



REGULAR COUNCIL MEETING AGENDA

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

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MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 23, 2018

7:13 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

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

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

1. **ADOPTION OF AGENDA**

- a. Adoption of the April 23, 2018 Regular Agenda

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the April 23, 2018 regular agenda be amended to add a proposed motion regarding Metro Vancouver Board under New Business.

CARRIED

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the April 23, 2018 regular agenda be adopted as amended.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from April 9, 2018

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on April 9, 2018 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from April 9, 2018

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the minutes of the special (pre-closed) meeting held on April 9, 2018 be adopted as circulated.

CARRIED

- c. Public Hearing Minutes from April 9, 2018

MOVED BY Councillor Pachal
SECONDED BY Councillor Arnold

THAT the minutes of the public hearing held on April 9, 2018 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3033 - Zoning Amendment

Note: Bylaw 3033 was amended at the April 9, 2018 Regular Council meeting to correctly reflect one of the subject properties as being 5491 199A Street

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.

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

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

BEFORE THE QUESTION WAS CALLED

The proponent responded to questions from Council members as follows:

- The roof-top patios will definitely be constructed;
- The colours chosen for the exterior are earth tones; however, owners can individualize their front doors with different colours.

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

- the commission reviewed and is supportive of the application, and particularly liked the roof-top patios, having restrictive covenants in place to protect closure of garages and tandem parking; and the provision for electric vehicle plug-ins;
- the commission suggested the potential for air conditioning;
- engineering staff reviewed traffic impacts with respect to volume and parking and are satisfied with the proposed development;
- it is important that the developer maintain communication during construction with the surrounding neighbours and that parking of construction vehicles is addressed.

THE QUESTION WAS CALLED and the motion was

CARRIED

4. DELEGATIONS

- a. New Westminster and District Labour Council - Day of Mourning for Workers Killed or Injured

Bryan Finstad, New Westminster and District Labour Council Executive Board member representing MoveUP, provided information to Council on the following:

- Purpose of National Day of Mourning for Workers Killed and Injured;
- Training and education offered by the BC Federation of Labour Health and Safety Centre;
- BC Labour Heritage Centre partnership with BC Teachers Federation, CUPE BC and WorkSafe BC to actively engage more schools to participate in their National Day of Mourning BC Schools project;
- Steps taken to educate young workers;
- Statistics on time loss injuries, deaths related to illness or injury;
- Goal to reduce number of deaths and injuries among young workers;
- Violence, bullying and harassment in the workplace awareness and prevention;
- Mental health and safety as important as physical health and safety;
- invited Mayor and Council to ceremony on Saturday April 28 at 11:00 am at Westminster Pier Park, New Westminster to remember those killed or injured on the job.

5. COMMUNITY SPOTLIGHTS

- a. Langley Community Farmers' Market Society

Opening of the New Timms Community Centre Farmers' Market

Paige Dampier, Board Chair, board of directors Langley community farmers market society, and Cherise McGee, Market Manager, provided information on the following:

- Entering 10th year of operating farmers market in Langley;
- All products sold at market are made, baked or grown locally;
- New farmers market at Timms Community Centre starting June 2nd;
- Community partnerships;
- Langley City provided community grant;
- Donating food from farms through Food Recovery Program:
 - Recipients include:
 - Ishtar Transition Housing
 - Blacklock Find Arts breakfast program
 - Encompass Youth Group
 - LEPS food processing workshops

- Volunteer hours;
- BCAFM Community Partner of the Year – 2017 Award;
- Goal to increase Farmers' Market Nutrition Coupon Program for those in need in the community
- In 2017 received Community Impact Award from Langley Chamber of Commerce
- Market statistics;
- Fundraising initiatives;
- Wednesday farmers market opening day is May 16th, Noon to 4:30 pm
Saturday opening date is June 2nd 10:00 am to 2:00 pm.

b. Ginger Sherlock, Emergency Planning Coordinator

Emergency Preparedness Week - May 6 – 12

Ginger Sherlock, Emergency Planning Coordinator provided information on Emergency Preparedness Week May 6 – 12, 2018 activities as follows:

- motto and goal for this year's campaign: ensuring families are ready
- Public outreach and engagement activities during month of May:
 - Pet First-Aid Course
 - Emergency Preparedness Sessions
 - Emergency Program's Open House
- Partnership engagement activities:
 - Canadian Council of the Blind (CCB), BC-Yukon Div.
 - Program's ESS functional Reception Centre Exercise
 - Calgary Flood Lessons Learned
 - Freshet Planning Session

Ms. Sherlock presented a plaque from Emergency Management of BC to the City of Langley and the Langley Emergency Program for their contributions during the provincial flood and fire responses last summer.

6. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – May 7, 2018
Regular Council Meeting – May 14, 2018

b. Metro Vancouver - Councillor Storteboom

Metro Vancouver's Sewage and Drainage District operations staff continue to develop a new method for the repair of sewer breaks using a specialized diving team, with helmet-mounted video cameras, to locate and repair breaks in the pipe. When the area of a break is determined, an expanding waterproof, structural resin is injected around the outside of the

sewer pipe. Then, the diver goes back down inside the pipe to remove the excess resin.

A successful repair can be completed in one night while the traditional rehabilitation service would require having to excavate the entire area and that would take about four to six months at a cost of about \$2 to \$3 million dollars to complete the repair. This new method of repair is proving to cost about only about 10% of previous, similar repair projects.

On the subject of sewers, the annual “unflushable” public awareness campaign is being restarted to remind residents NOT to discard those “unflushables” down the drain. As you know, unflushables such as grease, hairballs and paper towels can seriously clog and damage our sewers. This year’s eight-week campaign will involve posters in washrooms, in movie theatres and in fitness facilities as well as a new pre-movie game in cinemas, online advertising, social media, videos and giveaways of toilet paper with campaign messaging advising that the epic unflushables battle continues in order to protect the integrity of our regional sewer system.

Also, Metro Vancouver is assessing potential programs and policies to reduce textile waste. Textile waste is one of the region’s fastest growing waste streams due to rapidly changing fashion trends and low prices, which have led to an increase in clothing consumption and disposal. Textile waste is estimated to make up about five percent of the region's municipal solid waste, or about 40,000 metric tonnes per year. This estimate includes fabrics used in clothing, carpets and upholstery. In fact, clothing is estimated to be about half of all textile waste, which is equivalent to about 17 t-shirts per person, per year.

Mayor, Council and residents are invited to see the Metro Vancouver website for more details and for updates about these and other regional initiatives.

The next Metro Vancouver Board Meeting is scheduled for this Friday, followed by the Regional Council of Councils on Saturday.

c. Library Happenings - Councillor Martin

The City of Langley Library is a welcoming space for people in the community to pursue their passions together. From knitting to Scrabble, chess to visual arts, and virtual reality to writing, the library hosts a variety of ongoing programs and special events that help people in our community connect over interesting activities and shared experiences.

Adult Chess Club - Every Friday, starting April 20, 10:30 - 11:30 am

Calling all chess enthusiasts! Drop by the library to sharpen your skills and meet other players. All experience levels are welcome. An experienced chess player will be on hand to give instruction if needed.

Breastfeeding Circle - Wednesdays, April 25 and May 2, 10:00 – 11:30 am

Drop in for a relaxing and safe place to ask questions and share breastfeeding experiences. The circle will feature short information sessions on a variety of topics. Offered in partnership with Fraser Health.

Close Knit Langley -Tuesdays, 2:30 - 5:00 pm

Join knitters of all ages and abilities for our warm and welcoming drop in knitting circle.

Scrabble Club - Wednesdays, 1:30 - 3:30 pm

Come join us for a rousing game of Scrabble in the library!

Langley Creative Writers Meet Up - Tuesdays, April 17 and May 1, 6:30 - 8:30 pm

This is an opportunity for creative writers to gather and share their work/ideas for feedback and encouragement. Please register online at <https://www.meetup.com/Langley-Creative-Writers-Meet-Up/>.

Book Club - Wednesday, April 18, 11:30 am – 12:30 pm

Join the library's newest book club to make new friends, and share your thoughts on interesting titles.

Writers Critiques and Readings - Wednesday, April 18, 7:00 - 8:30 pm

If writing is your passion, this is the gathering for you. Prose writers (new and experienced) of almost any genre will read their work publicly, followed by group feedback. A partnership with the Langley Writers' Guild.

Art Critiques - Monday, April 30, 6:45 - 8:45 pm

Visual artists at every stage of their careers are invited to bring their artwork and receive constructive feedback from a professional artist, as well as the group. Sponsored by the Langley Arts Council.

Langley Weavers and Spinners Guild - Thursday, May 3, 10:30 am – 1:30 pm

New members are welcome, and all levels of experience are embraced!

Experience Virtual Reality - Friday, May 4, 11:00 am – 3:00 pm

Experience the excitement and thrill of Virtual Reality. Put on VR goggles and headsets and immerse yourself into the artificial world with great games. This program is attended for those ages 10 and up or at least 48" tall.

d. Discover Langley City - Councillor Albrecht

Website Overview

The past month's focus has been on having visitors, businesses, and locals sign up to receive our e-newsletter. This continues to be a focus moving forward. With the summer events around the corner, we will be updating content and images as well. Visitation numbers remain to grow.

Social Media

Instagram followers continue to grow daily as they are now over 550 followers to date. The use of #discoverlangleycity continues to be successful for event planners promoting their events, to our tourism businesses, and locals sharing their images which help us grow our user generated content. For the month of May, DLC will be running a Facebook contest to help grow followers.

One Year Tactical Plan

As of April 31st, DLC is well ahead of schedule and will have completed 5 of their 7 tactics from the year one tactical plan.

We're thrilled to share that the launch of the Cooperative Marketing Program has sparked the interest of some of Langley City's key tourism businesses, and DLC expects to receive two applications before the end of summer!

The month of April has primarily been dedicated to completing a tourism events grant application through DestinationBC for DLC's launch of a brand new 2019 International Parkour Event to kick off in Langley City in May 2019. This tour will go across North America and Langley City's Parkour Park is the only outdoor facility on the tour and Canadian stop – making this a very highly attended and exclusive event! This event will bring new, incremental visitation including National and International leisure travellers from the UK, Japan, United States and Germany. Very exciting times ahead for our City!

e. Youth Week – May 1 to 6, 2018

Councillor Arnold, Chair of the Youth Committee advised of the recent Hunter Park Reopening and Earth Day event at which the Youth Committee provided a pancake breakfast by donation in support of Youth Week.

Free Youth Week events include:

- 3 vs 3 Basketball Tournament
- Open Mic Night
- Angst Movie Night
- Talent Showcase featuring Her Brothers
- Minute to Win it & Pizza Party
- Langley Walk Warrior Course

f. Langley City Video Spotlight - Mayor Schaffer

The Passionate Home

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 24 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.

7. BYLAWS

a. Bylaw 3054 - Zoning Amendment Bylaw

First and second reading of a bylaw to rezone the properties located at 20689 and 20699 Eastleigh Crescent from RM1 Multiple Residential Low Density Zone to CD-55 Comprehensive Development Zone to accommodate a 23-unit 3 –storey townhouse development

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the Bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 146, 2018, No. 3054" be read a first time.

THAT the Bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 146, 2018, No. 3054" be read a second time.

CARRIED

b. Bylaw 3057 - Election and Assent Voting Procedure Amendment Bylaw

Final 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 van den Broek

SECONDED BY Councillor Pachal

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

CARRIED

c. Bylaw 3058 - Election Nomination Deposit Repeal Bylaw

Final reading of a bylaw to repeal the Election Nomination Deposit Bylaw

MOVED BY Councillor Albrecht

SECONDED BY Councillor van den Broek

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

CARRIED

d. Bylaw 3059 - 2018 Tax Rate Bylaw

First, second and third reading of a bylaw to levy property value taxes for municipal purposes for the year 2018

MOVED BY Councillor Arnold
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "2018 Tax Rates Bylaw, 2018 No. 3059" be read a first time.

THAT the bylaw cited as "2018 Tax Rates Bylaw, 2018 No. 3059" be read a second time.

THAT the bylaw cited as "2018 Tax Rates Bylaw, 2018 No. 3059" be read a third time.

CARRIED

e. Bylaw 3064 - Discharge Land Use Contract Bylaw

First and second reading of a bylaw to authorize the discharge of Land Use Contract No. 22-77 from the property located at 5139 – 206 Street to facilitate application for a secondary suite

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Discharge of Land Use Contract No. 22-77 Bylaw, 2018, No. 3064" be read a first time.

THAT the bylaw cited as "Discharge of Land Use Contract No. 22-77 Bylaw, 2018, No. 3064" be read a second time.

CARRIED

8. **ADMINISTRATIVE REPORTS**

a. Patrol Bikes and Equipment

MOVED BY Councillor Storteboom
SECONDED BY Councillor Martin

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

CARRIED

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

Royal Society of St. George, British Columbia Branch - St. George's Day
April 21, 2018

c. New Business

Proposed Motion - Metro Vancouver Board

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT Langley City Council requests its voting member on the Metro Vancouver Board to vote against the Metro Vancouver Board pension and retirement allowance.

CARRIED

10. ADJOURNMENT

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the meeting be adjourned at 8:12 pm.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, April 23, 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 April 10th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the April 12th and April 19th editions of the Langley Advance. No correspondence was received.

2. **BUSINESS**

a. Bylaw 3033 - Zoning Amendment

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

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

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

- Existing survey of site for re-zoning;
- Site plan of proposed development;
- Building materials;
- Renderings of proposed townhouse designs for each of the townhouse clusters located on the site;
- Renderings of proposed streetscape;
- Landscape and Tree Plan;
- Townhouse features and amenities.

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

R. King, 19970 55A Ave., asked if there will be any interruptions to the sewer systems of the houses on the south side during construction of the development. Staff advised that there will be no interruptions to surrounding houses as only the sewer connections to the building lots will be disconnected.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor
SECONDED BY Councillor

THAT the Public Hearing close at 7:13 pm.

CARRIED

MAYOR

CORPORATE OFFICER



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

**Monday, April 23, 2018
5:25 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 WAIVE NOTICE AND COMMENCE A CLOSED SESSION

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT notice of the April 23, 2018 Special (Pre-Closed) and Closed Council meetings be waived in order to commence the meetings earlier than 5:45 p.m.

CARRIED

The meeting commenced at 5:25 p.m.

2. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

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

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

3. ADJOURNMENT

MOVED BY Councillor van den Broek
SECONDED BY Councillor Arnold

THAT the Special (pre-closed) Council meeting adjourn at 5:26 pm.

CARRIED

MAYOR

CORPORATE OFFICER



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 twenty third 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 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.

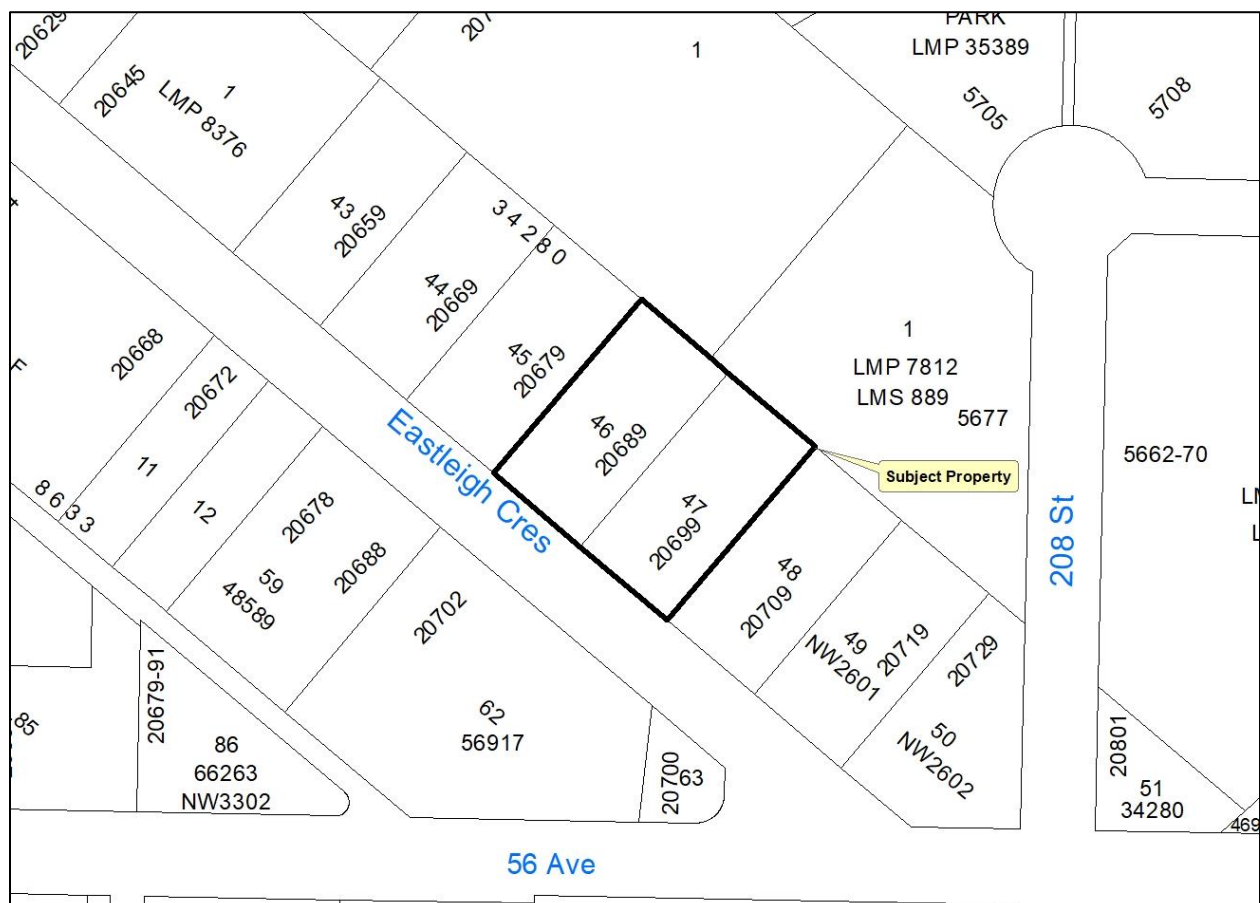
MAYOR

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
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 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):



**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

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

Degenault Planning Consultants Ltd.
229-8777 Cook Road
Richmond, B.C. V6Y 3T8
Contact: Stan Degenault
Email: stan@degenaultplanning.com
Tel: 604.277.6367 Fax: 604.276.4255

Client

Canada Hai Hua Investment Ltd.
650-6111 Anderson Road
Richmond, B.C. V6Y 3Z8
Contact: Yi Liang Chen
Email: yi@haihuainvest.com
Tel: 604.245.7888

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, B.C. V6J 1N6
Contact: Tim Ankenman
Email: tim@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2595

Surveyor

Compass Land Surveying LTD.
13807-88th Avenue
Surrey, B.C. V3T 5A8
Contact: Shengping Liu
Email: shengping@compasssurvey.com
Tel: 604.588.3701

Landscape

Demon Oriente LTD.
4505-45th Street 10th Avenue
Vancouver, B.C. V6R 2H9
Contact: Damon Oriente
Email: dmo@demo.net
Tel: 604.222.9200

CPTED

Lathema Security
P.O. Box 88
Mill Bay, B.C. V6R 2P9
Contact: Craig Lathema
Email: lathema@lathema.com
Tel: 250.743.8948 Fax: 250.743.8941



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

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Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of

Langley, BC

Drawing:

COVER PAGE & DRAWING

LIST

Project Status:

Project Status

SUBMISSION

Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION

No.	Date	Description

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Scale:

DWG. NO:

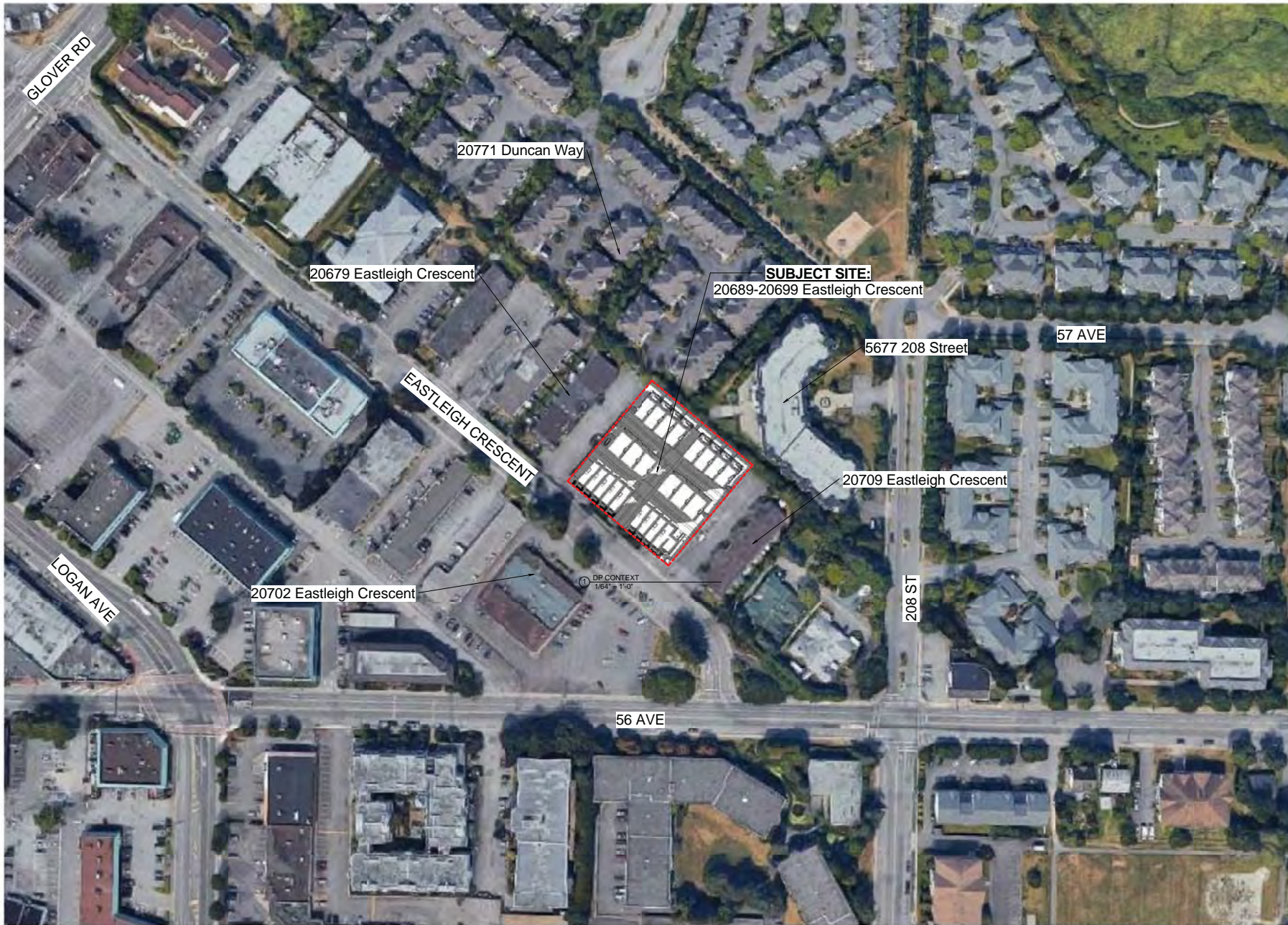
A001

ANKENMAN MARCHAND

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Email: office@AMArchitects.com

Scale:	DWG. NO:
	A002

Total bicycle stalls proposed = 46 + 8 = 54 stalls



ARCHITECTS

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Email: office@AMarchand.com

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



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:
1/64" = 1'-0"

DWG. NO:
A030



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
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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

Project Status:
Project Status

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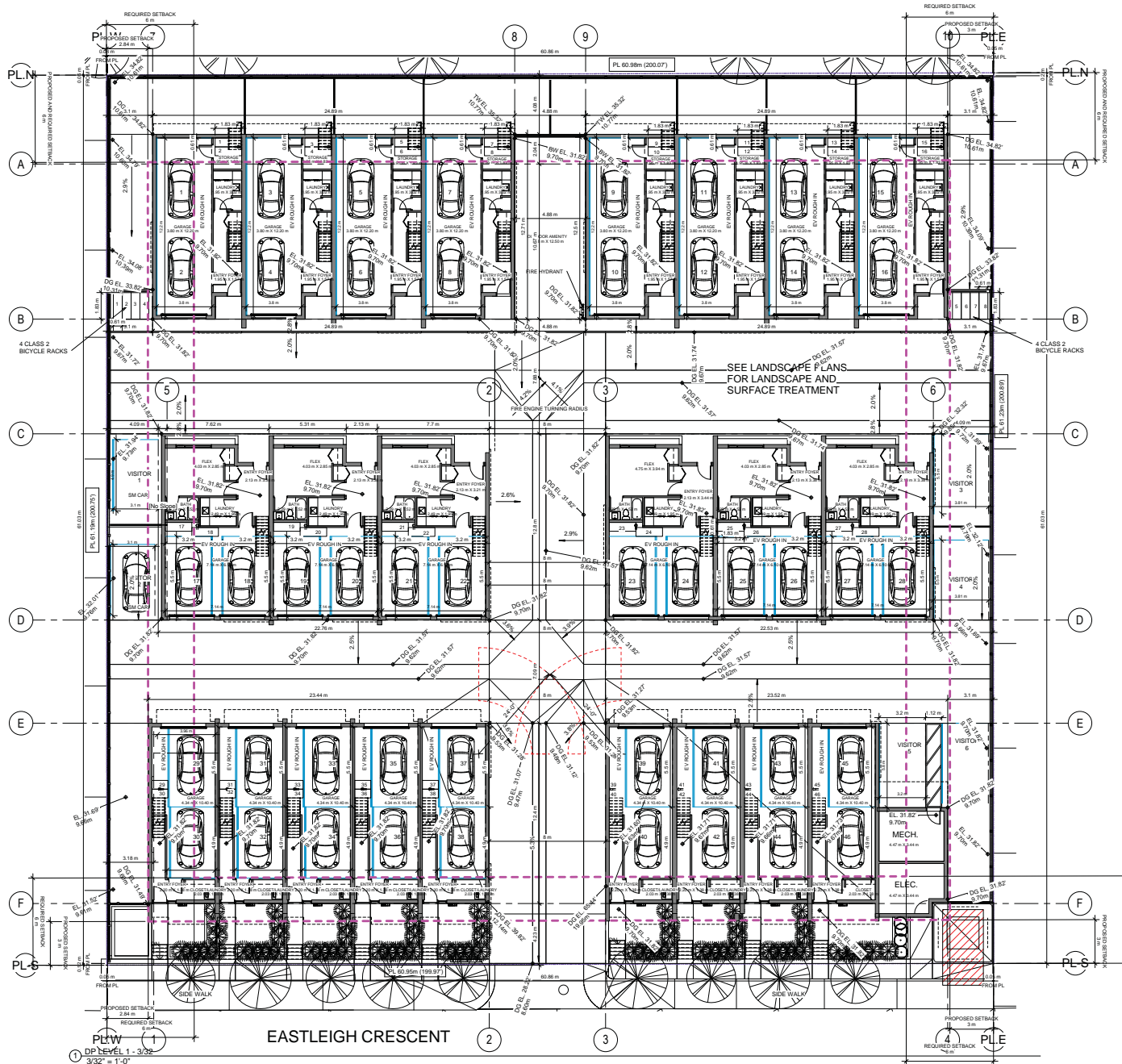
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Scale:	DWG. NO:
	A040



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 23rd, 2017

Total Site Area:
 3732.0 sq.m.

ARCHITECTS

ANKENMAN MARCHAND

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

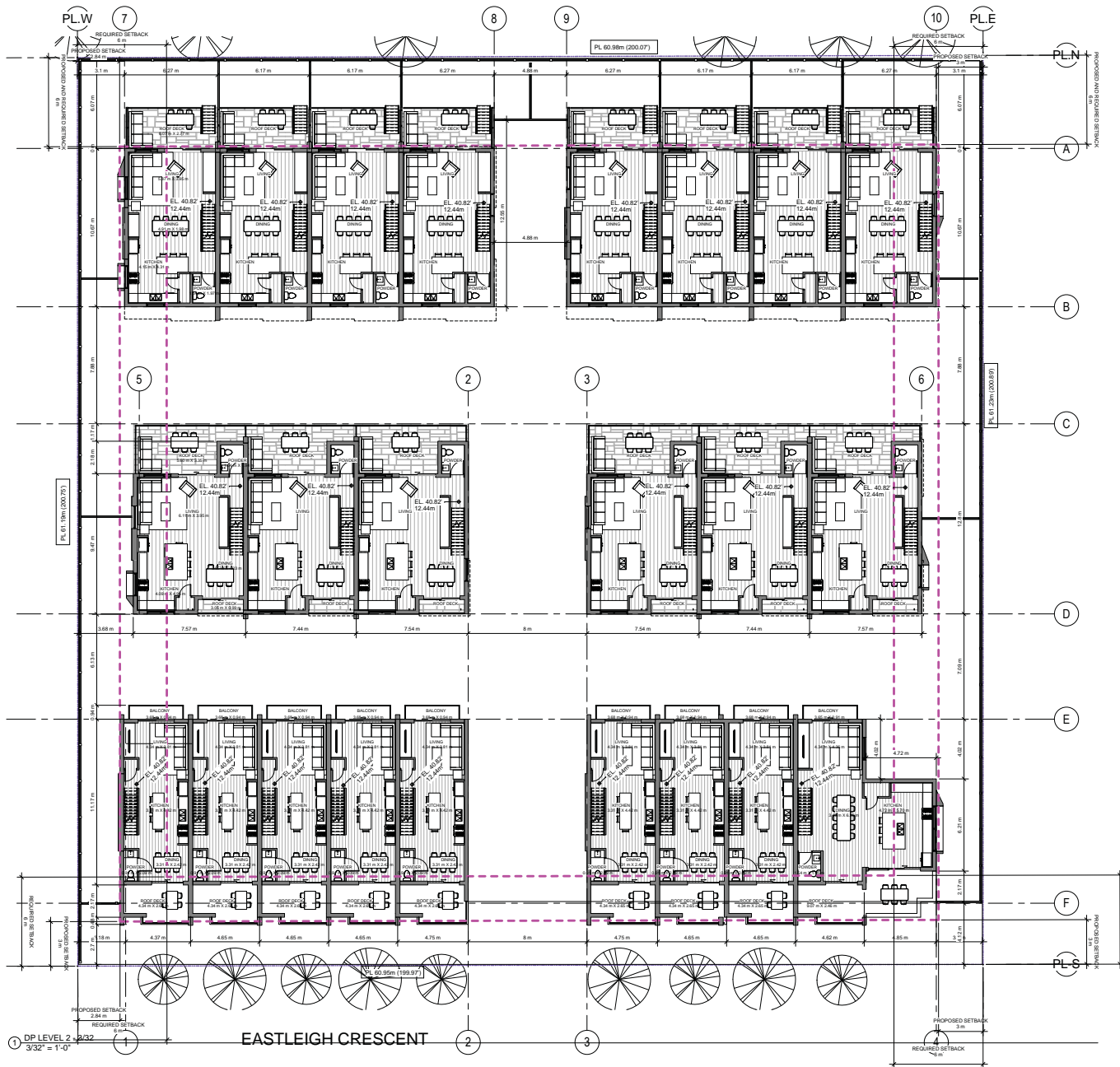
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Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Scale: 3/32" = 1'-0"
 DWG. NO.: **A110**



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

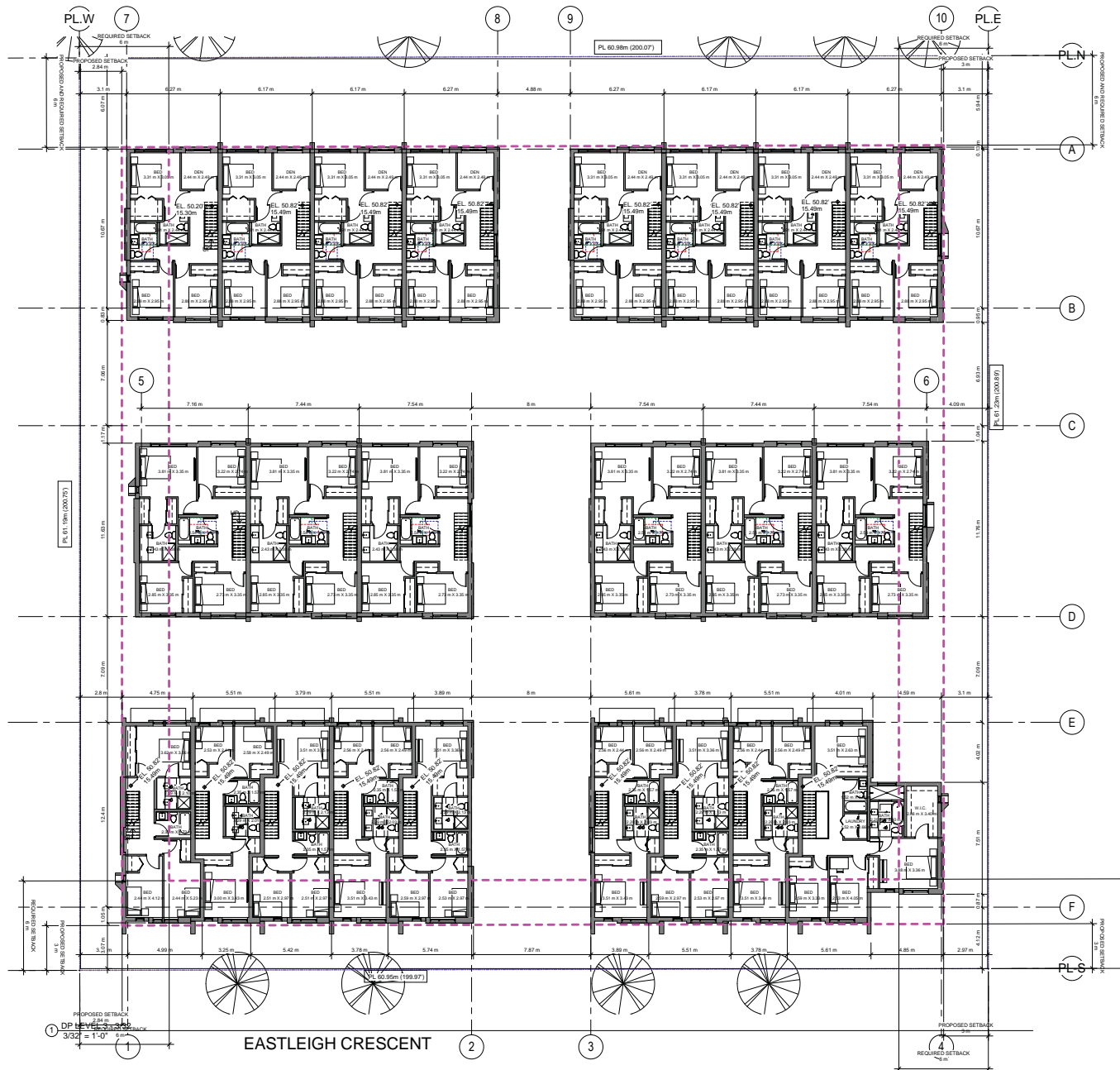
SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Scale:
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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.

ARCHITECTS

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

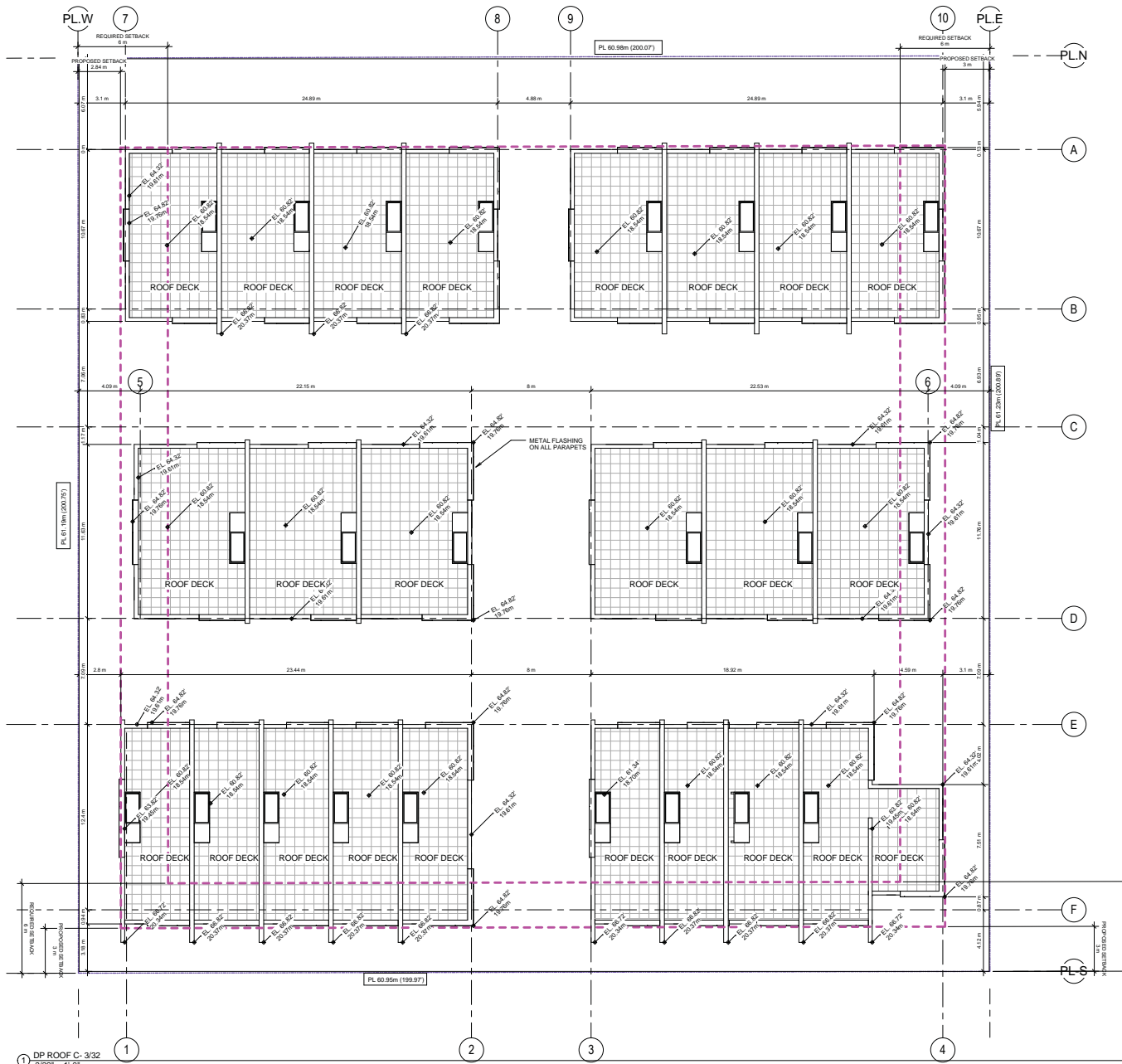
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Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Scale: 3/32" = 1'-0"
DWG. NO.: A130



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.

ARCHITECTS

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 Email: office@AMarchand.com



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

Project Status:
 Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Scale: 3/32" = 1'-0"
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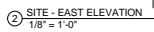
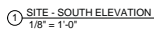
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project Status:
Project Status

REVISION		
No.	Date	Description

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Scale: 1/8" = 1'-0"	DWG. NO: A200
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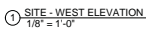
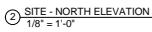


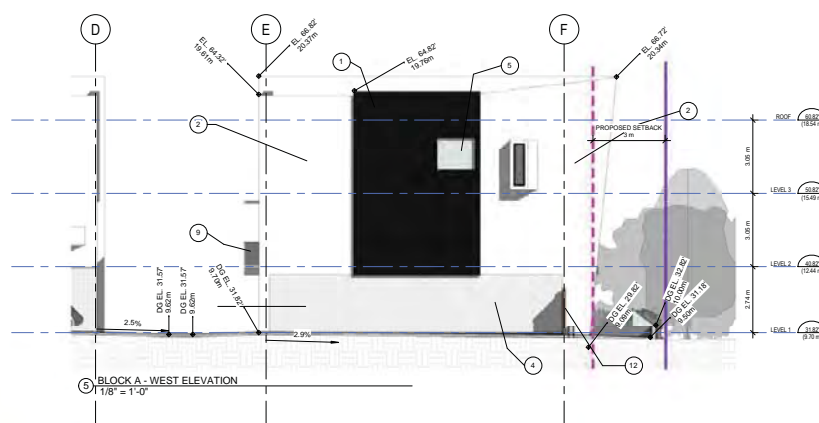
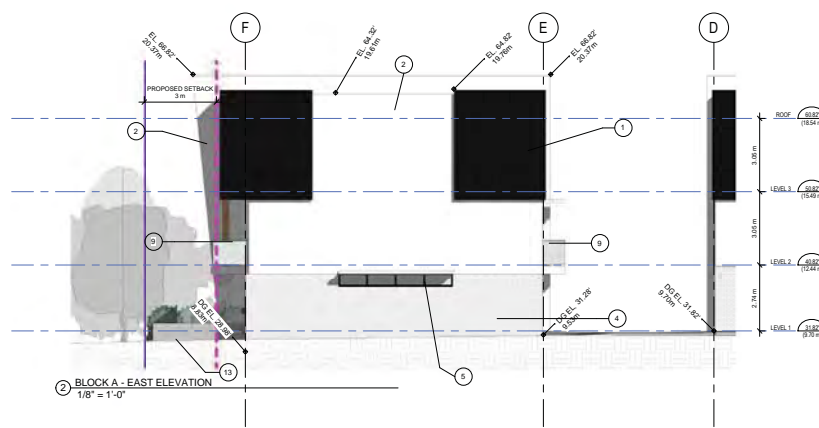
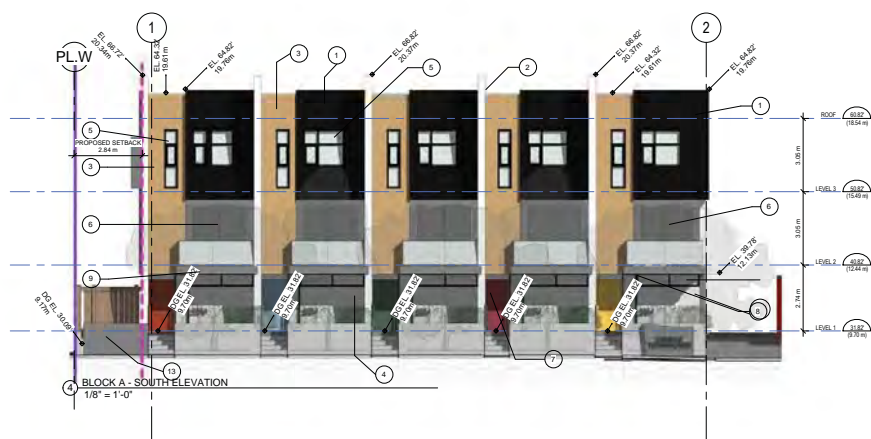
Project:
Project Number
 Owner
OAKWAY TOWNHOMES
 20689-20699 Eastleigh Crescent, City of
 Langley, BC
 Drawing:
ELEVATIONS

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DPIREZONE
2018-03-05	Re-issued for DPIREZONE

[illegible]

Scale: 1/8" = 1'-0"	DWG. NO: A210
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MATERIALS LEGEND	
Key Value	MATERIAL
1	PAINTED HARD PANELS. RECESSED SHADOW REVEALS. (COLOUR: MATTE BLACK)
2	PAINTED HARD PANELS. (COLOUR: ASPEN WHITE)
3	HORIZONTAL TONGUE AND GROOVE CEDAR SIDING
4	MODULAR BLOCK. (COLOUR: ASPEN WHITE)
5	VINTL WINDOWS. (FRAME COLOUR: MATTE BLACK)
6	VINTL SLIDING DOOR DOORS. (FRAME COLOUR: MATTE BLACK)
7	UNT. ENTRANCE DOOR. (COLOUR: VARIETY - AS INDICATED)
8	VINTL FROSTED WINDOWS. (FRAME COLOUR: MATTE BLACK)
9	ALUMINUM FROSTED GLASS RAILING. (FRAME COLOUR: MATTE BLACK)
10	GARDEN DOOR WITH FROSTED GLASS WINDOWS. (COLOUR: VARIETY - AS INDICATED)
11	IF HIGH ANKUM AND OBSCURE GLASS PRIVACY SCREEN. (FRAME COLOUR: MATTE BLACK)
12	IF HIGH CEDAR FENCE
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR. (COLOUR: MATTE BLACK)



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:
ELEVATIONS

Project Status:

Project Status

[illegible]

REVISION

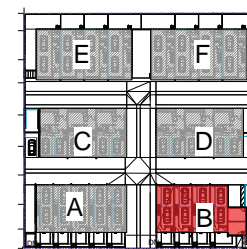
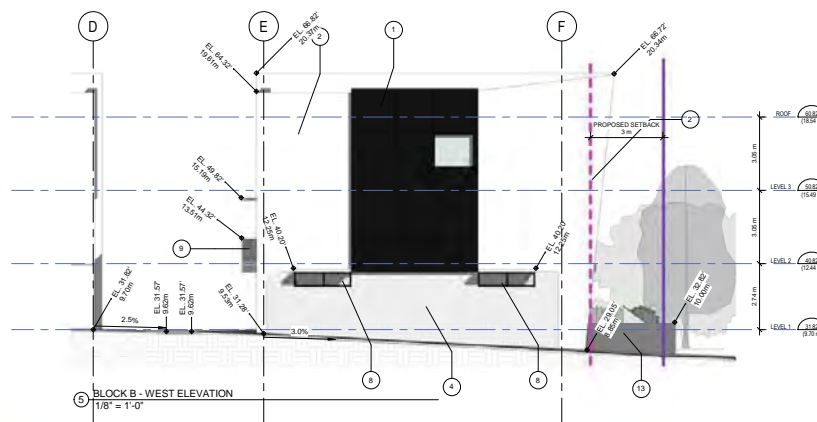
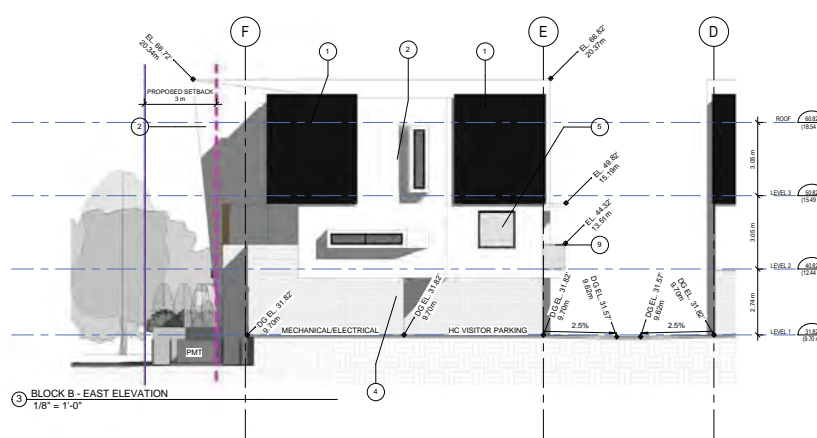
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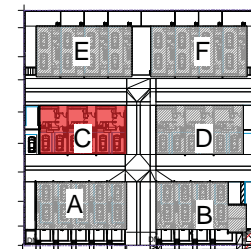
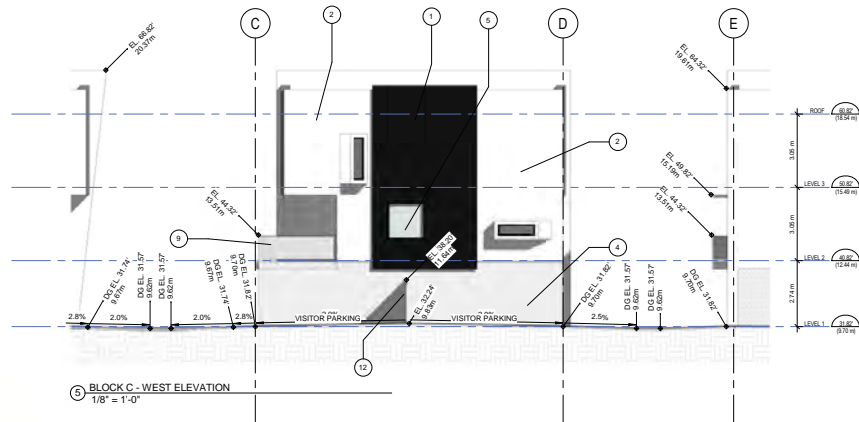
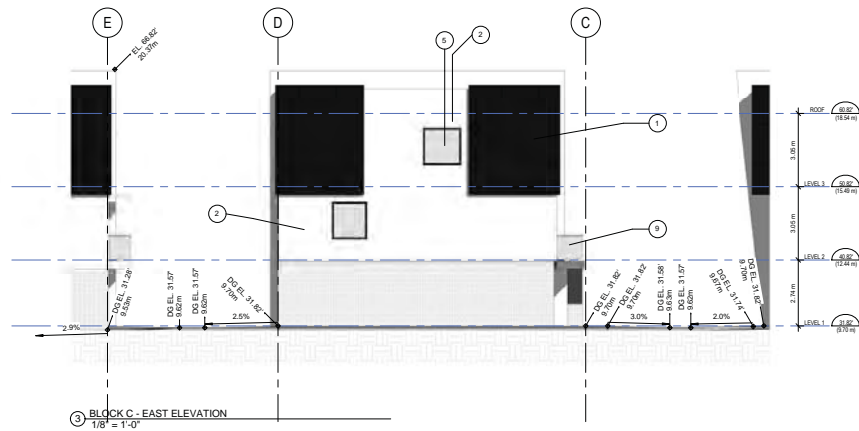
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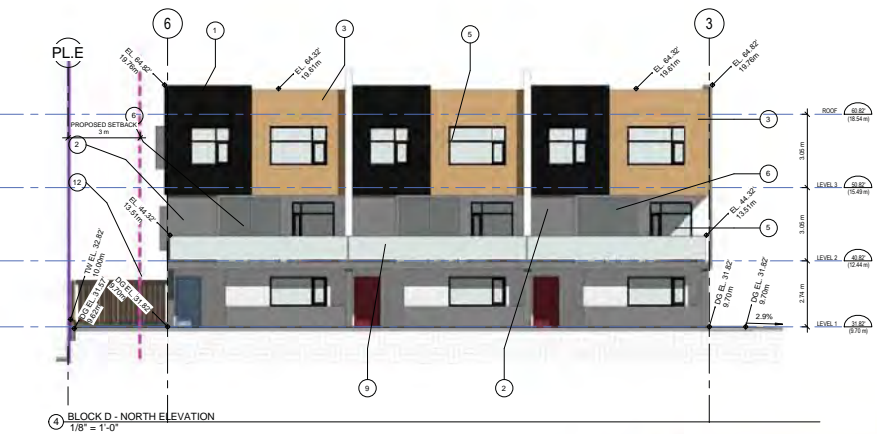
Scale:
As indicated

DWG. NO:
A220

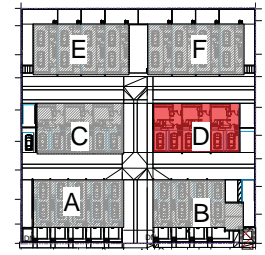
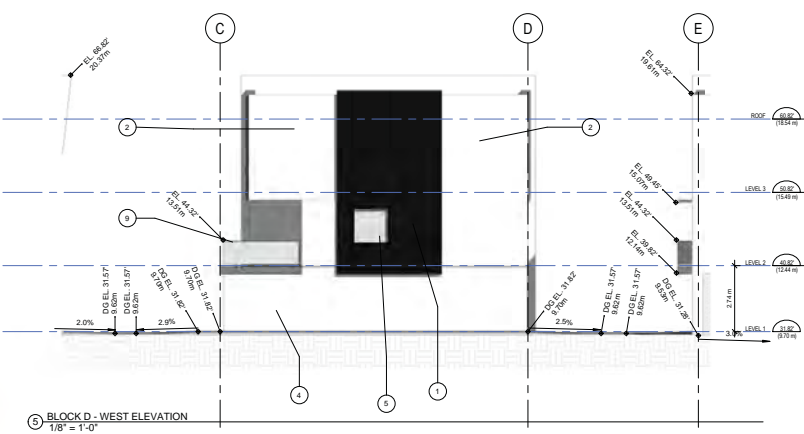
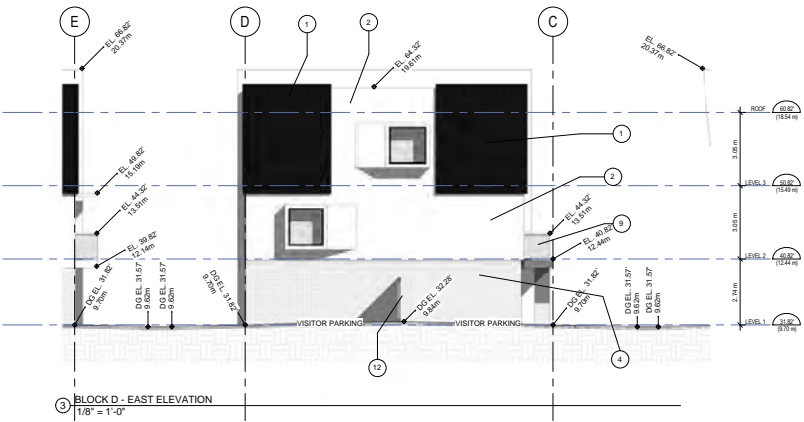
Tel: (604) 872-2595 Fax: (604) 872-2500
Email: office@AMArchitects.com







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	20689-20699
Owner	Eastleigh Crescent, City of Langley, BC
Drawing:	ELEVATIONS
Project Status:	SUBMISSION
Date:	2018-01-30
Description:	2018-01-30 Issued for OPREZONE 2018-03-05 Re-issued for OPREZONE

REVISION		
No.	Date	Description

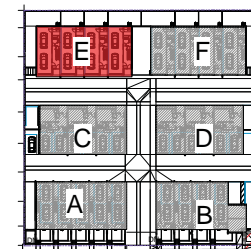
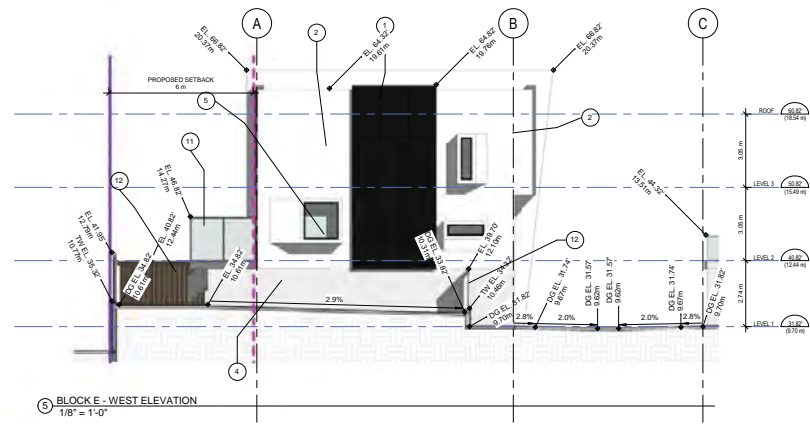
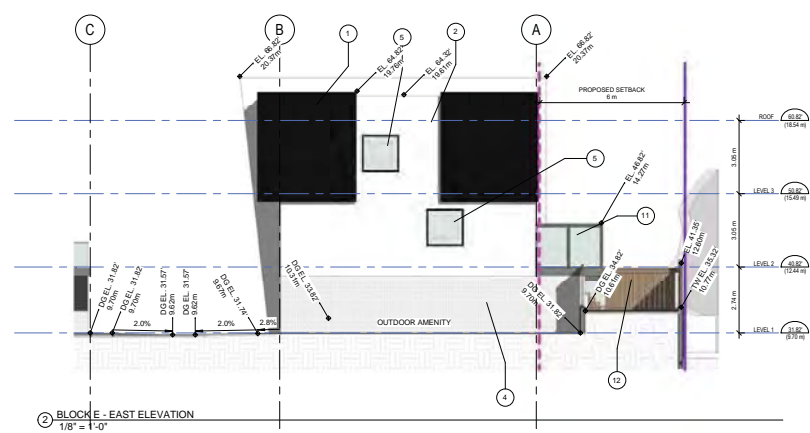
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Project:
Project Number
 Owner
OAKWAY TOWNHOMES
 20689-20699 Eastleigh Crescent, City of
 Langley, BC
 Drawing:
ELEVATIONS

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DPIREZONE
2018-03-05	Re-issued for DPIREZONE

[illegible]

Scale: As indicated	DWG. NO: A260
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Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
ELEVATIONS

SUBMISSION	
Date	Description

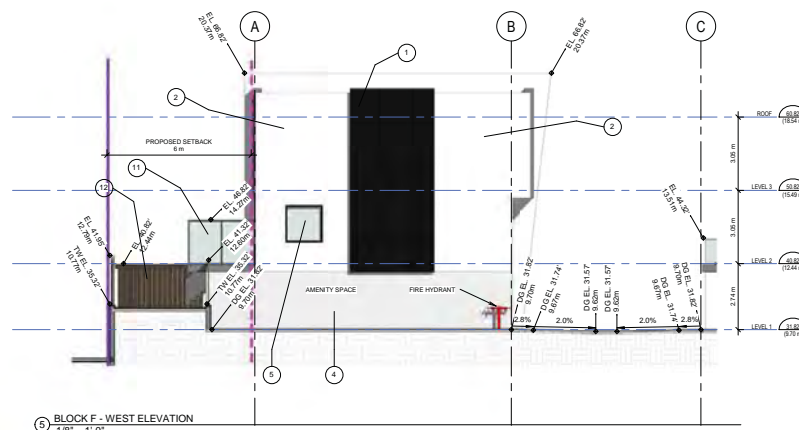
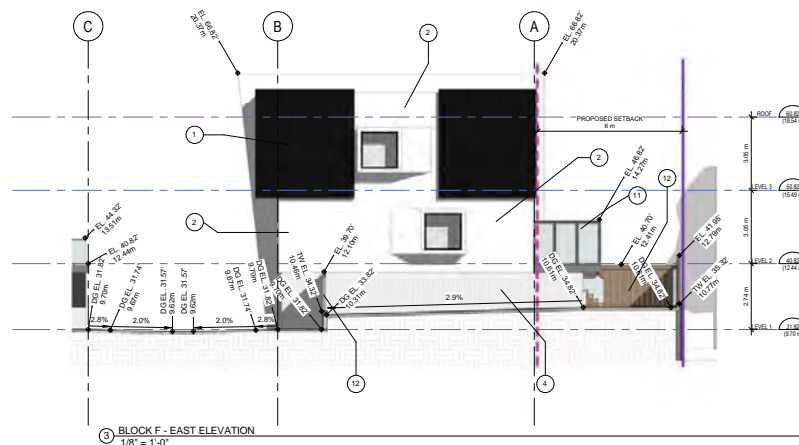
2018-01-30 Issued for DPIREZONE

2018-03-05 Re-issued for DPIREZONE

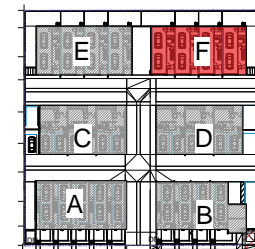
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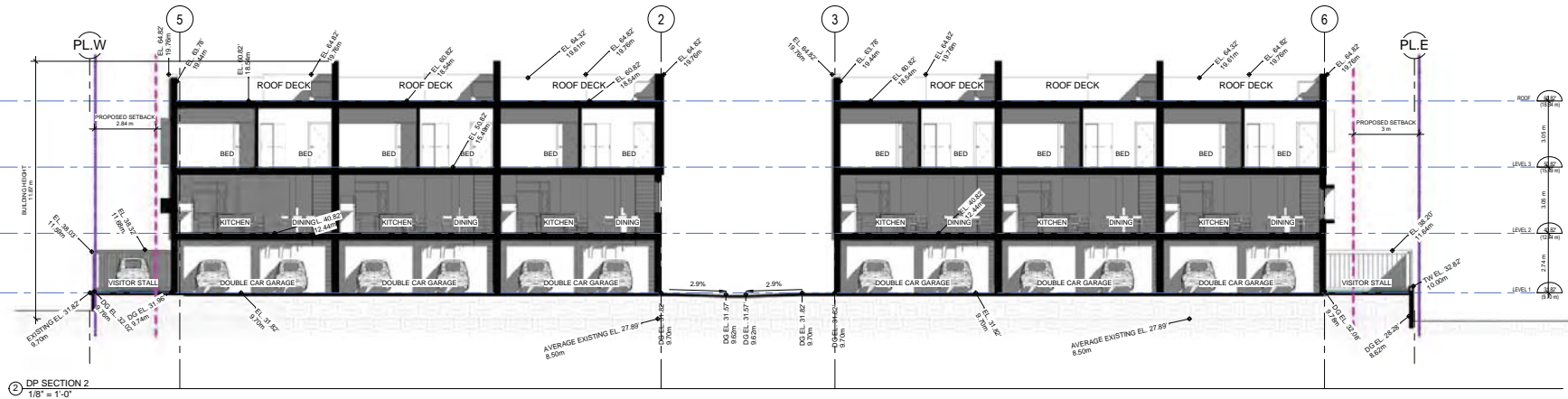
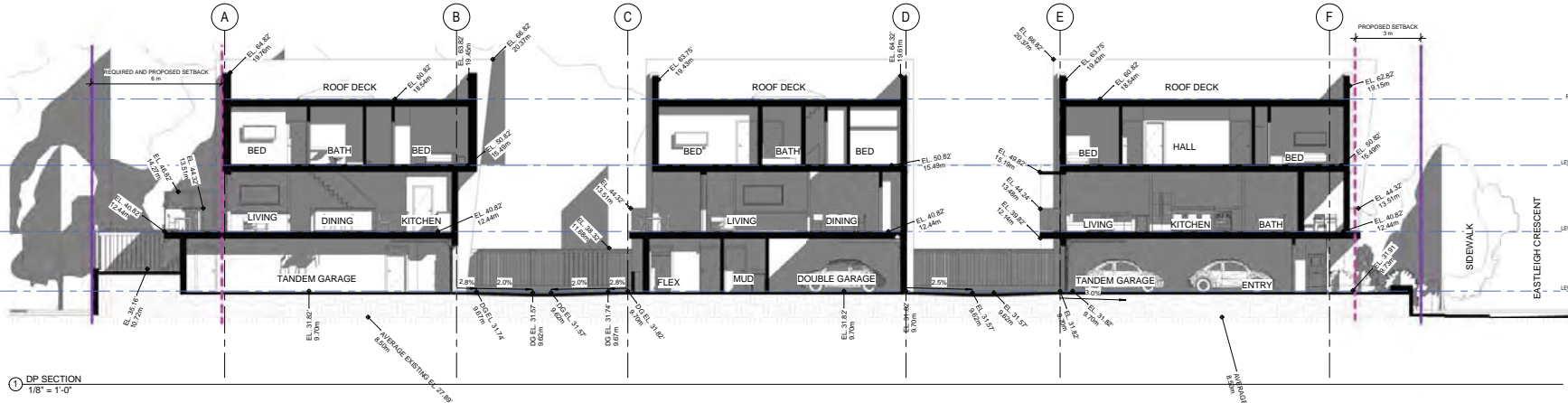
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Scale: As indicated	DWG. NO: A270
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MATERIALS LEGEND	
Key Value	MATERIAL
7	PAINTED HARDIE PANELS, RECESSED SHADOW REVEALS, (COLOUR: MATT BLACK)
8	PAINTED HARDIE PANELS, (COLOUR: ASPEN WHITE)
9	HORIZONTAL, TONGUE AND GROOVE CEDAR SILING
10	MODULAR BRICK, (COLOUR: ASPEN CEDAR)
11	VINYL WINDOWS, (FRAME COLOUR: MATT BLACK)
12	VINYL SLIDING PATIO DOORS, (FRAME COLOUR: MATT BLACK)
13	UNIT ENTRANCE DOOR, (COLOUR: VARIETY - AS INDICATED)
14	VINYL Frosted Windows, (FRAME COLOUR: MATT BLACK)
15	ALUMINUM Frosted Glass, (FRAME COLOUR: MATT BLACK)
16	GLASS DOOR WITH FROSTED GLASS WINDOWS, (COLOUR: VARIETY - AS INDICATED)
17	IF HIGH ALUMINUM AND OBUROCI GLASS PRIVACY SCREEN, (FRAME COLOUR: MATT BLACK)
18	IF HIGH CEDAR FINE
19	CONCRETE FOUNDATION
20	PAINTED HARDIE PANELS, (COLOUR: MATT BLACK)





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

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Scale:
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DWG. NO:
A300



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Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of
Langley, BC

Langley, BC
Drawing:

3D VIEWS

CONCLUSIONS

Project Status:

Project Status

SUBMISSION

[illegible]

REVISION

[illegible]

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Scale:

DWG. NO:

A700



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	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	45.60	
Garage	LEVEL 1	44.88	
Garage	LEVEL 1	44.99	
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

ARCHITECTS

ANKENMAN MARCHAND

1665 West 5th Avenue
Vancouver, BC V6U 1N6
Tel: (604) 872-2895 ext. (604) 872-2955
Email: office@AMarchand.com

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

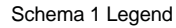
Project Status:
Project Status




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

REVISION
No. Date Description

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Scale: 3/32" = 1'-0"
DWG. NO.: **A800**

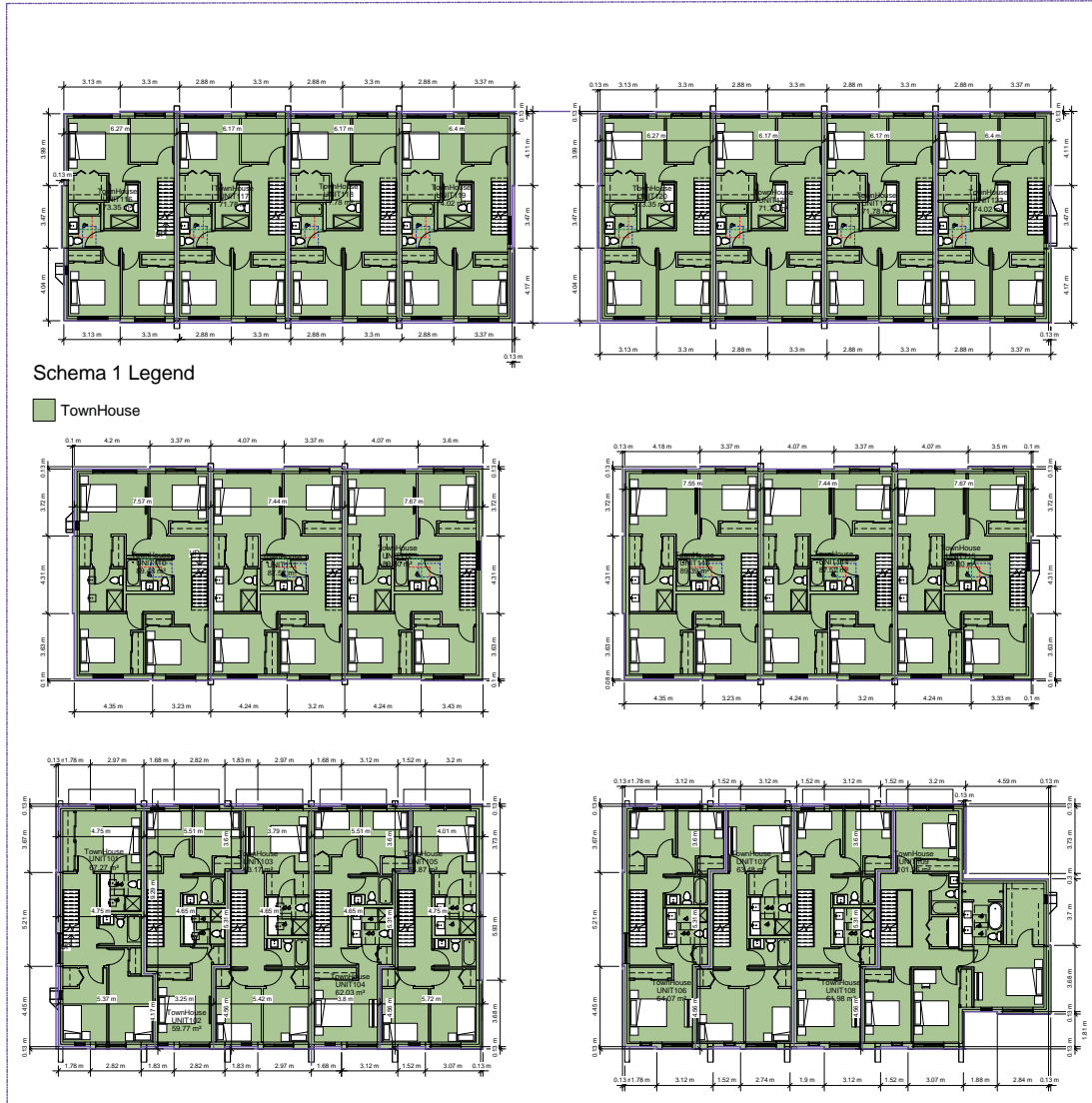


 Balcony
 Roof Deck
 TownHouse

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

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
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		4.57
123: 1			4.57
Grand total: 32			161.86



Area Schedule (Gross Building) DP LEVEL 3			
Name	Unit #	Level	Area
TownHouse 101	LEVEL 3	67.27	
TownHouse 102	LEVEL 3	59.77	
TownHouse 103	LEVEL 3	63.17	
TownHouse 104	LEVEL 3	62.03	
TownHouse 105	LEVEL 3	65.87	
TownHouse 106	LEVEL 3	64.07	
TownHouse 107	LEVEL 3	63.48	
TownHouse 108	LEVEL 3	61.98	
TownHouse 109	LEVEL 3	101.26	
TownHouse 110	LEVEL 3	89.48	
TownHouse 111	LEVEL 3	73.59	
TownHouse 112	LEVEL 3	71.78	
TownHouse 113	LEVEL 3	89.39	
TownHouse 114	LEVEL 3	87.52	

Area Schedule (Gross Building) DP LEVEL 3			
Name	Unit #	Level	Area
TownHouse 113	LEVEL 3	89.39	
TownHouse 112	LEVEL 3	89.80	
TownHouse 111	LEVEL 3	87.52	
TownHouse 117	LEVEL 3	71.78	
TownHouse 118	LEVEL 3	71.78	
TownHouse 119	LEVEL 3	74.02	
TownHouse 120	LEVEL 3	73.35	
TownHouse 121	LEVEL 3	71.78	
TownHouse 122	LEVEL 3	71.78	
TownHouse 123	LEVEL 3	74.02	
LEVEL 3: 23		1724.27	
Grand total: 23		1724.27	

Area Schedule (Gross Building) TOTAL			
Name	Unit #	Level	Area
TownHouse 101	LEVEL 3	67.27	
TownHouse 101	LEVEL 2	53.70	
TownHouse 101	LEVEL 1	13.29	
101: 3		134.25	

Area Schedule (Gross Building) TOTAL			
Name	Unit #	Level	Area
TownHouse 112	LEVEL 3	89.80	
TownHouse 112	LEVEL 2	72.94	
TownHouse 112	LEVEL 1	38.96	
112: 3		201.70	

TownHouse 102	LEVEL 3	59.77	
TownHouse 102	LEVEL 2	51.90	
TownHouse 102	LEVEL 1	12.68	
102: 3		124.36	

TownHouse 113	LEVEL 3	89.39	
TownHouse 113	LEVEL 2	73.57	
TownHouse 113	LEVEL 1	38.86	
113: 3		201.81	

TownHouse 103	LEVEL 3	63.17	
TownHouse 103	LEVEL 2	51.90	
TownHouse 103	LEVEL 1	12.68	
103: 3		127.76	

TownHouse 114	LEVEL 3	87.52	
TownHouse 114	LEVEL 2	72.07	
TownHouse 114	LEVEL 1	38.51	
114: 3		198.09	

TownHouse 104	LEVEL 3	62.03	
TownHouse 104	LEVEL 2	51.90	
TownHouse 104	LEVEL 1	12.68	
104: 3		126.61	

TownHouse 115	LEVEL 3	89.80	
TownHouse 115	LEVEL 2	72.94	
TownHouse 115	LEVEL 1	38.96	
115: 3		201.68	

TownHouse 105	LEVEL 3	65.87	
TownHouse 105	LEVEL 2	53.04	
TownHouse 105	LEVEL 1	12.85	
105: 3		131.76	

TownHouse 116	LEVEL 3	73.35	
TownHouse 116	LEVEL 2	67.37	
TownHouse 116	LEVEL 1	18.79	
116: 3		159.51	

TownHouse 106	LEVEL 3	64.07	
TownHouse 106	LEVEL 2	53.70	
TownHouse 106	LEVEL 1	13.29	
106: 3		131.06	

TownHouse 117	LEVEL 3	71.78	
TownHouse 117	LEVEL 2	65.85	
TownHouse 117	LEVEL 1	18.79	
117: 3		156.41	

TownHouse 107	LEVEL 3	63.48	
TownHouse 107	LEVEL 2	51.90	
TownHouse 107	LEVEL 1	12.67	
107: 3		128.06	

TownHouse 118	LEVEL 3	71.78	
TownHouse 118	LEVEL 2	65.85	
TownHouse 118	LEVEL 1	18.79	
118: 3		156.42	

TownHouse 108	LEVEL 3	61.98	
TownHouse 108	LEVEL 2	51.90	
TownHouse 108	LEVEL 1	12.72	
108: 3		126.60	

TownHouse 119	LEVEL 3	74.02	
TownHouse 119	LEVEL 2	66.93	
TownHouse 119	LEVEL 1	19.67	
119: 3		160.62	

TownHouse 109	LEVEL 3	101.26	
TownHouse 109	LEVEL 2	82.36	
TownHouse 109	LEVEL 1	12.64	
109: 3		196.26	

TownHouse 120	LEVEL 3	73.35	
TownHouse 120	LEVEL 2	67.37	
TownHouse 120	LEVEL 1	18.79	
120: 3		159.51	

TownHouse 110	LEVEL 3	89.48	
TownHouse 110	LEVEL 2	73.59	
TownHouse 110	LEVEL 1	38.86	
110: 3		201.93	

TownHouse 121	LEVEL 3	71.78	
TownHouse 121	LEVEL 2	65.85	
TownHouse 121	LEVEL 1	18.79	
121: 3		156.41	

TownHouse 111	LEVEL 3	87.52	
TownHouse 111	LEVEL 2	72.02	
TownHouse 111	LEVEL 1	38.51	
111: 3		198.05	

TownHouse 122	LEVEL 3	71.78	
TownHouse 122	LEVEL 2	65.85	
TownHouse 122	LEVEL 1	18.79	
122: 3		156.41	

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	



Project:

Project Number

Owner

OKAWAY TOWNHOMES

20669-20669 Eastleigh Crescent, City of

Langley, BC

Drawing:

AREA OVERLAY PLANS

Project Status:

Project Status

SUBMISSION

Date: 2018-01-30 Issued for OPREZONE

Description

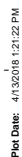
2018-03-05 Re-issued for OPREZONE

Scale:

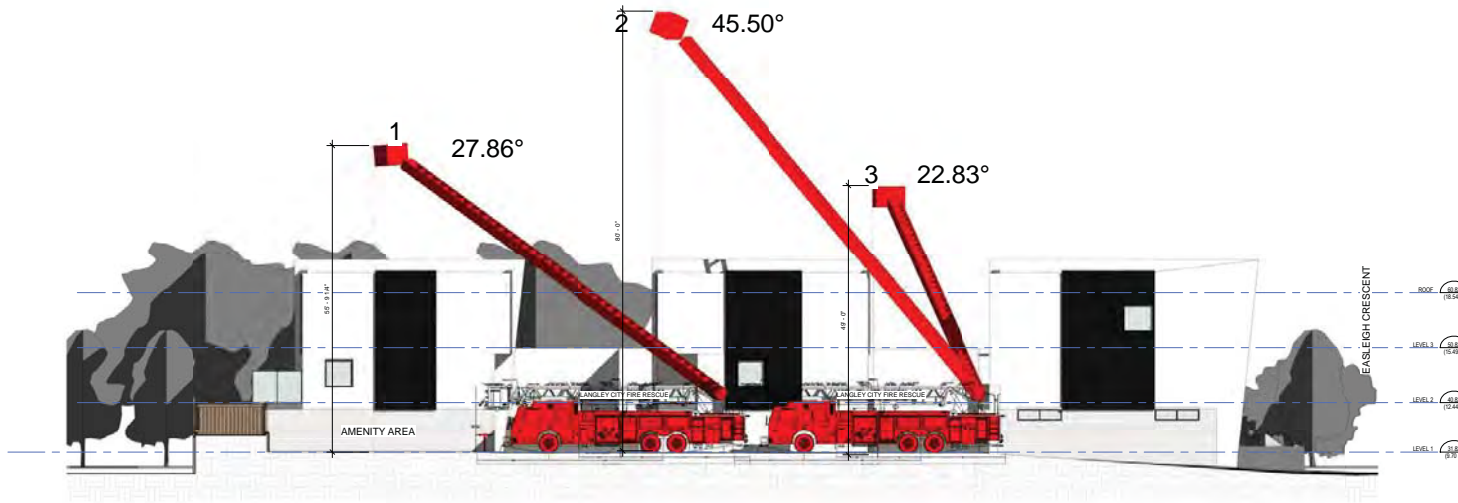
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DWG. NO.:

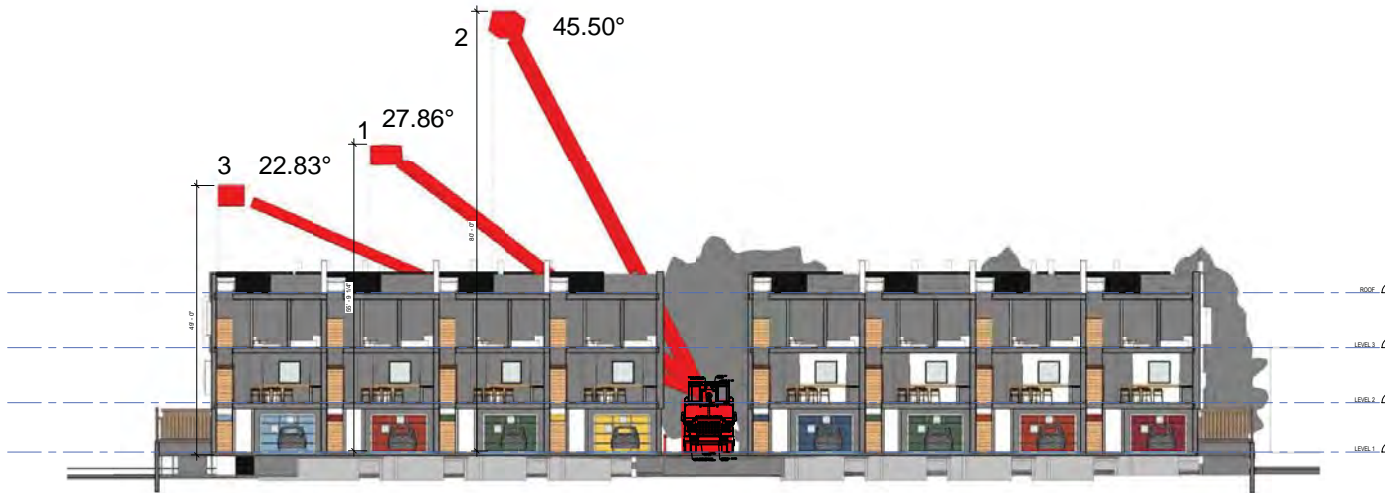
A820



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		1796.89	



① DP - FIRE ACCESS SECTION
3/32" = 1'-0"



② DP - FIRE ACCESS SECTION 2
3/32" = 1'-0"

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N6
Tel: (604) 872-2595
Email: office@AMarchand.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20689 Eastleigh Crescent, City of Langley, BC

Drawing:

FIRE ACCESS

Project Status:

Project Status

SUBMISSION	
Date	Description
01/11/2018	

REVISION	
No.	Description

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 Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: 3/32" = 1'-0"
DWG. NO: **A900**



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Project
EASTLEIGH TOWNHOMES
Langley BC

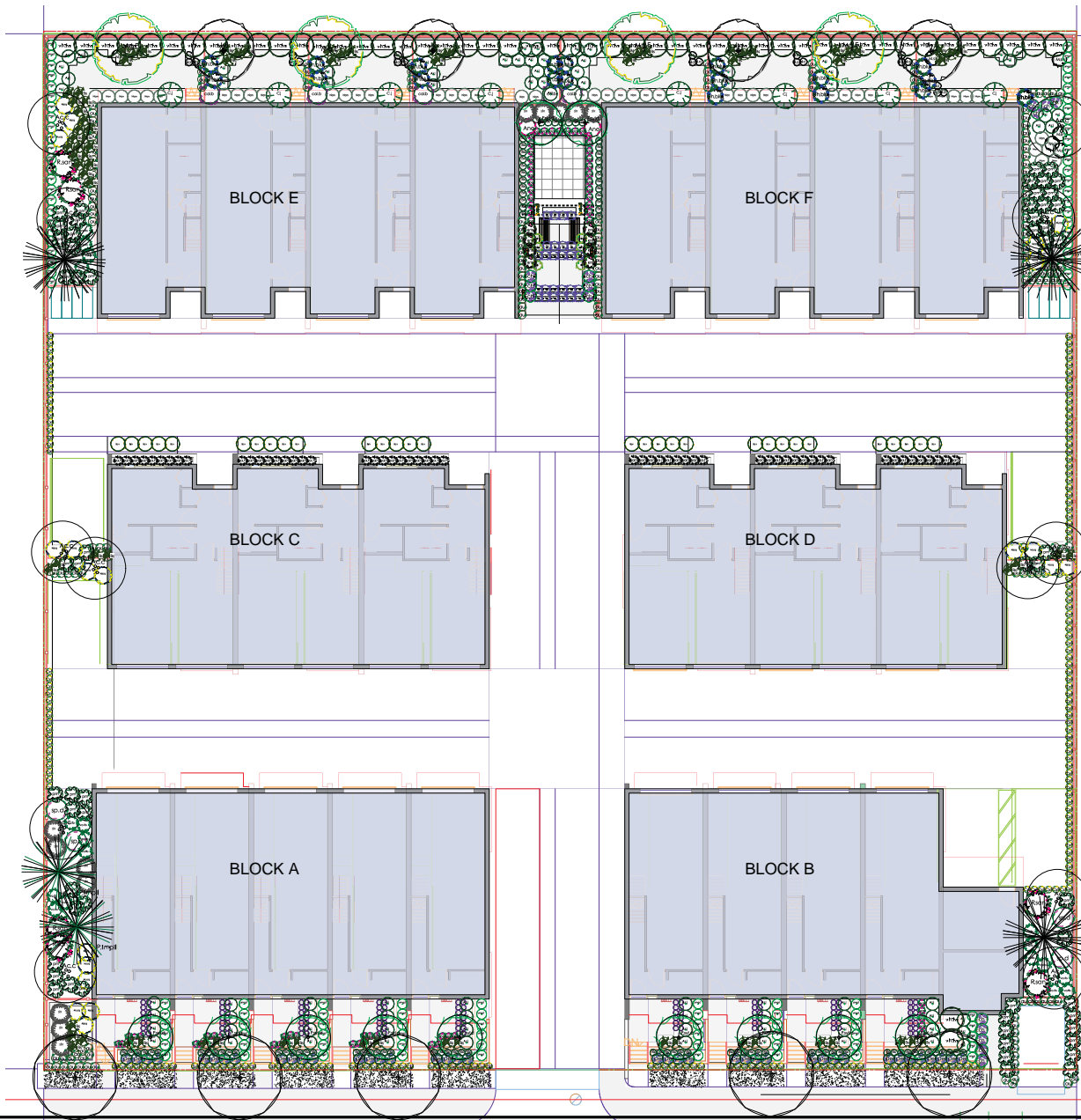
Drawing
LANDSCAPE CONCEPT PLAN

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

PRODUCED BY
WATER SERVICE
PROPOSED BY STORM
CONNECTION
PRODUCED BY STORM
CONNECTION

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

Draw
10.01



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	Comus kousa chinensis	Chinese Dogwood	6 cm. cal	
Fsy.d	11	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal	
Mg.E	4	Magnolia x 'Blossfeldii'	Blossfeld Magnolia	7 cm. cal.	
P.tmpil	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	Barberis verticillata	Warty Barberry	#3 pot	
Bs	82	Blechnum spicant	Deer Fern	#2 pot	
Bx	31	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
calb	5	Calliopsis bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	
CJ	8	Camellia japonica	Japanese Camellia	1.0 m. ht	
M.oa	20	Mahonia aquifolium	Oregon grow	#3 pot	
nan	45	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot	
pm	59	Polystichum munilium	Western swordfern	#2 pot	
Rh.bl	21	Rhododendron x 'Blue Diamond'	Blue Diamond Rhododendron	#3 pot	
R.xan	6	Ribes sorsculum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
RtB	8	Rosa rugosa x 'Theresa Bugnet'	Theresa Bugnet Japanese Rose	#1 pot	
stk	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	
smg	101	Thuja occidentalis 'Emerald'	Emerald Cedar	2.5 m. ht.	
vo.tb	18	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
vitw	50	Viburnum tinus 'Compactum' (V.I. Spring Bouquet)	Spring Bouquet Laurustinus	#3 pot	

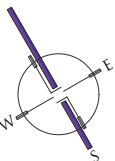
PERENNIALS

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	
Ba	61	Begonia cordifolia	Heartleaf Begonia	#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.sh	6	Miscanthus sinensis	Maiden grass	#2 pot	
per	40	Perovskia atriplicifolia	Russian Sage	#1 pot	

GROUND COVER

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
au	163	Arctostaphylos uva-ursi 'Vancouver'	Vancouver Jade Kinikinnick	#1 pot	
Cx.e	196	Carex oshimensis 'Evercolor'	Everest Variegated Sedge, green	#1 pot	
Ech.T	5	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
sp.n	120	Ophiopogon planicarpus 'Nigrescens'	Black mondo grass	#1 pot	
Ps.AG	6	Rosa 'Autumn Sunset'	Autumn Sunset climbing rose	#3 pot staked	
Sc.Ang	8	Sedum rupestre 'Angelina'	Angelina sedum	#1 pot	
thy	26	Thymus serpyllum	Woolly 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
03 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-

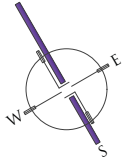
Dwg
L1-03



RECOMMENDED PLANT LIST

TREES & PERENNIALS - ROOF DECKS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Hib	13	Miscousyrnacus 'Lucy'	Lucy Rose Of Sharon	1.5m. ht	
Maln	104	Miscanthus sinensis	Maiden grass	#2 pot	
RtB	86	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot	



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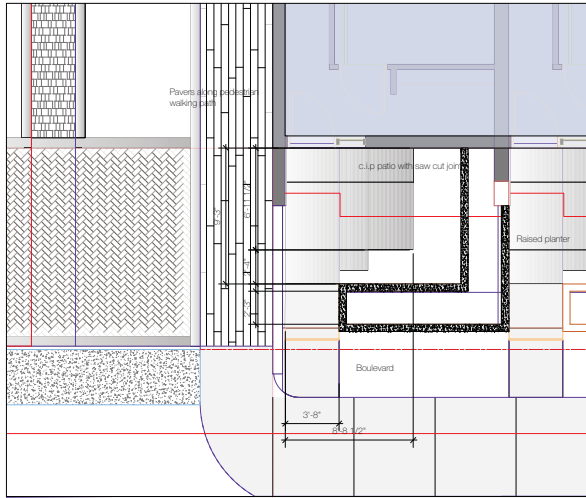
Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PLANTING PLAN - ROOF
Type: Landscape
Scale: 1/10" = 1'-0"

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

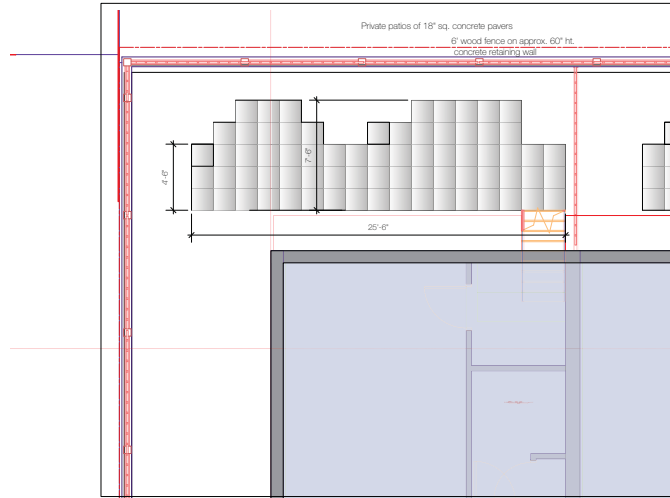
Scale: 1/10" = 1'-0"
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Draw
L1-04



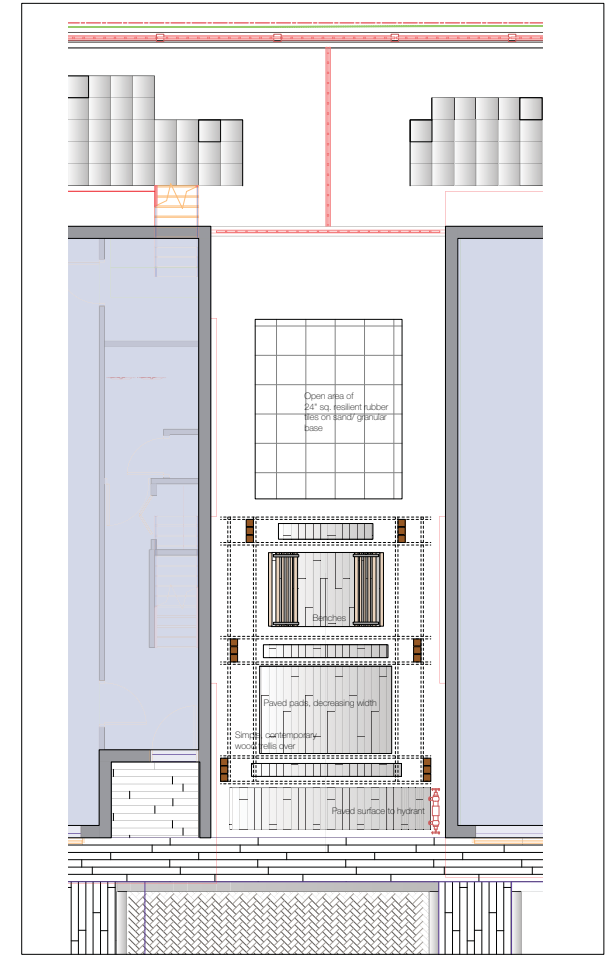
1 Typical Street Front Entry & Patio - Detail Plan

1/4" = 1'-0"



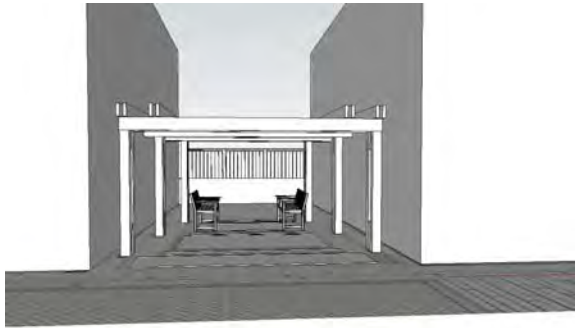
2 Typical Back Unit Patio - Detail Plan

1/4" = 1'-0"



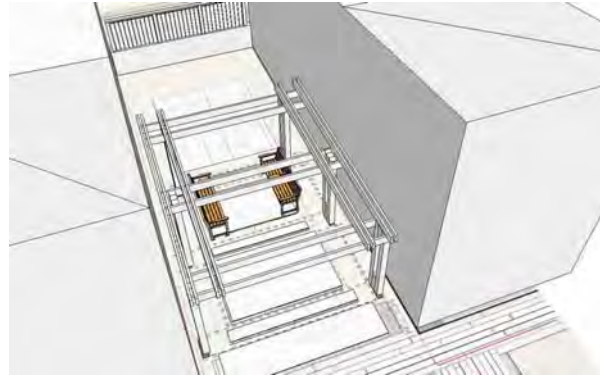
3 Central Amenity Space - Detail Plan

1/4" = 1'-0"



4 Central Amenity Space - Schematic Sketches

N.T.S



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Project:
EASTLEIGH TOWNHOMES
Langley BC

Drawing:
PRELIMINARY DESIGN DETAILS

Issue: 29 January 2018 Development Permit Submission
09 March 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-

Draw
12.01



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 twenty third 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 this day of , 2018.

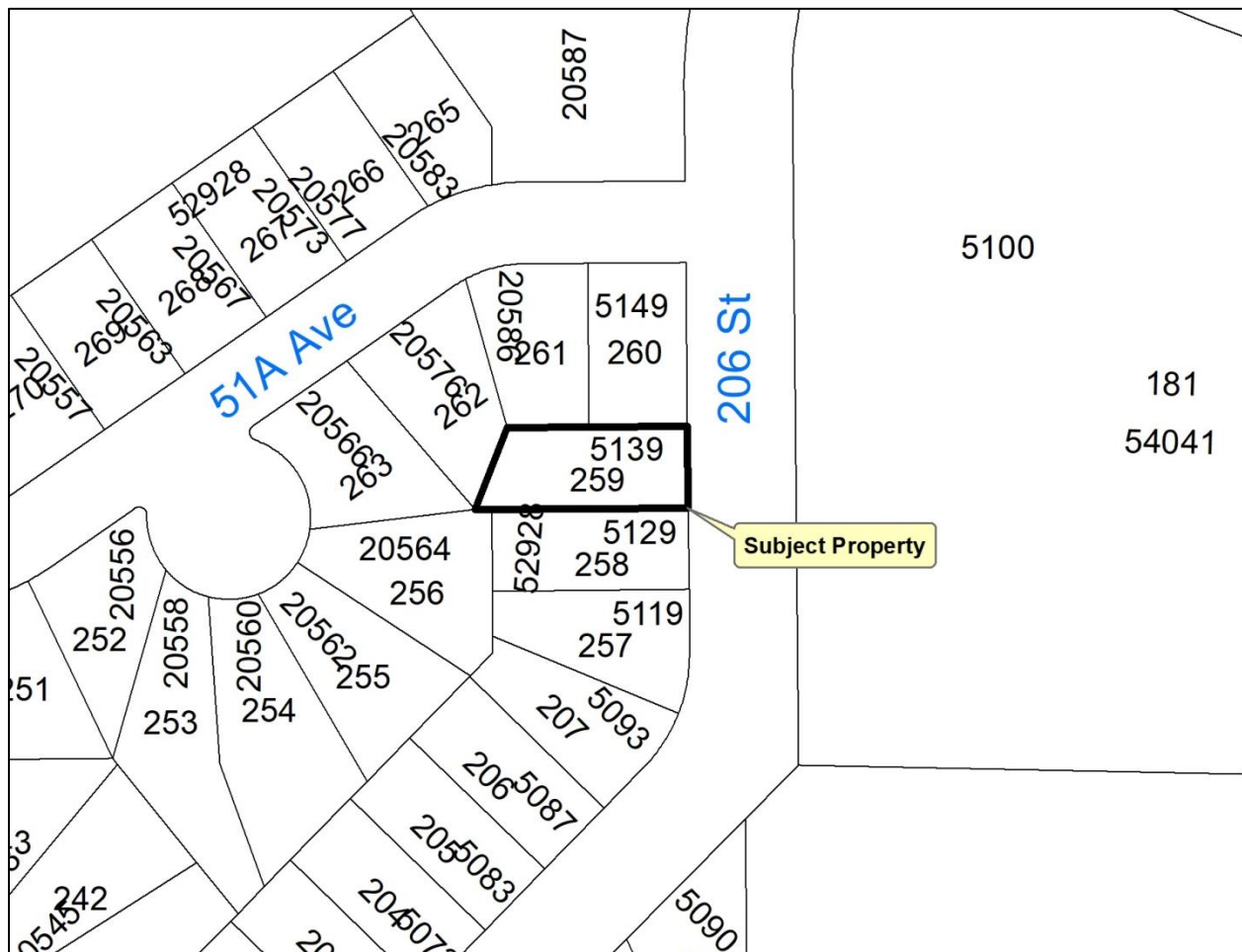
FINALLY ADOPTED this day of , 2018.

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





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: April 23, 2018

REQUESTED MEETING DATE: May 7, 2018

NAME: Kristine Simpson, CPA, CA

ORGANIZATION: BDO Canada LLP

TOPIC: City of Langley Audit Report



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject 2017 Consolidated Financial Statements

Report #: 18-022

From: Graham Flack, CPA, CMA
Deputy Director of Corporate Services

File #: 1880.00

Doc #: 156210

Date: April 30, 2016

RECOMMENDATION:

THAT City Council approve the 2017 Consolidated Financial Statements.

PURPOSE:

As required by Section 167 of the Community Charter the audited financial statements have to be presented to Council. The purpose of this report is to provide Council with information about the financial results of 2017 and of the results of the audit of the City of Langley's 2017 financial statements.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

Section 167 of the Community Charter requires that the City produce annual audited financial statements. The annual financial statements and the auditor's report for the year ended December 31, 2017 are attached to this report.

The statements that are attached have been prepared in accordance with the Canadian Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. The goal of these standards are to provide better financial and performance information for government decision-making, accountability and comparability between government organizations.

The accounting firm of BDO Canada LLP was retained to conduct the 2017 audit and to express an opinion as to whether the consolidated financial statements fairly present the financial

position of the City of Langley as at December 31, 2017 and the results of its operations for the year. In addition to an external audit, the City maintains and regularly reviews a comprehensive system of internal controls to help safeguard City assets and to provide reliable financial information.

The consolidated financial statements present financial information that is useful in evaluating the local government's financial condition at the end of the accounting period and its financial performance during the accounting period. They report a local government's actual financial activities in comparison to planned activities and the resulting financial condition of the local government. They are not intended to replace a variety of other financial reports used in planning, analysis and decision-making, nor are they intended to be the sole measure of government performance in the period.

Statement of Financial Position

At December 31, 2017 the City had financial assets of \$64.2M and financial liabilities of \$29.2M resulting in a positive outcome of \$35.0M in net financial assets. This is an increase of \$2.2M over 2016 and provides a positive indicator of the City's financial flexibility, its ability to finance operating activities and meet current financial obligations.

Non-financial assets have also increased in 2017, made up primarily of \$250.3M of tangible capital assets. Assets are a significant economic resource managed by the City and are a key component in the delivery of services to our citizens.

The accumulated surplus does not represent excess funds that can be allocated to fund a particular expenditure in the future but rather provide a picture of how the City is managing its economic resources. It could also be interpreted as the net worth of the organization. If we raise revenue to cover costs or acquire a new tangible capital asset a surplus will result. If the City does not invest in the maintenance and renewal of our assets over time, the accumulated surplus will decrease through the amortization charge. The annual surplus will gauge how we are maintaining our assets.

In 2017, the accumulated surplus increased \$12.7M represented as follows:

2017 Operating surplus	\$ 15,039
Net increase in tangible capital assets	10,554,128
Net increase in reserves	<u>2,145,966</u>
Total increase	<u>\$12,715,133</u>

Construction of 203 St and 56 Ave contributed to the large increase in tangible capital assets.

Statement of Operations

When comparing the 2017 actual expenditures to the financial plan, it is important to note the financial plan presented does not reflect any amendments adopted by City Council. In addition, expenditures that were originally budgeted in the capital improvement plan but don't result in a tangible capital asset have been reallocated and expensed in the operating departments that

they relate to. For example, traffic studies are not an asset that can be amortized (depreciated) over time so it is expensed in the period.

The annual operating surplus resulted primarily from a combination of higher revenues, lower departmental expenditures and larger transfer to reserves. Excluding the policing operating surplus, which per City Council policy has to be directed to the Future Police Cost Reserve, the remainder of the general operating surplus of \$624,000 was directed to the Capital Works Reserve.

Table 1 (below) lists the 2017 variance by functional area. A variance analysis on each area is provided below the table. The amounts quoted in the analysis are approximate and are intended to account for the major part of the variances being discussed.

Table 1 – Consolidated Statement of Operations

	2017 Financial Plan	2017 Actuals	Variance
Revenues			
Property tax revenue	\$ 26,240,955	\$ 26,152,151	\$ (88,804)
User fees and other revenue	11,116,135	12,601,039	1,484,904
Gaming proceeds	6,400,000	7,577,431	1,177,431
Government transfers	7,226,355	7,573,037	346,682
Investment earnings	338,500	783,277	444,777
Use of development cost charges	1,440,565	782,621	(657,944)
Contributed tangible capital assets	-	253,717	253,717
	52,762,510	55,723,273	2,960,763
Expenses			
General government services	4,934,135	4,684,312	(249,823)
Police service	11,786,840	11,112,031	(674,809)
Fire service	4,539,645	4,448,691	(90,954)
Other protective services	814,245	765,810	(48,435)
Engineering operations	7,753,495	5,852,316	(1,901,179)
Water utility	4,322,605	3,865,341	(457,264)
Sewer and drainage utility	3,640,175	3,348,534	(291,641)
Development services	1,224,730	1,161,110	(63,620)
Solid waste	622,110	631,752	9,642
Recreation services	4,494,710	4,765,358	270,648
Parks	2,292,955	2,288,464	(4,491)
Loss on disposal of tangible capital assets	-	84,421	84,421
	46,425,645	43,008,140	(3,417,505)
Annual surplus	\$ 6,336,865	\$ 12,715,133	\$ 6,378,268

Revenues:

Property tax revenue

The actual property tax revenue was \$88,804 lower than budget. The variance was primarily due to property assessment appeals and an associated reduction in property taxes.

User fees and other revenue

User fees and other revenue were \$1,484,904 higher than budget. The most significant variances are as follows: Admin/inspection fees and building permits combined for increased revenues of \$877,000 these were driven by record breaking construction activity. Water and sewer fees combined for \$121,000 in additional revenue due to an increase in user consumption. Special bonds contributions from developers of \$299,000 are not budgeted as they are not predictable year to year. Capital funding revenue variance of \$172,000 is due to the prior year's carry over budget not being reflected in the current year financial plan.

Gaming proceeds

Gaming proceeds were \$1,177,431 higher than budget. Gaming proceeds are outside of the control of the City and are dictated by the operations of the gaming facility and gambling activity of the users. 2017 was the City's highest year of revenue sharing since the opening of the casino in 2005.

Government transfers

Government transfers were \$346,682 higher than budget. Operating transfers from other governments were lower than anticipated by \$25,810 due to agreements based on variable factors such as revenue and cost sharing agreements. Capital funding revenue variance of \$372,492 is due to the prior year's carryover budget, for projects like 203 St., not being reflected in the current year financial plan as well as timing of construction activity and grant payments.

Investment earnings

Investment earnings were \$444,777 higher than budget. The City experienced an increase in interest earnings during the year due to increasing rates and an increase in investment holdings. Non-statutory reserve income was higher due to unexpended funds in the Reserve Accounts due to capital project timing. Statutory Reserve Income is not budgeted for and also varies depending on reserve fund balance and the timing of expenditures.

Use of development cost charges

Use of development cost charges (DCC's) was \$657,944 lower than budget. Use of DCC varies against budget due to the capital budget carry forward amounts from prior years, but it is consistent with project timing.

Contributed tangible capital assets

Contributed tangible capital assets was \$253,717 higher than budget. Contributed tangible capital assets are infrastructure works funded by developers which are required during development. Amounts are not budgeted and can fluctuate depending on the scope and timing of construction within the community.

Expenses:

Overall, 2017 expenses were under budget; however the results vary in each functional area as operating needs develop throughout the year and priorities are adjusted from the original financial plan. An amended financial plan bylaw is required to provide for these budget variances.

Amortization fluctuates annually based on the addition and disposal of tangible capital assets. Non-capitalized expenditures represent expenditures within our Capital Improvement Plan section of the Financial Plan, but do not create a tangible capital asset that can be amortized. These variances can be particularly large as unused budget from prior years is carried forward until the project is complete. The financial plan amounts presented do not include these amounts from prior years.

The significant areas of variance from the budget estimates are as follows with a particular focus on the operating surplus/deficit in each functional area.

General Government Services

2017 variance	\$ (249,823)
Amortization	(38,428)
Non-capitalized expenditure	122,162
Operating surplus	<u>\$ (166,089)</u>

Major variances:

Community grants	\$ (38,000)
Enterprise fund	(61,000)
Corporate services	(54,000)
City hall maintenance	(36,000)
Council travel & benefits	33,000
Internal vehicle adjustment	(15,000)

Community Grants and Council Enterprise funds were not fully allocated by City Council. Corporate Services was underspent due to delayed wage increases, staff vacancies and unused casual time allotment. City hall maintenance was under budget due to staff vacancies and reduced operating expenses. Council travel expenses were higher than budget. The travel policy was amended half way through the year but the higher budget allocations will not be reflected until 2018. Council benefit costs were reallocated from the general fund overhead accounts to be reflected specifically under the Council remuneration account. This expenditure wasn't budgeted in this way in 2017. Internal vehicle adjustments reverse excess vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Police Service

2017 variance	\$ (674,809)
Amortization	(21,754)
Operating surplus	<u>\$ (696,563)</u>

Major variances:

RCMP contract	\$ (400,000)
RCMP detachment operations	(248,000)
Public safety initiatives	(30,000)
CPO operations	(18,000)

The RCMP contract was under budget due to 5.82 member vacancies and lower wage costs for RCMP members from the retroactive wage settlement costs that were budgeted. Detachment operation expenses, managed by the Township of Langley, came in under budget due to staff vacancies and the City's percentage share of detachment costs was lower based on the formula that uses general property assessments between the municipalities as one of the factors. The Township had a higher assessment increase than the City, lowering the City's share from 24.038% to 23.896%. The public safety initiatives were unspent as the initiative was deferred. The CPO Coordinator costs and telecommunication costs were lower than the budgeted amounts.

Fire Service

2017 variance	\$ (90,954)
Amortization	18,776
Non-capitalized expenditure	(7,019)
Operating surplus	<u>\$ (79,197)</u>

Major variances:

EComm radio delay	\$ (100,000)
Staff recruitment	35,000
Building repairs and supplies	(14,000)

A delayed adoption of the EComm radio system created a savings during 2017, the system will be operational during 2018. Staff recruitment costs were higher than budgeted to fill a number of vacancies. Savings were recognized in building repairs and miscellaneous supply costs.

Other Protective Services

2017 variance	\$ (48,435)
Operating surplus	<u>\$ (48,435)</u>
<u>Major variances:</u>	
LYFS counselling	\$ (30,000)
Emergency planning	(23,000)

LYFS was under budget due to contractor changes and unused counselling hours. Emergency Planning was underspent due to a staff vacancy and reduced supply expenses.

Engineering operations

2017 variance	\$ (1,901,179)
Amortization	(224,359)
Non-capitalized expenditure	<u>2,209,306</u>
Operating deficit	<u>\$ 83,768</u>
<u>Major variances:</u>	
Snow removal	\$ 189,000
Reduced maintenance	(26,000)
Internal vehicle adjustment	(80,000)

Due to environmental conditions snow removal was over budget for 2017. Other expenses varied throughout the budget due to reactive maintenance requirements. Capital projects and development activity can temporarily reduce maintenance activity. Internal vehicle adjustments reverse excess vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Water Utility Expenses

2017 variance	\$ (457,264)
Amortization	(20,055)
Non-capitalized expenditure	<u>375,754</u>
Operating surplus	<u>\$ (101,565)</u>
<u>Major variances:</u>	
GVWD water purchases	\$ (103,000)
Water system maintenance	31,000
Internal vehicle adjustment	(30,000)

Water purchases from GVWD were under budget due to seasonal fluctuations and consumer usage. These savings were offset additional maintenance and emergency repair costs. Internal vehicle adjustments reverse excess vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Sewer and Drainage Utility Expenses

2017 variance	\$ (291,641)
Amortization	(36,169)
Non-capitalized expenditure	250,751
Operating surplus	<u>\$ (77,059)</u>

Major variances:

Sewer system maintenance	\$ (74,000)
GVS&DD levy	14,000
Internal vehicle adjustment	(17,000)

Sewer system maintenance was under budget due to a reallocation of staff resources to other City priorities and development requirements. This savings was offset by an increase in charges from the GVS&DD for sewerage treatment and disposal. Internal vehicle adjustments reverse excess vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Development Services

2017 variance	\$ (63,620)
Amortization	(908)
Non-capitalized expenditure	64,382
Operating surplus	<u>\$ (146)</u>

Major variances:

Operating expenses	\$ 15,000
Carbon neutral activities	(19,000)
Tourism promotion	13,000
Internal vehicle adjustment	(10,000)

Operating expenses for the department were higher due to increased development activity driving up wages and material costs. Sustainability initiatives relating to lighting upgrades were deferred to the following year and budgeted in the Capital Improvement Plan. Tourism promotion was over spent due to an increase in Hotel Tax Revenues being transferred to Discover Langley City. Internal vehicle adjustments reverse excess vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Garbage Collection

2017 variance	\$ 9,642
Operating deficit	<u>\$ 9,642</u>

Major variances:

Contracted services	\$ 10,000
---------------------	-----------

Reasonably consistent with budget, variables such as disposal charges based on weight vary year to year.

Recreation Services

2017 variance	\$ 270,648
Amortization	(168,941)
Non-capitalized expenditure	(4,710)
Operating deficit	<u>\$ 96,997</u>

Major variances:

DRC/Timms Community Centres	\$ 42,000
Recreation programming	126,000
Al Anderson Memorial Pool	(65,000)

The largest contributing factor to the recreation variance is the net over expenditure related to use of the drop-in facilities and the weight room. Increased facility usage and staff supervision of the public has demanded higher staffing costs. The high usage has also required additional staffing for the management and maintenance of the recreation facilities. The 2018 Financial Plan included increased funding to help address these issues. These costs were offset by additional revenue generated by Al Anderson Memorial Pool due to increase patronage.

Parks

2017 variance	\$ (4,491)
Amortization	(78,851)
Non-capitalized expenditure	66,339
Operating surplus	<u>\$ (17,003)</u>

Major variances:

Parks maintenance	\$ 15,000
Homeless camp cleanup	70,000
Internal vehicle adjustment	(102,000)

Parks expenditures between different locations vary year to year based on required maintenance but overall were over budget. The most significant over expenditure relates to homeless camp cleanup on City property, this continues to be a challenge for the City. Internal vehicle adjustments reverse excess vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Fund transfers:

Transfers from Reserves Accounts

Transfer from Gaming Proceeds	\$ (99,015)
Transfer from Future Police Cost	(587,700)
Net transfer under budget	<u>\$ (686,715)</u>

As the community grants and enterprise fund were under expended for the year, the gaming proceeds were not required as a funding source. RCMP vacancies reduced operating costs, making the transfer from the future police cost reserve unnecessary for the year.

Transfers to Reserves Accounts

Interest on Reserve Accounts	\$ 209,398
Community Works Fund	980
Gaming Proceeds	1,177,431
Future Police Costs	104,573
MRN Rehabilitation	(12,461)
Sewer Future Capital	125,000
Water Future Capital	160,000
Transfer in excess of budget	<u>\$ 1,764,921</u>

Non-statutory reserve income was higher due to unexpended funds in the reserve accounts due to capital project timing. Gaming proceeds in excess of the financial plan are transferred to the reserve for future capital investment. The future police cost reserve funding is due to lower number of members than contracted for and sharing formula with the Township of Langley. Operating surplus for the Sewer and Water fund was also transferred to the sewer and water reserves.

Transfers to Statutory Reserve Funds

Capital Works	\$ 624,000
Machinery Replacement	300,490
Off Street Parking	300
Transfer in excess of budget	<u>\$ 924,790</u>

The general operating surplus was transferred to the capital works reserve for future investment through our capital improvement plan. The excess of vehicle revenue over maintenance costs is transferred to the machinery replacement reserve at year end.

BUDGET IMPLICATIONS:

A Financial Plan amendment is required to fund the any over expenditures and revised transfers to reserves.

ALTERNATIVES:

None.

Respectfully Submitted,



Graham Flack, CMA, CA
Director of Corporate Services

Attachment(s): 2017 Consolidated Financial Statements

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

**Consolidated Financial Statements
of
CITY OF LANGLEY
Year ended December 31, 2017**

CITY OF LANGLEY
Consolidated Financial Statements
Year ended December 31, 2017

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CITY OF LANGLEY

Consolidated Financial Statements

Year ended December 31, 2017

MANAGEMENT'S RESPONSIBILITY

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.



Darrin Leite, CPA, CA
Director of Corporate Services

CITY OF LANGLEY

Consolidated Statement of Financial Position at December 31, 2017 with comparative figures for 2016

	2017	2016
Financial Assets		
Cash & cash equivalents (Note 2)	\$ 26,018,285	\$ 25,175,577
Accounts receivable		
Taxes and utilities receivable	4,154,907	4,409,628
Receivables from other governments	5,463,690	3,383,695
Other receivables	1,499,807	976,384
Portfolio investments (Note 2)	27,098,165	25,136,374
	<u>64,234,854</u>	<u>59,081,658</u>
Liabilities		
Prepaid property taxes	4,251,021	4,236,591
Accounts payable and accrued liabilities	9,656,461	9,333,337
Employee future benefits (Note 3)	329,100	317,848
Deferred revenue	1,157,831	1,038,886
Deferred development cost charges (Note 4)	13,835,199	11,321,971
	<u>29,229,612</u>	<u>26,248,633</u>
Net Financial Assets	<u>35,005,242</u>	<u>32,833,025</u>
Non-Financial Assets		
Prepaid expenses	93,142	117,375
Supplies inventory	120,353	107,332
Tangible capital assets (Schedule 4)	250,317,972	239,763,844
	<u>250,531,467</u>	<u>239,988,551</u>
Accumulated Surplus (Note 5)	<u>\$ 285,536,709</u>	<u>\$ 272,821,576</u>

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA
Director of Corporate Services



Ted Schaffer
Mayor

CITY OF LANGLEY

Consolidated Statement of Operations

Year ended December 31, 2017 with comparative figures for 2016

	2017 Financial Plan	2017	2016
	Note 13		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 26,240,955	\$ 26,152,151	\$ 25,209,207
User fees and other revenue	11,116,135	12,601,039	11,208,035
Gaming proceeds	6,400,000	7,577,431	6,824,902
Government transfers (Note 7)	7,226,355	7,573,037	3,542,142
Investment earnings	338,500	783,277	729,759
Use of development cost charges (Note 4)	1,440,565	782,621	1,456,558
Contributed tangible capital assets	-	253,717	2,879,922
	52,762,510	55,723,273	51,850,525
Expenses (Schedules 2 & 3)			
General government services	4,934,135	4,684,312	4,373,817
Police service	11,786,840	11,112,031	10,304,268
Fire service	4,539,645	4,448,691	4,569,225
Other protective services	814,245	765,810	723,473
Engineering operations	7,753,495	5,852,316	5,591,962
Water utility	4,322,605	3,865,341	3,796,349
Sewer and drainage utility	3,640,175	3,348,534	3,174,167
Development services	1,224,730	1,161,110	1,101,431
Solid waste	622,110	631,752	619,253
Recreation services	4,494,710	4,765,358	4,325,750
Parks	2,292,955	2,288,464	2,337,957
Loss on disposal of tangible capital assets	-	84,421	238,390
	46,425,645	43,008,140	41,156,042
Annual surplus	6,336,865	12,715,133	10,694,483
Accumulated surplus - beginning of year	272,821,576	272,821,576	262,127,093
Accumulated surplus - end of year (Note 5)	\$ 279,158,441	\$ 285,536,709	\$ 272,821,576

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2017 with comparative figures for 2016

	2017 Financial Plan	2017	2016
Note 13			
Annual Surplus	\$ 6,336,865	\$ 12,715,133	\$ 10,694,483
Change in capital assets			
Acquisition of tangible capital assets	(17,600,445)	(15,757,321)	(12,247,420)
Contributed tangible capital assets	-	(253,717)	(2,879,922)
Amortization	4,750,000	5,320,689	5,026,725
Proceeds from sale of tangible capital assets	-	51,800	352,400
Loss on disposal of tangible capital assets	-	84,421	238,390
	(12,850,445)	(10,554,128)	(9,509,827)
Change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	24,233	(39,351)
Decrease (increase) in supplies inventory	-	(13,021)	(25,119)
	-	11,212	(64,470)
Increase (decrease) in financial assets	(6,513,580)	2,172,217	1,120,186
Net financial assets - beginning of year	32,833,025	32,833,025	31,712,839
Net financial assets - end of year	\$ 26,319,445	\$ 35,005,242	\$ 32,833,025

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Cash Flows

Year ended December 31, 2017 with comparative figures for 2016

	2017	2016
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	\$ 12,715,133	\$ 10,694,483
Items not involving cash:		
Use of development cost charges	(782,621)	(1,456,558)
Amortization	5,320,689	5,026,725
Amortization of investment premiums and discounts	(1,835)	33,301
Contributed tangible capital assets	(253,717)	(2,879,922)
Loss on disposal of tangible capital assets	84,421	238,390
Changes in non-cash working capital:		
Accounts receivable	(2,348,697)	(1,280,087)
Prepaid property taxes	14,430	(1,332)
Accounts payable and accrued liabilities	334,376	(1,259,061)
Prepaid expenses	24,233	(39,351)
Supplies inventory	(13,021)	(25,119)
Deferred revenue	118,945	(101,597)
	<u>15,212,336</u>	<u>8,949,872</u>
Capital Transactions		
Cash used to acquire tangible capital assets	(15,757,321)	(12,247,420)
Proceeds from sale of tangible capital assets	51,800	352,400
	<u>(15,705,521)</u>	<u>(11,895,020)</u>
Financing Transactions		
Receipt of deferred development cost charges and interest earned	3,295,849	1,409,192
Investing Transactions		
Purchase of investments	(25,101,353)	(23,100,000)
Redemption of investments	23,141,397	31,000,000
	<u>(1,959,956)</u>	<u>7,900,000</u>
Increase in cash and cash equivalents	<u>842,708</u>	<u>6,364,044</u>
Balance, beginning of year	25,175,577	18,811,533
Balance, end of year	<u>\$ 26,018,285</u>	<u>\$ 25,175,577</u>

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non-financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services utilized and revenue earned.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development Cost Charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest is allocated to functions based on the purpose of specific borrowings.

(H) Contaminated Sites:

Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2017 or December 31, 2016.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

2. Cash, cash equivalents and portfolio investments:

	2017	2016
Deferred development cost charges	\$ 13,040,627	\$ 11,078,455
Statutory reserves	6,910,642	7,652,544
Non-statutory reserves	24,468,663	21,580,795
Operating funds	8,696,518	10,000,157
	<u>\$ 53,116,450</u>	<u>\$ 50,311,951</u>
Cash and cash equivalents	\$ 26,018,285	\$ 25,175,577
Portfolio investments	27,098,165	25,136,374
	<u>\$ 53,116,450</u>	<u>\$ 50,311,951</u>

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2016 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.40% and 3.08% (2016 - 1.35% and 5.76%) with varying maturity dates up to 96 months. The market value of the investments as at December 31, 2017 was \$27,129,910 (2016 - \$25,282,512). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015 and is projected to December 31, 2017. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2017 was \$329,100 (2016 - \$317,848), comprised as follows:

	2017	2016
Benefit liability - beginning of year	\$ 317,848	\$ 310,496
Current service cost	34,500	33,600
Interest cost	12,900	13,000
Benefits paid	(48,500)	(51,600)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	<u>329,100</u>	<u>317,848</u>
Unamortized actuarial loss	91,400	103,752
Accrued benefit obligation - end of year	<u>\$ 420,500</u>	<u>\$ 421,600</u>

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2017	2016
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

4. Deferred development cost charges:

	Balance at Dec. 31, 2016	Contributions Received	Interest Earned	Use of development cost charges	Balance at Dec. 31, 2017
Drainage	\$ 2,530,844	\$ 376,774	\$ 42,545	\$ -	\$ 2,950,163
Public Open Spaces	5,093,842	160,614	79,924	(718,378)	4,616,002
Roads	1,532,587	1,240,318	30,850	(33,134)	2,770,621
Sewer	1,316,849	1,024,303	26,300	(31,109)	2,336,343
Water	847,849	299,092	15,129	-	1,162,070
	<u>\$11,321,971</u>	<u>\$ 3,101,101</u>	<u>\$ 194,748</u>	<u>\$ (782,621)</u>	<u>\$ 13,835,199</u>

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2017	2016
Operating surplus		
General	\$ 1,293,587	\$ 1,293,380
Sewer & Drainage	1,142,801	1,138,317
Water	1,403,044	1,392,696
	<u>3,839,432</u>	<u>3,824,393</u>
Equity in tangible capital assets		
General	199,182,592	190,881,828
Sewer & Drainage	28,438,803	27,412,136
Water	22,696,577	21,469,880
	<u>250,317,972</u>	<u>239,763,844</u>
Reserves (Schedule 1)		
Statutory reserves	6,910,642	7,652,544
Non-statutory reserves	24,468,663	21,580,795
	<u>31,379,305</u>	<u>29,233,339</u>
	<u>\$ 285,536,709</u>	<u>\$ 272,821,576</u>

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2017 Financial Plan	2017	2016
City tax levies	\$ 25,710,425	\$ 25,611,686	\$ 24,658,376
Grants in lieu of taxes	530,530	540,465	550,831
	<u>26,240,955</u>	<u>26,152,151</u>	<u>25,209,207</u>
Levies for other organizations			
School taxes		13,709,858	13,611,552
TransLink		2,699,413	2,725,645
British Columbia Assessment Authority		409,960	404,755
Metro Vancouver		371,313	377,040
Downtown Langley Merchants Assoc.		422,130	402,029
Municipal Finance Authority		1,684	1,395
Total collections for others		<u>17,614,358</u>	<u>17,522,416</u>
		<u>\$ 43,766,509</u>	<u>\$ 42,731,623</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

7. Government transfers:

	2017 Financial Plan	2017	2016
Federal Government			
Community works fund	\$ 127,680	\$ 128,660	\$ 127,680
	127,680	128,660	127,680
Provincial Government			
Hotel tax revenue	150,000	163,646	170,281
Carbon tax revenue sharing	20,175	20,512	20,229
Traffic fine revenue sharing	498,200	472,123	501,659
Infrastructure funding	5,413,870	5,375,983	1,547,070
	6,082,245	6,032,264	2,239,239
Municipalities and Regional Authorities			
Police capital adjustment	32,000	33,881	32,969
Langley Youth & Family Services	352,930	329,677	326,584
Emergency preparedness	33,500	26,176	17,170
Major road network	523,000	537,000	528,500
Infrastructure funding	75,000	485,379	270,000
	1,016,430	1,412,113	1,175,223
	\$ 7,226,355	\$ 7,573,037	\$ 3,542,142

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2017	2016
Langley Christmas Bureau	\$ 261,471	\$ 238,184
Refundable deposits	8,937,161	6,661,064
Road bond reserve	41,350	41,350
GVS & DD development cost charges	64,920	28,421
	\$ 9,304,902	\$ 6,969,019

These funds were received from the public for specific purposes or are deposited by developers and held by the City until all aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2017			2016
	Operations	Capital	Total	Total
Salaries & benefits	\$ 13,249,836	\$ 330,756	\$ 13,580,592	\$ 12,884,520
Goods and services	24,353,194	15,426,565	39,779,759	35,253,827
Contributed tangible capital assets	-	253,717	253,717	2,879,922
Total expenditures	37,603,030	16,011,038	53,614,068	51,018,269
Amortization	5,320,689	-	5,320,689	5,026,725
Loss on disposal of tangible capital assets	84,421	-	84,421	238,390
Total expenditures & expenses	\$ 43,008,140	\$ 16,011,038	\$ 59,019,178	\$ 56,283,384

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

10. Commitments:

- (A) The City of Langley has entered into a seven year solid waste management contract for January 1, 2015 to December 31, 2022. Annual payments under the agreement are approximately \$325,000.
- (B) The City of Langley provided Langley Community Services Society (formerly Langley Family Services) a 50 year lease for a City owned building at 5339 207 Street. The City of Langley provided a loan guarantee for the Langley Community Services Society to borrow not more than \$500,000 from Envision Credit Union to be applied to the cost of the construction of building.

11. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2016, the plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Langley paid \$1,037,870 (2016 - \$980,408) for employer contributions while employees contributed \$817,705 (2016 - \$775,444) to the plan in fiscal 2017.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2017 with comparative figures for 2016

13. Financial plan:

The financial plan reported on the Consolidated Statement of Financial Activities represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on February 20, 2017 and does not reflect any amendments approved after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financial Plan
Surplus as per Financial Plan Bylaw No. 3011	\$ -
Capital asset additions	17,600,445
Transfer to non-statutory reserves	8,042,695
Transfer to statutory reserves	1,420,050
Amortization expense	(4,750,000)
Transfer from non-statutory reserves	(13,368,050)
Transfer from statutory reserves	(2,608,275)
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 6,336,865</u>

CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves Year ended December 31, 2017 with comparative figures for 2016

Statutory Reserves	Balance at Dec. 31, 2016	Developer Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2017
Capital Works	\$ 3,985,368	\$ -	\$ 1,503,450	\$ 67,367	\$ -	\$ (275,043)	\$ (1,343,376)	\$ 3,937,766
Equipment Replacement-Fire Dept.	1,440,990	-	55,000	21,036	-	(7,018)	(624,428)	885,580
Lane Development	255,098	-	-	4,101	-	-	-	259,199
Machinery Replacement	1,422,278	-	602,290	23,132	-	-	(713,397)	1,334,303
Off-Street Parking	239,984	-	11,900	3,930	-	-	-	255,814
Office Equipment Replacement	41,259	-	46,500	747	-	-	(73,792)	14,714
Parks and Recreation	230,550	-	177,500	4,757	-	(37,661)	(189,492)	185,654
P&R Future Projects	37,017	-	-	595	-	-	-	37,612
Total	\$ 7,652,544	\$ -	\$ 2,396,640	\$ 125,665	\$ -	\$ (319,722)	\$ (2,944,485)	\$ 6,910,642

Non-statutory Reserves	Balance at Dec. 31, 2016	Developer Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2017
Community Works	\$ 4,451	\$ -	\$ 128,660	\$ 311	\$ -	\$ -	\$ (127,680)	\$ 5,742
Future Policing Costs	3,161,224	-	104,573	50,821	-	-	(29,253)	3,287,365
Gaming Proceeds	10,256,768	-	7,577,431	194,903	(586,775)	(106,426)	(4,928,577)	12,407,324
Major Road Network Rehab	1,094,682	-	272,554	16,522	-	-	(306,658)	1,077,100
Sewer Future Capital	1,133,830	-	610,000	21,631	-	(89,249)	(171,391)	1,504,821
Sewer Insurance Claims	31,372	-	-	504	-	-	-	31,876
Special Bonds	4,229,260	299,100	-	69,297	-	-	(50,736)	4,546,921
Tax Stabilization	334,441	-	-	5,377	-	-	-	339,818
Water Future Capital	1,334,767	-	730,000	25,032	-	(129,247)	(692,856)	1,267,696
Total	\$ 21,580,795	\$ 299,100	\$ 9,423,218	\$ 384,398	\$ (586,775)	\$ (324,922)	\$ (6,307,151)	\$ 24,468,663

CITY OF LANGLEY

Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2017

	2017 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2017
	Note 13												
Revenue													
Property tax revenue	\$ 26,240,955	\$ 26,152,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,152,151
User fees and other revenue	11,116,135	1,139,049	3,875	2,440	71,159	336,079	4,684,300	3,804,983	1,674,151	627,210	115,007	142,786	12,601,039
Gaming proceeds	6,400,000	7,227,938	-	-	-	-	-	-	-	-	299,493	50,000	7,577,431
Government transfers	7,226,355	148,660	506,004	-	335,853	5,043,132	656,000	699,230	184,158	-	-	-	7,573,037
Investment earnings	338,500	783,277	-	-	-	-	-	-	-	-	-	-	783,277
Use of development cost charges	1,440,565	-	-	-	-	33,134	-	31,109	-	-	-	718,378	782,621
Contributed infrastructure	-	-	-	-	-	161,756	52,174	39,787	-	-	-	-	253,717
Total Revenue	52,762,510	35,451,075	509,879	2,440	407,012	5,574,101	5,392,474	4,575,109	1,858,309	627,210	414,500	911,164	55,723,273
Expenses													
Operating													
Salaries & benefits	13,103,265	2,778,156	4,556	3,666,523	118,812	1,696,546	503,036	372,083	811,326	17,929	2,202,620	1,078,249	13,249,836
Goods and services	28,572,380	1,315,728	11,024,721	518,944	646,998	1,998,411	2,962,250	2,410,282	323,876	613,823	1,778,797	759,364	24,353,194
Loss (gain) on disposal of capital assets	-	950	-	-	-	45,177	2,525	35,769	-	-	-	-	84,421
	41,675,645	4,094,834	11,029,277	4,185,467	765,810	3,740,134	3,467,811	2,818,134	1,135,202	631,752	3,981,417	1,837,613	37,687,451
Amortization	4,750,000	590,428	82,754	263,224	-	2,157,359	400,055	566,169	25,908	-	783,941	450,851	5,320,689
Total Expenses	46,425,645	4,685,262	11,112,031	4,448,691	765,810	5,897,493	3,867,866	3,384,303	1,161,110	631,752	4,765,358	2,288,464	43,008,140
Excess (Deficiency) of Revenue Over Expenses	\$ 6,336,865	\$ 30,765,813	\$ (10,602,152)	\$ (4,446,251)	\$ (358,798)	\$ (323,392)	\$ 1,524,608	\$ 1,190,806	\$ 697,199	\$ (4,542)	\$ (4,350,858)	\$ (1,377,300)	\$ 12,715,133

CITY OF LANGLEY

Schedule 3

Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2016

	2016 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2016
Revenue													
Property tax revenue	\$25,098,150	\$25,209,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$25,209,207
User fees and other revenue	10,480,705	1,399,655	5,050	1,560	77,408	386,510	4,210,074	3,261,344	1,073,907	623,792	14,364	154,371	11,208,035
Gaming proceeds	6,000,000	6,537,284	-	-	-	-	-	-	-	-	237,618	50,000	6,824,902
Government transfers	2,200,915	170,429	534,628	-	343,754	2,105,407	-	-	190,510	-	197,414	-	3,542,142
Investment earnings	338,500	729,759	-	-	-	-	-	-	-	-	-	-	729,759
Use of development cost charges	985,050	-	-	-	-	552,455	285,568	476,956	-	-	-	141,579	1,456,558
Contributed infrastructure	-	-	-	-	-	1,333,547	738,100	808,275	-	-	-	-	2,879,922
Total Revenue	45,103,320	34,046,334	539,678	1,560	421,162	4,377,919	5,233,742	4,546,575	1,264,417	623,792	449,396	345,950	51,850,525
Expenses													
Operating													
Salaries & benefits	12,362,400	2,324,273	3,859	3,738,639	96,228	1,618,046	491,657	345,505	743,768	16,627	2,168,836	1,133,762	12,681,200
Goods and services	24,772,385	1,465,514	10,236,007	531,764	627,245	1,928,493	2,902,366	2,268,106	331,183	602,626	1,506,484	809,939	23,209,727
Loss (gain) on disposal of capital assets	-	(164,883)	-	-	-	128,311	59,304	207,107	-	-	3,598	4,953	238,390
	37,134,785	3,624,904	10,239,866	4,270,403	723,473	3,674,850	3,453,327	2,820,718	1,074,951	619,253	3,678,918	1,948,654	36,129,317
Amortization	4,750,000	584,030	64,402	298,822	-	2,045,423	402,326	560,556	26,480	-	650,430	394,256	5,026,725
Total Expenses	41,884,785	4,208,934	10,304,268	4,569,225	723,473	5,720,273	3,855,653	3,381,274	1,101,431	619,253	4,329,348	2,342,910	41,156,042
Excess (Deficiency) of Revenue Over Expenses	\$ 3,218,535	\$29,837,400	\$ (9,764,590)	\$ (4,567,665)	\$ (302,311)	\$ (1,342,354)	\$ 1,378,089	\$ 1,165,301	\$ 162,986	\$ 4,539	\$ (3,879,952)	\$ (1,996,960)	\$10,694,483

CITY OF LANGLEY

Schedule 4

Schedule of Tangible Capital Assets

Year ended December 31, 2017 with comparative figures for 2016

2017	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost¹									
Opening cost	\$ 66,462,265	\$ 8,433,155	\$ 40,259,086	\$ 6,829,316	\$ 7,644,294	\$ 126,614,889	\$ 44,121,639	\$ 30,980,622	\$ 331,345,266
Additions	79,116	2,322,165	446,750	1,378,568	256,791	8,281,589	1,624,704	1,621,355	16,011,038
Disposals	-	-	-	(404,092)	-	-	(78,008)	(5,052)	(487,152)
	66,541,381	10,755,320	40,705,836	7,803,792	7,901,085	134,896,478	45,668,335	32,596,925	346,869,152
Accumulated amortization									
Opening balance	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
Amortization expense	-	316,836	1,490,436	322,835	322,816	1,913,366	562,267	392,133	5,320,689
Disposals	-	-	-	(306,166)	-	-	(42,238)	(2,527)	(350,931)
	-	4,019,405	15,214,968	4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
Net book value	\$ 66,541,381	\$ 6,735,915	\$ 25,490,868	\$ 3,482,022	\$ 2,684,083	\$ 94,248,323	\$ 28,438,803	\$ 22,696,577	\$ 250,317,972

2016	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost¹									
Opening cost	\$ 66,277,337	\$ 7,641,879	\$ 38,477,047	\$ 6,556,864	\$ 6,450,591	\$ 120,124,515	\$ 42,851,328	\$ 29,179,590	\$ 317,559,151
Additions	370,045	791,276	1,782,039	369,145	1,240,232	6,919,565	1,640,875	2,014,165	15,127,342
Disposals	(185,117)	-	-	(96,693)	(46,529)	(429,191)	(370,564)	(213,133)	(1,341,227)
	66,462,265	8,433,155	40,259,086	6,829,316	7,644,294	126,614,889	44,121,639	30,980,622	331,345,266
Accumulated amortization									
Opening balance	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Amortization expense	-	276,821	1,367,309	330,009	278,558	1,822,970	556,654	394,404	5,026,725
Disposals	-	-	-	(85,140)	(40,531)	(307,480)	(163,457)	(153,829)	(750,437)
	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
Net book value	\$ 66,462,265	\$ 4,730,586	\$ 26,534,554	\$ 2,524,215	\$ 2,750,108	\$ 87,880,100	\$ 27,412,136	\$ 21,469,880	\$ 239,763,844

¹Included in historical cost are assets under construction with a total cost of \$42,424,090 (2016 - \$33,092,230). No amortization has been recorded on these assets as they are in progress and not complete at year-end.



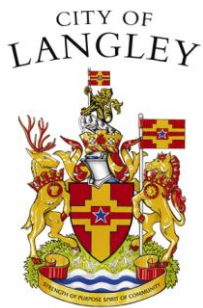
EXPLANATORY MEMO
ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 140, 2018, BYLAW No. 3033
DEVELOPMENT PERMIT APPLICATION DP 11-17

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 twenty third day of April, 2018.

READ A THIRD TIME AS AMENDED this twenty third day of April, 2018.

FINALLY ADOPTED this -- day of , 2018.

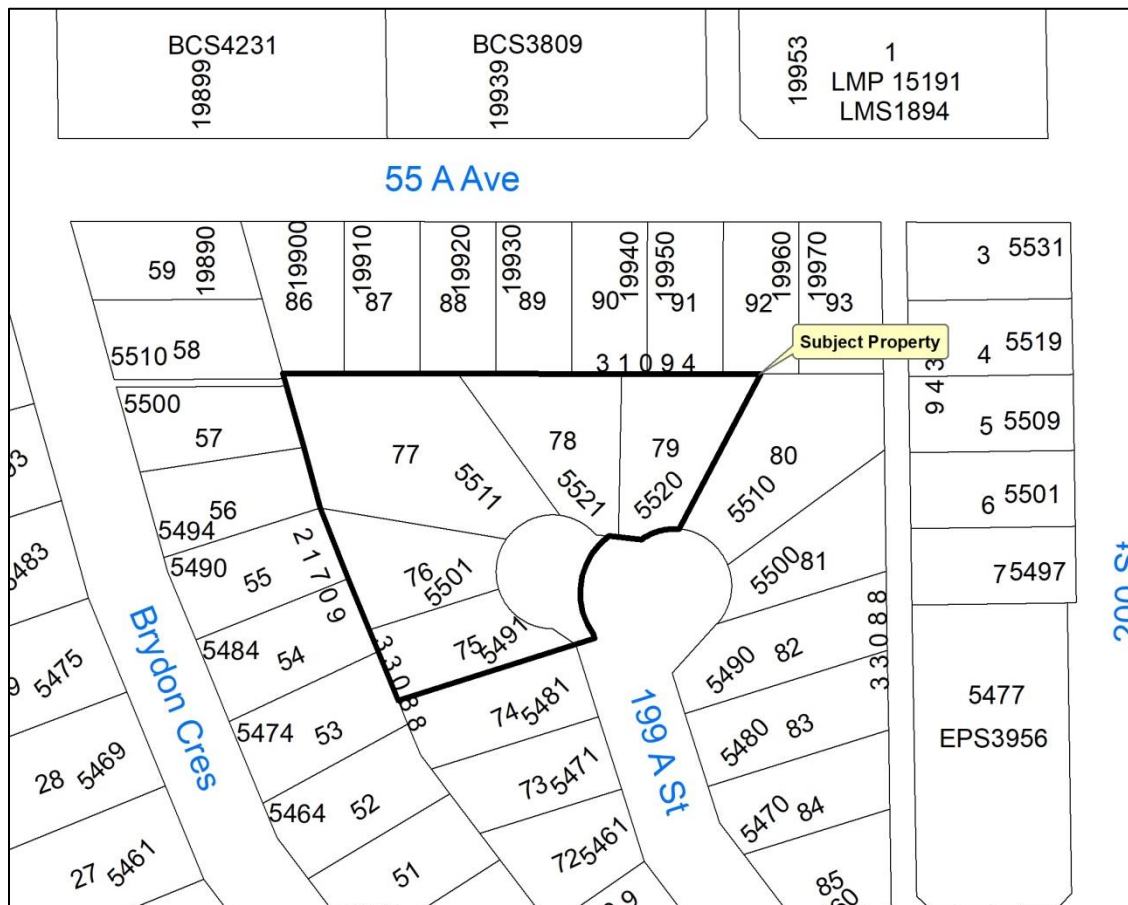
MAYOR

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):



**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

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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005	2017.05.11	NOTED
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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

LEGAL DESCRIPTION

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

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

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

P.I.D. 002-450-451 (LOT 78)
SUBJECT PROPERTY MAY BE AFFECTED
BY STATUTORY RIGHT OF WAY D53418
(PLAN 33767)
CIVIC ADDRESS: #5521 199A STREET

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

CONSULTANT LIST

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"LANGLEY, B.C. V3A 3Z1
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CARL HUMPHREY

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VAN DER ZALM & ASSOCIATES
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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%
			55084	39		39	100.0%
					100%	0%	0%
					0%	0%	0%
					0%	0%	0%
					0%	0%	0%
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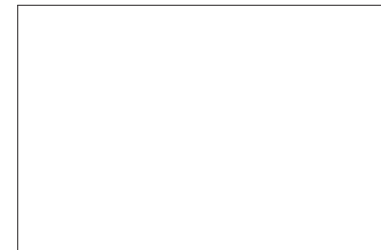
SITE MAP



LOCATION MAP



ENTRY SIGNAGE



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THE CONCONST GROUP**

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

WA
WENSLEY ARCHITECTURE LTD.

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

DRAWING TITLE:
COVER SHEET

PROJECT NO: **199A** DRAWN BY: **CSH**
SCALE: REVIEW BY: **CSH**
DATE: **MARCH 2018** DRAWING NO: **A0000**



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THE CONCOST GROUP**

[illegible]

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01	DP SUBMISSION	09/15/17
NO.	REVISION	MDY
PROJECT NAME		

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS:

**199A
CITY OF LANGLEY, BC**

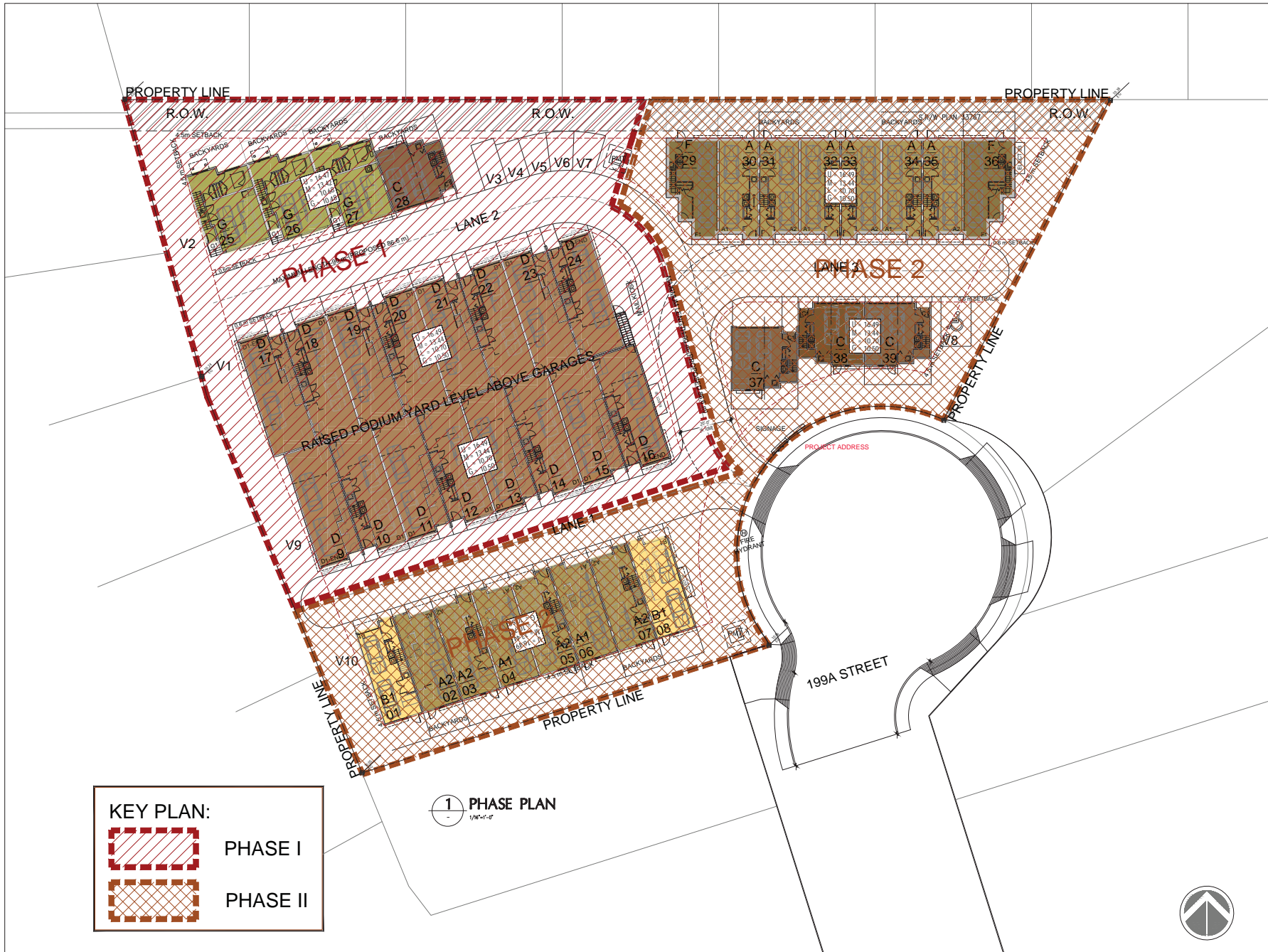
WA
T: 250 391 4933 F: 250 391 4964
office@wensleyarch.com

WENSLEY ARCHITECTURE LTD

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

DRAWING TITLE: **EXISTING
SURVEY**

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



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

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS

199A
CITY OF LANGLEY, BC

WA
WENSLEY ARCHITECTURE LTD

100-2112 Jordan Pk.
Vancouver, BC V6B 2L6
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info@wensleyarchitect.com

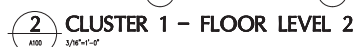
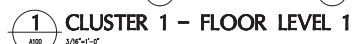
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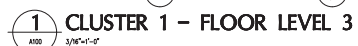
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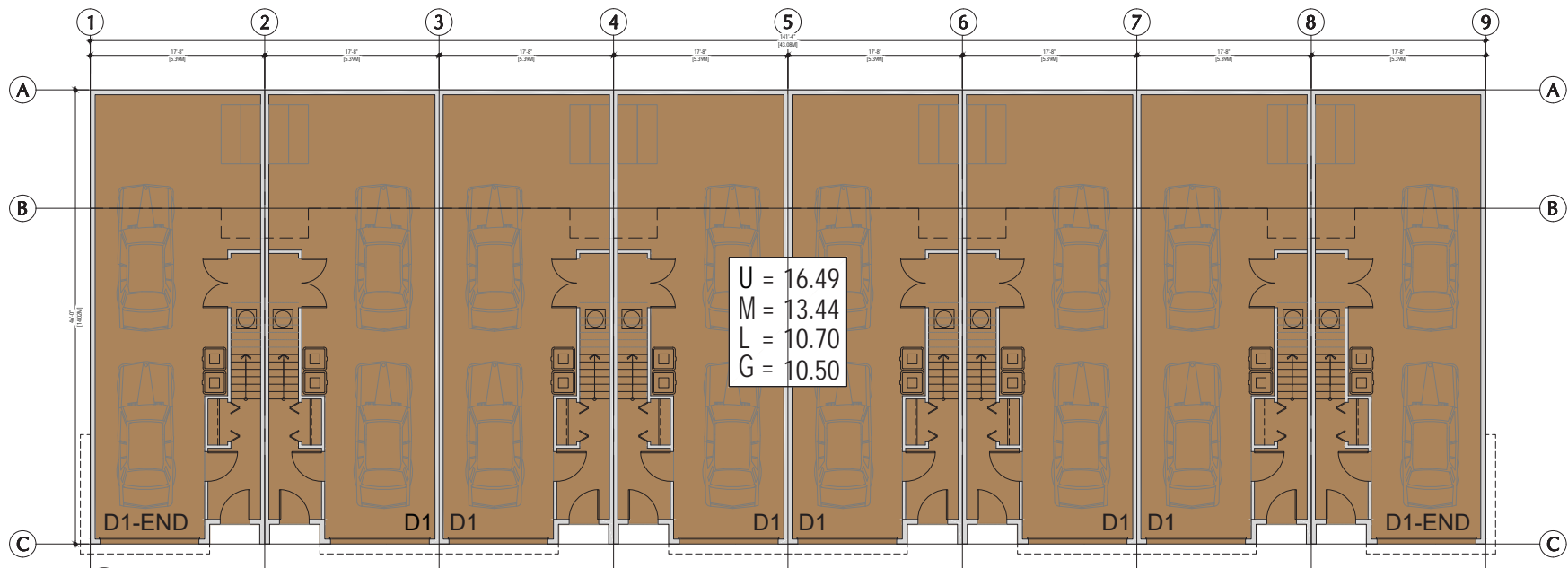
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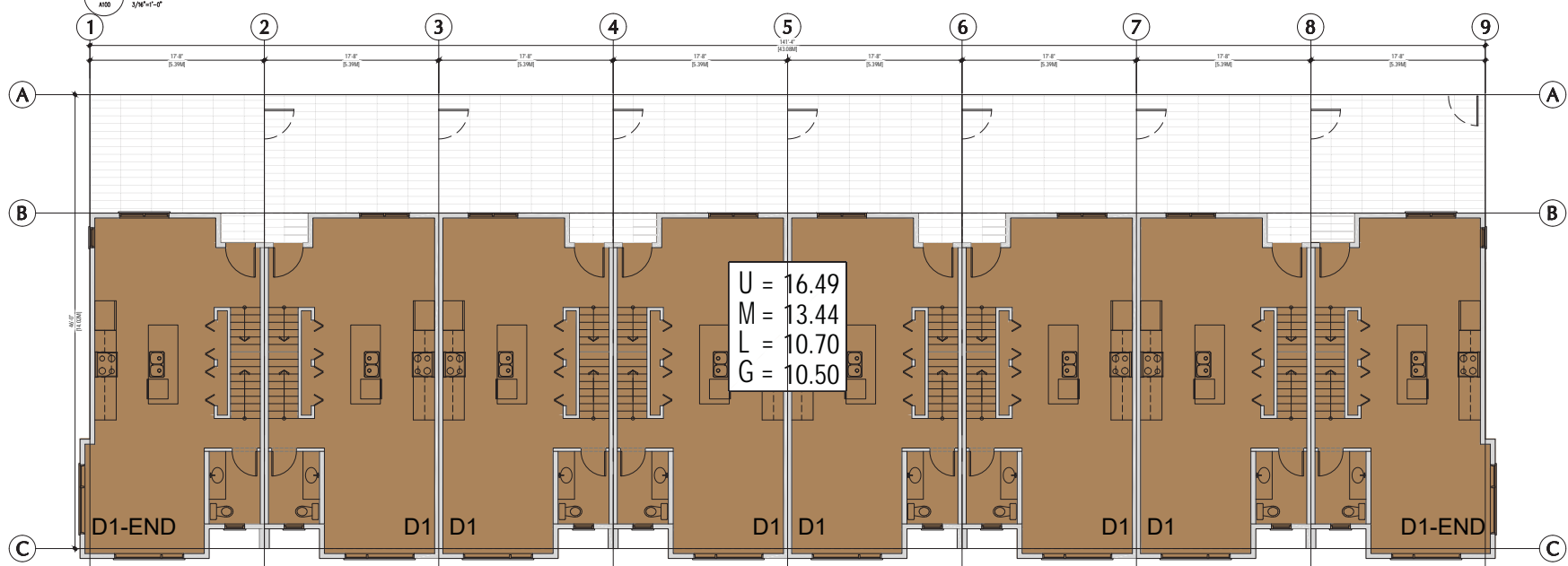
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DATE:	OCTOBER, 2017	DRAWING NO:	A02



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



1 CLUSTER 2 - FLOOR LEVEL 1



2 CLUSTER 2 - FLOOR LEVEL 2

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3 KEY PLAN
N.T.S.

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

PROJECT NAME

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS:
199A STREET
CITY OF LANGLEY, BC

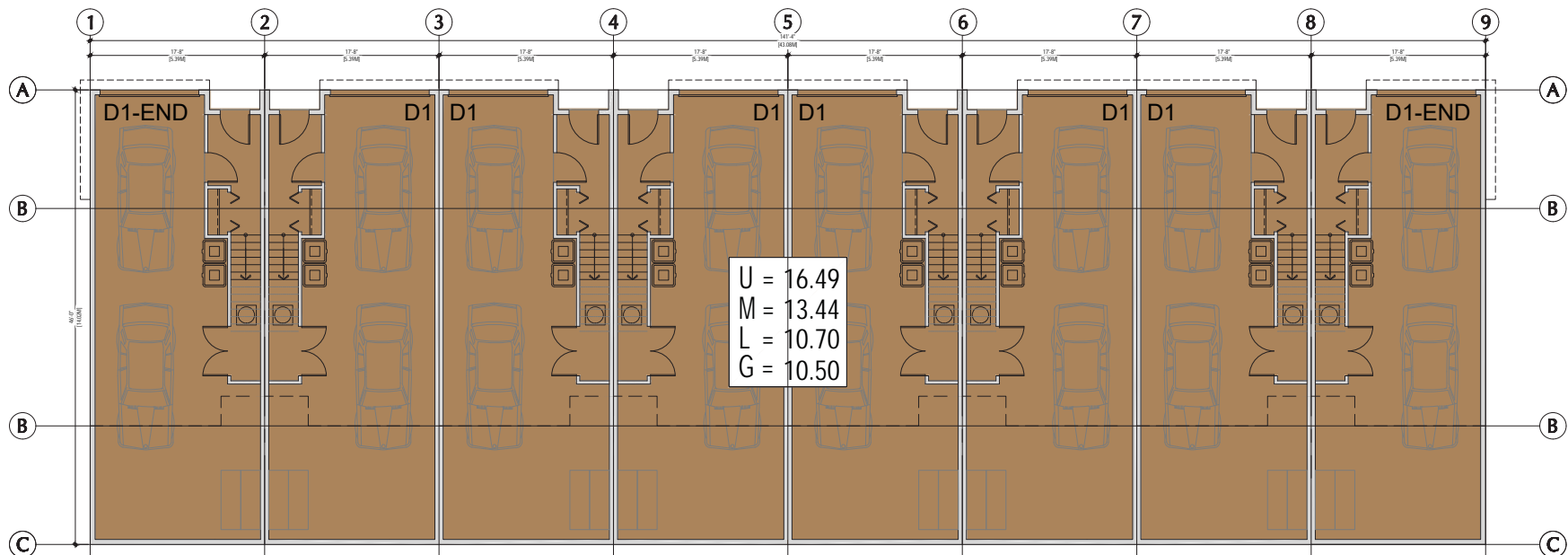
WA
WENSLEY ARCHITECTURE LTD.

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

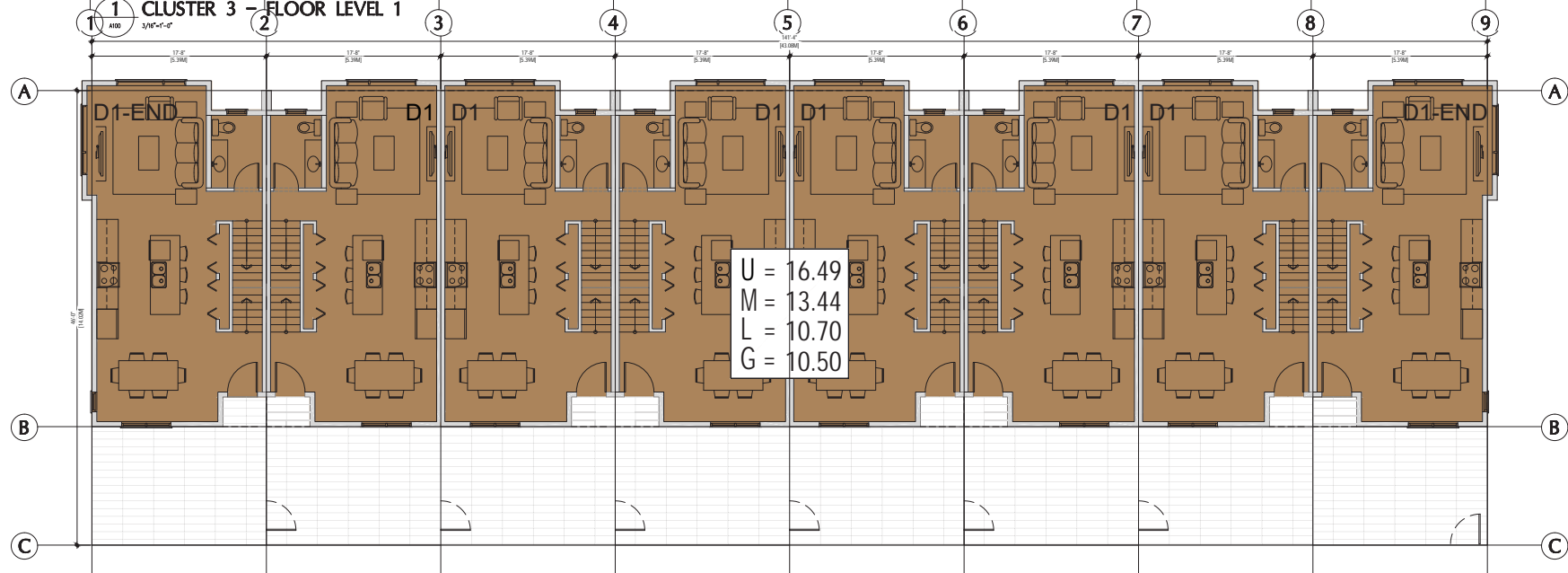
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CLUSTER-2
LEVEL 1, LEVEL 2

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



1 CLUSTER 3 - FLOOR LEVEL 1



2 CLUSTER 3 - FLOOR LEVEL 2

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

PROJECT NAME

199 A
TOWNHOUSE
RESIDENCES

PROJECT ADDRESS
199A STREET
CITY OF LANGLEY, BC

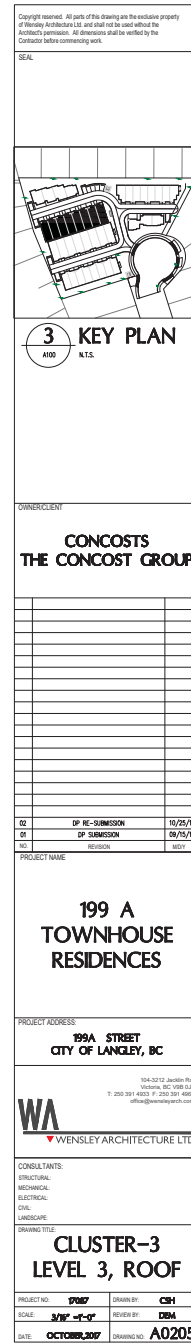
104-2212 Jordan Pl.
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T: 250 261 4922 F: 250 261 4944
info@wensleyarchitect.com

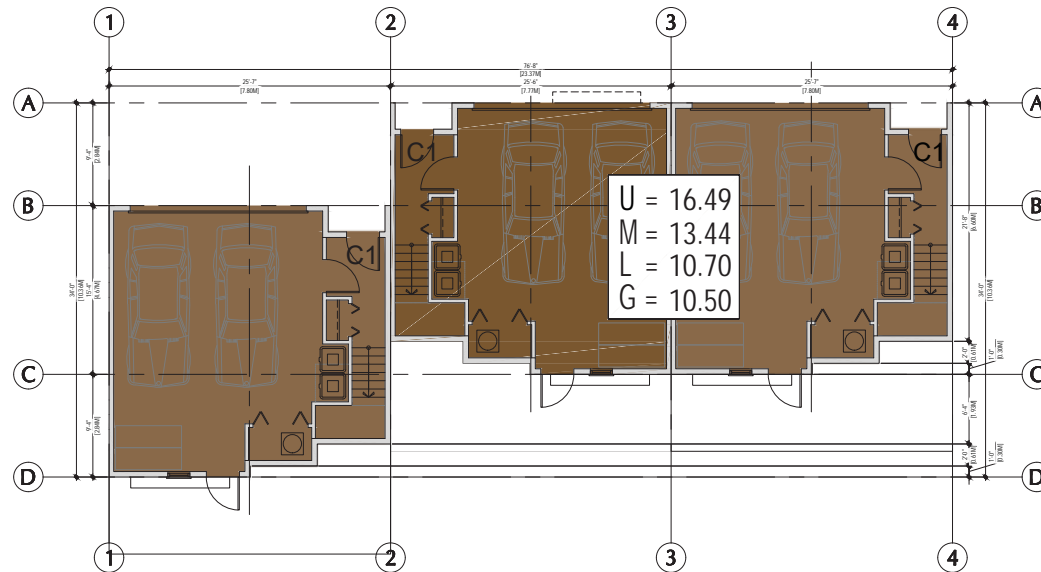
WA
WENSLEY ARCHITECTURE LTD.

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

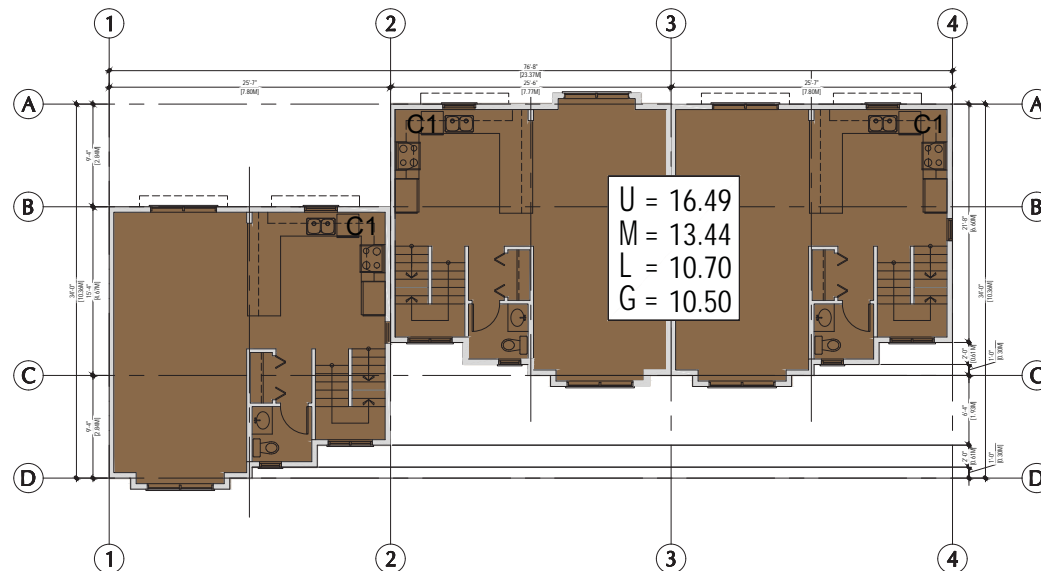
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CLUSTER-3
LEVEL 1, LEVEL 2

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SCALE	3/16" = 1'-0"	REVIEW BY	CSH
DATE	OCTOBER 2017	DRAWING NO.	A0204

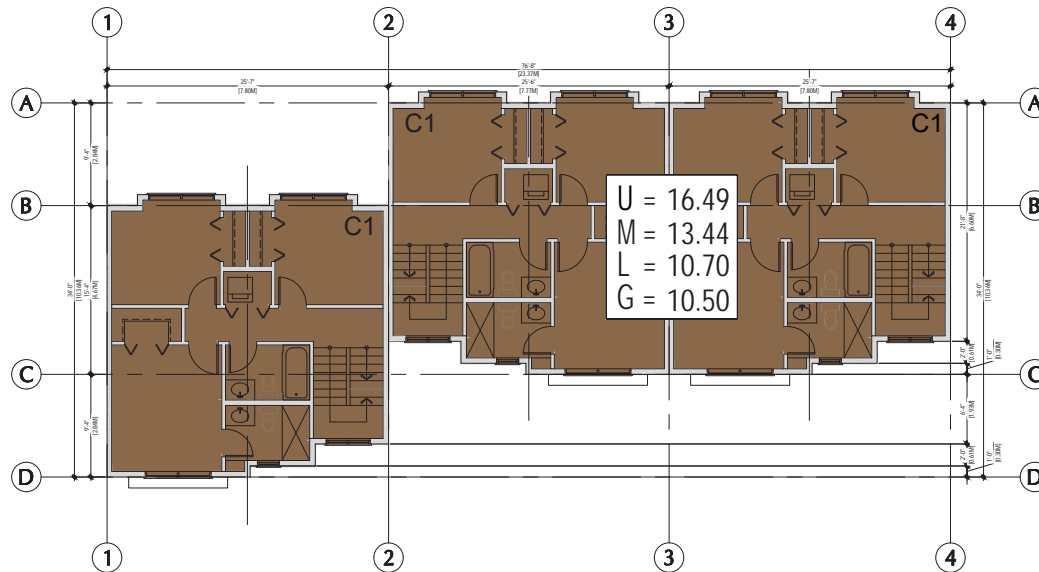




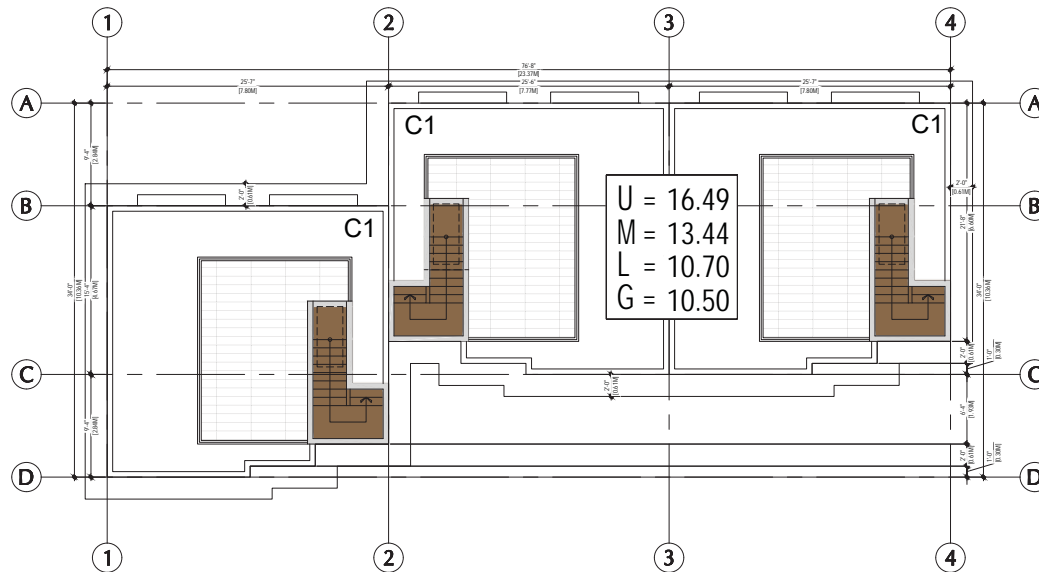
1 CLUSTER 5 – FLOOR LEVEL 1
A100 3/16"=1'-0"



2 CLUSTER 5 – FLOOR LEVEL 2
A100 3/16"=1'-0"



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.

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THE CONCAST GROUP

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

PROJECT NAME

199 A
TOWNHOUSE
RESIDENCES

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info@wensleyarchitect.com

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WENSLEY ARCHITECTURE LTD.

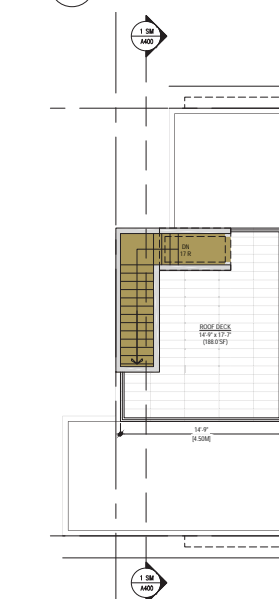
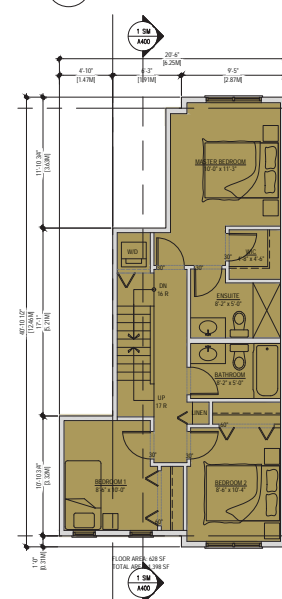
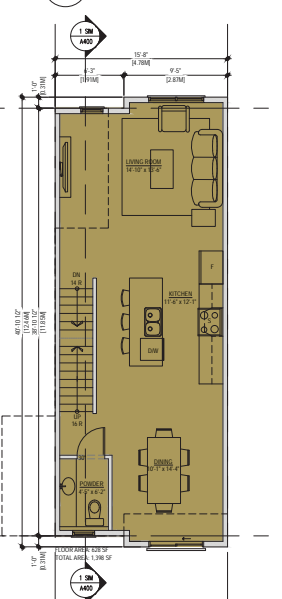
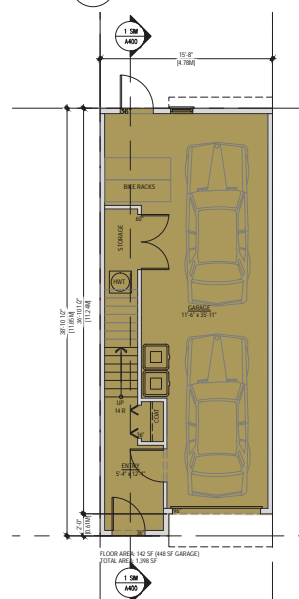
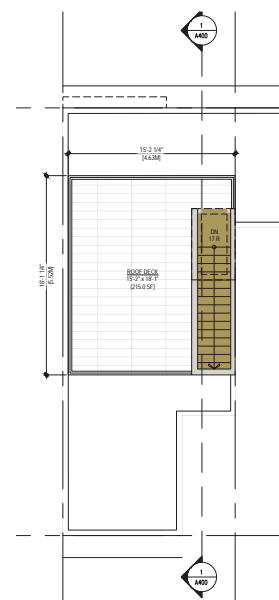
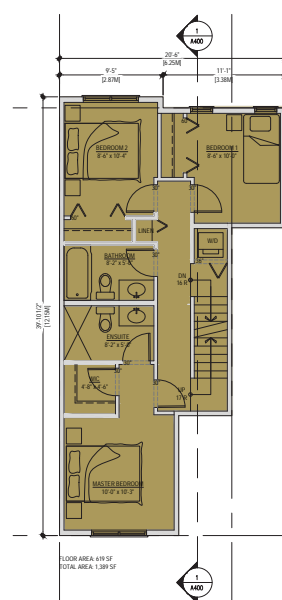
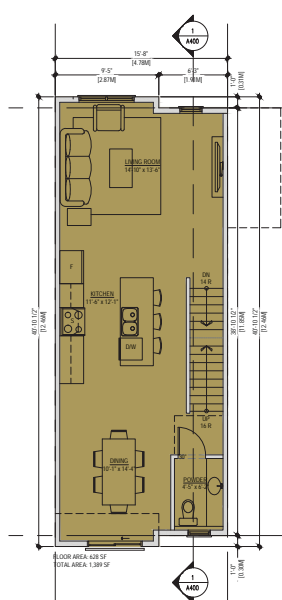
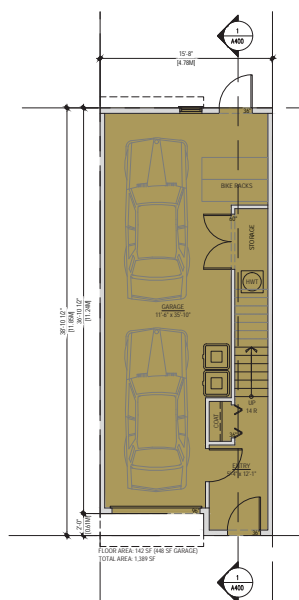
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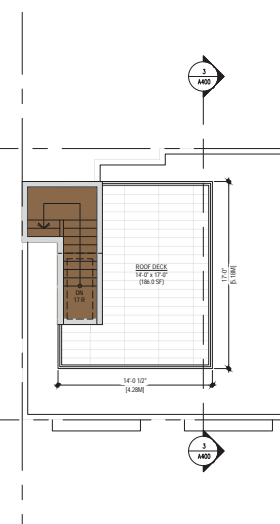
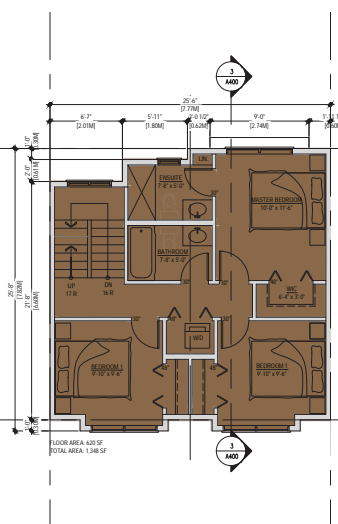
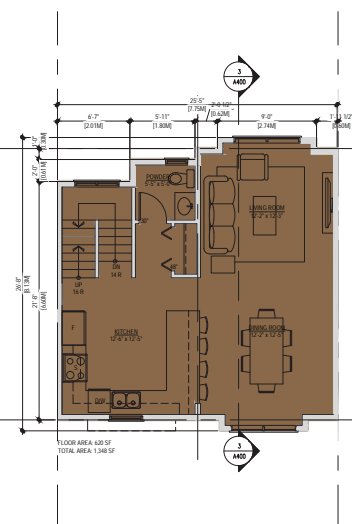
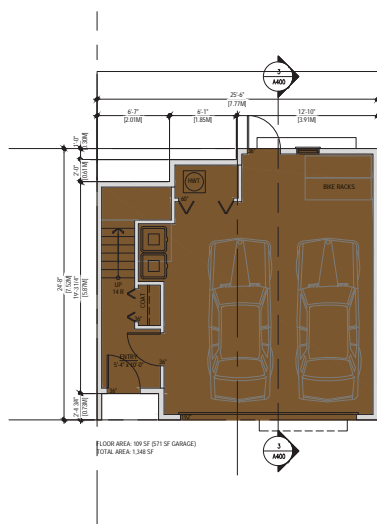
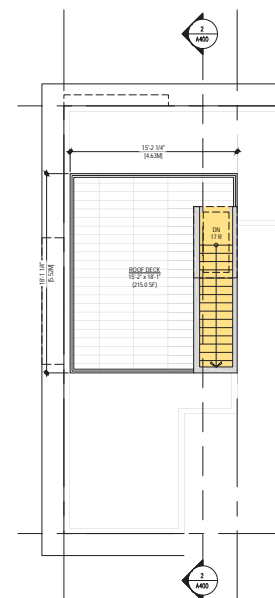
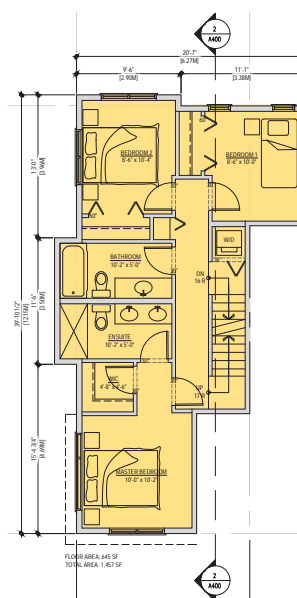
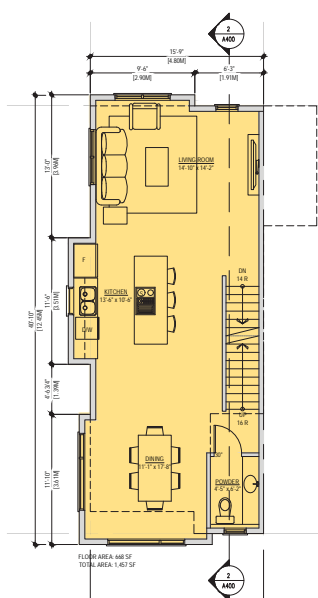
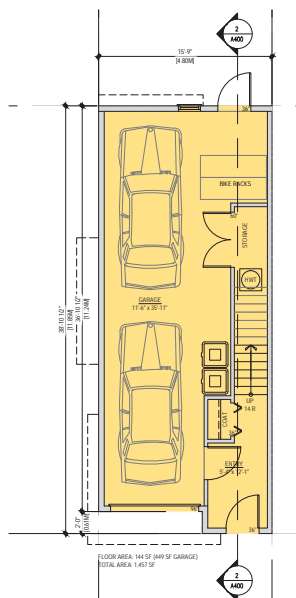
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MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

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

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SEA

OWNER/CLIENT

**CONCOSTS
THE CONCOST GROUP**

[illegible]

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

NO.	
PROJECT NAME	

**199 A
TOWNHOUSE
RESIDENCES**

PROJECT ADDRESS:

199A STREET
CITY OF LANGLEY, BC

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

CONSULTA

STRUCTURAL
EQUATIONS

MECHANICAL:
ELECTRICAL:

CIVIL:
LANDSCAPE:

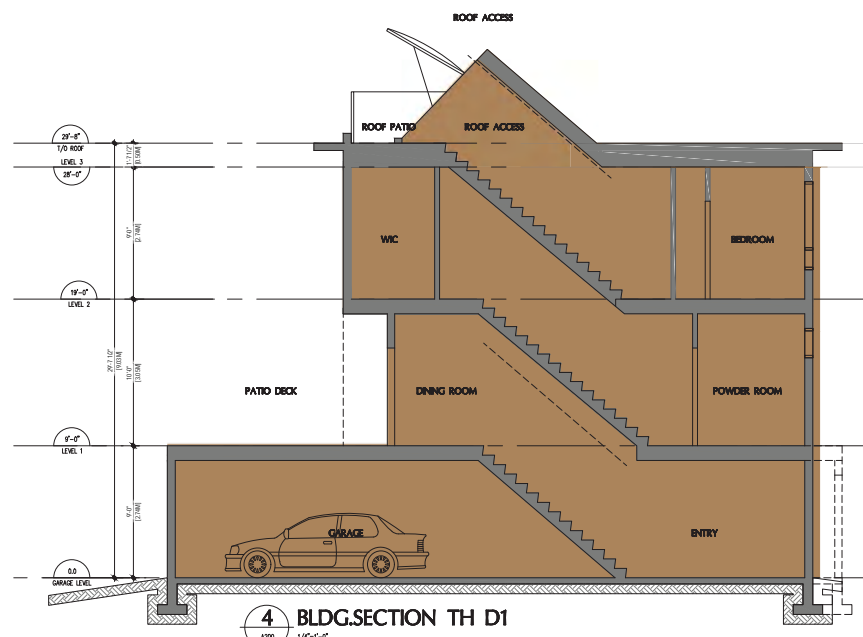
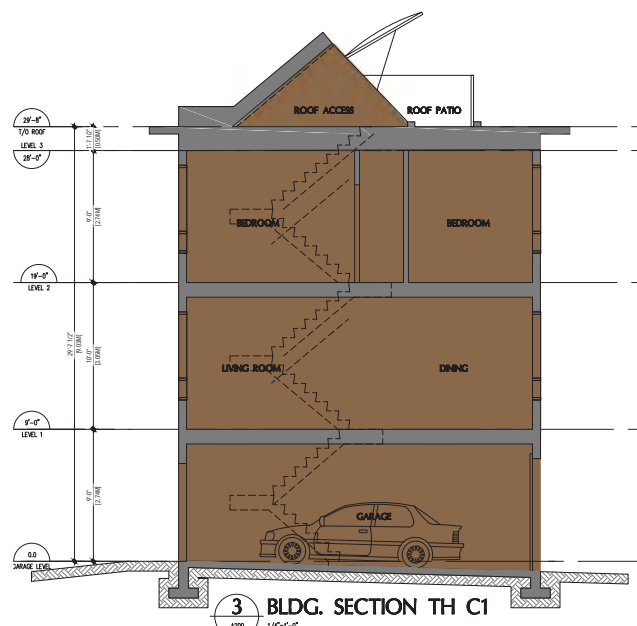
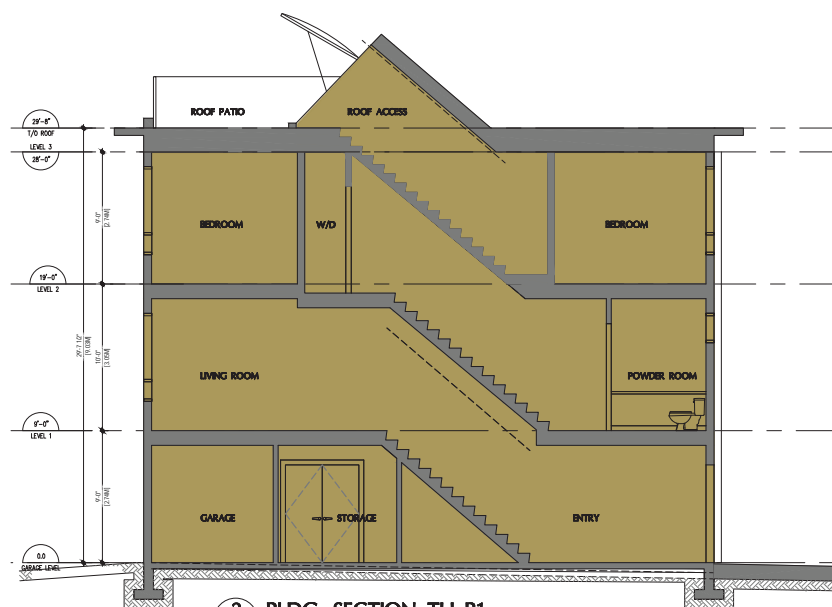
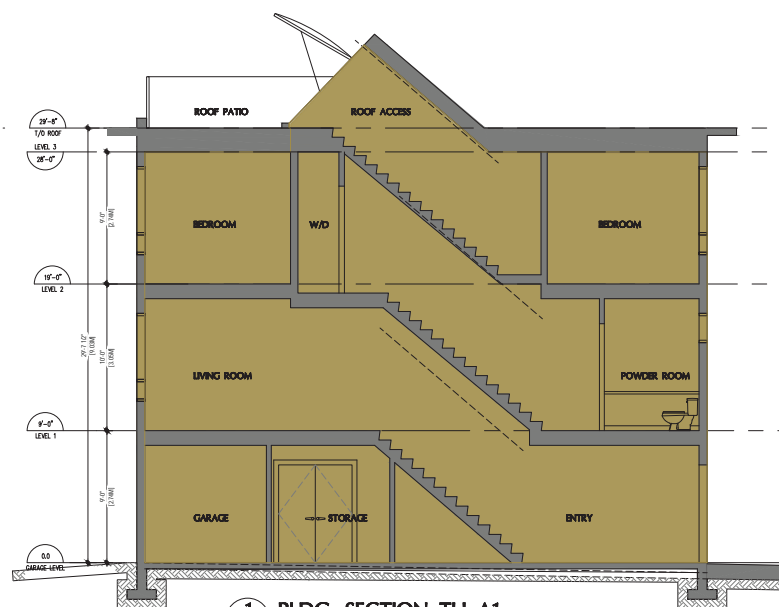
DRAWING TITLE

T

1

TOWNHOUSE PLANS

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





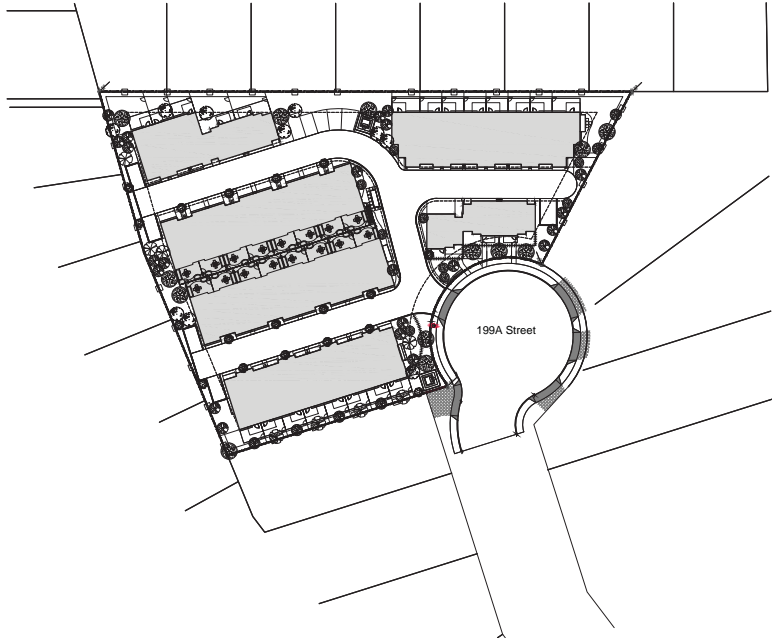
199A Townhomes

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



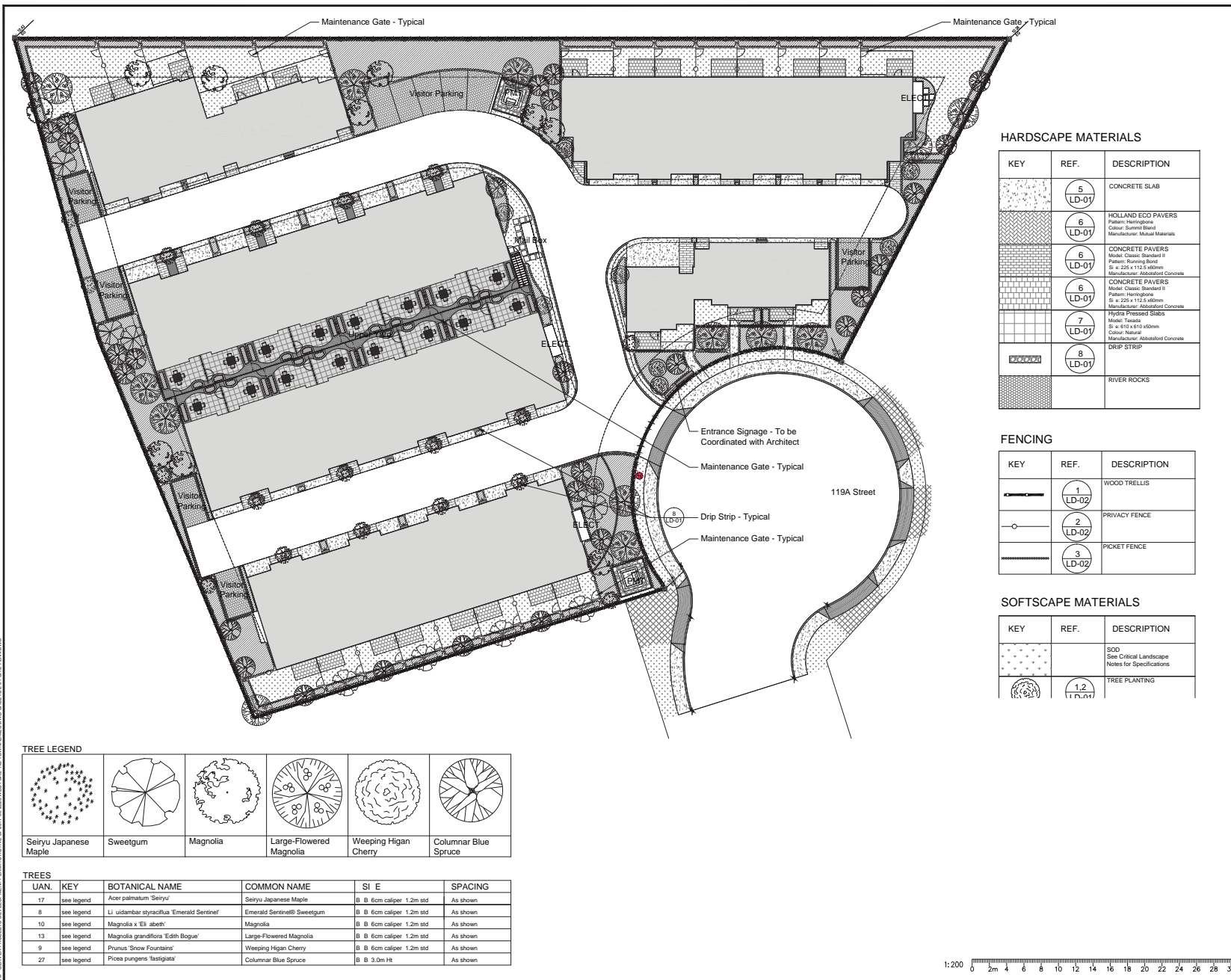
2 LOCATION MAP
Scale: NTS

van der Zalm + associates inc.
Civil Engineering
Landscape Architecture
Suite 1, 20177 57th Avenue
Langley, British Columbia
V1M 4B9
P 604 882 0024
F 604 882 0042
info@vza.ca



2	DJ	Re-issued for DP	Oct 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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Drawing Title: COVER PAGE
VD Pro ect : DP2017-50
Drawing : L-00



TREE LEGEND

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

TREES	U.A.N.	KEY	BOTANICAL NAME	COMMON NAME	SI E	SPACING
17	see legend		Acer palmatum 'Seiryu'	Seiryu Japanese Maple	B. B. 6cm caliper 1.2m std	As shown
8	see legend		Liquidambar styraciflua 'Emerald Sentinel'	Emerald Sentinel® Sweetgum	B. B. 6cm caliper 1.2m std	As shown
10	see legend		Magnolia x 'Eliabeth'	Magnolia	B. B. 6cm caliper 1.2m std	As shown
13	see legend		Magnolia grandiflora 'Edith Bogue'	Large-Flowered Magnolia	B. B. 6cm caliper 1.2m std	As shown
9	see legend		Prunus 'Snow Fountain'	Weeping Higan Cherry	B. B. 6cm caliper 1.2m std	As shown
27	see legend		Picea pungens 'Fastigiate'	Columnar Blue Spruce	B. B. 3.0m Ht	As shown

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	6 LD-01	HOLLAND ECO PAVERS Pattern: Herringbone Colour: Sunset Blend Manufacturer: Mutual Materials
	6 LD-01	CONCRETE PAVERS Model: Classic Standard II Pattern: Running Bond Size: 225 x 112.5 x 40mm Manufacturer: Absolute Concrete
	6 LD-01	CONCRETE PAVERS Model: Classic Standard II Pattern: Herringbone Size: 225 x 112.5 x 40mm Manufacturer: Absolute Concrete
	7 LD-01	HYDRO PRESSED SLABS Model: Tessale Size: 610 x 610 x 40mm Colour: Natural Manufacturer: Absolute Concrete
	8 LD-01	DRIP STRIP
		RIVER ROCKS

FENCING

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

SOFTSCAPE MATERIALS

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



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

No.	By:	Description	Date

No.	By:	Description	Date

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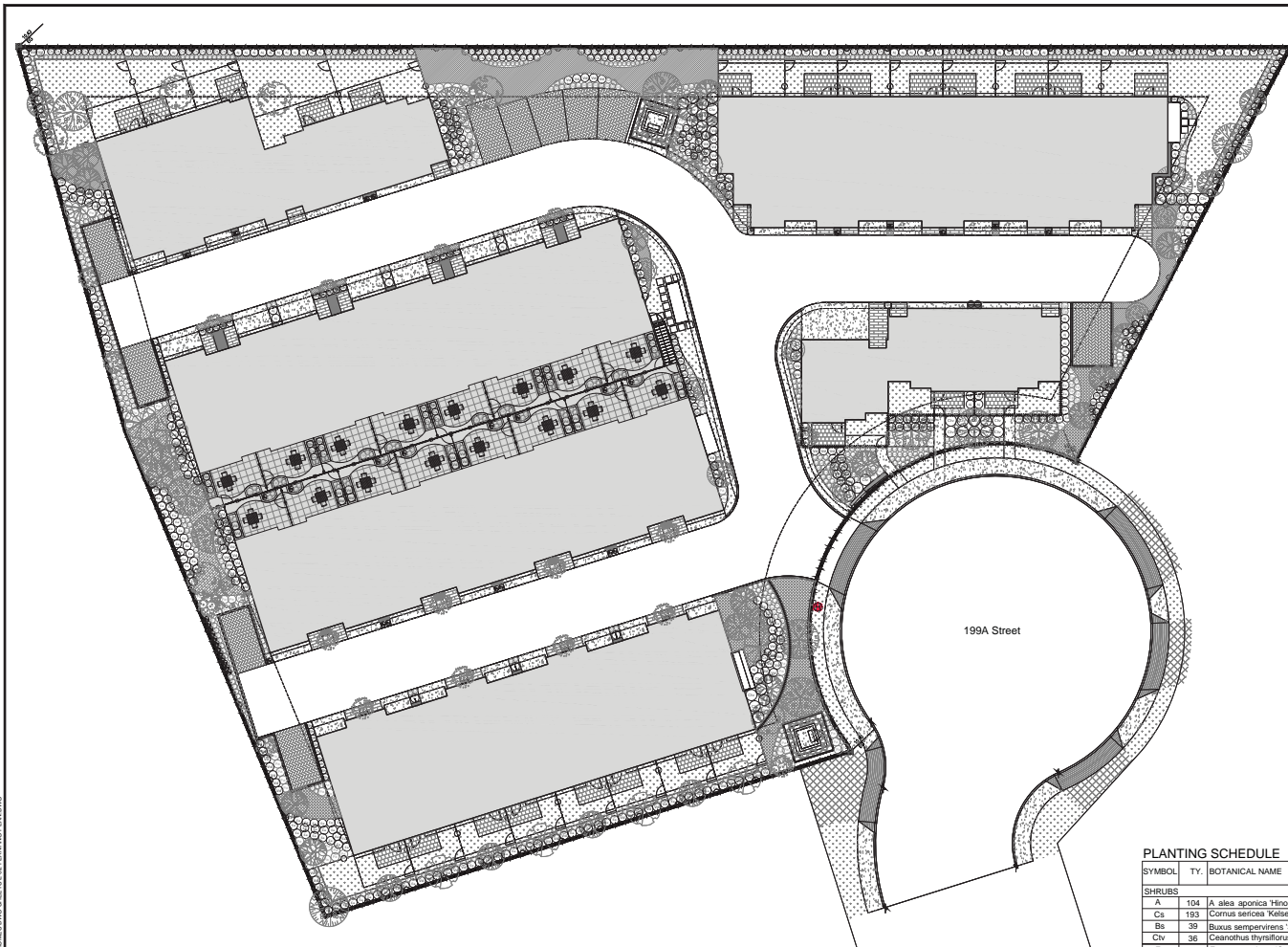
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No.	By:	Description	Date

No.	By:	Description	Date

No.	By:	Description	Date



PLANTING SCHEDULE

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

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

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30



No.	By	Description	Date
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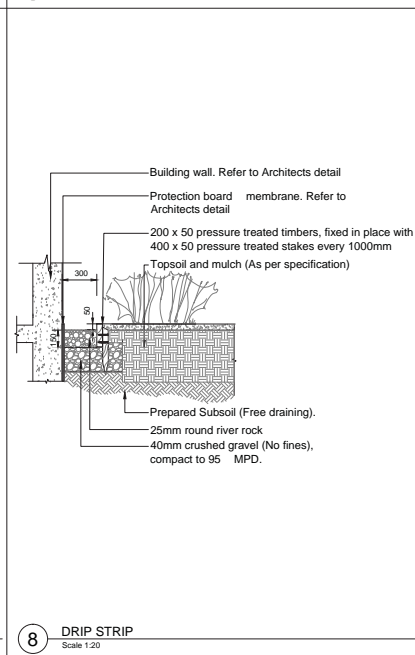
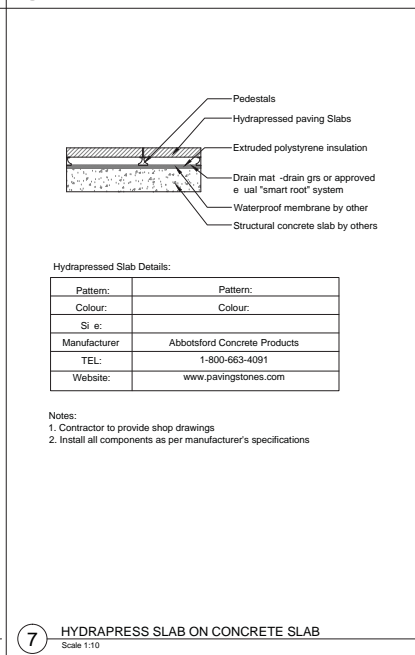
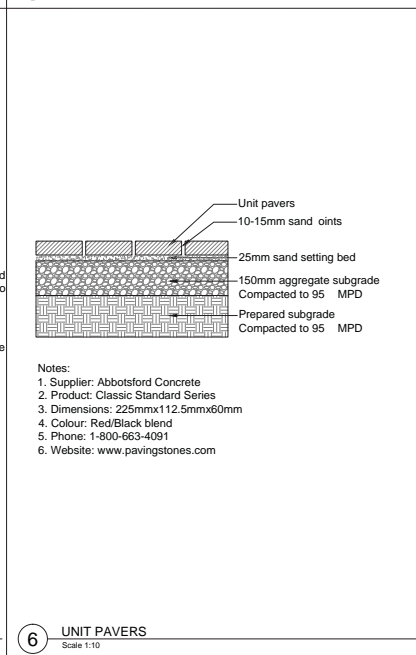
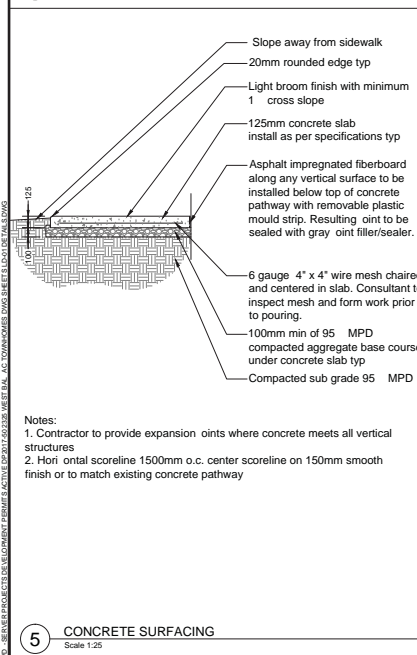
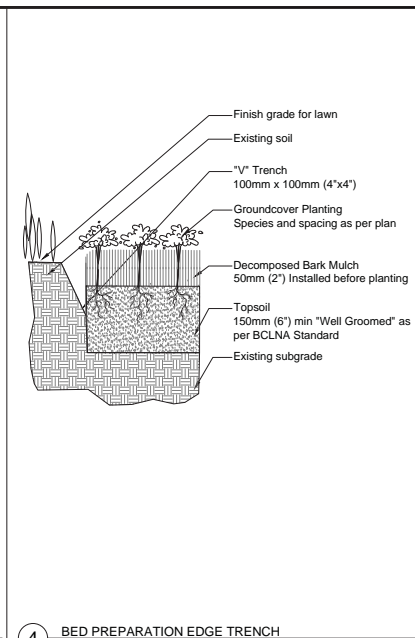
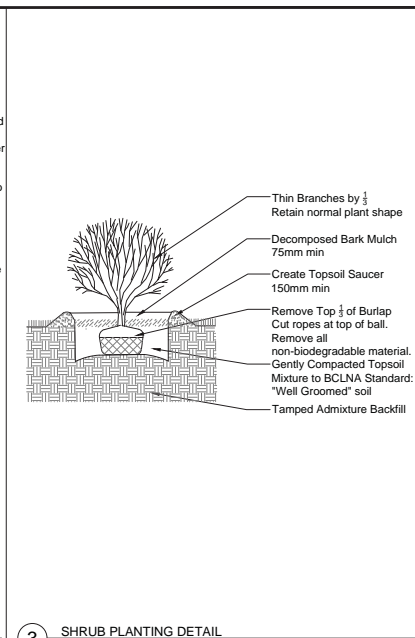
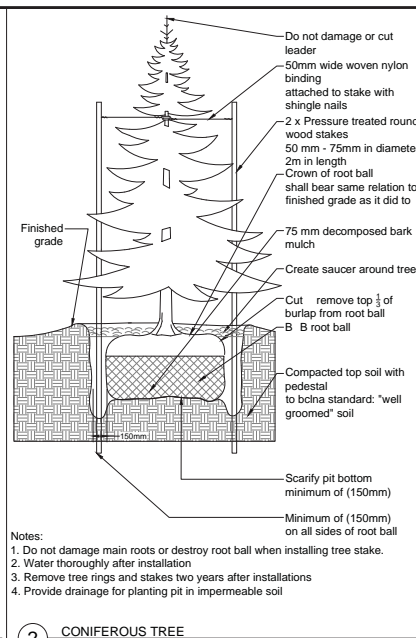
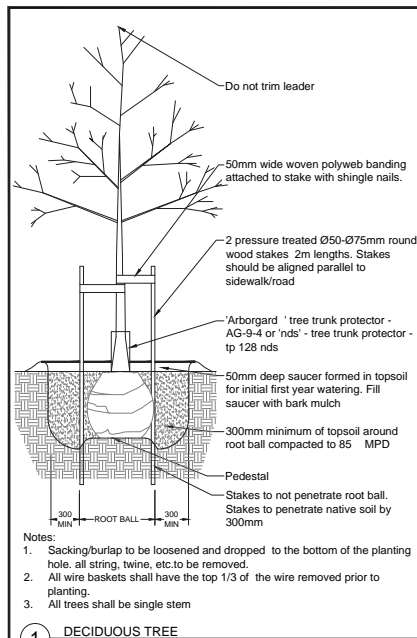
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REVISIONS TABLE FOR SHEET

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

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet S: 24"x36"
Scale: 1:200	

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1	DJ	Issued for DP	Sept 19, 2017

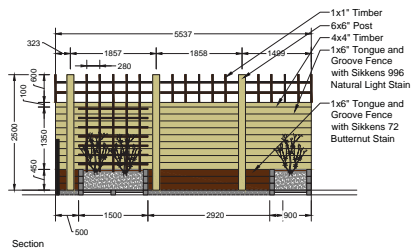
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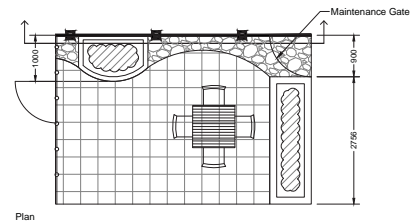
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Drawn:	PC	Stamp:	
Checked:	DJ		
Approved:	DJ	Original Sheet Size:	24"x36"
Scale:	AS SHOWN		

AS SHOWN SHALL BE THE MINIMUM REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



Section



Plan

Reference Model



2 PRIVACY FENCE
Scale: NTS



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

3 PICKET FENCE
Scale: NTS

van der Zalm + associates inc.
Civil Engineering
Landscape Architecture
Urban Design
Suite 1, 2017 87th Avenue
Langley, British Columbia
V1M 4B3
P: 604.882.0024
F: 604.882.0042
info@vzai.ca



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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

Checked:

DJ

Approved:

DJ

Scale:

AS SHOWN

Original Sheet Sl e:

24"x36"

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Drawing Title:
DETAILS

VD Project :
DP2017-50

Drawing :
LD-02



CITY OF LANGLEY

MOTION

THAT Development Permit Application No. DP 11-17 to accommodate a 39-unit, 3-Storey townhouse development located at 5491, 5520, 5521, 5511, 5501 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.



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:



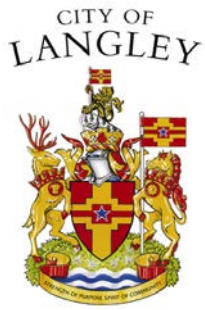
Rick Bomhof, P. Eng.
Director of Engineering, Parks and
Environment

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):



EXPLANATORY MEMO

ROAD CLOSURE BYLAW No. 3046

The purpose of Bylaw 3046 is to remove the dedication of highway and to close the portion of road (294.7 m²) located adjacent to lane off 204th Street and Park Avenue as the City intends to the sell the property and the road is no longer required.



ROAD CLOSURE BYLAW No. 3046

A bylaw to close and remove the dedication of a portion of highway located adjacent to lane off 204th Street and Park Avenue.

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

AND WHEREAS the Council of the City of Langley deems it expedient to close to traffic and remove the dedication of highway from the public highway comprising 294.7 square metres, created by the deposit of Plan 87219, which area is shown outlined in bold black on Schedule A - Reference Plan Of Closed Road EPP80213;

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

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

1. Title

- (1) This bylaw shall be cited as the "Road Closure Bylaw No. 3046, 2018".

2. Authorization and Road Closure

- (1) Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a copy of the reference plan of highway closure EPP80213 prepared by Gene Nikula, BCLS #803 completed and checked on the 20th day of February, 2018 (the "Road Closure Plan");
- (2) The City hereby authorizes the closure to traffic and removal of highway dedication of the approximate 294.7 square metre portion of highway created by the deposit of Plan 87219, labeled "Closed Road Dedicated Road on Plan 87219" on the Road Closure Plan (the "Closed Road").

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

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

OPPORTUNITY FOR PUBLIC COMMENT this day of , 2018.

FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

REFERENCE PLAN OF CLOSED ROAD
EPP80213





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 MEMO
COUNCIL PROCEDURE BYLAW, 2013,
AMENDMENT NO. 3 BYLAW, 2018
No. 3060

PURPOSE:

The purpose of this amending bylaw is to:

- re-introduce provisions related to conduct and behaviour from repealed Council Procedure Bylaw No. 2537 back into the current Council Procedure Bylaw No. 2904;
- add new provisions relative to conduct and behaviour;
- re-introduce procedures from repealed Council Procedure Bylaw No. 2537 relative to appealing a ruling of the chair, adjournment proceedings, readings of bylaws and reports from committees.



**COUNCIL PROCEDURE BYLAW, 2013,
AMENDMENT NO. 3 BYLAW, 2018
No. 3060**

A Bylaw to amend the Council Procedure Bylaw.

1. Title

- (1) This bylaw shall be cited as the “Council Procedure Bylaw, 2013, Amendment No. 3 Bylaw, 2018, No. 3060.”

2. Amendments

Council Procedure Bylaw, 2013, No. 2904 is hereby amended as follows:

- a) In section 6 Time, Location and Adjournment of Meetings, by adding:
 - “(2)(c) adjourn:
 - i. at 11:00 pm unless Council resolves by an affirmative vote of members present to proceed beyond that time.”
- b) In section 21 General Rules of Conduct and Debate, subsection (7), by adding the following:
 - “(a) Without limiting the presiding member’s duty under the section 132(1) of the Community Charter, the presiding member must apply the correct procedure to a motion:
 - i. if the motion is contrary to the rule of procedure in this Bylaw; and
 - ii. whether or not another member has raised a point of order in connection with the motion.
 - (b) When the presiding member is required to decide a point of order:
 - i. the presiding member must cite the applicable rule or authority, if requested by another member;

- ii. another council member must not question or comment on the rule or authority cited by the presiding member under subsection (b)(i); and
 - iii. the presiding member may reserve the decision until the next Council meeting.
- (c) A council member who is called to order by the presiding member:
 - i. must immediately stop speaking;
 - ii. may explain his or her position on the point of order;
 - iii. may appeal to Council for its decision on the point of order in accordance with section 132 of the Community Charter.”
- c) In section 21 General Rules of Conduct and Debate, by adding the following:
 - “(8) Members at a Council meeting:
 - (a) must not engage in bullying or harassing behaviour in respect of a council member, government official or City employee;
 - (b) must not express a negative opinion about the personality or character of a council member, government official or City employee;
 - (c) must not speak or act aggressively towards a council member, government official or City employee;
 - (d) must use respectful language;
 - (e) must not use offensive gestures or signs;
 - (f) must not engage in rude or offensive conduct;
 - (g) must not disrupt or unnecessarily delay the conduct of business at the Council meeting;
 - (h) must not speak on or use electronic communication devices, except for City business purposes, when a person or council member is speaking, except in the case of emergencies;
 - (i) must speak only in connection with the matter being debated;

- (j) may speak about a vote of Council only for the purpose of making a motion that the vote be rescinded;
 - (k) must adhere to the rules of procedure established under this Bylaw and to the decision of Presiding Member and Council in connection with the rules and points of order.
- (9) If a council member does not adhere to subsection (8), the presiding member may order the member to leave the member's seat and:
 - (a) if the member refuses to leave, the presiding member may cause the member to be removed by a peace officer from the member's seat and
 - (b) if the member apologizes to the Council, Council, may, by resolution, allow the member to retake the member's seat."
- d) In section 26 Bylaws, by replacing the following wording:
 - "(3) Subject to section 135 of the *Community Charter*, a bylaw must be given three readings, all of which may be given at one council meeting."
- with
 - "(3) Subject to section 135 of the *Community Charter*, a bylaw may be given up to three readings at one council meeting, all of which may be given in one motion."
- e) By adding a new section 29 as follows:

"29. Reports from Committees

- (1) Council may take any of the following actions in connection with a resolution it receives from COTW or any of its Committees:

- (a) agree or disagree with the resolution;
- (b) amend the resolution;
- (c) refer the resolution back to the originating committee or commission or to another committee or commission; or
- (d) postpone its consideration of the resolution.”

f) By renumbering the remaining sections accordingly.

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER



EXPLANATORY NOTE

BYLAW No. 3065

The purpose of Bylaw No. 3065 is to amend the 2017 – 2021 Financial Plan to authorize the expenditures reflected in the 2017 Consolidated Financial Statements itemized in Report #18-022.



FINANCIAL PLAN 2017 – 2021, BYLAW 2017, No. 3011 AMENDMENT No. 2

BYLAW No. 3065

A Bylaw to amend the Financial Plan for 2017 - 2021.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011, Amendment No. 2 Bylaw, 3065”.

2. Amendment

(1) Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.

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

OPPORTUNITY FOR PUBLIC INPUT this -- day of --, 2018.

ADOPTED this -- day of --, 2018.

MAYOR

CORPORATE OFFICER



FINANCIAL PLAN 2017 – 2021 AMENDMENT NO. 2

BYLAW NO. 3065 Schedule 'A'

	2017 Amended Financial Plan Amendment #2	2017 Financial Plan Bylaw 3011	2017 Financial Plan Change Plus/(minus)	%
Revenues				
Property tax revenue	\$ 26,152,151	\$ 26,240,955	\$ (88,804)	-0.34%
User fees and other revenue	12,004,146	10,990,260	1,013,886	9.23%
Gaming proceeds	7,577,431	6,400,000	1,177,431	18.40%
Government transfers	1,711,675	1,737,485	(25,810)	-1.49%
Investment earnings	657,612	338,500	319,112	94.27%
	<u>48,103,015</u>	<u>45,707,200</u>	<u>2,395,815</u>	<u>5.24%</u>
Expenses				
General government services	3,943,046	4,109,135	(166,089)	-4.04%
Police service	11,029,277	11,725,840	(696,563)	-5.94%
Fire service	4,178,448	4,257,645	(79,197)	-1.86%
Other protective services	765,810	814,245	(48,435)	-5.95%
Engineering operations	3,151,263	3,067,495	83,768	2.73%
Water utility	3,336,040	3,437,605	(101,565)	-2.95%
Sewer and drainage utility	2,693,116	2,770,175	(77,059)	-2.78%
Development services	1,099,584	1,099,730	(146)	-0.01%
Solid waste	631,752	622,110	9,642	1.55%
Recreation services	3,875,007	3,778,010	96,997	2.57%
Parks	1,818,952	1,835,955	(17,003)	-0.93%
Amortization	5,320,689	4,750,000	570,689	12.01%
	<u>41,842,984</u>	<u>42,267,945</u>	<u>(424,961)</u>	<u>-1.01%</u>
Transfers				
Transfer from Reserve Accounts	(586,775)	(1,273,490)	686,715	-53.92%
Transfer to Reserve Accounts	9,807,616	8,042,695	1,764,921	21.94%
Transfer to Reserve Funds	2,344,840	1,420,050	924,790	65.12%
	<u>11,565,681</u>	<u>8,189,255</u>	<u>3,376,426</u>	<u>41.23%</u>
Surplus reduction for amortization	(5,320,689)	(4,750,000)	(570,689)	12.01%
Operating surplus	<u>15,039</u>	<u>-</u>	<u>15,039</u>	



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Tender Award – T2018-012 Duncan Way and
46A Ave Pedestrian Facilities**

Report #: 18-28

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

File #:
Doc #:

Date: May 30, 2018

RECOMMENDATION:

1. THAT Jack Cewe Ltd. be awarded the contract for the Duncan Way and 46A Ave Pedestrian Facilities based on the tender price of \$1,020,440.00 excluding GST.
2. THAT the Director of Engineering, Parks and Environment and the Chief Administrative Officer is authorized to execute documents related to this award.

PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2018-012 Duncan Way and 46A Ave Pedestrian Facilities, to Jack Cewe Ltd.

POLICY:

As per City Policy, FN-12 Purchasing Policy, all single purchases for goods or services that exceed a total value of over \$375,000 must be approved by City Council.

COMMENTS/ANALYSIS:

As per the City Purchasing Policy FN-12, the tender was posted on BC Bid and was open to all bidders. Five contractors submitted bids. The low bidder was Jack Cewe Ltd. at \$1,020,440.00. The Engineers estimate for this project was \$1,125,073.00; the low bid is 10% lower than the engineers estimate.

The tenders were reviewed by the Contract Administrator for completeness, errors and it was found to be in compliance to the tendering specifications. The Contract Administrator is satisfied that they have the knowledge and capacity to complete the project. Jack Cewe. is the low compliant bidder and the Contract Administrator recommends award on that basis.

As the low compliant bid is within the available budget, it is recommended that Council award Jack Cewe Ltd. be awarded the contract for the Duncan Way and 46A Ave Pedestrian Facilities based on the tender price of \$1,020,440.00.

BUDGET IMPLICATIONS:

The 2018 Capital Improvement Plan has the following budget for this project:

- 46A Avenue Sidewalk	\$400,264
- Duncan Way sidewalk and Multi-use path	\$510,000
- Pedestrian Facilities	<u>\$517,462</u>
Total budget	\$1,427,726

Tender Price	\$ 1,020,440.00
Design & Contract Administration*	<u>\$ 138,100.00</u>
Total Costs	\$ 1,158,540

Contingency \$ 269,186.00 (19 %)

The City has been granted \$166,000.00 from Translink's "Walking Infrastructure to Transit" program for the Duncan Way Pedestrian Facilities portion of the project.

The 46A Pedestrian Facilities project has been partially funded through development cash-in-lieu contributions from previous subdivisions in the project area.

ALTERNATIVES:

None

Respectfully Submitted,



Kara Jefford, P.Eng.
Manager of Engineering services
Concurrence:



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

Attachment(s): Map of Project Sites

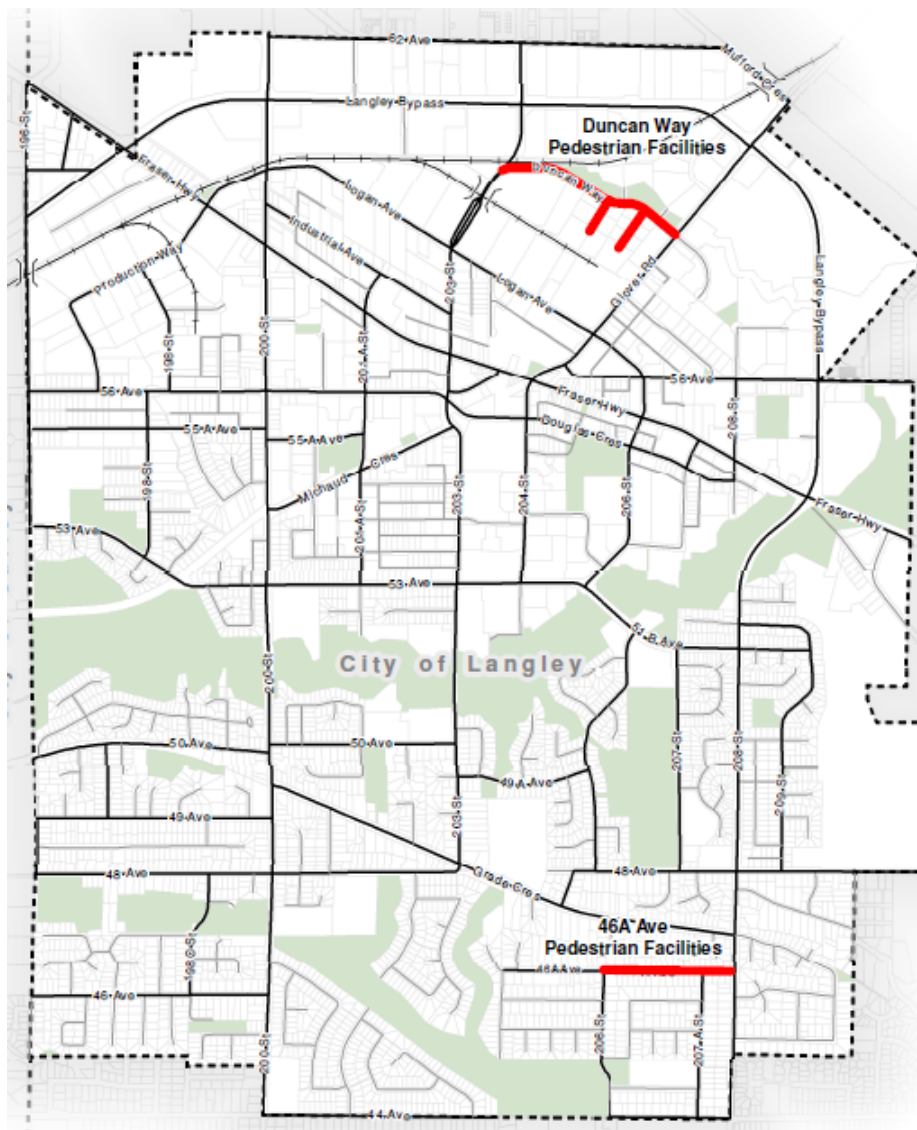
CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

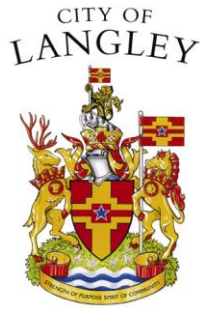
I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Figure 1: Location of Pedestrian Facilities





REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **New Parks and Public Facilities Regulation
Bylaw 3048**

Report #: 18-02

From: K. Kenney, Corporate Officer

File #: 3900-00

Doc #:

Date: May 1, 2018

RECOMMENDATION:

THAT the bylaw cited as “Parks and Public Facilities Bylaw, 2018, No. 3048” be read a first time.

THAT the bylaw cited as “Parks and Public Facilities Bylaw, 2018, No. 3048” be read a second time.

THAT the bylaw cited as “Parks and Public Facilities Bylaw, 2018, No. 3048” be read a third time.

PURPOSE:

To present a new Public Facilities Regulation Bylaw for consideration of three readings and subsequent adoption. The new bylaw includes the following updates:

- adding regulations with respect to overnight sheltering in parks;
- identifying Douglas Park as a park within the City where overnight sheltering is prohibited;
- including motorized scooters, segways, hoverboards and shopping carts within regulations pertaining to restrictions for use in parks and public facilities;
- adding prohibitions with respect to behaviour and conduct in parks and public facilities, including:
 - urinating or defecating in a park or public facility
 - not wearing proper attire

- obstructing the free use and enjoyment of a park or public facility by another person
- authorizing the removal of individuals from parks or public facilities who violate behaviour and conduct regulations contained in the bylaw;
- updating and adding new definitions in the bylaw to provide greater clarity (ex. “Park”, “Public Facility”, “Temporary Shelter”, “Homeless Person”)
- adding schedule with map to the bylaw to delineate park area where overnight sheltering is prohibited;
- adding radio controlled boats and drones as prohibited activities at a park or public facility unless the activity is specifically authorized by a City staff person.

POLICY:

The purpose of the Parks and Public Facilities Bylaw is to govern the management and use of parks and public facilities held by the City, and to promote and protect the welfare of all users of parks and public facilities held by the City.

COMMENTS/ANALYSIS:

The last significant update to the Parks and Public Facilities Bylaw was undertaken in 2004. Since that time, social issues such as homelessness and lack of supportive housing, have created new challenges for the City in terms of balancing the needs of parks and public facilities users with the needs of those persons without shelter in the City.

The Supreme Court of British Columbia has considered the issue of some municipalities, through bylaws, prohibiting individuals from utilizing parks for overnight sheltering, including homeless persons. The Supreme Court has subsequently ruled that a complete prohibition of overnight sheltering in parks is a violation of the Canadian Charter of Rights and Freedoms in most circumstances. Accordingly, many municipalities, such as Abbotsford and Victoria, have recently adopted new bylaws that allow overnight sheltering in parks, but regulate, among other things, the length of time individuals may utilize parks for such overnight sheltering, as well as prohibit overnight sheltering in specific parks that are determined to be inappropriate for overnight sheltering.

The proposed new bylaw addresses the right of individuals to shelter overnight in parks at those times when there is no accessible shelter accommodation available to them nearby.

At the same time, in seeking to balance the needs of all parks users, the bylaw also identifies a specific park where overnight sheltering would be prohibited, that being Douglas Park.

Considerations for prohibiting overnight sheltering in Douglas Park include:

- The park's proximity to Douglas Park Community School which is in use year round;
- Douglas Recreation Centre is located in the park and holds pre-school programs that start at 7:00 am Monday to Friday, day camps in winter, spring and summer that start at 7:00 am Monday to Friday as well as evening and weekend programs and activities which include children's programs;
- Spirit Square in Douglas Park is a performance and events venue with events being held during evenings and weekends in the summer months.

Another issue associated with homelessness is the proliferation of shopping carts at parks and public facilities. In order to address this issue, restrictions on the use of shopping carts in parks and public facilities have been included in the new bylaw.

New technology, such as drones, has created privacy and safety challenges in municipalities. Accordingly, the use of such equipment has been included in the new bylaw as a prohibited activity in parks and public facilities. The use of radio-controlled boats has also been added as a prohibited activity in parks in order to, among other things, protect water fowl.

Motorized scooters, segways and hoverboards can travel at relatively high rates of speed and therefore pose a safety risk to others. Accordingly, they have been included in the definition of "vehicle" within the new bylaw, and are subject to the regulations pertaining to vehicles in parks and public facilities in terms of, among other things, where they may be used and at what speed they may travel. Exceptions are provided in the new bylaw for wheelchairs or similar devices required by an individual for mobility due to a disability, as well as for strollers, carriages or similar devices being used for the transport of children.

BUDGET IMPLICATIONS:

A proposed amending bylaw to the Municipal Ticket Information System Bylaw has been prepared to update fine amounts, section references and prohibitions relative to the proposed Parks and Public Facilities Bylaw.

ALTERNATIVES:

Council may wish to refer the draft bylaw back to staff with direction on revisions to be made to the bylaw for Council's further consideration.

Respectfully Submitted,



Kelly Kenney, Corporate Officer

Concurrence:



Rick Bomhof, Director Engineering
Parks and Environment

Concurrence:



Kim Hilton, Director, Recreation, Culture
and Community Services

Attachment(s):

1. Proposed Bylaw No. 3408
2. Current Bylaw No. 2515

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



THE CITY OF LANGLEY
PARKS AND PUBLIC FACILITIES REGULATION
BYLAW NO. 3048

A Bylaw to govern the management and use of Parks and Public Facilities
acquired or held by the City

WHEREAS the Council of the City of Langley is empowered to make rules and regulations governing the management and use of Parks and Public Facilities acquired or held by the City for its purposes;

AND WHEREAS the general welfare of the community is enhanced by the regulation and use of the City's Parks and Public Facilities.

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

Part 1 - Introductory Provisions

Title

1. This bylaw may be cited as "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048."

Definitions

2. In this bylaw,

"Al Anderson Memorial Pool" means the City-owned facility located at 4949 207 Street and described as District Lot 304 New West District Parcel B, Plan Fee 52142F, Except Plan E33' at right angles to E Boundary and PI 42200.

"Boulevard" means and includes any portion of any road, street, lane or highway which has been sodded, seeded or otherwise improved and maintained.

"Chief Administrative Officer" means the Chief Administrative Officer for the City.

"City" means the City of Langley.

"Civic Precinct" means the parcels of land owned by the City and located on the west side of 204th Street north of Douglas Crescent and south of Fraser Highway and 56th Avenue in the City and described as Lot 1 of Plan EPP56949 and Lot 2 of Plan EPP56949, New Westminster District.

“Controlled Substance” means a Controlled Substance as defined or described in Schedules I to VIII of the *Controlled Drugs and Substances Act* S.C. 1996, c. 19, as amended or replaced, including related controlled substance paraphernalia, the possession of which is restricted under that Act.

“Corporate Officer” means the Corporate Officer for the City.

“Council” means the Municipal Council of the City.

“Douglas Park” means the parcel of land owned by the City and located on the southwest corner of Douglas Crescent and 206th Street in the City and described as Lot A District Lot 36 Group 2 New Westminster District Plan LMP24988 except air space plan BCP49403.

“Driveway”, “Roadway”, “Path”, “Lane”, “Sidewalk” or “Parking Area” includes any way, thoroughfare or parking area in a Park or Public Facility set apart and improved by grading, gravelling or other means for the use of pedestrian, vehicular or animal traffic.

“Fire Chief” means the Fire Chief for the City.

“Homeless Person” means a Person who has neither a fixed address or a predictable residence to return to on a daily basis.

“Liquor” means Liquor as defined in the *Liquor Control and Licensing Act*, S.B.C. 2015, c. 19, as amended or replaced.

“Loiter” means to remain in an area without lawful excuse.

“Off-leash Dog Areas” means those areas in a Park that are fenced and signed as Off-leash Dog Areas.

“Park” means parks, playgrounds, greens and other open public spaces, including all Driveways, Roadways, Paths, Lanes, Sidewalks or Parking Areas within or adjacent to parks, playgrounds, greens and other open spaces, under the custody, care and management by the City for use by the general public, but does not include the traveled portion of a highway, street, lane or right-of-way designed or intended for or used by the general public for the passage of Vehicles, including property dedicated as road by a registered plan. Park does not include a Public Facility.

“Person” includes natural persons, associations, corporations, bodies politic and partnerships, whether acting by themselves or by an agent, employee, or servant and the heirs, executors, administrators, successors and assigns or other legal or personal representatives of such persons.

“Public Facility” includes all public plazas, public squares and public buildings (including all Driveways, Roadways, Paths, Lanes, Sidewalks or Parking Areas located within or adjacent to the public plaza, public square or public building) including, but not limited to, the Civic Precinct, any community center, library, art gallery, museum, arena, exhibition, fire hall, works yard and all other community facilities owned or controlled by the City. A Public Facility includes any real property on which a Public Facility is located, except for a Park, as long as the real property is in the care, custody and management by the City for use by the general public

or has been leased by the City to a Person providing a community service to the general public.

“Public Improvement” means any chattel or fixture located in a Park or Public Facility, and includes a stage, bleacher, sports stadium, picnic table, gazebo, picnic shelter, dugout, and washroom facility.

“Sendall Gardens” means the parcel of land owned by the City and located at the southwest corner of 50th Avenue and 202nd Street in the City and described as Lot 3, District Lot 3, Plan 27950, New Westminster District.

“Supervisor” means the administrative manager responsible for Parks administration or Public Facilities within the City or his designate; and for the purpose of enforcing the provisions of this bylaw or a permit issued hereunder also includes:

- (a) a peace officer; and
- (b) a bylaw enforcement officer appointed by the City.

“Temporary Shelter” means a tent, lean-to or other form of shelter that is temporary and portable in nature that is constructed from nylon, plastic, cardboard or other similar non-rigid material, and that covers an area of less than ten (10) square meters.

“Vehicle” includes all forms of conveyance for the carriage or transport of Persons, passengers, goods or materials, whether powered by mechanical, muscular, animal, or other means, and shall include bicycles, motorcycles, tricycles, rollerblades, skateboards, motorized scooters, segways and hoverboards and shopping carts.

Part 2 – Application

Parks and Public Facilities

3. Every Park and Public Facility shall be subject to the provisions of this bylaw and a Supervisor shall be responsible for enforcing its provisions.

Additional Parks and Public Facilities

4. The City may acquire, construct, equip, operate and maintain such additional Parks and Public Facilities as the City may decide. All such additional Parks and Public Facilities shall be included in the definitions of “Parks” and “Public Facilities” and shall be subject to all provisions and regulations of this bylaw.

Exemption

5. Notwithstanding anything contained in this bylaw or any other bylaw of the City to the contrary, all officers, officials, employees and agents of the City, while acting in the exercise and within the scope of their duties, shall be exempt from the provisions of this bylaw.

Part 3 - General Regulations

Advertising

- 6.
- (a) No Person shall deliver, distribute, post, paint or affix any advertisement, promotional material, poster, bill or advertising in a Park or Public Facility without the prior written permission of the Supervisor responsible for such Park or Public Facility.
 - (b) No Person shall use or permit the use of any advertising Vehicle in a Park or Public Facility without the prior written permission of the Supervisor responsible for such Park or Public Facility.

Animals

- 7.
- (a) Subject to Section 7(b), no Person who owns, possesses, harbors, or has the control of any animal or fowl shall permit such animal or fowl to run free or feed in a Park.
 - (b) Dogs must be on-leash at all times when they are in a Park with the exception that dogs are permitted to run free in Off-leash Dog Areas, so long as such dogs remain in the direct or continuous charge of an individual who is competent to control such dogs.
8. No Person shall ride, drive or herd horses or other livestock in a Park.
9. No Person who owns, possesses harbours or has the control of any animal or fowl shall permit such animal or fowl to enter into the water of a reservoir, pond, fountain, pool, stream or other water receptacle in a Park.
10. No animals are permitted within a Public Facility, with the exception of certified guide and service dogs in accordance with the *Guide Dog and Service Dog Act, S.B.C 2015, c. 17*, as amended or replaced.

Behaviour and Conduct

- 11.
- (a) The Supervisor may post rules of behaviour and conduct in a visible location in a Park or Public Facility.
 - (b) No Person shall:
 - i. violate any bylaw, regulation, enactment, sign or posted notice or command of Council or a Person in control of, or maintaining or supervising any Park or Public Facility;
 - ii. act in a disorderly, dangerous or offensive manner in a Park or Public Facility;
 - iii. obstruct the free use and enjoyment of a Park or Public Facility by another Person;
 - iv. Loiter in a Park or Public Facility;
 - v. sleep on, in or under a Public Improvement;

- vi. enter or remain in a Public Facility, with the exception of the Al Anderson Memorial Pool or shower facilities in a Public Facility, without being attired with shoes, shirt and pants, shorts, dress, skirt or other similar clothing;
 - vii. consume or have in their possession any Liquor or Controlled Substance in a Park or Public Facility unless the Liquor or Controlled Substance is consumed or possessed pursuant to and in compliance with a licence issued under the *Liquor Control and Licensing Act* S.B.C 2015, c. 19 or the *Controlled Drugs and Substances Act*, S.C. 1996, c. 19;
 - viii. urinate or defecate in a Park or Public Facility except in a provided public or private toilet facility;
 - ix. engage in an activity involving a high speed projectile, including golf, archery, javelin, war games, radio controlled boats, aircraft, drones or cars in a Park or Public Facility unless the activity is specifically authorized by the Supervisor;
 - x. molest, disturb, frighten, injure, trap or snare any bird or animal or any fish in any reservoir, fountain, pond, pool, stream or other water receptacle;
 - xi. interfere with or obstruct any employee of the City in the performance of their duty at or in relation to a Park or Public Facility;
 - xii. use or operate any device in such a manner to disturb the enjoyment of a Park or Public Facility by other Persons except as specifically authorized by the Supervisor; or
 - xiii. deposit cremated human remains in a Park.
- (c) In addition to any other penalty under this bylaw, any Person who violates this Section may be removed from a Park or Public Facility.

Damage

12. No Person shall in a Park or Public Facility:

- (a) remove, cut, break, injure or in any way destroy or damage any tree, shrub, plant, turf, sod, or flower;
- (b) cut or remove any tree, timber or firewood;
- (c) damage or deface any building, structure, fence, sign, seat, bench, equipment, ornament or Public Improvement;
- (d) damage, deface, clutter or block any Boulevard, Driveway, Roadway, Path, Lane, Sidewalk or Parking Area;
- (e) injure, deface or destroy any notice, sign, rule or regulation erected, posted or affixed to any building, structure, fence, seat, bench or Public Improvement by order or permission of the City or a Supervisor responsible for such Park or Public Facility;

- (f) climb, walk or sit upon any wall, fence or other structure in a Park, Public Facility or Boulevard unless it is designed and intended for such purpose;
- (g) cross, travel on, use or walk upon any grassed plot or land where signs have been posted forbidding such use;
- (h) foul, litter or pollute, in any way, any reservoir, fountain, pond, pool, stream, or other water receptacle;
- (i) deposit any waste, offensive material or other substance of any kind into or upon any tree, shrub, plant, turf, sod, flower, building, structure, fence, sign, seat, bench, ornament, grassed plot, reservoir, fountain, stream, pool, pond, Public Improvement or other surface in a Park or Public Facility except in the receptacles provided for such purpose;
- (j) remove soil, earth, topsoil, dirt or other material from lands in a Park or Public Facility;
- (k) wilfully, maliciously or carelessly let off, turn on, or discharge any water so that the water runs to waste and useless out of any tap, pipe or other fixture in a Park or Public Facility; or
- (l) throw or place upon the ground any lighted match, cigar, cigarette or other burning substance.

Trespass

- 13. No Person shall use or attend at any lands in a Park or Public Facility except in accordance with this bylaw.
- 14. Subject to Section 15, no Person may erect, construct, or build, or cause to be erected, constructed, or built, in a Park or Public Facility, any tent, building, shelter, pavilion, or other construction whatsoever without the prior written permission of the City.
- 15. Notwithstanding Sections 13 and 14, where there is no accessible shelter accommodation available in the City or in reasonable proximity thereto, a Homeless Person may, without the prior written permission of the City, reside in a Park, including erecting and occupying a Temporary Shelter, except in those Parks listed in Schedule "A" to this bylaw, between the hours of 7:00 p.m. on one day and 9:00 a.m. of the following day, provided that the Homeless Person:
 - (a) does not erect the Temporary Shelter until after 7:00 p.m. on one day;
 - (b) takes down and removes the Temporary Shelter from the Park prior to 9:00 a.m. of the following day;
 - (c) complies with all other provisions of this bylaw;
 - (d) does not reside or erect the Temporary Shelter in, on or within:
 - i. playgrounds, spray Parks or pools;
 - ii. horticultural display areas or ornamental gardens;
 - iii. skateboard bowls, tennis courts or other sports courts;
 - iv. sports fields, stadiums or dugouts;

- v. stages or bleachers;
- vi. washroom facilities, picnic shelters, or gazebos;
- vii. areas of a Park that have otherwise been issued a permit pursuant to this bylaw;
- viii. pathways, bridges, docks or wharfs;
- ix. Driveways, Roadways, Pathways, Lanes, Sidewalks or Parking Areas; or
- x. all other Public Improvements.

Hours and Dates of Operation

16. Subject to Sections 15 and 17, all Parks in the City shall be closed to the public and to all Vehicles from dusk to dawn throughout the year, except for any Person who has entered into a contract with the City to rent or use any Park, or who is reasonably in attendance at a function in a Park for which such a contract has been entered into. All Persons found within the Parks during the closed time shall be treated as trespassers.
17. Section 16 shall not apply to:
- (a) officers, officials, employees and agents of the City who must in the course of their duties be in a Park during closed hours;
 - (b) City Vehicles used by the officers, officials, employees or agents in carrying out their duties during the closed hours; or
 - (c) the renter and his or her immediate family residing in Sendall Gardens.

Sale of Goods and Services

18. No Person shall sell or expose for sale any refreshments or any article or thing or offer any service for a fee in a Park or Public Facility without the prior written permission of a Supervisor who is responsible for the administration of such Park or Public Facility.

Weapons/Fireworks

19. No Person shall carry or discharge any firearm, airgun, sling shot, or other weapon or dangerous toy in a Park or Public Facility.
20. No Person shall set off any fireworks or fire or explode any combustible or other explosive material in a Park or Public Facility except within an area specifically set aside for such purpose; and then only if the Person has the prior written permission of the Fire Chief and a valid permit issued by the City for such purpose.

Part 4 – Vehicles

Restrictions

21. No Person shall park a Vehicle at a Park or Public Facility other than in a designated area or in accordance with posted signs or as otherwise directed by a Supervisor responsible for such Park or Public Facility.
22. No Person shall, except where written consent has been granted by the City, drive or propel or permit to be driven or propelled, any Vehicle in a Park or Public Facility except upon a Driveway, Roadway, Path, Lane, Sidewalk or Parking Area designed for vehicular traffic.
23. No Person shall use a Vehicle to occupy or travel on any Driveway, Roadway, Path, Lane, Sidewalk or Parking Area in a Park or Public Facility where signs have been posted prohibiting such use, occupation or travel.
24. No Person shall drive a Vehicle in a Park or Public Facility at a rate of speed greater than:
 - (a) a posted speed limit;
 - (b) 10 km per hour, if there is no posted speed limit; or
 - (c) a speed limit as directed by a Supervisor.
25. In addition to any other penalty provided for in this bylaw, any Vehicle found in a Park or Public Facility in contravention of this bylaw is subject to seizure and removal at the expense of the owner or operator of the Vehicle.

Exemptions

26. The restrictions contained in Part 4 of this bylaw shall not apply to:
 - (a) wheelchairs or similar devices required by an individual for mobility due to a disability, provided the use of such devices does not reasonably impede other individuals;
 - (b) strollers, carriages or similar devices being used for the transport of children, provided the use of such devices does not reasonably impede other individuals;
 - (c) Vehicles owned or used by the City; or
 - (d) emergency Vehicles as defined in the *Motor Vehicle Act, R.S.B.C. 1996, c.318*, as amended or replaced.

Part 5 - Special Events

Authority to Grant Permits

27. The Chief Administrative Officer or designate is authorized to issue and to grant permits for the use of a Park or Public Facility, subject to the applicable policies and procedures adopted by the City.

Prohibition

28. No Person shall hold a procession, march, drill, performance, ceremony, concert, protest, rally, gathering or similar activity in a Park or Public Facility without a valid permit issued by the City.

Part 6 - Permission to Act

Conditions

29. Every Person who receives the written permission of a Supervisor to act in a manner which would otherwise be contrary to the provisions of this bylaw shall at all relevant times have a copy of the permission in his or her possession at the Park or Public Facility and act in accordance with the conditions imposed by the written permission.

Indemnity

30. Every Person who receives the written permission of a Supervisor must indemnify and save harmless the City and their elected and appointed officials, employees and agents from and against any and all claims, demands, suits or compensation arising, directly or indirectly, from the granting of the permission.

Part 7 – User Suspension

31. If a Supervisor, their designate, a peace officer or a bylaw enforcement officer observes a Person or group of Persons in a Park or Public Facility contravening any provision of this bylaw or any other enactment, he or she may direct that Person or the group of Persons to leave the Park or Public Facility.

32.

- (a) A Supervisor may warn a Person who is contravening or has contravened this bylaw that they face suspension, and if that Person continues to contravene the bylaw or commits a new contravention despite the warning, the Supervisor may suspend that Person's right to enter, access or use a Park or Public Facility for a period of time that the Supervisor considers appropriate under the circumstances, including with regard to:
 - i. the nature of the contravention;
 - ii. the degree to which the conducted affected or could reasonably be expected to affect the safety of other people and property at the Park or Public Facility; and

- iii. previous contraventions of this bylaw by the Person.
- (b) If a Supervisor suspends a Person for a period longer than one month, the Supervisor:
 - i. must provide the suspended Person with a letter specifying the contravention and any other matters the Supervisor took into account in issuing the suspension; and
 - ii. may require that the suspension period be automatically extended until such time as the suspended Person meets with the Supervisor to discuss the contravention and the suspended person's willingness to comply with this bylaw in the future.
- (c) Any Person subject to a suspension under this part may request that Council reconsider the suspension.
- (d) A Person who seeks Council reconsideration of a suspension must:
 - i. make the request and any supporting submissions in writing; and
 - ii. deliver the request and submissions to the Manager of Legislative Services at least two days before the publication of the agenda for the regularly scheduled Council meeting at which the Person would like the suspension reconsidered.

Part 8 - Offences and Penalties

Offences

33.

- (a) The provisions of this bylaw may be enforced by a Supervisor.
- (b) Every Person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this bylaw shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

Penalties

34. Any Person who violates any of the provisions of this bylaw shall upon summary conviction, be liable to a penalty of not more than \$2,000 plus the cost of prosecution, or to a term of imprisonment not exceeding three (3) months, or both.

Part 9 - Miscellaneous

Severability

35. If any part of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw which shall continue in full force and effect and be construed as if this bylaw had been adopted without such invalid portions.

Schedules

36. Schedule "A" is attached to and forms part of this bylaw.

Repeal

37. The Parks Regulation Bylaw, 2003 No. 2515 and its amendments are hereby repealed.

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

MAYOR

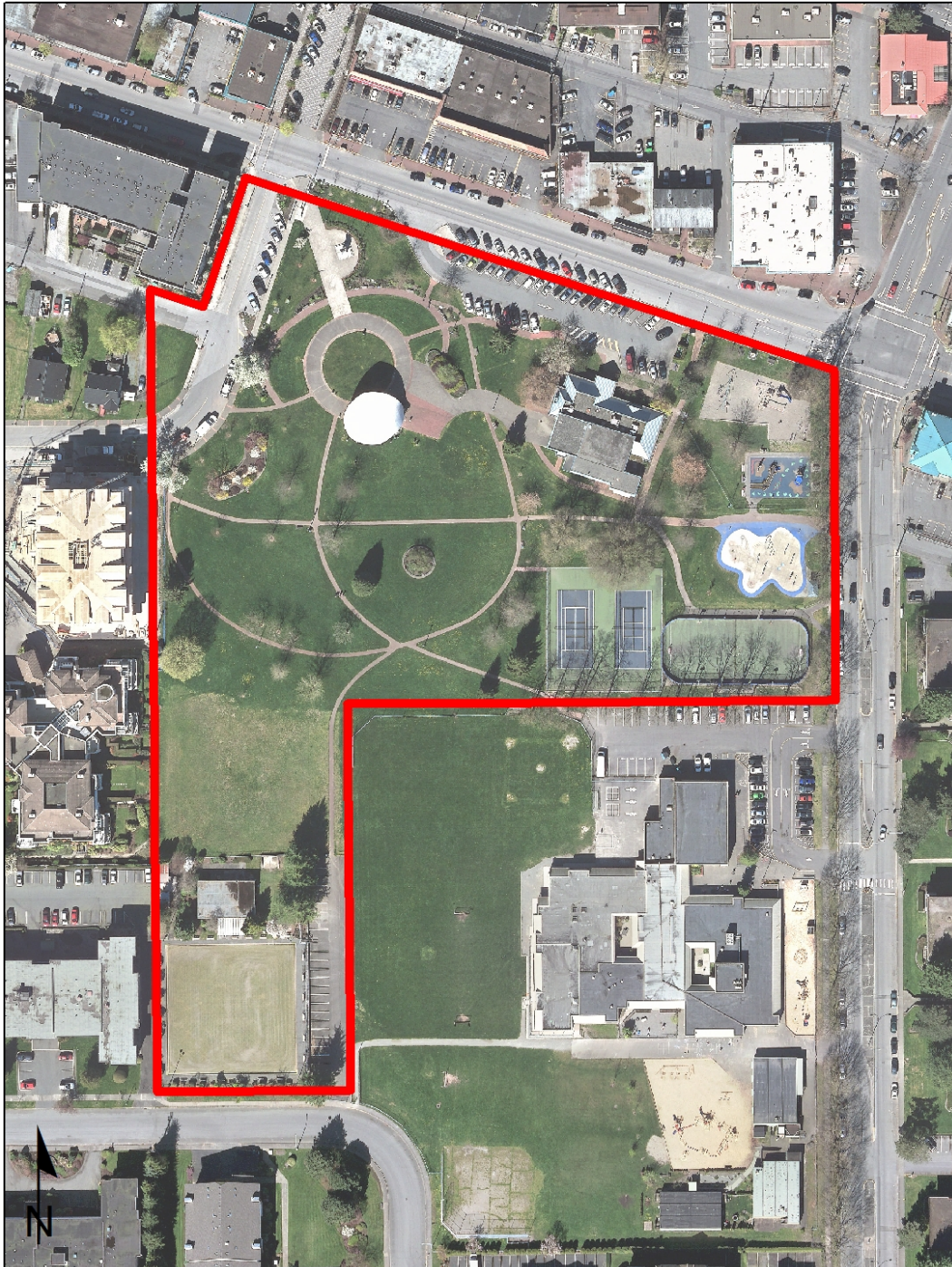
CORPORATE OFFICER

SCHEDULE
“A”

LIST OF PARKS WHERE TEMPORARY SHELTERS
MAY NOT OCCUR

- Douglas Park, with location and extent of Park as shown within heavy line on Map 1

MAP 1
DOUGLAS PARK





THE CITY OF LANGLEY
The Place To Be!

**PARKS AND PUBLIC FACILITIES
 BYLAW NO. 2515**

A Bylaw to govern the management and use of parks and public facilities
 acquired or held by the City

DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of May 20, 2016

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Bylaw No. 2950, Amendment No. 1	Banning of individuals from facilities
Bylaw No. 2967, Amendment No. 2	Add Linwood Dog Off-Leash area
Bylaw No. 2987, Amendment No. 3	Remove reference to animals in public facilities



THE CITY OF LANGLEY
The Place To Be!

PARKS AND PUBLIC FACILITIES
BYLAW NO. 2515

A Bylaw to govern the management and use of parks and public facilities
acquired or held by the City

WHEREAS the Council of the City of Langley is empowered to make rules and regulations governing the management and use of parks and Public Facilities acquired or held by the City for its purposes;

AND WHEREAS the general welfare of the community is enhanced by the regulation and use of the City's parks and public facilities.

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

Part 1 - Introductory Provisions

Title

1. This bylaw may be cited as "Parks and Public Facilities Regulation Bylaw, 2003, No. 2515."

Definitions

2. In this bylaw,

"Boulevard" means and includes any portion of any road, street, lane or highway which has been sodded, seeded or otherwise improved and maintained.

"City" means the City of Langley.

"Controlled Substance" means a controlled substance as defined or described in Schedules I to VIII of the Controlled Drugs and Substances Act, including related controlled substance paraphernalia, the possession of which is restricted under that Act.

"Council" means the Municipal Council of the City of Langley.

"Douglas Recreation Centre" means the structure owned by the City located in Douglas Park.

“Douglas Park” means the parcel of land owned by the City and located on the southwest corner of Douglas Crescent and 206th Street in the City and described as Part Lot 36 of Plan 10545 except Sketch Plan 11530 and road and Map 10813; and Lot 2, District Lot 36, Plan 3640 except Map 8514 and Registered Plan 14348, New Westminster District.

“Driveway”, “Roadway”, “Path” or “Lane” includes any way or thoroughfare within a park set apart and improved by grading, gravelling or other means for the use of pedestrian, vehicular or animal traffic.

“Liquor” means liquor as defined in the Liquor Control and Licensing Act, R.S.B.C. 1996, c.267, as amended.

“Local Government Act” means the Local Government Act, R.S.B.C. 1996, c.323, as amended.

“Loiter” means to linger apparently without a discernible purpose.

“Nicomekl Floodplain” means the lands abutting both sides of the Nicomekl River located approximately between 196th Street and 210th Street in the City.

“Park” means and includes public parks, playgrounds, squares, greens and other open spaces, including all driveways, roadways, paths, and lanes within or adjacent to the public parks, playgrounds, squares, greens and other open spaces under the custody, care and management of the Council but does not include the traveled portion of a highway, street, lane or right-of-way designed or intended for or used by the general public for the passage of vehicles, dedicated as road by a registered plan.

“Person” includes natural persons of either sex, associations, corporations, bodies politic and partnerships, whether acting by themselves or by an agent, employee, or servant and the heirs, executors, administrators, successors and assigns or other legal or personal representatives of such persons.

“Public Facility” includes:

- (a) every public building (including all driveways, roadways, paths and lanes within or adjacent to the public building) including, but not limited to the City Hall and public library, any community center, art gallery, museum, arena, exhibition and all other community facilities owned or controlled by the City; and
- (b) any real property upon which a public building is located that was acquired and held by the City and managed by it for the use by the public.

“Run at Large or Running at Large” means an animal or fowl is not under control by being in direct or continuous charge of a person who is competent to control it.

“Sendall Gardens” means the parcel of land owned by the City and located at the southwest corner of 50th Avenue and 202nd Street in the City and described as Lot 3, District Lot 3, Plan 27950, New Westminster District.

“Supervisor” means the administrative manager responsible for parks administration or public facilities within the City or his designate; and for

the purpose of enforcing the provisions of this Bylaw or a permit issued hereunder also includes:

- (a) a peace officer; and
- (b) a bylaw enforcement officer appointed by the City.

“Vehicle” includes all forms of conveyance for the carriage or transport of persons, passengers, goods or materials, whether drawn by animals or propelled by any mechanical device or other motive power whatsoever, and shall include bicycles, motorcycles, tricycles, rollerblades and skateboards.

Part 2 - Application

Parks and Public Facilities

- 3. Every park and public facility shall be subject to the provisions of this bylaw and a supervisor shall be responsible for enforcing its provisions.

Additional Parks and Public Facilities

- 4. The City may acquire, construct, equip, operate and maintain such additional parks and public facilities as the City may decide. All such additional parks and public facilities shall be included in the definition of “parks” and “and public facilities” shall be subject to all provisions and regulations of this bylaw.

Exemption

- 5. Notwithstanding anything contained in this bylaw or any other bylaw of the City to the contrary, all officers, officials, employees and agents of the City, while acting in the exercise and within the scope of their duties, shall be exempt from the provisions of this bylaw.

Part 3 - General Regulations

Advertising

- 6(a) No person shall deliver, distribute, post, paint or affix any advertisement, promotional material, poster, bill or advertising within a park or at a public facility without the prior written permission of the supervisor responsible for such park or public facility.
- 6(b) No person shall use or permit the use of any advertising vehicle within a park or at a public facility without the prior written permission of a supervisor.

Animals

- 7(a) Subject to Section 7(b), no person who owns, possesses, harbors, or has the control of any animal or fowl shall permit such animal or fowl to run at large or feed in any park.
- 7(b) Dogs must be on-leash at all times when they are in parks with the exception that dogs are permitted to run free in the three “off-leash” dog areas described herein:

- (i) The fenced area of the Hydro right-of-way between 206th Street and 205th Street;
 - (ii) The Nicomekl Park on the west side of the 208th Street Causeway, north of the Nicomekl River; and
 - (iii) The fenced area of Linwood Park signed as a Dog Off Leash area.
- 8. No person shall ride, drive or herd horses or other livestock within any park.
- 9. No person who owns, possesses, harbours or has the control of any animal or fowl shall permit such animal or fowl to enter into the water of a reservoir, pond, pool, stream or other water receptacle within any park.
- 10. No animals are permitted within public facility buildings, with the exception of certified guide and service dogs in accordance with the Guide Dog and Service Dog Act.

Behaviour and Conduct

- 10(a) The supervisor may post rules of behaviour and conduct in a visible location in a park or public facility.
- (b) Every person within a park or public facility shall observe and obey all City bylaws, regulations, enactments and policies including without limitation, all signs and posted notices.
- (c) No person shall:
 - (i) act in a disorderly, dangerous or offensive manner in a park or public facility;
 - (ii) enter or remain at a public facility without being attired with shoes and a shirt;
 - (iii) consume or have in their possession any alcohol or controlled substance in a park or public facility unless the alcohol or controlled substance is consumed or possessed pursuant to and in compliance with a licence issued under the Liquor Control and Licensing Act or Controlled Drugs and Substances Act;
 - (iv) engage in an activity involving a high speed projectile, including golf, archery, javelin, war games, radio controlled aircraft or cars in a park or public facility unless the activity is specifically authorized by the supervisor;
 - (v) molest, disturb, frighten, injure, trap or snare any bird or animal or any fish in any stream or pond;
 - (vi) interfere with or obstruct any employee of the City in the performance of their duty at or in relation to a park public facility; or
 - (vii) use or operate any device in such a manner to disturb the enjoyment of the park or public facility by other persons except as specifically authorized by the supervisor.

Damage

11. No person shall within a park or at a public facility:
- (a) remove, cut, break, injure or in any way destroy or damage any tree, shrub, plant, turf, sod, or flower;
 - (b) cut or remove any tree, timber or firewood;
 - (c) damage or deface any building, structure, fence, sign, seat, bench, equipment, or ornament;
 - (d) damage, deface, clutter or block any boulevard, driveway, roadway, path or lane;
 - (e) injure, deface or destroy any notice, sign, rule or regulation erected, posted or affixed to any building, structure, fence, seat or bench by order or permission of the City or a supervisor responsible for such park or public facility;
 - (f) climb, walk or sit upon any wall, fence or other structure in or upon any park or public facility or boulevard unless it is designed and intended for such purpose;
 - (g) cross, travel on, use or walk upon any grassed plot or land where signs have been posted forbidding such use;
 - (h) foul, litter or pollute, in any way, any fountain, stream, pool or pond;
 - (i) deposit any waste, offensive material or other substance of any kind into or upon any tree, shrub, plant, turf, sod, flower, building, structure, fence, sign, seat, bench, ornament, grassed plot, fountain, stream, pool, pond or other surface within the limits of any park or at a public facility except in the receptacles provided for such purpose;
 - (j) remove soil, earth, topsoil, dirt or other material from lands within any park or at a public facility;
 - (k) wilfully, maliciously or carelessly let off, turn on, or discharge any water so that the water runs to waste and useless out of any tap, pipe or other fixture within a park or at a public facility; or
 - (l) throw or place upon the ground any lighted match, cigar, cigarette or other burning substance.

Encroachments

12. No person shall encroach upon any lands within a park or upon a public facility for his own purposes.

13. No person shall erect, construct, build, occupy or cause to be erected, constructed, built or occupied, in any park or at any public facility or on any boulevard any tent, building, structure, shelter, pavilion or any other construction whatsoever except with the prior written permission of the Council.
14. The City may remove or cause to be removed from any park or any public facility any encroachment, temporary abode, tent, building, shelter, pavilion, structure or other construction whatsoever located within a park or at a public facility contrary to the provisions of this bylaw at the expense of the responsible person.

Hours and Dates of Operation

15. Subject to Section 15, all parks in the City of Langley shall be closed to the public and to all vehicles from dusk to dawn throughout the year. All persons found within the parks during the closed time shall be treated as trespassers.
16. Section 14 shall not apply to:
 - (a) any person who has entered into a contract with the City to rent or use any park or Douglas Hall or who is in attendance at a function in a park or at Douglas Hall for which a contract has been entered into; or to
 - (b) officers, officials, employees and agents of the City who must in the course of their duties be in a park during closed hours; or to
 - (c) City vehicles used by the officers, officials, employees or agents in carrying out their duties during the closed hours; or to
 - (d) the caretaker and his immediate family residing in Sendall Gardens.

Sale of Goods and Services

17. No person shall sell or expose for sale any refreshments or any article or thing or offer any service for a fee within a park or at a public facility without the prior written permission of a supervisor who is responsible for the administration of such park or public facility.

Weapons/Fireworks

18. No person shall carry or discharge any firearm, airgun, sling shot, or other weapon or dangerous toy within a park or at a public facility.
19. No person shall set off any fireworks or fire or explode any combustible or other explosive material within a park or at a public facility except within an area specifically set aside for such purpose; and then only if the person has the prior written permission of the Fire Chief and a valid Park Use Permit.

Part 4 - Vehicles

Restrictions

20. No person shall park a vehicle at a park or public facility other than in a designated area and in accordance with posted signs or as otherwise directed by a supervisor responsible for such park or public facility.

21. No person shall drive or propel or permit to be driven or propelled, any vehicle within a park or at a public facility except upon a driveway, roadway, path, lane or parking area designed for vehicular traffic.
22. No person shall use a vehicle to occupy or travel on any driveway, roadway, path, lane or boulevard within a park or at a public facility where signs have been posted prohibiting such use, occupation or travel.
23. No person shall drive a vehicle within a park or at a public facility at a rate of speed greater than the posted speed limit.
24. In addition to any other penalty provided for in this bylaw, any vehicle found within a park or at a public facility in contravention of this bylaw is subject to seizure and removal from the facility at the expense of the owner or operator of the vehicle.

Exemptions

25. The regulations in Part 4 shall not apply to:
 - (a) invalids' chairs or children's carriages propelled on footwalks provided that they do not interfere with the free use of footwalks by pedestrians;
 - (b) vehicles owned by the City or used by the City; and
 - (c) emergency vehicles as defined in the *Motor Vehicle Act*, R.S.B.C. 1996, c.318, as amended.

Part 5 - Special Events

Authority to Grant Permits

26. The City Manager, or designate is authorized to issue and to grant permits for the use of a park or public facility, subject to the applicable policies and procedures adopted by the City.

Prohibition

27. No person shall hold a procession, march, drill, performance, ceremony, concert, gathering or similar activity within a park or public facility without a valid permit issued by the City.

Part 6 - Permission to Act

Conditions

28. Every person who receives the written permission of a supervisor of the City to act in a manner which would otherwise be contrary to the provisions of this bylaw shall at all relevant times have a copy of the permission in his possession at the park or public facility and act in accordance with the conditions imposed by the written permission.

Indemnity

29. Every person who receives the written permission of a supervisor of the City must indemnify and save harmless the City and their elected and appointed officials, employees and agents from and against any and all claims, demands, suits or compensation arising, directly or indirectly, from the granting of the permission.

Part 7 – User Suspension

30. If a supervisor, their designate, a peace officer or a bylaw enforcement officer observes a person or group within a park or public facility contravening any provision of this Bylaw or any other enactment, he or she may direct that person or the group to leave the park or public facility.
- 31.(a) A supervisor may warn a person who is contravening or has contravened this bylaw that they face suspension, and if that person continues to contravene the Bylaw or commits a new contravention despite the warning, the supervisor may suspend that person's right to enter, access or use a park or public facility for a period of time that the supervisor considers appropriate under the circumstances, including with regard to:
- (i) the nature of the contravention;
 - (ii) the degree to which the conducted affected or could reasonably be expected to affect the safety of other people and property at the park or public facility; and
 - (iii) previous contraventions of this Bylaw by the person.
- (b) If a supervisor suspends a person for a period longer than one month, the supervisor:
- (i) must provide the suspended person with a letter specifying the contravention and any other matters the supervisor took into account in issuing the suspension; and
 - (ii) may require that the suspension period be automatically extended until such time as the suspended person meets with the supervisor to discuss the contravention and the suspended person's willingness to comply with the Bylaw in the future.
- (c) Any person subject to a suspension under this part may request that Council reconsider the suspension.
- (d) A suspended person must be advised of their right to request Council reconsideration.
- (e) A person who seeks Council reconsideration of a suspension must:

- (i) make the request and any supporting submissions in writing; and
- (ii) deliver the request and submissions to the City's Manager of Legislative Services at least two days before the publication of the agenda for the regularly scheduled Council meeting at which the person would like the suspension reconsidered.

Part 8 - Offences and Penalties

Offences

32. (a) The provisions of this bylaw may be enforced by a supervisor.
- (b) Every person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this bylaw shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

Penalties

33. Any person who violates any of the provisions of this bylaw shall upon summary conviction, be liable to a penalty of not more than \$2,000 plus the cost of prosecution, or to a term of imprisonment not exceeding three (3) months, or both.

Part 9 - Miscellaneous

Severability

34. If any part of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of the bylaw which shall continue in full force and effect and be construed as if the bylaw had been adopted without such invalid portions.

Repeal

35. The Parks Regulation Bylaw, 1975 No. 678 and its amendments are hereby repealed.
36. This Bylaw may be cited as the "Parks and Public Facilities Bylaw, 2004, No. 2515".

READ A FIRST, SECOND, AND THIRD TIME this eighth day of March, 2004.
ADOPTED this twenty second day of March, 2004.

MAYOR

CITY CLERK



EXPLANATORY MEMO

MUNICIPAL TICKET INFORMATION SYSTEM BYLAW 2846, AMENDMENT NO. 11 BYLAW, 2018 No. 3063

PURPOSE:

To update Schedule B17 – Parks & Public Facilities Bylaw to reflect new Parks and Public Facilities Bylaw section references and fines.



**MUNICIPAL TICKET INFORMATION SYSTEM
BYLAW 2846,
AMENDMENT NO 11 BYLAW, 2018
No. 3063**

A Bylaw to amend fees in the Municipal Ticket Information System.

1. Title

- (1) This bylaw shall be cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 11, 2018, No. 3063.”

2. Amendments

- (1) Municipal Ticket Information System Bylaw, 2011, No. 2846 is hereby amended by:
- (a) Deleting Schedule B17 – Parks & Public Facilities Bylaw and replacing it with a new “Schedule B17 – Parks & Public Facilities Bylaw” attached to, and forming part of this bylaw.

Schedule B17 – Parks & Public Facilities Bylaw
Parks & Public Facilities Bylaw, 2018, No. 3048

Column 1 Offence	Column 2 Section	Column 3 Fine
Advertising Without Permission	6(a)	\$100.00
Use of Advertising Vehicle	6(b)	\$100.00
Animal/Fowl Run At Large	7(a)	\$100.00
Animal Off Leash	7(b)	\$100.00
Riding Livestock in Park	8	\$100.00
Animal in Water	9	\$100.00
Animal in Public Facility	10	\$100.00
Violate Any Bylaw, Regulation, Enactment, Sign or Posted Notice or Command	11(b)(i)	\$100.00
Act in a Disorderly, Dangerous or Offensive Manner	11(b)(ii)	\$100.00
Obstruct Use and Enjoyment of Park or Public Facility	11(b)(iii)	\$100.00
Loitering	11(b)(iv)	\$100.00
Sleep on, in or under a Public Improvement	11(b)(v)	\$100.00
Improper Dress	11(b)(vi)	\$100.00
Alcohol in Park	11(b)(vii)	\$100.00
Urinate or Defecate in or on a Park or Public Facility	11(b)(viii)	\$100.00
Engage in an Unauthorized Activity	11(b)(ix)	\$100.00
Endanger bird, animal or fish	11(b)(x)	\$100.00
Interfere with or Obstruct Staff	11(b)(xi)	\$100.00
Operate Unauthorized Device Causing Disturbance	11(b)(xii)	\$100.00
Deposit Cremated Remains in Park	11(b)(xiii)	\$100.00
Cause Damage to Vegetation	12(a)	\$100.00
Cutting or Removal of Tree, Timber or Firewood	12(b)	\$100.00
Damage to Building or Structure	12(c)	\$100.00
Damage, Deface, Clutter or Block Thoroughfare or Parking area	12(d)	\$100.00
Damage to Sign	12(e)	\$100.00
Improper Use of Wall/Fence/Structure	12(f)	\$100.00
Walking in Closed Area	12(g)	\$100.00
Polluting	12(h)	\$100.00
Deposit Waste	12(i)	\$100.00
Removal of Soil	12(j)	\$100.00
Discharge of Water	12(k)	\$100.00
Throw/Place Burning Substance	12(l)	\$100.00
Construction in Park	14	\$100.00
Trespass Without Permission	14	\$100.00
Conduct Business Without a Permit	18	\$100.00
Discharge of Firearm, Weapon or Dangerous Toy	19	\$100.00

Explode Combustible Material	20	\$100.00
Park Where Prohibited	21	\$100.00
Drive Where Prohibited	22	\$100.00
Improper Use of Vehicle	23	\$100.00
Exceed Speed Limit	24	\$100.00
Public Gathering Without a Permit	28	\$100.00

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

CURRENT SCHEDULE B17 FROM MTI BYLAW FOR REFERENCE

Schedule B17 – Parks & Public Facilities Bylaw

Parks & Public Facilities Bylaw, 2004, No. 2515

Column 1 Offence	Column 2 Section	Column 3 Fine
Advertising Without Permission	6(a)	\$100.00
Use of Advertising Vehicle	6(b)	\$100.00
Animal/Fowl Run At Large	7(a)	\$75.00
Animal Off Leash	7(b)	\$75.00
Riding Livestock in Park	8	\$75.00
Animal in Water	9	\$75.00
Cause Damage to Vegetation	10(a)	\$100.00
Removal of Tree	10(b)	\$100.00
Damage to Building or Structure	10(c)	\$100.00
Damage to Public Path	10(d)	\$100.00
Damage to Sign	10(e)	\$100.00
Improper Use of Wall/Fence/Structure	10(f)	\$100.00
Walking in Closed Area	10(g)	\$100.00
Polluting	10(h)	\$100.00
Deposit Waste	10(i)	\$100.00
Removal of Soil	10(j)	\$100.00
Discharge of Water	10(k)	\$100.00
Throw/Place Burning Substance	10(l)	\$100.00
Construction in Park	12	\$100.00
Trespass	14	\$75.00
Hinder Staff	16	\$75.00
Disturbance	18(a)	\$100.00
Public Address without Permission	18(b)	\$100.00
Obstruction	19	\$100.00
Alcohol in Park	20	\$75.00
Loitering	21	\$75.00
Nuisance	22	\$75.00
Prohibited Activity	23	\$100.00
Improper Dress	24	\$75.00
Conduct Business Without a Permit	26	\$100.00
Discharge of Fire Arms	27	\$100.00
Explode Combustible Material	28	\$100.00
Park Where Prohibited	29	\$100.00
Drive Where Prohibited	30	\$100.00
Improper Use of Vehicle	31	\$100.00
Exceed Posted Speed	32	\$100.00
Performance Without Permission	36	\$75.00



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Yukon Toll Free: 1-866-991-0577
www.mssociety.ca

Mayor Ted Schaffer and Council
Langley City Hall
20399 Douglas Crescent
Langley, BC V3A 4B3

March, 2018

Dear Mayor Ted Schaffer:

May is MS Awareness Month.

Members of the Coastal Regional Chapter of the MS Society of Canada urge you to proclaim the month of May as MS Awareness Month in Langley in order to call attention to the exemplary efforts of the 100,000 Canadians who live every day with the challenge of this neurological disease. BC has the third highest concentration of people with MS in Canada.

A sample proclamation is enclosed for your consideration.

Since our founding in 1948, the Multiple Sclerosis Society of Canada has been a leader in funding vital MS research into the cause, prevention and treatment of MS while providing services and support to people with MS and their families. The MS Society is proud of the work and contribution that our supporters and members continue to make to communities across BC.

We hope that you would also consider hoisting the MS Society flag to celebrate May as MS Awareness Month. Through the combined efforts of people across Canada in towns such as Langley, the MS Society is able to bring hope for an end to MS.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Adrienne Boothroyd'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Adrienne Boothroyd
Director, Special Projects
MS Society of Canada

Proclamation

WHEREAS, multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated 1 in 340 Canadians and more than 12,000 British Columbians; and

WHEREAS, multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS, there is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS, the Multiple Sclerosis Society of Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

WHEREAS, annual fundraising events such as the MS WALK, MS Bike, and A & W's Burgers to Beat MS support programs to enhance the lives of people affected by multiple sclerosis and their families and supports MS research in Canada; and

WHEREAS, since 1948, the Multiple Sclerosis Society of Canada has contributed \$140 million towards MS research; and is grateful for the dedication and commitment of it's supporters and volunteers that has made this possible; and

WHEREAS, BC will continue to lead the way in multiple sclerosis research, through one of the world's most renowned multiple sclerosis research facilities at the University of British Columbia;

WHEREAS, together we will find ways to enhance the quality of lives for people affected by multiple sclerosis and to find a cure to end MS;

NOW, THEREFORE, I, (name here), Mayor of the City of (name of city here) of the Province of British Columbia, Canada, do hereby proclaim this month of May 2018 to be MS Awareness Month for the Multiple Sclerosis Society of Canada.

THIS DATE:

SIGNATURE

Raising your organization's flag at the City of Langley

We are delighted to be a host community for your flag raising event, providing an opportunity for you to raise awareness for your organization.

What we need from you:

1) Have the flag to me at least a week ahead of time so I can ensure it is prepped to go on the pole that day.

2) Provide me with the names and titles of the Society representatives who will be in attendance, as well as who from the organization would like to speak. I will need this information no less than two days in advance.

3) Feel free to invite any members of the public as you deem appropriate.

4) Contact local media if you wish - we do not do this on your behalf. Contacts we generally recommend are:

Langley Times - newsroom@langleytimes.com;

Langley Advance - newsroom@langleyadvance.com;

5) If you plan to do a press release, we would appreciate seeing it before it is distributed. Please give us a few days' notice if you would like a quote from the Mayor for the release.

6) We can't guarantee that we will have a photographer available so we encourage you to take photos. When you do your social media, be sure to tag the City of Langley so we can retweet/share.

Additionally, please be aware:

1) I will extend the invitation to our Council and staff. Once I have my responses, I will advise you of key City representatives who will be in attendance.

2) The Mayor or his designate will take the lead on this event with a very brief welcome and then invite the speaker(s) from the Society to speak. This will be followed by photos.

3) The whole event will take 10-15 minutes in total.