



## REGULAR COUNCIL MEETING AGENDA

Monday, May 14, 2018  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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1. <u>ADOPTION OF AGENDA</u>	
a. Adoption of the May 14, 2018 Regular Agenda	
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#### 4. **MAYOR'S REPORT**

- a. Upcoming Meetings  
Regular Council Meeting – June 11, 2018  
Regular Council Meeting – June 25, 2018
- b. Metro Vancouver - Councillor Storteboom
- c. Library Happenings - Councillor Martin
- d. Discover Langley City - Councillor Albrecht
- e. Langley City Video Spotlight - Mayor Schaffer  
"Forever Yours Lingerie"

#### 5. **BYLAWS**

- a. Bylaw 3048 - Parks & Public Facilities Regulation Bylaw 30  
Final reading of a bylaw to govern the management and use of Parks and Public Facilities acquired or held by the City
- b. Bylaw 3063 - Municipal Ticket Information System Bylaw Amendment 43  
(Parks & Public Facilities)  
Final reading of a bylaw to amend fines and bylaw section references in the Municipal Ticket Information System Bylaw related to the Parks and Public Facilities Regulation Bylaw
- c. Bylaw 3064 - Discharge Land Use Contract 47  
Final 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
- d. Bylaw 3062 - Zoning Amendment Bylaw 51  
First and second reading of a bylaw to rezone the properties located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent from RS1 Single Family Residential Zone to CD58 Comprehensive Development Zone to accommodate a 30 unit, 3 storey townhouse development

#### 6. **ADMINISTRATIVE REPORTS**

- a. Provincial Employer Health Tax 96



**7. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

b. Correspondence

1. Starr Valentino

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May 16 - "Do Something Nice for Your Neighbour" Day

c. New Business

**8. ADJOURNMENT**





## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, May 7, 2018**

**7:00 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

**Present:**

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

**Staff Present:**

F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
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 May 7, 2018 Regular Agenda

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

THAT the May 7, 2018 agenda be amended to defer consideration of Item 4. Delegations – City of Langley Audit until the presenter arrives.

**CARRIED**

MOVED BY Councillor Pachal  
SECONDED BY Councillor Storteboom

THAT the agenda be adopted as amended.

**CARRIED**



**2. ADOPTION OF THE MINUTES**

- a. Minutes from April 23, 2018

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the minutes of the Regular Meeting, Public Hearing and Special (Pre-Closed) Meeting held on April 23, 2018 be adopted as amended by replacing "G. Minchuk, Director of Development Services and Economic Development" with "R. Beddow, Deputy Director of Development Services and Economic Development" in the Staff Present section.

CARRIED

**3. BUSINESS ARISING FROM PUBLIC HEARING**

- a. Bylaw 3054 - Zoning Amendment

Third 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 Arnold  
SECONDED BY Councillor Albrecht

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

CARRIED

- b. Bylaw 3064 - Discharge Land Use Contract

Third 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 Storteboom  
SECONDED BY Councillor Pachal

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

CARRIED

**5. MAYOR'S REPORT**



a. Upcoming Meetings

Regular Council Meeting – May 14, 2018

Regular Council Meeting – June 11, 2018

b. Metro Vancouver Update - Councillor Storteboom

Metro Vancouver is launching the Strata Energy Advisor program in early May to help strata corporations save on utility costs and do their part in addressing climate change across the region.

The pilot program will allow strata councils, property managers and strata members to sign up for free assessments to get expert advice from a strata energy advisor on building energy efficiency and greenhouse gas reduction. Currently, there are more than 7,200 strata buildings in Metro Vancouver, housing more than 300,000 households. Strata buildings use more than 7,000 Gigawatt hours of energy (natural gas and electricity) per year, which contributes to more than 600,000 tonnes of greenhouse gas emissions annually.

Also, Metro Vancouver will begin engaging with the public, municipal staff and other stakeholders next month about its proposed Climate 2050 Strategy, which is aimed at reducing greenhouse gas emissions and preparing for the impacts of climate change across the region.

Stakeholders and the general public will have the opportunity to give feedback on a Climate 2050 Discussion Paper, which highlights suggestions and priorities for the region, until June 30. They can also attend public events, which will be listed on the Metro Vancouver website (search 'Climate 2050') and will be promoted through social media.

A summary of the engagement process and the draft Climate 2050 Strategic Plan are anticipated to be brought to Metro Vancouver's Climate Action Committee and the Board in September 2018.

In closing, I'd like to thank Mayor and Council for attending the recent Council of Councils meeting in Richmond. We received updates on Metro Vancouver's North Shore Wastewater Treatment Plant, the Climate 2050 Strategy, the National Zero Waste Council, Metro Vancouver Housing, Transit Oriented Affordable Housing and other important topics.



c. Engineering Update

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

- New lawn sprinkling regulations - stage 1 restrictions in effect from May 1 to October 15;
- TransLink – Phase Two – 10 Year Vision Public Input Opportunity;
- Road Rehabilitation - 2018 Program:
  - Pavement patching locations completed at:
    - 56 Ave – 201A St to 203 St
    - 56 Ave – 203 St intersection
    - 53 Ave – 203 St to 206 St
    - 200 St – 48 Ave intersection
    - Logan Ave – Fastlane at Bus loop
    - Logan Ave – Eastbound lane 200 St to 203 St
  - 198 St traffic calming at 53 Ave (curb bulges)
  - Lane parallel Fraser Hwy – off 203 St
  - 56 Ave from Production Way to 200 St
  - 200 St at 50 Avenue
  - Glover Rd at Eastleigh Cres.
  - Glover Rd at Duncan Way
- Penzer Park – New Parking Lot complete
- LED Streetlighting Program Update:
  - Installation of LED Streetlights on Logan Ave to begin June 2018 as part of City's LED Streetlighting program.
  - In 2018, Arterial and Collector roads will be the focus of the LED upgrades – ensuring that our major roadways meet current lighting standards.
  - 56 Avenue from Glover Rd to Langley Bypass and 203 St from Grade Cres to Michaud Crescent have been converted to LED.
- New Pedestrian Signal – 208 Street at 50 Ave
- New Pedestrian Signal – 204 Street at 54 Ave
- Michaud Park Community Garden
- Under Construction – City Park Spray Park
- Under Construction – Brydon Park Zip line
- Under Construction – New Washroom at Penzer Park
- Coming soon – Two Pedestrian Bridge Replacements on Nicomekl River

Other Current Projects:

- Sidewalk Projects - 46 A Avenue (208 St to 206 St) and Duncan Way west of Glover Rd
- Design of Langley Bypass Culvert Replacement
- Concept design development – Fraser Highway 203 St to 206 St



- Booster Pump Station Decommissioning (on 200 St)
- Culvert Replacements on Muckle Creek at 48th Ave and 50th Ave
- Traffic Signal Replacement – Glover Rd at Duncan Way
- Traffic Signal Replacement – Glover Rd at Eastleigh Crescent

In response to questions from Council, staff advised that:

- Half to two-thirds of the City will be LED lighting in the next year;
- A concrete meridian will be installed on 204<sup>th</sup> Street in June;
- The Michaud community gardens will be able to be watered by hand outside the time restrictions imposed by stage 1 of the watering restrictions.

d. Recreation Update

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

Special Events

- Al Anderson Memorial Pool open May 11
- 2018 Active Legacy Pass Programs for 50+ - June 1-7
- Fraser Valley Food Truck Festival – June 2
- Community Day – June 16
- Langley Community Farmers Market
  - Kwantlen University Campus Courtyard – May 16–October 10
  - Timms Community Centre – June 2–October 6

Programs

- Spring-Summer edition of Recreation Guide
- Ballroom Dance – ages 18+
- Country Two Step Dance - ages 18+
- Funtastic Day Camps – ages 5-12
- Hot Water Bath Canning – ages 16+
- Tiny Tykes Soccer – ages 2-5
- Top Chef Kids – ages 6-12
- Floor Hockey – ages 2-5
- Choose to Move – ages 65+
- Boot Camp – ages 14+
- Core Express



- e. Langley City Video Spotlight "Mark Anthony Academy of Cosmetology" - Mayor Schaffer

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

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

#### **(4.) DELEGATIONS**

- a. City of Langley Audit Report

*Graham Flack, CPA, CMA - City of Langley*  
*Kristine Simpson, CPA, CA - BDO Canada LLP*

Graham Flack, Deputy Director of Corporate Services provided highlights of the City's Financial Statements for the year ended December 31, 2017, reporting on:

- Requirement for audit of the Financial Statements;
- Statement of Financial position;
- Accumulated Surplus; and
- Statement of Financial Activities.

Mr. Flack thanked the Corporate Services team for their work in preparing the Financial Statements and introduced Ms. Simpson who presented the auditor's findings. She noted that the audit is focused on ensuring that they believe there are no material misstatements in the Financial Statements. She further advised that the audit is substantially complete subject to approval of Council and that following completion of their events review they will be prepared to sign an unqualified audit opinion. She thanked management for their cooperation during the process.

1. Admin Report - Consolidated Financial Statements

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Arnold

THAT City Council approve the 2017 Consolidated Financial Statements.

CARRIED



**6. BYLAWS**

a. Bylaw 3033 - Zoning Amendment

Final reading 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 final time.

CARRIED

1. Development Permit No. 11-17

5491, 5501, 5511, 5520, 5521 – 199A Street

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

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.

CARRIED

b. Bylaw 3046 - Road Closure Bylaw

First, second and third reading of a bylaw to close and remove the dedication of a portion of highway located adjacent to lane off 204<sup>th</sup> Street and Park Avenue

MOVED BY Councillor Pachal  
SECONDED BY Councillor van den Broek

THAT the bylaw cited as the "Road Closure Bylaw No. 3046, 2018" be read a first time.

THAT the bylaw cited as the "Road Closure Bylaw No. 3046, 2018" be read a second time.



THAT the bylaw cited as the "Road Closure Bylaw No. 3046, 2018" be read a third time.

CARRIED

c. Bylaw 3059 - Tax Rate Bylaw

Final reading of a bylaw to levy property value taxes for municipal purposes for the year 2018

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

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

CARRIED

d. Bylaw 3060 - Council Procedure Bylaw

First, second and third reading of a bylaw to amend the Council Procedure Bylaw

MOVED BY Councillor Albrecht  
SECONDED BY Councillor van den Broek

THAT the bylaw cited as the "Council Procedure Bylaw, 2013, Amendment No. 3 Bylaw, 2018, No. 3060" be read a first time.

THAT the bylaw cited as the "Council Procedure Bylaw, 2013, Amendment No. 3 Bylaw, 2018, No. 3060" be read a second time.

THAT the bylaw cited as the "Council Procedure Bylaw, 2013, Amendment No. 3 Bylaw, 2018, No. 3060" be read a third time.

CARRIED

e. Bylaw 3065 - Financial Plan Amendment

First, second and third reading of a bylaw to amend the Financial Plan Bylaw 2017 - 2021

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT the bylaw cited as the "Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011, Amendment No. 2 Bylaw, 3065" be read a first time.

THAT the bylaw cited as the "Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011, Amendment No. 2 Bylaw, 3065" be read a second time.



THAT the bylaw cited as the "Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011, Amendment No. 2 Bylaw, 3065" be read a third time.

CARRIED

## **7. ADMINISTRATIVE REPORTS**

- a. Tender Award – T2018-012 Duncan Way and 46A Ave Pedestrian Facilities

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

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.

CARRIED

- b. New Parks and Public Facilities Regulation Bylaw

1. Bylaw 3048 - Parks & Public Facilities Regulation Bylaw

First, second and third reading of a bylaw to govern the management and use of Parks and Public Facilities acquired or held by the City

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

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.

CARRIED

2. Bylaw 3063 - Municipal Ticket Information System Bylaw Amendment (Parks & Public Facilities)

First, second and third reading of a bylaw to amend fines and bylaw section references in the Municipal Ticket Information System Bylaw related to the Parks and Public Facilities Bylaw



MOVED BY Councillor Martin  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 11, 2018, No. 3063" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 11, 2018, No. 3063" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 11, 2018, No. 3063" be read a third time.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
  - 1. Multiple Sclerosis (MS) Society of Canada  
May is MS Awareness Month
- c. New Business

**9. ADJOURNMENT**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT the meeting be adjourned at 7:58 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER





## MINUTES OF A PUBLIC HEARING MEETING

Monday, May 7, 2018

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
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. **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 24<sup>th</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the April 26<sup>th</sup> and May 3<sup>rd</sup> editions of the Langley Advance. No correspondence was received.

### 2. **BUSINESS**

#### a. Bylaw 3054 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20689 and 20699 Eastleigh Crescent from RM1 – Multiple Residential Low Density Zone to CD55 - Comprehensive Development Zone to accommodate a 3-storey, 23 unit townhouse development.



The Mayor invited Tim Ankenman, Ankenman Marchand Architects to present the proposed bylaw and development permit application.

Mr. Ankenman advised that Brian Daniel, Planning Consultant was also in attendance. Mr. Ankenman provided information on the proposed re-zoning as follows:

- Design rationale for the project;
- Existing Context;
- Future Context;
- Proposal for 3 storey, 23 unit townhouse development;
- Site Plan;
- CPTED principles;
- Sustainability features;
- Landscape;
- Materials;
- Streetscape;
- Internal streetscape;
- Cross-section of units;
- Unit Layouts.

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

Bruce Kilby, #8 5662 208 Street provided comments as follows:

- is pleased to see something happening on Eastleigh Crescent;
- parking in the area is an issue given the number of diverse developments in the surrounding area. This development will add to the parking congestion;
- the building design is a little modern for his taste;
- can see rooftop decks being used for storage and becoming cluttered and most likely small children would not be permitted to play on them;
- encourage Council to consider the whole area and not have one-off developments.

The Mayor called for further speakers. There were no further speakers.



b. Bylaw 3064 - Discharge Land Use Contract from 5139 – 206 Street

A bylaw to discharge Land Use Contract No. 22-77 from the property located at 5139 206 Street to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

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

Mr. Minchuk advised that the purpose of the bylaw was to discharge the existing Land Use Contract on the subject property to facilitate a building permit application for a secondary suite.

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

There were no speakers.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT the public hearing close at 7:17pm.

CARRIED

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MAYOR

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CORPORATE OFFICER





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

**Monday, May 7, 2018  
4:29 p.m.  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent**

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

**Staff Present:** F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
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. MOTION TO HOLD A CLOSED MEETING**

MOVED BY Councillor Storteboom  
SECONDED BY Councillor van den Broek

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

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

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

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the



council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];

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

CARRIED

## **2. ADJOURNMENT**

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Martin

THAT the Special (pre-closed) Council meeting adjourn at 4:30pm.

CARRIED

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MAYOR

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CORPORATE OFFICER





## 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](mailto: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 19, 2018

MEETING DATE: May 14, 2018

NAME: Langley City - 2018 Local Government Awareness Day

***Sponsors:***

ICBC (Insurance Corporation of BC) – Leanne Cassap  
McDonalds - Sophie Lussier

***Contest Winner:***

Emily Condon, Alice Brown Elementary

ADDRESS: 20399 Douglas Crescent, Langley BC

TOPIC: Thanks to our sponsors and to congratulate the “Think of Me. Take a Break from Your Phone” poster contest





## CITY OF LANGLEY

### REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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DATE: May 8, 2018 REQUESTED MEETING DATE: May 14, 2018

NAME: Teri James

ORGANIZATION NAME: Downtown Langley Business Association

ADDRESS: 201-20559 Fraser Highway Langley, BC V3A 4G3

CONTACT NUMBER: 604-539-0133

EMAIL ADDRESS: [info@downtownlangley.com](mailto:info@downtownlangley.com)

TOPIC: DLBA BIA Renewal request

AUDIO/VISUAL NEEDS: N/A

ACTION YOU WISH COUNCIL TO TAKE: I would like to make a brief 5 minute presentation, answer any questions and then ask Council to consider first, second and third reading of the proposed bylaw Thanks!





April 26, 2018

Mr. Gerald Minchuk  
Director of Development Services and Economic Development  
20399 Douglas Crescent  
Langley, BC V3A 4B3

RE: Downtown Langley Business Association Renewal 2019

Dear Gerald:

Please note that at the April 17, 2018 Board of Director's meeting, the following motion was passed unanimously:

**Motion** that the renewal budget for 2019 be \$465,398 to be increased annually by a 7% escalator for a ten-year term, with the provision that the Downtown Langley Business Association Board of Directors can review after five years if necessary.

By increasing our existing levy by 2% per year, this will allow us to partner with the City on their promotions, continue promoting and bringing quality events to the downtown, replace Remembrance Day banners and event street banners, increase staff as required, allow for expanded space in our office, grow our Get Fresh and Downtown Dollar programs and continue to actively promote Langley City as a great place to open a business and live.

We are looking forward to meeting with Mayor and Council in May 2018. Please do not hesitate to call me at 604-539-0133.

Sincerely,

Teri James, Executive Director  
Downtown Langley Business Association







### **Who are we?**

We are the Downtown Langley Business Association (DLBA). The DLBA supports, promotes and represents the shared interests of 900+ businesses and property owners in the designated one square mile area that is part of Langley City's thriving business community.

### **What are some of the DLBA programs?**

We are involved with many aspects that help make downtown Langley City more vibrant, livable and a place where retailers and restaurants want to open a business. Our programs include event sponsorship, both for large festivals (seven in total) and smaller community events hosted by the businesses themselves, working with the City with regards to placemaking (such as parklets, murals and McBurney Plaza), crime reduction through our work with the RCMP, advocacy, economic development and beautification. Our one-of-a-kind Start It Up Langley contest has drawn tremendous attention to Langley City from people across the province, all considering opening a business in our outstanding community. Most recently, we have been awarded the contract for managing Langley City's tourism organization, Discover Langley City. Within the first seven months of operation (including start-up), we have met five of the seven tactics outlined in the one-year plan, with strong concepts in place to expertly execute the remaining two.

### **What's the 2019 renewal all about?**

The DLBA is developing outstanding plans for the renewal of our BIA in 2019. Over the course of the next few months we will consult with our members to help us set priorities for the future that will best serve the interests of area businesses and property owners.

### **Decades of Proven Success**

We are asking Mayor and Council to once again recognize the importance of their Business Improvement Area (BIA) by supporting the proposal to renew the Downtown Langley Business Association's BIA for another ten years. Since 1994, our association has been supporting Downtown Langley businesses, and because we share a clear vision of the future, Langley City



and a large group of dedicated merchants are bringing forward a progressive renewal plan that will take us to December 31, 2029. Our hope is that the City will support this renewal based on a budget that will facilitate exciting and new programs for the benefit of every business and property owner in the BIA.

In 2009, the property owners in the BIA approved a ten-year levy rate, which will result in a \$465,398 annual operating budget for the BIA in 2019. This rate was based on a 5% increase per year since the last renewal in 2009. For this next renewal, with unanimous approval from the DLBA Board of Directors, we are asking Mayor and Council to support a 7% increase per year for the next ten years. You will find a supporting budget attached to this report.

This increase to our existing budget based on the 7% annual increase through to December 31, 2029 (with approval from the property owners), will enable us to actively continue promoting a downtown that is growing and diversifying and our vibrant business district will remain a destination that reflects who we are as a community.

## **The Continuation of a Successful History**

### Promoting Downtown

The DLBA sees events as an opportunity to bring new visitors to Langley as well as to enhance the lives of the families who live here. We are proud of the numerous annual events that we have initiated, expanded and continue to develop. There are seven large-scale annual events taking place throughout the summer months (see attached calendar of events):

- McBurney Plaza Summer series, which take place on five separate Saturdays throughout the summer months. Three are free daytime events designed to welcome the community and visitors with top-quality entertainment and family fun. Two are evening events (19+) that we have patterned after last year's highly successful "Dueling Pianos". Our marketing designs reflect both the day and evening events.
- Arts Alive, held on the third Saturday in August, is celebrating its 25<sup>th</sup> year, and we have allocated more funding to the budget to ensure this continues to be a signature event throughout the lower mainland. The entertainment is top notch and this year we have added a food truck court and a beer/wine garden in keeping with other events in Metro Vancouver and the Fraser Valley.
- The Fork & Finger event, originally designed to highlight the restaurants in our BIA, has now become an event for bloggers and foodies everywhere. This year we have secured the talents of Bob Blumer (bobbblumer.com), to not only entertain people in the Plaza all day, but also to endorse and promote the participating restaurants.

Our website has been redesigned and maintained in order to keep up with all that we have to offer , so please visit <https://www.downtownlangley.com/events-calendar> to see how we have professionally kept up with the caliber of our events.



We pride ourselves on coming up with new ideas and creative thinking, and as a result we have an exciting Christmas promotion coming in 2018, which has never been done in any other BIA. Our very successful “Win Your Wish List” has seen literally millions of dollars invested in local businesses over the past seven years, but this year we are asking the business community to give back. We will be conducting our entire Christmas campaign around giving to charities and the business community thanking patrons for their support over the years. More details will be coming soon as we develop this exciting new concept.

We promote the vision of Langley City’s future, which continues to grow, as we recognize that Langley City is always working on positioning itself as a leader in the region. By working together, we will continue to collaborate to work with our existing businesses through a development transition, as well as participating in the effort to locate additional quality businesses that will thrive in newly created commercial spaces. We currently have five quality retailers that are looking for space in the downtown core with no available space. Zero vacancy is very uncommon, and Langley City is experiencing this right now as people are seeking an affordable and sustainable place for their new business, or transitioning from an old location to a new, and more exciting place to succeed.

Bringing people to the downtown to enjoy and experience our dynamic Langley City requires planning, marketing and implementation. Advertising in numerous newspaper and community wide publications, as well as publishing our own professional communication pieces are all important marketing tools that encourage visitors to come see what we’re all about and residents to rediscover what’s in their own backyard. Our social media channels have very strong followings, and this avenue has proven to be very successful for us as an association.

#### Member Services and Communication

Business connectivity has resulted in a stronger, better informed membership. Bi-annual newsletters keep the membership informed on the relevant goings on in the downtown and the City as a whole, and our website offers free member advertising, business listings, information on programs, initiatives and who’s new in the business community. We also have approximately 85% of our members on our Constant Contact list, and we issue up to 10 e-blasts per month, informing them of everything from educational opportunities, to RCMP updates and relevant happenings in our business community. We pride ourselves on only sending out relevant information, and as a result we have an extremely high readership level and a very low delete rate. Our social media channels exceed 4,500 on Facebook, and over 2,500 followers on Twitter and Instagram. Many of these are business owners in Langley City, which acts as another avenue for information updates.

#### Research and Development Programs

We have started a trend across the Province with our “Start It Up Langley” contest. As the first of its kind in the Province and possibly the Country, this has provided us with a great deal of information as to who would like to relocate from other communities and some terrific retail



ideas. The winner will be announced on July 16<sup>th</sup>, 2018, and we believe it will provide us with an inventory of some viable and quality retail businesses going forward.

## Testimonials

*"At All of Oils, we were pleasantly surprised to find out that we belonged to a BIA at all when we opened our 2nd location in Downtown Langley. We didn't even know what they did. Now, though, we can't imagine having our Langley location anywhere where there wasn't a Downtown Langley BIA! The added value they bring to our area is immense and cannot be overstated".*

Glenn Pineau & Kimm Brickman Pineau  
All of Oils, Wholesome Oils & Vinegars  
[www.allofoils.com](http://www.allofoils.com)

*"I have had a business in downtown Langley for the past 21 years. I am certain that a large part of Downtown Langley's success over these years has been due to the dedication and hard work of everyone involved in the BIA. I have relocated three times within Langley City to allow for the positive growth of my business. Everyone involved truly cares about one other and each other's success, and is very committed to making downtown Langley the place to be for business".*

Sonya Perkins  
Forever Yours Lingerie  
[www.foreveryourslingerie.ca](http://www.foreveryourslingerie.ca)

*"From the moment we opened our store, the DLBA was there. Their support has been on going and we appreciate them. They work with the businesses and property owners to ensure the best possible outcome for business success".*

Jens and Goldie Lundbek  
Phoenix Rising Metaphorical Emporium  
[www.prme.ca](http://www.prme.ca)

*"The DLBA is an invaluable component to Langley City and its businesses. As a business owner and member of the board, I feel we have a voice for our future. The BIA is a partner to the city, its businesses and its community, focusing on growth and development. Seeing ideas come to life through the BIA's hard work and efforts is both motivating and encouraging. I am confident that our City and its businesses would not be as successful, confident and progressive if we did not have this devoted team".*

Carrie Thachuk  
The Passionate Home  
[www.thepassionatehome.com](http://www.thepassionatehome.com)



## 2020 DLBA Budget

### Revenue

Levy	497,975.00
<b>Total Revenue</b>	<b>497,975.00</b>

### Expenses

#### Insurance 4,000.00

Director's E & O Insurance & Liability	4,000.00
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#### Finance 6,000.00

Accounting Fees/Payroll	6,000.00
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#### Community Engagement 81,500.00

Start It Up Langley (round two)	40,000.00
Get Fresh	10,000.00
Downtown Dollars	10,000.00
AGM Announcement/Newsletter	1,500.00
Website Maintenance	10,000.00
Meeting Expenses (inc. Chamber/BIABC)	5,000.00
Misc. Advertising	5,000.00

#### Events 150,000.00

Arts Alive 2020	35,000.00
Business/Community Event Sponsorships	5,000.00
Fork 'N' Finger 2020	25,000.00
MPSS 2018	40,000.00
Christmas 2018	45,000.00

#### Member Services 5,000.00

AGM	4,000.00
Professional Memberships	1,000.00

#### Partnership Programs 5,000.00

Partnership Programs	5,000.00
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#### Office Administration 59,450.00

Rent	30,000.00
Phone/Internet/City WiFi	3,900.00
Printing	2,000.00
Copier Supplies	2,000.00
Postage/Courier	2,000.00
Equipment Lease	4,550.00
Office Supplies and Expenses	15,000.00

#### Staff/Source Ded./WCB/Contracts 178,500.00

Staff Wages/Source Ded./WCB	178,500.00
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#### GST Costs 8,525.00

GST	8,525.00
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#### Total Expenses 497,975.00

#### Net Income 0.00





EXPLANATORY MEMO

BUSINESS IMPROVEMENT AREA BYLAW

No. 3066

**PURPOSE:**

The purpose of this bylaw is to establish and designate a Business Improvement Area in the City of Langley.





**THE CITY OF LANGLEY**  
**BUSINESS IMPROVEMENT AREA BYLAW**  
**BYLAW NO. 3066**

A Bylaw to establish and designate a Business Improvement Area in the City of Langley

WHEREAS the City may establish a business improvement area service to grant money to an organization that has the planning and implementation of a business promotion scheme as one of its aims, functions or purposes;

AND WHEREAS the owners of certain properties within the municipal boundaries have formed an association known as the "Downtown Langley Business Association", a registered not for profit society in the Province of British Columbia to undertake certain works and services and to market and promote business;

AND WHEREAS a City Council may propose to undertake a business improvement area, as a local service area, on its own initiative;

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

**Definitions**

1) For the purpose of this Bylaw:

"Area" means the lands and improvements contained within the area of the City of Langley as shaded in heavy black on the map attached to and forming part of this bylaw as Schedule "A";

"Association" means the Downtown Langley Merchants Association or any other name that the members of the association may approve;

"Business Promotion Scheme" means the development and undertaking of projects and initiatives to encourage business and commerce in the Area;

"City" means the City of Langley;

"Council" means the Council for the City;



“Taxable Property” means land and improvements in the Area that fall within the Class 6 property class for assessment purposes.

### **Grant**

- 2) Subject to the conditions and limitations set out in this bylaw Council hereby grants the following sums to the Association to undertake its Business Promotion Scheme:
  - a) in 2020, a sum not to exceed \$ 497,976.00;
  - b) in 2021, a sum not to exceed \$ 532,834.00;
  - c) in 2022, a sum not to exceed \$ 570,132.00;
  - d) in 2023, a sum not to exceed \$ 610,041.00;
  - e) in 2024, a sum not to exceed \$ 652,744.00;
  - f) in 2025, a sum not to exceed \$ 698,436.00;
  - g) in 2026, a sum not to exceed \$ 747,327.00;
  - h) in 2027, a sum not to exceed \$ 799,640.00;
  - i) in 2028, a sum not to exceed \$ 855,615.00;
  - j) in 2029, a sum not to exceed \$ 915,508.00.
- 3) The City will pay the applicable grant to the Association on or before July 15th of the calendar year in which the funds are collected.

### **Expenditures and Indebtedness**

- 4) Monies granted to the Association pursuant to this bylaw will be expended only:
  - a) by the Association;
  - b) in accordance with the conditions and limitations set out in the bylaw; and
  - c) for the Business Promotion Scheme.
- 5) Monies granted pursuant to Section 2 of this bylaw must be expended by the Association only for expenses provided for in the annual budget submitted pursuant to section 8.
- 6) The Association must not incur any indebtedness or other obligations beyond the sum granted for each calendar year.

### **Budget**

- 7) The Association must submit annually to Council for information, on or before March 1st of each year, 2020 through 2029 inclusive, a budget for that calendar year which contains information sufficient in detail to describe all anticipated expenses and revenues.



**Recovery and Tax Levy**

- 8) All of the money granted to the Association pursuant to this bylaw will be recovered as a local service tax from the owners of the Taxable Property within the Area.
- 9) For the purpose of recovering the monies granted to the Association, the City will impose each year a levy rate per \$1,000 of assessment on the Taxable Property within the Area which when multiplied by the total assessment for land and improvements will yield the maximum amount of the respective grants set out in this bylaw.

**Financial Statements**

- 10) The Association must submit to the City on or before May 15 each year an annual financial statement for the previous calendar year which will be prepared in accordance with generally accepted account principles and will include a balance sheet and a statement of revenue and expenditures.
- 11) The financial statement submitted by the Association must also be prepared in accordance with the requirements of the *Societies Act* [SBC 2015] Chapter 18, as amended from time to time.
- 12) The Association will permit the Director of Corporate Services for the City or his or her nominee to inspect during normal business hours on reasonable notice all books of account, receipts, invoices and other financial position records which the Director of Corporate Services deems advisable for the purposes of verifying and obtaining further particulars of the budget and any financial statements of the Association as they relate to the monies granted to the Association by the Council pursuant to this bylaw.

**Insurance**

- 13) The Association must carry at all times a policy of comprehensive general liability insurance in the amount of \$5,000,000 with:
  - a) the City as an additional named insured;
  - b) a cross coverage provision; and
  - c) an endorsement to provide the Director of Corporate Services with 30 days notice of change or cancellation.
- 14) The Association will deliver a copy of the insurance policy to the Director of Corporate Services within 60 days of payment of the premiums for the insurance policy.

**Alterations to the Association's Constitution**

- 15) The Association may not alter or approve amendments to its constitution and bylaws without providing the Director of Corporate Services with 30 days' notice of its intention to make such alteration or amendment and where any alteration or amendment is made



without such notice, the City may withhold any payments of the grant referred to in section 2.

### **Independent Entity**

- 16) The Association is independent from the City.
- 17) The Association will bear all the responsibility of managing its own affairs, hiring its own employees and paying all its own expenses including all salaries, office rent, subject to this Bylaw.
- 18) Employees of the Association are not employed by the City and, as such, are not bound by or benefit from the terms or conditions set out in agreements made between the City and its employees.
- 19) The Association will not in any manner whatsoever commit or purport to commit the City to the payment of any money to any person.

### **General Provisions**

- 20) This bylaw comes into force on January 1, 2020 and will be operative only until December 31, 2029.
- 21) This bylaw may be cited for all purposes as the "Business Improvement Area Bylaw No. 3066, 2018".

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

NOTICE of Council's intention mailed to the owners of parcels liable to be charged on the [date], 2018 and published in the [name of newspaper] on the [date], 2018 and [date], 2018.

Council did not receive a sufficient petition against the proposed bylaw before [date].

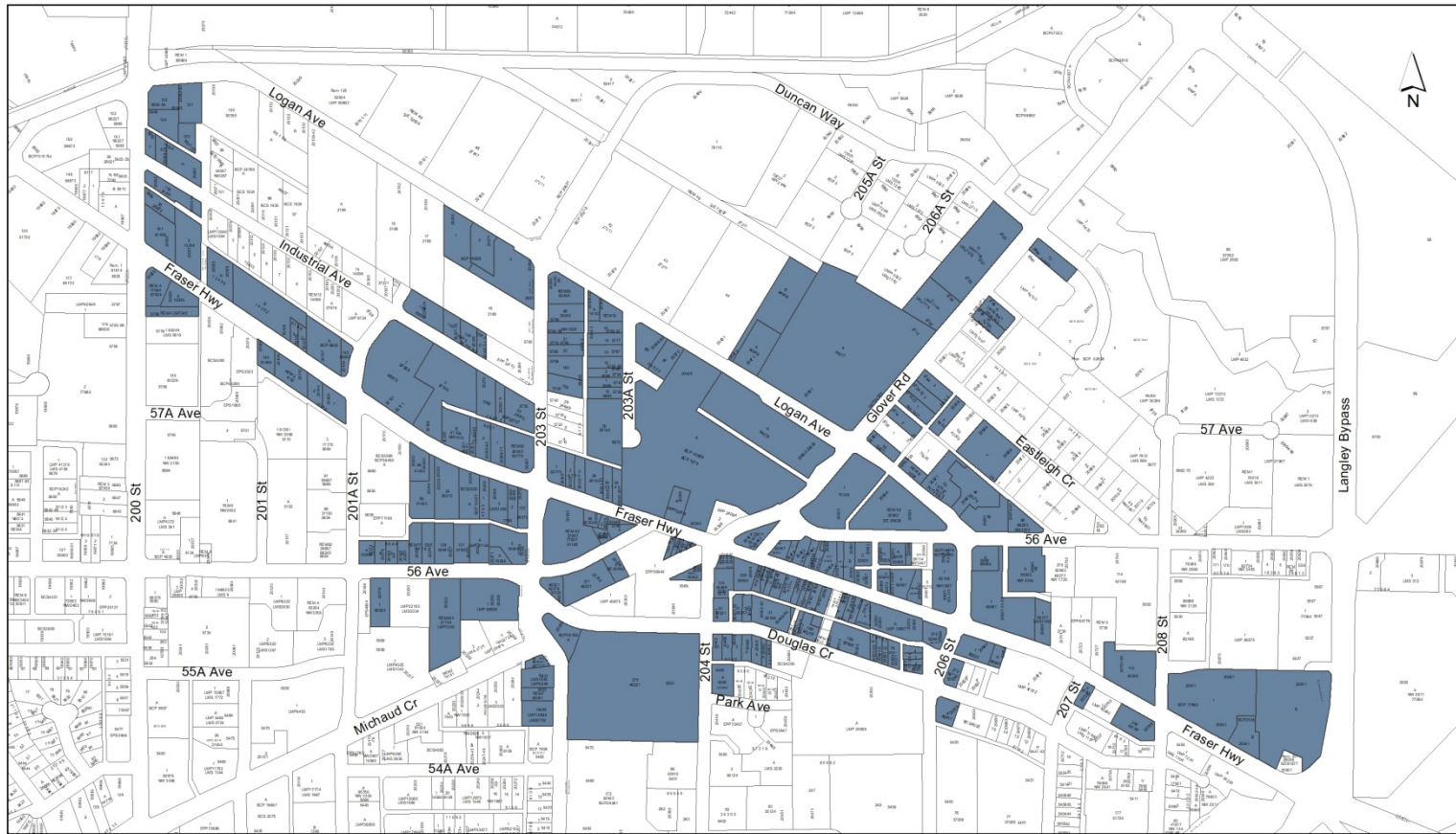
ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

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

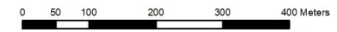


## Schedule “A” – Business Improvement Area Boundaries



#### BIA Properties

**Business Improvement Area  
Bylaw No. 3066  
Schedule "A"**



Prepared by Development  
Services Department  
May 3, 2018





## PARKS AND PUBLIC FACILITIES REGULATION BYLAW, 2018, 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 50<sup>th</sup> Avenue and 202<sup>nd</sup> 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 seventh day of May, 2018.

ADOPTED this       day of       , 2018.

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**MAYOR**

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**CORPORATE OFFICER**



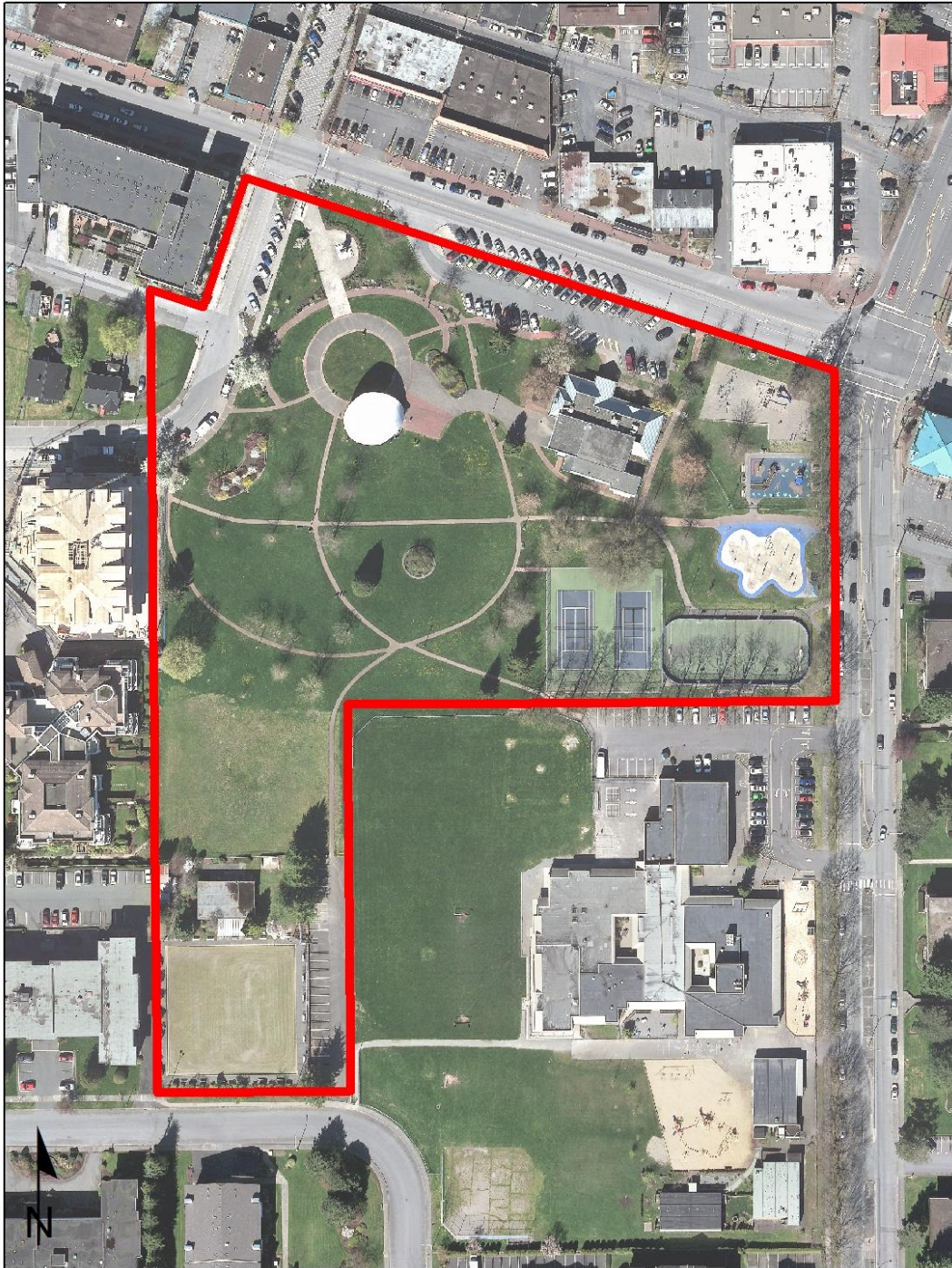
**SCHEDULE**  
**"A"**

LIST OF PARKS WHERE TEMPORARY SHELTERS  
MAY NOT OCCUR

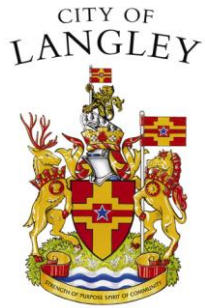
- Douglas Park, with location and extent of Park as shown within heavy line on Map 1



MAP 1  
DOUGLAS PARK







## 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

<b>Column 1 Offence</b>	<b>Column 2 Section</b>	<b>Column 3 Fine</b>
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 seventh of May, 2018.

ADOPTED this            day of            , 2018.

\_\_\_\_\_  
MAYOR

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





## **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 seventh day of May, 2018.

**READ A THIRD TIME** this seventh day of May, 2018.

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

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**MAYOR**

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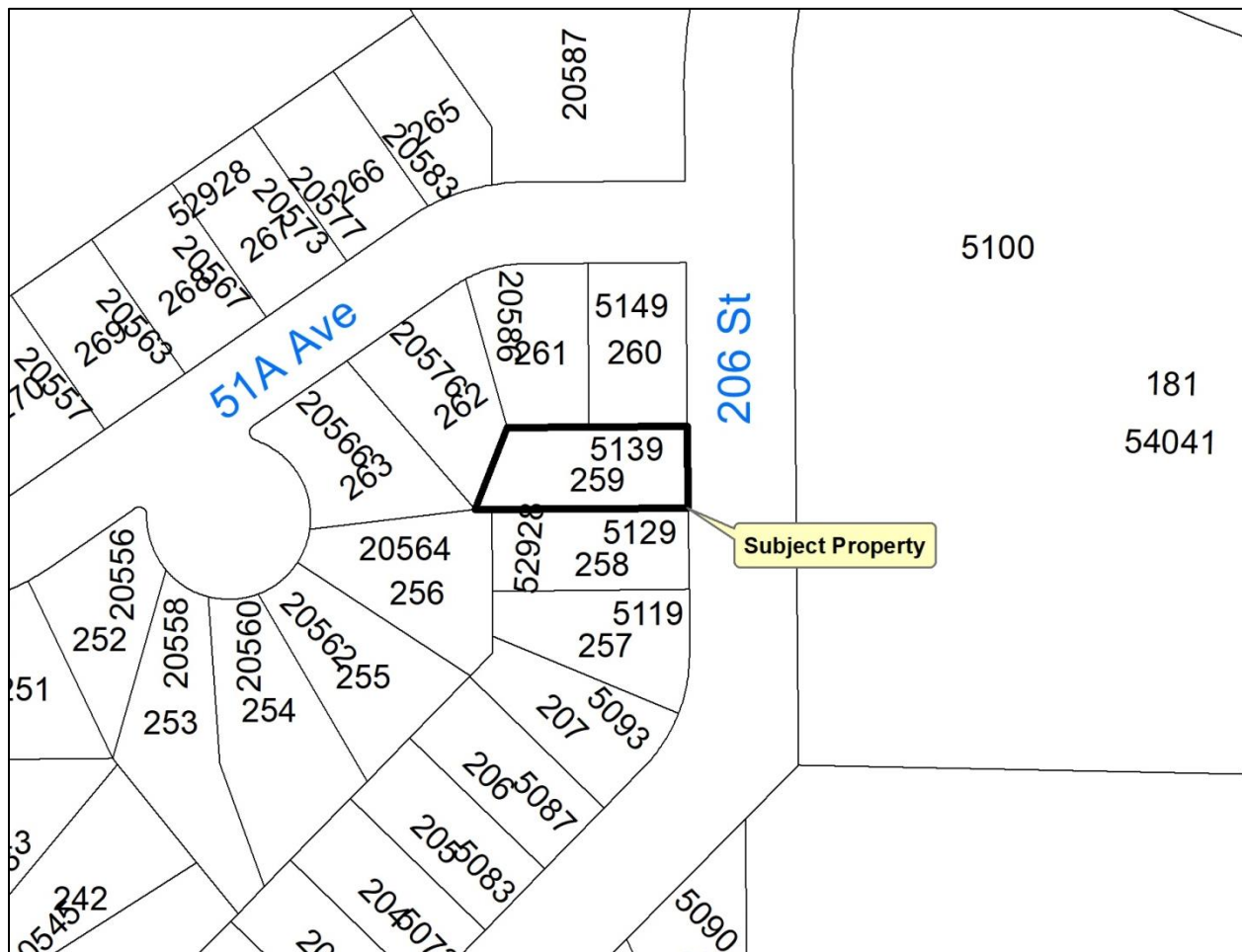
**CORPORATE OFFICER**



## 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







**ZONING BYLAW, 1996, No. 2100**  
**AMENDMENT No. 149, 2018, BYLAW No. 3062**  
**DEVELOPMENT PERMIT APPLICATION DP 05-18**

To consider a Rezoning Application and Development Permit Application by Red Cardinal Homes Inc. to accommodate a 3-storey, 30-unit townhouse development.

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

**Background Information:**

<b>Applicant:</b>	Red Cardinal Homes Inc.
<b>Owner:</b>	G. Dhillon, B. Dhillon, K. Dhillon
<b>Civic Addresses:</b>	5454, 5464, 5474, 5484, 5490 Brydon Crescent
<b>Legal Description:</b>	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
<b>Site Area:</b>	4,004 m <sup>2</sup> (43,099 ft <sup>2</sup> )
<b>Lot Coverage:</b>	48.9%
<b>Total Parking Required:</b>	66 spaces (includes 6 designated visitor spaces)
<b>Total Parking Provided:</b>	66 spaces (includes 6 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD58 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$532,980 (City: \$343,045, GVS&DD: \$113,710, SD35: \$16,225)
<b>Community Amenity Charge:</b>	\$60,000





**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 149**

**BYLAW No. 3062**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD58) and to rezone the property located at 5454, 5464, 5474, 5484, 5490 Brydon 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. 149, 2018, No. 3062”.

**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 – 58 (CD58) Zone: immediately after Comprehensive Development -57 (CD57) Zone:

**“CCC. CD58 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 30-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



1. 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 CD58 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 004-894-243  
Lot 51, Section 3, Township 8, New Westminster District, Plan 21709
- (b) PID: 001-110-365  
Lot 52, Section 3, Township 8, New Westminster District, Plan 21709
- (c) PID: 010-501-100  
Lot 53, Section 3, Township 8, New Westminster District, Plan 21709
- (d) PID: 000-440-736  
Lot 54, Northeast Quarter Section 3, Township 8, New Westminster District Plan 21709
- (e) PID: 008-320-560  
Lot 55, Section 3, Township 8, New Westminster District Plan 21709

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and dated April 4, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 05-18.

### 5. Special Regulations

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

### 6. Other Regulations

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

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



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

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

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

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

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

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**MAYOR**

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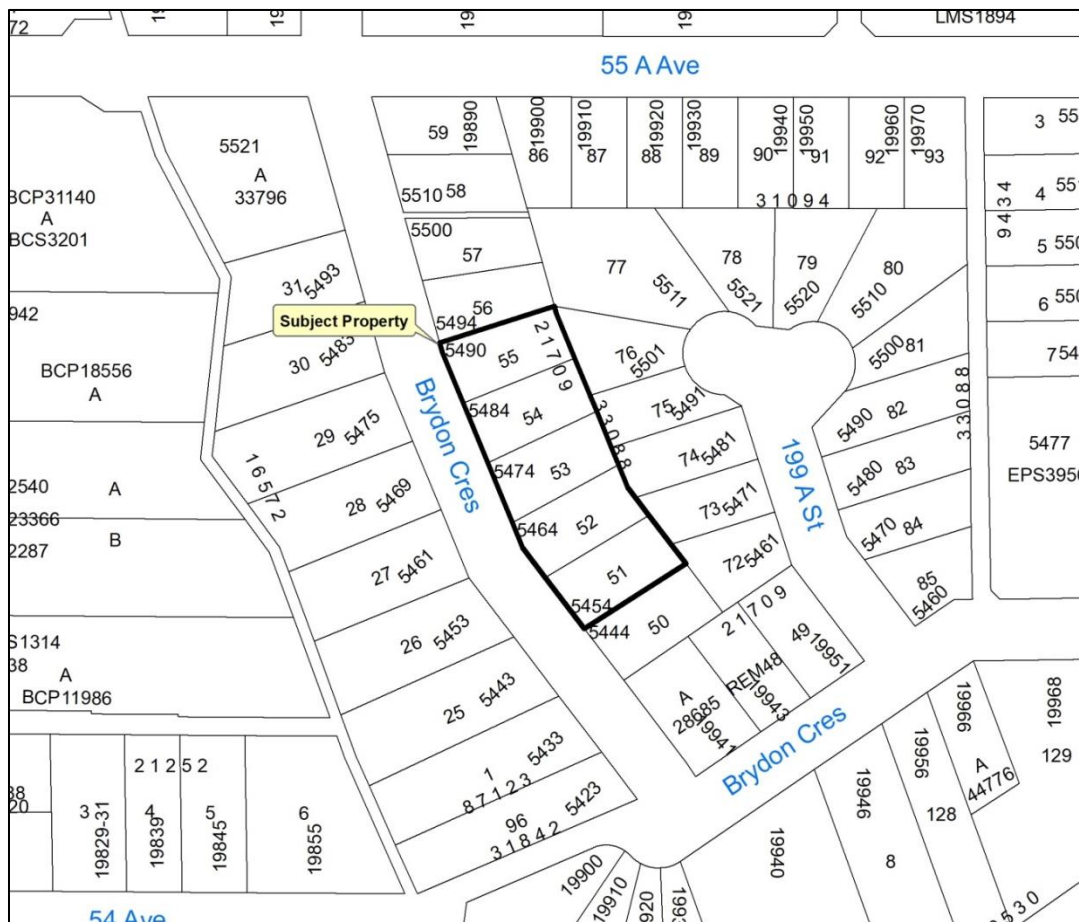
**CORPORATE OFFICER**





## REZONING APPLICATION RZ 05-18 DEVELOPMENT PERMIT APPLICATION DP 05-18

**Civic Address:** 5454, 5464, 5474, 5484, 5490 Brydon Crescent  
**Legal Description:** Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709  
**Applicant:** Red Cardinal Homes Inc.  
**Owner:** G. Dhillon, B. Dhillon, K. Dhillon







# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-18**  
**Development Permit Application DP 05-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: April 30, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-18 and Development Permit Application DP 05-18 to accommodate a 30-unit, three-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Red Cardinal Homes Inc. for a 30-unit, three storey townhouse development.

## POLICY:

The subject properties are designated “High Density Residential” in the Official Community Plan and are thus part of the Multifamily Residential Development Permit Area to address building form and character.



## **COMMENTS/ANALYSIS:**

### **Background Information:**

<b>Applicant:</b>	Red Cardinal Homes Inc.
<b>Owner:</b>	G. Dhillon, B. Dhillon, K. Dhillon
<b>Civic Addresses:</b>	5454, 5464, 5474, 5484, 5490 Brydon Crescent
<b>Legal Description:</b>	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
<b>Site Area:</b>	4,004 m <sup>2</sup> (43,099 sq ft)
<b>No. of Units:</b>	30 units
<b>Density:</b>	74.9 units/ha (30.3 units/acre)
<b>Lot Coverage:</b>	48.9%
<b>Building Height:</b>	3 storeys
<b>Total Parking Required:</b>	66 spaces (incl. 6 visitor)
<b>Total Parking Provided:</b>	66 spaces (incl. 6 visitor)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD58 Comprehensive Development
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$532,980 (City: \$343,045, GVS&DD: \$113,710, SD35: \$16,225)
<b>Community Amenity Charge:</b>	\$60,000
<b>Exterior Finishes :</b>	Stone facing, vinyl siding, Hardie siding and panels, vinyl windows, asphalt shingle roof

### **Engineering Requirements:**

These requirements have been issued to reflect the application for rezoning and development for a proposed **30-Unit Townhouse Development at 5454, 5464, 5474, 5484 5490 Brydon Crescent.**

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



A) The developer is responsible for the following work which shall be designed 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. Replacement of the existing watermain may be necessary to 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 and 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 servicing 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.
5. 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.
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 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. The existing pavement on Brydon Crescent frontage requires top lift. This requirement will be fulfilled by a cash-in-lieu payment to the City for future top lift paving.
9. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
10. Street lighting on Brydon Crescent to be upgraded to LED fixtures to meet City standards fronting.

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

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City requires 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. The City requires a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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

1. Undergrounding of hydro, telephone and cable services to the development site is 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 to treat site surface drainage.
  6. 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.
  7. 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.
  8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
  9. Garbage and recycling enclosures shall be accommodated on the site and 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 applicant is proposing a 30-unit townhouse development comprising six 3-storey building blocks in a double row oriented to Brydon Crescent. Vehicular access to the site is provided by a single entrance driveway from Brydon Crescent since there is no municipal lane at the rear of the site. The architectural design features modern, flat-roofed buildings with generous roof overhangs accenting large bay window articulations. Decorative stone facings and cedar-look siding enrich the exterior appearance, providing a westcoast contemporary theme to the project. Rooftop patios contribute additional private amenity space beyond that provided in the conventional ground level patios. The proposed development engages the Brydon Crescent streetfront with attractive metal fencing and masonry columns softened by planted beds and street trees leading to the unit entrances.

The proposed development benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.



The subject application is consistent with the City's Development Permit Area guidelines for townhouse developments.

**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 May 9, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 14, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$343,045 to the City's Development Cost Charge accounts and \$60,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



---

Roy M. Beddow, MCIP, RPP  
Deputy Director of Development Services  
& Economic Development



Concurrence:



---

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

Concurrence:



---

Rory Thompson, Fire Chief

*Attachment(s):*



**5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY**



**RED CARDINAL HOMES LTD.**  
378-8148, 128 STREET  
SURREY, B.C. V3W 1R1  
TEL: 778 229 7044

**F. ADAB ARCHITECTS INC.**  
130 - 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, B.C. V7P 3R4  
TEL : 604 987 3003  
FAX : 604 987 3033

**CAMERON LAND SURVEYING LTD.**  
206-16055 68 FRASER HWY.  
SURREY, B.C. V4N 0G2  
TEL : 604 597 3777

**CENTRAS ENGINEERING LTD**  
216-2630 CROYDON DR.  
SURREY, B.C. V3S 6T3  
TEL : 604 782 6927

**M2 LANDSCAPING**  
220-26 LORNE MEWS,  
NEW WESTMINSTER, B.C. V3M 3L7  
TEL : 604 553 0044  
FAX : 604 553 0045

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN - PROJECT STATISTICS
- A-1.2 AERIAL MAP-CONTEXT PHOTOS
- A-1.3 SITE PLAN
- A-1.4 PERSPECTIVE VIEW FROM BRYDON CRESCENT
- A-1.5 COLOURED ELEVATIONS
- A-1.6 EXTERIOR FINISH
- 
- A-2.1 FLOOR PLANS - BLOCKS 1-2
- A-2.2a FLOOR PLANS - BLOCK 3 (1ST & 2ND FLOORS)
- A-2.2b FLOOR PLANS - BLOCK 3 (3RD & 4TH FLOORS)
- A-2.3 FLOOR PLANS - BLOCKS 4-6
- A-2.4 FLOOR PLANS - BLOCK 5
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- A-3.3 ELEVATIONS - BLOCKS 4-6
- A-3.4 ELEVATIONS - BLOCK 5
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- A-4.1 BLOCKS 1-2 SECTIONS
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- A-5.1 DESIGN RATIONALE - SITE CHARACTERISTICS  
AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
- A-5.2 DESIGN RATIONALE - SUSTAINABILITY AND  
GREEN MEASURES
- A-5.3 DESIGN RATIONALE - CPTED
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- L0 KEY PLAN
- L1 TREE PLAN
- L2 SHRUB PLAN - WEST
- L3 SHRUB PLAN - EAST
- L4 LIGHTING AND FENCE PLAN
- L5 LANDSCAPE DETAILS
- L6 LANDSCAPE SPECIFICATION



**F. ADAB  
ARCHITECTS  
INC.**

#136-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: [info@realtylink.com](mailto:info@realtylink.com)

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1	06-06-18	ISSUED FOR RECORDING &
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**30 UNIT TOWNHOUSE**  
**DEVELOPMENT**  
**5454,5484,5474,5484,5490**  
**BRYDON CRESCENT, LANGLEY**

FOR:  
RED CARDINAL HOMES  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**  
**PROJECT INDEX -  
CONTACTS LIST**

DATE:	OCT 2017	SHEET NO:  <b>A-1.</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



## PROJECT STATISTICS

### CIVIC ADDRESS :

5454, BRYDON CRESCENT, LANGLEY, BC.  
5464, BRYDON CRESCENT, LANGLEY, BC.  
5474, BRYDON CRESCENT, LANGLEY, BC.  
5484, BRYDON CRESCENT, LANGLEY, BC.  
5490, BRYDON CRESCENT, LANGLEY, BC.

### LEGAL DESCRIPTION :

LOTS 51 TO 55, ALL OF SECTION 3, TOWNSHIP 8, NWD PLAN 21709

### LOT AREA :

43,100 SQ.FT.=4004 SQ.M.=0.99 ACRES

### ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL  
PROPOSED : RM3

### LOT COVERAGE :

PROVIDED : 21,084 SF = 49%

### FLOOR AREA :

PROVIDED : BLOCK 1 : 6,400 SQ.FT. = 594.56 SQ.M.  
BLOCK 2 : 6,400 SQ.FT. = 594.56 SQ.M.  
BLOCK 3 : 8,000 SQ.FT. = 743.2 SQ.M.  
BLOCK 4 : 8,526 SQ.FT. = 792.06 SQ.M.  
BLOCK 5 : 7,176 SQ.FT. = 666.6 SQ.M.  
BLOCK 6 : 8,526 SQ.FT. = 792.06 SQ.M.

**TOTAL : 45028 SQ.FT. = 4183.10 SQ.M.**

### FAR :

PROPOSED : 45,028/43,100 = 1.04

### BUILDING HEIGHT :

ALLOWED : 3 STORIES  
PROVIDED : 3 STORIES

### SETBACKS :

PROVIDED : NORTH PL. : 13'-5" TO 14'-0"  
SOUTH PL. : 14'-5" TO 14'-9"  
WEST PL. : MIN. : 9'-9"  
MAX. : 10'-2"  
EAST PL. : MIN. : 14'-4"  
MAX. : 21'-5"

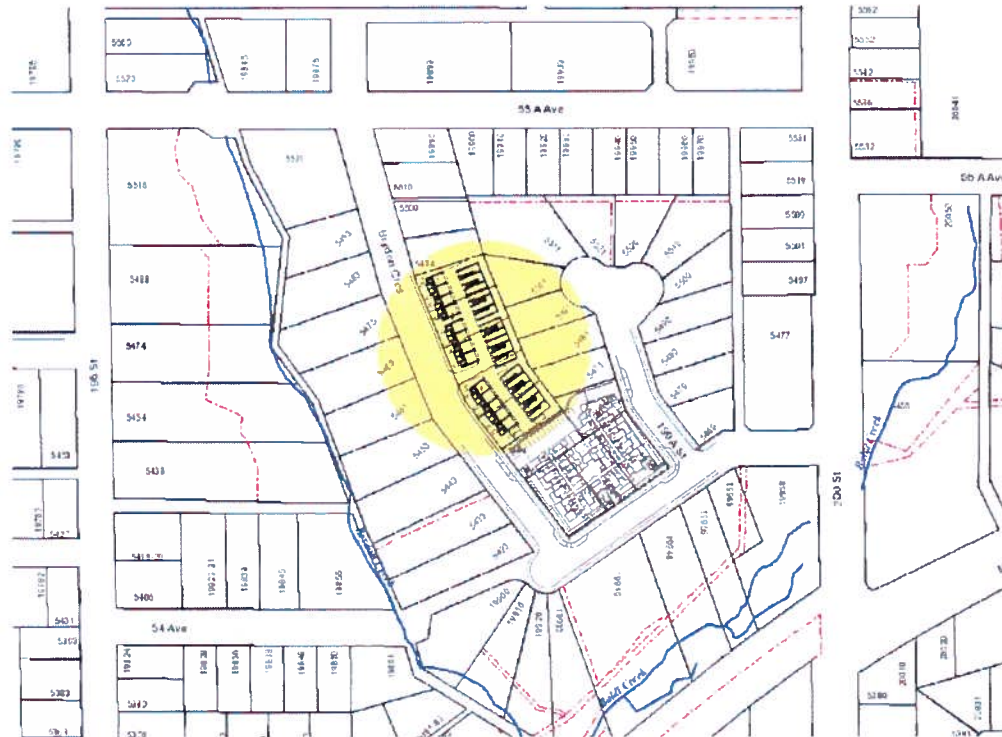
**NO. OF UNITS : 30**

### DENSITY :

PROPOSED : 30.3 UNIT / ACRE

### PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 60 STALLS  
VISITORS : 0.2 / UNIT = 6  
PROVIDED : 2 STALLS / TOWNHOUSE : 60 STALLS  
VISITORS : 6



### UNIT MIX

UNIT TYPE	A	B	C	D	TOTAL
NO OF BED RM.	3	3	3	4	-
NO OF UNIT	5	6	6	13	30
AREA (SQ.FT.)	1350	1513	1400	1600	-
TOTAL AREA (SQ.FT.)	6750	9078	8400	20800	45028



**F. ADAB  
ARCHITECTS  
INC.**

#135-1355 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5H4  
TEL: (604) 967-3023 FAX: (604) 967-3023  
E-MAIL: info@f.adabarchitects.com

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NO	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR RECORDING & DP

PROJECT TITLE:  
**30 UNIT TOWNHOUSE  
DEVELOPMENT**  
5454 5484 5474 5484 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
**RED CARDINAL HOMES**  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

DRAWING TITLE:  
**STATISTICS  
CONTEXT PLAN**

DATE	OCT 2017	SHEET NO
SCALE	N/A	
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1801	

**A-1.1**





1



2



3



4



**F. ADAB  
ARCHITECTS  
INC.**

#120-1203 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 2H4  
TEL: (604) 887-3023 FAX: (604) 887-3023  
E-MAIL: info@f.adabinc.com

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1	04-04-18	ISSUED FOR REZONING & DP							
NO.	DATE	REVISION / ISSUED							

PROJECT TITLE:  
30 UNIT TOWNHOUSE  
DEVELOPMENT  
5454.5464.5474.5484.5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
RED CARDINAL HOMES  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

DRAWING TITLE:  
AERIAL MAP-  
CONTEXT PHOTOS

DATE	OCT 2017	SHEET NO.
SCALE	N/A	A-1.2
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1801	





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**PROJECT TITLE:**  
**38 UNIT TOWNHOUSE  
DEVELOPMENT**  
5454,5464,5474,5484,5490  
BRYDON CRESCENT, LANGLEY  
**FOR:**  
**RED CARDINAL HOMES**  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

DATE:	OCT. 2017	SHEET NO:  <b>A-1.3</b>
SCALE:	1:400	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	





#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3033 FAX: (604) 987-3033  
E-MAIL: [info@multigenelab.com](mailto:info@multigenelab.com)

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1	04-04-18	ISSUED FOR REWORKING & C
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**30 UNIT TOWNHOUSE**  
**DEVELOPMENT**  
**5454, 5484, 5474, 5484, 5490**  
**BRYDON CRESCENT, LANGLEY**  
**FOR:**  
**RED CARDINAL HOMES**  
**378 8148 128 ST**  
**SURREY, B.C. V3W 1R1**

DRAWING TITLE:  
PERSPECTIVE VIEW  
FROM BRYDON CRES.

DATE:	OCT 2017	SHEET NO.  <b>A-1.</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	





**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: [info@bryddisconline.com](mailto:info@bryddisconline.com)

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1	04-04-18	ISSUED FOR READING & D
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**30 UNIT TOWNHOUSE  
DEVELOPMENT**  
5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
**FOR:**  
**RED CARDINAL HOMES**  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**  
**COLOURED  
ELEVATIONS**

DATE:	OCT 2017	SHEET NO:	A-1.5
SCALE:	NA		
DESIGN:	AA		
DRAWN:	AA		
PROJECT NO:	1801		



The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

The colours are selected with emphasis on dark grey panels, off-white siding and the natural wood colour in selected areas.

Widows and railings are black resulting in further contrast between the exterior finishing materials.



**BLOCKS 1 AND 2 FRONT ELEVATION**



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: [info@mtaligordfab.com](mailto:info@mtaligordfab.com)

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[illegible]

**PROJECT TITLE:**  
**30 UNIT TOWNHOUSE**  
**DEVELOPMENT**  
5454,5484,5474,5484,5490  
BRYDON CRESCENT, LANGLEY  
**FOR:**  
**RED CARDINAL HOMES**  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**  
**EXTERIOR FINISH**

DATE:	OCT 2017	SHEET NO:  <b>A-1.6</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	





# **F. ADAB ARCHITECTS INC.**

6130-1880 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3K4  
TEL: (604) 987-3033 FAX: (604) 987-3033  
E-MAIL: info@fadabarchitects.com

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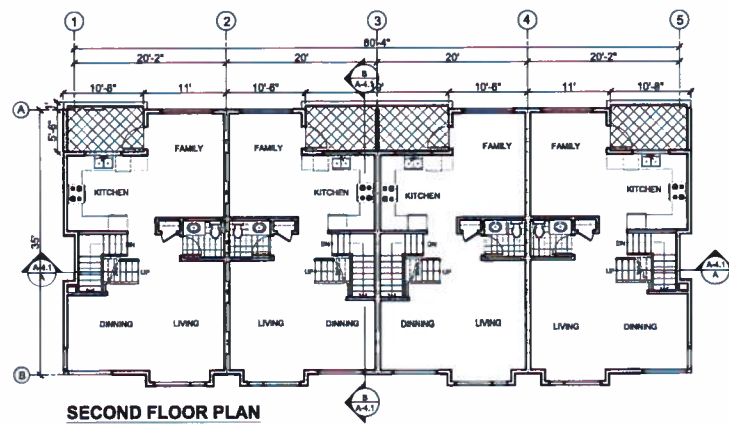
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1	04-04-18	ISSUED FOR REDLINING & D.P.
NO.	DATE	REVISION / ISSUED

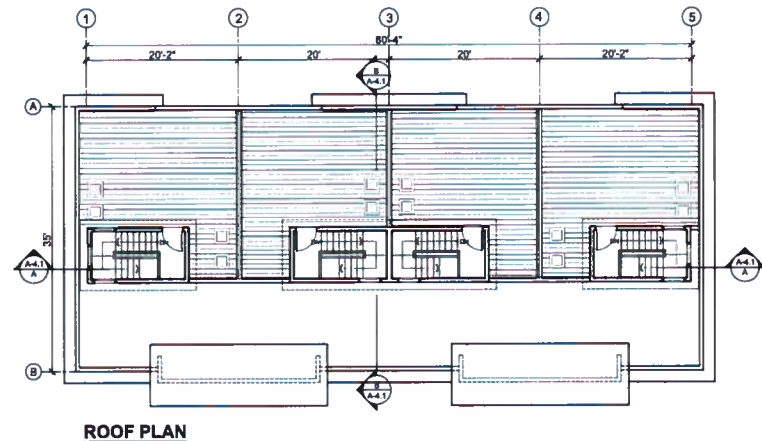
PROJECT TITLE:  
**30 UNIT TOWNHOUSE  
DEVELOPMENT**  
5454 5484, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
**RED CARDINAL HOMES**  
375 8145 128 ST  
SURREY, B.C. V3W 1R1

DRAWING TITLE:  
**BLOCKS 1 & 2  
FLOOR PLANS**

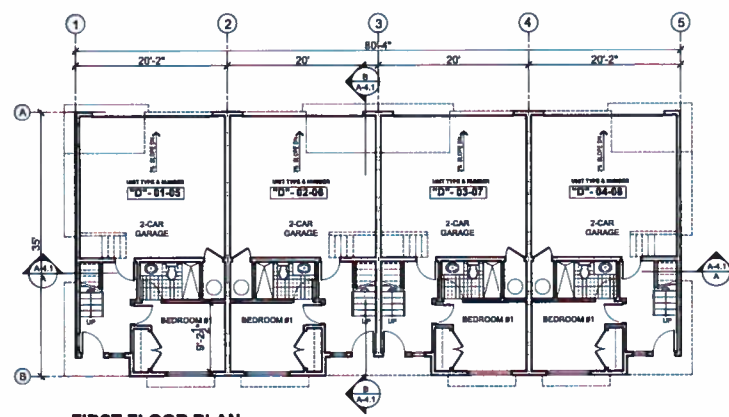
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SCALE:	1/16"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1801		



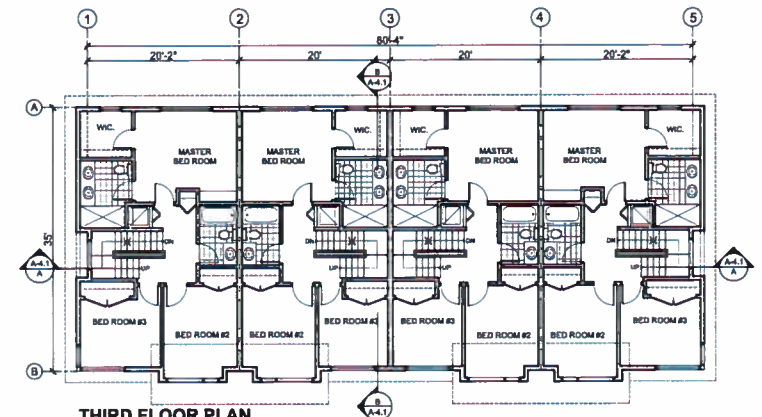
**SECOND FLOOR PLAN  
BLOCKS 1-2**



**ROOF PLAN  
BLOCKS 1-2**



**FIRST FLOOR PLAN  
BLOCKS 1-2**



**THIRD FLOOR PLAN  
BLOCKS 1-2**





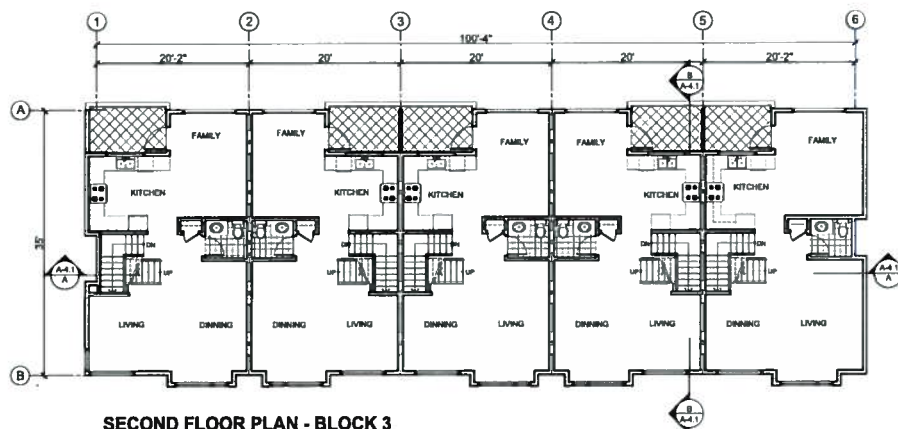
# **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 867-3333 FAX: (604) 867-3333  
E-MAIL: info@fadamadab.com

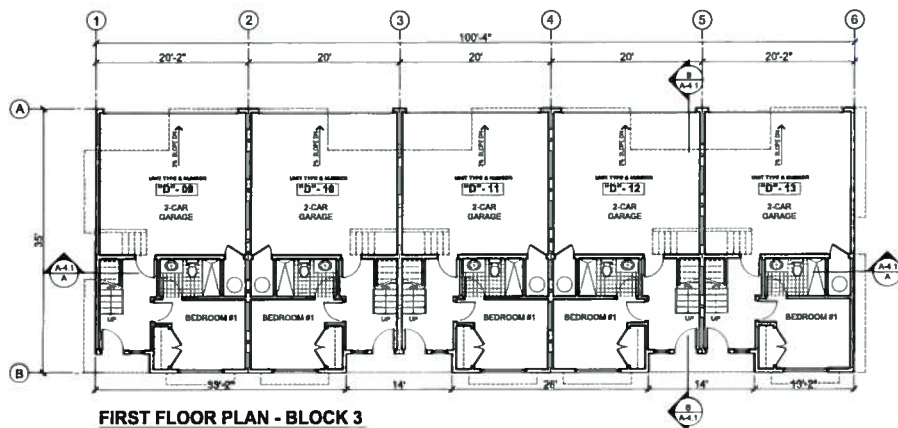
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**SECOND FLOOR PLAN - BLOCK 3**



**FIRST FLOOR PLAN - BLOCK 3**

NO.	DATE	REVISION / ISSUED
1	04-06-18	ISSUED FOR REZONING & OP

**PROJECT TITLE:**  
30 UNIT TOWNHOUSE  
DEVELOPMENT  
5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
**FOR:**  
RED CARDINAL HOMES  
378 8140 120 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**  
**BLOCK 3  
FLOOR PLANS**

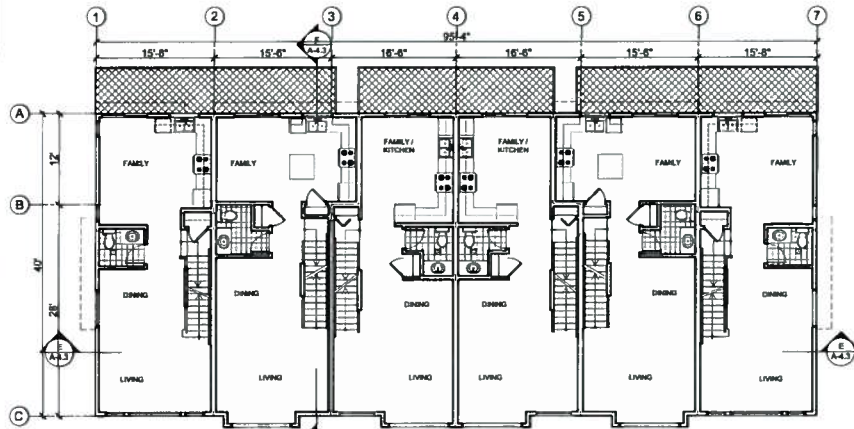
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SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1801	

**A-2.2a**

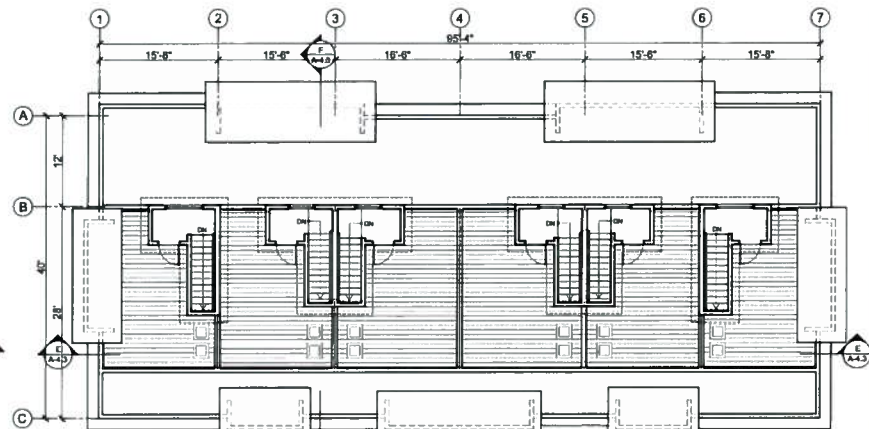




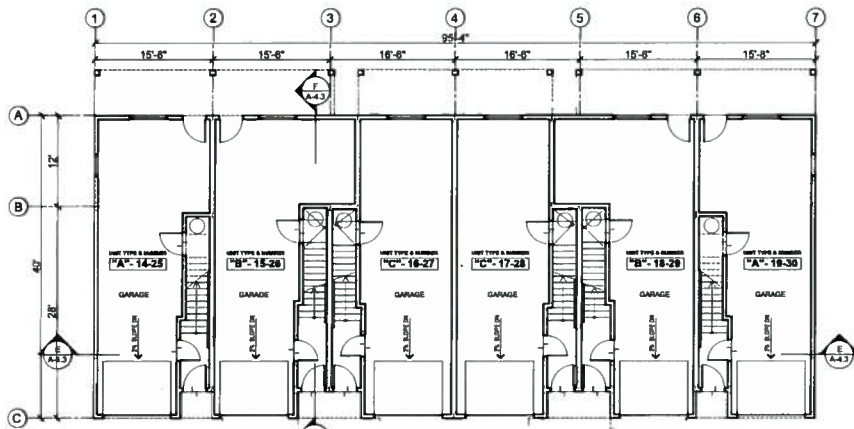




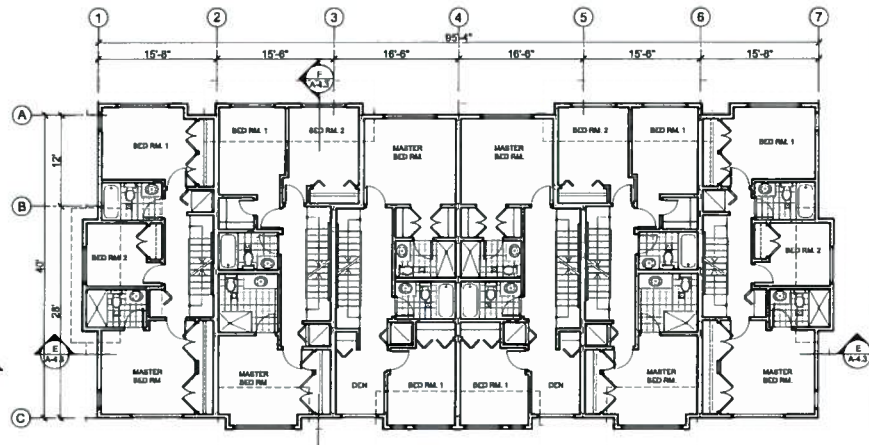
**SECOND FLOOR PLAN  
BLOCKS 4-6**



**ROOF PLAN  
BLOCKS 4-6**



**FIRST FLOOR PLAN  
BLOCKS 4-6**



**THIRD FLOOR PLAN  
BLOCKS 4-6**



**F. ADAB  
ARCHITECTS  
INC.**

#130-1600 RODDREVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 967-3023 FAX: (604) 967-3023  
E-MAIL: info@fadenadab.com

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1	04-04-18	ISSUED FOR PERIZING & DP
NO.	DATE	REVISION / ISSUED

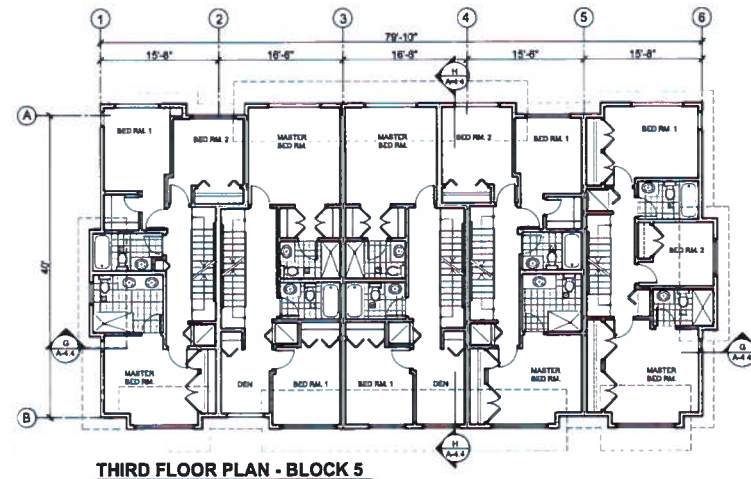
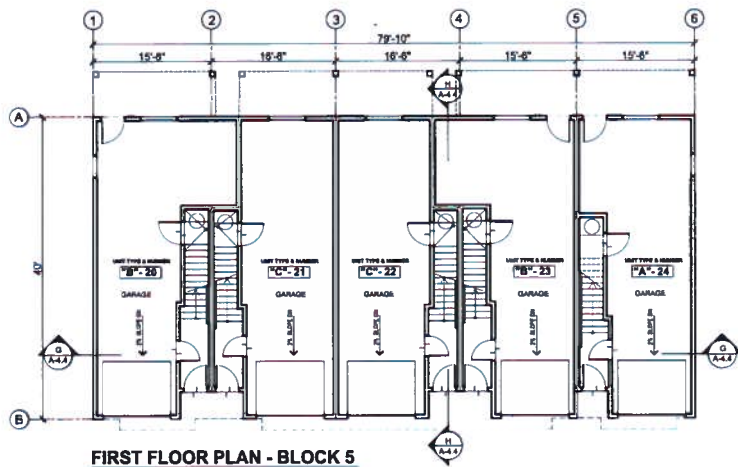
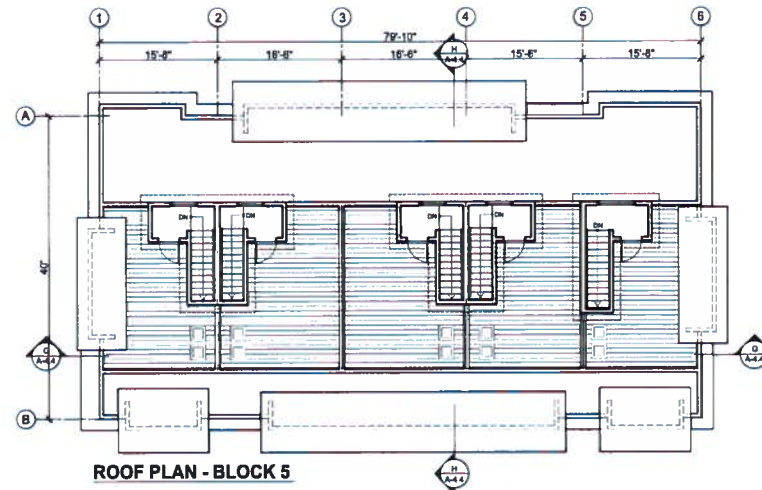
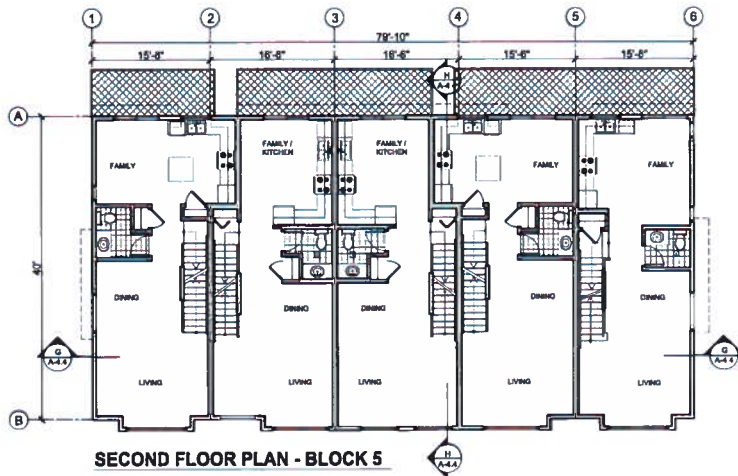
**PROJECT TITLE:**  
38 UNIT TOWNHOUSE  
DEVELOPMENT  
5454,5464,5474,5484,5490  
BRYDON CRESCENT, LANGLEY  
**FOR:**  
RED CARDINAL HOMES  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**  
BLOCKS 4-6  
FLOOR PLANS

DATE:	OCT 2017	SHEET NO.:	
SCALE:	1/8"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

**A-2.3**





# **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 967-3000 FAX: (604) 967-3000  
E-MAIL: info@f-adab.com

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NO.	DATE	REVISION / ISSUED
1	04-06-18	ISSUED FOR REZONING & DP

**PROJECT TITLE:**  
38 UNIT TOWNHOUSE  
DEVELOPMENT  
5454, 5484, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
**RED CARDINAL HOMES**  
378 B.148 128 ST.  
SURREY, B.C. V3W 1R1

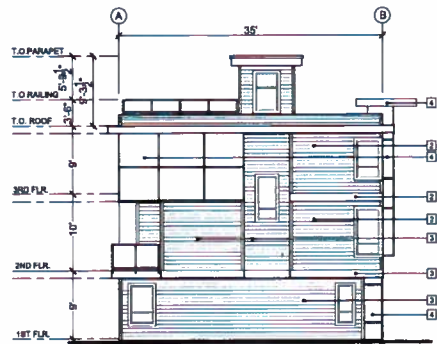
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**BLOCK 5  
FLOOR PLANS**

DATE: OCT 2017	SHEET NO:
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DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	<b>A-2.4</b>

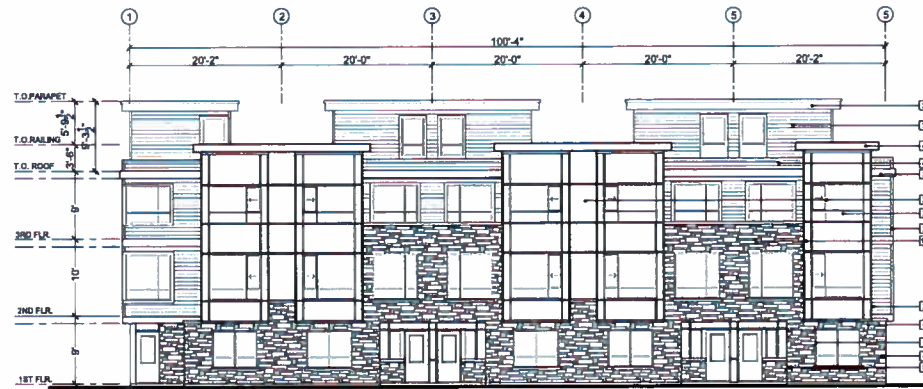


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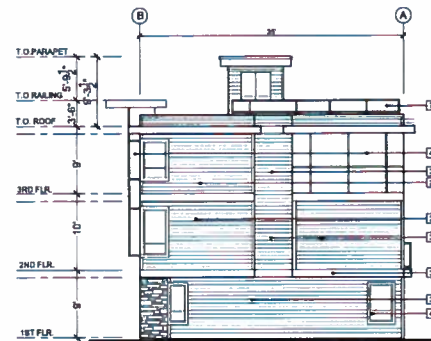




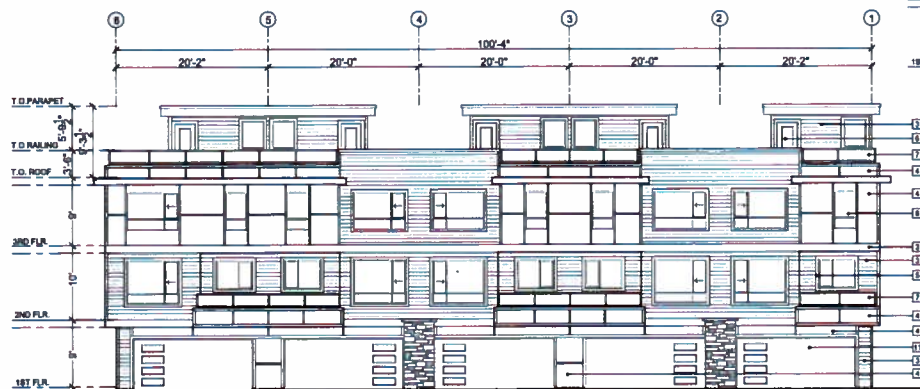
WEST ELEVATION -  
BLOCK 3



SOUTH (FRONT) ELEVATION - BLOCK 3



EAST ELEVATION -  
BLOCK 3



NORTH (REAR) ELEVATION - BLOCK 3

#### EXTERIOR FINISHES

- |    |   |
|----|---|
| 1  | STONE<br>SHALE COUNTRY LEDGESTONE -<br>BY BORAL   |
| 2  | 6" HORIZONTAL SIDING -<br>PVC / CARAMEL CEDAR, REF #6<br>BY SAGIPER                               |
| 3  | 6" HORIZONTAL HARDIE SIDING<br>/ BAND BOARD / FASCIA<br>SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS |
| 4  | HARDIE PANEL / FASCIA<br>SW 7665 WALL STREET - BY SHERWIN WILLIAMS                                |
| 5  | TRIM<br>SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS   |
| 6  | WINDOW<br>VINYL - BLACK   |
| 7  | RAILING<br>- ALUMINUM - BLACK<br>- GLASS (SAFETY) - CLEAR   |
| 8  | COLUMN<br>SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS   |
| 9  | WINDOW SILL - WALL CAP<br>PRE-CAST CONCRETE   |
| 10 | ENTRY DOOR<br>- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS<br>- CLEAR GLASS                   |
| 11 | GARAGE DOOR<br>- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS<br>- CLEAR GLASS                       |
| 12 | REVEAL<br>BLACK   |



## F. ADAB ARCHITECTS INC.

8136-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5H4  
TEL: (604) 987-3353 FAX: (604) 987-3353  
E-MAIL: info@fadiadab.com

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NO	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**30 UNIT TOWNHOUSE  
DEVELOPMENT**  
5454, 5484, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
**RED CARDINAL HOMES**  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

DRAWING TITLE:  
**BLOCK 3  
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.:	
SCALE:	1/16"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

A-3.2





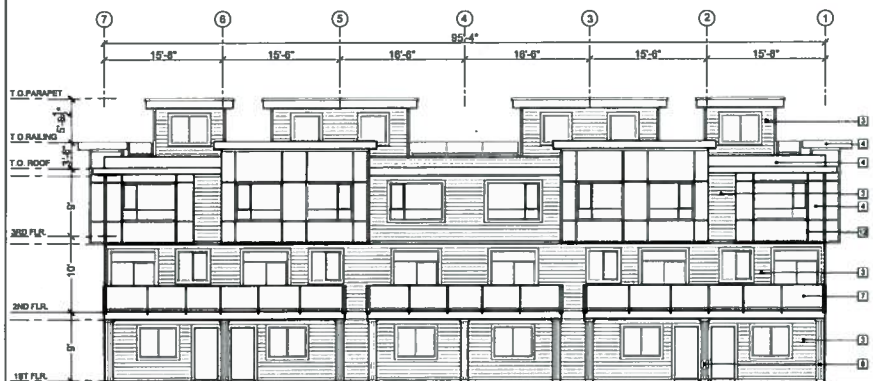
# **F. ADAB ARCHITECTS INC.**

#130-1000 RICHMOND CRESCENT  
NORTH VANCOUVER, BC V7V 3H4  
TEL: (604) 967-3003 FAX: (604) 967-3003  
E-MAIL: info@fadamadab.com

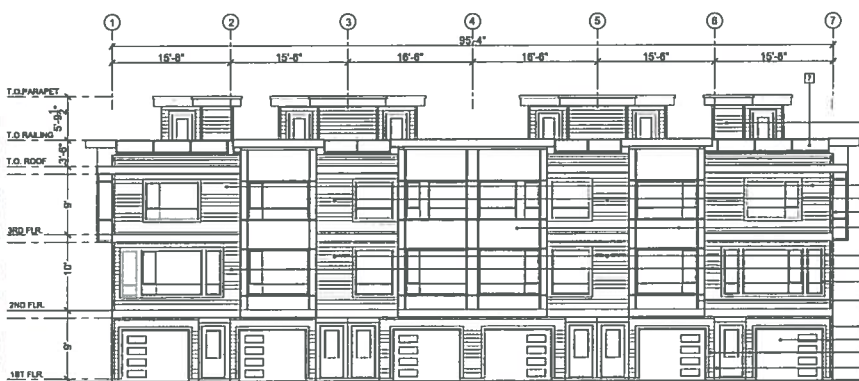
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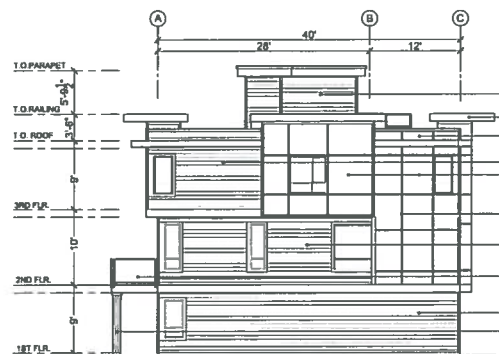
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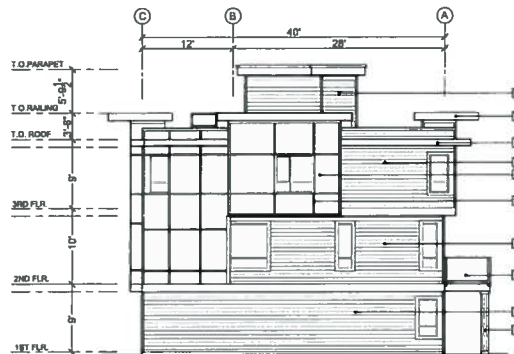
**NORTH ELEVATION -  
BLOCKS 4-6**



**SOUTH ELEVATION -  
BLOCKS 4-6**



**WEST ELEVATION -  
BLOCKS 4-6**



**EAST ELEVATION -  
BLOCKS 4-6**

## **EXTERIOR FINISHES**

- 1 **STONE**  
SHALE COUNTRY LEDGESTONE -  
BY BORAL
- 2 **8" HORIZONTAL SIDING** -  
PVC / CARAMEL CEDAR, REF #8  
BY SAGIPER
- 3 **8" HORIZONTAL HARDIE SIDING**  
/ BAND BOARD / FASCIA  
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / FASCIA**  
SW 7605 WALL STREET - BY SHERWIN WILLIAMS
- 5 **TRIM**  
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 6 **WINDOW**  
VINYL - BLACK
- 7 **RAILING**  
- ALUMINUM - BLACK  
- GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 9 **WINDOW BILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ENTRY DOOR**  
- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS  
- CLEAR GLASS
- 11 **GARAGE DOOR**  
- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS  
- CLEAR GLASS
- 12 **REVEAL**  
BLACK

PROJECT TITLE:  
**30 UNIT TOWNHOUSE  
DEVELOPMENT**  
5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY

FOR:  
**RED CARDINAL HOMES**  
378 5148 128 ST  
SURREY, B.C. V3W 1R1

DRAWING TITLE:  
**BLOCKS 4&6  
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.:
SCALE:	1/8"=1'-0"	<b>A-3.3</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1801	





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DATE: OCT 2017	SHEET NO:
SCALE: 1/16"=1'-0"	<b>A-3.4</b>
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1801	





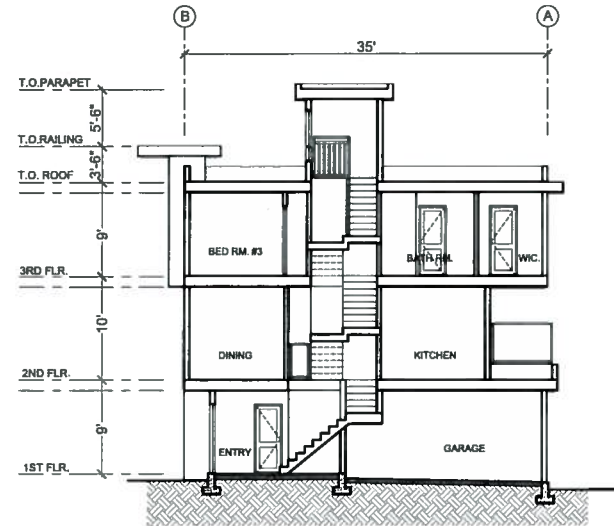
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3N4  
TEL: (604) 967-3333 FAX: (604) 967-3333  
E-MAIL: info@fadamadab.com

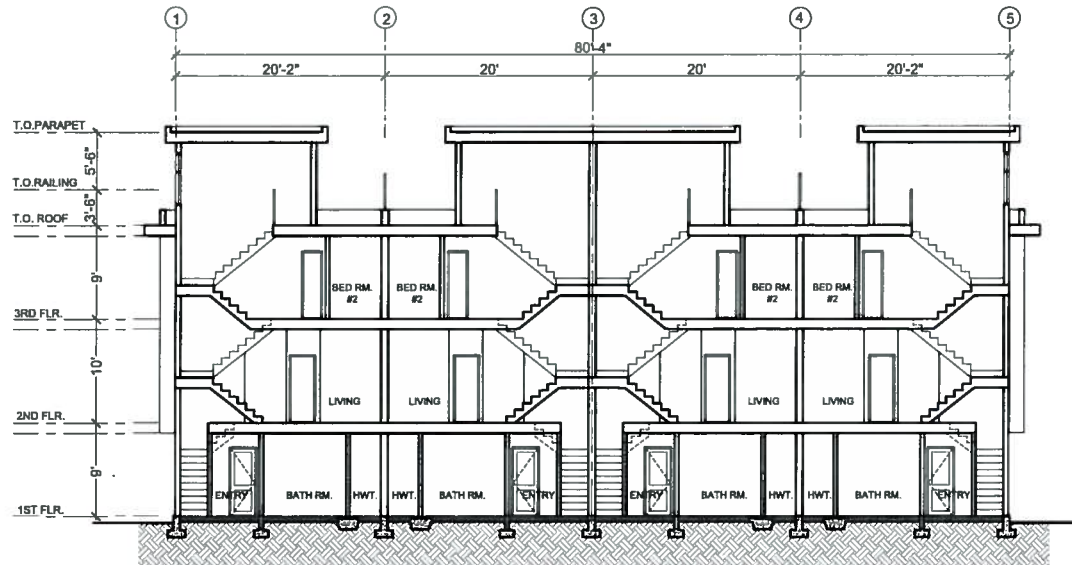
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**SECTION B-B - BLOCKS 1-2**



**SECTION A-A - BLOCKS 1-2**

NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & CP

**PROJECT TITLE:**  
36 UNIT TOWNHOUSE  
DEVELOPMENT  
5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
**RED CARDINAL HOMES**  
378 B148 128 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**  
BLOCKS 1-2  
SECTIONS A-A AND B-B

DATE:	OCT 2017	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

**A-4.1**









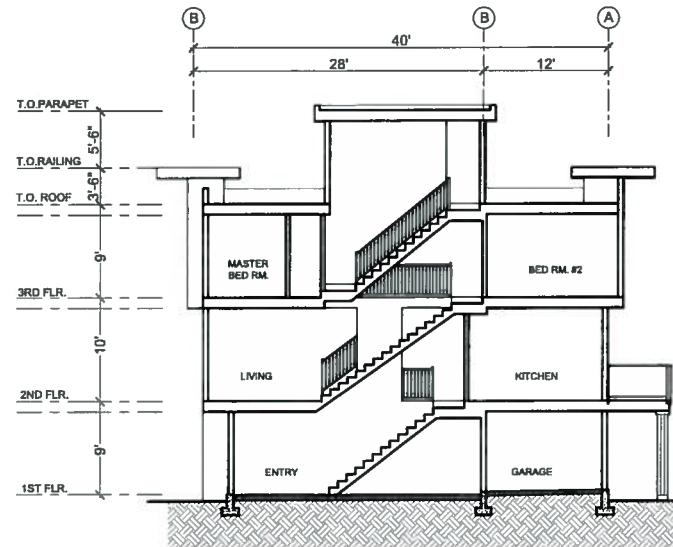
# **F. ADAB ARCHITECTS INC.**

#130-1880 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V1P 3H4  
TEL: (604) 987-3333 FAX: (604) 987-3333  
E-MAIL: info@f.adabarchitects.com

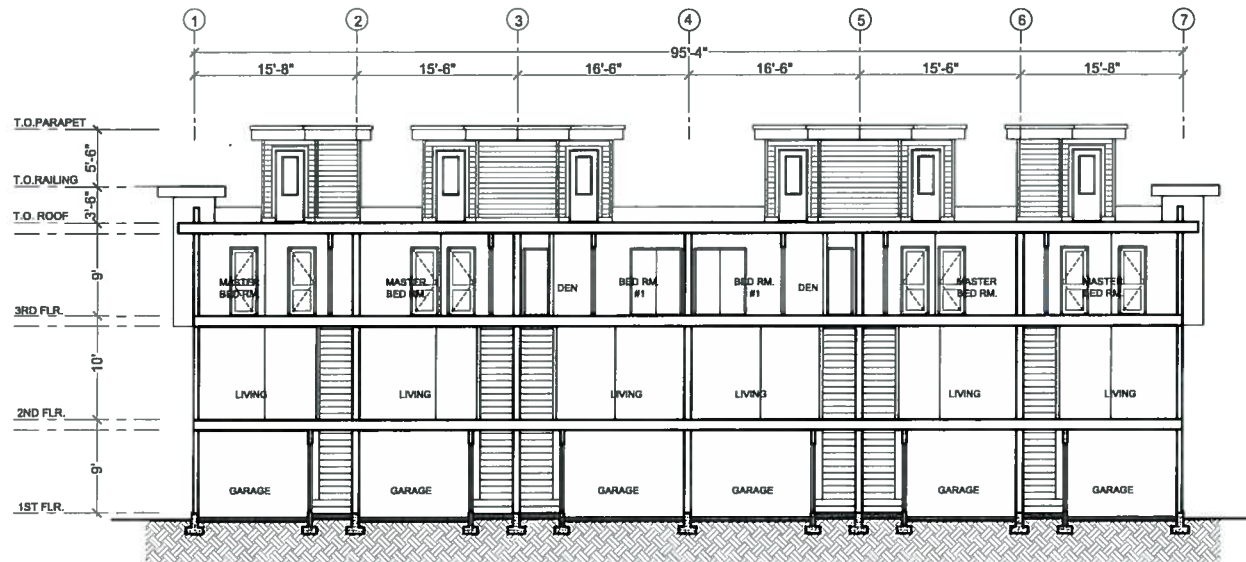
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**SECTION F-F - BLOCKS 4-6**



**SECTION E-E - BLOCKS 4-6**

NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
30 UNIT TOWNHOUSE  
DEVELOPMENT  
5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
RED CARDINAL HOMES  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

DRAWING TITLE:  
BLOCKS 4-6  
SECTIONS E-E AND F-F

DATE:	OCT 2017	SHEET NO.:
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1801	

**A-4.3**







## **Design Rationale**

### ***Site Characteristics and Context***

The proposal would occupy 5 lots along Brydon Crescent south of 55A Avenue and east of Brydon Creek. The total lot area of the site is 43,100 sqft (4004 sq m)

The site has a moderate slope of approximately 2 meters from south to north with south west corner having the lowest and north east corner having the highest elevation.

Our firm is involved in designing a 4 storey apartment building to the south which has been approved by the council to allow for 77 unit market condominium.

Site is also surrounded by single family houses to the east and north.

### **Zoning, Orientation, and Massing**

The proposed development consists of 6 separate building blocks with a total of 30 townhouse units each with 2 car garages.

Townhouses along Brydon Crescent are larger and have double car garages and the townhouses at the back are smaller with tandem parking.

The site is designated for multi- family residential development “RM3 zoning”. This density allows for a 4 storey development with a density up to a maximum of 70 units per acre. The proposed density is 30 unit per acre and floor space ratio is 1.04

Attempt has been made to create a vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality

The clustering of the blocks, their distances from each other and their orientation have resulted in creation of a courtyard with ample open space allowing for a rich landscaping environment.

Unit mixes introduce a variety of residential options in terms of number of bedrooms and sizes. Below is the summary of unit type and sizes:

- Two bedroom and den, total of 6 units, with an area of 1,630 sqft per unit
- Three bedroom, total of 11 units, with an area of approx. 1,450 sqft per unit.
- Four bedroom, total of 13 units, with an area of 1,595 sqft per unit.



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: [info@redgiantlab.com](mailto:info@redgiantlab.com)

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**PROJECT TITLE:**  
**30 UNIT TOWNHOUSE**  
**DEVELOPMENT**  
**5454, 5484, 5474, 5484, 5490**  
**BRYDON CRESCENT, LANGLEY**  
**FOR:**  
**RED CARDINAL HOMES**  
**378 8148 128 ST**  
**SURREY, B.C. V3W 1R1**

**DRAWING TITLE:**  
**DESIGN RATIONALE:**  
**SITE CHARACTERISTICS**

DATE:	OCT 2017	SHEET NO:  <b>A-5.1</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and along the courtyard.

Vehicular entry is located in the middle of the site as well as pedestrian entry to the rear units. Visitor parkings are located between the buildings creating small clusters and plenty of open spaces.

Stone is introduced on building blocks with emphasis given to the facades along the roads. The stone presents a solid base and horizontal expression in order to respond to the verticality of the bay windows.

### ***Livability, Energy Saving and Green Measures***

1. Variety of unit types and sizes are introduced for both small and large families with children
2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.

3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
4. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
5. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010
6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
8. The water consumption strategy is enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
9. Mechanical system is equipped with has heat recovery system 'HRV' for recycling the heat energy and domestic cold water line is used for sprinkler system.
10. All units have private roof top deck with ample landscaping to be used as amenity.



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: [info@multiconfadb.com](mailto:info@multiconfadb.com)

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1	04-04-18	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**30 UNIT TOWNHOUSE DEVELOPMENT**  
**5454,5484,5474,5484,5490**  
**BRYDON CRESCENT, LANGLEY**  
**FOR:**  
**RED CARDINAL HOMES**  
**378 8148 128 ST**  
**SURREY, B.C. V3W 1R1**

**DRAWING TITLE:**  
**DESIGN RATIONALE:**  
**URBAN DESIGN AND**  
**ENERGY SAVING**

DATE: OCT 2017	SHEET NO:  <b>A-5.2</b>
SCALE: N/A	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	



**F. ADAB  
ARCHITECTS  
INC.**

#120-1800 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: [info@multigenetab.com](mailto:info@multigenetab.com)

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1	04-04-18	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

- PROJECT TITLE:  
30 UNIT TOWNHOUSE  
DEVELOPMENT  
5454, 5464, 5474, 5484, 5490  
BRYDON CRESCENT, LANGLEY  
FOR:  
RED CARDINAL HOMES  
378 8148 128 ST  
SURREY, B.C. V3W 1R1

**DRAWING TITLE:**

**DESIGN RATIONALE:**

**CPTD**

DATE: OCT 2017	SHEET NO.  <b>A-5.3</b>
SCALE: NA	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	



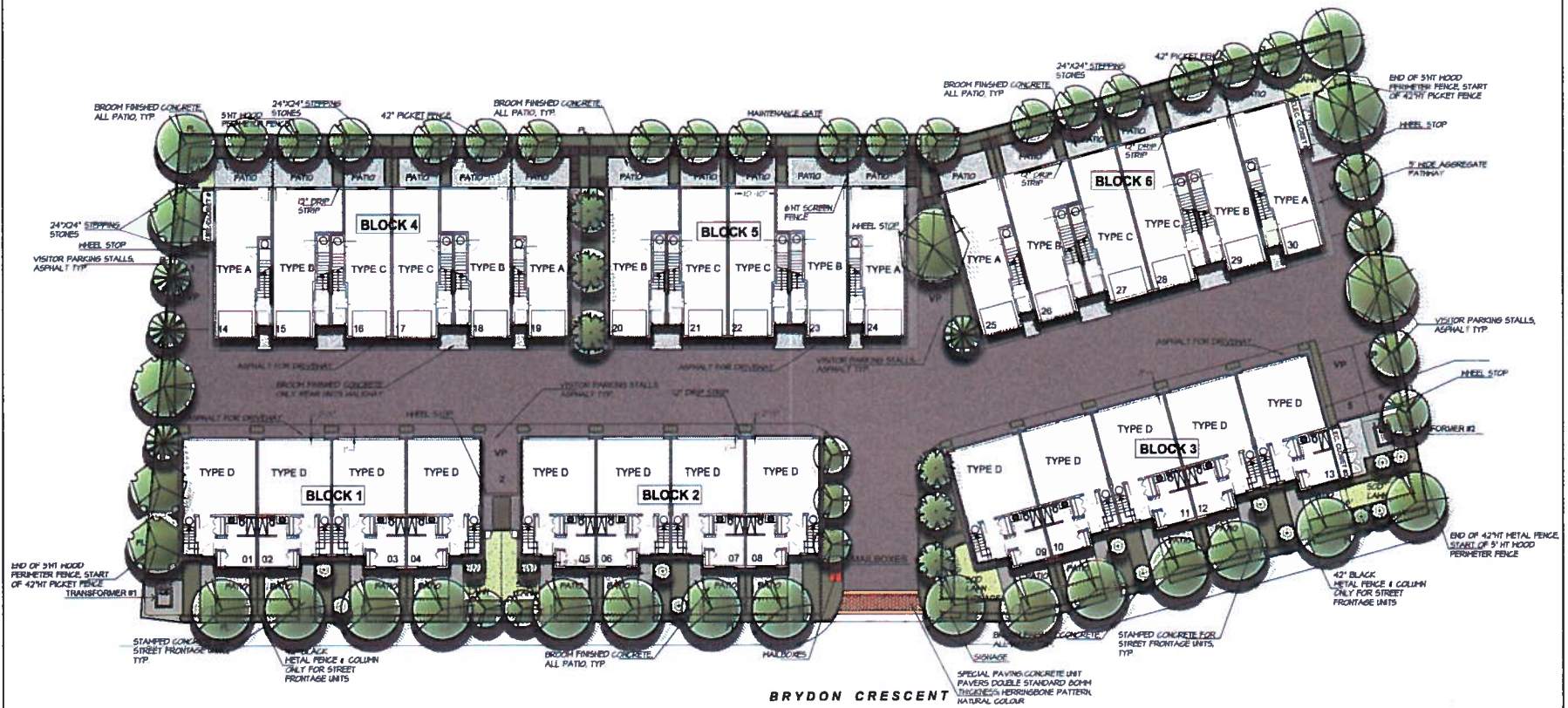
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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



1	PRELIMINARY PLAN	BN
2	REVISION DESCRIPTION	BN
NO.	DATE	DATE
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BRYDON CRESCENT

PROJECT:

5454-5490 BRYDON  
CRESCENT, LANGLEY, BC

DRAWING TITLE:

KEY  
PLAN

DATE: 18/04/24	DRAWING NUMBER:
SCALE: NTS	
DRAWN: BN	
DESIGN: BN	
CHECK: NN	

LO

M2LA PROJECT NUMBER JOB NO. 18 010



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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1	04/04/2019	PRELIMINARY PLAN	BN
2	04/04/2019	GROUP FOR DP	BN
3	04/04/2019	PRELIMINARY PLAN	BN
4	04/04/2019	REVISION DESCRIPTION	BN

PROJECT

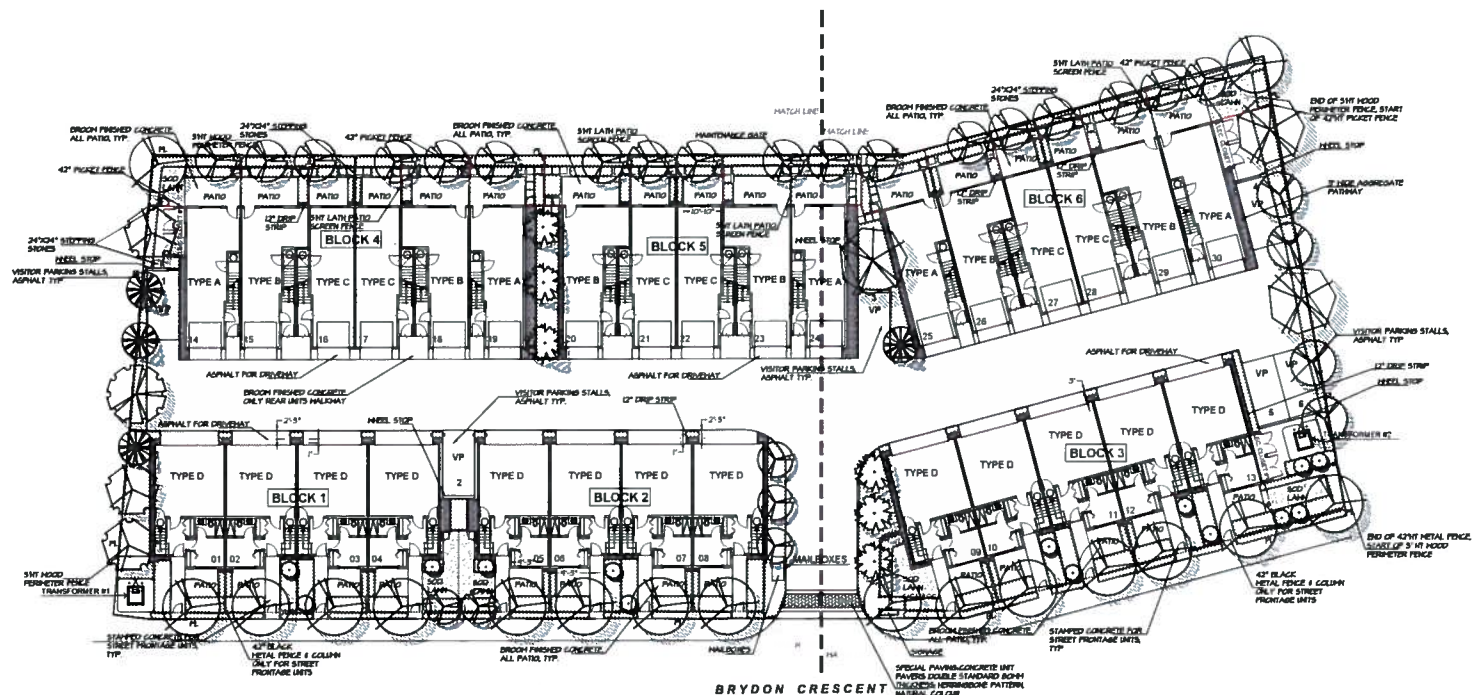
5454-5490 BRYDON  
CRESCENT, LANGLEY, BC

DRAWING TITLE

## TREE PLAN

DATE:	04/04/2019	DRAWING NUMBER:	L1
SCALE:	1/8" = 1'-0"		
DRAWN BY:	BN		
DESIGNED BY:	BN		
CHECKED BY:	BN		
MALA PROJECT NUMBER		JOB NO.	19 09

8011-020P



## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER CAMPESTRIS	REDICE MAPLE	34 HT
2	1	ACER PALMATH BLUEROOD	JAPANESE MAPLE	34 HT, DBL, UPRIGHT FORM
3	1	GANHARTPARK NOCTURNUS	NOCTURNA CYPRUS	234 HT, DBL
4	1	CORUS EGUSA SATON	WHITE HONOR DOGWOOD	34 HT, DBL
5	1	CORUS EGUSA SATON	SATON DOGWOOD	34 HT, DBL
6	1	LIQUIDAMBAR STYRACIFLUA VIRELDT	COLUMBIAN SHEET BIRCH	104 HT, DBL, 50% DBL
7	1	LIQUIDAMBAR STYRACIFLUA VIRELDT	SHIRT BIRCH SLIMMER SILVER	34 HT, DBL
8	1	PIGEA OYORCA	SERBIAN SPRUCE	34 HT, DBL
9	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
10	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
11	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
12	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
13	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
14	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
15	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
16	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
17	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
18	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
19	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
20	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
21	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
22	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
23	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT, DBL
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NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND PRAGER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



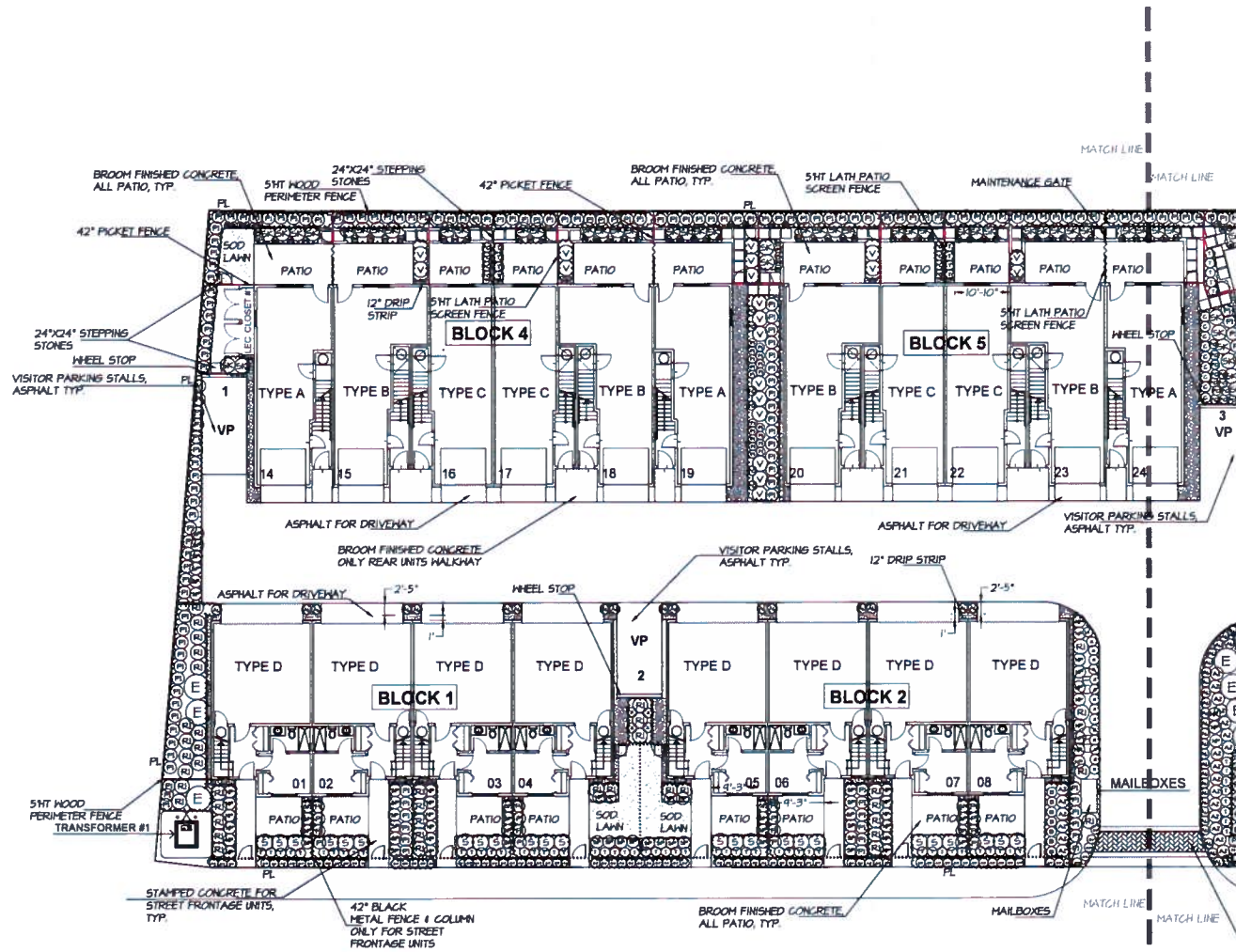
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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



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BRYDON CRESCENT

PROJECT  
5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:  
**SHRUB PLAN (WEST)**

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DRAWN: DN	
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CHECKED: PM	

M2LA PROJECT NUMBER: JOB NO. 10 010 OF 6



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#230 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



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PROJECT

5454-5490 BRYDON  
CRESCENT, LANGLEY, BC

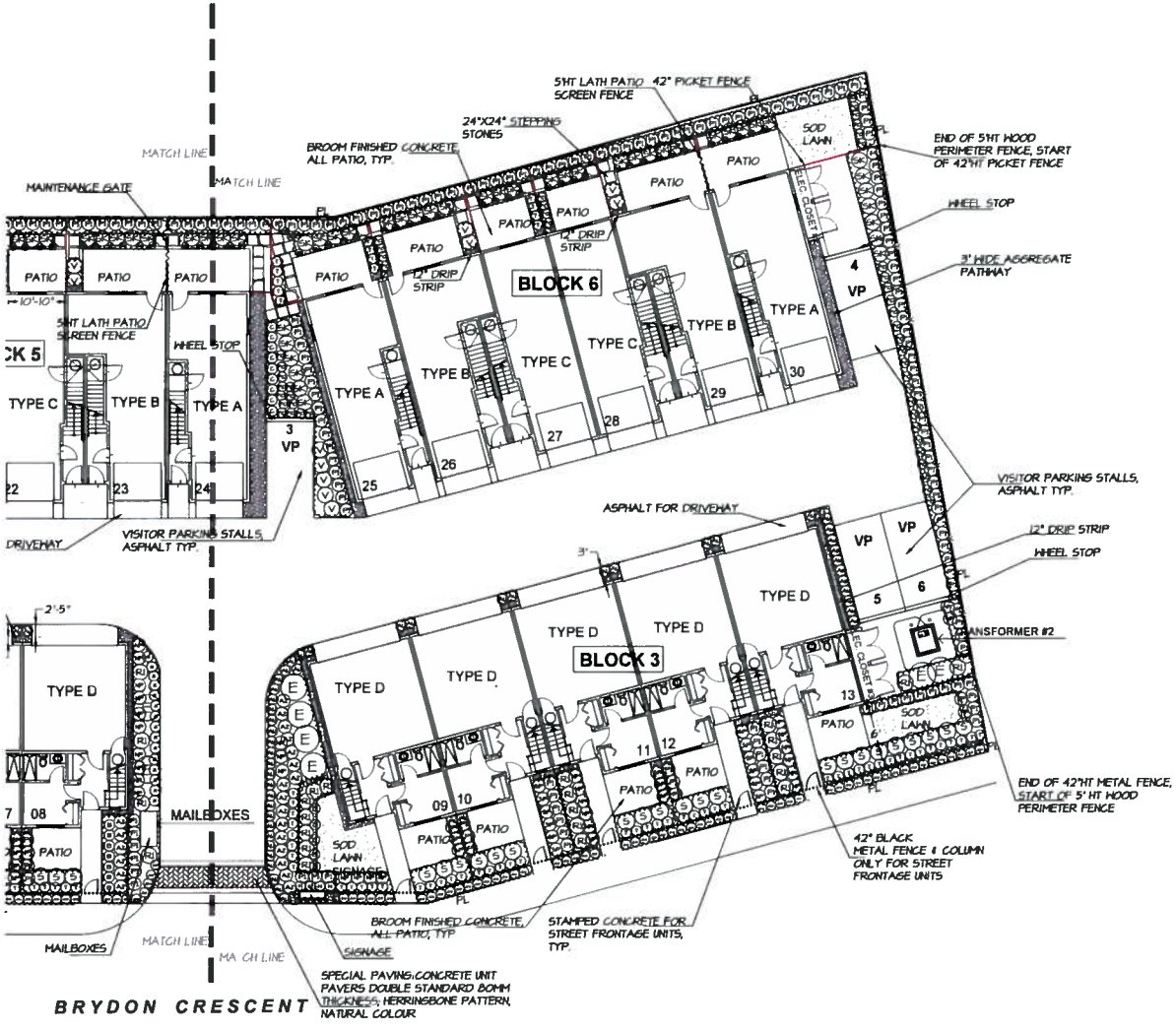
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**SHRUB  
PLAN (EAST)**

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DATE:	10/10/14		

**L3**

OF 8

M2LA PROJECT NUMBER: JOB NO. 13 018





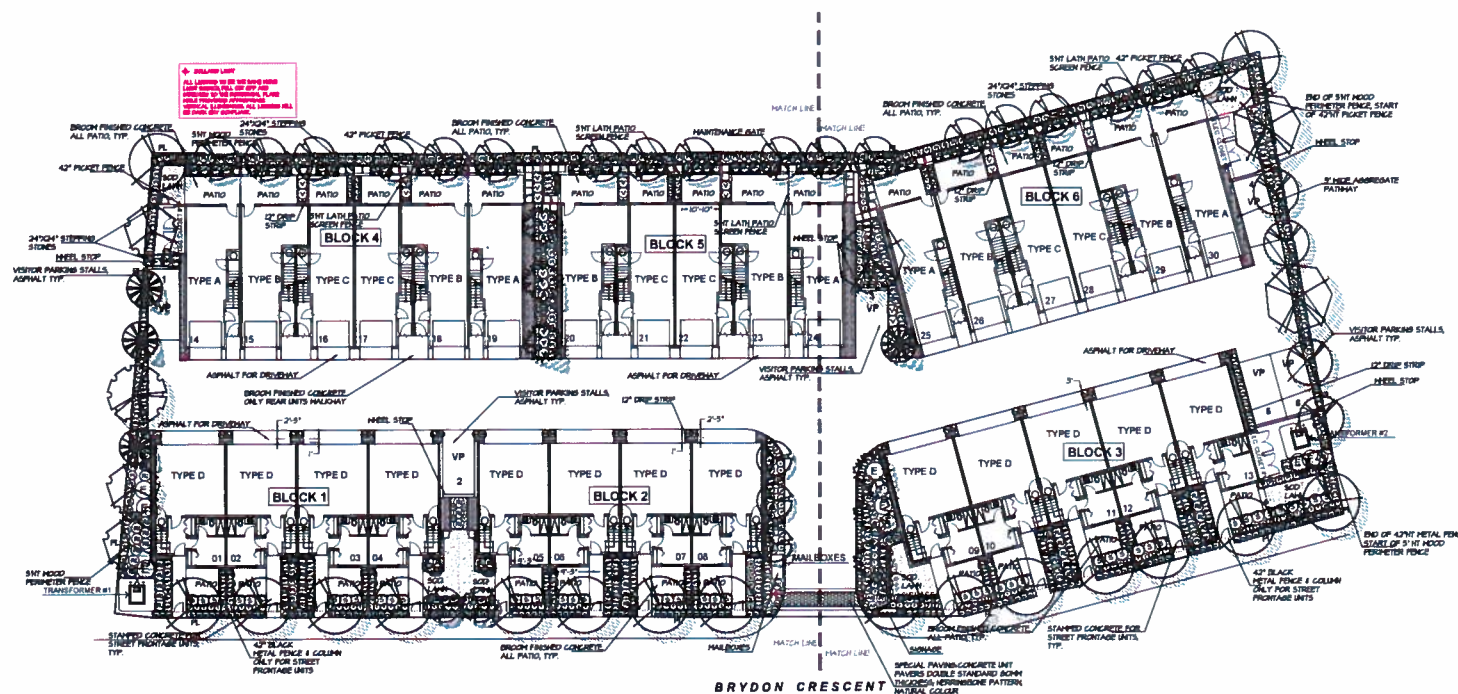
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#220 - 25 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



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- 42" HOOD PICKET FENCE
- 42" HT METAL FENCE & COLUMN
- 5HT HOOD PERIMETER FENCE
- 5HT LATH PATIO SCREEN FENCE

PROJECT:  
  
5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:  
**LIGHTING & FENCE PLAN**

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**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, MAY 9, 2018  
7:00 PM**

- Present:** Mayor Ted Schaffer (Acting Chairman)  
John Beimers  
Trish Buhler  
Constable Lisa Cormier, Langley RCMP  
Rob McFarlane, School District No. 35  
Dan Millsip  
Ron Madsen  
Kim Mullin
- Staff:** Gerald Minchuk, Director of Development Services & Economic Development
- Absent:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
Kimberley Lubinich  
Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the minutes for the March 14, 2018 Advisory Planning Commission meeting be received, as amended, to correct reference to 5491 -199A Street.

CARRIED



2) **REZONING APPLICATION RZ 05-18/DEVELOPMENT PERMIT APPLICATION DP 05-18- 5454, 5464, 5474, 5484, 5490 BRYDON CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. who presented the proposed applications. Following discussion on building form and character, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 05-18/Development Permit Application DP 05-18 to accommodate a 30 unit, 3-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report be approved.

**CARRIED**

3) **Next Meeting:**

Wednesday, June 13th, 2018

4) **ADJOURNMENT**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

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

**CARRIED**





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**ADVISORY PLANNING COMMISSION CHAIRMAN**



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**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*





## REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Provincial Employer Health Tax**

Report #: 18-29

File #: 1610.00

From: Darrin Leite, CPA, CA

Doc #: 156637

Date: May 7, 2018

---

### RECOMMENDATION:

THAT Council endorse the following motion to be sent to the Provincial government to amend the implementation of the Employer Health Tax:

**WHEREAS** the Province of BC has introduced an Employer Health Tax (EHT) in the form of a new 1.95% payroll tax starting January 1, 2019 in order to replace the Medical Service Plan (MSP) premiums which will not be fully phased out until January 1, 2020;

**WHEREAS** in 2019, the City of Langley will be required to pay approximately \$236,000 for the EHT in addition to the \$55,000 for the MSP which will require a 1.0% property tax increase to fund the additional costs;

**WHEREAS** the EHT will transfer the tax burden from individuals to businesses causing unintended consequences on the local taxpayers as the primary source of revenue for local governments is through property taxation;

**THEREFORE BE IT RESOLVED THAT** the Province of BC exempt local governments, regional districts and school boards from the imposition of the EHT to lessen the financial burden on local taxpayers, especially those that are on fixed incomes.

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### PURPOSE:

The City of Langley is expressing concern on behalf of the local property taxpayers about the implementation of a new payroll tax being introduced by the Province of British Columbia.



**POLICY:**

None.

**COMMENTS/ANALYSIS:**

The Provincial government announced that they will be implementing, starting January 1, 2019, an employer health tax to replace the Medical Services Plan premiums that individual's currently pay. The UBCM surveyed local governments in British Columbia to determine what the impact of the new 1.95% payroll tax would have. The City of Langley is significantly impacted.

In 2017, the City paid \$110,000 for MSP premiums and the payment reduced in half to \$55,000 in 2018. However, in 2019, the EHT will cost the City approximately \$236,000 in addition to the \$55,000 MSP premiums that will not be fully eliminated until January 1, 2020. The City will have to pass on this new financial burden to the taxpayers in the City resulting in a 1% property tax increase in order to fund the additional cost.

The City of Langley believes it is unfair to be required to pay both the EHT and MSP premiums in 2019, the transition year, until the MSP premiums are fully eliminated in 2020. In addition, it is a concern when an increase in property taxes is being required to fund provincial healthcare services.

**BUDGET IMPLICATIONS:**

The City's expenses will increase to \$291,000 in 2019 from the \$55,000 spent in 2018 on MSP premiums. This \$236,000 will require a 1% property tax increase to balance the budget.

**ALTERNATIVES:**

Forgo the opportunity to write a letter to the Province to express the concern over the implementation of the new EHT.



Respectfully Submitted,



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Darrin Leite, CPA, CA  
Director of Corporate Services

Attachment(s): UBCM Employer Health Tax Impact on Local Government Survey  
Results and Analysis

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



# Employer Health Tax Impact on Local Governments

## Survey Results and Analysis

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Union of BC Municipalities

May 2018



## ***Introduction***

The Province of British Columbia's 2018/19 – 2020/21 Budget and Fiscal Plan includes a commitment to eliminate Medical Services Plan (MSP) premiums and fund this change through the implementation of an employer health tax (EHT). Since local governments are subject to this proposed tax, the Union of BC Municipalities (UBCM), with support from the British Columbia Government Finance Officers Association, surveyed local government financial officers in April of 2018 to better understand the impact of the EHT on local government finance. The data from the survey provided the basis for this report.

## ***Local Government Finance***

Local governments have a limited revenue base that relies heavily on property taxation<sup>1</sup>. While the property tax provides revenue stability and predictability, it does not fairly distribute costs across income levels, placing an undue share on lower and middle income British Columbians. Local governments are also subject to significant external cost drivers due to decisions made by other orders of government. In recognition of both current and projected stresses, BC local governments have called for a joint review of the local government finance system.<sup>2</sup> One of the objectives of such a review is to prevent the property tax becoming unaffordable for a greater number of British Columbians.

## ***UBCM Employer Health Tax Survey***

77 respondents participated in the UBCM survey, representing just over 40% of local governments in British Columbia. Respondents varied in population from 107 (Village of Zeballos) to 631,406 (City of Vancouver). The survey solicited information on local government costs for employee MSP premiums and estimated EHT costs for the period 2017-2020. This data is provided in the Appendix to this report.

## ***Employer Health Tax and Local Government***

In 2017, all but one of the 77 survey respondents paid some portion of employee MSP premiums. For unionized employees, employer-paid MSP contributions are a negotiated benefit and vary from contract to contract. Local governments may

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<sup>1</sup> Union of BC Municipalities, *Strong Fiscal Futures: A Blueprint for Strengthening BC Local Governments' Finance System* (2013), 18.

<sup>2</sup> Union of BC Municipalities, *Local Government Finance Policy Paper* (2013).

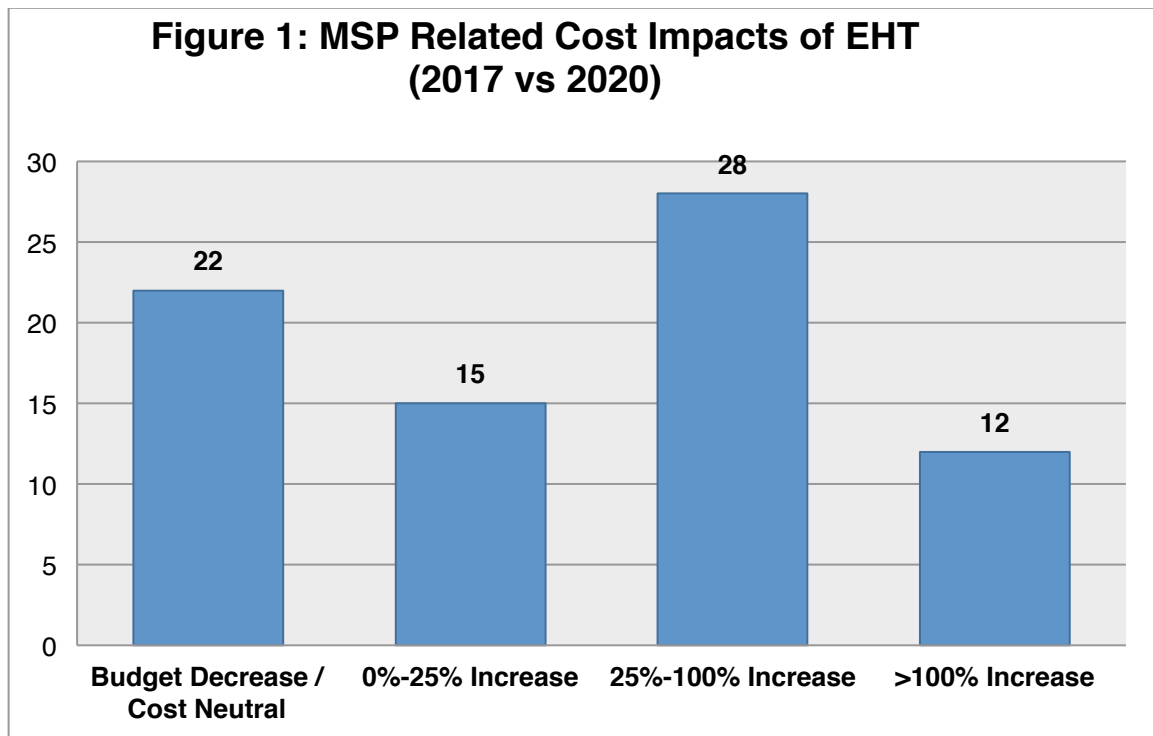


also pay a portion of MSP premiums for exempt staff, although this too is a matter of local determination.

The employer health tax will be imposed upon businesses and organizations in accordance with the size of their payroll. Businesses and organizations with payrolls less than \$500,000 will be exempt from the EHT. The tax rate will start at 0.98 percent for annual payrolls in excess of \$500,000 and will gradually increase to 1.95 percent for payrolls greater than \$1,500,000 per year.

Due to differences such as population served, the degree of contracting out, and levels of service, local government payrolls vary in size from hundreds of thousands to hundreds of millions. As a result, the impact of EHT implementation on local governments varies considerably (Figure 1).

Taking into account the elimination of MSP premiums effective January 1, 2020, 29% of respondents indicated cost reductions or cost neutrality as a result of EHT implementation relative to 2017 MSP premium costs. Correspondingly, 71% respondents indicated increased costs in relation to EHT implementation in comparison to 2017, with 36% of respondents indicating increases of 25-100% and 15% indicating increases greater than 100%.



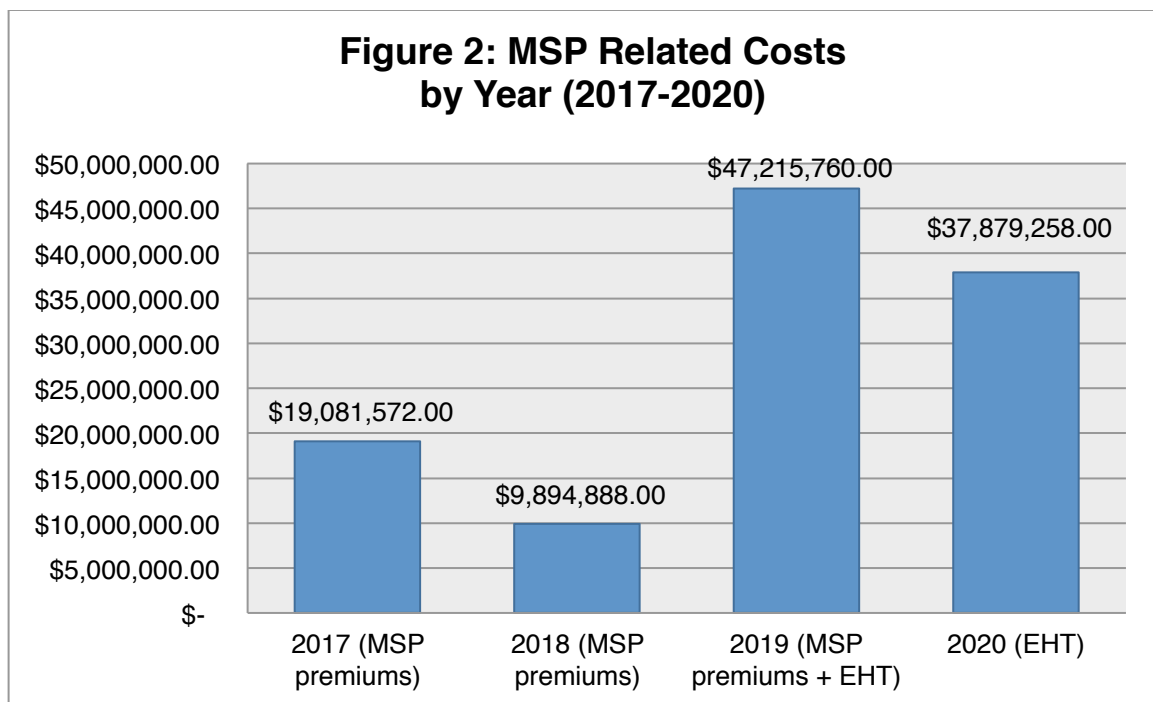
*Source: UBCM survey (77 of 189 local governments)*



Another way of analyzing the survey data is to consider the impact on local government as a sector. As a group, the 77 communities that contributed to the survey will see its MSP related costs double between 2017 and 2020 as a result of the EHT (Figure 2).

The survey responses also demonstrate that the provincial government decision to reduce MSP premiums by 50% effective 2018 provided significant cost savings for local governments that paid some portion of employee MSP premiums. This relief was effectively eliminated by the introduction of EHT. The transition year of 2019, in which MSP premiums are retained while the EHT is phased in, will also create an extraordinary single year increase in which MSP related costs will more than quadruple for the respondents.

Given that UBCM's survey data reflects information for 40% of BC local governments, the actual increase in for the entire local government sector in 2019 and beyond resulting from EHT implementation are greater than indicated by our survey.

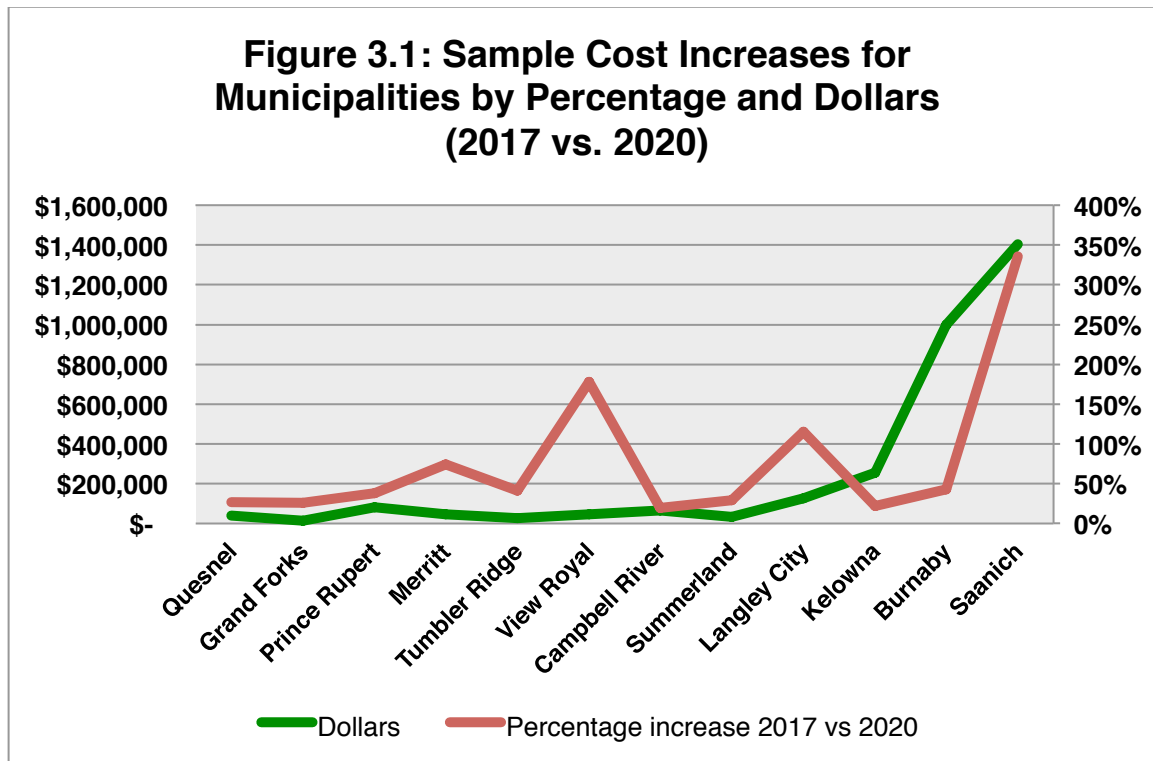


*Source: UBCM survey (77 of 189 local governments)*

While 21 respondents will see a net cost savings by 2020 through the implementation of EHT, the savings will be modest for most of this group. Conversely, for communities facing cost increases due to EHT implementation, the increases are dramatic. Increased employee MSP related costs for

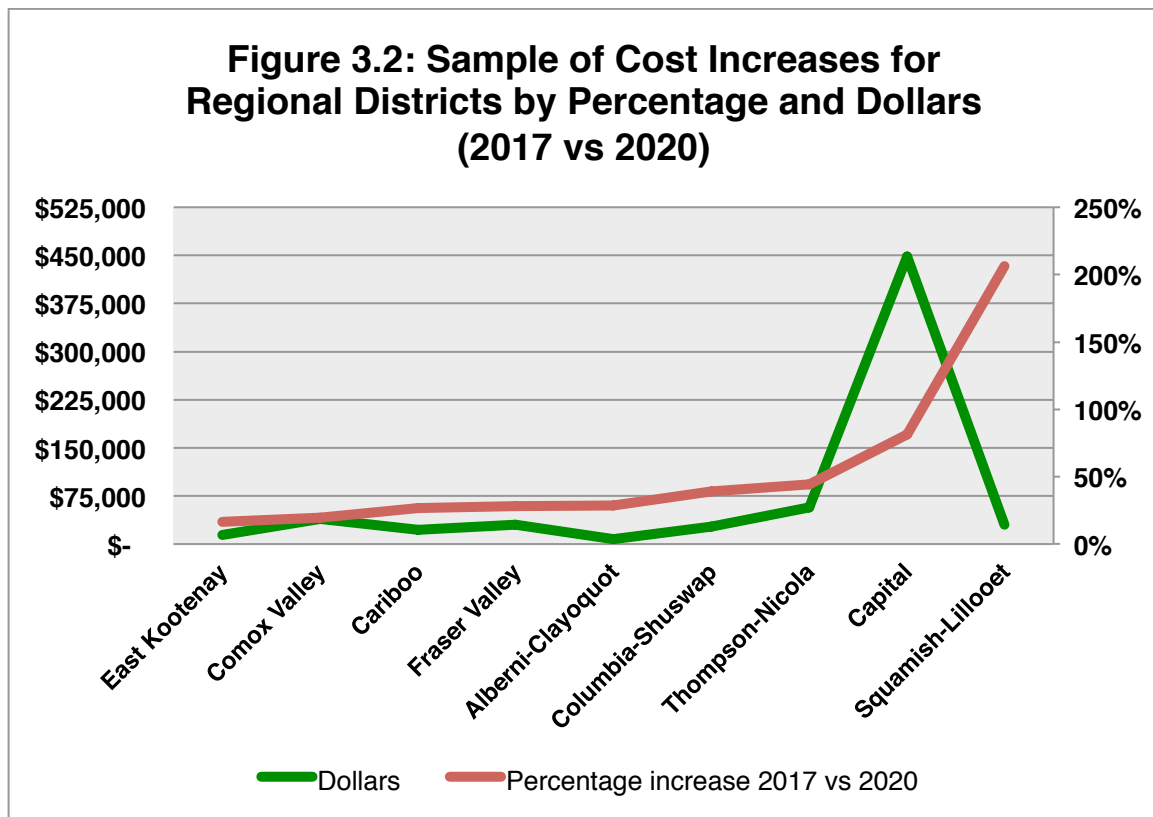


communities like Vancouver, Saanich, Victoria, and Burnaby will run into the millions. Excluding these four communities, the majority of local governments with populations greater than 50,000 will also see significant impacts, with an average MSP related cost increase of \$631,500, or a budget increase of 92% from 2017 to 2020. Figure 3.1 demonstrates the range of cost increases due to the EHT for a sample of municipalities based on a comparison of 2017 and 2020 MSP related costs.



Local government costs will be further increased when the effect of regional districts is factored in (Figure 3.2). Regional districts cannot collect taxes directly from residents, and instead rely on a requisition that is submitted to the Ministry of Municipal Affairs and Housing and direct billing of municipalities. Regional districts that see a net increase in costs as a result of EHT implementation may choose to fund this increase through its requisition, thus further increasing the impact of the EHT on taxpayers in municipalities and electoral areas within the regional district.

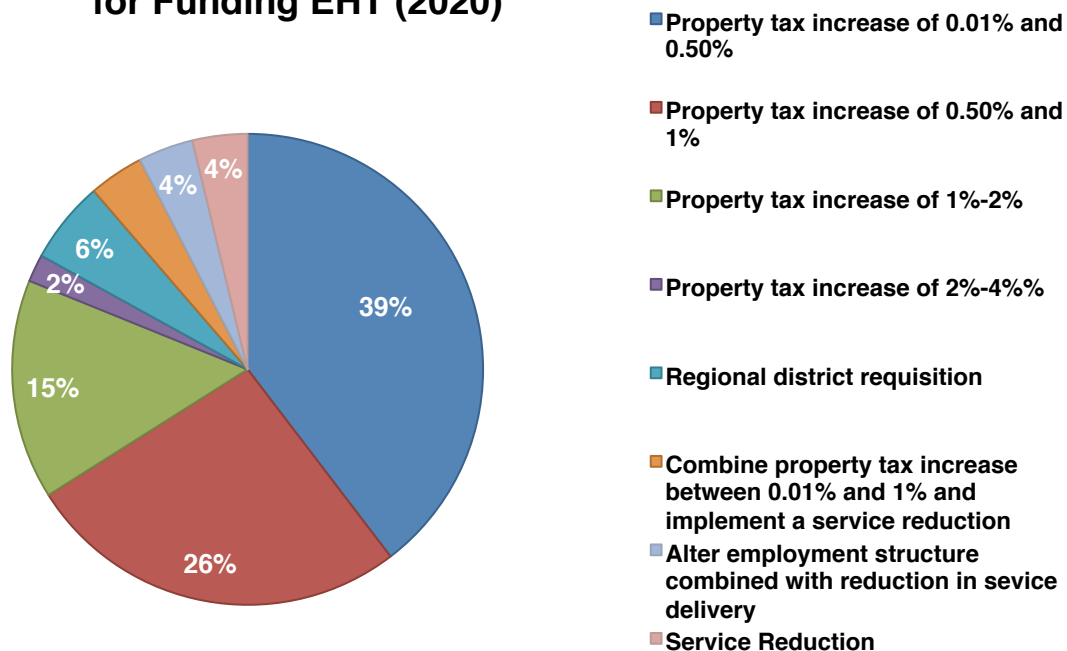




Local governments that have a MSP related cost increase due to the EHT will need to consider how best to fund the change. As indicated in Figure 4, these Councils and Boards will face a choice of reducing services, increasing property taxation, or a mixture of both. The majority of respondents have indicated that these options involve some form of property tax increase, with 15% indicating that such increases are likely in the range of 1-2%.



**Figure 4: Local Government Options for Funding EHT (2020)**

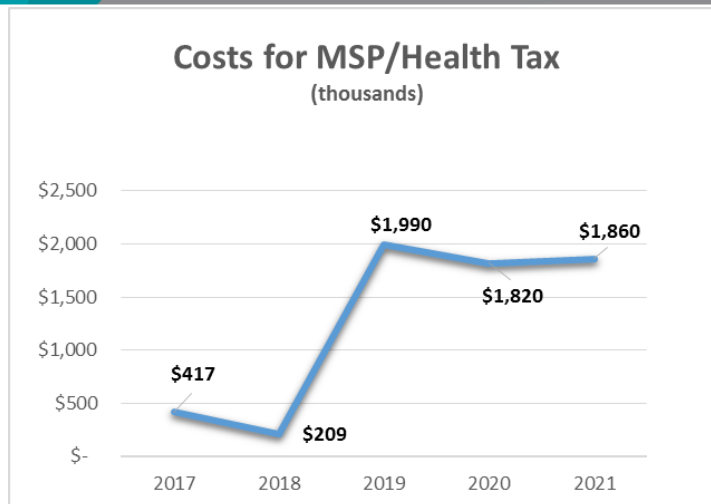


### ***Case Study: District of Saanich***

The proposed employer health tax will have significant budget implications for the District of Saanich. The estimated cost for Saanich in 2019 during the transitional year of EHT implementation is \$1.78 million for the new tax plus \$209,000 for employee MSP premiums. These costs will be distributed between the general fund (property taxation) and the sewer and water utilities (user fees). The general fund portion equates to a 1.3% property tax increase. In subsequent years, the tax will rise in step with collective agreement settlements that are currently 2% to 2.5%. Saanich Council will be faced with a choice of increasing taxes, reducing services, or a combination of the two. Budget reductions implemented after the 2008 economic downturn have left few options remaining.

If the assumption is that the increase should be managed through operating budget reductions, the impact translates into a reduction of at least 15 positions and therefore impactful reductions in service levels. Alternately, capital funding could be reduced moving backwards on a decade of Council commitment to achieve sustainable funding levels for infrastructure replacement.





“Saanich cannot manage a 1.3% property tax increase from this additional expense through simple ‘belt tightening’. We would have to amputate a limb.”  
Paul Thorkelsson, CAO

The impact on Saanich property owners could be compounded with increased levies for the Capital Regional District and Hospital District, BC Assessment, and BC Transit who would also be subject to the employer health tax and facing the same challenges to fund it.

The impact on Saanich’s medium to large business property owners is twofold as they face paying the EHT directly on top of any property taxation increases that may be implemented. An option is to put the burden solely on residential properties, but this is likely to meet strong resistance as 92% of Saanich’s assessment base is residential and due to low non-market revenue in recent years, annual tax increases are trending over 3%.

Employer-paid MSP premiums are a negotiated benefit. Implementation of this tax applied will remove the ability for Saanich to negotiate this benefit as part of collective bargaining. Where property tax currently funds only a small portion of the premiums for some staff, a shift to the health tax confers a considerable benefit without any bargaining and passes the cost on to Saanich property owners.

## **Conclusion**

The introduction of the employer health tax will lead to increased Medical Services Plan related costs for a considerable portion of the local government sector. While a small portion of local governments will see reduced MSP related costs once the EHT is implemented, the savings for most of these communities are negligible. Conversely, the cost impacts for some larger communities are considerable. Based on the survey information provided to UBCM, Medical Services Plan related costs for respondents would double between 2017 and 2020. On a one-time basis, due to implementation of the EHT while MSP



premiums are still in place, MSP related costs for respondents would quadruple between 2018 and 2019.

Given that the communities most impacted tend to be larger population centres, it is safe to conclude that the implementation of the EHT will lead to property tax increases for the majority of British Columbia's population. This will have a particular impact on the private sector, since businesses that are already paying the EHT directly will likely face increased property taxes as well.

Due to the extent of these impacts, many local governments are questioning a tax policy that results in the funding of a provincial service (healthcare) through property taxation.



## Appendix A – Survey Results: Medical Services Plan (MSP) Related Costs by Year

Local Government	2017 (MSP Premiums)	2018 (MSP Premiums)	2019 (MSP Premiums + Employer Health Tax)	2020 (Employer Health Tax)
Alberni-Clayoquot RD	\$26,625.00	\$19,000.00	\$52,600.00	\$34,300.00
Anmore	\$16,050.00	\$8,100.00	\$17,500.00	\$9,400.00
Ashcroft	\$19,912.00	\$10,000.00	\$20,000.00	\$10,000.00
Belcarra	\$10,502.00	\$5,252.00	\$11,421.00	\$6,169.00
Burnaby	\$2,302,000.00	\$1,086,000.00	\$4,400,000.00	\$3,300,000.00
Campbell River	\$336,211.00	\$340,000.00	\$562,300.00	\$400,800.00
Capital RD	\$552,000.00	\$271,000.00	\$1,271,000.00	\$1,000,000.00
Cariboo RD	\$83,000.00	\$41,500.00	\$141,500.00	\$105,000.00
Chase	\$14,550.00	\$8,550.00	\$24,462.00	\$15,912.00
Columbia-Shuswap RD	\$69,746.00	\$35,000.00	\$130,000.00	\$96,900.00
Colwood	\$78,225.00	\$39,113.00	\$170,000.00	\$130,000.00
Comox Valley RD	\$202,282.00	\$220,000.00	\$337,900.00	\$241,500.00
Courtenay	\$188,000.00	\$92,250.00	\$317,250.00	\$225,000.00
Creston	\$45,000.00	\$22,500.00	\$75,500.00	\$54,000.00
Dawson Creek	\$195,825.00	\$100,850.00	\$352,315.00	\$259,009.00
Duncan	\$45,600.00	\$22,500.00	\$75,577.00	\$54,000.00
East Kootenay RD	\$84,038.00	\$42,018.00	\$139,919.00	\$97,901.00
Elkford	\$40,472.00	\$20,250.00	\$79,868.00	\$60,810.00
Enderby	\$15,075.00	\$7,500.00	\$22,575.00	\$15,075.00
Fort St. John	\$265,266.00	\$127,800.00	\$524,366.00	\$406,480.00
Fraser Valley	\$106,500.00	\$53,000.00	\$189,500.00	\$136,500.00
Gold River	\$24,500.00	\$14,000.00	\$45,200.00	\$31,200.00
Grand Forks	\$52,000.00	\$26,000.00	\$64,000.00	\$65,500.00
Harrison Hot Springs	\$20,775.00	\$12,060.00	\$25,000.00	\$12,500.00
Invermere	\$34,875.00	\$17,100.00	\$53,560.00	\$36,460.00
Kaslo	\$12,150.00	\$6,300.00	\$12,500.00	\$6,301.00
Kelowna	\$1,151,000.00	\$575,520.00	\$1,955,520.00	\$1,407,600.00
Kent	\$33,750.00	\$16,875.00	\$88,407.00	\$71,532.00
Keremeos	\$14,400.00	\$7,200.00	\$18,600.00	\$11,600.00
Ladysmith	\$85,397.00	\$42,683.00	\$150,331.00	\$107,648.00
Lake Country	\$97,875.00	\$55,350.00	\$163,400.00	\$107,648.00
Langley District	\$630,500.00	\$386,000.00	\$1,666,000.00	\$1,300,000.00
Langley City	\$110,000.00	\$55,000.00	\$291,000.00	\$236,000.00
Lantzville	\$21,150.00	\$11,250.00	\$31,996.00	\$21,161.00
Logan Lake	\$24,300.00	\$12,150.00	\$42,650.00	\$31,000.00
Lytton	\$8,100.00	\$4,050.00	\$9,048.00	\$4,998.00



Maple Ridge	\$350,000.00	\$175,000.00	\$875,000.00	\$700,000.00
McBride	\$6,390.00	\$6,300.00	\$6,300.00	-
Merritt	\$62,452.00	\$31,225.00	\$138,027.00	\$108,938.00
Metchosin	\$13,320.00	\$6,660.00	\$21,012.00	\$14,636.00
Mission	\$268,000.00	\$134,000.00	\$499,650.00	\$365,650.00
Nakusp	\$25,200.00	\$12,600.00	\$27,600.00	\$15,225.00
New Denver	\$3,600.00	\$1,800.00	\$7,427.00	\$5,739.00
New Hazelton	\$9,000.00	\$4,500.00	\$10,311.00	\$6,012.00
New Westminster	\$706,200.00	\$363,150.00	\$1,817,450.00	\$1,483,400.00
North Cowichan	\$222,500.00	\$112,500.00	\$405,000.00	\$298,350.00
Oak Bay	\$167,099.00	\$83,550.00	\$451,004.00	\$367,454.00
Okanagan-Similkameen RD	\$125,000.00	\$65,000.00	\$180,000.00	\$120,000.00
Oliver	\$42,000.00	\$22,000.00	\$61,000.00	\$41,000.00
Peace River RD	\$52,885.00	\$30,000.00	\$74,709.00	\$48,165.00
Penticton	\$380,704.00	\$190,352.00	\$594,853.00	\$404,501.00
Port Alice	\$13,538.00	\$6,770.00	\$13,026.00	\$6,381.00
Port Coquitlam	\$340,000.00	\$170,000.00	\$785,000.00	\$630,000.00
Port McNeill	\$9,900.00	\$4,950.00	\$15,453.00	\$10,503.00
Port Moody	\$254,480.00	\$130,000.00	\$715,000.00	\$600,000.00
Prince George	\$667,358.00	\$333,679.00	\$1,678,291.00	\$1,371,504.00
Prince Rupert	\$213,000.00	\$107,000.00	\$394,000.00	\$293,000.00
Quesnel	\$152,000.00	\$76,000.00	\$268,660.00	\$192,660.00
Radium Hot Springs	\$12,600.00	\$6,300.00	\$13,300.00	\$7,000.00
Saanich	\$417,420.00	\$208,710.00	\$1,989,410.00	\$1,820,000.00
Sidney	\$90,990.00	\$47,970.00	\$142,970.00	\$97,000.00
Sooke	\$54,975.00	\$36,000.00	\$114,000.00	\$78,000.00
Squamish	\$237,033.00	\$121,000.00	\$440,828.00	\$326,548.00
Squamish-Lillooet RD	\$14,659.00	\$7,500.00	\$51,293.00	\$44,888.00
Summerland	\$111,450.00	\$55,700.00	\$197,200.00	\$144,300.00
Sunshine Coast RD	\$334,000.00	\$160,096.00	\$415,856.00	\$255,760.00
Thompson-Nicola RD	\$129,150.00	\$65,000.00	\$251,405.00	\$186,405.00
Trail	\$87,600.00	\$43,800.00	\$76,200.00	\$32,450.00
Tumbler Ridge	\$63,923.00	\$44,775.00	\$133,509.00	\$90,198.00
Ucluelet	\$38,301.00	\$21,600.00	\$57,395.00	\$36,511.00
Vancouver	\$5,000,000.00	\$2,500,000.00	\$17,500,000.00	\$15,000,000.00
Vernon	\$436,635.00	\$220,000.00	\$668,500.00	\$448,500.00
Victoria	\$800,000.00	\$400,000.00	\$2,300,000.00	\$1,900,000.00
View Royal	\$25,200.00	\$13,000.00	\$81,000.00	\$70,000.00
Warfield	\$6,900.00	\$3,450.00	\$8,950.00	\$5,500.00
Williams Lake	\$113,059.00	\$56,530.00	\$199,706.00	\$143,176.00
Zeballos	\$5,400.00	\$2,700.00	\$2,700.00	-



## Paula Kusack

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**From:** Starr Valentino [<mailto:starrvalentino2@yahoo.com>]

**Sent:** March-23-18 5:04 PM

**To:** Mayor Ted Schaffer

**Subject:** Starr Valentino

Hello Mayor my name is Starr Valentino founder of 'DO SOMETHING GOOD FOR YOUR NEIGHBOR DAY'. I am issuing out a Nation-wide call to Mayor's all across North America in efforts to recognize a Proclamation on behalf of "'DO SOMETHING GOOD FOR YOUR NEIGHBOR DAY' on May 16, 2018. This is a recognized Day in over three hundred and forty five cities, towns and villages.

It's design to bring millions of people together to spread love and kindness throughout all it's neighborhoods. I encourage you to be apart of this special day that connect the human race to unite in one love. thank you.

[Sent from Yahoo Mail on Android](#)