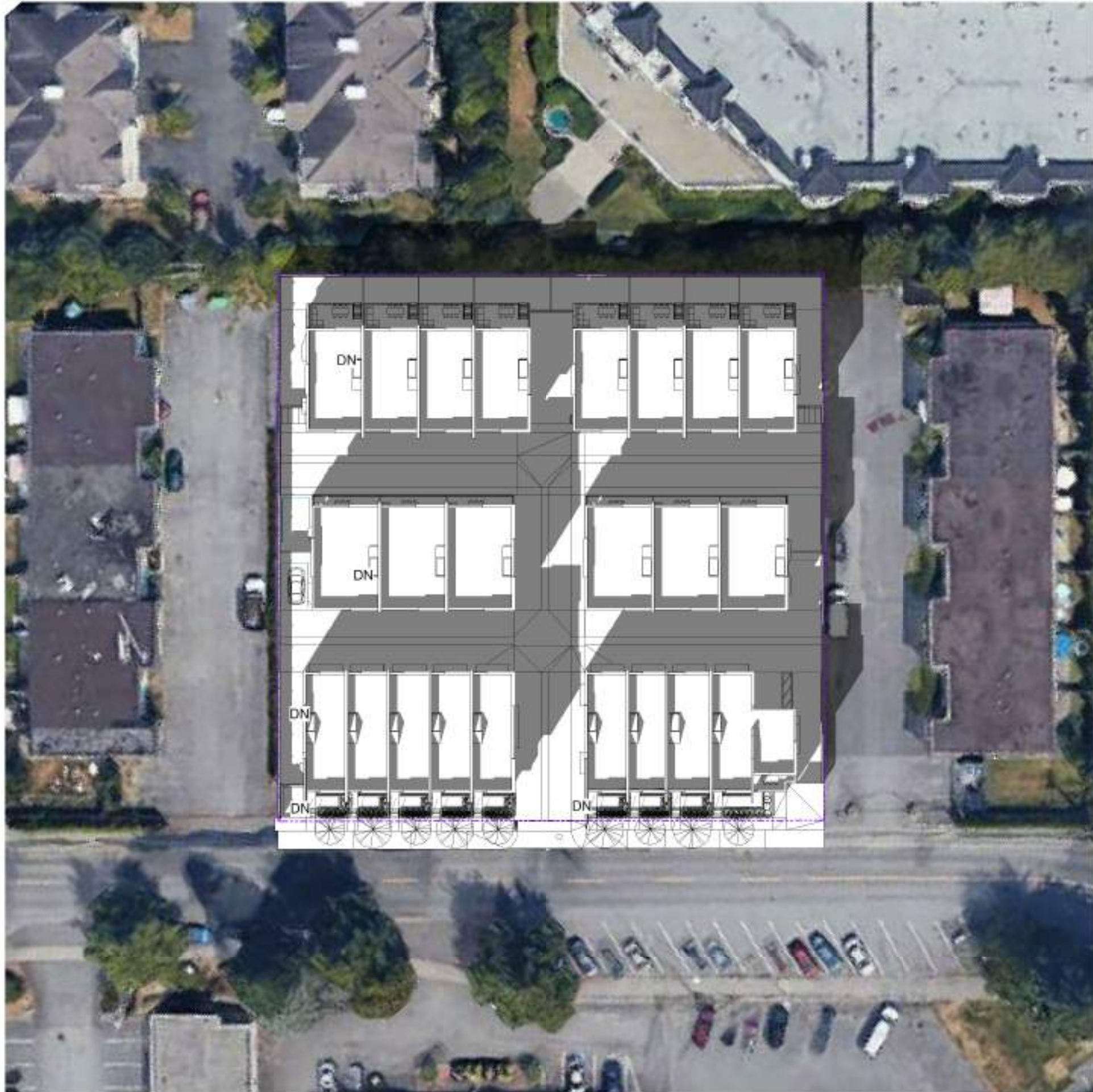
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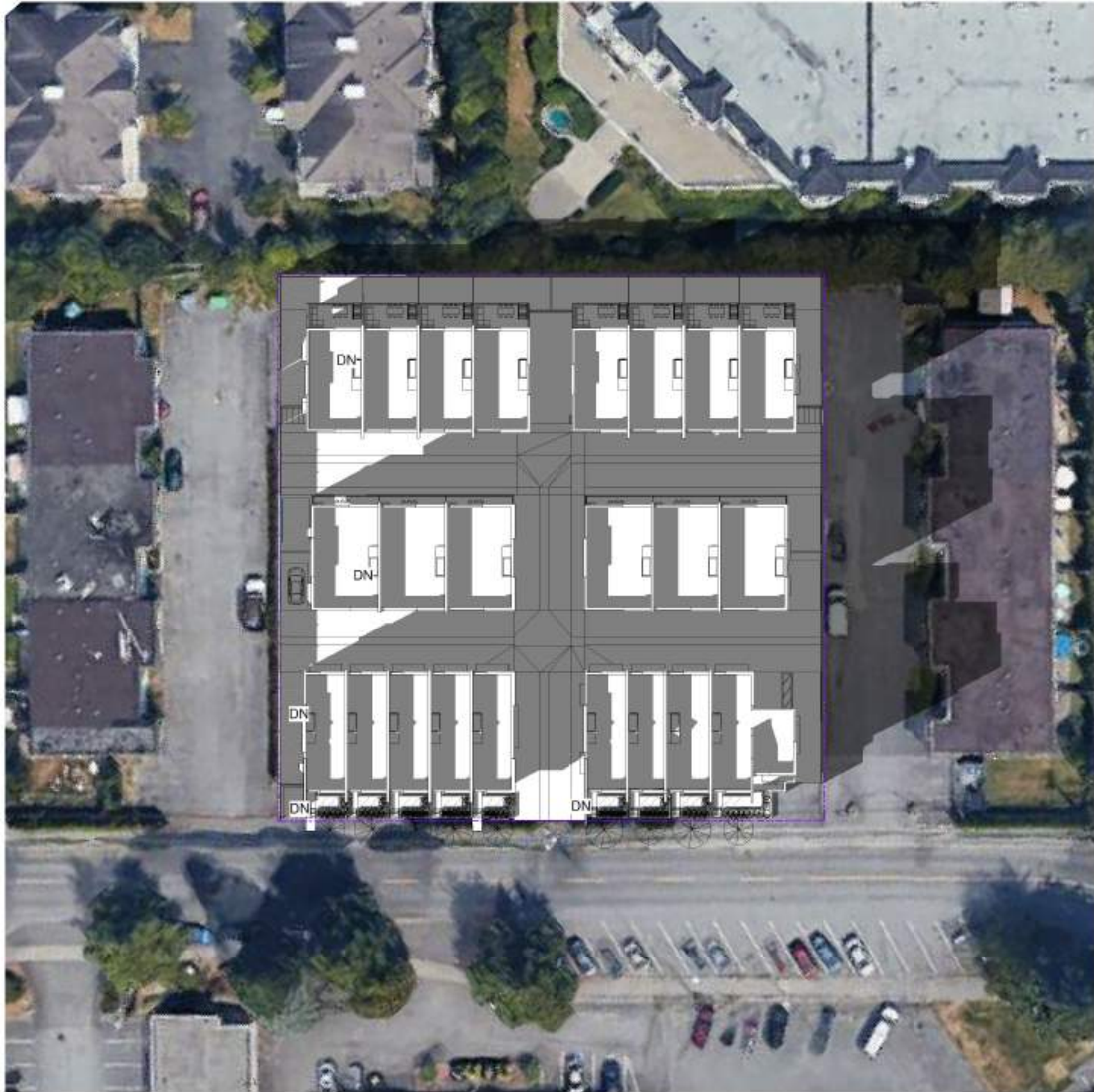
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1" = 40'-0"



② DP SHADOW ANALYSIS - SE - 12PM
1" = 40'-0"



③ DP SHADOW ANALYSIS - SE - 2PM
1" = 40'-0"



④ DP SHADOW ANALYSIS - SE - 4PM
1" = 40'-0"

ARCHITECTS

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Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

SHADOW ANALYSIS - SPRING
EQUINOX

Project Status:

Project Status

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Scale:
1" = 40'-0"

DWG. NO.:

A600

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A700





1 DP LEVEL 1
3/32" = 1'-0"

Area Schedule (Gross Building) DP LEVEL 1			
Name	Unit #	Level	Area
TownHouse	101	LEVEL 1	13.29
TownHouse	102	LEVEL 1	12.68
TownHouse	103	LEVEL 1	12.68
TownHouse	104	LEVEL 1	12.68
TownHouse	105	LEVEL 1	12.85
TownHouse	106	LEVEL 1	13.29
TownHouse	107	LEVEL 1	12.67
TownHouse	108	LEVEL 1	12.72
TownHouse	109	LEVEL 1	12.64
TownHouse	110	LEVEL 1	38.86
TownHouse	111	LEVEL 1	38.51
TownHouse	112	LEVEL 1	38.96
TownHouse	113	LEVEL 1	38.86

Area Schedule (Gross Building) DP LEVEL 1			
Name	Unit #	Level	Area
TownHouse	114	LEVEL 1	38.51
TownHouse	115	LEVEL 1	38.96
TownHouse	116	LEVEL 1	18.79
TownHouse	117	LEVEL 1	18.79
TownHouse	118	LEVEL 1	18.79
TownHouse	119	LEVEL 1	19.67
TownHouse	120	LEVEL 1	18.79
TownHouse	121	LEVEL 1	18.79
TownHouse	122	LEVEL 1	18.79
TownHouse	123	LEVEL 1	19.67
LEVEL 1: 23			500.23
Grand total: 23			500.23

Area Schedule Garage			
Name	Unit #	Level	Area
Garage		LEVEL 1	57.84
Garage		LEVEL 1	56.79
Garage		LEVEL 1	56.79
Garage		LEVEL 1	57.04
Garage		LEVEL 1	57.84
Garage		LEVEL 1	56.79
Garage		LEVEL 1	56.79
Garage		LEVEL 1	57.04
Garage		LEVEL 1	49.36
Garage		LEVEL 1	48.67
Garage		LEVEL 1	49.32
Garage		LEVEL 1	45.60
Garage		LEVEL 1	44.95
Garage		LEVEL 1	44.95
Garage		LEVEL 1	44.95
Garage		LEVEL 1	46.04
Garage		LEVEL 1	45.60
Garage		LEVEL 1	44.88
Garage		LEVEL 1	44.99
Garage		LEVEL 1	45.43
Garage		LEVEL 1	45.43
: 23			1159.02

Area Schedule Elec/Mech			
Name	Unit #	Level	Area
ELEC		LEVEL 1	17.45
MECH		LEVEL 1	18.13
: 2			35.58

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

AREA OVERLAY PLANS

Project Status:

Project Status

SUBMISSION

Date	Description
2018-01-30 Issued for DP/REZONE	
2018-03-05 Re-issued for DP/REZONE	

REVISION

No. Date Description

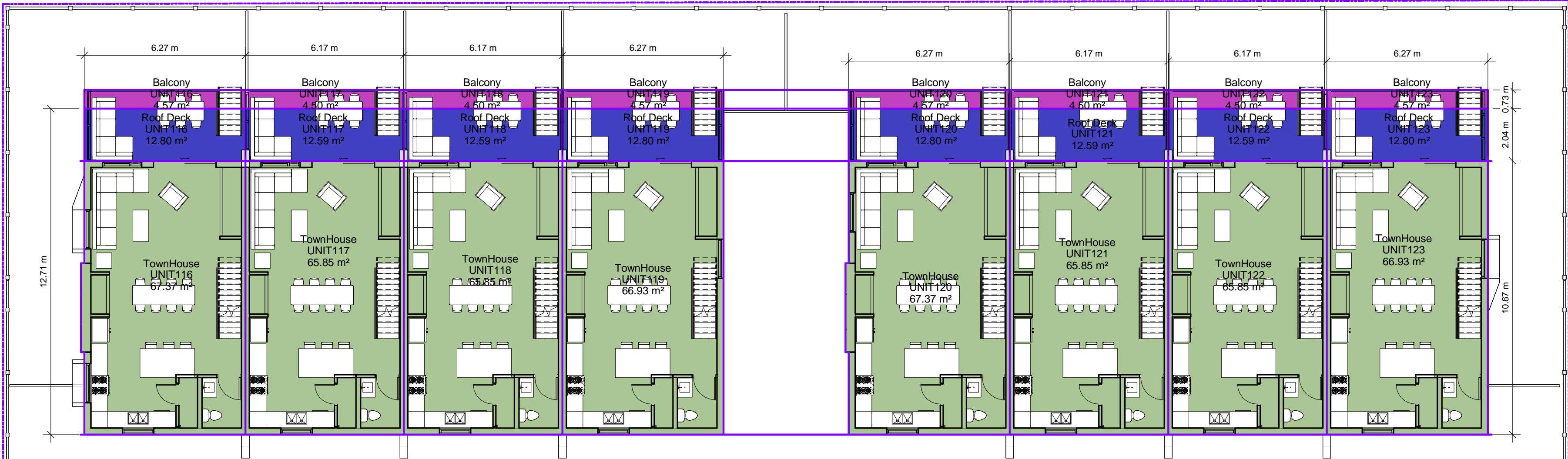
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Scale:
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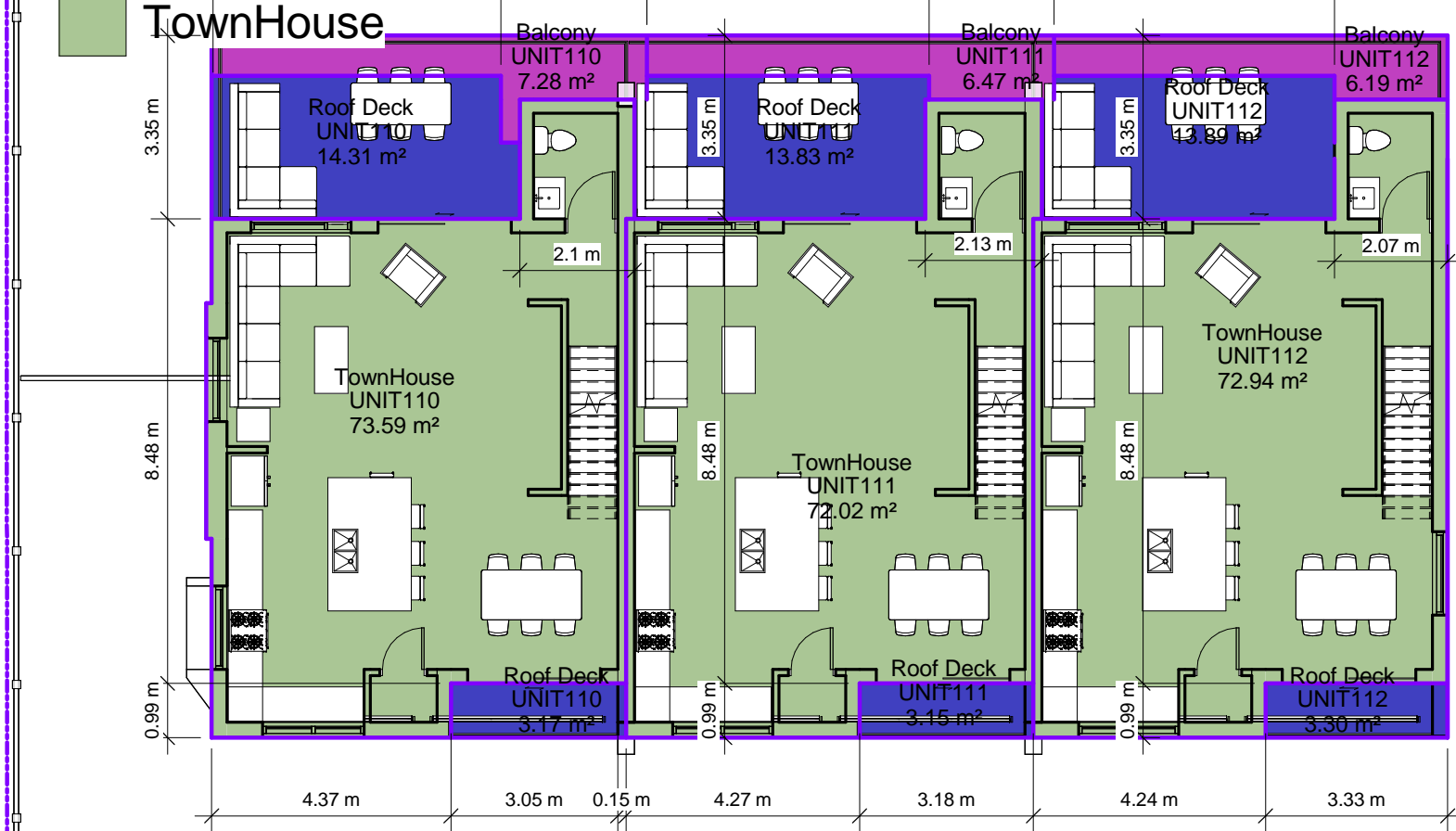
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Schema 1 Legend

- Balcony
- Roof Deck
- TownHouse



Area Schedule (Gross Building) DP LEVEL 2			
Name	Unit #	Level	Area
TownHouse	101	LEVEL 2	53.70
TownHouse	102	LEVEL 2	51.90
TownHouse	103	LEVEL 2	51.90
TownHouse	104	LEVEL 2	51.90
TownHouse	105	LEVEL 2	53.04
TownHouse	106	LEVEL 2	53.70
TownHouse	107	LEVEL 2	51.90
TownHouse	108	LEVEL 2	51.90
TownHouse	109	LEVEL 2	82.36
TownHouse	110	LEVEL 2	73.59
TownHouse	111	LEVEL 2	72.02
TownHouse	112	LEVEL 2	72.94
TownHouse	113	LEVEL 2	73.57

Area Schedule (Gross Building) DP LEVEL 2			
Name	Unit #	Level	Area
TownHouse	114	LEVEL 2	72.07
TownHouse	115	LEVEL 2	72.82
TownHouse	116	LEVEL 2	67.37
TownHouse	117	LEVEL 2	65.85
TownHouse	118	LEVEL 2	65.85
TownHouse	119	LEVEL 2	66.93
TownHouse	120	LEVEL 2	67.37
TownHouse	121	LEVEL 2	65.85
TownHouse	122	LEVEL 2	65.85
TownHouse	123	LEVEL 2	66.93
LEVEL 2: 23			1471.29
Grand total: 23			1471.29

Area Schedule Roof Deck LEVEL 2			
Name	Unit #	Level	Area
Roof Deck	101	LEVEL 2	5.85
Roof Deck	102	LEVEL 2	5.73
Roof Deck	103	LEVEL 2	5.73
Roof Deck	104	LEVEL 2	5.73
Roof Deck	105	LEVEL 2	5.85
Roof Deck	106	LEVEL 2	5.85
Roof Deck	107	LEVEL 2	5.73
Roof Deck	108	LEVEL 2	5.73
Roof Deck	109	LEVEL 2	19.68
Roof Deck	110	LEVEL 2	3.17
Roof Deck	110	LEVEL 2	14.31
Roof Deck	111	LEVEL 2	3.15
Roof Deck	111	LEVEL 2	13.83
Roof Deck	112	LEVEL 2	3.30
Roof Deck	112	LEVEL 2	13.89

Area Schedule Roof Deck LEVEL 2			
Name	Unit #	Level	Area
Roof Deck	113	LEVEL 2	3.04
Roof Deck	113	LEVEL 2	14.27
Roof Deck	114	LEVEL 2	3.02
Roof Deck	114	LEVEL 2	13.63
Roof Deck	115	LEVEL 2	3.02
Roof Deck	115	LEVEL 2	13.63
Roof Deck	116	LEVEL 2	12.80
Roof Deck	117	LEVEL 2	12.59
Roof Deck	118	LEVEL 2	12.59
Roof Deck	119	LEVEL 2	12.80
Roof Deck	120	LEVEL 2	12.80
Roof Deck	121	LEVEL 2	12.59
Roof Deck	122	LEVEL 2	12.59
Roof Deck	123	LEVEL 2	12.80
Grand total: 29			269.68

Area Schedule Balcony Totals			
Name	Unit #	Level	Area
Balcony	101	LEVEL 2	3.47
Balcony	101	LEVEL 2	6.08
101: 2			9.55
Balcony	102	LEVEL 2	3.47
Balcony	102	LEVEL 2	5.99
102: 2			9.46
Balcony	103	LEVEL 2	3.47
Balcony	103	LEVEL 2	5.99
103: 2			9.46
Balcony	104	LEVEL 2	3.47
Balcony	104	LEVEL 2	5.99
104: 2			9.46
Balcony	105	LEVEL 2	3.47
Balcony	105	LEVEL 2	6.13
105: 2			9.60
Balcony	106	LEVEL 2	3.47
Balcony	106	LEVEL 2	6.08
106: 2			9.55
Balcony	107	LEVEL 2	3.47
Balcony	107	LEVEL 2	5.99
107: 2			9.46
Balcony	108	LEVEL 2	3.47
Balcony	108	LEVEL 2	5.99
108: 2			9.46
Balcony	109	LEVEL 2	3.47
Balcony	109	LEVEL 2	5.77
109: 2			9.24
Balcony	110	LEVEL 2	7.28

Area Schedule Balcony Totals			
Name	Unit #	Level	Area
110: 1			7.28
Balcony	111	LEVEL 2	6.47
111: 1			6.47
Balcony	112	LEVEL 2	6.19
112: 1			6.19
Balcony	113	LEVEL 2	6.82
113: 1			6.82
Balcony	114	LEVEL 2	6.74
114: 1			6.74
Balcony	115	LEVEL 2	6.86
115: 1			6.86
Balcony	116	LEVEL 2	4.57
116: 1			4.57
Balcony	117	LEVEL 2	4.50
117: 1			4.50
Balcony	118	LEVEL 2	4.50
118: 1			4.50
Balcony	119	LEVEL 2	4.57
119: 1			4.57
Balcony	120	LEVEL 2	4.57
120: 1			4.57
Balcony	121	LEVEL 2	4.50
121: 1			4.50
Balcony	122	LEVEL 2	4.50
122: 1			4.50
Balcony	123	LEVEL 2	4.57
123: 1			4.57
Grand total: 32			161.86

ARCHITECTS

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Email: office@AMArchitects.com

ANKENMAN MARCHAND



Project:

Project Number

Owner

OKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Drawing:

AREA OVERLAY PLANS

Project Status:

Project Status

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

REVISION

No. Date Description

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A810

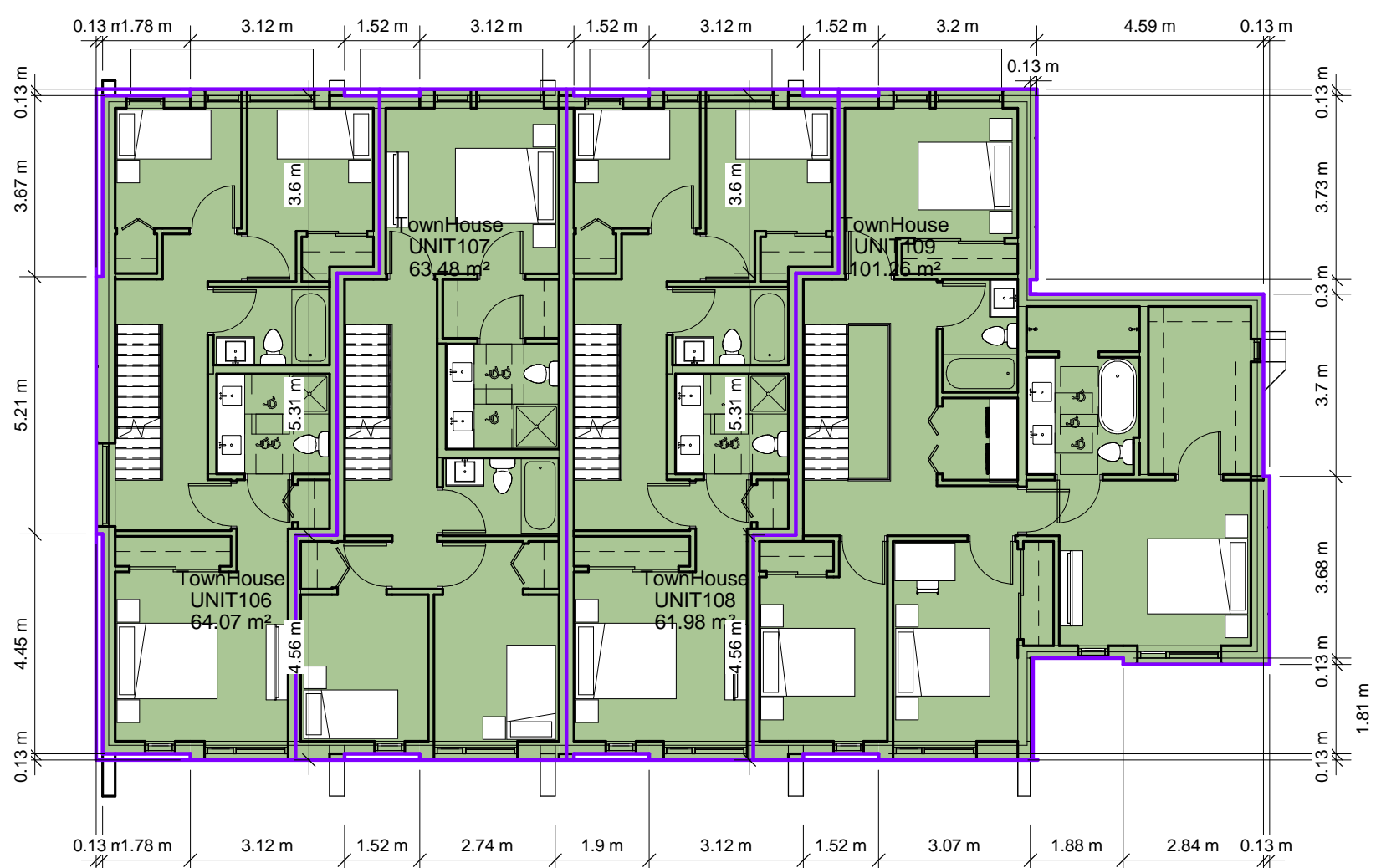
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AREA OVERLAY PLANS

Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DP/REZONE
2018-03-05	Re-issued for DP/REZONE

No.	Date	Description
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A820



TownHouse	123	LEVEL 3	74.02
TownHouse	123	LEVEL 2	66.93
TownHouse	123	LEVEL 1	19.67
123: 3			160.63
Grand total: 69			3695.79

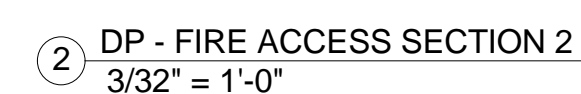
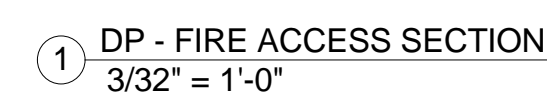
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Area Schedule Roof Deck			TOTALS
Name	Unit #	Level	Area
Roof Deck	113	LEVEL 2	3.04
Roof Deck	113	LEVEL 2	14.27
Roof Deck	113	ROOF	79.44
113: 3			96.76
Roof Deck	114	LEVEL 2	3.02
Roof Deck	114	LEVEL 2	13.63
Roof Deck	114	ROOF	79.41
114: 3			96.06
Roof Deck	115	LEVEL 2	3.02
Roof Deck	115	LEVEL 2	13.63
Roof Deck	115	ROOF	79.41
115: 3			96.06
Roof Deck	116	LEVEL 2	12.80
Roof Deck	116	ROOF	64.46
116: 2			77.26
Roof Deck	117	LEVEL 2	12.59
Roof Deck	117	ROOF	64.46
117: 2			77.05
Roof Deck	118	LEVEL 2	12.59
Roof Deck	118	ROOF	64.46
118: 2			77.05
Roof Deck	119	LEVEL 2	12.80
Roof Deck	119	ROOF	64.46
119: 2			77.26
Roof Deck	120	LEVEL 2	12.80
Roof Deck	120	ROOF	64.46
120: 2			77.26
Roof Deck	121	LEVEL 2	12.59
Roof Deck	121	ROOF	64.46
121: 2			77.05
Roof Deck	122	LEVEL 2	12.59
Roof Deck	122	ROOF	64.46
122: 2			77.05
Roof Deck	123	LEVEL 2	12.80
Roof Deck	123	ROOF	64.46
123: 2			77.26
Grand total: 52			1796.69

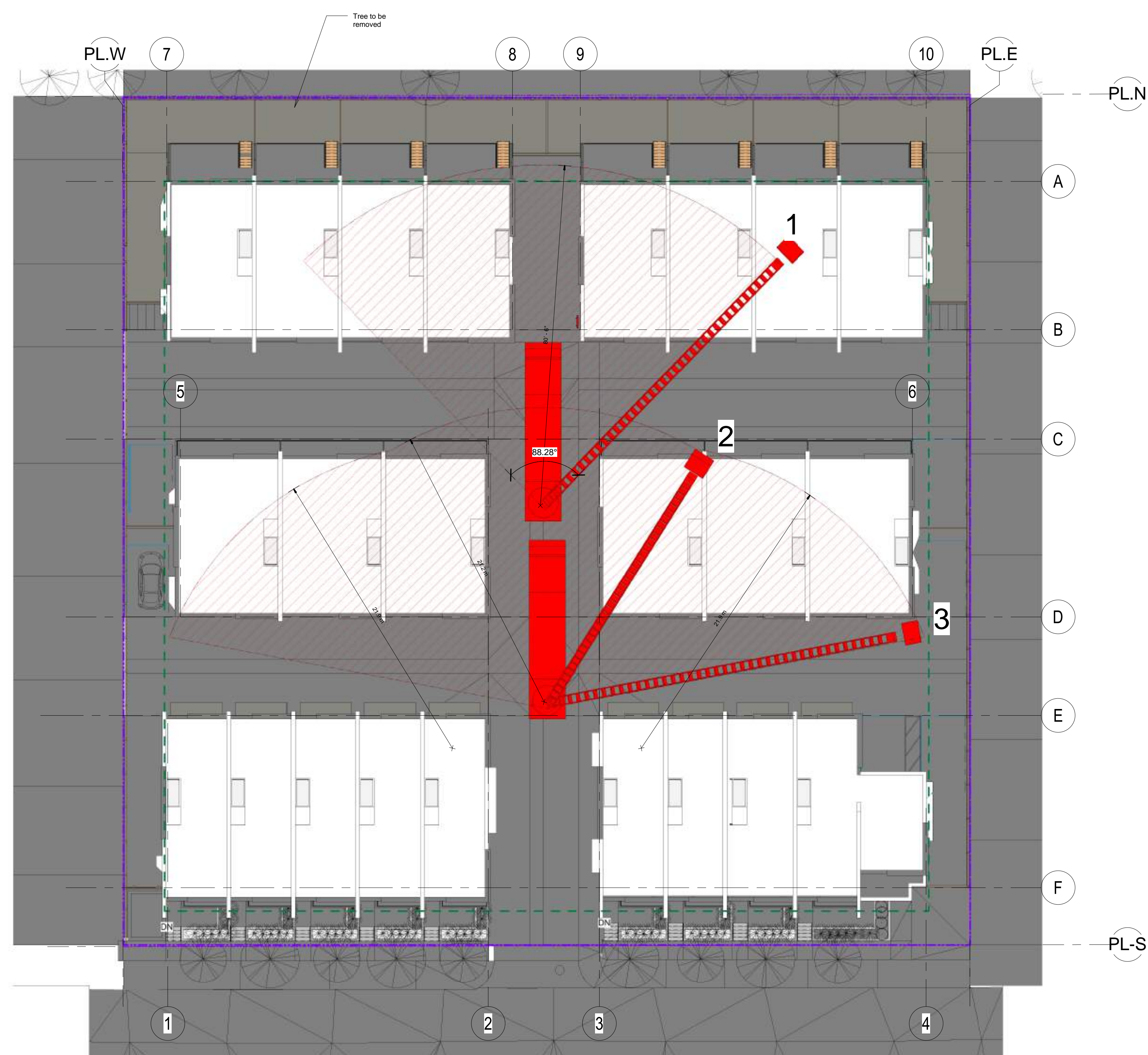
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A900



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A910



④ DP - FIRE ACCESS DIAGRAM
1/16" = 1'-0"



Flowering trees along back fence, alternating magnolias and dogwood

Patios for back units, with shrubs against wood fence on retaining wall

Planting clusters with vine maple, pine and native shrubs and groundcovers

Portion of PL landscape strip with Caryx/ sedge planting

Planting clusters with vine maple, pine and native shrubs and groundcovers, and fence separating visitor parking stalls

Individual roof decks with tall privacy walls and planters with shrubs & grasses

Planting clusters with vine maple, pine and native shrubs and groundcovers, and fence at corner of building

Portion of PL landscape strip with Caryx/ sedge planting

Planting clusters with vine maple, pine and native shrubs and groundcovers, and fence separating visitor parking stalls

Native shrub planting at corner of building

Entries to street front unit with low L-shaped planters, hedges, perennials and columnar beech trees

Flowering dogwood street trees

Shared amenity space with trellis & vines, seating and rubber tile play space bordered with perennials and boxwood

concrete unit pavers

permeable unit pavers in central swale

concrete unit pavers at nodes in drive aisles

asphalt paving

shrub planting at grade and in stepped planter

concrete unit pavers

asphalt paving

permeable unit pavers in central swale

BLOCK E

BLOCK F

BLOCK C

BLOCK D

BLOCK A

BLOCK B



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Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
LANDSCAPE CONCEPT PLAN

Issue:
29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

PROPOSED 6" WATER SERVICE CONNECTION
PROPOSED 6" SEWER CONNECTION

Scale: 1/10" = 1'-0"

Date: Dec 2017

Development Permit No: Dev. Permit No.

Building Permit No: Bldg. Permit No.

Project Number: 2017-

Dwg
L0.01

Perimeter retaining
+/- 5' elevation
gain

Side yards slope
down to central drive
aisle

Bicycles

Bicycles

BLOCK E

BLOCK F

BLOCK C

BLOCK D

BLOCK A

BLOCK B

Rubber play
surface

Pavers and trellis at
amenity area

Permeable pavers in
central drainage swale

Permeable pavers in
central drainage swale

Open for planting

Paver walk at
side

Open for planting

12'-0"

12'-4"

Pavers at unit
entries

Built in planters

Asphalt drive side
aisles

Built in planters

Permeable pavers in
central drainage swale

Permeable pavers in
central drainage swale

20'-8"

Permeable pavers in
central drainage swale

3'-0"

9'-3"

2'-4" 6'-11"

2'-3"

4'-3"

21'-3"

5'-0"

gravel?

Sidewalk

3'-8" 5'-1" 8'-3"

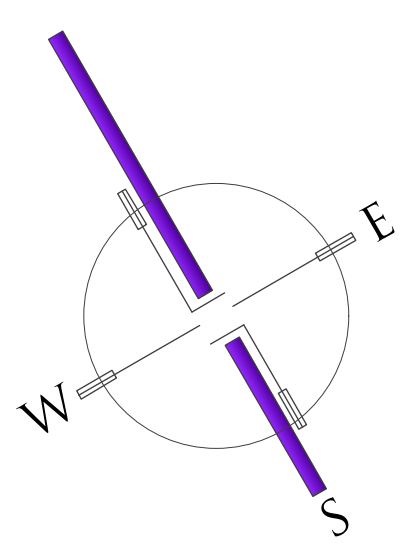
Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
LANDSCAPE LAYOUT

PROPOSED 6" WATER SERVICE
PROPOSED 8" STORM CONNECTION
PROPOSED 6" SEWER CONNECTION

Issue: 29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: 1/10" = 1'-0"
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-



Dwg
L1-02



RECOMMENDED PLANT LIST

TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.c	12	Acer circinatum	Vine maple	3.0m ht.	
C.kou	5	Camus kousa chinensis	Chinese Dogwood	6 cm. cal	
F.syl.d	11	Fagus sylvatica 'Dawycikii'	Dawycikii Beech	7 cm. cal	
Mg.E	4	Magnolia x 'Elizabeth'	Elizabeth Magnolia	7 cm. cal.	
P.tmpif	2	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.	
p.syl	3	Pinus sylvestris	Scotch Pine	3.0 m. ht	
styx	4	Styrax japonicus	Japanese Snowbell Tree	6 cm cal	
	0				Conform to street tree standards

SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Az.j	70	Azalea japonica	Japanese azalea	#3 pot	
Br.v	30	Berberis verruculosa	Warty Barberry	#3 pot	
Bs	82	Blechnum spicant	Deer Fern	#2 pot	
Bx	31	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
cal.b	5	Calliocalpa bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	
C.j	8	Camellia japonica	Japanese Camellia	1.0 m. ht	
M.ca	20	Mahonia aquatfolium	Oregon grapw	#3 pot	
nan	45	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot	
pm	59	Polystichum munifolium	Western swordfern	#2 pot	
Rh.bl	21	Rhododendron x 'Blue Diamond'	Blue Diamond Rhododendron	#3 pot	
R.san	6	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
RrTB	8	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot	
sk	12	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sa.h	55	Sarcococca hookeriana var. humilis	Himalayan Sarcococca	#2 pot	
sp.d	4	Spiraea douglasii	Hardhack spiraea	#2 pot	
smgd	101	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.5 m. ht.	
vo.tb	18	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
vidw	50	Viburnum tinus 'Compactum' (V.t. 'Spring Bouquet')	Spring Bouquet Laurustinus	#3 pot	

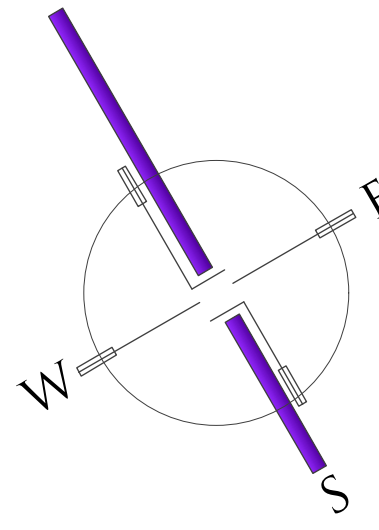
PERENNIALS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ane	2	Anemone japonica	Japanese anemone	#1 pot	
Az.j	15	Azalea japonica	Japanese azalea	#3 pot	
Bg	61	Bergenia cordifolia	Heartleaf Bergenia	#1 pot	
Bx	60	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
Ech.T	10	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
hl.o	21	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot	
M.sin	6	Miscanthus sinensis	Maiden grass	#2 pot	
per	40	Perovskia atriplicifolia	Russian Sage	#1 pot	

GROUNDCOVER

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
au	143	Arctostaphylos uva-ursi 'Vancouver'	Vancouver Jade Kinnikinnick	#1 pot	
CxE	196	Carex oshimensis Evercolor 'Everest'	Everest Variegated Sedge, green	#1 pot	
Ech.T	5	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
op.n	120	Ophiopogon Planiscapus 'Nigrescens'	Black mondo grass	#1 pot	
Ro.AG	6	Rosa 'Autumn Sunset'	Autumn Sunset climbing rose	#3 pot staked	
Sr.Ang	8	Seedum rupestre 'Angelina'	Angelina seedum	#1 pot	
thy	26	Thymus serpyllum	Wooly thyme	#1 pot	

All materials and workmanship to BCSLA/BCLNA standards, latest edition
Street tree installation must comply with current standard of the City of Langley Street Tree Program for tree quality, size and planting details.



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Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PLANTING PLAN

Issue: 29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: 1/10" = 1'-0"
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Dwg
L1-03

PL 60.98m (200.07)

RECOMMENDED PLANT LIST

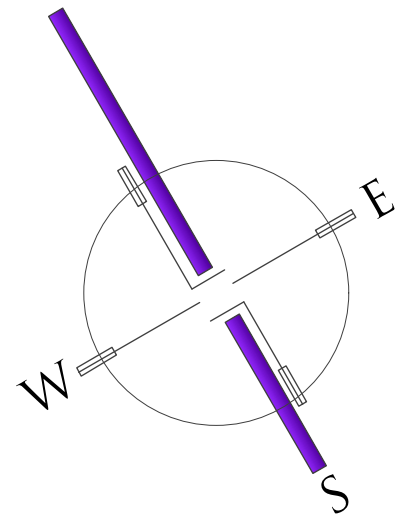
TREES & PERENNIALS - ROOF DECKS

ID	Quantity	Latin Name
Hib	13	Hibiscus syriacus 'Lucy'
M.sin	104	Miscanthus sinensis
RtB	86	Rosa rugosa x 'Therese Bugnet'

Common Name	Scheduled Size	Notes
Lucy Rose Of Sharon	1.5 m. ht	
Maiden grass	#2 pot	
Therese Bugnet Japanese Rose	#1 pot	

PL 61.19m (200.75)

PL 61.23m (200.89)



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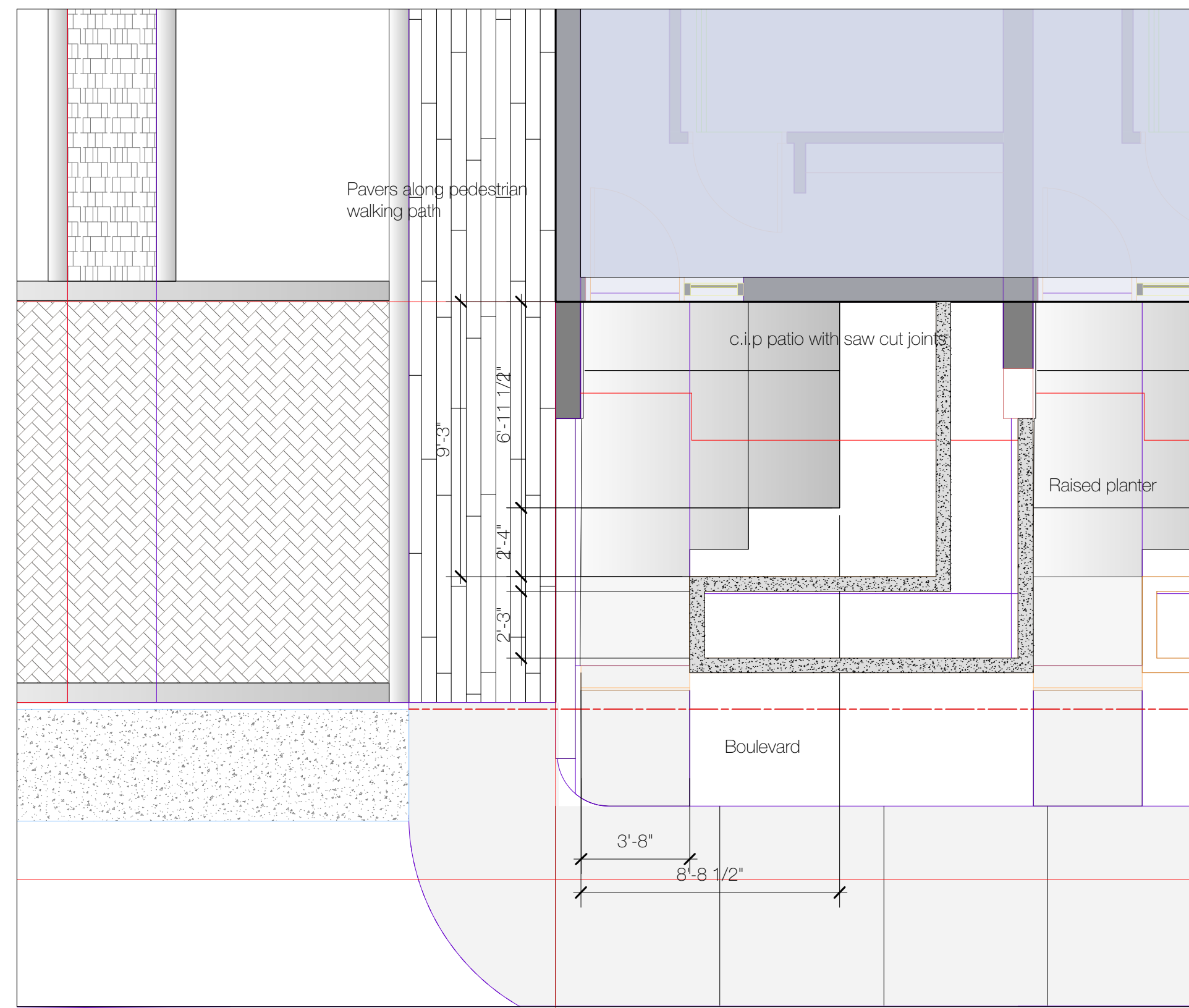
Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PLANTING PLAN - ROOF
TO HW
REVIEW

Issue: 29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

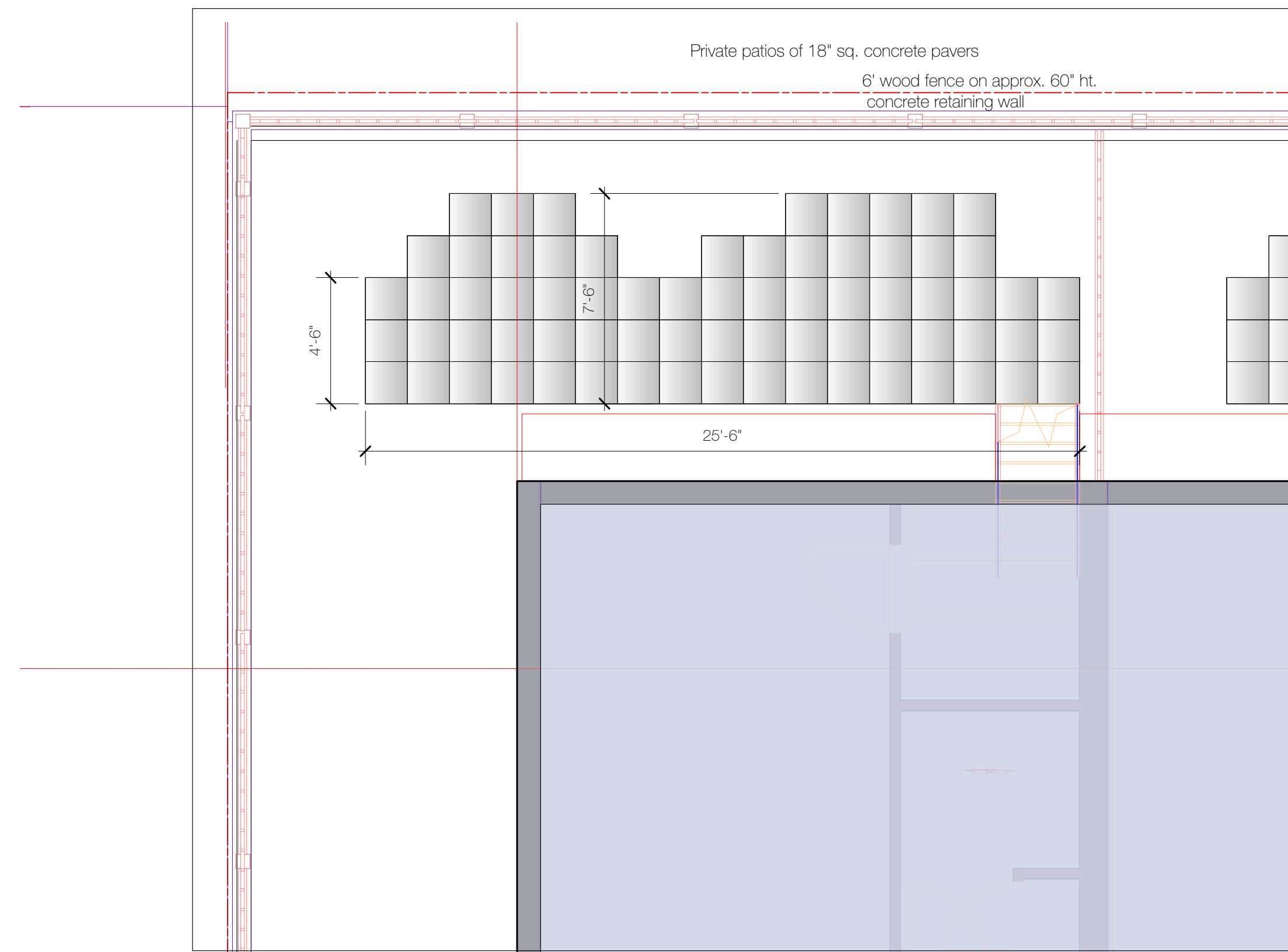
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Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Dwg
L1-04



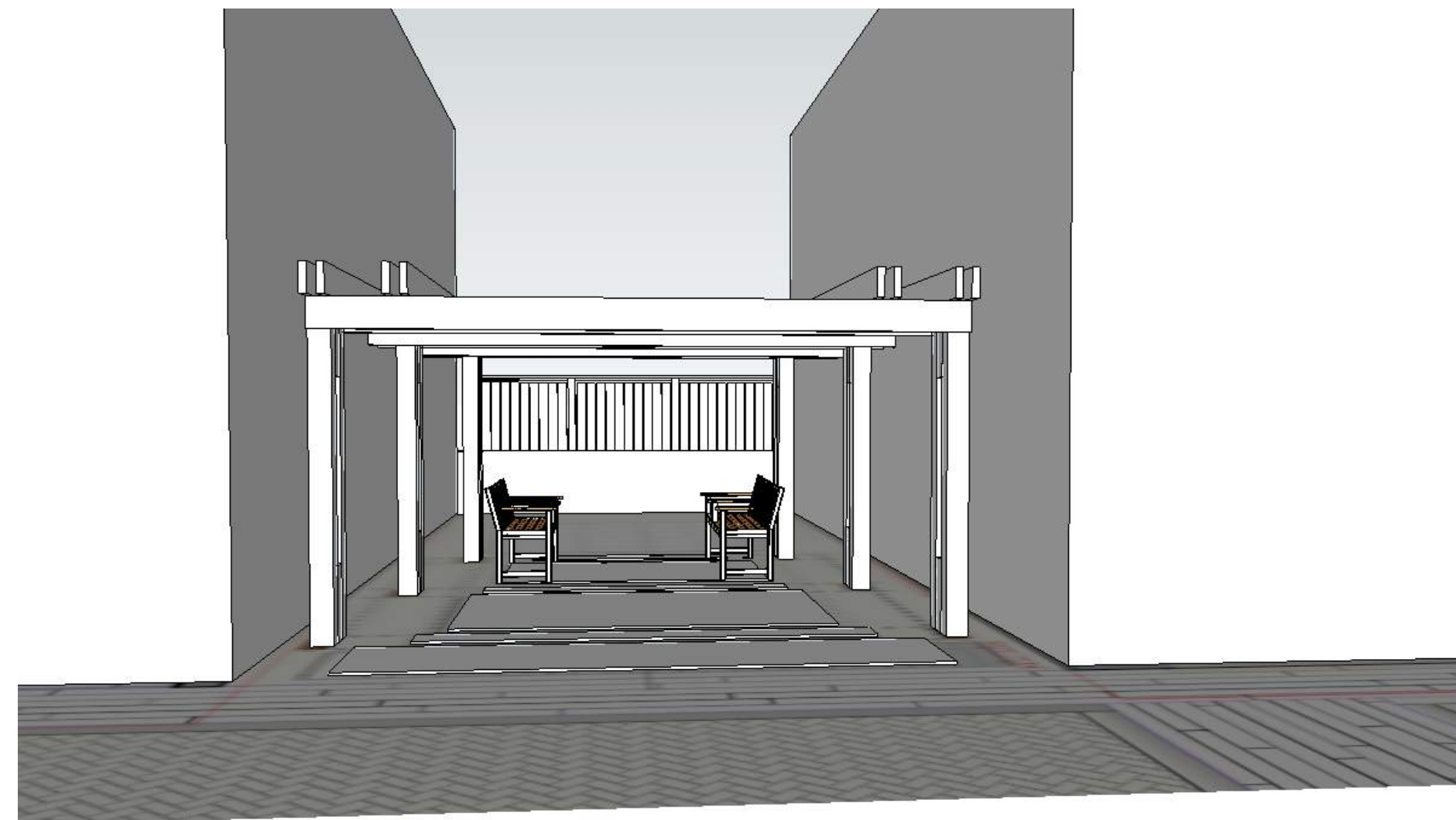
1 Typical Street Front Entry & Patio - Detail Plan

1/4" = 1'-0"



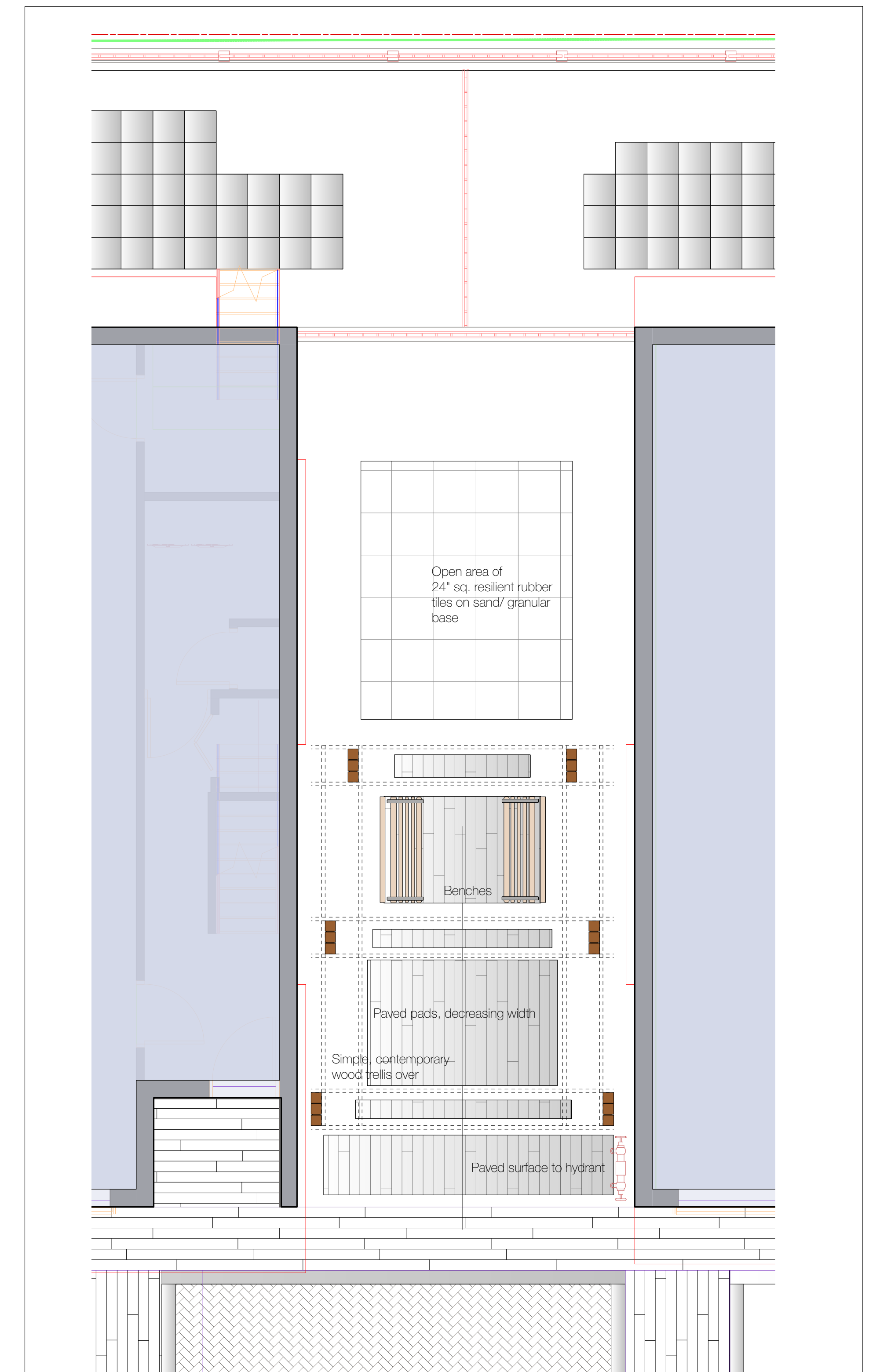
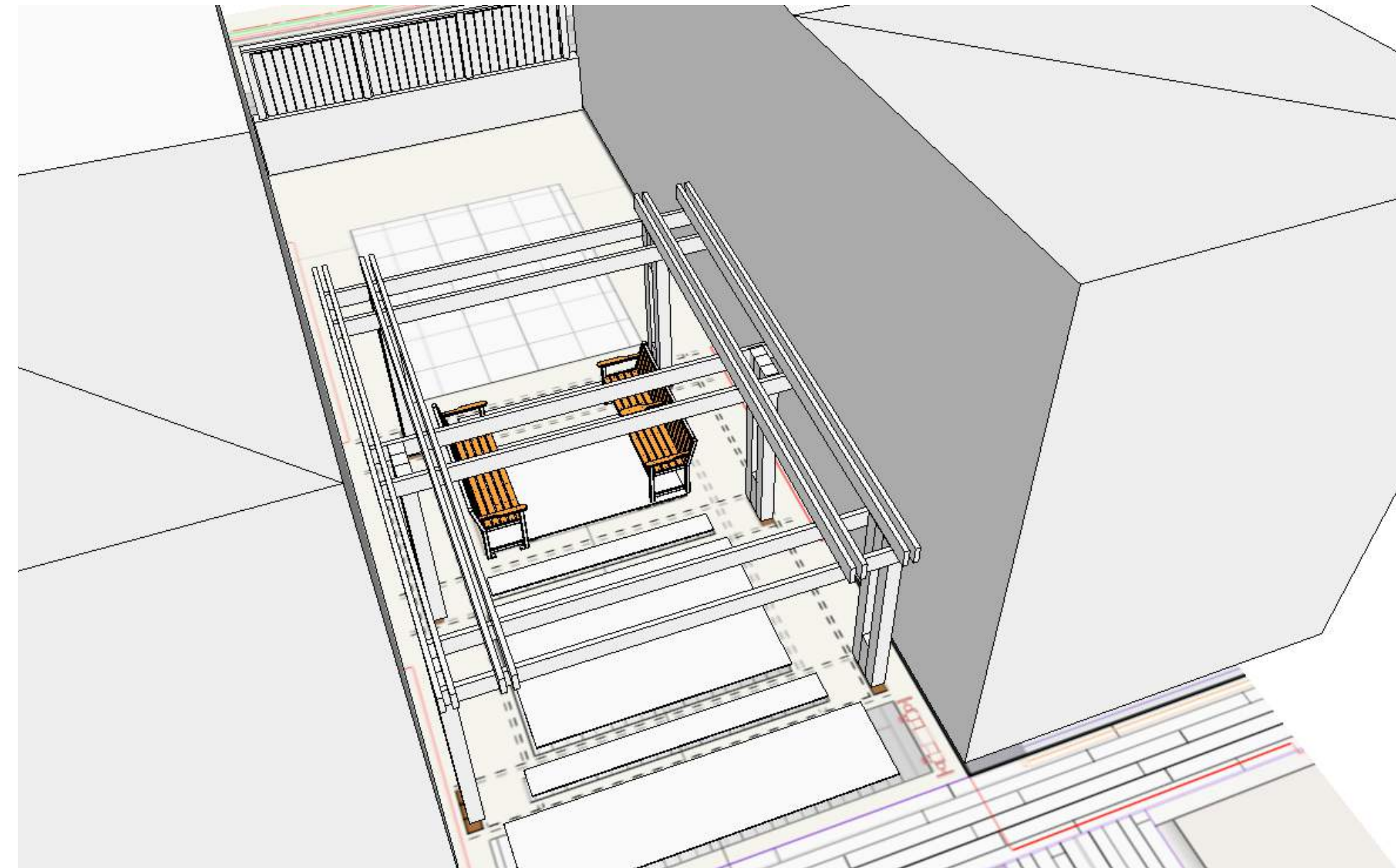
2 Typical Back Unit Patio - Detail Plan

1/4" = 1'-0"



4 Central Amenity Space - Schematic Sketches

N.T.S



3 Central Amenity Space - Detail Plan

1/4" = 1'-0"



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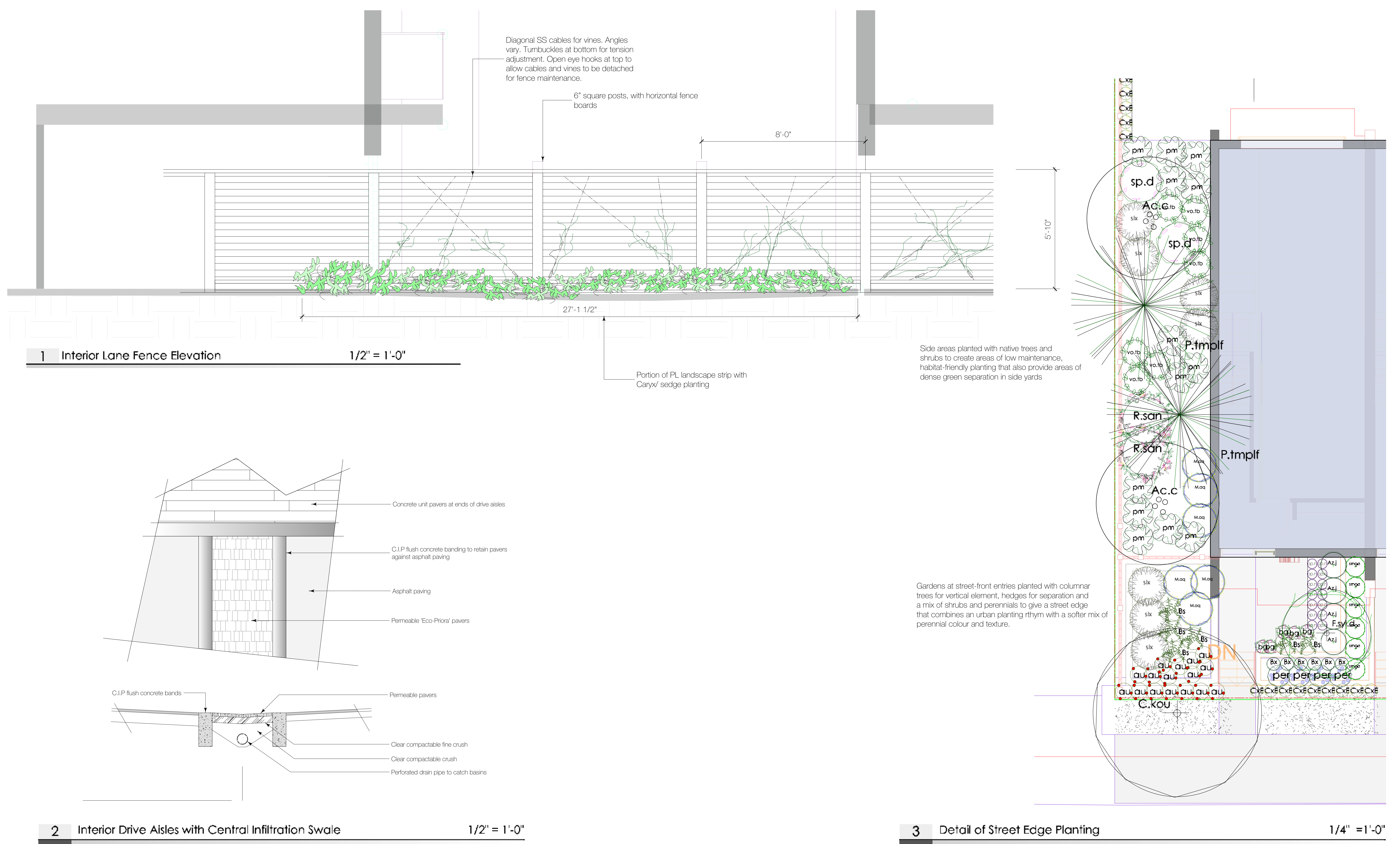
Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PRELIMINARY DESIGN DETAILS

Issue: 29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission

Scale: As noted
Date: December 2017
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Building Permit No: Bldg. Permit No.
Project Number: 2017-

Dwg
L2.01



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w. damonorienteltd.ca

Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PRELIMINARY DESIGN DETAILS

Issue: 29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: As noted
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Dwg
L2.02



**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



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 9th day of April, 2018.

ADOPTED this day of , 2018.

MAYOR

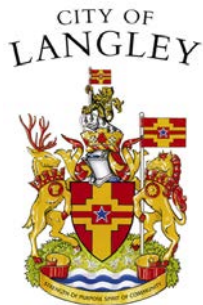
CORPORATE OFFICER



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 2018 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 9th day of April, 2018.

FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER



EXPLANATORY MEMO

2018 TAX RATE BYLAW, 2018, No. 3059

A taxation revenue increase of 4.94% is required to fully fund the 2018 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

	Properties	Ratio	\$ Change	% Change
Average Single Family Residential	3,376	1.000	(\$ 6.64)	(0.320) %
Average Strata Dwelling	5,911	1.000	\$ 105.64	14.920 %
Average Light Industrial Property	77	3.190	\$ 732.46	3.662 %
Average Business Property	630	3.089	\$ 640.23	3.232 %

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

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	47.9%	\$ 12,991,071
Utilities (2)	0.4%	127,448
Light Industrial (5)	6.1%	1,621,510
Business & Other (6)	45.5%	12,305,700
Recreations / Non Profit (8)	0.2%	67,326
Farmland (9)	0.0%	30
Total	100.0%	\$ 27,113,085

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. During the Financial Planning process, City Council expressed a desire to maintain the tax burden close to the average ratio between the classes (1: 3) identified in Metro Vancouver. The ratio in 2017 will be 1 : 3.089 between the residential and business class. This ratio change shifted a reduction of 0.1% of the overall city property tax burden to the business class properties.

Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.



2018 TAX RATE BYLAW No. 3059

BYLAW No. 3059

A Bylaw to Levy property value taxes for municipal purposes
for the year 2018

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

1. The following tax rates appearing in Schedule "A", attached to and forming a part of this bylaw, are imposed and levied for the 2018 year for:

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body.

and are imposed on the basis of the assessed value of the land and improvements.

2. This Bylaw may be cited for all purposes as the "2018 Tax Rates Bylaw, 2018 No. 3059".

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

READ A THIRD TIME this day of , 2018.

FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

2018 Tax Rate Bylaw No. 3059 Schedule A

Municipal Taxes					
<i>Property Class</i>	<i>"A" General Municipal</i>	<i>RCMP</i>	<i>Fire</i>	<i>Library</i>	<i>Other</i>
1 Residential	2.4854	1.1240	0.4159	0.1459	0.7996
2 Utility	40.0000	18.0898	6.6930	2.3478	12.8694
3 Supportive Housing	2.4854	1.1240	0.4159	0.1459	0.7996
5 Light Industry	7.9285	3.5856	1.3266	0.4654	2.5509
6 Business/Other	7.6775	3.4721	1.2846	0.4506	2.4702
8 Rec/Non-profit	8.5996	3.8891	1.4389	0.5048	2.7668
9 Farm	2.4854	1.1240	0.4159	0.1459	0.7996

Regional Tax Requisitions	
<i>Property Class</i>	<i>(GVRD) Metro Vancouver</i>
1 Residential	0.0480
2 Utility	0.1681
3 Supportive Housing	0.0480
5 Light Industry	0.1633
6 Business/Other	0.1177
8 Rec/Non-profit	0.0480
9 Farm	0.0480



EXPLANATORY NOTE

BYLAW NO. 3064

The purpose of Bylaw No. 3064 is to authorize the discharge of Land Use Contract No. 22-77 from the property located at 5139 – 206 Street.

The owner has applied to have Land Use Contract No. 22-77 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 288 suites have been approved or are in the building permit application process for approval. In the same timeframe, 673 property owners discharged the land use contracts affecting their single family residential lots. There are 477 single family residential lots still affected by land use contracts in the City.



DISCHARGE OF LAND USE CONTRACT NO. 22-77 BYLAW NO. 3064

A Bylaw to authorize the discharge of Land Use Contract No. 22-77 from the specified property.

WHEREAS Land Use Contract No. 22-77 is registered against titles legally described in Schedule “A”.

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 22-77 discharged from title to the Lands.

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

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

1. The Land Use Contract registered in the Land Title Office under N74579 is hereby discharged against the title legally described in Schedule “A” which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.
3. This Bylaw may be cited for all purposes as “Discharge of Land Use Contract No. 22-77 Bylaw, 2018, No. 3064”.

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

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

READ A THIRD TIME this day of , 2018.

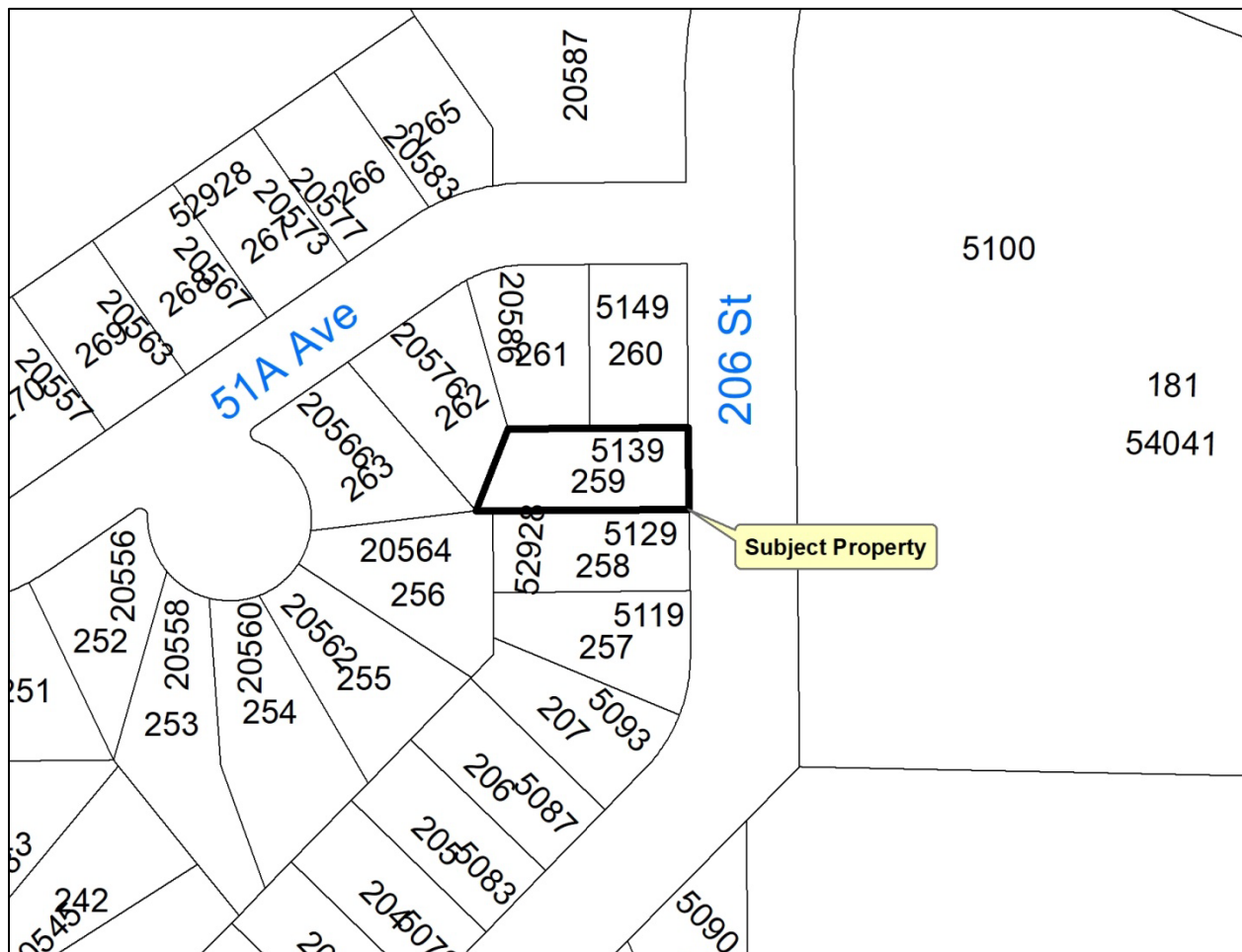
FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

BYLAW NO. 3064**SCHEDULE "A"**

Civic Address: 5139 – 206 Street
Legal Description: Lot 259, District Lot 36, Group 2, New Westminster District, Plan 52928
PID: 000-461-041
Applicant: S. Dilon
Owner: S. Miranda, S. Dilon





REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Patrol Bikes and Equipment**

Report #: 18-23

File #: 1700.00

From: Dave Selvage
Manager of Bylaw Enforcement

Doc #:

Date: April 17, 2018

RECOMMENDATION:

THAT City Council allocate \$4,500.00 from the Enterprise Fund to purchase patrol bikes and equipment for the Bylaw Enforcement staff.

PURPOSE:

The purpose of this report is to seek funding approval from City Council for the purchase of bikes and equipment for the Bylaw Enforcement Division.

POLICY:

City Council approval is required to allocate funds from the Enterprise Fund.

COMMENTS/ANALYSIS:

In 2017, a bike patrol program was initiated in partnership with the RCMP and City of Langley Bylaw Enforcement. Bike patrols were conducted once and sometimes twice a week in partnership throughout the City. The bike patrols supported the newly developed Integrated Proactive Homelessness Inspection Team where Bylaws and RCMP travelled throughout the City. Bylaw and Criminal Code violations were enforced with the safety of the homeless and the greater public in mind.

Bike patrols allowed for greater mobility for the team and the ability to get to more isolated places with greater ease. This resulted in the ability to be more proactive, reducing calls for service for both the City and the RCMP.

Bike patrols add greater visibility within the community contributing to crime prevention. Improved public perception when bikes are seen throughout the community is apparent in the immediate feedback received from citizens.

In 2017, RCMP bikes were used by the Bylaw Enforcement staff. These bikes are no longer available for use. The purchase of bikes for the City will allow more patrolling and scheduling flexibility. The bikes will be able to be used in the absence of the RCMP for regular Bylaw Enforcement patrols.

BUDGET IMPLICATIONS:

The estimated cost for two bicycles and equipment for four Bylaw Enforcement Officers is approximately \$4,500.00. It is recommended the cost of the bicycles be allocated from the Enterprise Fund.

ALTERNATIVES:

That City Council decline the allocation of funds to purchase the bikes and that bike patrols are not conducted in 2018.

Respectfully Submitted,



Dave Selvage
Manager of Bylaw Enforcement

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



The Royal Society of St. George B.C. Branch

January 15th. 2018
#707, 950 Cambie Street
Vancouver, B.C., V6B 5X5

Mayor Ted Schaffer

Members of Langley City Council
20399 Douglas Crescent
Langley, BC V3A 4B3

We, the officers and members, are requesting that Monday April 23rd. 2018 be officially declared St. George Day in the City of Langley, B.C.

Proclamation

WHEREAS Both Canada and British Columbia's system of government, law, economy and the freedom of language and religion originated in England;

AND WHEREAS Those that have a English Heritage, Tradition and Customs continue to remain an important part of daily life to the benefit of all the citizens of British Columbia;

AND WHEREAS Many of the streets, buildings, sites and cities history are a result of immigrants from Britain's dedication and hard work.

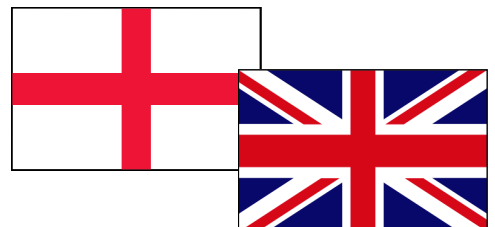
AND WHEREAS Those of the English community in your city and throughout British Columbia continue to make valuable contributions to our way of life;

AND WHEREAS We in the multicultural country of Canada respect the importance of patriotism and historic events to the English residents and family members in our city;

AND WHEREAS Those of English heritage throughout the world mark April 23rd. with a civic and festive celebration to revere and honour St. George, the Patron Saint of England, for his courage and his contribution to all good things English:

NOW, THEREFORE, I, Ted Schaffer, Mayor of the City of Langley, DO HEREBY PROCLAIM
Monday April 23rd, 2018 as St. George Day.

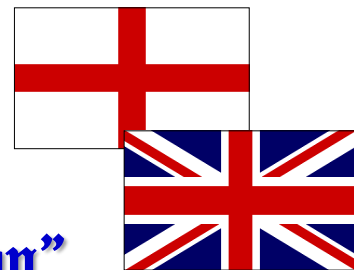
Respectfully submitted
Steve McVittie
President, RSSG





The British Are Coming, The British Are Coming.

"The British Invasion"



Sponsored by the Royal Society of St. George,
British Columbia Branch

April 21st. 2018

St. George's Day

The English, Scottish, Irish,

Welsh, Manx and Cornish will be
celebrating their History, Customs
and Heritage at the Roundhouse
Community Center



British foods, merchandise
and entertainment from England,
Ireland, Scotland, Wales,

Planning to
travel to the UK?



Travel info.

English Food



Fayre

MENU

- £ Steak & Kidney Pie
- £ London Pub Pie
- £ Scotch Pie
- £ Melton Mowbray
- £ Cornish Pasty
- £ Classic Sausage Roll
- £ Currant Squares
- £ Bakewell Tarts
- £ Empire Biscuits



Isle of Man and Cornwall.

KEEP
CALM
AND
CARRY
ON

Scottish Dancers and Singers



Royal Souvenirs



English Pub



Sponsor's: The Roundhouse Community Centre, Urban Fare, Yaletown,
Sciue Italian Bakery, Vancouver Morris Men, Old English Car Club, L.A.M.B.

Vendors: The Royal Society of St. George, British Isles in Canada, B.C.
Highland Games, Irish Monument, Welsh Society, Dickens Sweets and British
Museum,

