



## REGULAR COUNCIL MEETING AGENDA

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

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### Pages

#### 1. ADOPTION OF AGENDA

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

#### 2. COMMITTEE OF THE WHOLE

Opportunity for Public Input

- a. Development Permit No. 08-18 - 20286 Michaud Crescent  
Proposed new four-storey, mixed-use building (6-apartment units and 1,202 ft<sup>2</sup> ground floor commercial space) at 20286 Michaud Crescent.  
*Presentation from David Danyluck, David Danyluck Architects*

1

#### 3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from June 25, 2018
- b. Special (Pre-Closed) Meeting Minutes from June 25, 2018

21

33

#### 4. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3061 - Zoning Amendment  
Third reading of a bylaw to rezone the properties located at 19727, 19737, 19755 and 19763 55 Avenue from RS1 Single Family Residential Zone to CD57 Comprehensive Development Zone to accommodate a 36 unit, 3 storey townhouse development
- b. Bylaw 3068 - Zoning Amendment  
Third reading of a bylaw to rezone the properties located at 20105, 20109, 20119 and 20129 53A Avenue from RS1 Single Family Residential Zone to CD60 Comprehensive Development Zone to accommodate a 48 unit, 4 storey condominium apartment

35

65

- |    |  |     |
|----|--|-----|
| c. | Bylaw 3072 - Zoning Amendment  | 92  |
|    | Third reading of a bylaw to rezone the properties located at 5471 and 5481 199A Street from RS1 Single Family Residential Zone to CD61 Comprehensive Development Zone to accommodate a 13 unit, 3 storey townhouse development |     |
| d. | Bylaw 3074 - Zoning Amendment  | 129 |
|    | Third and final reading of a bylaw to designate an un-zoned portion of road located adjacent to the lane off 204th Street and Park Avenue to C1 Downtown Commercial Zone   |     |

## 5. **BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- |    |  |     |
|----|--|-----|
| a. | Development Permit No. 08-18 - 20286 Michaud Crescent  | 132 |
|    | Four-storey, mixed-use building (6-apartment units and 1,202 ft <sup>2</sup> ground floor commercial space) at 20286 Michaud Crescent. |     |

## 6. **DELEGATIONS**

- |    |  |     |
|----|--|-----|
| a. | TransLink - Fraser Highway B-Line  | 153 |
|    | Sarah Ross, Director System Planning<br>Daniel Freeman, Manager Rapid Bus Projects |     |
| 1. | Regional Transit B-Line Proposal (Translink)                                       | 154 |

## 7. **MAYOR'S REPORT**

- |    |   |     |
|----|---|-----|
| a. | Upcoming Meetings   |     |
|    | Regular Council Meeting – July 23, 2018<br>Regular Council Meeting – September 17, 2018 |     |
| b. | Metro Vancouver Update - Councillor Storteboom  |     |
| c. | Fraser Valley Regional Library "Food for Fines Campaign" - Councillor Martin            | 157 |
| d. | Engineering Update  |     |
|    | Rick Bomhof, Director of Engineering, Parks and Environment                             |     |
| e. | Recreation Update   |     |
|    | Kim Hilton, Director of Recreation, Culture and Community Services                      |     |
| f. | Langley City Video Spotlight " Ban Chok Dee "- Mayor Schaffer                           |     |



## 8. **BYLAWS**

- |    |  |     |
|----|--|-----|
| a. | Bylaw 3049 - Zoning Amendment  | 158 |
|    | Final reading of a bylaw to rezone the properties located at 19608, 19618, 19630, 19642, 56 Avenue from RS-1 – Single Family Residential Zone to CD52 - Comprehensive Development Zone to accommodate a 26 unit, 3 Storey townhouse development. |     |
|    | 1. Development Permit No. 02-18  | 187 |
|    | 19608, 19618, 19630, 19642, 56 Avenue  |     |
| b. | Bylaw 3066 - Business Improvement Area Bylaw   | 199 |
|    | Final reading of a bylaw to renew a Business Improvement Area in the City of Langley   |     |
| c. | Bylaw 3076 - 2018-2022 Financial Plan Amendment Bylaw  | 206 |
|    | First, second and third reading of a bylaw to amend the 2018-2022 Financial Plan Bylaw   |     |
| d. | Bylaw 3075 - Community Standards Bylaw   | 210 |
|    | First, second and third reading of a bylaw to regulate, prohibit and impose requirements in relation to the use of public places and the protection and enhancement of the well-being of the community   |     |
| e. | Bylaw 3079 - Fees and Charges Bylaw Amendment  | 216 |
|    | First, second and third reading of a bylaw to amend the Fees and Charges Bylaw (Community Standards Bylaw)   |     |
| f. | Bylaw 3080 - Municipal Ticketing Information System Bylaw Amendment  | 219 |
|    | First, second and third reading of a bylaw to amend the Municipal Ticketing Information System Bylaw. (Community Standards Bylaw)  |     |

## 9. **NEW AND UNFINISHED BUSINESS**

- |    |  |     |
|----|--|-----|
| a. | Motions/Notices of Motion  |     |
|    | 1. Langley City Crime Prevention Task Group - "Know Your Neighbour Campaign" | 223 |
|    | Request for Permission to Conduct Door to Door Canvassing                    |     |

b. Correspondence

1. Special Olympics - Day of Inclusion  
July 21, 2018 - Global Day of Inclusion

224

c. New Business

10. ADJOURNMENT



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 08-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: May 29, 2018

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## COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 08-18 located at 20286 Michaud Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report; and

THAT City Council approve the request for cash-in-lieu of 3 parking spaces associated with this subject Development Permit application.

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## PURPOSE OF REPORT:

To consider a Development Permit Application to accommodate a four-storey, mixed-use building located at 20286 Michaud Crescent

## POLICY:

The subject property is zoned C1 Downtown Commercial Zone and designated Downtown Commercial in the Official Community Plan. As such, the application is subject to the Downtown Master Plan Development Permit Area Guidelines.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	David Danyluck Architect
<b>Owner:</b>	NVN Investments Inc.
<b>Civic Addresses:</b>	20286 Michaud Crescent
<b>Legal Description:</b>	Lot 376, District Lot 305, Group 2, New Westminster District, Plan 46221 Except: Firstly Part Dedicated Road on Reference Plan 66239, and Secondly Part Dedicated Road on Plan BCP35185 and Thirdly Part Dedicated Road on Plan EPP69691
<b>Site Area:</b>	579 m <sup>2</sup> (6,229 ft <sup>2</sup> )
<b>Dwelling Units/ Commercial Area:</b>	6 (2-BR) 111 m <sup>2</sup> (1,202 ft <sup>2</sup> )
<b>Total Parking Required:</b>	Residential: 7 spaces (including 1 visitor space) Commercial: 3 spaces
<b>Total Parking Provided:</b>	7 spaces
<b>Existing Zoning:</b>	C1 Downtown Commercial Zone
<b>OCP Designation:</b>	Downtown Commercial
<b>Exterior Finishes:</b>	Painted Hardie Board, Aluminum Railings
<b>Development Cost Charges :</b>	\$93,436.61 (City - \$65,507.27, GVS&DD - \$24,389.34, SD35 - \$3,540.00)
<b>Community Amenity Charge:</b>	\$12,000.00
<b>Variances Requested:</b>	Front and Exterior Setback Variances (from 1.8m to 0.0m)
<b>Cash in Lieu of Parking</b>	3 spaces (@\$7,500/stall) = \$22,500.00

### Engineering Requirements:

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

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
5. 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 condition of the existing pavement on 203 Street, Michaud Crescent and the laneway 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 the developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.

7. A laneway dedication is required. The current width of the laneway shall be widened to City of Langley standard of 6.0m. The dedication of laneway shall permit the release of the statutory right-of-way fronting the site.
8. Street lighting, fronting the site, along 203 Street shall be upgraded as per the Downtown Langley master Plan. The new lighting shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
9. Undergrounding of overhead hydro/tel, along Michaud Crescent is required. As the overhead wiring is minimal, a cash in lieu payment of \$1,500.00 per meter will be acceptable.
10. A Landscape plan prepared by a licensed professional is required and will address boulevard landscaping fronting the site.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

5. A "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 designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

#### **Development Services Comments:**

Council approved Development Permit DP 09-16 for a 4-storey, 7-unit apartment building on the subject property on November 21, 2016. The owner did not proceed with the development, however, and is now proposing a 4-storey mixed-use building, (6-apartment units and 1,202 ft<sup>2</sup> ground floor commercial space) for the same property. Other than the change to first floor commercial use, the current proposal is nearly identical to the project approved in 2016.

The subject property, located at the southwest corner of 203 Street and Michaud Crescent, is a small remnant parcel created from the realignment of 203 Street in 2008. The proposed development features an apartment building consisting of three floors on top of the ground floor commercial space and parkade. The pedestrian entrance and lobby are located at the corner of Michaud Crescent and 203 Street while the parkade access is derived from a short north-south lane that also serves 5521 – 203 Street.

The flat-roofed building includes balconies for all of the units and steps back on the fourth floor level to provide a roof patio and garden area for the 2,590 ft<sup>2</sup> penthouse unit. The building creates a strong architectural presence on a prominent corner and provides ample fenestration and glazing at the street level on 203 Street. The wide City boulevard areas on 203 Street and Michaud Crescent will be enhanced with generous

Downtown Public Realm Plan elements including pavers, street trees and rain garden landscape features. The proposed development generally complies with the Downtown Master Plan Guidelines for the transitional areas along the multifamily residential edges of the downtown core.

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.

Pursuant to Cash in Lieu of Parking Bylaw No. 2616, notwithstanding the off-street parking requirements set out in the Zoning Bylaw, an owner of property in an area designated as “Downtown Commercial” by the Official Community Plan who proposes to develop, may apply to Council to pay cash to the City in lieu of providing off-street parking on the property. Council may approve, by way of a Development Permit, an application to pay cash in lieu of providing off-street parking. The fee for paying cash in lieu of providing off-street parking is \$7,500.00 per parking space. Therefore, the subject Development Permit application requests Council approval to enable them to pay for three off-street spaces (\$22,500).

The proposed cash in lieu payment is for deficient commercial parking only; resident parking is provided on-site in accordance with the zoning bylaw requirements.

In order to accommodate an economically viable development on this constrained site, the applicant is requesting variances to the minimum front and exterior yard setbacks (reduced from 1.8 metres to 0 metres). Staff support the proposed variances and cash in lieu of parking payment given the unusually small size of the lot and the wide City boulevards flanking the property.

#### **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 June 13<sup>th</sup> meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25<sup>th</sup>, 2018 Regular Council meeting.



### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$65,507.27 to City Development Cost Charge accounts and \$12,000 in Community Amenity Charges. A \$22,500 cash in lieu of parking payment would be allocated to the Downtown Parking Reserve Fund.

### **ALTERNATIVES:**

1. Require changes to the applicant's proposal relating to building form and character.

Prepared by:



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

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

**Paula Kusack**

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**Subject:** FW: development DP 08-18:

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**From:** [REDACTED]  
**Sent:** July 4, 2018 3:43 PM  
**To:** WebInfo  
**Subject:** development:

Hello,

We are VERY happy to see that the corner lot at the end of Michaud Cres. and 203 Street is finally going to be developed! This lot has been an eye sore for years, the "garbage dump" lot of Langley City. It will be nice to see it built on and cleaned up.

Regards,  
[REDACTED]  
20258 Michaud Crescent





**David  
Danyluck  
Architect**

AIBC

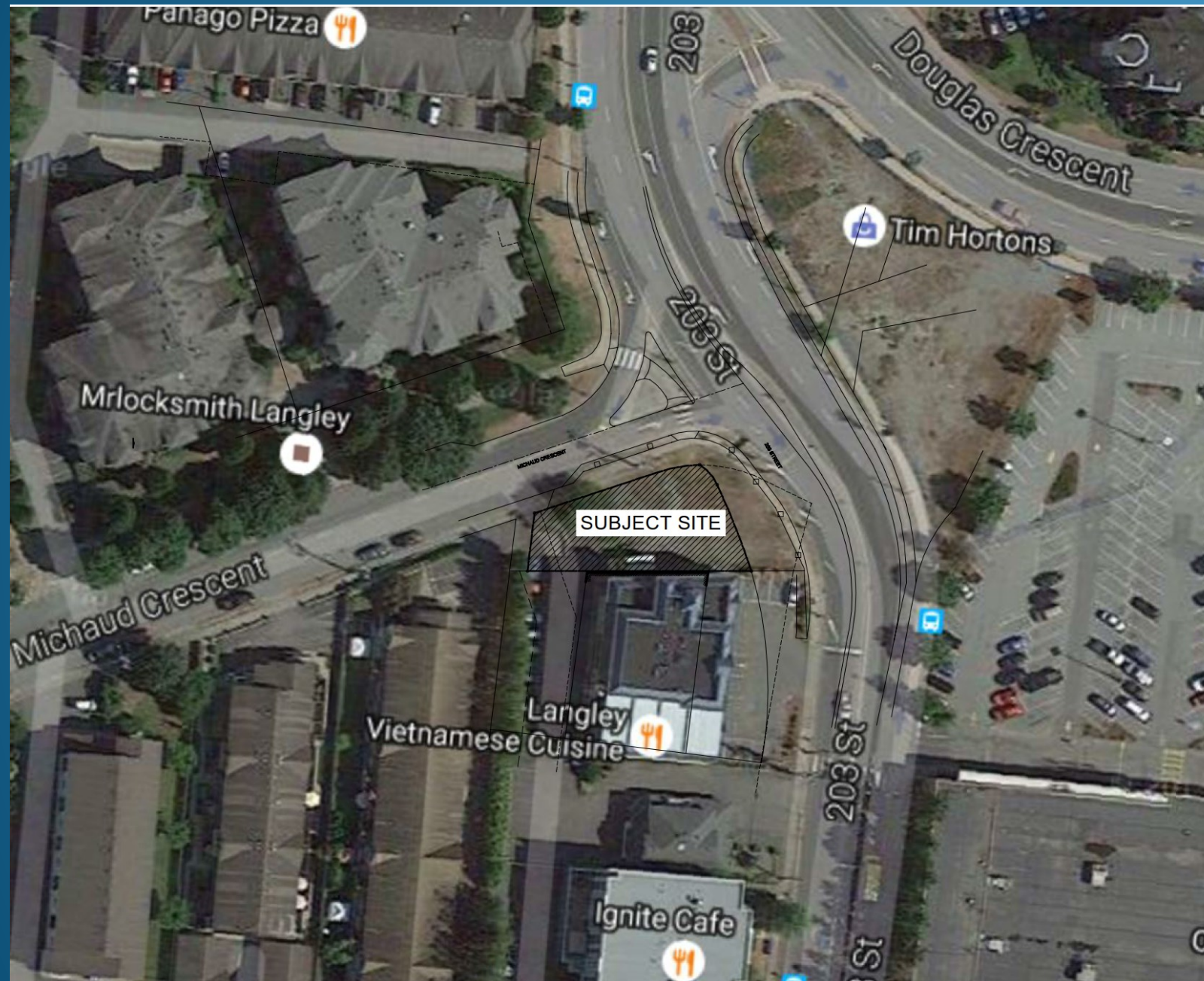
*108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6*

**604 530-0978**

Council approved DP 09-16 for a 4 Storey 7Unit apartment building in November 2016. There is a new owner proposing a 4-Storey Mixed Use building (6 apartments, 1 commercial). The new proposal's aesthetic is unchanged except for the Ground level, 203 Street Facade.

**NORTH-EAST 3D RENDERING**





#### PROJECT DATA SHEET

Registered Owner: Tony Tran

Legal Description: Lot 376 DL 305 NWD PL NWP 46221

Address: 20286 Michaud Crescent

Architect: David Danyluck Architect AIBC

Lot Area: 578.69m<sup>2</sup> (0.057 Hc)

Lot Coverage: 84.9%

Gross Floor Area: 949.08m<sup>2</sup>

Floor Area Ratio: 2.58

Number of Dwelling Units: 6

Bedrooms / Dwelling Unit: 2x6 Units = 12

Parking Calculation: 7

Residential Provided: 6

Commercial Provided: 1

Height: 12.70m

Number of Storeys: 4

#### NEW BUILDING

PARKADE/1ST FLOOR EL: 144.96' (10.67m)  
 2ND FLOOR EL: 165.71' (14.33m)  
 3RD FLOOR EL: 175.81' (17.40m)  
 WALL PLATE EL: 183.88' (20.47m)  
 RIDGE EL: 196.61' (24.45m)

**David  
Danyluck  
Architect**

AIBC

108-20460 Douglas Crescent

Langley, B.C.

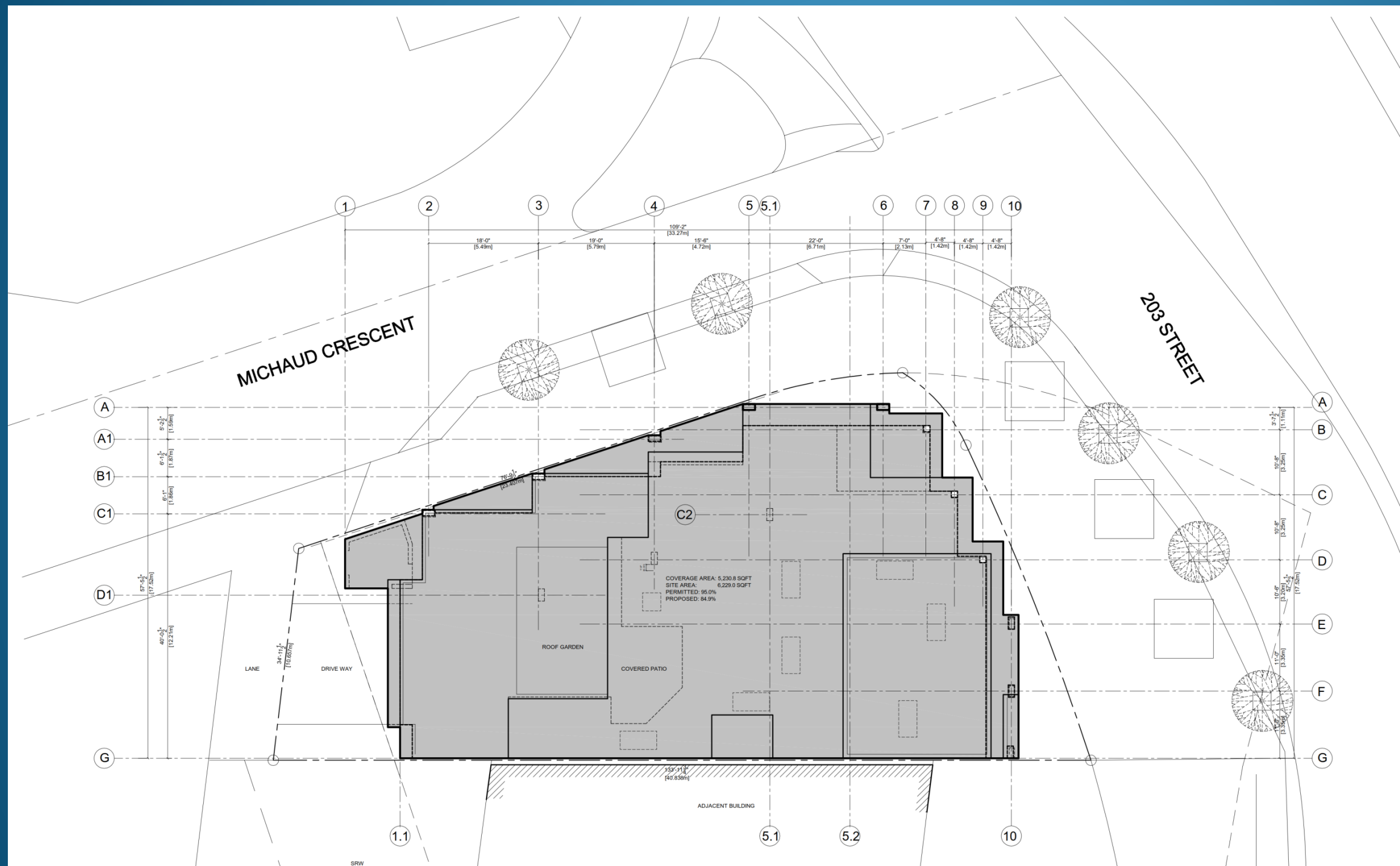
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604 530-0978

The subject property at the SW corner of 203 St. and Michaud Cr. is a small remnant parcel created from the realignment of 203 St. in 2008. The site is Zoned C1 Downtown Commercial and is designated the same in the OCP.

KEY PLAN





6 UNITS  
RESIDENTIAL /  
COMMERCIAL  
BUILDING  
PROJECT  
ADDRESS: 20286  
MICHAUD  
CRESCENT  
LANGLEY

*David  
Danyluck  
Architect*

AIBC

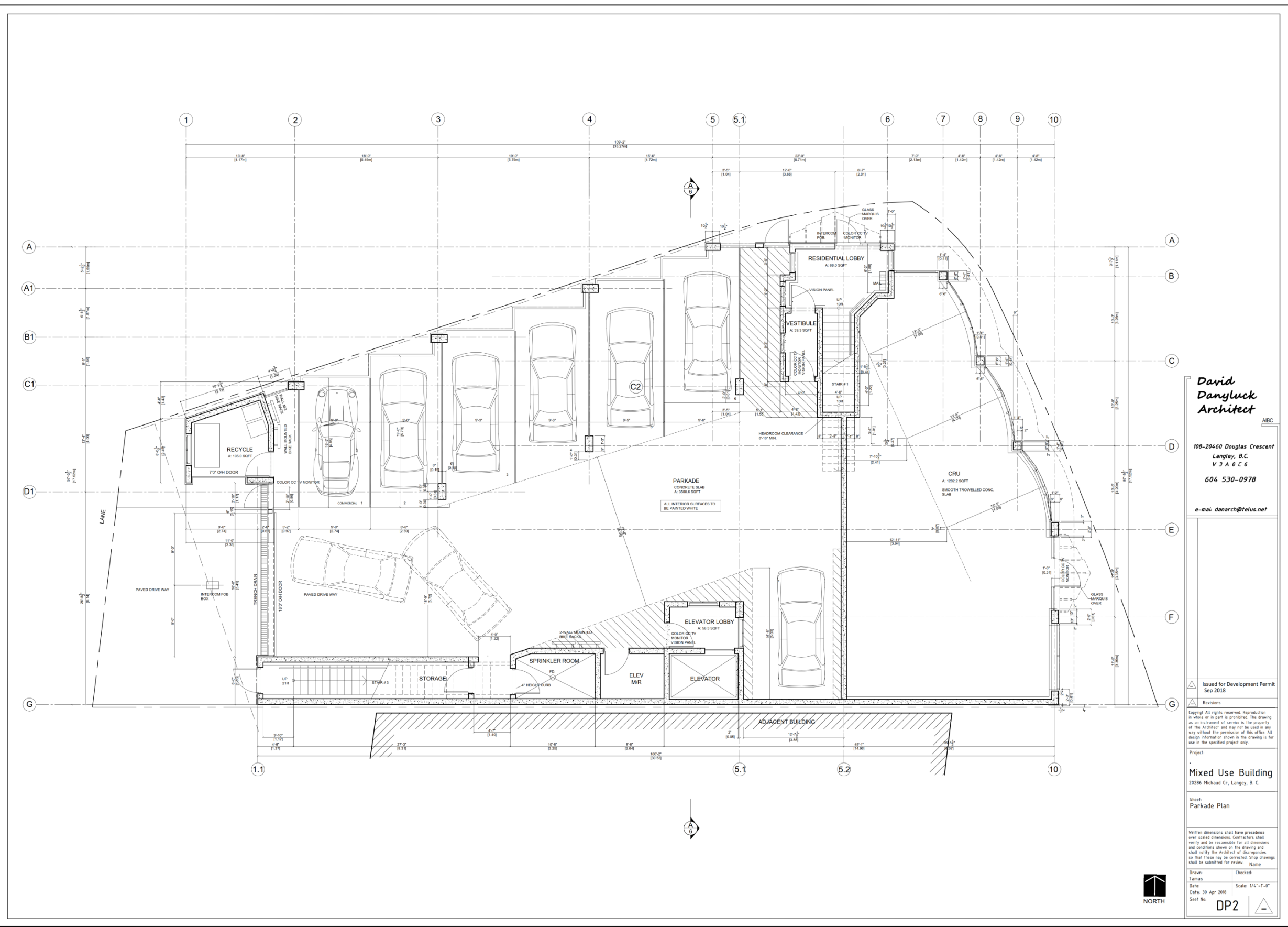
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The proposed development will feature 3 levels of Residential living over a Ground level Commercial Unit. Being a very constrained site, and in order to make this an economically viable development we are requesting 2 Variances: Reduction of the setbacks from 1.8 m to 0 m to the front and exterior yard setbacks (this variance was approved in the DP of 2016.

Cash in lieu payment = \$22,500 for 3 deficient Commercial parking stalls.

**SITE PLAN**

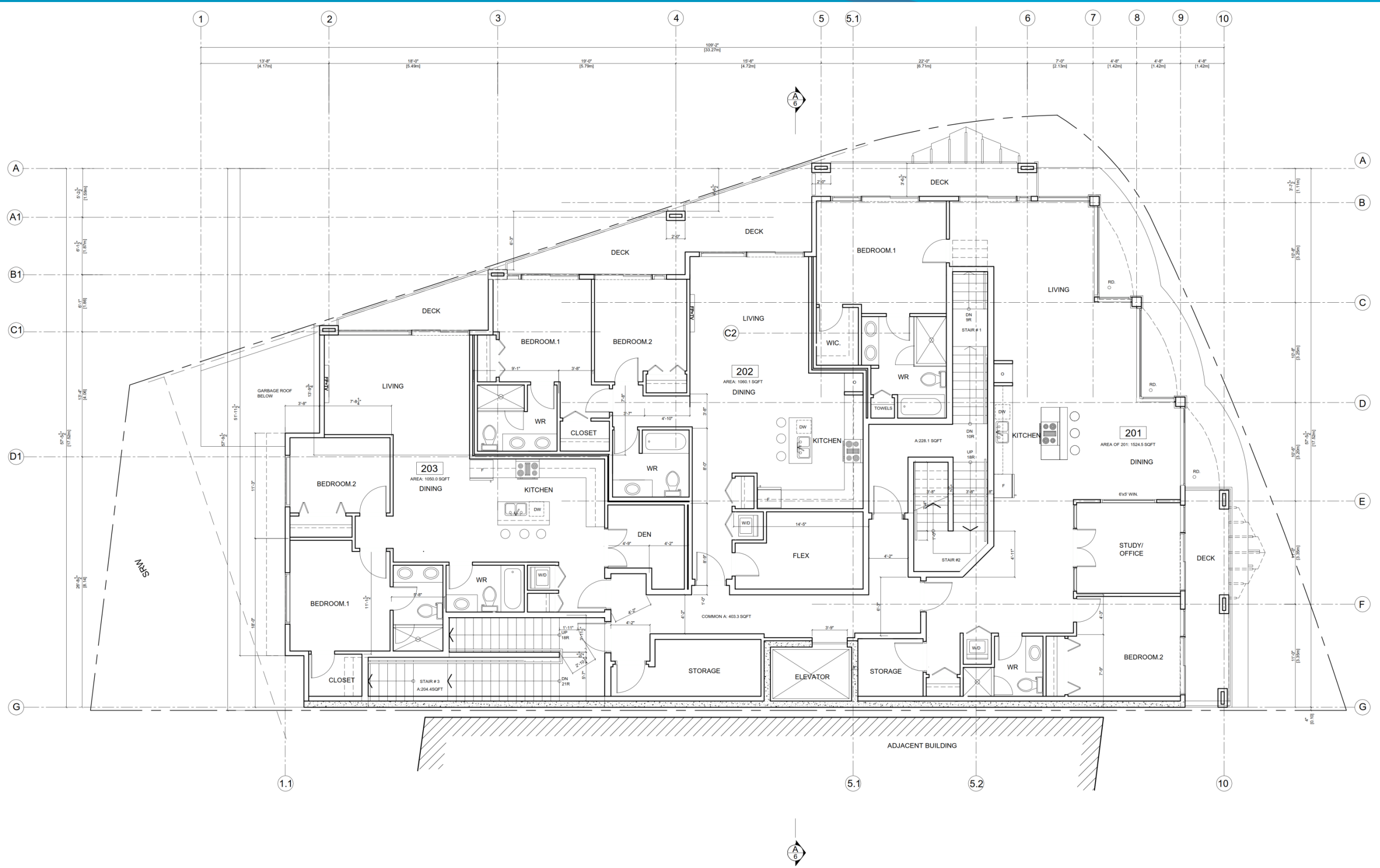


**David Danyluck Architect** AIBC

108-20460 Douglas Crescent  
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Parking is at grade totally secure under the building. The site, being small, constrained and of an odd shape can provide 6 stalls for Residential use and 1 stall for Commercial use totaling 7 spaces. Entry for Residential use is from Michaud Crescent, entry to the Commercial space is from 203 Street. At grade Parking access is from the Lane off Michaud Crescent.

# PARKING/ COMMERCIAL PLAN



David  
Danyluck  
Architect

AIBC

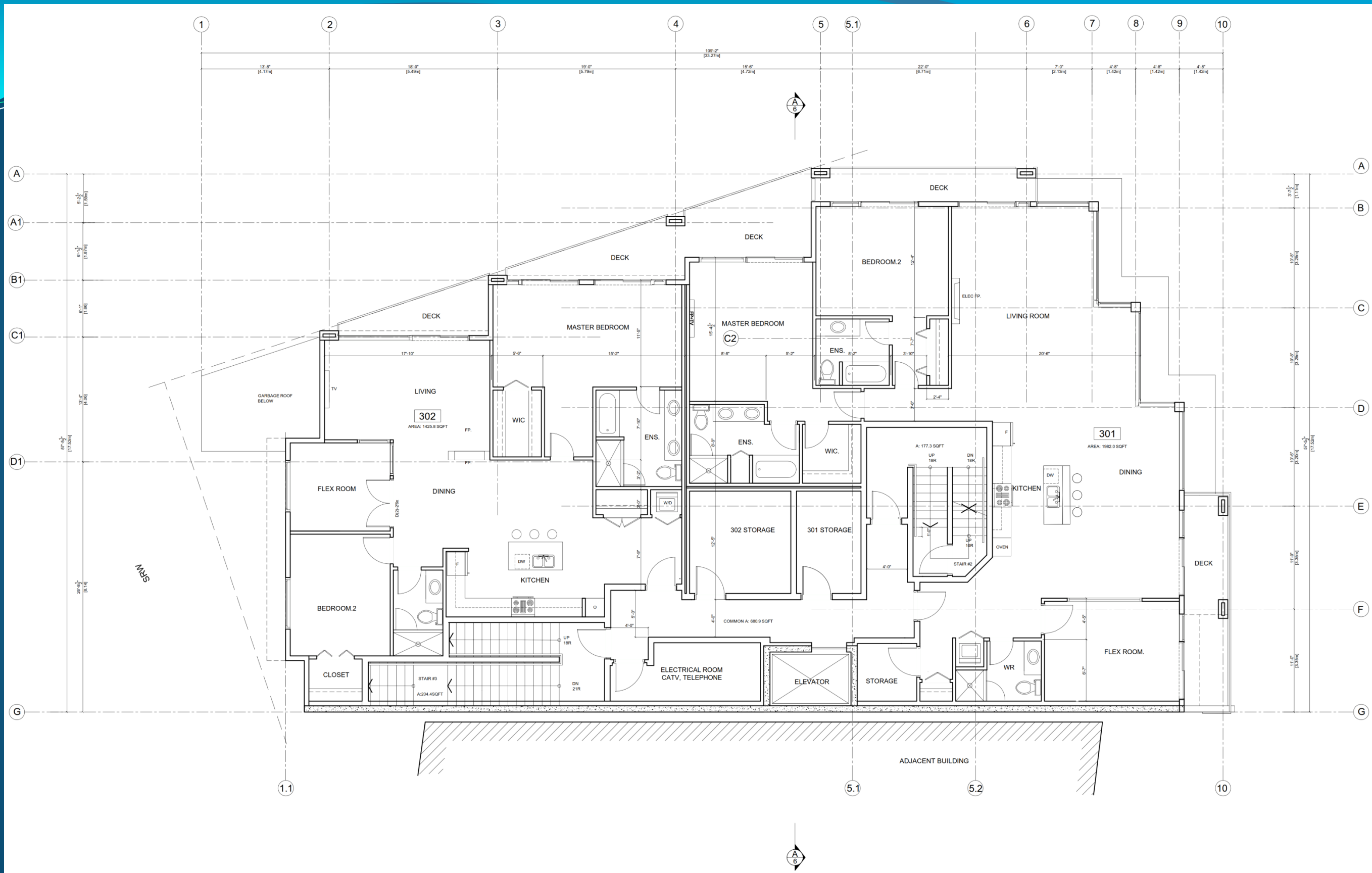
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2<sup>nd</sup> Floor Plan has 3 Units, 2 Bedrooms

2<sup>ND</sup> FLOOR PLAN





**David  
Danyluck  
Architect**

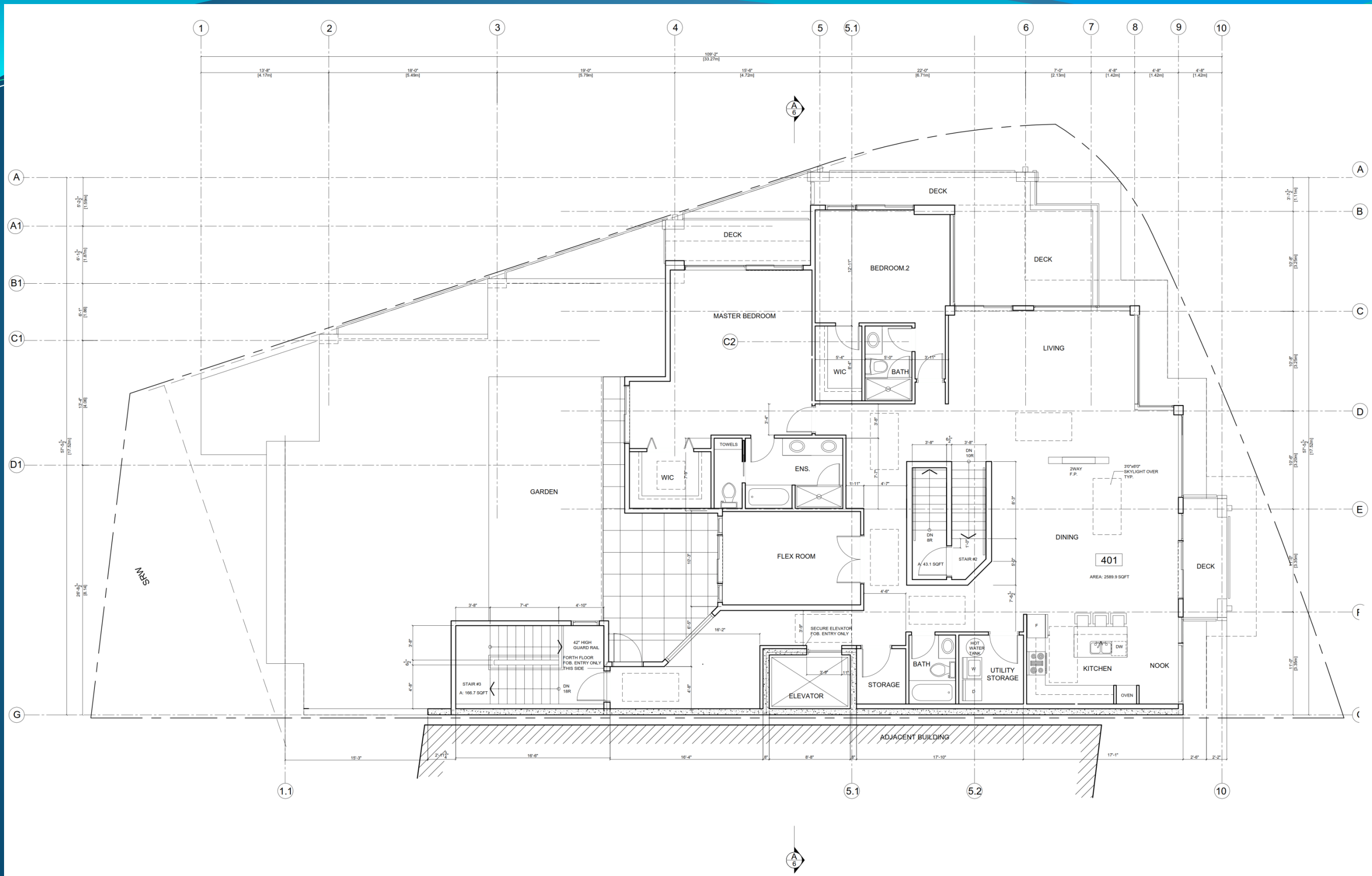
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3<sup>rd</sup> Floor Plan has 2 Units, 2 Bedrooms





**David  
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Architect**

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4<sup>th</sup> Floor 2 Bedroom Penthouse Unit has a roof Deck and a Roof Garden  
Unit size varies from 1050 to 2590 sq. ft. All Units have large decks facing East and North

**4TH FLOOR PLAN**



#### COLOR CHART OF CEMENT PANEL SIDING

	EQUITONE NATURAL N 162
	EQUITONE NATURAL NU 861
	EQUITONE TECTIVA TE 60
	EQUITONE NATURAL N 331
	WINDOW FRAMES, RAILINGS BLACK TYP

203 Street Elevation and Lane Elevation The shape of the property determined the shape of the building-exaggerated stepping at the street corner ties the land, streetscape and building into a single entity.

David  
Danyluck  
Architect

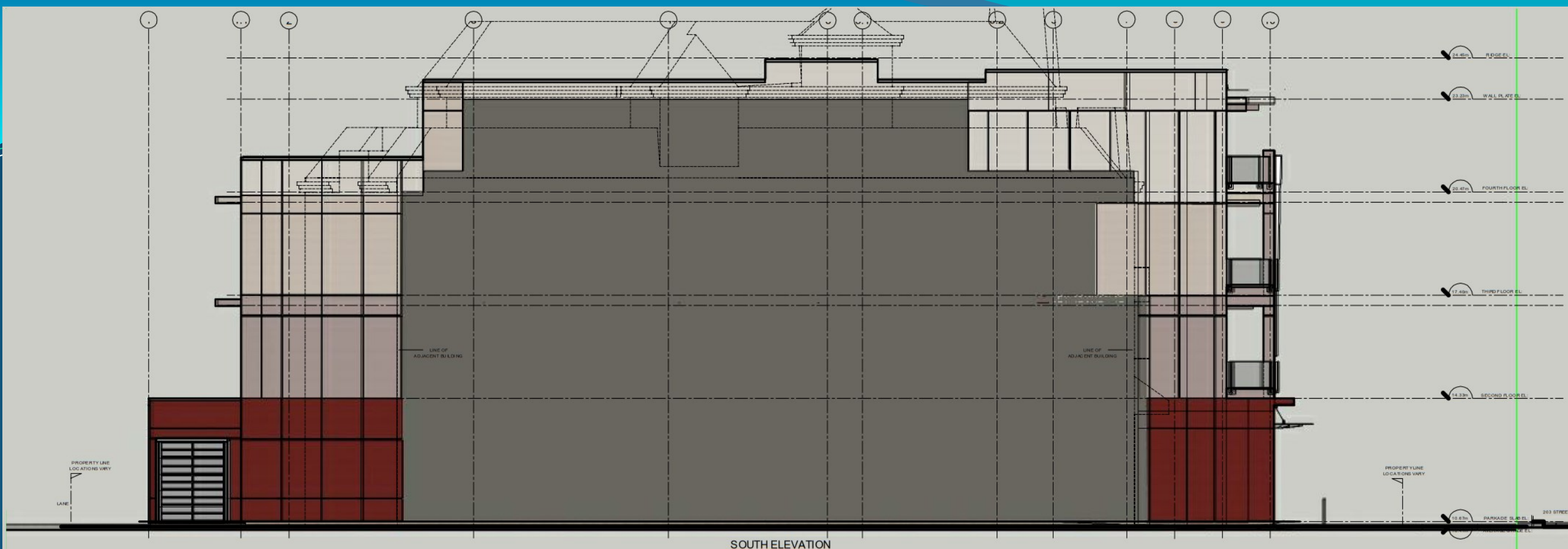
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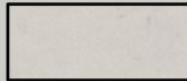
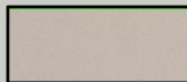
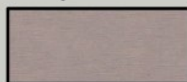
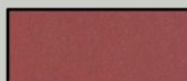
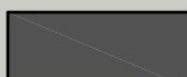


Michaud Crescent Elevation  
Colors chosen are inspired from colors of a dried flower petal in the same sequence as presented on the building. Hint of Art Deco in the facades—Adjoining triangular shapes expressed in 2 colours5 Long, tapered, façade mounted back lit Torches.2 Glass triangulated Marquis over the Residential and Commercial entries.



SOUTH ELEVATION

COLOR CHART OF CEMENT PANEL SIDING

-  EQUITONE NATURAL N 162
-  EQUITONE NATURAL NU 861
-  EQUITONE TECTIVA TE 60
-  EQUITONE NATURAL N 331
-  WINDOW FRAMES, RAILINGS, BLACK TYP



NORTH ELEVATION (MICHAUD CRESCENT)

*David  
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604 530-0978

NORTH AND SOUTH ELEVATIONS



## **Crime Prevention Through Environmental Design (CPTED) Principles**

### **Natural Surveillance:**

- Clear viewing points from the residential unit windows, balconies, lobby and parkade (inside and outside)
- Secure under-building parking for Residents and CRU
- Street lighting will evenly illuminate all public areas

### **Natural Access Control:**

- There is 1 clearly defined secure main entry on Michaud Crescent
- Exit doors from the building have access only from the interior side
- The tenant parkade access is gated and FOB controlled by residents and for visitors

### **-Territoriality:**

- Clearly defined residential spaces are expressed by large windows and balconies overlooking the streets

### **Maintenance and Management:**

It is recommended that the owner initiate programs such as:

- Building maintenance program to repair/ remove any vandalism or graffiti within 48 hours
- Community spirit programs such as Block Watch which will heighten the sense of home



LIAHONA  
SECURITY

## **Project Sustainability Principles**

### **Bike parking:**

- 4 tenant bike stalls provided in the parkade

### **New Energy Code Requirements:**

- The building will meet or exceed all new energy/ASHRAE code requirements

### **Exterior Lighting:**

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

### **Heat Island Effect:**

All parking is under the building, limiting the amount of surface asphalt to the Lane

A roof garden/ landscape area will be provided on the 4<sup>th</sup> floor level to reduce heat island effect

### **Water Conservation:**

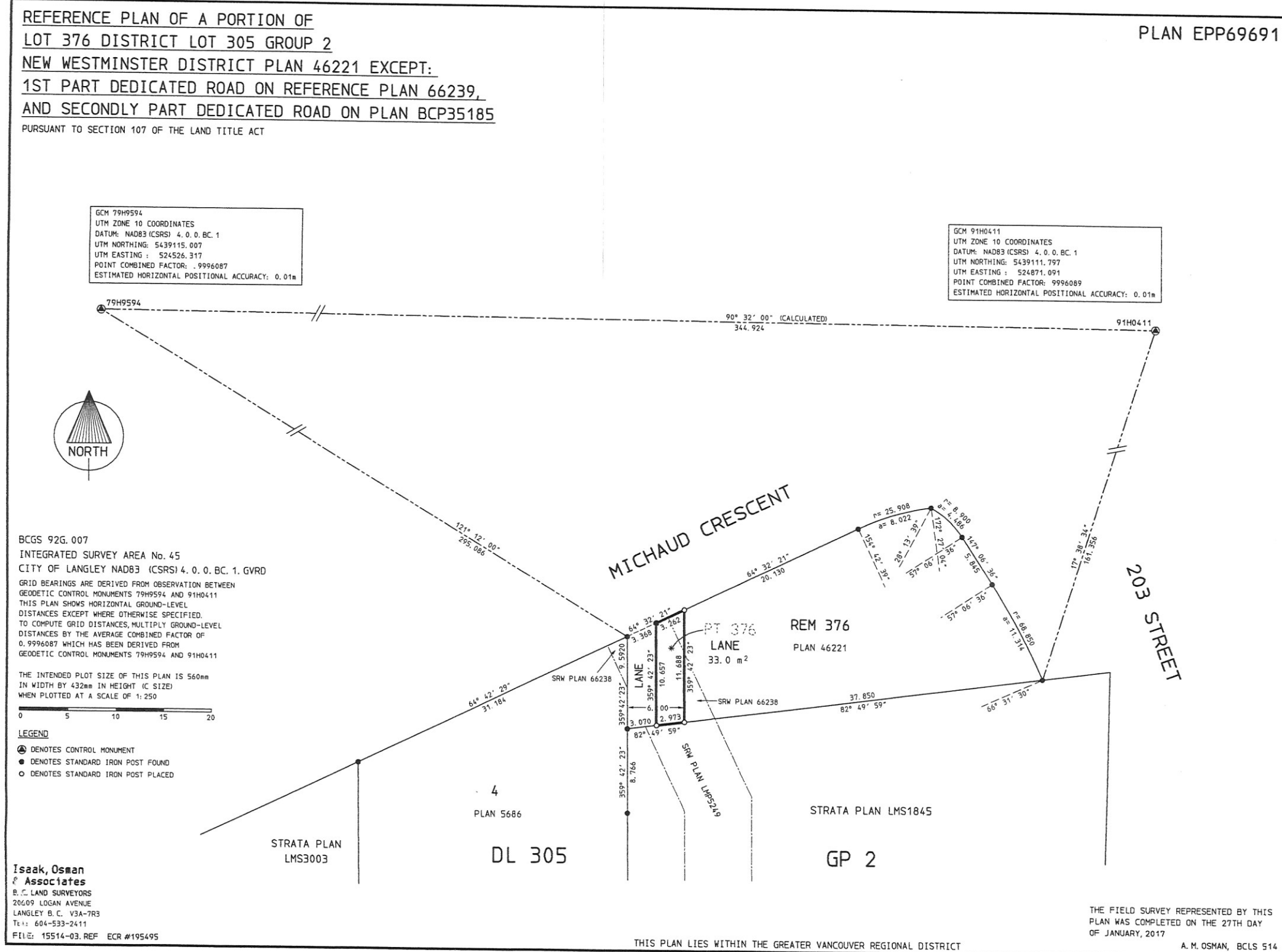
- Ultra-low flush or dual flush toilets
- Roof garden uses irrigation system with central control and rain sensors



LIAHONA  
SECURITY

Incorporated into the design are several CPTED recommendations from our security consultant Liahona. In the consultant's opinion the revised proposal with the security strategies incorporated will be a Positive Activity Generator that will relate well to the on-site property, immediate adjacencies and the surrounding ¼ km area of CPTED influence.

# CPTED AND SUSTAINABILITY PROVISIONS



The Owner dedicated last year a portion of the property for Lane upgrading off Michaud, further reducing the site size and creating more design restrictions, in particular on-site parking. The City will receive \$83,700 in off-site works, \$93,436 in DCC's, \$12,000 CAC's and \$22,500 cash in lieu of parking fees with this DP application.

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ROAD DEDICATION AT LANE





**David  
Danyluck  
Architect**

AIBC

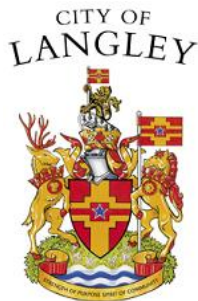
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V 3 A 0 C 6*

**604 530-0978**

In closing, we believe the presence of this mixed-use building will be a positive and attractive addition to the City of Langley's Downtown Master Plan success.

**NORTH-EAST 3D RENDERING**





## MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 25, 2018

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
R. Bomhof, Director of Engineering, Parks and Environment  
P. Kusack, Deputy Corporate Officer

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

- a. Adoption of the June 25, 2018 Regular Agenda

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the June 25, 2018 agenda be adopted as circulated.

CARRIED

### 2. **COMMITTEE OF THE WHOLE**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT Council commence Committee of the Whole.

CARRIED

- a. 2017 Annual Report

Mayor Schaffer invited the public to comment on the 2017 Annual Report.  
There were no speakers.

- b. Bylaw No. 3056 - Road Closure Bylaw  
5423, 19900, 19910, 19920 and 19930 Brydon Crescent

Mayor Schaffer invited the public to comment on Bylaw 3056, Road Closure Bylaw.

There were no speakers.

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the Committee of the Whole rise and report.

CARRIED

### 3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from June 11, 2018

MOVED BY Councillor Martin  
SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on June 11, 2018 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from June 11, 2018

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

THAT the minutes of the special (pre-closed) meeting held on June 11, 2018 be adopted as circulated.

CARRIED

- c. Public Hearing Minutes from June 11, 2018

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

THAT the minutes of the Public Hearing held on June 11, 2018 be adopted as circulated.

CARRIED



**4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

a. 2017 Annual Report

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT the 2017 Annual Report be approved.

BEFORE THE QUESTION WAS CALLED the Chief Administrative Officer noted that the report provides an overview of the progress that was made on the City's strategic initiatives in 2017.

Council thanked staff for a thorough report and for providing a snapshot of where the tax dollars are being spent. It is a good indicator of the services being provided to residents.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3056

Final reading of a bylaw to close and remove the dedication of a portion of highway adjacent to 5423, 19900, 19910, 19920 and 19930 Brydon Crescent dedicated by Plan 56234

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT the bylaw cited as "Road Closure Bylaw No. 3056, 2018" be read a final time.

BEFORE THE QUESTION WAS CALLED it was noted that staff are looking at options to provide pedestrian access to the parkland behind the development and will advise the options at a future meeting.

THE QUESTION WAS CALLED and same was

CARRIED

**5. DELEGATIONS**

a. Brady Lumsden  
Weekend Fuelbag

Mr. Lumsden introduced himself and provided information about the effects that poverty has on community. In grade 9, he learned that poverty existed in the community and in schools when a friend of his told him he was struggling to get food. Many schools provide breakfast and lunch, but nothing on the weekends or during spring and summer breaks. To fill the gap and tackle the effects of poverty in his school, he and his cousins

started Weekend Fuelbag in 2016. They went door to door to businesses asking for donations. Since then they have raised \$80,000 and are helping 80 kids every day of the year. Their goal is to enable students to take the first step to overcoming poverty, become healthier, attend school and learn which will provide an opportunity to get a better education and later a good job. Another goal is to inspire people to create change. Everyone can have their voice heard. Their mission is to allow students to make the change and then inspire others to make changes in the world, making it a better world to live in.

Mr. Lumsden asked Council and the public at large to create change. He advised that HD Stafford Middle School has 20 students on the program, costing about \$200 per week. He asked Langley City to sponsor the school.

Mr. Lumsden was invited to complete and submit a Community Grant application for City funding. He was further encouraged to contact local service groups like Rotary and the Soroptimists as they may have funding to contribute. It was also noted that youth in need can go to Encompass to be connected with services.

When asked about expanding to more schools, Mr. Lumsden advised that he has a waitlist of 35 students from the schools that they currently serve. In order to expand to more schools, he would need to secure more funding.

Next year, in an effort to make the program self-sustainable, Mr. Lumsden plans to work with individual school leadership clubs to teach them how to order and get the food and put the meals together for their students and he will focus his efforts on raising funds and sponsorships.

Weekend Fuelbag website: [www.weekendfuelbag.ca](http://www.weekendfuelbag.ca) and phone number 604-716-7871.

## **6. COMMUNITY SPOTLIGHTS**

- a. Rosemary Wallace  
Terry Fox Run Committee

Ms. Wallace started by thanking Brady Lumsden for all the work he does in the schools to fight poverty.

The Terry Fox Committee is looking to the City to put a team together for this year's Run and to come out to be part of the event. She provided the background about how the Run started and the efforts of Terry Fox.

The Run will take place on Sunday, September 16<sup>th</sup> at Douglas Park. She encouraged Council to support the cause by challenging them, and City staff to put together teams. She noted there is no entry fee and the committee can supply promotional materials and pledge forms. If the

public want to contribute another way, there are many volunteer opportunities on Run day.

For every dollar raised, 82 cents goes to research. Go to [www.terryfox.org](http://www.terryfox.org) and register a team today.

Councillor van den Broek accepted the challenge and will put a City team together.

## 7. **MAYOR'S REPORT**

### a. Upcoming Meetings

Regular Council Meeting – July 9, 2018

Regular Council Meeting – July 23, 2018

### b. Metro Vancouver Update - Councillor Storteboom

There's a global shift underway and Metro Vancouver wants to be a part of it! It is a new way of doing business and developing policy with an approach that eliminates the very concept of waste. It's called the 'Circular Economy.'

What may have been common sense to previous generations is being reconsidered by keeping resources in use for as long as possible, extracting the maximum value from them when they are in use and then recovering and regenerating the products and materials at the end of each service life.

Also, designing production and consumption systems that produce little or no waste, from the start, a circular economy keeps materials and products at their highest and best use or value for as long as that is materially possible.

Innovative ideas about recycling, reusing and repurposing are generating new strategies from the playroom to the boardroom. Please check out what is being said about the Circular Economy online.

Now that Summer has arrived, it's a good time to remind everyone about Metro Vancouver's many regional parks. This summer visitors are welcome to investigate the natural beauty of our parks for themselves plus, there are many organized programs and presentations being made available through FREE online registration.

In particular, the Campbell Valley Regional Park's Country Celebration is a favourite of mine. This national award winning fair will be on September 8 & 9 with special attractions that include: live animals, homesteader demonstrations, a vibrant marketplace, food trucks, live music and a quest for adventure in a giant straw maze. Please provide a small donation for admission to this wonderful event.

For more information about our regional parks please go to the Metro Vancouver website and click on the Regional Parks Program Guide.

### c. Library Happenings - Councillor Martin

The library was on board for Seniors Week with two popular events, including a chance to experience virtual reality. The program was booked

solid, with the underwater experience being by far the most popular choice. The participants were astonished by the immersion and realism of all the available themes. An older woman with very limited vision was completely enthralled with the underwater experience because she could actually see it! She remarked that this was a “wonderful experience for a visually impaired person.”

FVRL is now offering CELA, the Centre for Equitable Library Access, for a one year pilot. CELA is a collection of items in accessible formats, including downloadable titles, DAISY books, print and electronic braille, and e-text newspapers and magazines for Canadians with perceptual disabilities.

Coming up next is Summer Reading Club! Move, groove, and prove that you can make a Motion Commotion this summer when you join FVRL’s 2018 Summer Reading Club. There is a club for everyone in the family! Sign up starts June 13 and continues throughout the summer. Please see [www.fvrl.ca](http://www.fvrl.ca) for full program listings.

**Breastfeeding Circle** - Wednesdays, June 27 and July 4, 10am–11:30am  
Drop in for a relaxing and safe place to ask questions and share breastfeeding experiences. The circle will feature short information sessions on a variety of topics. Offered in partnership with Fraser Health.

**Wednesday Wonders** - Wednesday, June 27, 11-12 pm

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

**Library and Friends at the Farmers Market (at KPU)** - Wednesday, June 27, 12-4:30 pm

Visit our table at the Langley Community Farmers Market to learn more about the library and our Friends group, test out Playground items like ukuleles and telescopes, as well as browse our book sale.

**Norden the Magician** - Friday, July 13, 11-11:45 am

Join Master Magician Norden for a show filled with amazing tricks, tons of gags, and lots of laughs!

The City of Langley Library recently played host to one of the true wonders of nature: the transformation of caterpillars to butterflies. Customers of all ages were fascinated to watch the life cycle of these beautiful creatures unfold before their very eyes. The culmination came when more than 100 customers met staff at the library to make butterfly masks, and then joined in a grand procession up the street to Douglas Park. There was a short ceremony where everyone sent up a wish for the butterflies to take away, and then staff set the butterflies free to the delight of everyone who gathered!

A short video of the event was played.

d. Discover Langley City - Councillor Albrecht

**Website Overview**

July will be solely focused on the website, completing revisions and updating images, content, and new videos. We will also continue to focus on driving traffic to the website through social media and attending DLBA events, while also encouraging people to sign up for the e-newsletter.

**Social Media**

Instagram continues to be our top social media outlet. As of mid-June, we have grown to 924 followers (an increase of 187 from middle of May) with 660 user generated images (an increase of 180 from middle of May) using the #discoverlangleycity hashtag. Monday, May 14th, kicked off our summer Facebook/Instagram campaign, Summer Fun in the City where our followers to have a chance to win \$250 downtown dollars! The goal is to increase our followers, building awareness of DLC on social media, promote Langley City as a new tourism destination, showcase all types of activities for travellers/locals of all ages, and to grow user generated content on Instagram.

**One Year Tactical Plan**

Logistical planning with partners for the 2019 Parkour event has slowly begun. DLC is waiting on some information from the City in terms of "metal concerns" with the power lines at the park, once we have the information we will be able to begin our event layout and planning. We have received one co-operative marketing program application and are in the final stages of reviewing. This new experience was initiated from the Coast hotel, Cascades Casino, Match and Chaberton Winery. The funding request on the application was for DLC to cover transportation. Packages booked at the hotel will receive GC's to Match, Casino play, round trip transportation, one-night hotel stay, and a GC towards a purchase at the winery. DLC has also in talks with another application for a January 2019 event which includes the Coast hotel, and 2 retail stores. More info to follow.

DLC was approved for the Canada Student Jobs Program and we are happy to share we have filled the 8-week summer position of "Brand Ambassador". Lisa will be joining DLC starting on Tuesday, July 3rd and work with us until Tuesday, August 28th. She will be contributing to stakeholder engagement, assisting in writing new website content, photography, social media, and visitor servicing for the summer! Be sure to come by and say hello during the DLBA events as DLC will be attending all day events!

e. Langley City Video Spotlight "Dancing in the Park" - Mayor Schaffer  
Langley City is the Place to Be - for families, adults and seniors alike. You'll find everything you need here. There is so much to do and see, and to showcase the variety of opportunities available, the City has developed a video spotlights series to promote what Langley City has to offer. Each video snippet is approximately 1-2 minutes long, and at every Council meeting, one will be revealed until all have be released.

Today, we will be watching – Dancing & Movie in the Park

Summer Movies in the Park series will start on June 29. Bring your chairs or a blanket, play some games, and meet new friends. Activities begin at 7:30pm and the movie screening Jumanji: Welcome to the Jungle (PG) begins at 9:15pm. Bring your own snacks or buy food at the concession.

The next Dancing & Movie in the Park event is July 6. Dancing starts at 7:00pm, and Dirty Dancing (14A) will start at 9:00pm.

Now, let's watch the next video spotlight with all of Council for the first time, and learn why Langley City is "the Place to Be."

## 8. **BYLAWS**

- a. Bylaw 3050 - Zoning Amendment Bylaw  
Final reading of a bylaw to amend the Zoning Bylaw to accommodate a 3 storey, 64 unit townhouse complex located at 5453 198 Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue

MOVED BY Councillor Arnold  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 144, 2018, No. 3050" be read a final time.

### **CARRIED**

1. Development Permit No. 01-18  
5453 198th Street, 19728, 19738, 19752, 19762 and 19780 55 Avenue

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

THAT Development Permit Application DP 01-18 to accommodate a 3 storey, 64 unit townhouse complex located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

### **CARRIED**

- b. Bylaw 3061 - Zoning Amendment Bylaw  
First and second reading of a bylaw to rezone the properties located at 19727, 19737, 19755 and 19763 55 Avenue from RS1 Single Family Residential Zone to CD57 Comprehensive Development Zone to accommodate a 36 unit, 3 storey townhouse development

MOVED BY Councillor Martin  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw, 1996, No. 2100, Amendment No. 148, 2018, No. 3061" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw, 1996, No. 2100, Amendment No. 148, 2018, No. 3061" be read a second time.

BEFORE THE QUESTION WAS CALLED the Mayor invited Councillor Arnold to review the Advisory Planning Commission comments on the project. Councillor Arnold advised that the APC supported the project.

THE QUESTION WAS CALLED and same was

CARRIED

- c. Bylaw 3068 - Zoning Amendment Bylaw  
First and second reading of a bylaw to rezone the properties located at 20105, 20109, 20119 and 20129 53A Avenue from RS1 Single Family Residential Zone to CD60 Comprehensive Development Zone to accommodate a 48 unit, 4 storey condominium apartment

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw 1996, no. 2100 Amendment No. 151, 2018, No. 3068" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, no. 2100 Amendment No. 151, 2018, No. 3068" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Arnold advised that the APC supported the project.

THE QUESTION WAS CALLED and same was

CARRIED

- d. Bylaw 3072 - Zoning Amendment  
First and second reading of a bylaw to rezone the properties located at 5471 and 5481 199A Street from RS1 Single Family Residential Zone to CD61 Comprehensive Development Zone to accommodate a 13 unit, 3 storey townhouse development

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT the bylaw cited as the “Zoning Bylaw, 1996, No. 2100 Amendment No. 152, 2018, No. 3072” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw, 1996, No. 2100 Amendment No. 152, 2018, No. 3072” be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Arnold advised that the APC supported the project.

THE QUESTION WAS CALLED and same was

CARRIED

- e. Bylaw 3074 - Zoning Amendment Bylaw  
First and second reading of a bylaw to designate an un-zoned portion of road located adjacent to the lane off 204th Street and Park Avenue to C1 Downtown Commercial Zone

MOVED BY Councillor Pachal  
SECONDED BY Councillor van den Broek

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 153, 2018, No. 3074” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 153, 2018, No. 3074” be read a second time.

CARRIED

Mayor Schaffer noted that a major review of the City’s Zoning Bylaw will be done in 2019 and as part of that process, tandem parking for multi-family developments will be reviewed.

- f. Bylaw 3070 - Animal Control Bylaw Amendment  
Final reading of a bylaw to amend the Animal Control Bylaw, 2006, No. 2622 with respect to the definition of 'run at large'

MOVED BY Councillor Pachal  
SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Animal Control Bylaw, 2006, No. 2622, Amendment No. 5, 2018, No. 3070” be read a final time.

CARRIED



- g. Bylaw 3071 - Municipal Ticketing Information Bylaw Amendment (Animal Control Bylaw)  
Final reading of a bylaw to amend the Animal Control Bylaw schedule in the Municipal Ticket Information System Bylaw

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 12, 2018, No. 3071" be read a final time.

CARRIED

9. **ADMINISTRATIVE REPORTS**

- a. 2017 Council Remuneration & Financial Information Act

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

BEFORE THE QUESTION WAS CALLED the Director of Corporate Services noted that the report is required under provincial legislation.

THE QUESTION WAS CALLED and same was

CARRIED

- b. Traffic Calming on Grade Crescent fronting HD Stafford Middle School

MOVED BY Councillor Pachal  
SECONDED BY Councillor van den Broek

THAT Council endorse the traffic calming concept plan on Grade Crescent fronting HD Stafford Middle School.

CARRIED

**10. NEW AND UNFINISHED BUSINESS**

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

**11. ADJOURNMENT**

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the meeting adjourn at 7:57pm

CARRIED

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MAYOR

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CORPORATE OFFICER



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

Monday, June 25, 2018  
5:36 p.m.  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
R. Bomhof, Director of Engineering, Parks and Environment  
P. Kusack, Deputy Corporate Officer

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

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

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

(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.

**CARRIED**

### 2. **ADJOURNMENT**

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the Special (pre-closed) Council meeting adjourn at 5:37pm

CARRIED

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MAYOR

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CORPORATE OFFICER



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 148, 2018, BYLAW No. 3061  
DEVELOPMENT PERMIT APPLICATION DP 06-18**

To consider a Rezoning Application and Development Permit Application by 55 Avenue Holdings Inc. to accommodate a 3-storey, 36-unit townhouse development.

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

**Background Information:**

<b>Applicant:</b>	55 Avenue Holdings Inc.
<b>Owner:</b>	55 Avenue Holdings Inc., 1103300 BC Ltd.
<b>Civic Addresses:</b>	19727, 19737, 19755, 19763 -55 Avenue
<b>Legal Description:</b>	Lots 1,2,3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439
<b>Site Area:</b>	4,550 m <sup>2</sup> (1.124 acres)
<b>Lot Coverage:</b>	50.8%
<b>Total Parking Required:</b>	72 spaces ( plus 7 designated visitor spaces)
<b>Total Parking Provided:</b>	72 spaces (plus 7 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD57 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$688,725 (City: \$448,472, GVS&DD: \$147,308, SD35: \$20,945)
<b>Community Amenity Charge:</b>	\$72,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 148**

**BYLAW No. 3061**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD57) and to rezone the property located at 19727, 19737, 19755, 19763 -55 Avenue 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. 148, 2018, No. 3061”.

**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 – 57 (CD57) Zone: immediately after Comprehensive Development -56 (CD56) Zone:

**“BBB. CD57 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 36-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 CD57 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-523-618  
Lot 1, Section 3, Township 8, New Westminster District, Plan 19625
- (b) PID: 010-523-634  
Lot 2, Section 3, Township 8, New Westminster District, Plan 19625
- (c) PID: 010-523-677  
Lot 3, Section 3, Township 8, New Westminster District, Plan 19625
- (d) PID: 002-324-733  
Lot 4, Section 3, Township 8, New Westminster District, Plan 12439

### 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 31 pages and dated April 16, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 06-18.

### 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 twenty fifth day of June, 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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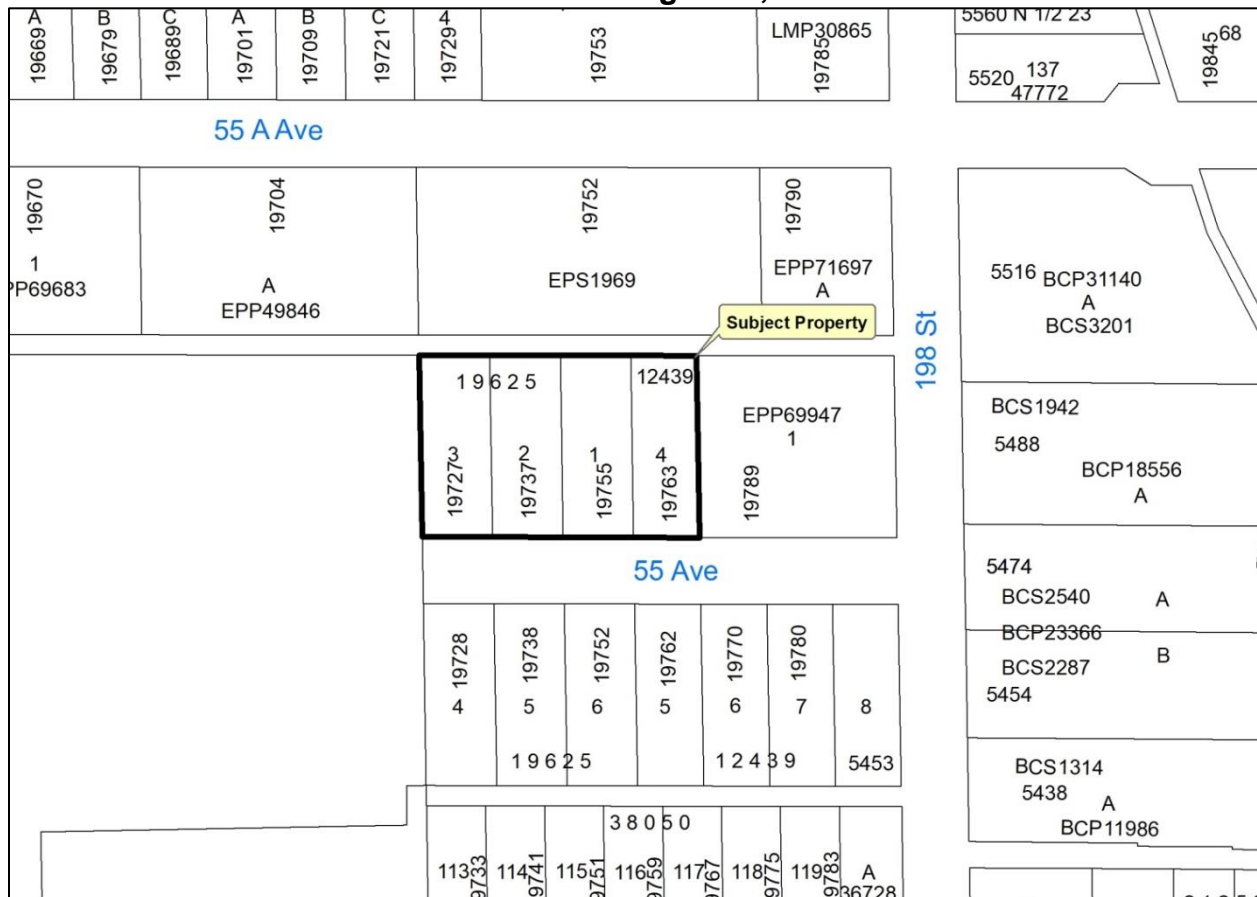
***CORPORATE OFFICER***





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

**Civic Address:** 19727, 19737, 19755, 19763 – 55 Avenue  
**Legal Description:** Lots 1, 2, 3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439  
**Applicant:** 55 Avenue Holdings Inc.  
**Owner:** 55 Avenue Holdings Inc., 1103300 BC Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 06-18/  
Development Permit Application DP 06-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: May 29, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 06-18 and Development Permit Application DP 06-18 to accommodate a 36-unit, three-storey townhouse development located at 19727, 19737, 19755, 19763 – 55 Avenue 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 a Rezoning Application and Development Permit Application by 55 Avenue Holdings Inc. for a 36-unit, three storey townhouse development.

## POLICY:

The subject properties are designated “Medium 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>	55 Avenue Holdings Inc.
<b>Owner:</b>	55 Avenue Holdings Inc., 1103300 BC Ltd.
<b>Civic Addresses:</b>	19727, 19737, 19755, 19763 – 55 Avenue
<b>Legal Description:</b>	Lots 1, 2, 3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439
<b>Site Area:</b>	4,550 m <sup>2</sup> (1.124 acres)
<b>No. of Units:</b>	36 units
<b>Density:</b>	79.1 units/ha (32.0 units/acre)
<b>Lot Coverage:</b>	50.8%
<b>Building Height:</b>	3 storeys
<b>Total Parking Required:</b>	72 spaces plus 7 visitor spaces
<b>Total Parking Provided:</b>	72 spaces plus 7 visitor spaces
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD57 Comprehensive Development
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$688,725 (City: \$448,472, GVS&DD: \$147,308, SD35: \$20,945)
<b>Community Amenity Charge:</b>	\$72,000
<b>Exterior Finishes :</b>	Brick facing, Hardie siding and panels, pvc panels

### Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 19727 to 19763 55 Avenue**. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Design and construct a half-width road on 55 Avenue along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m); including pavement, barrier curb and gutter, 1.5m wide sidewalk, boulevard, street lighting, street trees and storm drainage. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City.
2. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
3. 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".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
5. Primary vehicular access to the site will be from the laneway north of the site.
6. 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.
7. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense.
8. All existing site services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

9. Undergrounding of the existing overhead Hydro and TELUS is required along the 55 Avenue site frontage.
10. 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.
11. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55 Avenue and the lane, and must apply to applicable regulatory approvals.
12. 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.

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

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

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

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

3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required 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 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 proposed 36-unit, three storey townhouse development is intended to fill the existing gap between townhouse development site currently under construction and Huntsfield Green townhouse complex, at the west end of 55 Avenue. Situated on the site of four existing single family homes, the project is laid out with a north-south 8m wide internal laneway providing vehicular access to the City lane at the rear (and emergency access to 55 Avenue) and a single east-west lane for interior access only. Seven building blocks are arranged to frame the perimeters of the site. Four of the buildings feature side by side garages while the other three have tandem garages.

The overall development accommodates varying unit types and sizes, including rooftop amenity decks for outdoor space , secured within each unit.. Exterior finishes include brick facing, hardie siding/ panels and pvc panels to achieve a contemporary urban effect.

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 June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$448,472 to City Development Cost Charge accounts and \$72,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



---

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

Concurrence:



---

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

Concurrence:



---

Rory Thompson, Fire Chief

*Attachment(s):*



CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 13, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Constable Lisa Cormier, Langley RCMP  
Kimberley Lubinich  
Ron Madsen  
Dan Millsip  
Kim Mullin

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development  
Roy Beddow, Deputy Director of Development Services & Economic  
Development

**Absent:** Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT the minutes for the May 9, 2018 Advisory Planning Commission  
meeting be received, as amended, to correct reference to 5491 -199A  
Street.

**CARRIED**

2) **DEVELOPMENT PERMIT APPLICATION DP 08-18- 20286**  
**MICHAUD CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced David Danyluck, David Danyluck Architects Inc. who presented the proposed application. Following discussion on building form and character, building setbacks, parking, landscaping, sustainability features, CPTED security measures and cash-in-lieu of parking provisions, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Millsip

That Development Permit Application DP 08-18 to accommodate a 4-storey mixed-use development located at 20286 Michaud Crescent be approved, including the proposed front and exterior side yard setback variances, and cash –in-lieu of 3 parking spaces, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

**CARRIED**

3) **REZONING APPLICATION RZ 06-18/DEVELOPMENT PERMIT**  
**APPLICATION DP 06-18- 19727, 19737, 19755, 19763-55 AVENUE**

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, parking, entry lighting, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 06-18/Development Permit Application DP 06-18 to accommodate a 36 unit, 3-storey townhouse development located at 19727, 19737, 19755, 19763-55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4) **REZONING APPLICATION RZ 08-18/DEVELOPMENT PERMIT  
APPLICATION DP 10-18- 20105, 20109, 20119, 20129-53A AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, community garden areas, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 08-18/Development Permit Application DP 10-18 to accommodate a 48 unit, 4-storey condominium apartment located at 20105, 20109, 20119, 20129 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5) **REZONING APPLICATION RZ 09-18/DEVELOPMENT PERMIT  
APPLICATION DP 11-18- 5471 & 5481 - 199A STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Amir Moosavi, Wensley Architecture Ltd., 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 Mullin

That Rezoning Application RZ 09-18/Development Permit Application DP 11-18 to accommodate a 13 unit, 3-storey townhouse development

located at 5471 and 5481-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the meeting adjourn at 9:15 P.M.

CARRIED

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

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

*Certified Correct*

# 36 UNIT TOWNHOUSE DEVELOPMENT

19727-19737-19755-19763, 55 AVENUE, LANGLEY



## CONTACT LIST:

### OWNER :

55 AVENUE HOLDING INC.  
7680 MONTANA ROAD  
RICHMOND, B.C. V7C 2K8  
TEL : 604 218 6051

### ARCHITECT :

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

### SURVEYOR:

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

### CIVIL ENGINEER :

HUB ENGINEERING INC.  
12992-76TH AVENUE  
SURREY, B.C. V3W 2V6  
TEL : 604 572 4326

### LANDSCAPE ARCHITECT:

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

## LIST OF DRAWINGS

- 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
- A-1.5 COLOURED ELEVATIONS
- A-1.6 EXTERIOR FINISH
- A-2.1a FLOOR PLANS - BLOCKS 1-2 (1ST & 2ND FLOOR)
- A-2.1b FLOOR PLANS - BLOCKS 1-2 (3RD FLOOR & ROOF PLAN)
- A-2.2 FLOOR PLANS - BLOCK 3
- A-2.3a FLOOR PLANS - BLOCK 4 (1ST & 2ND FLOOR)
- A-2.3b FLOOR PLANS - BLOCK 4 (3RD FLOOR & ROOF PLAN)
- A-2.4 FLOOR PLANS - BLOCK 5
- A-2.5a FLOOR PLANS - BLOCK 6 (1ST & 2ND FLOOR)
- A-2.5b FLOOR PLANS - BLOCK 6 (3RD FLOOR & ROOF PLAN)
- A-2.6a FLOOR PLANS - BLOCK 7 (1ST & 2ND FLOOR)
- A-2.6b FLOOR PLANS - BLOCK 7 (3RD FLOOR & ROOF PLAN)
- A-3.1 ELEVATIONS - BLOCKS 1-2
- A-3.2 ELEVATIONS - BLOCK 3
- A-3.3 ELEVATIONS - BLOCK 4
- A-3.4 ELEVATIONS - BLOCK 5
- A-3.5 ELEVATIONS - BLOCK 6
- A-3.6a ELEVATIONS - BLOCK 7
- A-3.6b ELEVATIONS - BLOCK 7
- A-4.1 BLOCKS 1-2 SECTIONS
- A-4.2 BLOCK 3 SECTIONS
- A-4.3 BLOCK 4 SECTIONS
- A-4.4 BLOCK 5 SECTIONS
- A-4.5 BLOCK 6 SECTIONS
- A-4.6 BLOCK 7 SECTIONS
- 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 - OPTED
- L0 LANDSCAPE KEY PLAN
- L1 TREE PLAN
- L2 SHRUB PLAN
- L3 LIGHTING / FENCE PLAN
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE SPECIFICATIONS



**F. ADAB  
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2	08-01-18	PREPARED FOR RECORDING & DP
1	04-16-18	ISSUED FOR RECORDING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727,19737,19755,19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

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

DATE:	NOV 2017	SHEET NO.:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	

**A-1.0**

## A-1.1





1



2



3



4



**F. ADAB  
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2	06-01-18	REISSUED FOR REZONING & DP
1	04-16-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727.19737.19755.19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

DRAWING TITLE:  
**AERIAL MAPS -  
CONTEXT PHOTOS**

DATE:	OCT 2017	SHEET NO.:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1903	

**A-1.2**



# **F. ADAB ARCHITECTS INC.**

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NO.	DATE	REVISION / ISSUED
2	08-01-18	REISSUED FOR REZONING & DP
1	04-16-18	ISSUED FOR REZONING & DP

**PROJECT TITLE:**  
36 UNIT TOWNHOUSE  
DEVELOPMENT  
19727-19737, 19755, 19763  
55 AVENUE, LANGLEY

**FOR:**  
55 AVENUE HOLDINGS INC.  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

**DRAWING TITLE:**  
SITE PLAN

**DATE:** OCT 2017 **SHEET NO:** A-1.3

**SCALE:** NTL

**DESIGN:** A.A.

**DRAWN:** A.A.

**PROJECT NO:** 1903







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3	08-01-16	REISSUED FOR REZONING & DP
1	04-10-16	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

## PROJECT TITLE:

**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727,19737,19755,19763  
55 AVENUE, LANGLEY

FOR:  
55 AVENUE HOLDINGS INC.  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

**DRAWING TITLE:**

### COLOURED ELEVATIONS

DATE: OCT 2017	SHEET NO:
SCALE: N/A	A-1.5
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1803	



### **Exterior Finishes and Colour**

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

Emphasis is given on rich urban elements with Brick being the dominant exposing material. Prefabricated panels and Hardie siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark and light grey panels, off-white siding and hazel oak wood colour as accent. Windows and railings are back resulting in further contrast between the exterior finishing materials.



**SOUTH ELEVATION - BLOCK 6**

### **EXTERIOR FINISHES**



**BRICK VENEER**  
EBONY BY MISSION



**HARDIE SIDING**  
SW 7004 SNOW BOUND  
BY SHERWIN WILLIAMS



**PVC SIDING**  
HAZEL OAK  
REF #6 BY SAGIPER



**HARDIE PANEL**  
SW 9163 TIN LIZZIE  
BY SHERWIN WILLIAMS



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NO.	DATE	REVISION / ISSUED
2	08-01-18	REBUILT FOR REVISION & DP
1	06-10-18	REBUILT FOR REVISION & DP

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
18727, 18737, 18756, 18783  
55 AVENUE, LANGLEY  
**FOR:**  
55 AVENUE HOLDINGS INC.  
7880 MONTANA RD.  
RICHMOND, B.C. V7C 2K5

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

DATE:	OCT 2017	SHEET NO:	
SCALE:	N/A		
DESIGN:	J.A.		
DRAWN:	J.A.		
PROJECT NO:	1803		

**A-1.6**





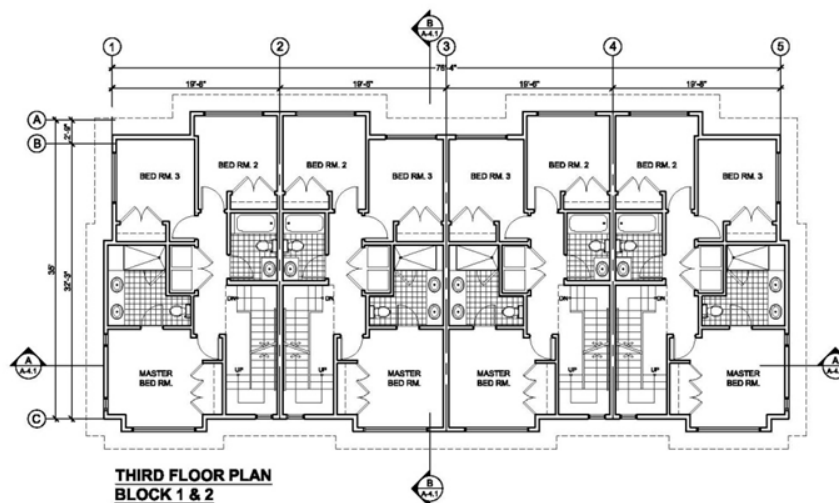
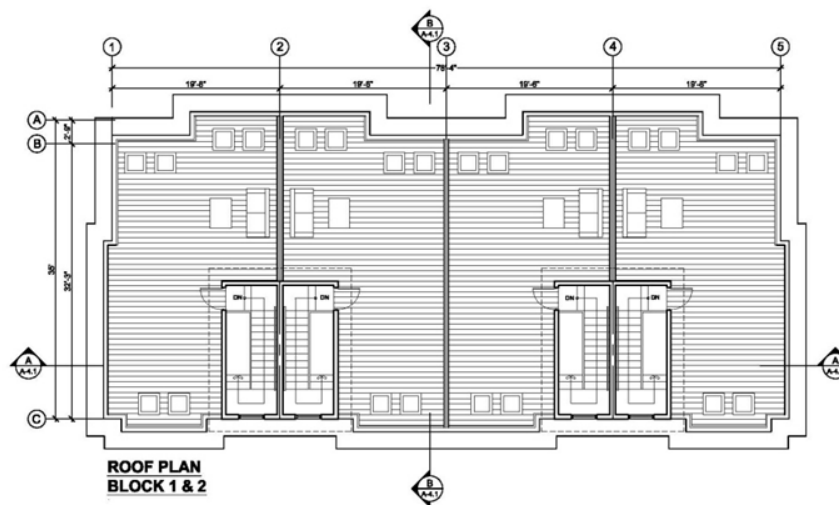
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

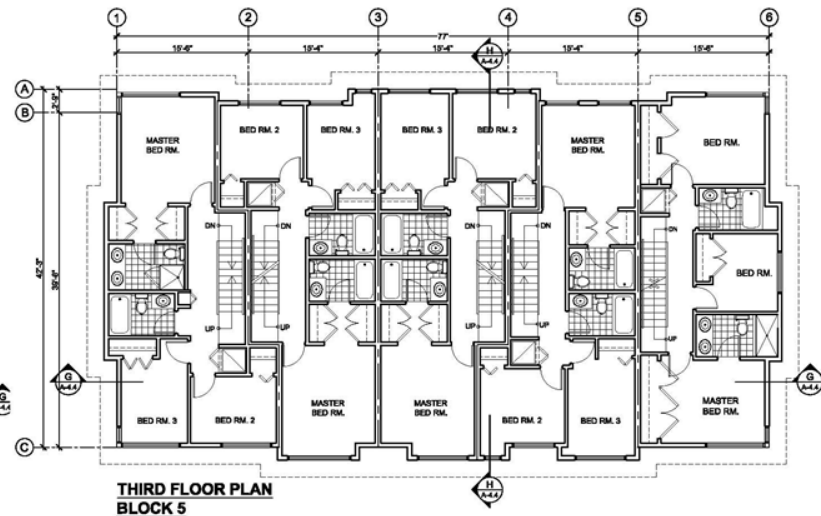
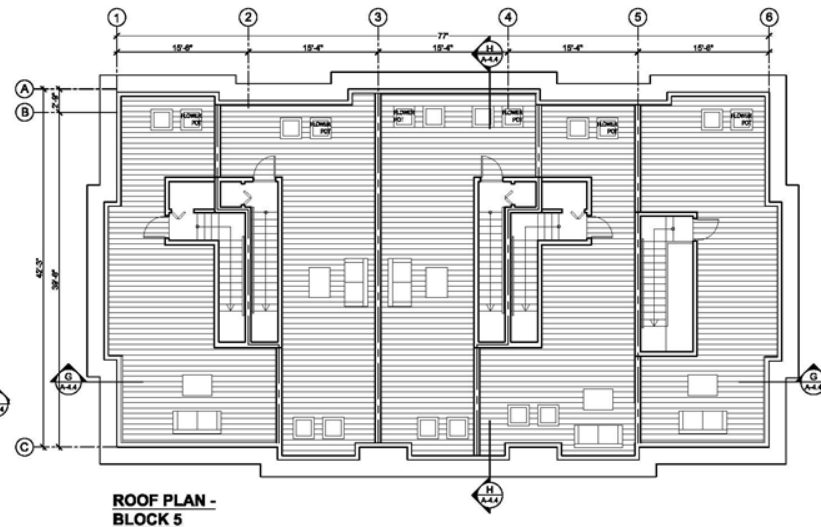
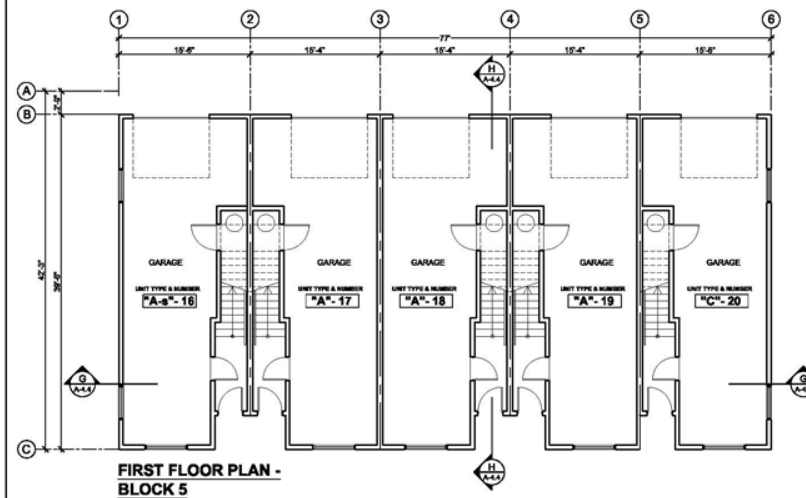
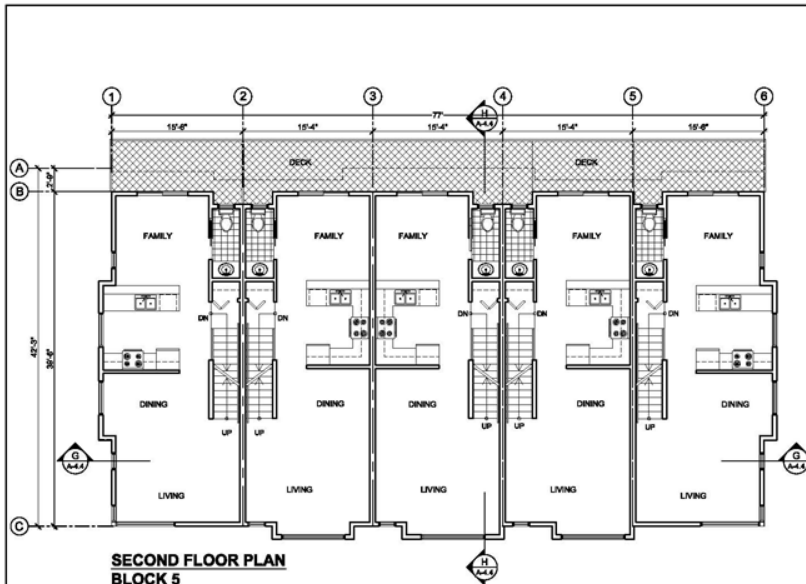
2	06-01-19	REISSUED FOR REZONING & DP
1	04-10-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19755, 19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

DRAWING TITLE:  
BLOCK 1 & 2  
THIRD FLOOR  
AND ROOF PLAN

DATE:	OCT 2017	SHEET NO:  <b>A-2.1b</b>
SCALE:	NTS	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:	1803	





**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
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TEL: 604-967-0033 FAX: 604-967-0033  
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NO.	DATE	REVISION / ISSUED
2	08-01-18	REISSUED FOR REZONING & DP
1	04-10-18	ISSUED FOR REZONING & DP

**PROJECT TITLE:**  
36 UNIT TOWNHOUSE  
DEVELOPMENT  
18727, 18737, 18755, 18763  
55 AVENUE, LANGLEY  
FOR:  
55 AVENUE HOLDINGS INC.  
7500 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

**DRAWING TITLE:**  
BLOCKS 5  
FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	INTL.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

**A-2.4**





[illegible]

DATE: 2018.MAR.22	DRAWING NUMBER:  <b>LO</b>  <b>OF 5</b>
SCALE: N75	
DRAWN: EN	
DESIGN: EN	
CHK'D: MM	
MZLA PROJECT NUMBER: JOB NO. 18 022	





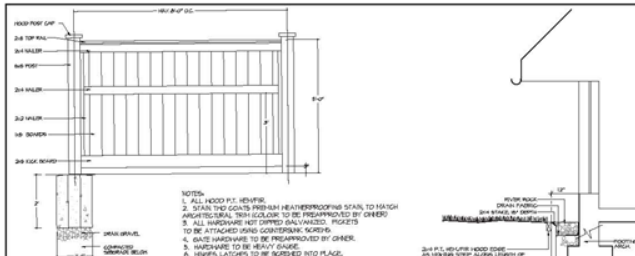

  

	REV.	REV AS PER MDH SITE PLAN PRELIMINARY PLANS	BY:
JAN 20 2010			BKJ
No DATE		REVISION DESCRIPTION	DR.

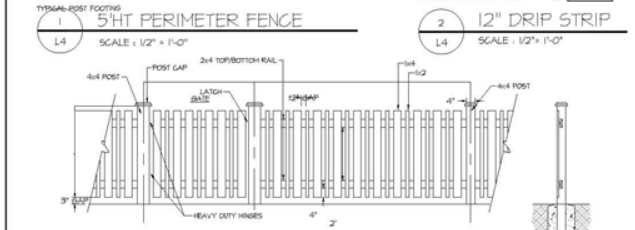
SEAL:

DATE: 2018 MAR 22	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	<b>L3</b>
DRAWN BY:	
DESIGN BY:	
CHECKED BY:	
MQLA PROJECT NUMBER: <span style="float: right;">JOB NO. 18 02</span>	

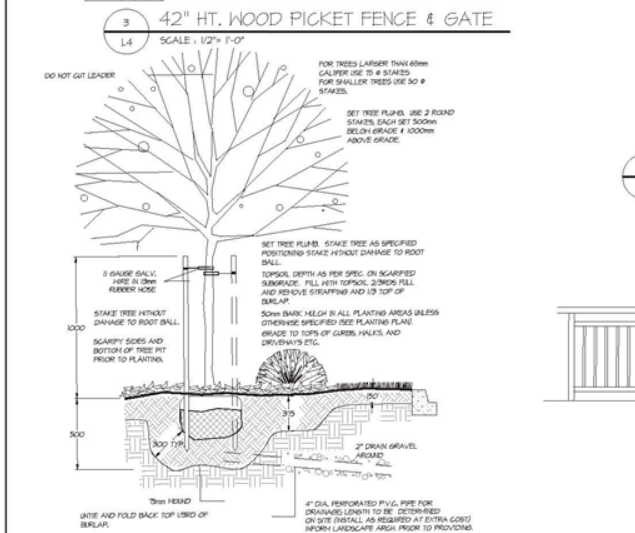




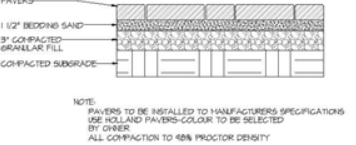
- NOTES:
1. ALL WOOD P.V. WEATHER.
  2. STAIN TWO COATS PREMIER WEATHERPROOFING STAIN TO MATCH ARCHITECTURAL TRIM COLOR TO BE PREPARED BY OTHERS.
  3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED WITH CONSTRUCTION NAILS.
  4. GATE HARDWARE TO BE PREPARED BY OTHER.
  5. WEATHER TO BE VERY DENSE.
  6. HINGES, LATCHES TO BE BORED INTO PLUG.



- NOTE:
1. ALL PICKETS PRESURE TREATED TO CSA STANDARD AND DED GITS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE GEDRAL #2 CONSTRUCTION GRADE HEMLOCK.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FROM SELECTION AS APPROVED BY PRODUCT ARCHITECT.
  5. ALL PICKETS TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

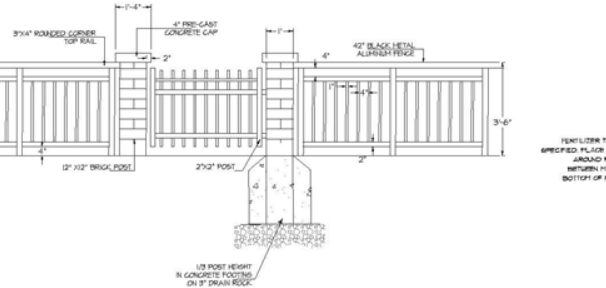


6 TREE PLANTING DETAIL  
SCALE: 1/2\"/>



4 CONCRETE UNIT PAVERS ON GRADE  
SCALE: 1/2\"/>

5 BOLLARD DP-30  
BY PHILIPS HADCO  
SCALE: 1/2\"/>

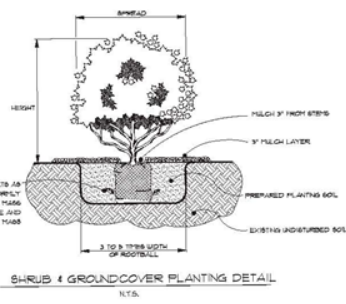


7 42\"/>

PLANT SCHEDULE				M2 JOB NUMBER: 18022	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	25H HT, B4B, UPRIGHT FORM		
12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	25H HT, B4B		
1	PARROTIA PERGICA	PARSIAN IRONWOOD	25H HT, B4B		
18	PRUNUS SEROTATA 'HANOBAH'	HANOBAH CHERRY	60H CAL, 15H STD, B4B		
1	PRUNUS X YEDONENSIS 'AKESBONO'	AKESBONO CHERRY	60H CAL, B4B, 150H STD		
10	SYRAX JAPONICUS	JAPANESE SNOEWELL	3M, B4B		
3	SYRAXIA RETICULATA	IVORY SILK TREE	60H CAL, 15H STD, B4B		
SHRUBS					
23	AZALEA PALMATUM 'BLOODGOOD'	AZALEA, SINGLE DEEP CRIMSON	#2 POT, 25CM		
17	ELONHUS ALATA 'CO-PACTUS'	CO-PACT HINED BURNING BUSH	#3 POT		
141	ELONHUS FORTUNEI 'COLORATUS'	INTERCREEPER	#2 POT, 30CM		
64	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT		
226	PRUNUS LUSTANICA	PORTUGUESE LAUREL	1 1/2 B4B		
51	RHOODENDRON ELIZABETH	RHOODENDRON, RED	#3 POT		
30	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT		
56	SPRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#2 POT		
152	TAXUS X MEDIA 'HIGSHI'	HIGSHI YEN	# 5 POT		
61	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT		
PERENNIAL					
11	HEUGHERA 'PALACE PURPLE'	PALACE PURPLE GORAL BELLS	#1 POT		
105	CALLUNA VULGARIS 'DARK BEAUTY'	HEATHER, PINK	#1 POT		
110	PACHYSANDRA TERMINALIS	JAPANESE SPIRGE	#1 POT, 15CM		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CSA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER 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 CONDITIONS OF AVAILABILITY.

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



8 SHRUB & GROUND COVER PLANTING DETAIL  
SCALE: 1/2\"/>

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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2lab.com

NO.	DATE	REVISION DESCRIPTION	BY
2	2008.03.22	REV. AS PER NEW SITE PLAN	BN
3	2008.03.22	REV. AS PER NEW SITE PLAN	BN
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PROJECT: 19727, 19763  
55TH AVENUE,  
LANGLEY, BC

DRAWING TITLE: LANDSCAPE DETAILS

DATE: 2008.03.22 DRAWING NUMBER: 14

SCALE: 1/2\"/>



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 151, 2018, BYLAW No. 3068  
DEVELOPMENT PERMIT APPLICATION DP 10-18**

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 4-storey, 48-unit condominium apartment.

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>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	RKDI (Langley) Homes Ltd.
<b>Civic Addresses:</b>	20105, 20109, 20119, 20129 -53A Avenue
<b>Legal Description:</b>	Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 39394
<b>Site Area:</b>	26,173 ft <sup>2</sup> (2,431 m <sup>2</sup> )
<b>Lot Coverage:</b>	42.8%
<b>Total Parking Required:</b>	71 spaces ( including 10 designated visitor spaces)
<b>Total Parking Provided:</b>	71 spaces (including 10 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD60 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$554,274 (City: \$348,716, GVS&DD: \$147,728, SD35: \$21,830)
<b>Community Amenity Charge:</b>	\$96,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 151**

**BYLAW No. 3068**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD60) and to rezone the property located at 20105, 20109, 20119, 20129 -53A Avenue 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. 151, 2018, No. 3068”.

**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 – 60 (CD60) Zone: immediately after Comprehensive Development -59 (CD59) Zone:

**“EEE. CD60 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 48-unit condominium apartment.

**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 CD60 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-575-142  
Lot 238, District Lot 305, Group 2, New Westminster District, Plan 39394
- (b) PID: 008-575-169  
Lot 239, District Lot 305, Group 2, New Westminster District, Plan 39394
- (c) PID: 008-575-177  
Lot 240, District Lot 305, Group 2, New Westminster District, Plan 39394
- (d) PID: 001-497-715  
Lot 241, District Lot 305, Group 2, New Westminster District, Plan 39394

### 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 15 pages and dated May 30, 2018 prepared by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 10-18.

### 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 twenty fifth day of June, 2018.

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

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

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

---

***MAYOR***

---

***CORPORATE OFFICER***



**Civic Address:** 20105, 20109, 20119, 20129 – 53A Avenue  
**Legal Description:** Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District, Plan 39394  
**Owner/Applicant:** RKDI (Langley) Homes Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-18/  
Development Permit Application DP 10-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: May 29, 2018

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-18/ Development Permit Application DP 10-18 located at 20105, 20109, 20119, 20129-53A Avenue to accommodate a 4 storey, 48 unit condominium apartment be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

---

## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture and Planning to accommodate a four-storey, 48 unit condominium apartment.

## POLICY:

The subject properties are designated as 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.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	RKDI (Langley) Homes Ltd.
<b>Civic Addresses:</b>	20105, 20109, 20119, 20129-53A Ave.
<b>Legal Description:</b>	Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District Plan 39394
<b>Site Area:</b>	26,173 ft <sup>2</sup> (2431.6 m <sup>2</sup> )
<b>Lot Coverage:</b>	42.8%
<b>No. of Units:</b>	48
<b>Density:</b>	80 units per acre
<b>Total Parking Required:</b>	71 (including 10 visitor spaces)
<b>Total Parking Provided:</b>	71 (including 10 visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD60 Comprehensive Development
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$554,274.00 (City - \$348,716.00, GVS&DD - \$147,728.00, SD35 - \$21,830.00)
<b>Community Amenity Charge:</b>	\$96,000.00
<b>Exterior Finishes :</b>	Stone Veneer, Hardie Board Siding/Panelling, Vinyl Windows

**Engineering Requirements:**

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

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 20105-20129 53A Ave.** These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Design and construct a half-width road on 53A Avenue and 201 Street along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m); including pavement, barrier curb and gutter, 1.5m wide sidewalk, curb bulges, boulevard, driveway removal, street lighting, street trees and storm drainage. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
4. A Property dedication of approximately 2.5m (to be determined during detailed design and legal survey) along the frontage of 53A Ave will be required to provide an ultimate Road Right of Way of 20m.
5. Vehicular access to the site will be from the laneway east of the site. Access from the laneway east of the site will include a public right-of-way for vehicles to turn around in.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
7. The condition of the existing pavement surrounding the site, including the lane, shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.



8. Existing street lighting along 53A Avenue and 201 Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and lighting levels meet current City of Langley standards.
9. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
10. A stormwater management plan for the site, including 53A Avenue, 201 Street and the lane, 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.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required for all surface parking areas, and is to drain into the storm sewer.
6. A "Stormceptor" or equivalent oil separator is required for all underground parking areas, and shall meet building and plumbing code requirements.
7. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

### **Discussion:**

The proposed development is located on the northeast corner of 53A Avenue and 201<sup>st</sup> Street. The subject site proposes a four-storey, 48 –unit condominium apartment, with unit sizes ranging from 580 ft<sup>2</sup> to 998 ft<sup>2</sup>.

Access to the underground parkade for tenant parking is off 53A Avenue, with convenient surface parking for visitors off of the laneway at the east side of the proposed building.

The architecture is a conservative blend of natural simulated materials including exposed timber roof braces, balcony supports and entrance feature with some modern contemporary elements on the ground plane intended to enrich the neighborhood and blend into the existing west-coast/woodland design theme common in the area.

Exterior materials include cementitious board lap siding, flat panel siding with batten board, shakes and a blend of brick veneer stepped exterior treatments complementing a variation of colour, materials and tones, balance, interest, and a sense of human scale to the façade at the street level.

The colour palette follows a “west coast” woodland design theme, using natural earth tones which will blend seamlessly into the neighborhood. The roof is a pitched asphalt shingle design to provide a residential appearance that will complement the existing surrounding buildings.

Tiered planters are provided along the street to define the semi-private from public spaces, and to limit the height of any exposed wall along the parkade.

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

The subject application complies with the Official Community Plan’s Development Permit Area Guidelines for Multifamily Residential Areas.

#### **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 June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$348,716.00 to City Development Cost Charge accounts and \$96,000.00 in Community Amenity Charges.

#### **ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 13, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Constable Lisa Cormier, Langley RCMP  
Kimberley Lubinich  
Ron Madsen  
Dan Millsip  
Kim Mullin

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development  
Roy Beddow, Deputy Director of Development Services & Economic  
Development

**Absent:** Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT the minutes for the May 9, 2018 Advisory Planning Commission  
meeting be received, as amended, to correct reference to 5491 -199A  
Street.

**CARRIED**



2) **DEVELOPMENT PERMIT APPLICATION DP 08-18- 20286**  
**MICHAUD CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced David Danyluck, David Danyluck Architects Inc. who presented the proposed application. Following discussion on building form and character, building setbacks, parking, landscaping, sustainability features, CPTED security measures and cash-in-lieu of parking provisions, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Millsip

That Development Permit Application DP 08-18 to accommodate a 4-storey mixed-use development located at 20286 Michaud Crescent be approved, including the proposed front and exterior side yard setback variances, and cash –in-lieu of 3 parking spaces, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

**CARRIED**

3) **REZONING APPLICATION RZ 06-18/DEVELOPMENT PERMIT**  
**APPLICATION DP 06-18- 19727, 19737, 19755, 19763-55 AVENUE**

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, parking, entry lighting, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 06-18/Development Permit Application DP 06-18 to accommodate a 36 unit, 3-storey townhouse development located at 19727, 19737, 19755, 19763-55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4)

**REZONING APPLICATION RZ 08-18/DEVELOPMENT PERMIT  
APPLICATION DP 10-18- 20105, 20109, 20119, 20129-53A AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, community garden areas, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 08-18/Development Permit Application DP 10-18 to accommodate a 48 unit, 4-storey condominium apartment located at 20105, 20109, 20119, 20129 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5)

**REZONING APPLICATION RZ 09-18/DEVELOPMENT PERMIT  
APPLICATION DP 11-18- 5471 & 5481 - 199A STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Amir Moosavi, Wensley Architecture Ltd., 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 Mullin

That Rezoning Application RZ 09-18/Development Permit Application DP 11-18 to accommodate a 13 unit, 3-storey townhouse development

located at 5471 and 5481-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the meeting adjourn at 9:15 P.M.

CARRIED

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

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

*Certified Correct*



# 53A AVENUE CONDOS

MULTI-FAMILY RESIDENTIAL / LANGLEY, B.C.



**REDEKOP KROEKER**  
DEVELOPMENT INC.

**RKDI (LANGLEY) HOMES LTD.**

T 604.214.3487 | 210 - 11590 CAMBIE RD  
F 604.214.3449 | RICHMOND, BC, V6X 3Z5



**KEYSTONE**  
ARCHITECTURE  
KEYSTONEARCH.CA

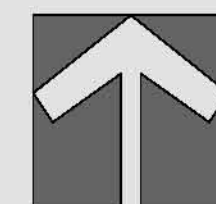
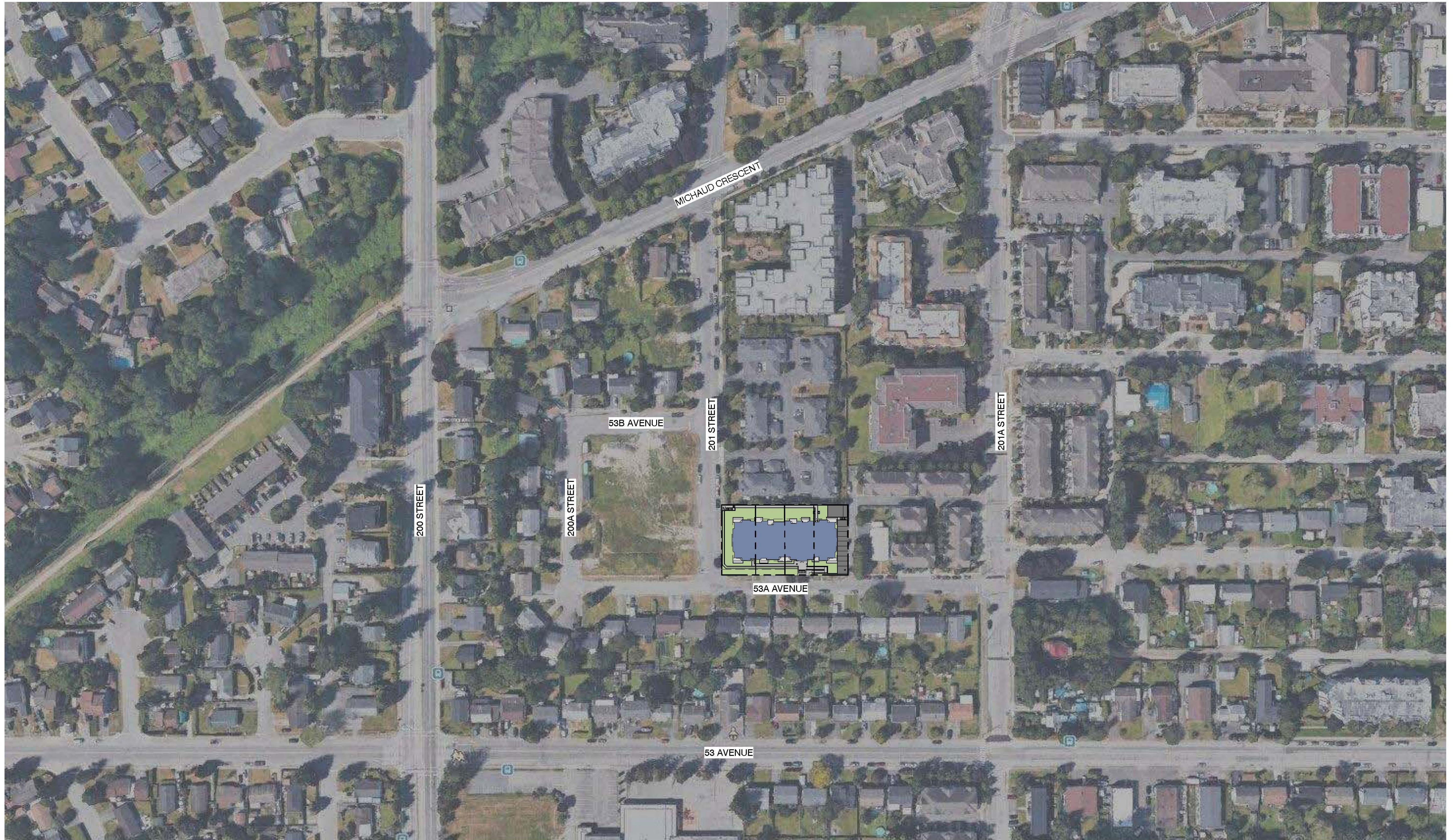
**KEYSTONE ARCHITECTURE & PLANNING LTD.**

T 604.850.0577 | 110 - 2881 GARDEN STREET  
F 1.855.398.4578 | ABBOTSFORD, BC, V2T 4X1

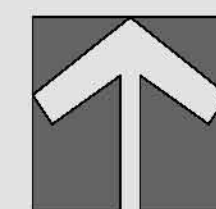
## SHEET SCHEDULE

SD1-0	COVER PAGE
SD1-1	SITE PLAN
SD1-2	PROJECT INFO
SD1-3	CONTEXT PLAN
SD1-4	P1 LEVEL PLAN
SD1-5	1st LEVEL PLAN
SD1-6	2nd LEVEL PLAN
SD1-7	3rd LEVEL PLAN
SD1-8	4th LEVEL PLAN
SD1-9	ROOF PLAN
SD1-10	BUILDING ELEVATIONS
SD1-11	BUILDING ELEVATIONS
SD1-12	SITE PERSPECTIVES
SD1-14	UNIT PLANS
SD1-15	SECTIONS









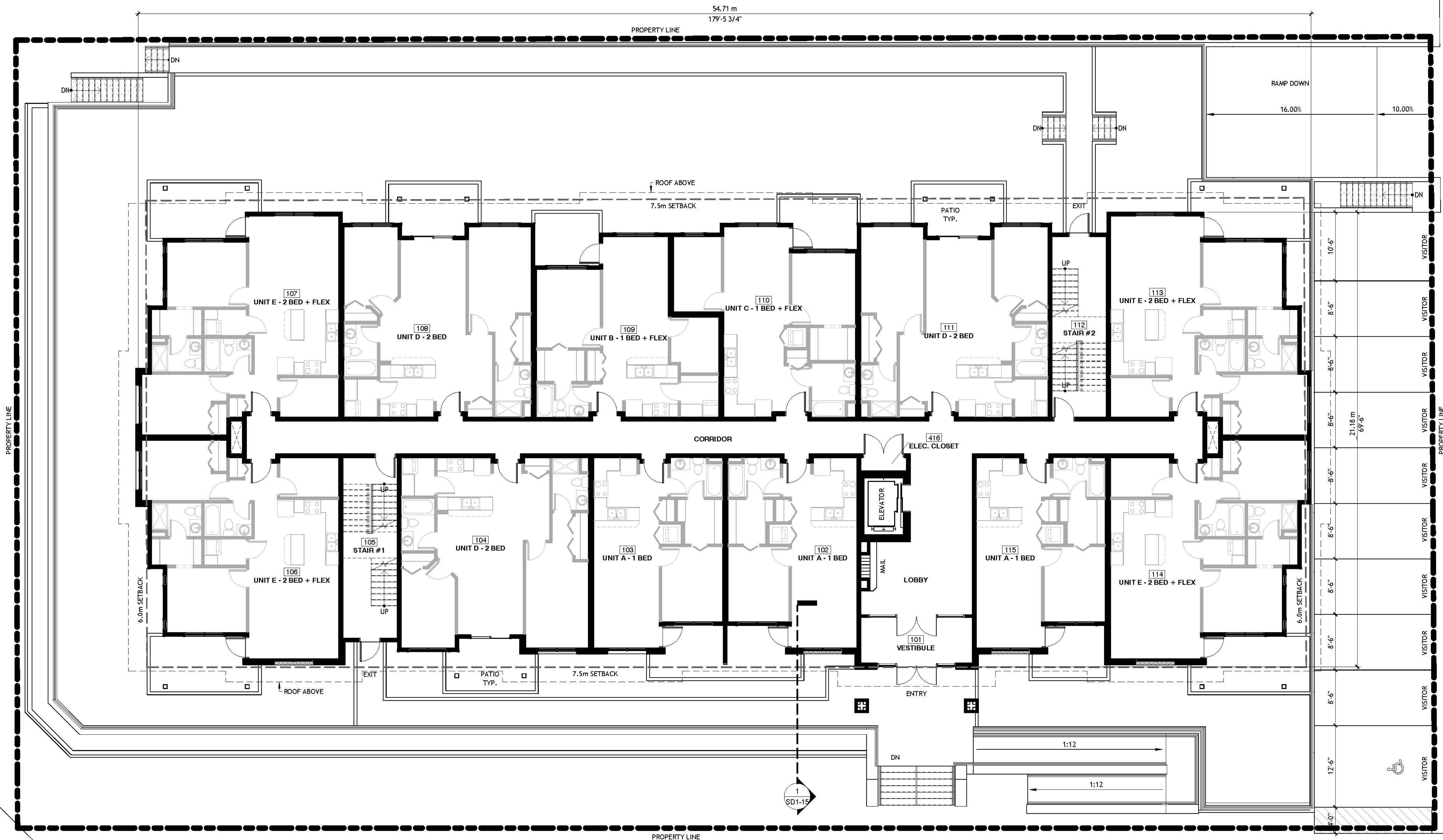




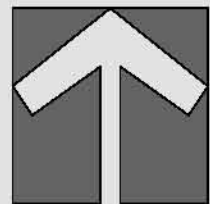


201 STREET

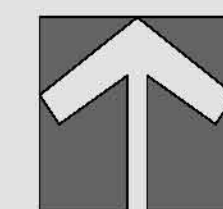
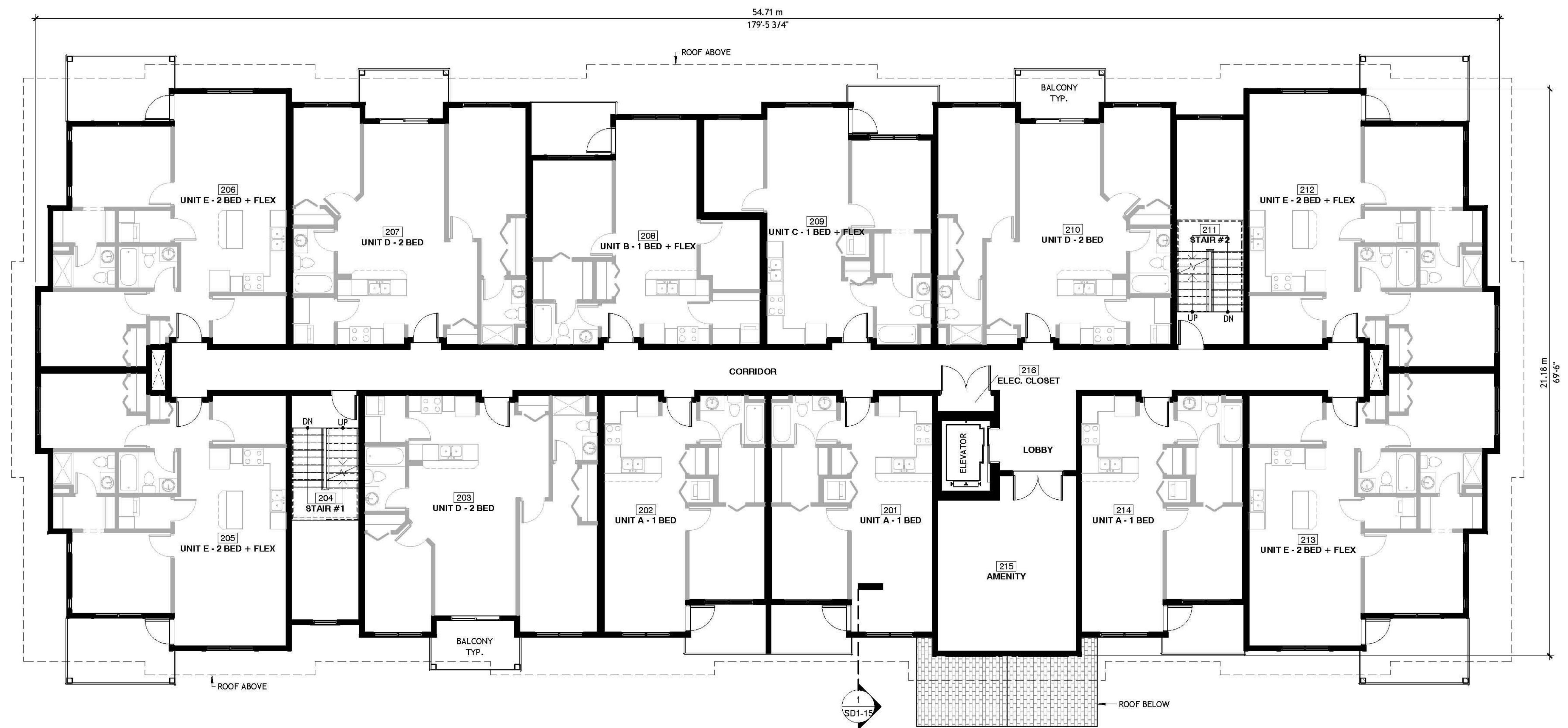
LANE



53A AVENUE



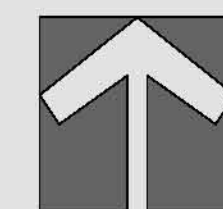
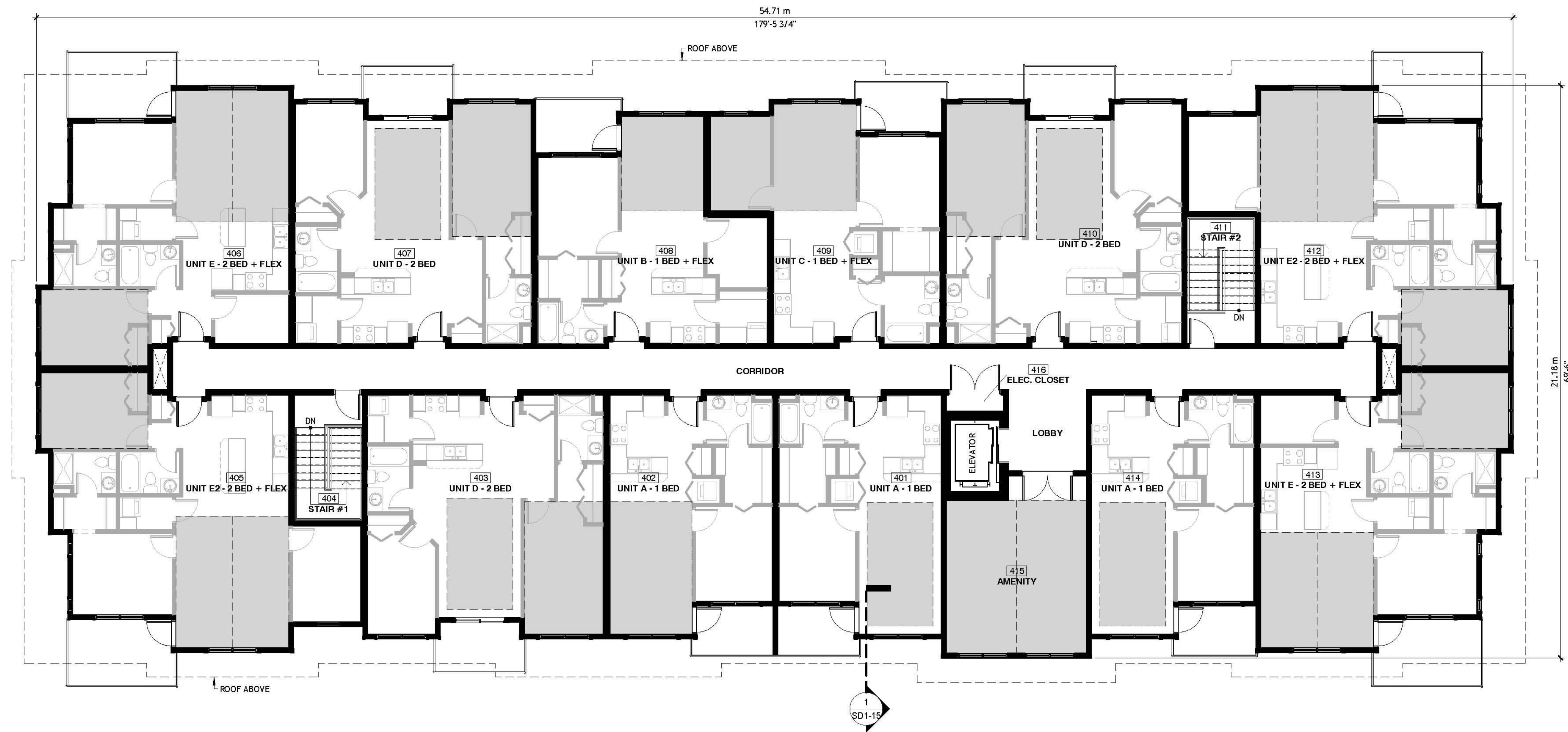






**GENERAL NOTE**

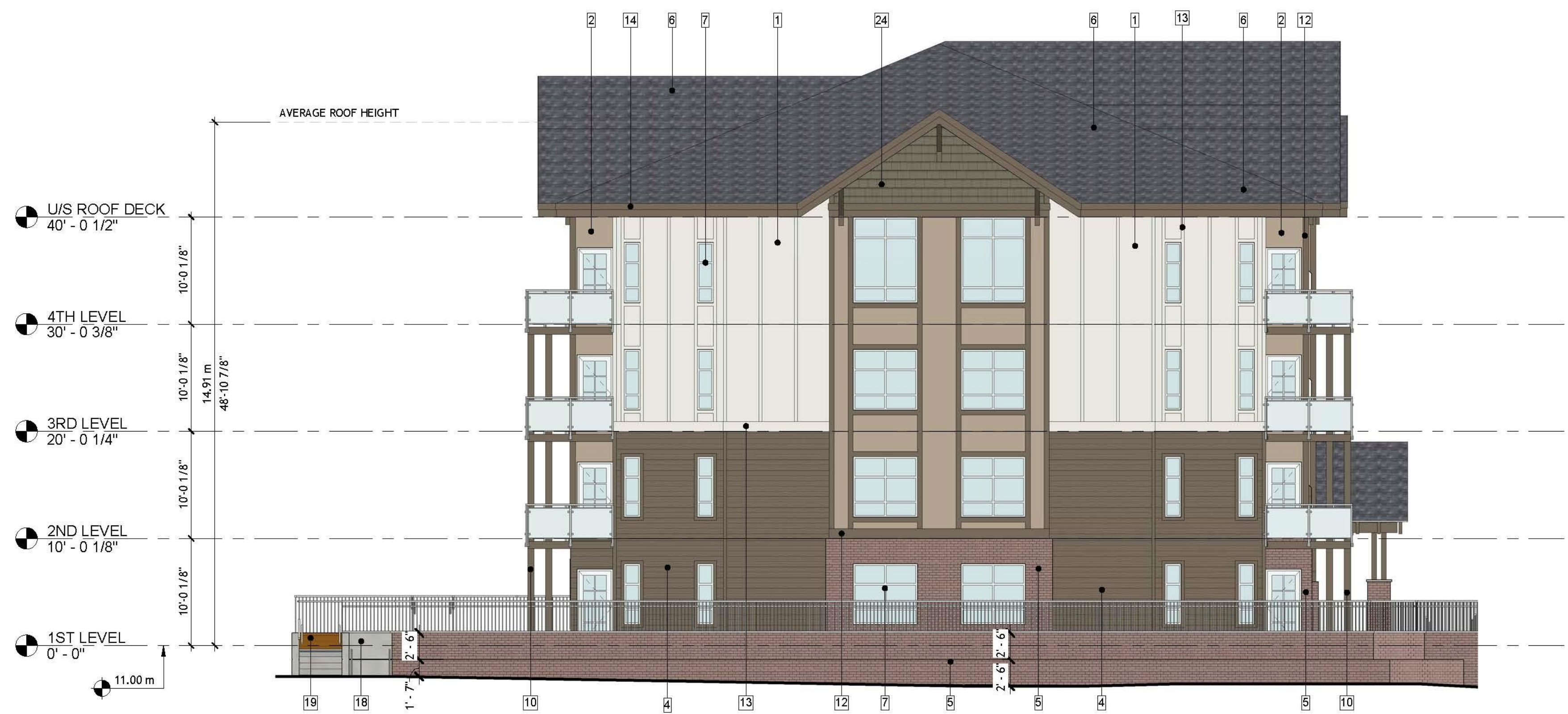
 -INDICATES VAULTED CEILING







**SOUTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING: - JAMES HARDIE, COLOUR: COBBLE STONE
2	CEMENT BOARD SMOOTH PANEL SIDING: - JAMES HARDIE, COLOUR: 'KHAKI BROWN'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: 'TIMBER BARK'
5	MANUFACTURED BRICK VENEER: - 'MUTUAL MATERIALS', COLOUR: 'TEAL BROWN' TEXTURE: 'MISSION'
6	ASPHALT ROOF SHINGLES 'CAMBRIDGE': - 'IKO', COLOUR: 'HARVARD SLATE'
7	WINDOW VINYL: - COLOUR: 'WHITE'
8	SLIDING PATIO DOOR VINYL: - COLOUR: 'WHITE'
9	ALUMINUM BALCONY RAILING: - COLOUR: 'ANODIZED ALUMINUM'
10	CEMENT BOARD CEDARMILL PANEL CLAD COLUMN: - JAMES HARDIE, COLOUR: 'TIMBER BARK'
11	HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE TIMBER BARK'
12	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'TIMBER BARK'
13	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'COBBLE STONE'
14	WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE TIMBER BARK'
15	METAL FLASHING: - 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
16	EXTERIOR METAL GUARD - COLOUR: 'ANODIZED ALUMINUM'
17	EXTERIOR ALUMINUM RAILING: - COLOUR: 'ANODIZED ALUMINUM'
18	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
19	PLANTERS (LANDSCAPE TIES) - COLOUR: 'NATURAL WOOD'
20	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'WHITE'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - 'BENJAMIN MOORE', COLOUR: 'TBD'
23	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE COBBLE STONE'
24	CEMENT BOARD SHAKES: - JAMES HARDIE, COLOUR: 'TIMBER BARK'





**NORTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

MATERIAL LEGEND	
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**SOUTH/WEST PERSPECTIVE**



**SOUTH/EAST PERSPECTIVE**



**NORTH/EAST PERSPECTIVE**



**NORTH/WEST PERSPECTIVE**



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents of the building.
- Site lighting will evenly illuminated all public areas

Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

Territoriality

- Each 1<sup>st</sup> floor unit has access to grassed yard area, which increases the sense of ownership

Maintenance & Management

- Owner will initial programs, such as:
  - Landscape maintenance program, to avoid overgrowth
  - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

ADDITIONAL PROJECT FEATURES

H/C Accessibility:

- Owner has agreed to provide 4 H/C accessible units which is above & beyond bylaw requirements.

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 26 tenant bike stalls provided in the parkade

Electric Car Parking:

- We have made allowance for 4 electric car parking stalls in the parkade

New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

Heat Island Effect:

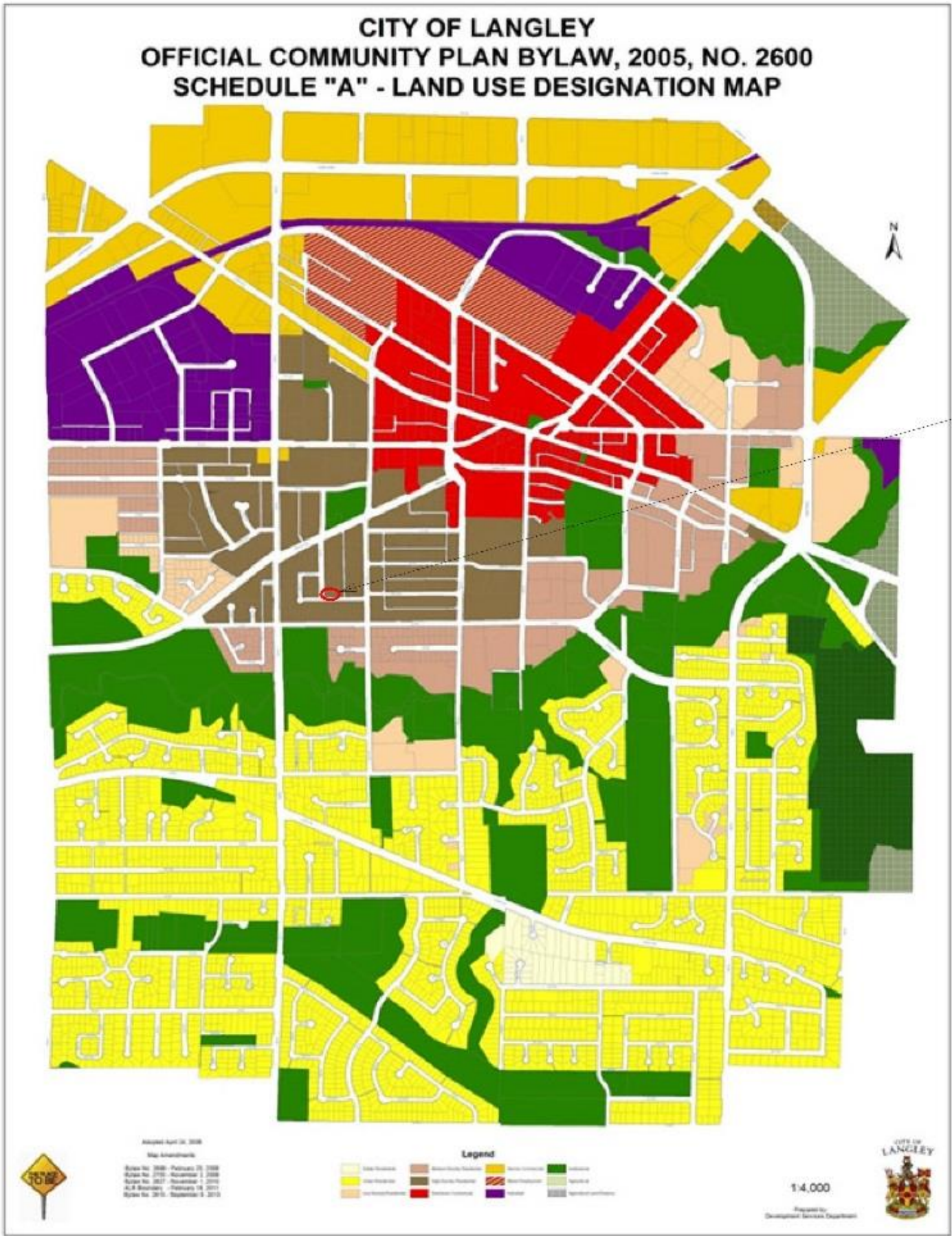
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.  
198 x 0.2432 Ha = 48 units max.

48 units proposed

- Therefore, the proposed development complies with the City of Langley’s Official Community Plan Bylaw.



SUBJECT PROPERTY  
OCP DESIGNATED -  
HIGH DENSITY RESIDENTIAL





ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 152, 2018, BYLAW No. 3072  
DEVELOPMENT PERMIT APPLICATION DP 11-18

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 3-storey, 13-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>	Wensley Architecture Ltd.
<b>Owners:</b>	Geniale Russo, Gagandeep Chouhan, Dharambir Chouhan, Gurcharan Chouhan
<b>Civic Addresses:</b>	5471 and 5481 -199A Street
<b>Legal Description:</b>	Lots 73, 74, Section 3, Township 8, New Westminster District, Plan 33088
<b>Site Area:</b>	16,399 ft <sup>2</sup> (1,523 m <sup>2</sup> )
<b>Lot Coverage:</b>	46.8%
<b>Total Parking Required:</b>	26 spaces ( plus 3 designated visitor spaces)
<b>Total Parking Provided:</b>	26 spaces (plus 3 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD61 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$209,053 (includes \$49.149 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$26,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 151**

**BYLAW No. 3068**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD61) and to rezone the property located at 5471 and 5481 -199A Street 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. 152, 2018, No. 3072”.

**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 – 61 (CD61) Zone: immediately after Comprehensive Development -60 (CD60) Zone:

**“FFF. CD61 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 13-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 CD61 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-766-511

Lot 73, Section 3, Township 8, New Westminster District, Plan 33088

- (b) PID: 004-067-819

Lot 74, Section 3, Township 8, New Westminster District, Plan 33088

**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 13 pages and dated May, 2018 prepared by Wensley Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 11-18.

**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 twenty fifth day of June, 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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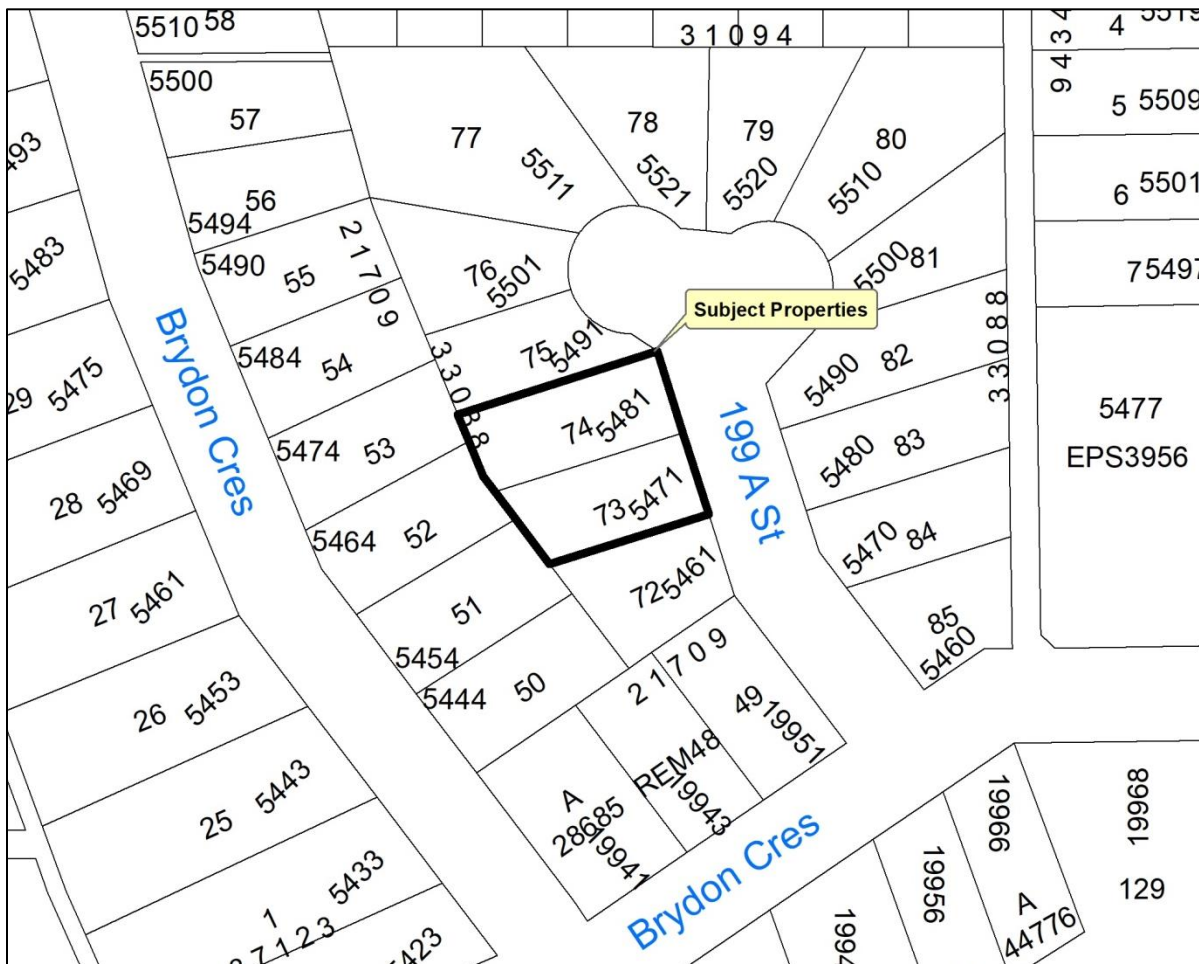
***CORPORATE OFFICER***





## REZONING APPLICATION RZ 09-18 DEVELOPMENT PERMIT APPLICATION DP 11-18

**Civic Address:** 5471 & 5481 – 199A Street  
**Legal Description:** Lots 73 & 74, Section 3, Township 8, New Westminster District, Plan 33088  
**Applicant:** Wensley Architecture Ltd.  
**Owner:** G. Russo, G. Chouhan, D. Chouhan, G. Chouhan





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-18/  
Development Permit Application DP 11-18**

File #: 6620.00

From: Development Services & Economic  
Development Department

Doc #:

Date: June 1, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-18 and Development Permit Application DP 11-18 to accommodate a 13-unit, 3-Storey townhouse development located at 5471 and 5481 -199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 13-unit, 3-Storey townhouse development.

## POLICY:

The subject property is located within the High Density Residential area in the Official Community Plan. All lands designated as High Density Residential are subject to a Development Permit to address building form and character.



## **COMMENTS/ANALYSIS:**

### **Background Information:**

<b>Applicant:</b>	Wensley Architecture Ltd. /Concosts Management Inc.
<b>Owners:</b>	Geniale Russo and Gagandeep Chouhan, Dharambir Chouhan, Gurcharan Chouhan
<b>Civic Addresses:</b>	5471 and 5481- 199A Street
<b>Legal Description:</b>	Lot 73, and Lot 74, Section 3, Township 8, New Westminster District Plan 33088
<b>Site Area:</b>	16,399 ft <sup>2</sup>
<b>Lot Coverage:</b>	46.8%
<b>Total Parking Required:</b>	26 stalls, plus 3 visitor stalls
<b>Total Parking Provided:</b>	26 stalls, plus 3 visitor stalls
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD 61 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$209,053.75 (includes \$49,149 SF DCC
<b>Community Amenity Charge:</b>	\$26,000.00

### **Engineering Requirements:**

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 approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains must be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
5. A new driveway, sidewalk, curb, gutter and street trees will be required along the development frontage.
6. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
7. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. The existing pavement on 199A frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. 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.

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 would require 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 would require a \$20,000 bond for the installation of a water meter to current standards.

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

1. Undergrounding of hydro, telephone and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
5. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
6. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. Garbage and recycling enclosures shall 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 proposed development is located off 199A Street and consists of two single family lots. The subject site proposes a three-storey, 13-unit townhouse development, with unit sizes ranging from 1,371 ft<sup>2</sup> to 1,426 ft<sup>2</sup>.

Each townhouse unit will be three bedrooms and include a private roof top patio. Access will be provided from an internal 8m wide lane. Parking is accommodated through tandem parking for each unit, with 3 visitor spaces located at the back of the building.

The proposed architectural style for this townhouse development will be contemporary modern style with roof overhangs and flat roofs, complementary with their adjacent townhouse development recently approved.

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

**Fire Department Comments:**

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

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$209,053.75 to Development Cost Charge accounts and \$26,000.00 in Community Amenity Charges.

**ALTERNATIVES:**

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



Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 13, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Constable Lisa Cormier, Langley RCMP  
Kimberley Lubinich  
Ron Madsen  
Dan Millsip  
Kim Mullin

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development  
Roy Beddow, Deputy Director of Development Services & Economic  
Development

**Absent:** Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT the minutes for the May 9, 2018 Advisory Planning Commission  
meeting be received, as amended, to correct reference to 5491 -199A  
Street.

**CARRIED**



2) **DEVELOPMENT PERMIT APPLICATION DP 08-18- 20286**  
**MICHAUD CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced David Danyluck, David Danyluck Architects Inc. who presented the proposed application. Following discussion on building form and character, building setbacks, parking, landscaping, sustainability features, CPTED security measures and cash-in-lieu of parking provisions, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Millsip

That Development Permit Application DP 08-18 to accommodate a 4-storey mixed-use development located at 20286 Michaud Crescent be approved, including the proposed front and exterior side yard setback variances, and cash –in-lieu of 3 parking spaces, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

**CARRIED**

3) **REZONING APPLICATION RZ 06-18/DEVELOPMENT PERMIT**  
**APPLICATION DP 06-18- 19727, 19737, 19755, 19763-55 AVENUE**

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, parking, entry lighting, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 06-18/Development Permit Application DP 06-18 to accommodate a 36 unit, 3-storey townhouse development located at 19727, 19737, 19755, 19763-55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4) **REZONING APPLICATION RZ 08-18/DEVELOPMENT PERMIT  
APPLICATION DP 10-18- 20105, 20109, 20119, 20129-53A AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, community garden areas, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 08-18/Development Permit Application DP 10-18 to accommodate a 48 unit, 4-storey condominium apartment located at 20105, 20109, 20119, 20129 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5) **REZONING APPLICATION RZ 09-18/DEVELOPMENT PERMIT  
APPLICATION DP 11-18- 5471 & 5481 - 199A STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Amir Moosavi, Wensley Architecture Ltd., 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 Mullin

That Rezoning Application RZ 09-18/Development Permit Application DP 11-18 to accommodate a 13 unit, 3-storey townhouse development



located at 5471 and 5481-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Mullin

THAT the meeting adjourn at 9:15 P.M.

CARRIED

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

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

*Certified Correct*

Advisory Planning Commission

June 13, 2018

# TWINS TOWNHOUSES 199 A STREET



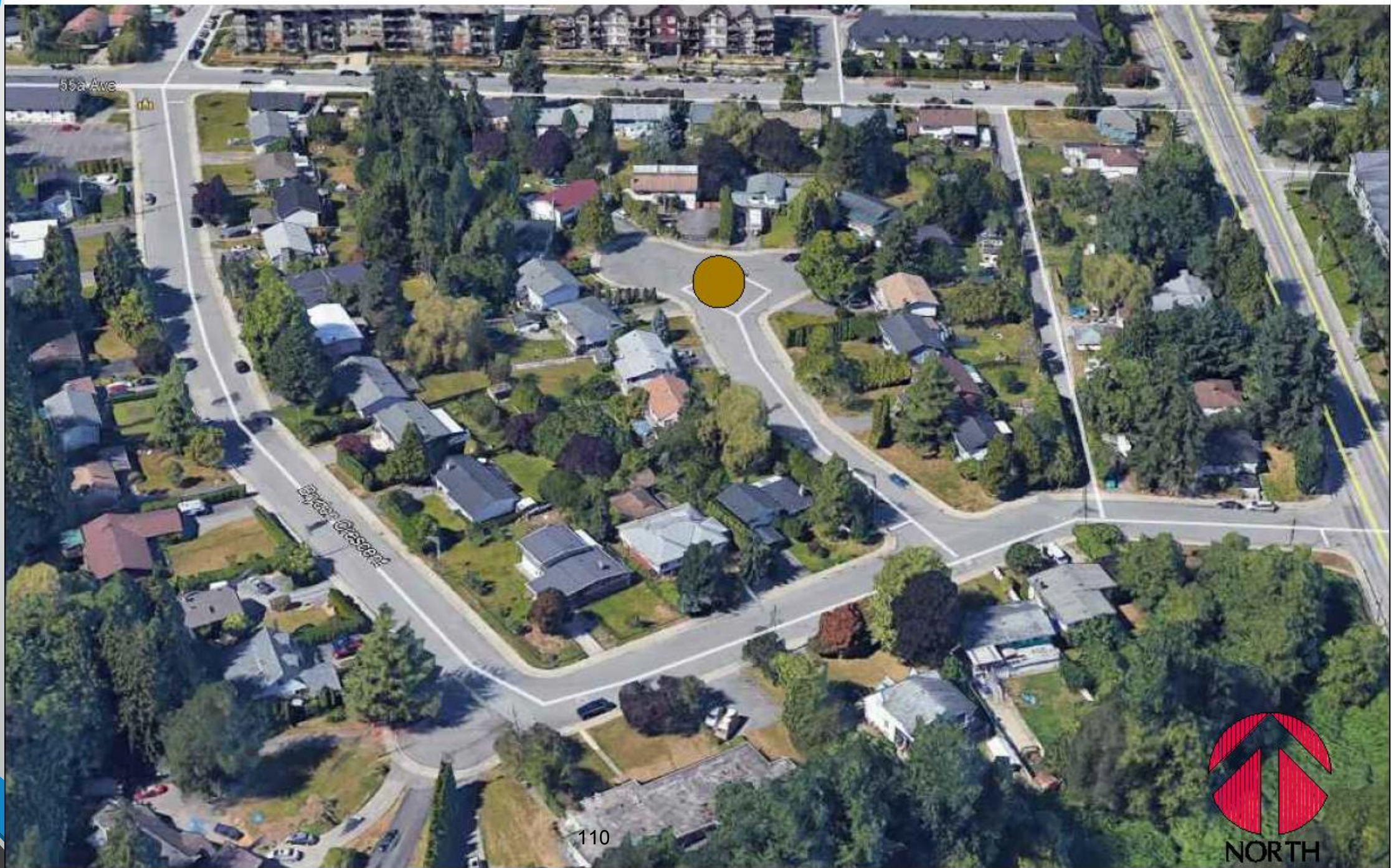
Advisory Planning Commission

June 13, 2018

# TWINS TOWNHOUSES 199 A STREET





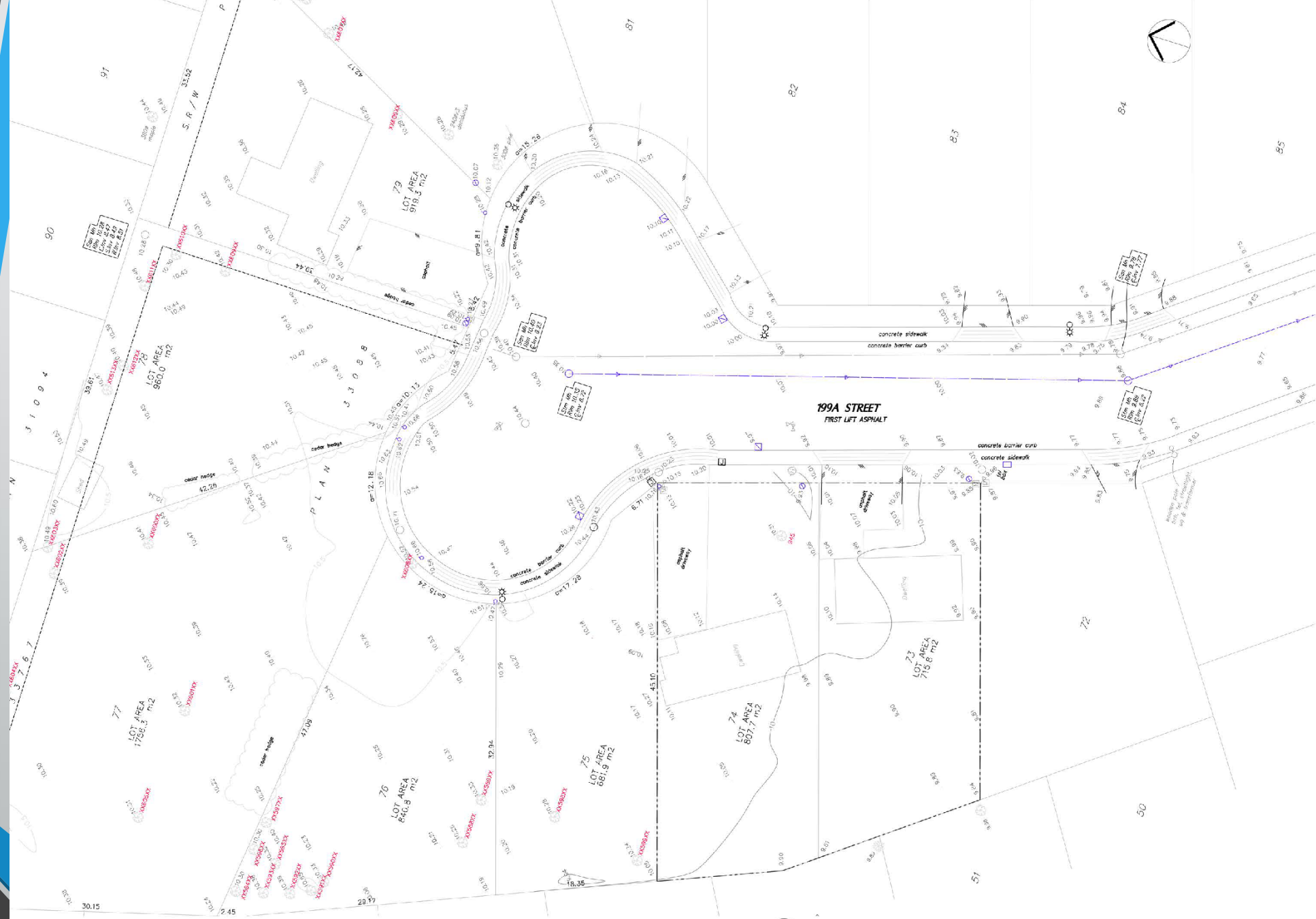






NORTH









## PROJECT STATISTICS

## Twins Townhouses, Langley, BC

Project No.18036

REVISION NO.01

DATE:

6-Jun-18

## SITE INFORMATION

LEGAL DESCRIPTION	Plan NWP33088 Lot 73 & 74			
CIVIC ADDRESS	5471, 5481 199A St., Langley, BC V3A 1J7			
ZONING	RM3	PROPOSED	CD	
SITE AREA (ft²)	16,399	TBC BY SURVEYOR	1.11 FSR	

## SITE DATA

		ALLOWED	PROPOSED	
DENSITY		80 units/acre	35 units/acre	
SITE COVERAGE			46.81	
BUILDING HEIGHT		4 storeys	4 Storeys	
SETBACKS	Front	24.61' (7.5m)	14.00' [4.27m]	
	Side (West)	24.61' (7.5m)	8.12' [2.50m]	
	Side (East)	24.61' (7.5m)	8.04' [2.47m]	
	Rear	24.61' (7.5m)	11.58' [3.53m]	

## BUILDING DATA

UNIT GROSS AREA	DESCRIPTION	AREA (ft²)	# OF UNITS	COMBINED (ft²)
3 BR				
A	3BR + 3BATH	1,389.00	9	12,501.00
B	3BR + 3BATH	1,457.00	3	4,371.00
2 BR				
E	2BR + 3BATH	1,459.00	1	1,459.00
TOTAL GROSS AREA	(Saleable Area)		13	18331
TOTAL BUILDING AREA (Horizontal Projection)				7677

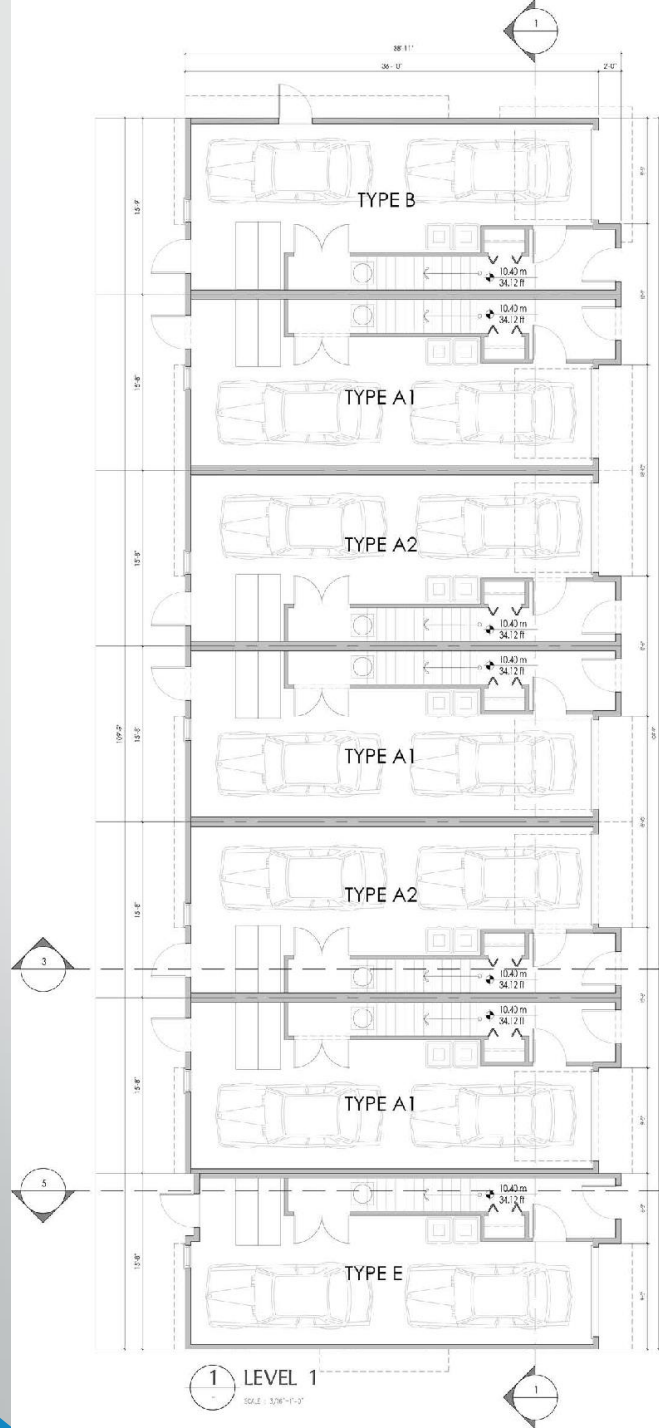
## PARKING DATA

	DESCRIPTION	QUANTITY	# OF UNITS	PROVIDED
REQUIRED PARKING	Spaces per Studio/1 Bed	1.2		0
	Spaces per 2 Bed	1.3	1	1.3
	Spaces per 3 Bed	2	12	24
	Visitor Parking	0.2/unit	13	2.6
Accessible Parking -min 5%	Small car parking-max 40%			0
TOTAL REQUIRED PARKING				27.9
PROPOSED PARKING	Spaces per Unit	2	13	26
	Visitor Parking	3		3
TOTAL PROPOSED PARKING				29

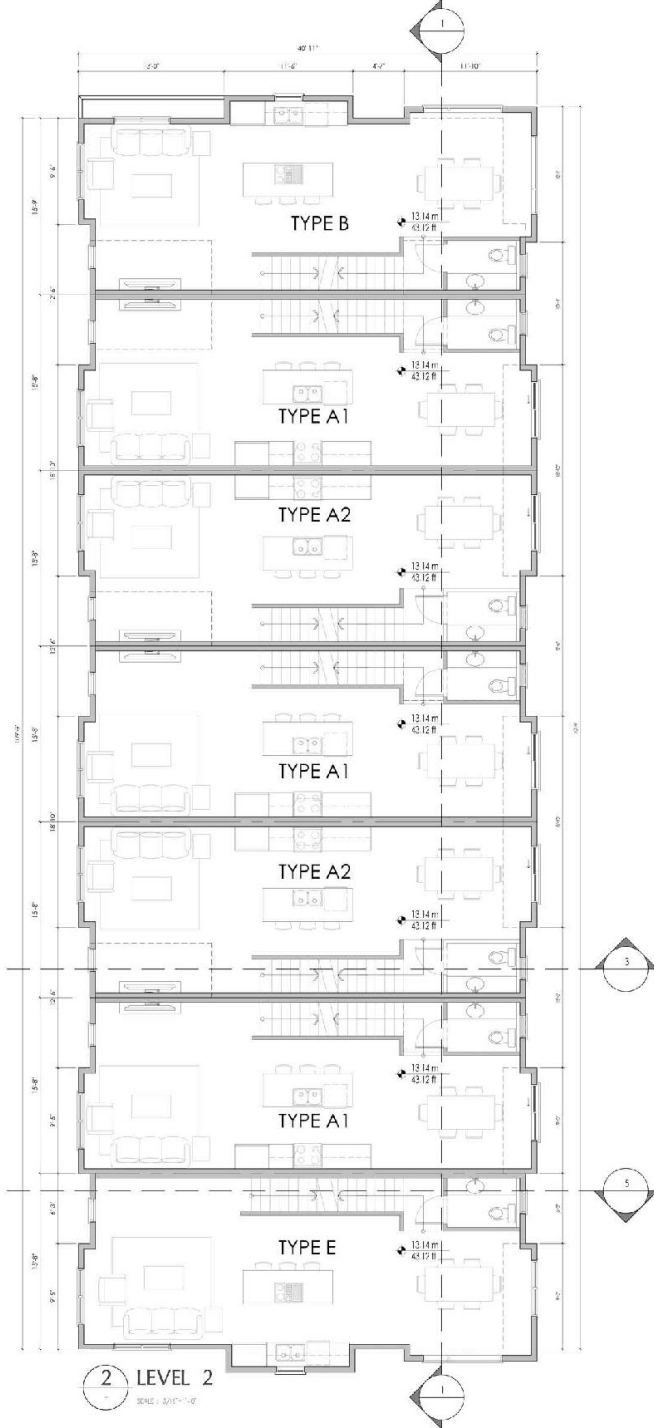
\*Building height calculated from proposed grade (at driveway), to top of gable roof peak.

\*\*Suite areas have been calculated using center line of party walls and outside face of exterior wall sheathing.

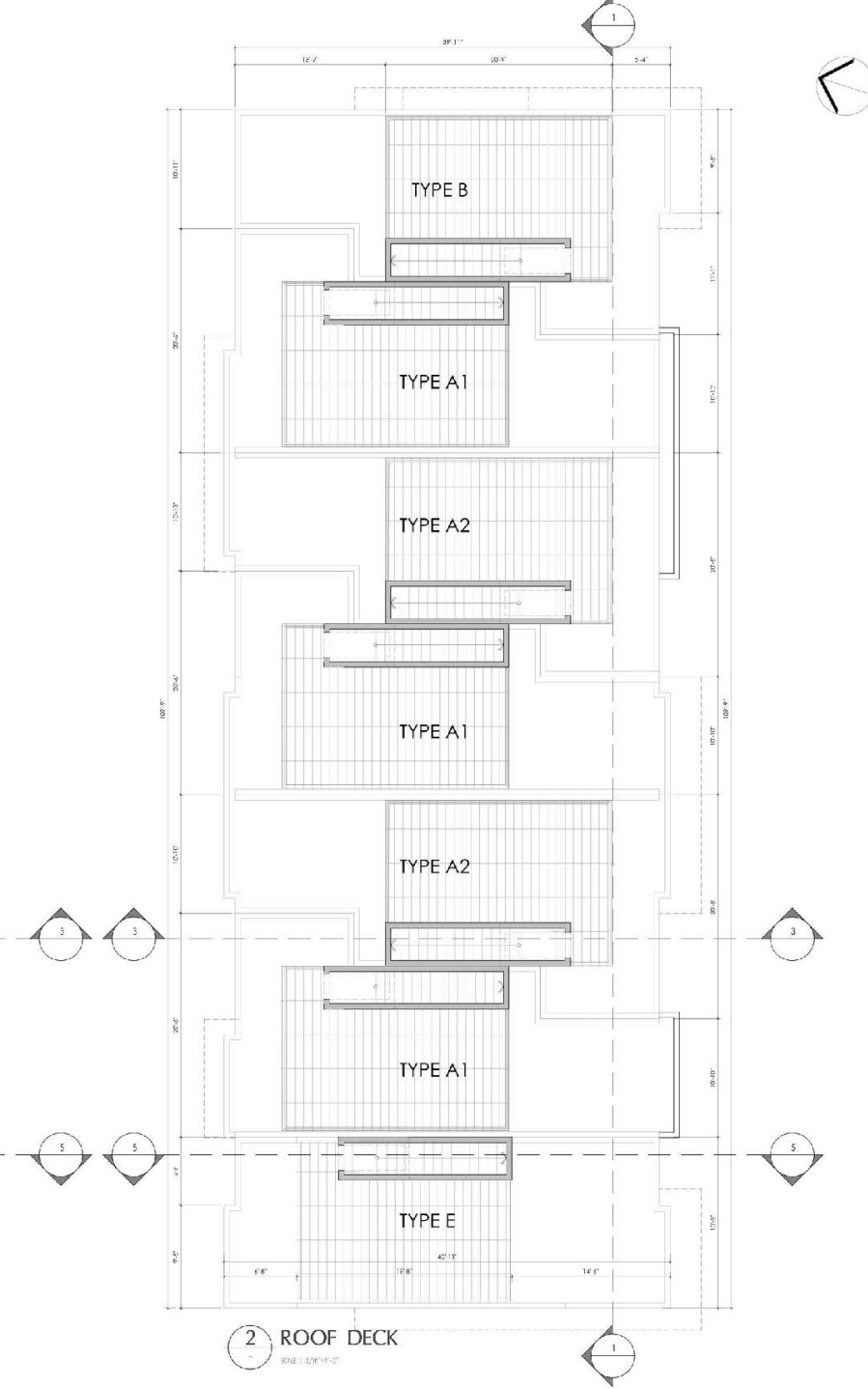
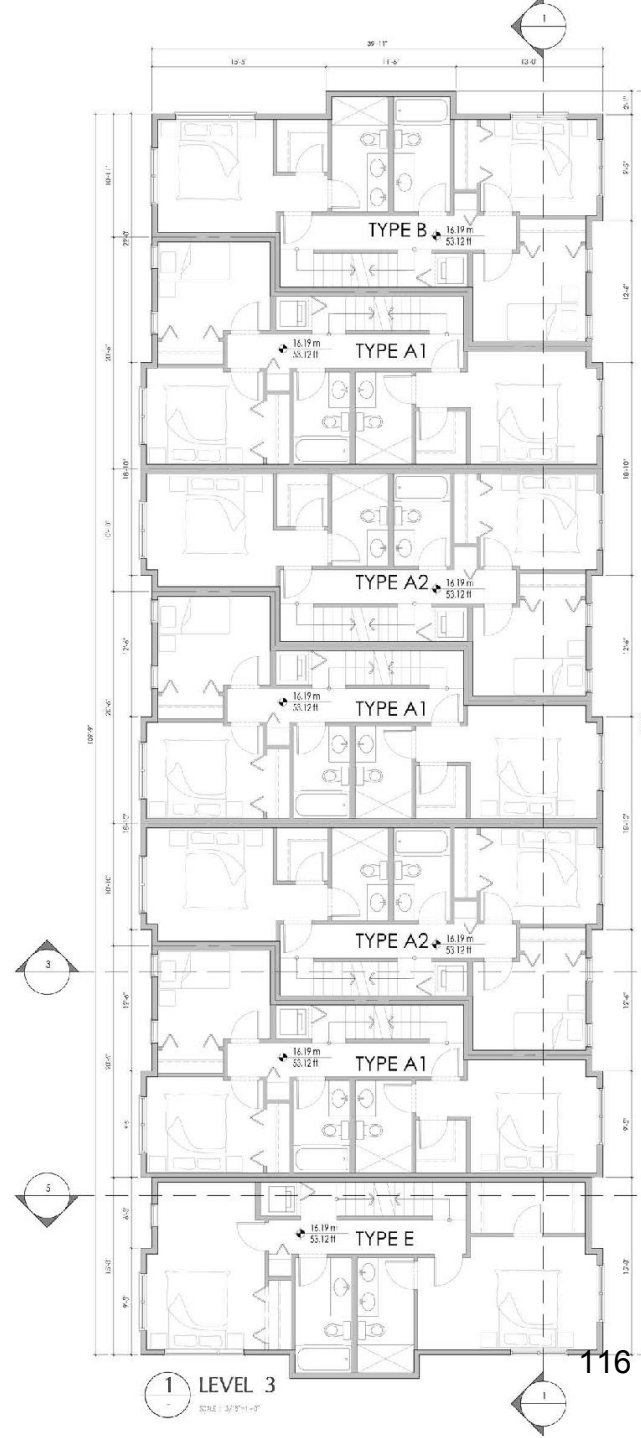
Resulting areas have been rounded up to the nearest whole number. Legal surveys of suite areas may differ from

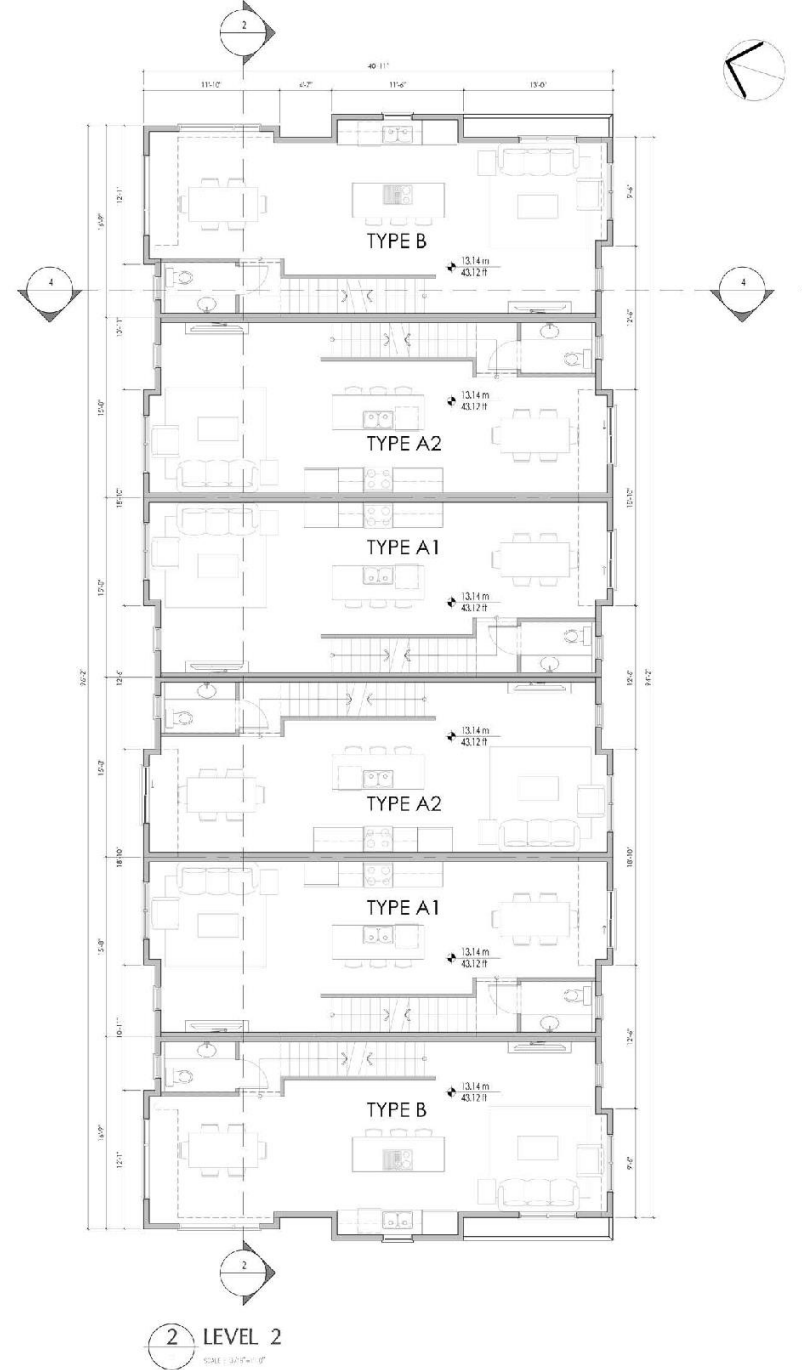
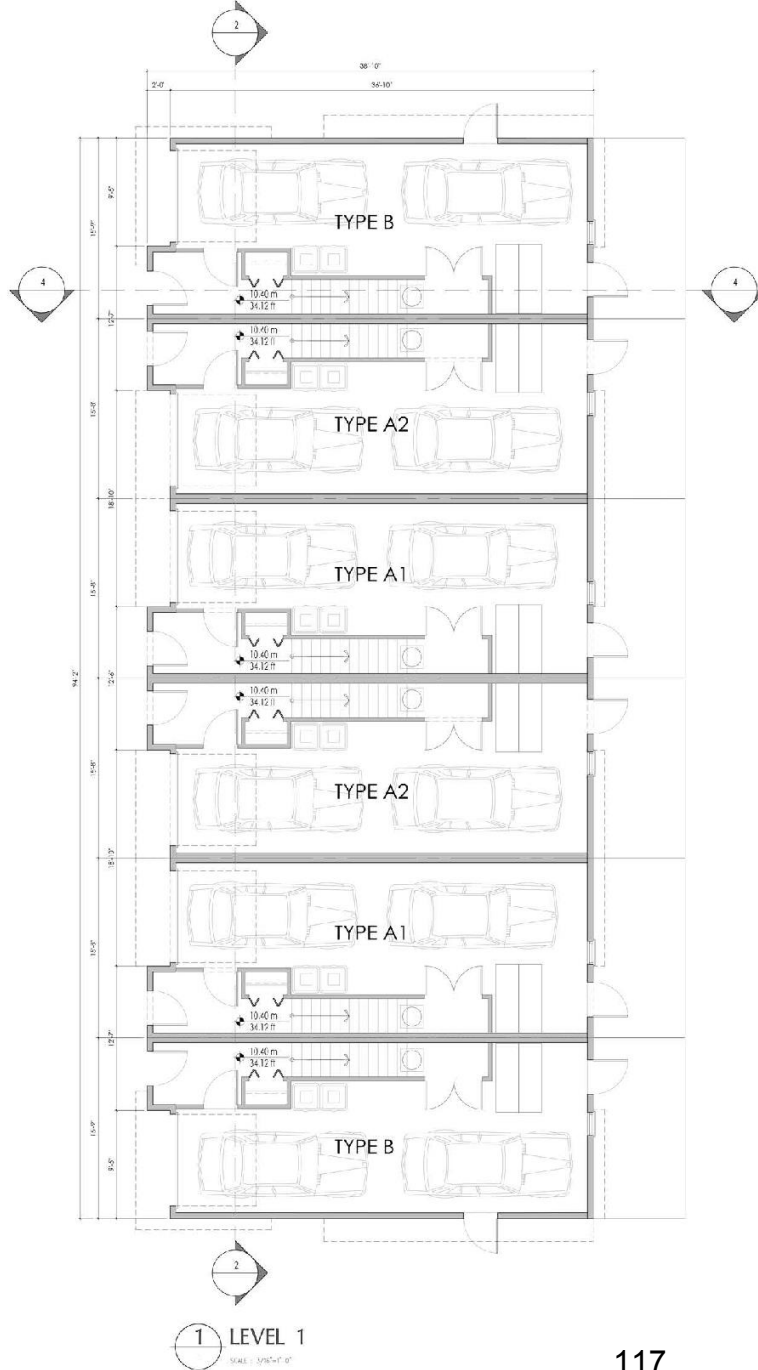


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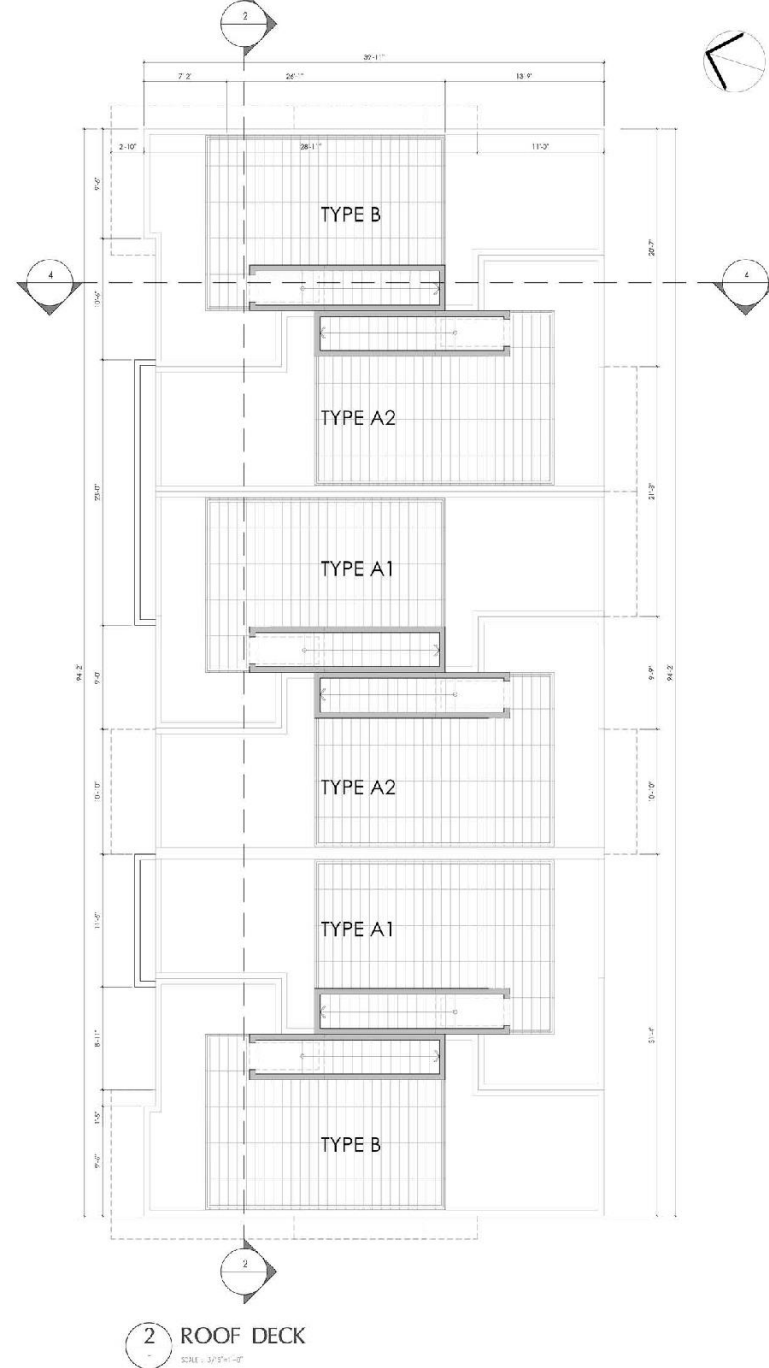
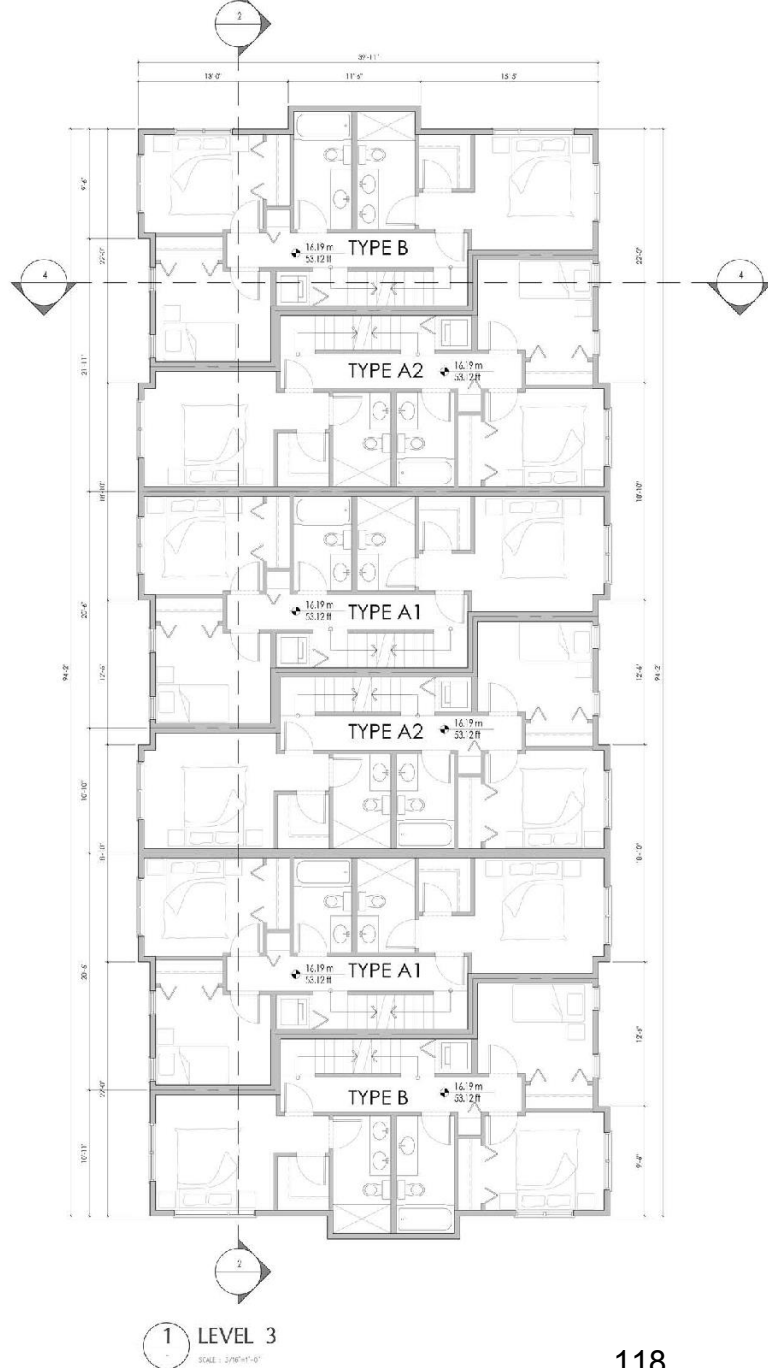


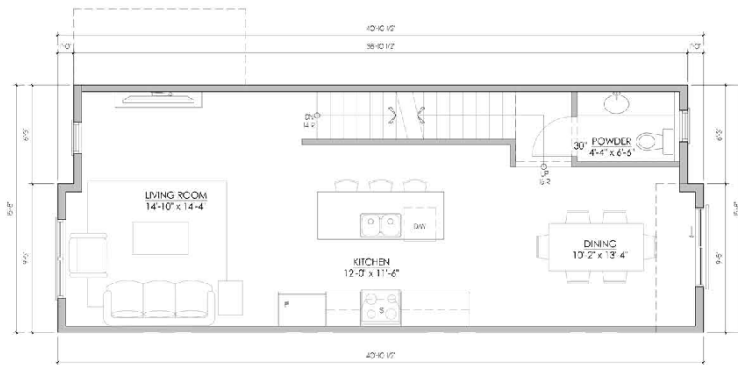




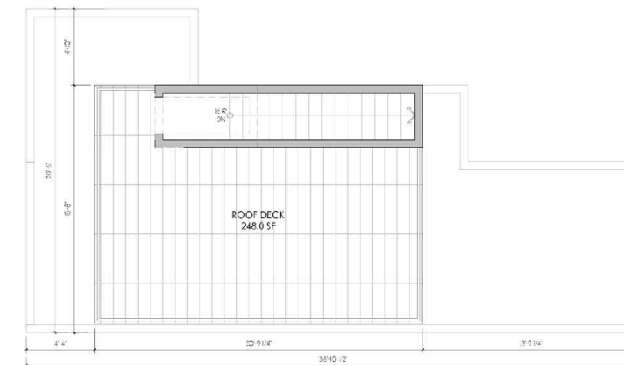




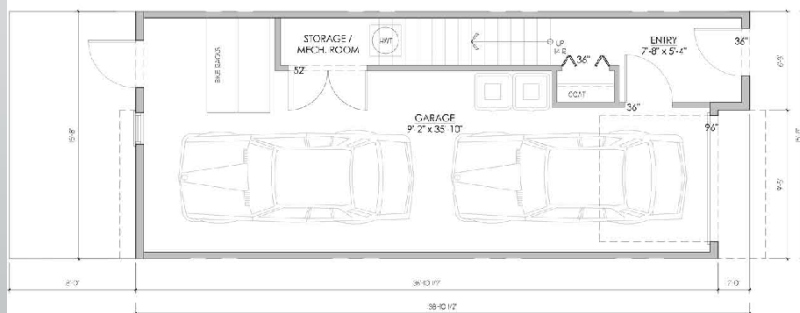




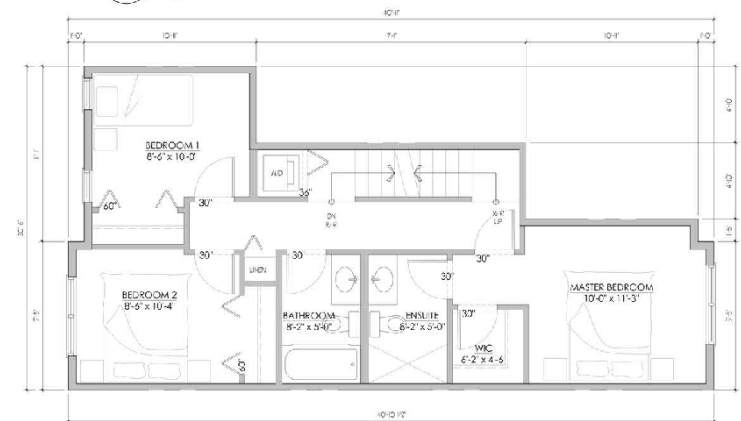
1 UNIT A1 - LEVEL 2  
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3 UNIT A1 - ROOF DECK  
SCALE: 1/4"=1'-0"

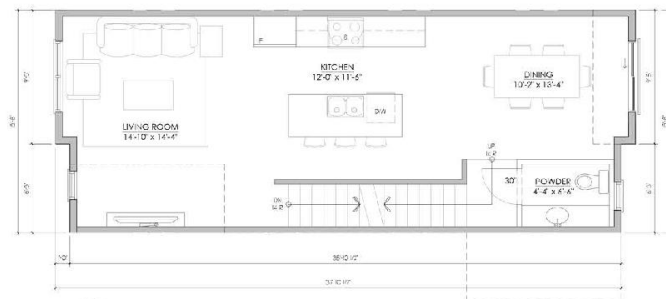


2 UNIT A1 - LEVEL 1  
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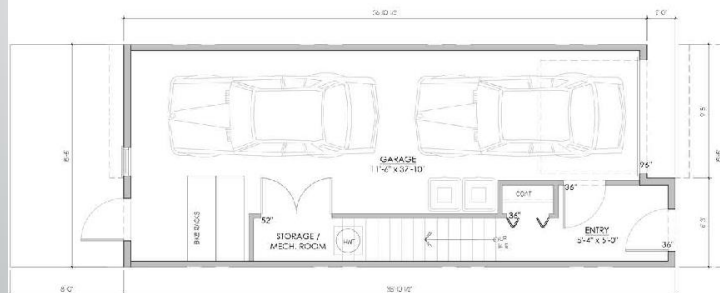


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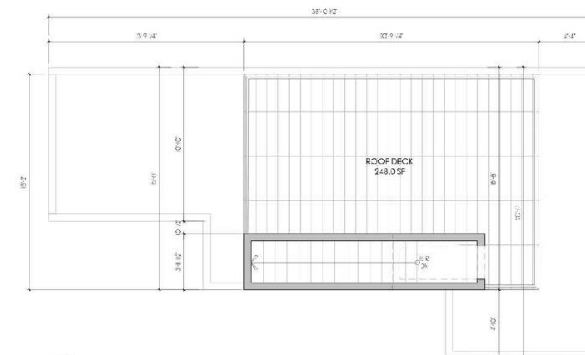




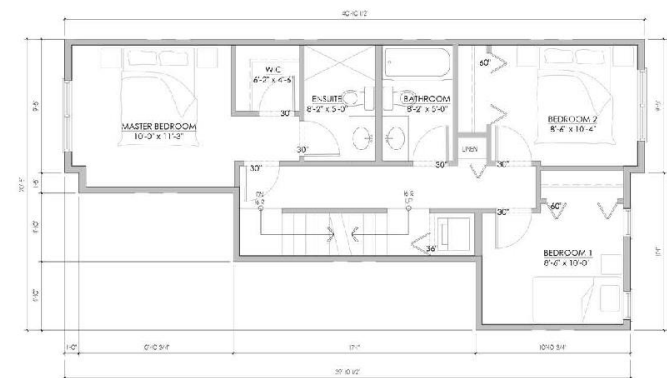
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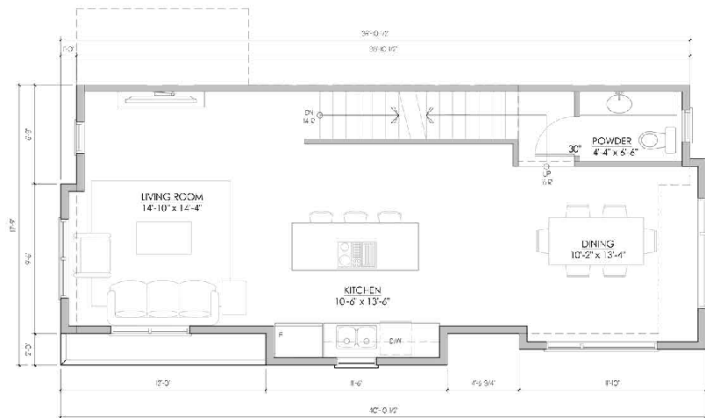
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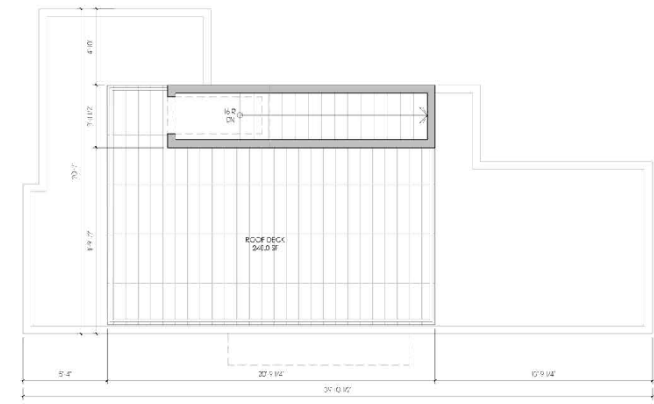
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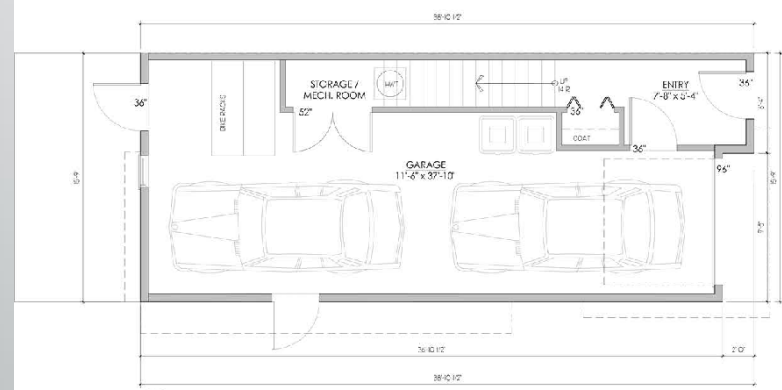
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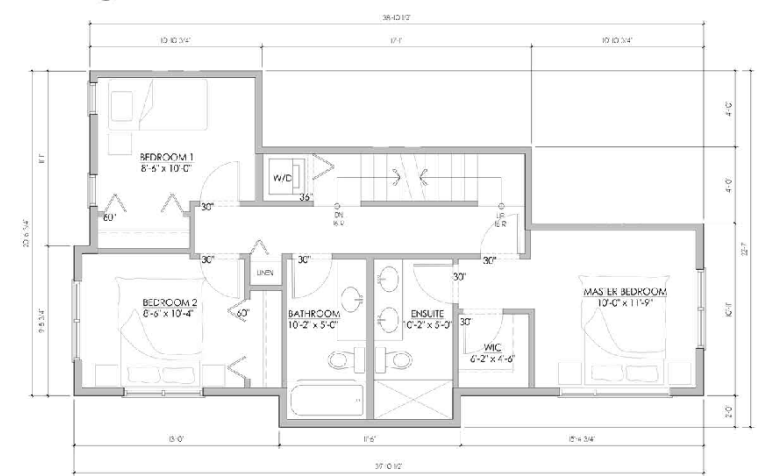
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3 UNIT B - ROOF DECK  
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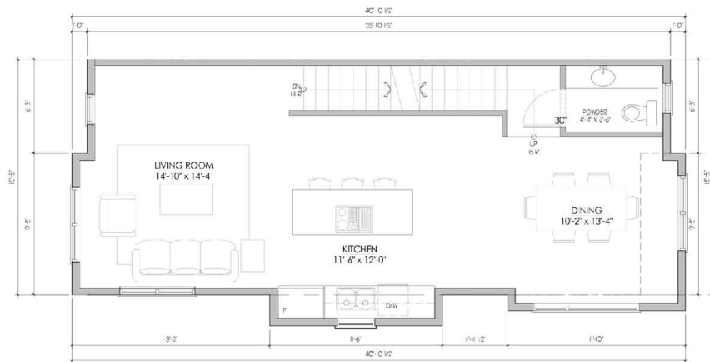


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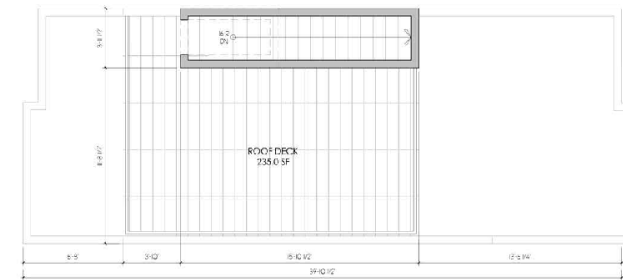


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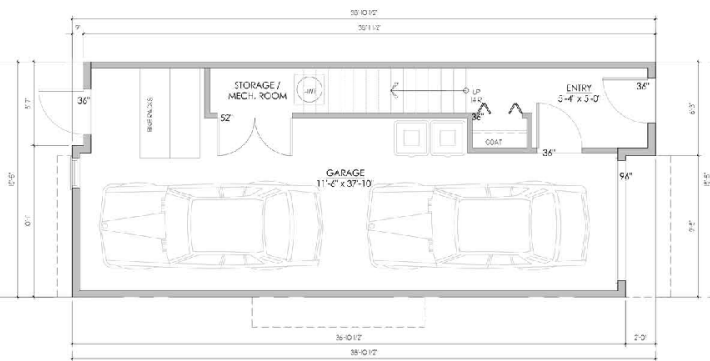




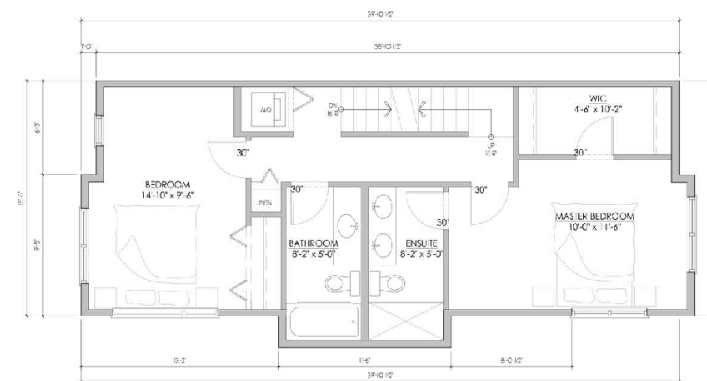
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3 UNIT E - ROOF DECK  
SCALE: 1/4"=1'-0"



2 UNIT E - LEVEL 1  
SCALE: 1/4"=1'-0"



4 UNIT E - LEVEL 3  
SCALE: 1/4"=1'-0"







1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



1 VINYL SHINGLE SIDING



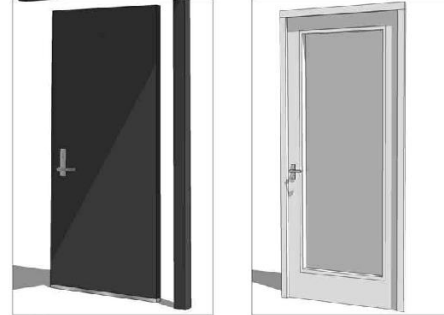
2 FIBRE CEMENT SMOOTH PANELS



8 STANDING SEAM ROOFING



4 RESIDENTIAL VINYL FRAME WINDOW UNIT  
- DOUBLE GLAZED



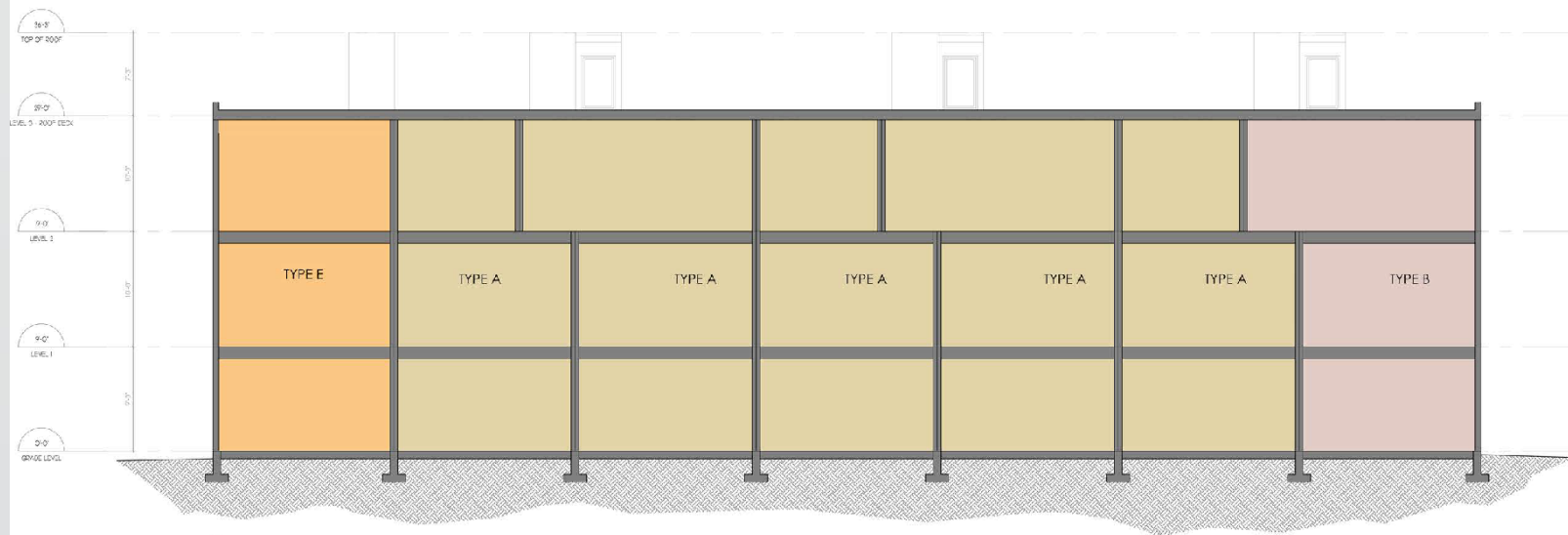
9 RESIDENTIAL VINYL ENTRY DOORS



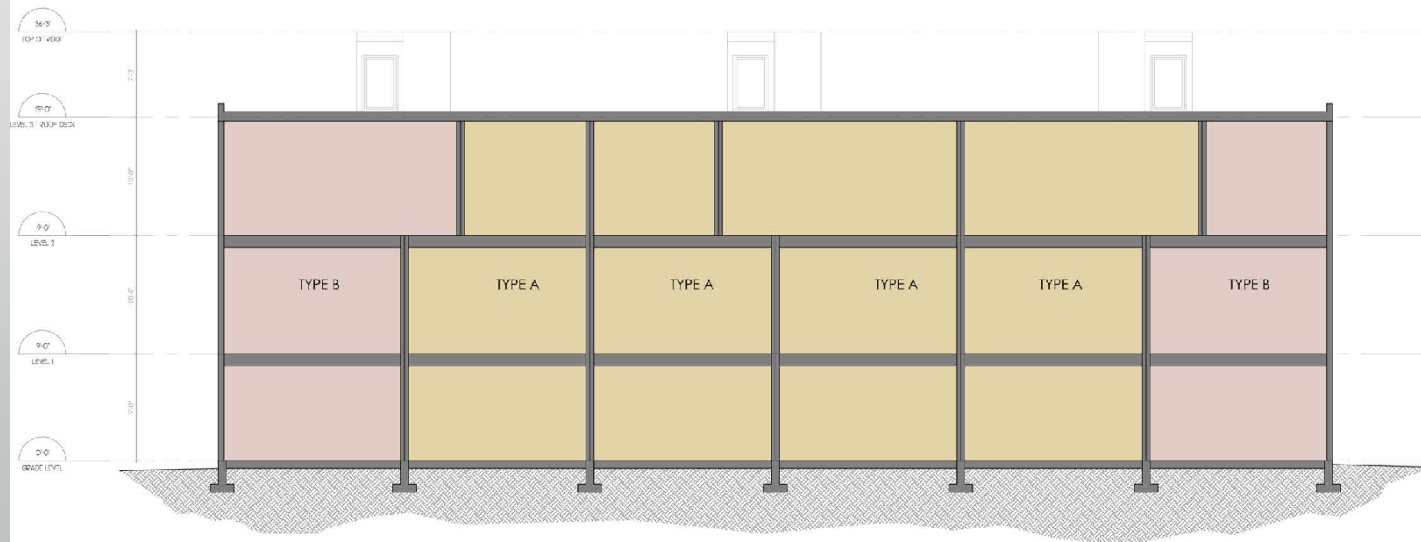
10 RESIDENTIAL OVERHEAD GARAGE DOOR  
W/ TRANSLUCENT PANELS- INSULATED



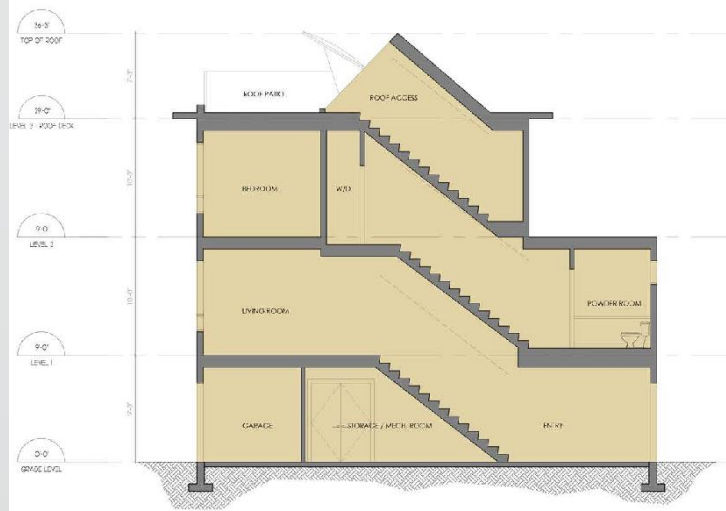




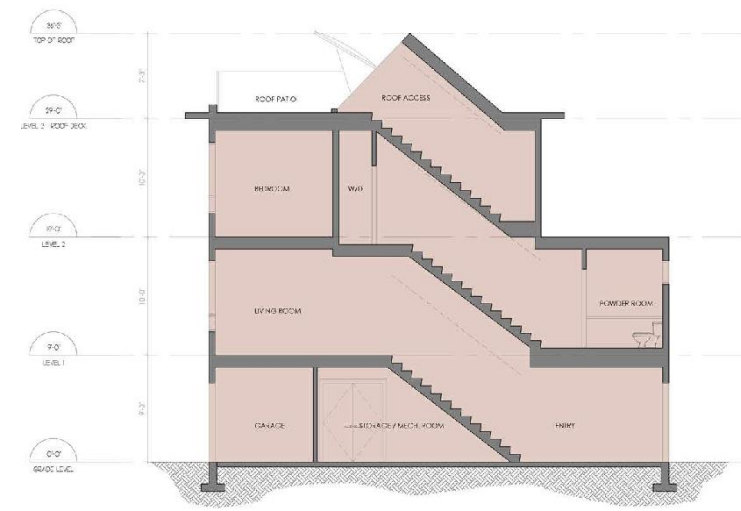
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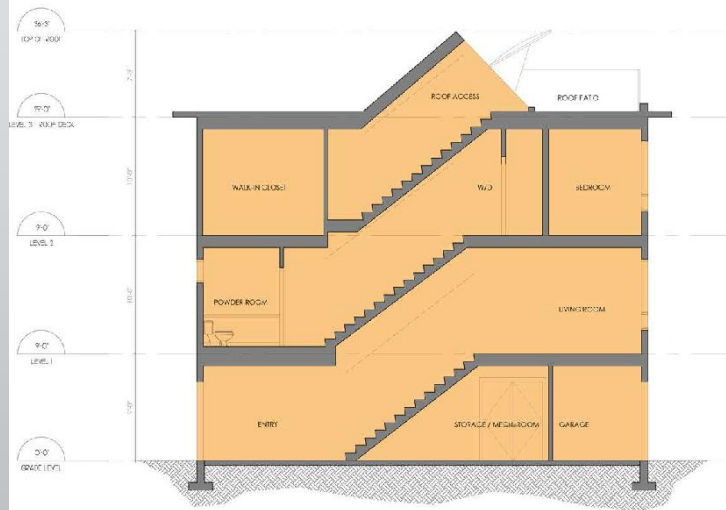
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1 SECTION 3  
SCALE: 3/8"=1'-0"



2 SECTION 4  
SCALE: 3/8"=1'-0"



3 SECTION 5  
SCALE: 3/8"=1'-0"



# THANK YOU



WA

128  
▼ WENSLEY ARCHITECTURE LTD



EXPLANATORY NOTE  
ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 153, 2018, BYLAW No. 3074

The purpose of Zoning Bylaw 3074 is to designate the unzoned portion of road (294.7 m<sup>2</sup>) located adjacent to the lane off 204<sup>th</sup> Street and Park Avenue, dedicated by Plan EPP80213 to C1 Downtown Commercial Zone, as the City intends to the sell the property as the subject portion of the road is no longer required.





## ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 153, 2018, BYLAW NO. 3074

### A Bylaw to amend the Zoning Bylaw

WHEREAS the Council adopted City of Langley Zoning Bylaw, 1996, No. 2100, and wishes to amend the bylaw;

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

#### 1. Title

This bylaw shall be cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 153, 2018, No. 3074”.

#### 2. Effective Date

This bylaw shall come into force on the date of adoption.

#### 3. Amendment to Zoning Bylaw

City of Langley Zoning Bylaw, 1996, No. 2100 is amended by designating the zoning of land shown on Schedule A attached to this bylaw (outlined in black and labeled “Plan EPP80213), as C1 – Downtown Commercial Zone on the Zoning Map, attached as Schedule “A” to City of Langley Zoning Bylaw, 1996, 2100 and by amending that Zoning Map accordingly.

READ A FIRST and SECOND TIME this twenty fifth day of June, 2018.

PUBLIC HEARING HELD this -- day of --, 2018.

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

ADOPTED this -- day of --, 2018.

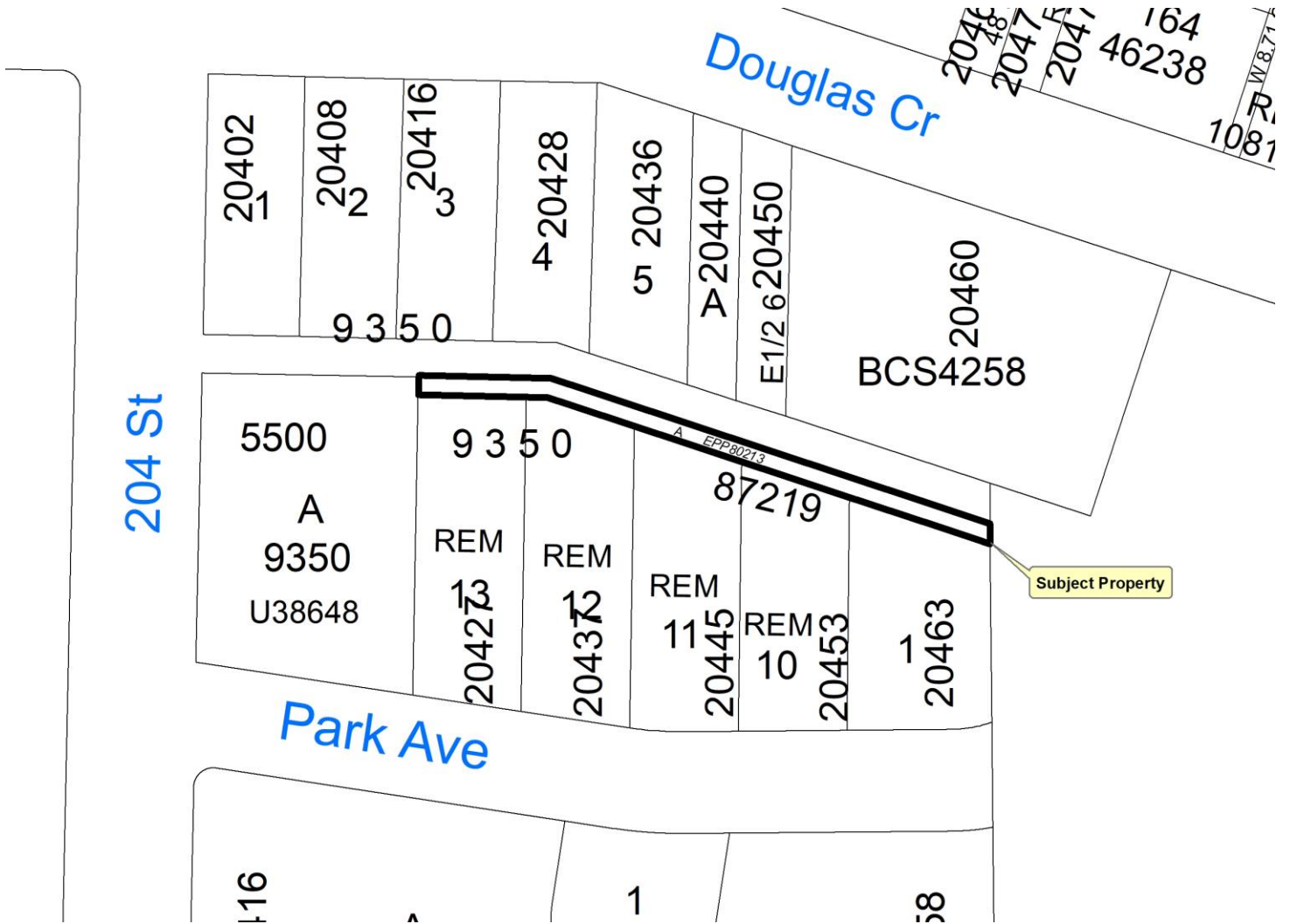
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**MAYOR**

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**CORPORATE OFFICER**

# SCHEDULE "A"







## CITY OF LANGLEY

### MOTION

Development Permit No. 08-18

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THAT Development Permit Application DP 08-18 located at 20286 Michaud Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report; and

THAT City Council approve the request for cash-in-lieu of 3 parking spaces associated with this subject Development Permit application.



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 08-18**

From: Development Services & Economic  
Development Department

File #: 6620.00

Doc #:

Date: May 29, 2018

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## COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 08-18 located at 20286 Michaud Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report; and

THAT City Council approve the request for cash-in-lieu of 3 parking spaces associated with this subject Development Permit application.

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## PURPOSE OF REPORT:

To consider a Development Permit Application to accommodate a four-storey, mixed-use building located at 20286 Michaud Crescent

## POLICY:

The subject property is zoned C1 Downtown Commercial Zone and designated Downtown Commercial in the Official Community Plan. As such, the application is subject to the Downtown Master Plan Development Permit Area Guidelines.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	David Danyluck Architect
<b>Owner:</b>	NVN Investments Inc.
<b>Civic Addresses:</b>	20286 Michaud Crescent
<b>Legal Description:</b>	Lot 376, District Lot 305, Group 2, New Westminster District, Plan 46221 Except: Firstly Part Dedicated Road on Reference Plan 66239, and Secondly Part Dedicated Road on Plan BCP35185 and Thirdly Part Dedicated Road on Plan EPP69691
<b>Site Area:</b>	579 m <sup>2</sup> (6,229 ft <sup>2</sup> )
<b>Dwelling Units/ Commercial Area:</b>	6 (2-BR) 111 m <sup>2</sup> (1,202 ft <sup>2</sup> )
<b>Total Parking Required:</b>	Residential: 7 spaces (including 1 visitor space) Commercial: 3 spaces
<b>Total Parking Provided:</b>	7 spaces
<b>Existing Zoning:</b>	C1 Downtown Commercial Zone
<b>OCP Designation:</b>	Downtown Commercial
<b>Exterior Finishes:</b>	Painted Hardie Board, Aluminum Railings
<b>Development Cost Charges :</b>	\$93,436.61 (City - \$65,507.27, GVS&DD - \$24,389.34, SD35 - \$3,540.00)
<b>Community Amenity Charge:</b>	\$12,000.00
<b>Variances Requested:</b>	Front and Exterior Setback Variances (from 1.8m to 0.0m)
<b>Cash in Lieu of Parking</b>	3 spaces (@\$7,500/stall) = \$22,500.00

### Engineering Requirements:

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



A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
5. 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 condition of the existing pavement on 203 Street, Michaud Crescent and the laneway 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 the developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.

7. A laneway dedication is required. The current width of the laneway shall be widened to City of Langley standard of 6.0m. The dedication of laneway shall permit the release of the statutory right-of-way fronting the site.
8. Street lighting, fronting the site, along 203 Street shall be upgraded as per the Downtown Langley master Plan. The new lighting shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
9. Undergrounding of overhead hydro/tel, along Michaud Crescent is required. As the overhead wiring is minimal, a cash in lieu payment of \$1,500.00 per meter will be acceptable.
10. A Landscape plan prepared by a licensed professional is required and will address boulevard landscaping fronting the site.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

5. A "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 designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

#### **Development Services Comments:**

Council approved Development Permit DP 09-16 for a 4-storey, 7-unit apartment building on the subject property on November 21, 2016. The owner did not proceed with the development, however, and is now proposing a 4-storey mixed-use building, (6-apartment units and 1,202 ft<sup>2</sup> ground floor commercial space) for the same property. Other than the change to first floor commercial use, the current proposal is nearly identical to the project approved in 2016.

The subject property, located at the southwest corner of 203 Street and Michaud Crescent, is a small remnant parcel created from the realignment of 203 Street in 2008. The proposed development features an apartment building consisting of three floors on top of the ground floor commercial space and parkade. The pedestrian entrance and lobby are located at the corner of Michaud Crescent and 203 Street while the parkade access is derived from a short north-south lane that also serves 5521 – 203 Street.

The flat-roofed building includes balconies for all of the units and steps back on the fourth floor level to provide a roof patio and garden area for the 2,590 ft<sup>2</sup> penthouse unit. The building creates a strong architectural presence on a prominent corner and provides ample fenestration and glazing at the street level on 203 Street. The wide City boulevard areas on 203 Street and Michaud Crescent will be enhanced with generous



Downtown Public Realm Plan elements including pavers, street trees and rain garden landscape features. The proposed development generally complies with the Downtown Master Plan Guidelines for the transitional areas along the multifamily residential edges of the downtown core.

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.

Pursuant to Cash in Lieu of Parking Bylaw No. 2616, notwithstanding the off-street parking requirements set out in the Zoning Bylaw, an owner of property in an area designated as “Downtown Commercial” by the Official Community Plan who proposes to develop, may apply to Council to pay cash to the City in lieu of providing off-street parking on the property. Council may approve, by way of a Development Permit, an application to pay cash in lieu of providing off-street parking. The fee for paying cash in lieu of providing off-street parking is \$7,500.00 per parking space. Therefore, the subject Development Permit application requests Council approval to enable them to pay for three off-street spaces (\$22,500).

The proposed cash in lieu payment is for deficient commercial parking only; resident parking is provided on-site in accordance with the zoning bylaw requirements.

In order to accommodate an economically viable development on this constrained site, the applicant is requesting variances to the minimum front and exterior yard setbacks (reduced from 1.8 metres to 0 metres). Staff support the proposed variances and cash in lieu of parking payment given the unusually small size of the lot and the wide City boulevards flanking the property.

#### **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 June 13<sup>th</sup> meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25<sup>th</sup>, 2018 Regular Council meeting.

### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$65,507.27 to City Development Cost Charge accounts and \$12,000 in Community Amenity Charges. A \$22,500 cash in lieu of parking payment would be allocated to the Downtown Parking Reserve Fund.

### **ALTERNATIVES:**

1. Require changes to the applicant's proposal relating to building form and character.

Prepared by:



---

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

Concurrence:



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

Concurrence:



---

Rory Thompson, Fire Chief

*Attachment(s):*

**Paula Kusack**

---

**Subject:** FW: development DP 08-18:

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**From:** [REDACTED]  
**Sent:** July 4, 2018 3:43 PM  
**To:** WebInfo  
**Subject:** development:

Hello,

We are VERY happy to see that the corner lot at the end of Michaud Cres. and 203 Street is finally going to be developed! This lot has been an eye sore for years, the "garbage dump" lot of Langley City. It will be nice to see it built on and cleaned up.

Regards,  
[REDACTED]  
20258 Michaud Crescent





**David  
Danyluck  
Architect**

AIBC

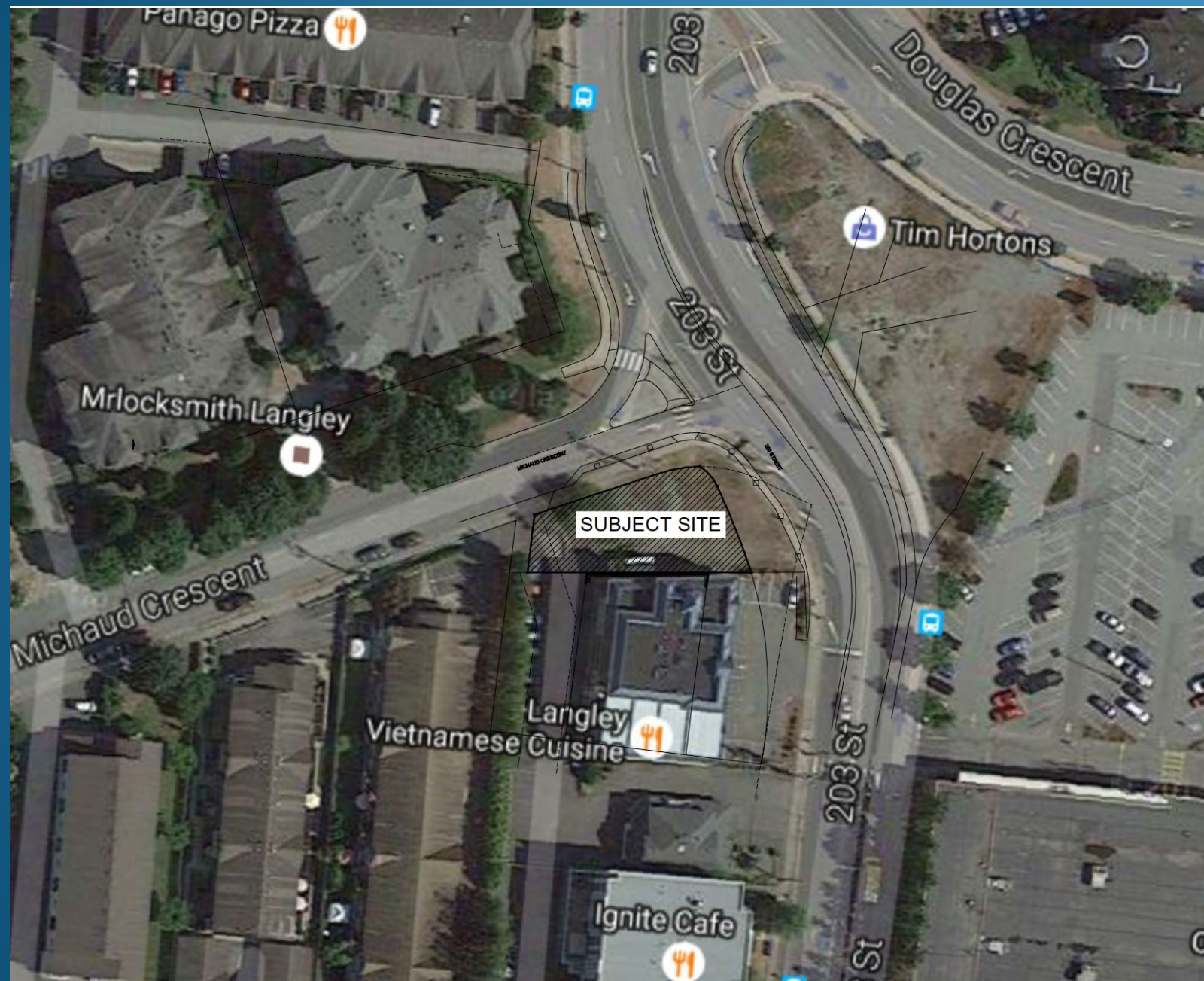
*108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6*

**604 530-0978**

Council approved DP 09-16 for a 4 Storey 7Unit apartment building in November 2016. There is a new owner proposing a 4-Storey Mixed Use building (6 apartments, 1 commercial). The new proposal's aesthetic is unchanged except for the Ground level, 203 Street Facade.

**NORTH-EAST 3D RENDERING**





#### PROJECT DATA SHEET

Registered Owner: Tony Tran

Legal Description: Lot 376 DL 305 NWD PL NWP 46221

Address: 20286 Michaud Crescent

Architect: David Danyluck Architect AIBC

Lot Area: 578.69m<sup>2</sup> (0.057 Hc)

Lot Coverage: 84.9%

Gross Floor Area: 949.08m<sup>2</sup>

Floor Area Ratio: 2.58

Number of Dwelling Units: 6

Bedrooms / Dwelling Unit: 2x6 Units = 12

Parking Calculation: 7

Residential Provided: 6

Commercial Provided: 1

Height: 12.70m

Number of Storeys: 4

#### NEW BUILDING

PARKADE/1ST FLOOR EL: 144.96' (10.67m)  
 2ND FLOOR EL: 165.71' (14.33m)  
 3RD FLOOR EL: 175.81' (17.40m)  
 WALL PLATE EL: 183.88' (20.47m)  
 RIDGE EL: 196.61' (24.45m)

*David  
Danyluck  
Architect*

AIBC

*108-20460 Douglas Crescent*

*Langley, B.C.*

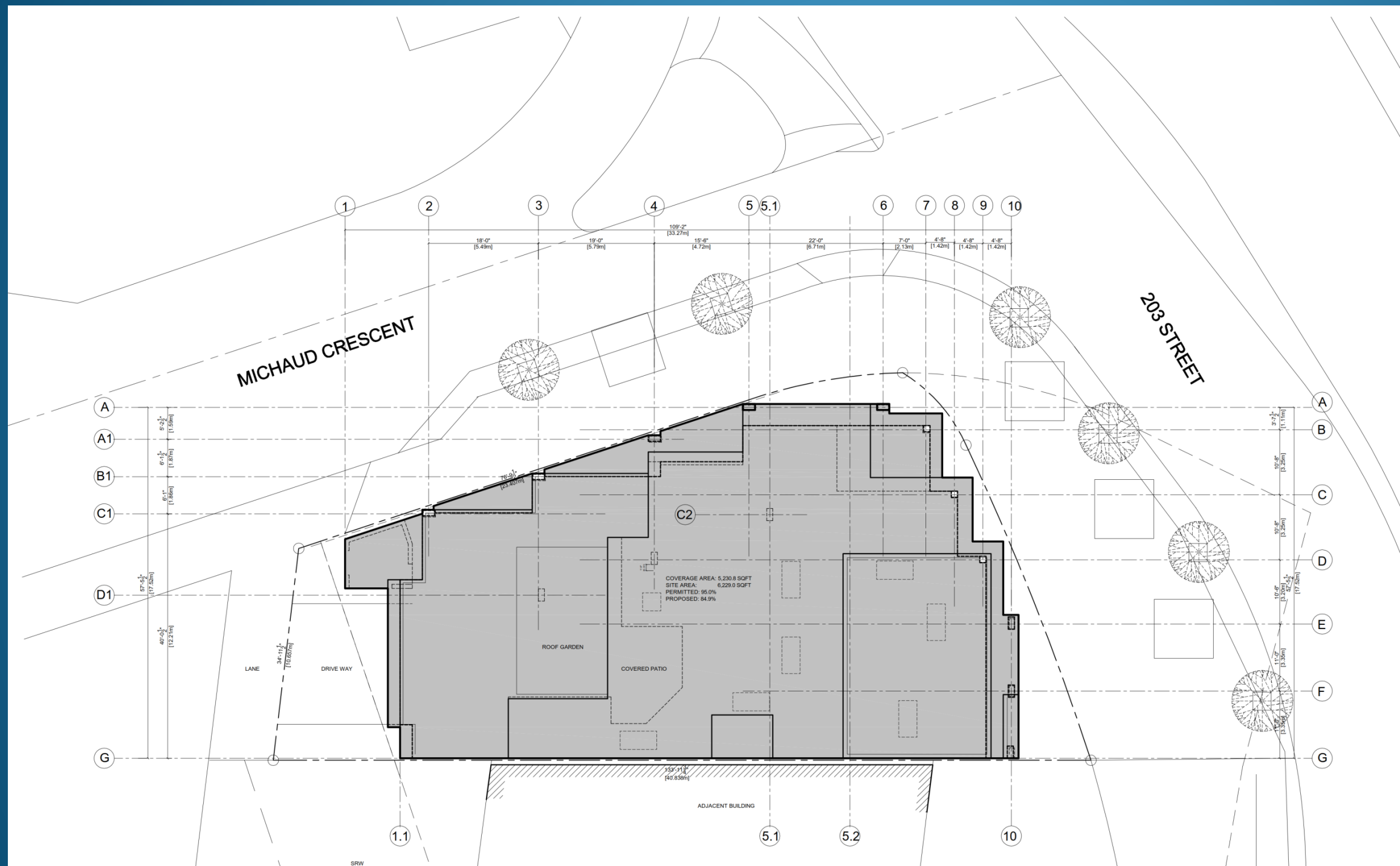
*V 3 A 0 C 6*

*604 530-0978*

The subject property at the SW corner of 203 St. and Michaud Cr. is a small remnant parcel created from the realignment of 203 St. in 2008. The site is Zoned C1 Downtown Commercial and is designated the same in the OCP.

KEY PLAN





6 UNITS  
RESIDENTIAL /  
COMMERCIAL  
BUILDING  
PROJECT  
ADDRESS: 20286  
MICHAUD  
CRESCENT  
LANGLEY

*David  
Danyluck  
Architect*

AIBC

108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6

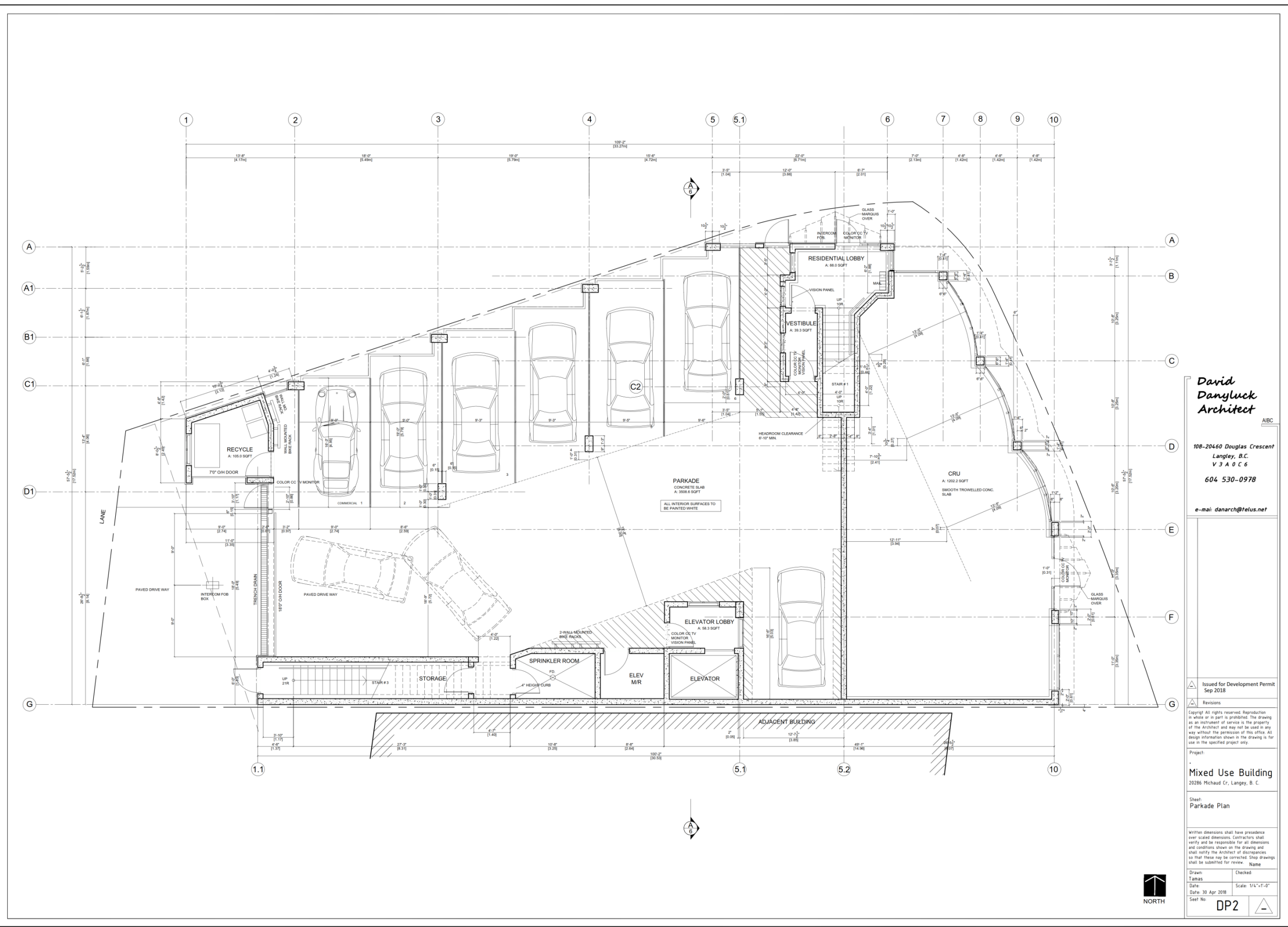
604 530-0978

The proposed development will feature 3 levels of Residential living over a Ground level Commercial Unit. Being a very constrained site, and in order to make this an economically viable development we are requesting 2 Variances: Reduction of the setbacks from 1.8 m to 0 m to the front and exterior yard setbacks (this variance was approved in the DP of 2016.

Cash in lieu payment = \$22,500 for 3 deficient Commercial parking stalls.

**SITE PLAN**





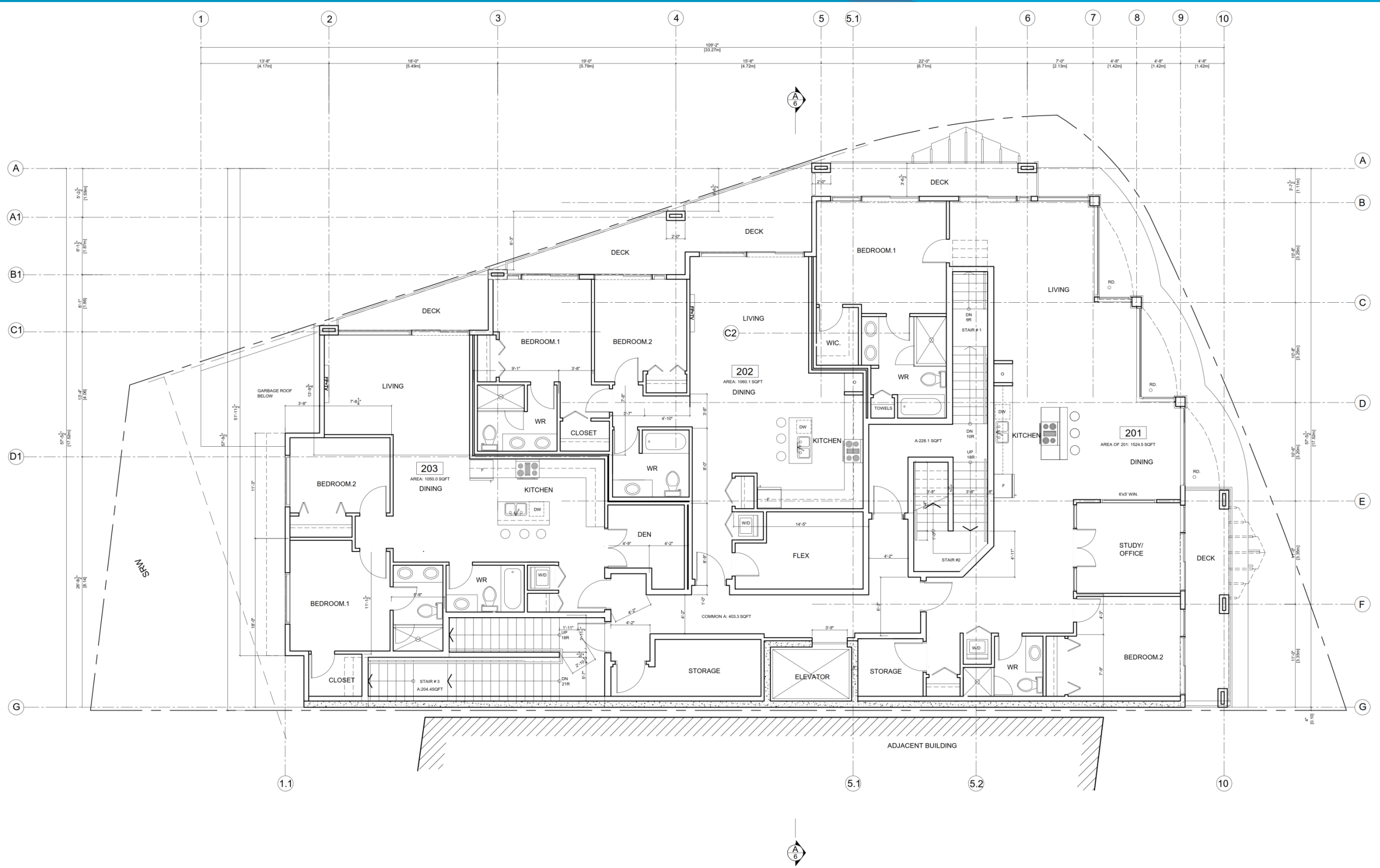
**David  
Danyluck  
Architect**

AIBC

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Langley, B.C.  
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604 530-0978

Parking is at grade totally secure under the building. The site, being small, constrained and of an odd shape can provide 6 stalls for Residential use and 1 stall for Commercial use totaling 7 spaces. Entry for Residential use is from Michaud Crescent, entry to the Commercial space is from 203 Street. At grade Parking access is from the Lane off Michaud Crescent.



David  
Danyluck  
Architect

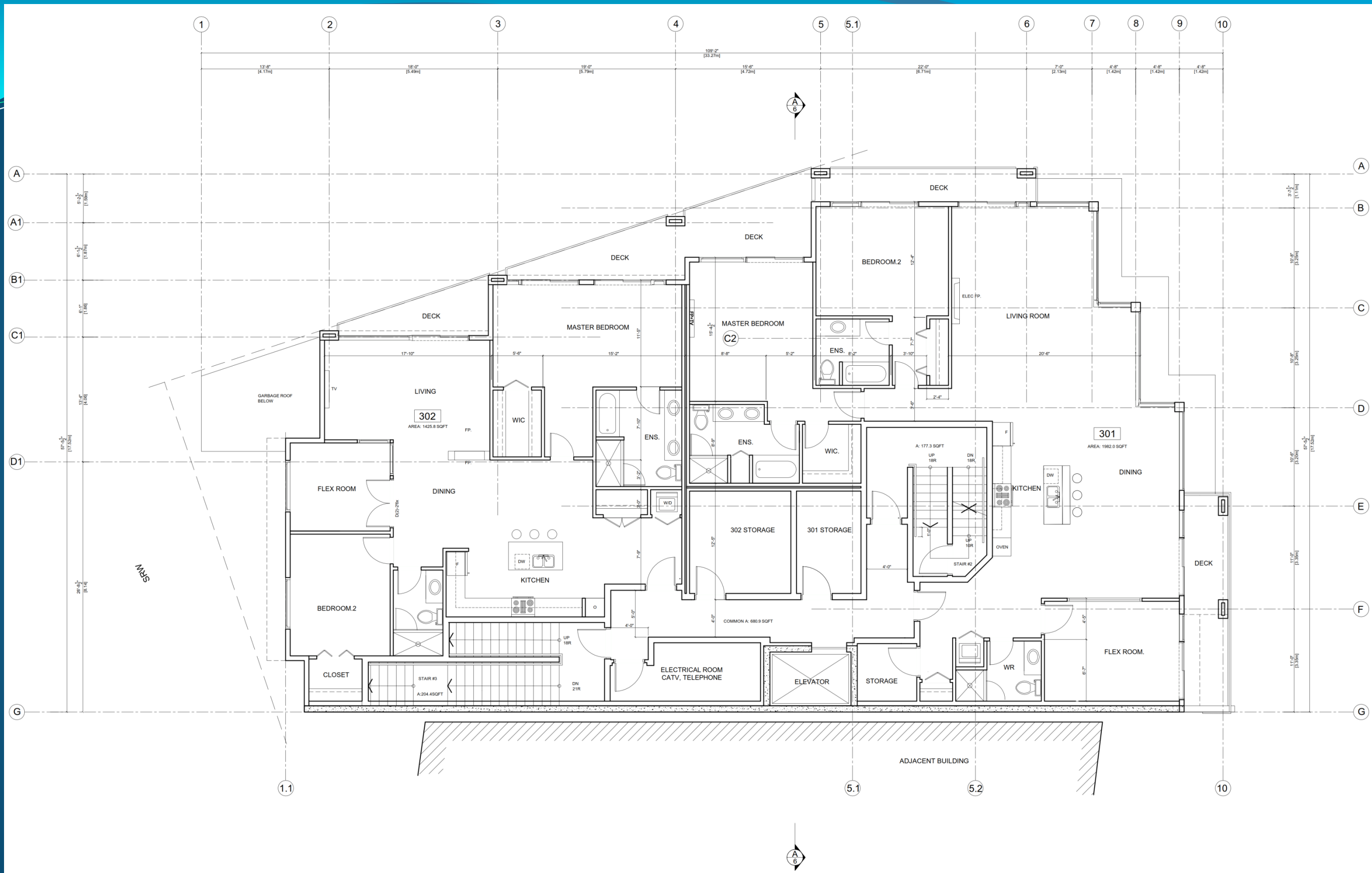
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2<sup>nd</sup> Floor Plan has 3 Units, 2 Bedrooms

2<sup>ND</sup> FLOOR PLAN



**David  
Danyluck  
Architect**

AIBC

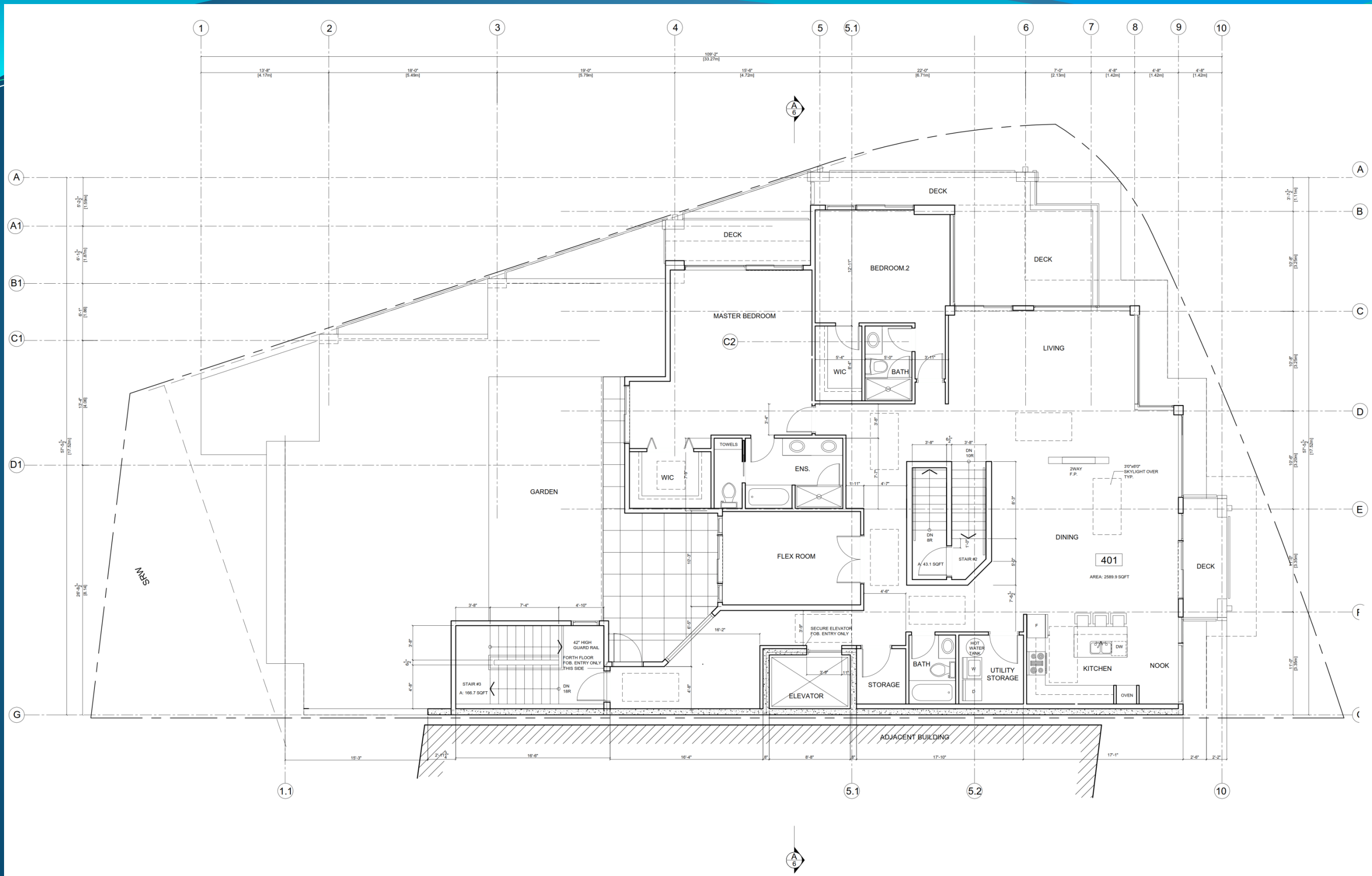
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3<sup>rd</sup> Floor Plan has 2 Units, 2 Bedrooms

3RD FLOOR PLAN





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Architect

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4<sup>th</sup> Floor 2 Bedroom Penthouse Unit has a roof Deck and a Roof Garden  
Unit size varies from 1050 to 2590 sq. ft. All Units have large decks facing East and North



#### COLOR CHART OF CEMENT PANEL SIDING

	EQUITONE NATURAL N 162
	EQUITONE NATURAL NU 861
	EQUITONE TECTIVA TE 60
	EQUITONE NATURAL N 331
	WINDOW FRAMES, RAILINGS BLACK TYP

203 Street Elevation and Lane Elevation The shape of the property determined the shape of the building-exaggerated stepping at the street corner ties the land, streetscape and building into a single entity.

David  
Danyluck  
Architect

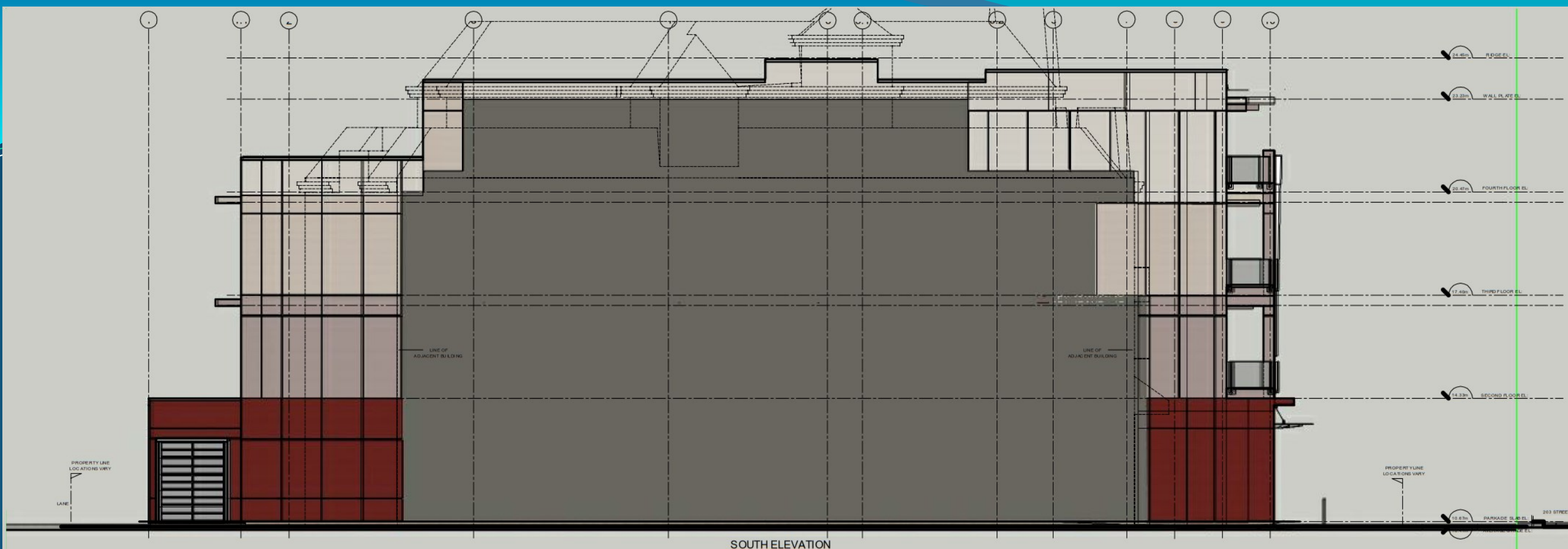
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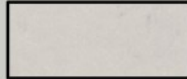
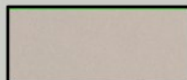
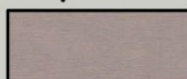

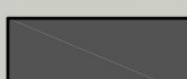


Michaud Crescent Elevation  
Colors chosen are inspired from colors of a dried flower petal in the same sequence as presented on the building. Hint of Art Deco in the facades—Adjoining triangular shapes expressed in 2 colours5 Long, tapered, façade mounted back lit Torches.2 Glass triangulated Marquis over the Residential and Commercial entries.



SOUTH ELEVATION

COLOR CHART OF CEMENT PANEL SIDING

-  EQUITONE NATURAL N 162
-  EQUITONE NATURAL NU 861
-  EQUITONE TECTIVA TE 60
-  EQUITONE NATURAL N 331
-  WINDOW FRAMES, RAILINGS, BLACK TYP



NORTH ELEVATION (MICHAUD CRESCENT)

*David  
Danyluck  
Architect*

AIBC

108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6

604 530-0978

NORTH AND SOUTH ELEVATIONS



**Crime Prevention Through Environmental Design  
(CPTED) Principles**

**Natural Surveillance:**

- Clear viewing points from the residential unit windows, balconies, lobby and parkade (inside and outside)
- Secure under-building parking for Residents and CRU
- Street lighting will evenly illuminate all public areas

**Natural Access Control:**

- There is 1 clearly defined secure main entry on Michaud Crescent
- Exit doors from the building have access only from the interior side
- The tenant parkade access is gated and FOB controlled by residents and for visitors

**-Territoriality:**

- Clearly defined residential spaces are expressed by large windows and balconies overlooking the streets

**Maintenance and Management:**

It is recommended that the owner initiate programs such as:

- Building maintenance program to repair/ remove any vandalism or graffiti within 48 hours
- Community spirit programs such as Block Watch which will heighten the sense of home



LIAHONA  
SECURITY

**Project Sustainability Principles**

**Bike parking:**

- 4 tenant bike stalls provided in the parkade

**New Energy Code Requirements:**

- The building will meet or exceed all new energy/ASHRAE code requirements

**Exterior Lighting:**

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

**Heat Island Effect:**

All parking is under the building, limiting the amount of surface asphalt to the Lane

A roof garden/ landscape area will be provided on the 4<sup>th</sup> floor level to reduce heat island effect

**Water Conservation:**

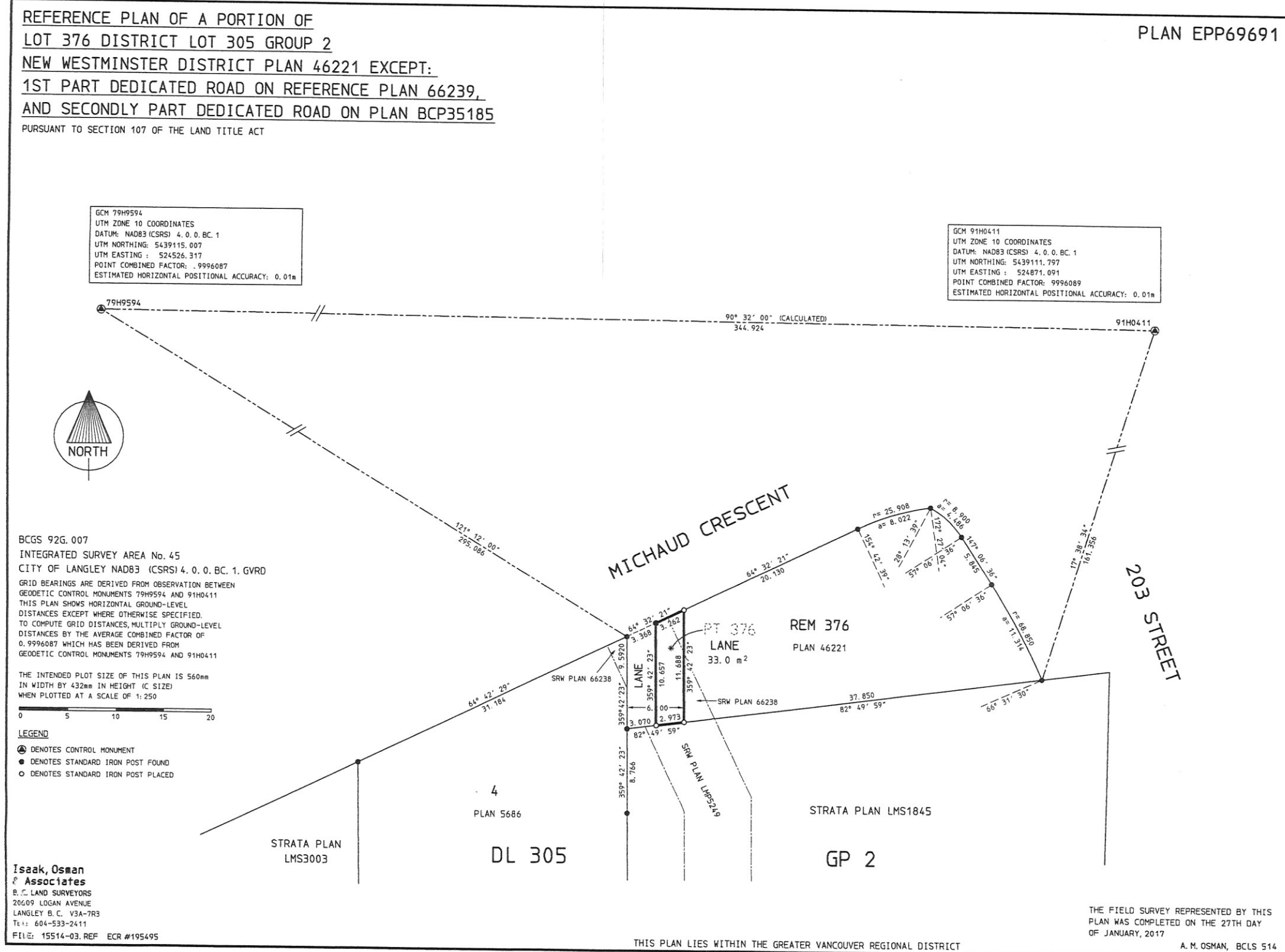
- Ultra-low flush or dual flush toilets
- Roof garden uses irrigation system with central control and rain sensors



LIAHONA  
SECURITY

Incorporated into the design are several CPTED recommendations from our security consultant Liahona. In the consultant’s opinion the revised proposal with the security strategies incorporated will be a Positive Activity Generator that will relate well to the on-site property, immediate adjacencies and the surrounding ¼ km area of CPTED influence.

CPTED AND SUSTAINABILITY PROVISIONS



The Owner dedicated last year a portion of the property for Lane upgrading off Michaud, further reducing the site size and creating more design restrictions, in particular on-site parking. The City will receive \$83,700 in off-site works, \$93,436 in DCC's, \$12,000 CAC's and \$22,500 cash in lieu of parking fees with this DP application.

David  
Danyluck  
Architect

AIBC

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6

604 530-0978

ROAD DEDICATION AT LANE





**David  
Danyluck  
Architect**

AIBC

*108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6*

**604 530-0978**

In closing, we believe the presence of this mixed-use building will be a positive and attractive addition to the City of Langley's Downtown Master Plan success.

**NORTH-EAST 3D RENDERING**





## 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 or 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: May 2nd 2018 REQUESTED MEETING DATE: July 9th 2018

NAME: TBC

ORGANIZATION NAME: TransLink  
(if applicable)

ADDRESS: 400 - 287 Nelsons court

CONTACT NUMBER: 778-375-6689

EMAIL ADDRESS: soraya.Parwani@translink.ca

TOPIC: TransLink will present on ~~Fraser~~ Hwy B-line.

Presentation will summarize + report back on customer feedback from consultation

AUDIO/VISUAL NEEDS (if yes, specify) Yes, PPT presentation

ACTION YOU WISH COUNCIL TO TAKE: \_\_\_\_\_



# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Regional Transit B-Line Proposal (Translink)**

Report #: 18-40

File #:

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

Doc #:

Date: July 3, 2018

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## RECOMMENDATION:

1. THAT Council receive the Translink presentation (delegation at July 9 meeting), 'Fraser Highway B-Line Consultation Results & Transit Priority'; and
2. THAT Council endorse the Fraser Highway B-Line & Transit Priority concept in the City of Langley; and
3. THAT staff be directed to continue to work collaboratively with Translink and stakeholders to maximize B-Line opportunities for transit priority, assess traffic and possible parking impacts, and address concerns arising from the implementation of the project; and
4. THAT staff report back with further details of recommended transit priority measures and the implications for all transportation users along the corridor.

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## PURPOSE:

The purpose of this report is to provide an update, and request Council's endorsement and direction, regarding the proposed Fraser Highway B-Line & Transit Priority project scheduled for implementation in the Fall of 2019.

## POLICY:

N/A

## **COMMENTS/ANALYSIS:**

Translink will appear as a delegation at the July 9, 2018 Council meeting to provide an update on the proposed new transit B-Line route is being planned along Fraser Highway for implementation in the Fall of 2019. This project is identified within Translink's 10-year Transit Vision.

The new B-Line route will:

- provide additional service
- improve passenger experience
- provide faster and more reliable service
- Build up ridership in support of the future Rapid Transit Corridor along this same route

A high level overview of the project progress to date is provided in the Translink presentation.

The proposed B-Line includes the use of queue jumper lanes at intersection approaches within the City of Langley and bus only or high occupancy vehicles (HOV). In this case the queue jumper lanes would typically be combined with right turn lanes. These changes would provide the opportunity for transit or HOV's to pass by congestion thereby improving speed and reliability of service. The challenge to adding the B-line service to an already busy corridor is that the bus only or HOV lanes would be converted from existing through lanes, and would potentially impact to parking and other turning movements at the intersections. Therefore, staff will be carrying out further analysis and additional traffic count information at high traffic locations and parking impacts is recommended to ensure an acceptable level of service is maintained for all traffic along the corridor.

Staff supports the Fraser Highway B-Line Consultation & Transit Priority results and recommends that the City continue to work with Translink and stakeholders for transit priority opportunities, to assess traffic and parking impacts, and address concerns arising from the implementation of the project, and to report back to Council with the findings in the Fall.

## **BUDGET IMPLICATIONS:**

None



**ALTERNATIVES:**

Not approve B-Line service in the City (not recommended)

Respectfully Submitted,



---

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

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

### **Summer Food for Fines Campaign**

By Heather Scoular, Director of Customer Experience

Meeting of Wednesday, June 27, 2018

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#### **BACKGROUND**

FVRL has invited customers to reduce their fines and help feed those in need through our annual Food for Fines campaign run over the Christmas holiday season. We partner with local food banks in our service areas and customers bring in non-perishable items in exchange for fines waived. Each donated item equals a \$2 deduction in fines and customers receive up to a maximum deduction of \$30 in fines.

#### **RESULTS**

The Food for Fines campaign have been highly successful:

- 2014/15 – approximately 12,500 items were donated and \$25,000 in fines were waived.
- 2015/16 – approximately 12,545 items were donated and \$25,090 in fines were waived.
- 2016/17 – approximately 13,375 items were donated and \$26,750 in fines were waived.
- 2017/18 – approximately 17,330 items were donated and \$34,660 in fines were waived.

Food for Fines has gained many fans over the years and this campaign saw a large number of customers asking staff in the early fall when it would take place!

#### **CONCLUSION**

Due to high demand by customers and staff, FVRL is proposing an additional Food for Fines campaign – this time for summer! Our first summer campaign will run for two weeks only: from Sunday, July 15 to Sunday, July 29, 2018.

#### **RECOMMENDATION**

**THAT** the Summer Food for Fines Campaign be approved.



**ZONING BYLAW, 1996, No. 2100**  
**AMENDMENT No. 143, 2018, BYLAW No. 3049**  
**DEVELOPMENT PERMIT APPLICATION DP 02-18**

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 3-storey, 26-unit townhouse development.

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

**Background Information:**

<b>Applicant:</b>	F. Adab Architects Inc.
<b>Owners:</b>	R. Hans, G. Hans, G. Hans, G. Hans, J. Gill, S. Gill
<b>Civic Addresses:</b>	19608, 19618, 19630, 19642-56 <sup>th</sup> Ave.
<b>Legal Description:</b>	Lots 1 & 2, Section 3, Township 8, New Westminster District, Plan 9565; Lot 3, Section 3, Township 8, New Westminster District, Plan 9565 Except Plan BCP50413; Lot 63, Section 3, Township 8, New Westminster District, Plan 25734 Except Plan BCP50080
<b>Site Area:</b>	3,671.2m <sup>2</sup> (39,516.44 ft <sup>2</sup> )
<b>Lot Coverage:</b>	44%
<b>Total Parking Required:</b>	52 spaces (plus 5 designated visitor spaces)
<b>Total Parking Provided:</b>	52 spaces (plus 5 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD52-Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$350,215.50 (includes 4 SF DCC Credits)





**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 143**

**BYLAW No. 3049**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD52) and to rezone the property located at 19608, 19618, 19630, 19642-56th Avenue 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. 143, 2018, No. 3049”.

**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 – 52 (CD52) Zone: immediately after Comprehensive Development -48 (CD51) Zone:

**“WW”. CD52 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 26-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and

- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

### 3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 52 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 011-412-682  
Lot 1, Section 3, Township 8, New Westminster District Plan 9565
- (b) PID: 011-412-704  
Lot 2, Section 3, Township 8, New Westminster District Plan 9565
- (c) PID: 011-412-712  
Lot 3, Section 3, Township 8, New Westminster District Plan 9565  
Except Plan BCP50413
- (d) PID: 004-492-498  
Lot 63, Section 3, Township 8, New Westminster District Plan 25734  
Except Plan BCP50080

### (c) **Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 35 pages and dated November, 2017 prepared by F. Adab Architects Inc. and M2 Landscape Architecture 1 copy of which is attached to Development Permit 15-17.

#### (d) **Special Regulations**

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

#### (e) **Other Regulations**

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

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

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

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

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

READ A THIRD TIME this fifth day of March, 2018.

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

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

---

***MAYOR***

---

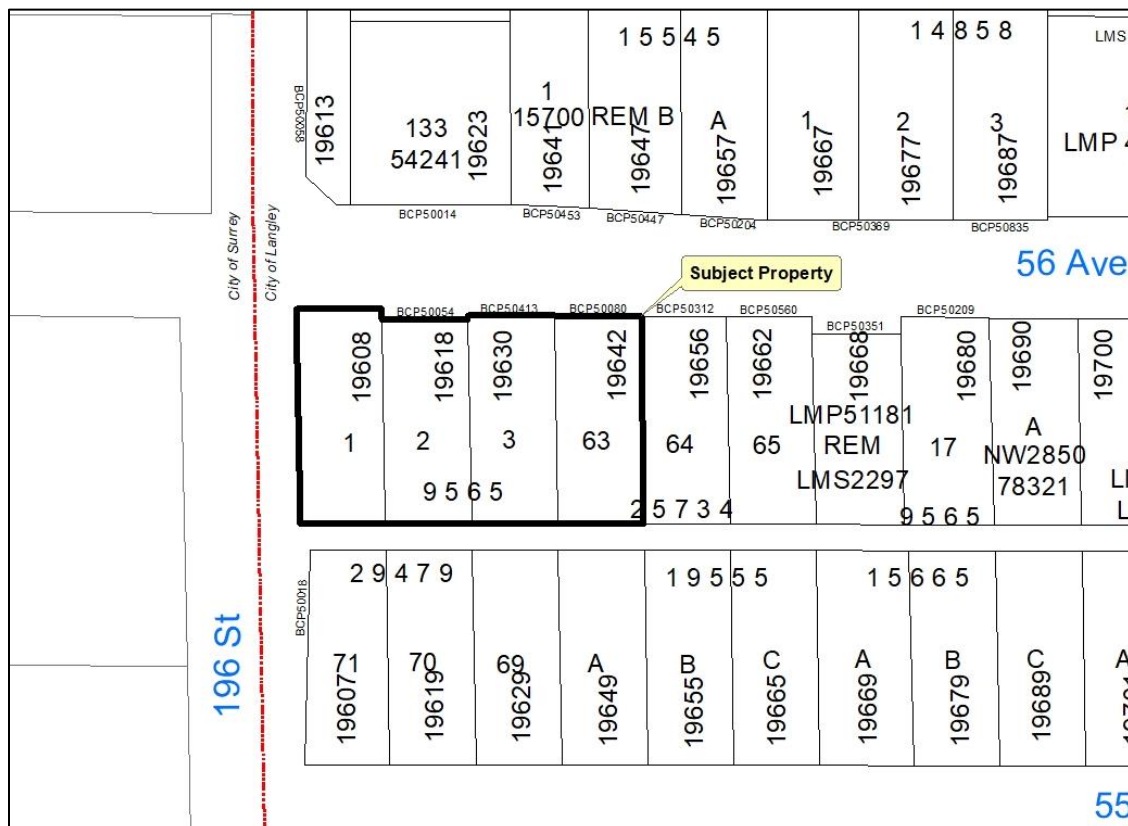
***CORPORATE OFFICER***





## REZONING APPLICATION RZ 02-18 DEVELOPMENT PERMIT APPLICATION DP 02-18

**Civic Address:** 19608, 19618, 19630, 19642 – 56 Avenue  
**Legal Description:** Lots 1 & 2, Section 3, Township 8, New Westminster District, Plan 9565; Lot 3, Section 3, Township 8, New Westminster District, Plan 9565 Except Plan BCP50413; Lot 63, Section 3, Township 8, New Westminster District, Plan 25734 Except Plan BCP50080  
**Applicant:** M. Brar  
**Owner:** R. Hans, G. Hans, G. Hans, G. Hans, J. Gill, S. Gill, 1141632 B.C. Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 02-18  
Development Permit Application DP 02-18**

File #: 6620.00

From: **Development Services & Economic  
Development Department**

Doc #:

Date: February 2, 2018

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26-unit 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56<sup>th</sup> Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Quadstar Development Ltd. to accommodate a 26-unit townhouse development.

## POLICY:

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

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant's Architect:</b>	F.Adab Architects Inc.
<b>Owner:</b>	Quadstar Development Ltd.
<b>Civic Addresses:</b>	19608, 19618, 19630, 19642 -56 <sup>th</sup> Avenue
<b>Legal Description:</b>	Lots 1 and Lot 2, Section 3, Township 8, New Westminster District Plan 9585, Lot 3, Section 3, Township 8, New Westminster District Plan 9585, Except Plan BCP 50413, and Lot 63, Section 3, Township 8, New Westminster District Plan 25734, Except Plan BCP 50080
<b>Site Area:</b>	39,516.44 ft <sup>2</sup> (3,671.2 m <sup>2</sup> )
<b>Lot Coverage:</b>	44%
<b>Total Parking Required:</b>	52 stalls, plus 5 visitor stalls
<b>Total Parking Provided:</b>	52 stalls, plus 5 visitor stalls
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD52 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$350,215.50 (including 4 SF DCC credit)
<b>Community Amenity Charge:</b>	\$52,000

### Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **26 unit townhouse development**. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.



A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. 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. The condition of the existing pavement on 56 Avenue 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 the developer's cost.
5. Access to the site shall be limited to the laneway. All existing driveway crossings from 56 Avenue shall be removed.
6. A property dedication of 2.13m is required along 56 Avenue for future road widening. Property dedication along the west side of site to match existing ROW and corner truncation.
7. The full construction of the rear lane fronting the site is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane. A temporary hammerhead turn around at the west side of the lane may be required.
8. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

9. Undergrounding of the existing overhead Hydro and Telus is required along the 56 Avenue frontage.
10. A stormwater management plan for the site and the lane is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
11. 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.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

5. A "Stormceptor" or equivalent oil separator is required 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. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

**Discussion:**

The applicant is proposing to redevelop 4 lots at the south east corner of 196 Street and 56 Avenue with an attractive, 3-storey, 26-unit townhouse development. Vehicular access is provided from the rear lane and internal road, with pedestrian access provided from 56 Avenue.

The current un-constructed lane to the south that will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street. In addition, a 2.13 metre road dedication is required along 56<sup>th</sup> Avenue frontage.

Southern portion of the site faces a 6'0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for future multi-family developments. The site faces commercial uses across the roads to the north and west.



The project's intent is to create a vibrant pedestrian friendly development with identifiable entries and individual canopies, and a sense of community. The development offers a variety of unit types and sizes. The average size of the two bedroom townhome is 1,350 ft<sup>2</sup> and the average size of a three bedroom townhouse is 1,500 ft<sup>2</sup>.

The form and character of the townhouse development integrates a variety of exterior finishes, including brick, hardie siding/paneling, PVS Siding, providing a contemporary architectural expression. All units will have private roof top patios providing desired outdoor amenity space.

The site is designated as Medium Density Residential in the Official Community Plan. This density allows for a 4 storey condominium multiple family development, with a density of 70 units per acre. This proposed development is 3 stories in height, and has a proposed density of 28.6 units per acre. In addition, the subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

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

#### **Fire Department Comments:**

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

#### **Advisory Planning Commission:**

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

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$350,215.50 to Development Cost Charge accounts and \$52,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



---

Kara Jefford, P.Eng.  
Manager of Engineering

Concurrence:



---

Rory Thompson, Fire Chief

*Attachment(s):*



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, FEBRUARY 14, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Shelley Coburn, School District No. 35  
Kimberley Lubinich  
Corp. Steve McKeddie, Langley RCMP  
Ron Madsen  
Dan Millsip  
Kim Mullin  
Jamie Schreder

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development

**Absent:** Trish Buhler

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Schreder

THAT the minutes for the January 10, 2018 Advisory Planning  
Commission meeting be received.

**CARRIED**



2) **REZONING APPLICATION RZ 01-18/DEVELOPMENT PERMIT APPLICATION DP 01-18-5453-198<sup>TH</sup> STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE –ATELIER PACIFIC ARCHITECTURE INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian, Shigetomi, Atelier Pacific Architecture Inc. and Jennifer Wall, Van der Zalm, Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers  
SECONDED BY Commission Member Mullin

That Rezoning Application RZ 01-18/Development Permit Application DP 01-18 to accommodate a 64 unit, 3-storey townhouse development located at 5453-198<sup>TH</sup> STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

**CARRIED**

3) **REZONING APPLICATION RZ 02-18/DEVELOPMENT PERMIT APPLICATION DP 02-18- 19608, 19618, 19630, 19642 -56 AVENUE F. ADAB ARCHITECTS INC.**

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. and Merideth Mitchell, M2 Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26 unit, 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 03-18- 5501-204<sup>TH</sup> STREET –TURNER ARCHITECTURE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced Bob Turner, Turner Architecture, who presented the proposed development permit application. Following discussion on building form and character, landscaping, parking lot layout, and CPTED security measures, it was:

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Madsen

That Development Permit Application DP 03-18 to accommodate a new 288 m<sup>2</sup> commercial building located at 5501-204<sup>th</sup> Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved, including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety.

CARRIED

4) **Next Meeting:**

Wednesday, March 14th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn  
SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:50 P.M.

CARRIED

*HAHOLD*

---

**ADVISORY PLANNING COMMISSION CHAIRMAN**

*Gerard Michels*

---

**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*











**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3N4  
TEL: (604) 967-3033 FAX: (604) 967-3033  
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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
AERIAL MAP  
CONTEXT PHOTOS

DATE: NOV 2017	SHEET NO:
SCALE: N/A	A-1.2
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	







1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

DRAWING TITLE:

**PERSPECTIVE VIEW**

DATE: NOV 2017	SHEET NO:  <b>A-1.7</b>
SCALE: N/A	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	

**PERSPECTIVE VIEW FROM 56 AVENUE**







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 and light grey panels, off-white siding and the natural wood colour in selected areas.



This architectural rendering shows a three-story townhome complex. The ground floor features large glass windows and doors, suggesting retail or commercial use. The upper floors are residential, with each unit having a rooftop deck. The building is surrounded by landscaping, including trees and shrubs. A silver car is parked in front of the building, and a few people are visible on the sidewalks and rooftop decks, providing a sense of scale and life. The sky is blue with scattered clouds.

**BLOCK 4 FRONT ELEVATION**



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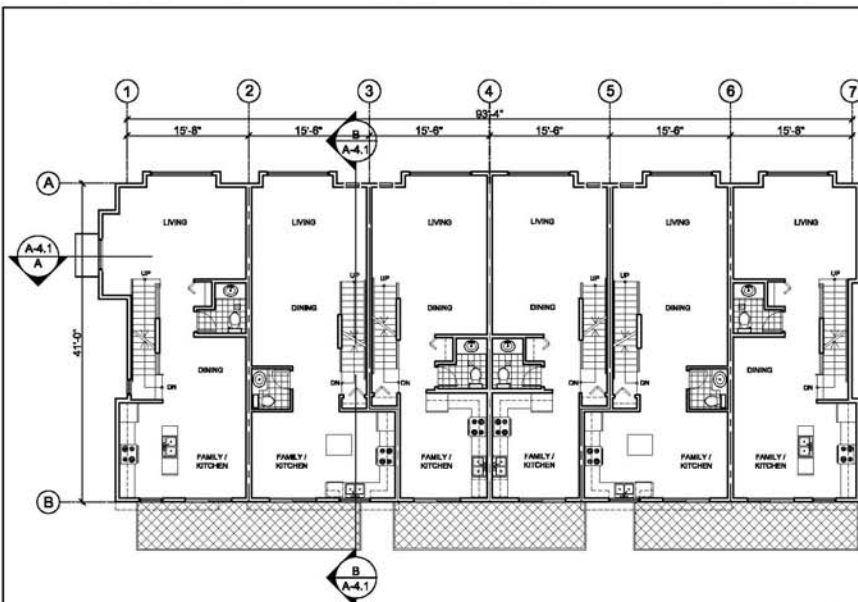
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1	91-05-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

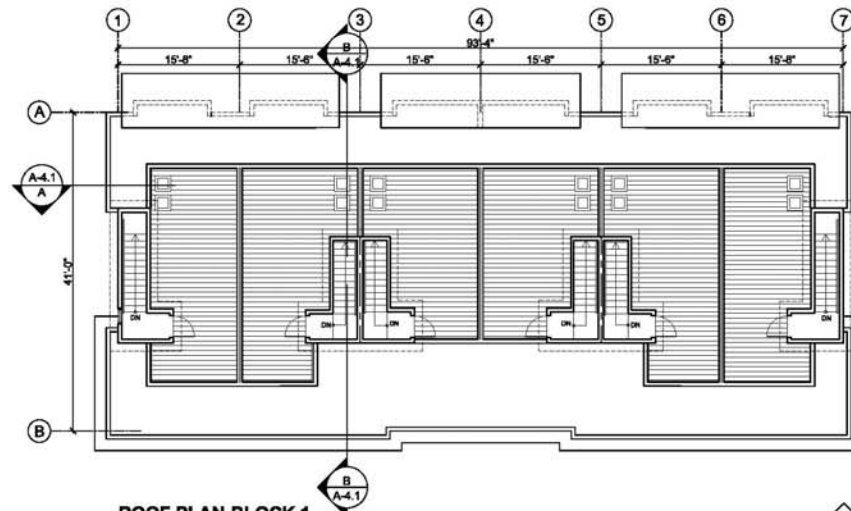
**PROJECT TITLE:**  
**28 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
58 AVENUE, LANGLEY  
**FOR:**  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**EXTERIOR FINISH**

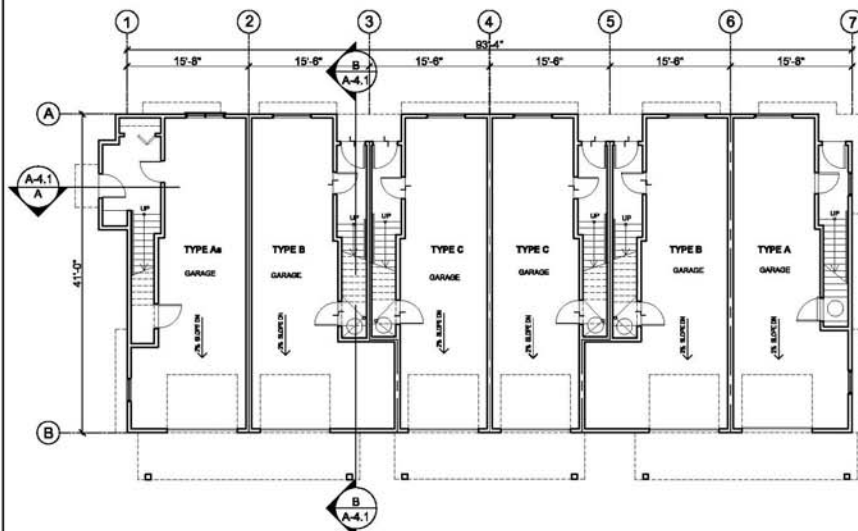
DATE: NOV 2017	SHEET NO:  <b>A-1.9</b>
SCALE: N/A	
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1708	



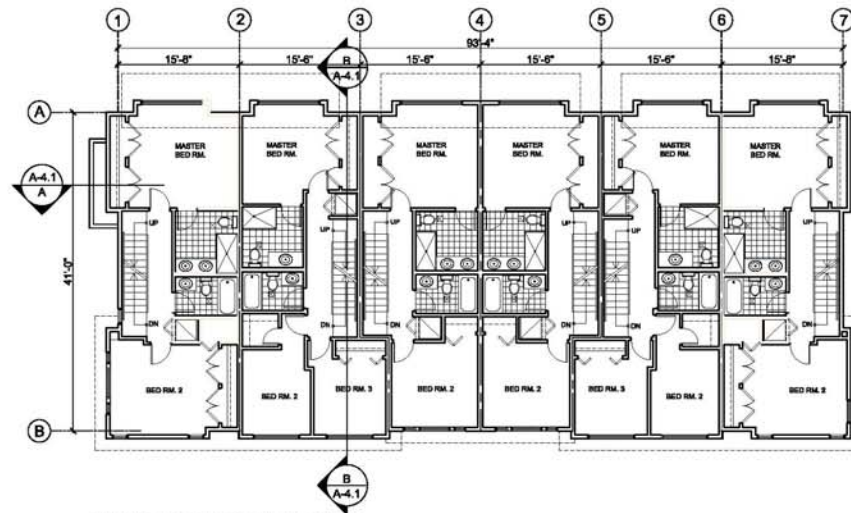
SECOND FLOOR PLAN-BLOCK 1



ROOF PLAN-BLOCK 1



FIRST FLOOR PLAN-BLOCK 1



THIRD FLOOR PLAN-BLOCK 1



**F. ADAB  
ARCHITECTS  
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1	01-03-18	ISSUED FOR RECONCILING & DR
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19008-19018-19030-19042  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 1 FLOOR PLANS**

DATE:	NOV 2017	SHEET NO:
SCALE:	1/8"=1'-0"	<b>A-2.1a</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1798	

Many green building strategies have been incorporated into the project design including the following items:

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.



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**PROJECT TITLE:**  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19808-19618-19630-19642  
56 AVENUE, LANGLEY  
**FOR:**  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DATE: NOV 2017	SHEET NO:  <b>A-1.5</b>
SCALE: NA	
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1706	



Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

***The proposed CPTED measure fall into the following categories:***

### *Provision of access and perimeter control*

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows and the balconies along the 56 Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system

- The simplicity of the massing and its orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Brick has been introduced at the base of the buildings representing a durable and high quality base free of graffiti
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.



**F. ADAB  
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1	01-03-18	ISSUED FOR REASONING & CR
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
**FOR:**  
**QUADSTAR DEVELOPMENT LTD**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B6

DRAWING TITLE:  
DESIGN RATIONALE :  
CPTED

DATE:	NOV 2017	SHEET NO:  <b>A-1.6</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

TREE SCHEDULE		
KEY QTY	BOTANICAL NAME	COMMON NAME
4	GARRETTIA NODICAERIS	NODICA CYTISUS
2	CORDIA FLORIDA RUBRA	PINK FLOWERING DOGWOOD
4	LEUCOMER STYRAULIA ANKELST	COLUMBIAN SHEET IRON
4	PRUNUS X TENDRONS HAZENOP	HAZENUS GREEN
1	STYRAULIA JAPONICA	JAPANESE SPOONBELL

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SUBMITTALS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER REPAIRS 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 MAIN AND HAD PRIMER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

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NO.	DATE	REVISION DESCRIPTION	BY
1	DEC 18, 2017	REVISED PER CITY REPORT	EN
2	JAN 10, 2018	REVISED PER CITY REPORT	EN
3	JAN 10, 2018	REVISED PER CITY REPORT	EN

PROJECT: 26 TOWNHOUSE DEVELOPMENT  
196 STREET & 56 AVENUE  
LANGLEY, BC

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: DEC 18, 2017  
SCALE: 3/32"=1'-0"  
DRAWN: EN  
DESIGN: EN  
CHECK: HETH

DRAWING NUMBER: **L1**

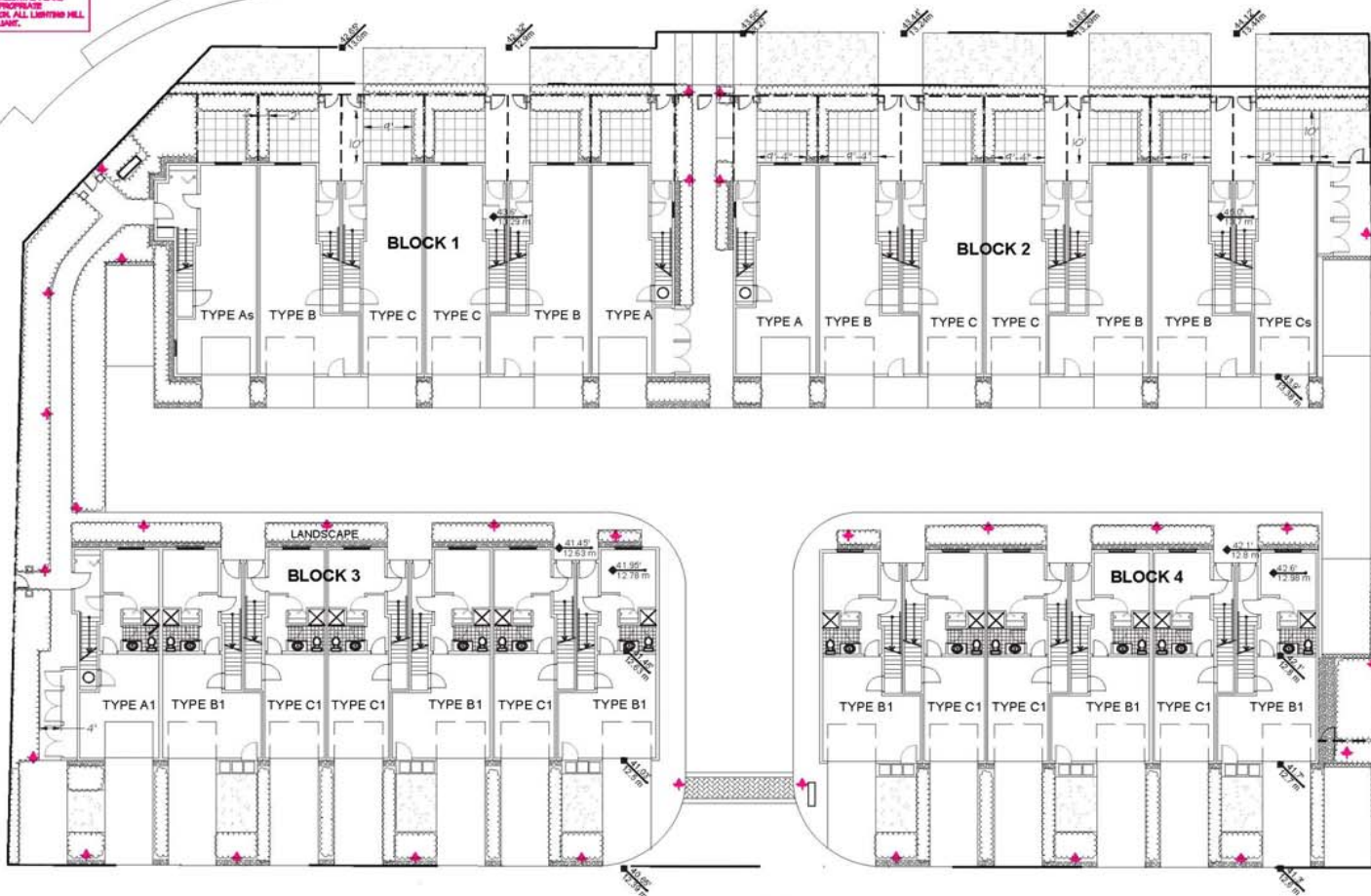
MOLA PROJECT NUMBER: JOB NO. 17 087





56 AVENUE

◆ BOLLARD LIGHT  
ALL LIGHTING TO BE THE SAME WHITE  
LIGHT SOURCE, FULL ON OFF AND  
DIRECTED TO THE HORIZONTAL PLANE  
HALL PROVISION APPROPRIATE  
VERTICAL ILLUMINATION ALL LIGHTING WILL  
BE DARK SKY COMPLIANT.



LANE

196 STREET

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#	LANDSCAPE	REV	AS	REV	DATE	BY
2	LANDSCAPE	REVISED FOR COTED REPORT				PH
1	PRELIMINARY	PRELIMINARY PLAN				BN

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

SCALE:

PROJECT:  
26 TOWNHOUSE  
DEVELOPMENT  
196 STREET & 56 AVENUE  
LANGLEY, BC

DRAWING TITLE:  
**LIGHTING  
PLAN**

DATE: DEC 15, 2017	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<b>L3</b>
DRAWN: BN	
DESIGN: BN	
CHECK: JH	

M2LA PROJECT NUMBER: JOB NO. 17 087

17087-05.dwg

OF 5



## CITY OF LANGLEY

### MOTION

Development Permit No. 02-18

---

THAT Development Permit Application DP 02-18 to accommodate a 26-unit 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56<sup>th</sup> Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 02-18  
Development Permit Application DP 02-18**

File #: 6620.00

From: **Development Services & Economic  
Development Department**

Doc #:

Date: February 2, 2018

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26-unit 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56<sup>th</sup> Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

---

## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Quadstar Development Ltd. to accommodate a 26-unit townhouse development.

## POLICY:

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



## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant's Architect:</b>	F.Adab Architects Inc.
<b>Owner:</b>	Quadstar Development Ltd.
<b>Civic Addresses:</b>	19608, 19618, 19630, 19642 -56 <sup>th</sup> Avenue
<b>Legal Description:</b>	Lots 1 and Lot 2, Section 3, Township 8, New Westminster District Plan 9585, Lot 3, Section 3, Township 8, New Westminster District Plan 9585, Except Plan BCP 50413, and Lot 63, Section 3, Township 8, New Westminster District Plan 25734, Except Plan BCP 50080
<b>Site Area:</b>	39,516.44 ft <sup>2</sup> (3,671.2 m <sup>2</sup> )
<b>Lot Coverage:</b>	44%
<b>Total Parking Required:</b>	52 stalls, plus 5 visitor stalls
<b>Total Parking Provided:</b>	52 stalls, plus 5 visitor stalls
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD52 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$350,215.50 (including 4 SF DCC credit)
<b>Community Amenity Charge:</b>	\$52,000

### Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **26 unit townhouse development**. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. 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. The condition of the existing pavement on 56 Avenue 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 the developer's cost.
5. Access to the site shall be limited to the laneway. All existing driveway crossings from 56 Avenue shall be removed.
6. A property dedication of 2.13m is required along 56 Avenue for future road widening. Property dedication along the west side of site to match existing ROW and corner truncation.
7. The full construction of the rear lane fronting the site is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane. A temporary hammerhead turn around at the west side of the lane may be required.
8. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

9. Undergrounding of the existing overhead Hydro and Telus is required along the 56 Avenue frontage.
10. A stormwater management plan for the site and the lane is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
11. 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.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.



5. A "Stormceptor" or equivalent oil separator is required 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. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

**Discussion:**

The applicant is proposing to redevelop 4 lots at the south east corner of 196 Street and 56 Avenue with an attractive, 3-storey, 26-unit townhouse development. Vehicular access is provided from the rear lane and internal road, with pedestrian access provided from 56 Avenue.

The current un-constructed lane to the south that will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street. In addition, a 2.13 metre road dedication is required along 56<sup>th</sup> Avenue frontage.

Southern portion of the site faces a 6'.0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for future multi-family developments. The site faces commercial uses across the roads to the north and west.

The project's intent is to create a vibrant pedestrian friendly development with identifiable entries and individual canopies, and a sense of community. The development offers a variety of unit types and sizes. The average size of the two bedroom townhome is 1,350 ft<sup>2</sup> and the average size of a three bedroom townhouse is 1,500 ft<sup>2</sup>.

The form and character of the townhouse development integrates a variety of exterior finishes, including brick, hardie siding/paneling, PVS Siding, providing a contemporary architectural expression. All units will have private roof top patios providing desired outdoor amenity space.

The site is designated as Medium Density Residential in the Official Community Plan. This density allows for a 4 storey condominium multiple family development, with a density of 70 units per acre. This proposed development is 3 stories in height, and has a proposed density of 28.6 units per acre. In addition, the subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

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

#### **Fire Department Comments:**

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

#### **Advisory Planning Commission:**

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

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$350,215.50 to Development Cost Charge accounts and \$52,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



---

Kara Jefford, P.Eng.  
Manager of Engineering

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*





**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, FEBRUARY 14, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Shelley Coburn, School District No. 35  
Kimberley Lubinich  
Corp. Steve McKeddie, Langley RCMP  
Ron Madsen  
Dan Millsip  
Kim Mullin  
Jamie Schreder

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development

**Absent:** Trish Buhler

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Schreder

THAT the minutes for the January 10, 2018 Advisory Planning  
Commission meeting be received.

**CARRIED**

2) **REZONING APPLICATION RZ 01-18/DEVELOPMENT PERMIT APPLICATION DP 01-18-5453-198<sup>TH</sup> STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE –ATELIER PACIFIC ARCHITECTURE INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian, Shigetomi, Atelier Pacific Architecture Inc. and Jennifer Wall, Van der Zalm, Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers  
SECONDED BY Commission Member Mullin

That Rezoning Application RZ 01-18/Development Permit Application DP 01-18 to accommodate a 64 unit, 3-storey townhouse development located at 5453-198<sup>TH</sup> STREET, 19728, 19738, 19752, 19762, 19779, 19880 -55 AVENUE approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

**CARRIED**

3) **REZONING APPLICATION RZ 02-18/DEVELOPMENT PERMIT APPLICATION DP 02-18- 19608, 19618, 19630, 19642 -56 AVENUE F. ADAB ARCHITECTS INC.**

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. and Merideth Mitchell, M2 Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26 unit, 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 03-18- 5501-204<sup>TH</sup> STREET –TURNER ARCHITECTURE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced Bob Turner, Turner Architecture, who presented the proposed development permit application. Following discussion on building form and character, landscaping, parking lot layout, and CPTED security measures, it was:

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Madsen

That Development Permit Application DP 03-18 to accommodate a new 288 m<sup>2</sup> commercial building located at 5501-204<sup>th</sup> Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved, including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety.

CARRIED

4) **Next Meeting:**

Wednesday, March 14th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn  
SECONDED BY Commission Member Lubinich

THAT the meeting adjourn at 8:50 P.M.

CARRIED



*HAH*

---

**ADVISORY PLANNING COMMISSION CHAIRMAN**

*Gerard Michalek*

---

**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*



## 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.

#### **BACKGROUND:**

##### **May 14, 2018:**

On its own initiative Council began the process of adopting a Business Improvement Area Bylaw by giving Bylaw 3066 first, second and third reading.

##### **May 23, 2018:**

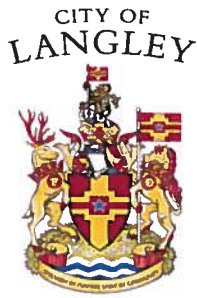
Owners of affected parcels of land were mailed a Petition Against Business Improvement Area Bylaw No. 3066 which explained the counter petition process and provided instructions of how to submit a petition against the initiative, if they so wished.

##### **May 24 & 31, 2018:**

A public notice was placed in the Langley Advance advising of Council's intention to adopt Business Improvement Area Bylaw No. 3066 on its own initiative unless Council received a sufficient counter-petition not to proceed.

##### **July 3, 2018:**

A Certificate of Determination (attached) was certified by the Deputy Corporate Officer stating that, in accordance with section 213 of the Community Charter, the City met the requirements to establish a local area service on 'council initiative subject to a petition against it' and may proceed with adoption of "Business Improvement Area Bylaw, 2018, No. 3066."



## CITY OF LANGLEY

### CERTIFICATE OF DETERMINATION

#### BUSINESS IMPROVEMENT AREA BYLAW 2018, NO. 3066

**SUBJECT:** BUSINESS IMPROVEMENT AREA BYLAW, 2018, NO. 3066

**DATE:** JULY 3, 2018 AT 4:00 P.M.

As of the above-mentioned date, I, Paula Kusack, Deputy Corporate Officer for the City of Langley, hereby certify that I have made the following determination regarding the above-mentioned subject matter:

1. In accordance with section 94 of the Community Charter, the City has published notice of the counter petition process for Bylaw No. 3066 in the May 24, 2018 and the May 31, 2018 editions of the Langley Advance.
2. The City has received petitions against the adoption of Bylaw No. 3066 from **twenty nine (29) property owners** whose assessed value of the land and improvements totals **\$38,941,900.<sup>00</sup>**
3. The threshold for sufficiency and validity of "at least 50% of the parcels that would be subject to the Business Improvement Area Service tax, that in total represents at least 50% of the assessed value of the land and improvements". That is to say **127 parcels**, with assessed values totalling **\$253,316,804.<sup>00</sup>** to petition against the bylaw, has not been met.
4. In accordance with section 213 of the Community Charter, the City has met the requirements to establish a local area service on 'council initiative subject to a petition against it' as of this date and time.
5. In accordance with section 211 and 215 of the Community Charter, the City may proceed to adopt Bylaw No. 3066, a bylaw to establish and designate a Business Improvement Area in the City of Langley.

A blue ink signature of Paula Kusack, written in a cursive style.

Paula Kusack  
Deputy Corporate Officer, 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 fourteenth day of May, 2018.

NOTICE of Council's intention mailed to the owners of parcels liable to be charged on the twenty-third day of May, 2018 and published in the Langley Advance on the twenty-fourth day of May, 2018 and the thirty-first day of May, 2018.

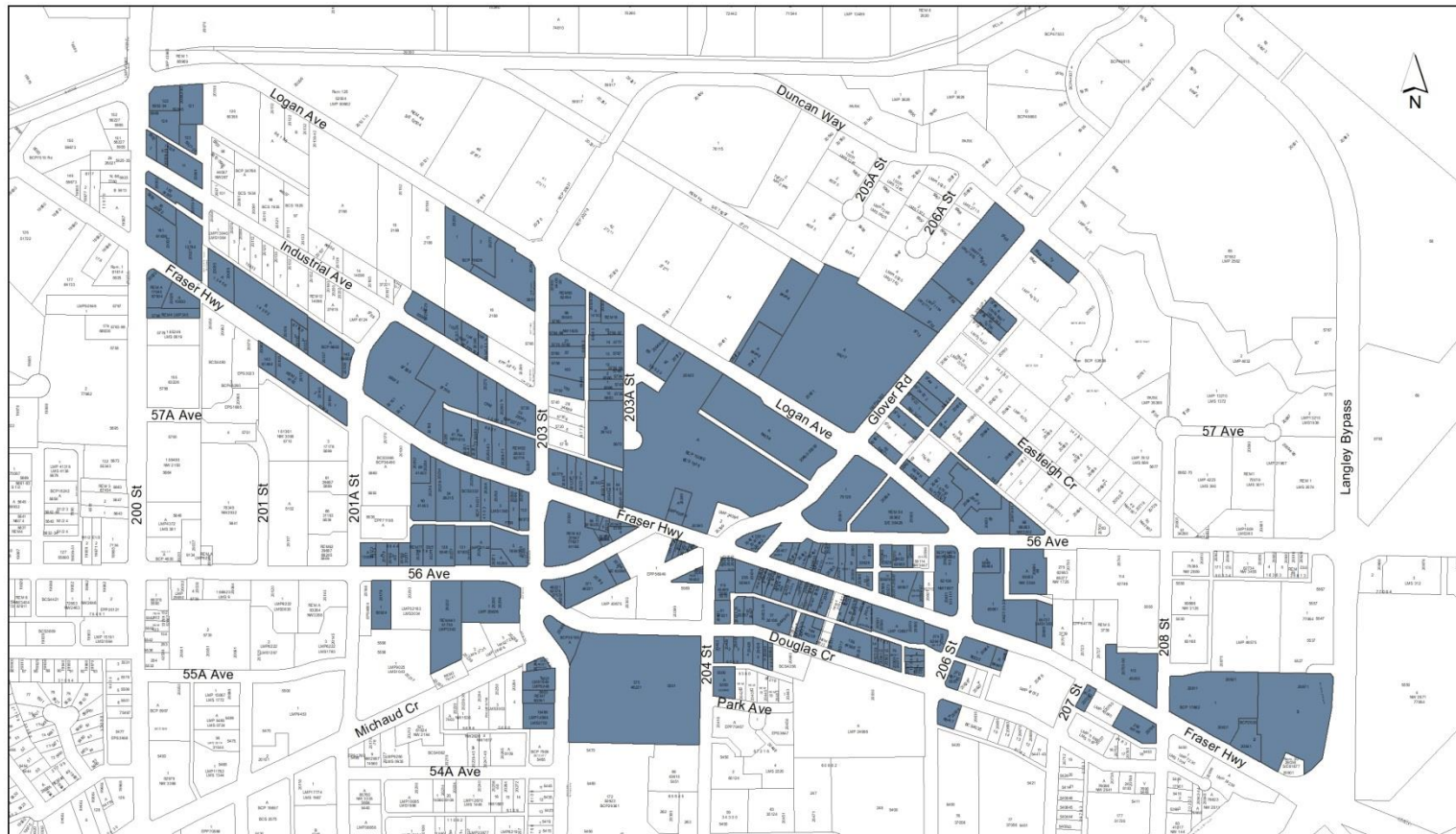
Council did not receive a sufficient petition against the proposed bylaw before the third day of July, 2018.

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



## EXPLANATORY NOTE

### BYLAW No. 3076

The purpose of Bylaw No. 3076 is to amend the 2018 – 2022 Capital Improvement Plan.

**1. Douglas Crescent 206 St to 208 St (#60193)**

The Council report #18-35 noted that the City received \$84,208 in developer contributions held in the Special Bonds Reserve which will be used towards the water and road infrastructure on the project. In addition, \$148,940 in casino proceeds are needed to augment the contingency provision for the project. The remaining balance (\$123,757.82) in the Douglas Crescent design account #60188 will be transferred into the construction account #60193 for easier administration of the total project.

**2. Langley Bypass Culverts (Logan Creek) (#68033)**

The City received a \$977,000 grant from Translink's MRN Structures Program funding in order to replace the culverts along Logan Creek under the Langley Bypass. These funds will add \$306,055 to the project bringing the total to \$1,954,000. The remaining \$670,945 of the grant money will replace the previous funding allocated from Casino Proceeds which will become available for other projects.

**3. 48 Ave & 202 St Culvert (#68032)**

The culvert replacement costs are anticipated to be \$215,000 higher than initially budgeted based on other recent culvert tender results. The additional costs are proposed to be funded by Casino Proceeds. The total project costs would be \$708,927.

**4. 50 Ave & 201A St Culvert (#68035)**

The culvert replacement costs are anticipated to be \$220,000 higher than initially budgeted based on other recent culvert tender results. The additional costs are proposed to be funded by Casino Proceeds. The total project costs would be \$713,927.

**5. Bicycle Facilities (#70172)**

The City has been awarded \$284,000 by Translink to install bike lanes on 208 St. This is a multi-year project, with a total proposed budget of \$2,184,000. The plan is to apply for additional Translink grants in the next three years. The first phase will include design work and the City will match the Translink funding with \$281,160 from Road DCC's and \$2,840 from the Capital Works Reserve.

A second bike lane project, on Glover Road was awarded \$269,000 by Translink / BICCS funding. This is again a multi-year project, with a total proposed budget of \$1,880,000. The plan is to apply for additional Translink grants in the next three years. The first phase will include design work and the



City will match the Translink funding with \$266,310 from Road DCC's and \$2,690 from the Capital Works Reserve.

**6. DRC Preschool Improvements (#63172)**

The City has been awarded a \$10,000 grant by the Province of BC to replace the Preschool cabinets and cubbies at the Douglas Recreation Centre. These funds will be added to the account bringing the total project budget to \$22,000.

**7. Tempest.NET upgrade**

The City is required to switch from Cold Fusion to .NET to power the online services like Easy Pay, MyCity and Tax Certificates. The cost of the upgrade is \$18,010 funded by the Capital Works Reserve.

**8. City Park Electrical Repair**

The City has identified a need to install a 3-phase electrical load break switch in City Park. An additional \$14,500 is requested from the Capital Works Reserve.

**9. Volunteer Support Training Video**

The City would like to develop a training video in order to enhance the training for volunteers who assist the City in delivery of various programs and to comply with WorkSafeBC requirements. The cost for the training materials will be \$4,000 coming from the Capital Works Reserve.

**10. Contingency for Future Land Acquisition (#62030)**

The City entered into sales agreements on 4 different right of way / portions of laneways which total \$2,685,700. These funds will be allocated to the Capital Works Reserve and added as a funding source for future land acquisitions.

**11. Park Benches, Picnic Tables and Shelter (#73006)**

The City has identified the need for additional benches and picnic tables and other amenities in various parks. An increase of \$100,000 is requested from the Community Amenity Funds.

**12. Community Gardens (#63190)**

The City would like to enhance the community gardens in the community using \$10,000 in Community Amenity Funds.

**13. Recreation Utility Trailer / Special Event Supplies**

The Recreation Department would like to acquire additional garbage containers to be used during special events and a utility trailer to more easily move special event equipment. The \$6,000 funding will come from the Community Amenity Funds.

**14. Hunter Park (#63059)**

The revitalization of the Hunter Park requires \$5,000 to finish the project. The funding will come from the Community Amenity Funds.



## **2018 – 2022 FINANCIAL PLAN, BYLAW 2018, No. 3051**

### **BYLAW No. 3076**

A Bylaw to amend the Financial Plan for 2018 - 2022.

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

#### **1. Title**

This bylaw shall be cited as the “Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076”.

#### **2. Amendment**

- (1) Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

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

AN OPPORTUNITY FOR PUBLIC COMMENT this – day of --, 2018.

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

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**MAYOR**

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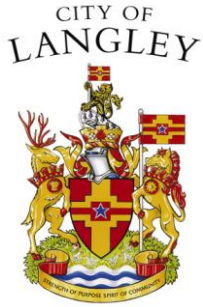
**CORPORATE OFFICER**

**CITY OF LANGLEY**  
**CAPITAL IMPROVEMENT PLAN - SUMMARY**

**Schedule "B"**

<u>Capital Projects</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
General Government	2,850,310	107,500	567,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	654,530	962,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000	82,000
Engineering Operations	6,306,048	3,790,700	5,160,200	4,043,975	5,272,395	2,677,115	5,333,990	3,552,700	2,691,690	21,442,140
Development Services	189,000	50,000	40,000	-	-	30,000	-	-	-	-
Parks & Recreation	2,811,165	1,191,500	1,593,000	1,940,000	1,245,000	1,175,000	830,000	740,000	795,000	11,180,000
Sewer Utility	3,361,055	1,225,635	1,193,500	1,289,025	1,231,250	883,750	1,883,870	2,017,615	1,105,355	8,853,745
Water Utility	590,000	535,000	1,100,325	1,251,090	1,114,910	892,405	2,794,910	1,558,805	926,925	2,771,280
Total Projects	16,762,108	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665
<u>Available funding</u>										
Capital Works Reserve	4,435,740	571,590	1,127,736	925,416	442,592	1,105,123	1,097,233	790,953	940,342	850,809
Casino Revenues	5,868,670	4,073,435	4,773,435	2,308,435	5,553,435	1,823,435	8,753,435	3,123,435	1,923,435	22,620,450
Community Works (Gas Tax)	127,675	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,646,370	861,795	1,504,430	2,027,300	2,485,368	1,749,828	1,513,833	2,246,533	1,403,595	17,006,606
Fire Department Equipment	47,500	-	-	-	220,000	-	-	-	-	-
Future Police Cost Reserve	399,030	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	1,941,000	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	425,000	534,000	170,000	415,000	180,000	175,000	155,000	190,000	180,000	180,000
Municipal Road Network	-	-	-	1,690,000	-	-	-	-	-	1,600,000
Office Equipment	47,500	47,500	47,500	37,500	37,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	203,665	-	177,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Sewer Future Capital	945,750	470,215	460,000	384,140	535,860	33,585	703,970	623,900	267,298	685,000
Special Bond Reserve	84,208	-	-	-	-	-	-	-	-	-
Water Future Capital	590,000	535,000	625,125	640,000	640,000	640,000	955,000	640,000	640,000	640,000
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	16,762,108	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665





## EXPLANATORY MEMO

### COMMUNITY STANDARDS BYLAW, 2018, No. 3075

#### **PURPOSE:**

The purpose of Bylaw No. 3075 is to consolidate in a single bylaw, and make consistent, provisions previously contained in the Community Standards Bylaw adopted in 2004; the Abandoned Properties Bylaw adopted in 2014; and one section of the Fire Protection and Safety Bylaw that deals with abandoned buildings. The bylaw establishes community standards for the upkeep and maintenance of properties and for the securing of abandoned buildings from unauthorized entry and occupancy. A consistent procedure is provided for giving notice of bylaw contraventions to owners and occupiers, following up with inspections and direct City action if necessary, and recovery of costs incurred from owners via the property tax procedure.



## Community Standards Bylaw, 2018, No. 3075

A Bylaw to regulate, prohibit and impose requirements in relation to the use of public places and the protection and enhancement of the well-being of the community.

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

### **Title**

1. This bylaw may be cited as the “Community Standards Bylaw, 2018, No. 3075”.

### **Repeal**

2. The following are repealed:
  - (a) City of Langley Abandoned Properties Bylaw, 2014, No. 2922;
  - (b) Community Standards Bylaw, 2003, No. 2487; and
  - (c) Section 10 of Fire Protection and Safety Bylaw, 2009, No. 2784 and the definition of “Vacant Premises” in Section 2 of the bylaw.

### **Public Places**

3. No person shall do any of the following on any highway or in any other public place:
  - (a) deposit any rubbish, debris or other discarded or recyclable materials except in a container provided and placed by the City for that purpose;
  - (b) foul or pollute any water body;
  - (c) place graffiti on or otherwise damage or deface any wall, building, fence, sign, bench, sculpture, water fountain or other structure or any sidewalk or pavement; or
  - (d) post or affix to any building or other structure, fence or utility pole any bill, poster, placard, notice or advertisement without the written permission of the City.

### **Nuisances on Private Property**

4. No person shall, being the owner or occupier of premises in the City, do any of the following:
  - (a) allow the premises to become or remain unsightly, and for this purpose any of the following is deemed to render premises unsightly:

- i. the storage, location or accumulation of rubbish, debris or any other discarded materials so as to be visible to a person standing on an adjacent highway or parcel;
  - ii. the exterior storage or parking of dilapidated motor vehicles, recreational vehicles, vessels of any kind or other equipment or machinery, or parts
  - iii. not more than one unlicensed or uninsured motor vehicle may be stored or parked on any parcel of land. ;
  - iv. landscaping or other vegetation that is dead, diseased, damaged, or unsightly as a result of lack of maintenance or uncontrolled growth;
  - v. an area of grass or other vegetation that exceeds 30 cm in height and is unkempt or unmaintained;
  - vi. fencing that has not been maintained and that is characterized by rot, corrosion, breakage, collapse, impact damage, peeling of paint or other evidence of physical deterioration;
  - vii. graffiti on a building or other structure including a fence, that is visible to a person standing on an adjacent highway or parcel;
  - viii. demolition waste, construction waste or trade waste accumulated on a construction site;
  - ix. rubbish or recyclable material overflowing from or accumulated in the vicinity of any container or receptacle of any type situated on the premises; or
  - x. any other condition of disrepair, dilapidation or deterioration of the premises or any building or structure on the premises;
- (b) allow the accumulation of water on the premises;
- (c) permit or allow an infestation of the premises by noxious or destructive rodents or insects;
- (d) permit or allow the growth of noxious weeds or the accumulation of prunings, cuttings or other flammable material constituting a fire hazard; or
- (e) cause, suffer or permit any nuisance on the premises.
5. An Inspector may, in writing, order an owner or occupier of premises to comply with this bylaw by taking such measures as are reasonably determined by the Inspector to be required to abate the condition that contravenes the bylaw, within the time specified in the order, and upon receiving such order the owner must comply with the order.
6. An order made under Section 5 may be delivered to the owner or occupier by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the premises that are the subject of the order, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

### **Unoccupied Buildings**

7. Every owner of premises in the City that are unoccupied shall, within 24 hours of the termination of the last lawful occupancy of the building and, where a building permit is required for the work, within 24 hours of the issuance of the permit, make the premises secure against unauthorized entry or occupancy, intentional



damage and any other condition constituting a fire hazard by one or more of the following methods:

- (a) affixing solid barriers to doors, windows and other points of ingress using materials and installation methods that effectively preclude easy entry, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way;
  - (b) installing security fencing or other perimeter barriers that effectively preclude entry, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way;
  - (c) installing a security alarm system complying with all applicable city bylaws;
  - (d) employing security guards on a regular and frequent basis; or
  - (e) utilizing or installing such other security measures or devices as the Inspector may approve, including without limitation the installation of exterior lighting that does not shed direct light on any neighbouring premises.
8. Section 7 applies to every building or structure that is accessory to an unoccupied building, including any garage, garden shed or other structure that can reasonably be expected to present a fire hazard if occupied unlawfully.
  9. Section 7 applies to every building or structure that has been damaged by fire or any other cause to the point that it cannot safely be occupied.
  10. Every owner of unoccupied premises in the City that have been damaged by unauthorized entry or occupancy must promptly effect such repairs as are required to make the premises secure against further entry or occupancy and mitigate any fire hazard.
  11. Sections 7 and 10 do not apply in respect of premises for which the City has issued a demolition permit, provided that the building is demolished within 48 hours of the issuance of the permit.
  12. An Inspector may, in writing, order an owner of unoccupied premises to comply with this bylaw by taking measures described in Section 7 or 10, or other measures reasonably determined by the Inspector to be required to make the premises secure against unauthorized entry or occupancy, within the time specified in the order, and upon receiving such order the owner must comply with the order.
  13. An order made under Section 12 may be delivered to the owner by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the unoccupied premises, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

### **Inspections and Inspection Fees**

14. An Inspector may enter on any land at reasonable times and in a reasonable manner to inspect the land to determine whether the condition of the land and any buildings and structures on the land complies with this bylaw.
15. No person shall obstruct or interfere with an Inspector in the performance of duties under this bylaw, or any employee of the City or contractor engaged by the City to perform work under this bylaw on default of the owner or occupier.

16. In making an order under Section 5 or 12, the Inspector must specify a time for compliance that is reasonable in view of the condition of the premises and the time that is required to carry out the work required by the order.
17. If an Inspector issues an order under Section 5 or 12, the owner or occupier must advise the Inspector when compliance with the order has been effected, and the Inspector may inspect the premises to confirm such compliance.
18. If the Inspector requires an inspection under Section 17, the owner must pay in advance the inspection fee set out in the Fees and Charges Bylaw, which fee is imposed in respect of both the inspection that preceded the making of the order and the inspection that confirms compliance with the order.

### **City Action on Default**

19. An order made under Section 5 or 12 must specify that if the person to whom the order is addressed fails to comply with the order within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
20. Upon the failure of an owner or occupier to comply with an order made under Section 5 or 12 within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
21. The City may not perform work under Section 20 in relation to an order that has been delivered to an occupier of premises unless a copy of the order was also delivered to the owner.
22. The City may not perform work under Section 20 in relation to an order of which oral notice was given, until the owner has been provided written confirmation of the order.
23. The City may, if an owner has not paid the City its cost in undertaking work under Section 20 by December 31 in the year in which the work was performed, recover the cost from the owner in the manner authorized by Section 258 of the *Community Charter*.
24. If the Inspector is not, having made reasonable efforts, able to locate an owner for the purpose of providing notice of an order under Section 12 or Section 21, the City may perform work under Section 20 at the cost of the owner as if the owner had been notified and had not complied with the order, provided that the City may not incur costs under this Section in excess of \$5000

### **Penalties and Enforcement**

25. The maximum penalty for a contravention of this bylaw, upon conviction of an offence under the *Offence Act*, is \$10,000.00.
26. Each day on which a contravention of this bylaw continues constitutes a separate offence.
27. The City may enforce this bylaw by ticketing under Municipal Ticket Information System Bylaw, 2011, No. 2846 or by prosecution under the *Offence Act* notwithstanding that it has taken action on default of the owner or occupier of land under Section 20.

## Interpretation

28. In this bylaw,

**Discarded material** includes, for the purposes of Section 4(a)(i), material having little or no economic value that is accumulated or stored and includes without limitation used lumber or other building supplies, newspapers, household appliances, plumbing fixtures or furniture or the parts of any of them, and broken or unused equipment of any kind.

**Graffiti** does not include any mural or similar graphic design authorized by the City to be placed on City property.

**Inspector** means the Bylaw Enforcement Officer, Chief Building Inspector, and any other person designated by the Council to administer this bylaw, and includes, for the purposes of Section 12 of this bylaw, the Fire Chief as defined in Fire Protection and Safety Bylaw, 2009, No. 2784.

**Noxious weed** means a weed designated under Section 2 of the Weed Control Regulation B.C. Reg. 66/85 under the *Weed Control Act*.

**Owner** includes, in relation to any provision of this bylaw that requires notice to be given to an owner in respect of any parcel of land, a representative of the owner who has been authorized by the owner, in writing, to deal with the City with respect to matters involving that parcel, or with respect to matters involving any of that owner's parcels of land within the City.

**Recreational vehicle** includes a travel trailer, tent trailer, fifth wheel trailer, camper whether mounted on a vehicle or not, park model recreational vehicle and motor home.

**Rubbish** includes without limitation household or garden waste of any kind whether mixed with soil or not; incinerator ash; used or broken glass; recyclable material of any kind that is not being stored at a recycling facility or depot; and barrels, boxes, crates, totes and other containers.

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

ADOPTED on the      day of      , 2018.

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**MAYOR**

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**CORPORATE OFFICER**





## EXPLANATORY MEMO

### FEES AND CHARGES AMENDMENT BYLAW 2837, AMENDMENT NO 25, 2018 BYLAW NO. 3079

#### **PURPOSE:**

To amend the Fees and Charges Bylaw to delete the repealed Abandoned Properties Bylaw and insert the new Community Standards Bylaw.



**FEES AND CHARGES BYLAW, 2010, No. 2837,  
AMENDMENT NO. 25 BYLAW, 2018  
No. 3079**

A Bylaw to amend fees and charges for various services offered by the City of Langley.

**1. Title**

- (1) This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079.”

**2. Amendments**

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended by:
- (a) Delete the phrase “Schedule 1 – Abandoned Properties” in Section 3(2) and replacing it with the phrase “Schedule 1 - Community Standards”.
  - (b) Inserting a new Schedule 1 – Community Standards Fees attached to and forming part of this bylaw.

**3. Severability**

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

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

ADOPTED this -- day of --, 2018.

\_\_\_\_\_  
MAYOR

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

**Schedule 1 – Community Standards Fees**  
Community Standards Bylaw, 2018, No. 3075

<b>Community Standards Fees</b> (all fees are subject to applicable taxes)	
<b>Description</b>	<b>Fees</b>
(1) Initial investigation and inspection of property, including attendance by any inspector	\$60.00 plus \$60.00/hour or part thereof
(2) Initial building inspection	\$100.00/hour
(3) City coordination of inspections of other authorities having jurisdiction	\$100.00 for each agency.
(4) Calculation of fee for Building Permit authorizing remediation	As set out in the City of Langley Building and Plumbing Regulation Bylaw
(5) Issuance of City Re-Occupancy Certificate	\$500.00





## EXPLANATORY MEMO

### MUNICIPAL TICKET INFORMATION SYSTEM BYLAW 2846, AMENDMENT NO. 14 BYLAW, 2018 No. 3080

#### **PURPOSE:**

To update the Municipal Ticketing Bylaw to reflect the repeal of the Abandoned Properties Bylaw and the incorporation of its contents into the new Community Standards Bylaw.



**MUNICIPAL TICKET INFORMATION SYSTEM  
BYLAW 2846,  
AMENDMENT NO. 14 BYLAW, 2018  
No. 3080**

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. 14, 2018, No. 3080.”

**2. Amendments**

(1) Municipal Ticket Information System Bylaw, 2011, No. 2846 is hereby amended:

- (a) By deleting Schedule B1 – Abandoned Properties Bylaw and renumbering the subsequent schedules listed;
- (b) By deleting references to the Abandoned Properties Bylaw in Schedule A – Enforcement Officers;
- (c) By deleting Schedule B7 – Community Standards Bylaw and replacing it with Schedule B6 – Community Standards Bylaw attached to and forming part of this bylaw.
- (d) By deleting section B7 – Community Standards Bylaw, 2003, No. 2487 in Schedule A – Enforcement Officers and replacing it with:

B6	Community Standards Bylaw, 2018, No. 3075	Bylaw Enforcement Officer RCMP Officer Fire Member
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- (e) By deleting the following section in Schedule B11 – Fire Protection and Safety Bylaw:

Fail to Secure Premises	10(1)	\$200.00
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READ A FIRST, SECOND AND THIRD TIME this -- of --, 2018.

ADOPTED this      day of      , 2018.

\_\_\_\_\_  
MAYOR

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



**Schedule B6 – Community Standards Bylaw**  
Community Standards Bylaw 2018, No. 3075

<b>Column 1 Offence</b>	<b>Column 2 Section</b>	<b>Column 3 Fine</b>
Failure to make an unoccupied property secure	7, 10	\$500.00
Failure to make building repairs and/or prevent unauthorized entry or occupation within 24 hours of notice by Building Official	7	\$500.00
Failure to demolish building within 48 hours of issuance of a demolition permit	11	\$500
Unightly Property	4 (a)	\$100.00
Nuisance In, About or Upon Property	4 (e)	\$100.00
Graffiti	4 (a)	\$100.00
Accumulation of Rubbish or Discarded Materials	4 (a)	\$100.00
Accumulation of Water on Premises	4 (b)	
Infestation	4 (c)	\$100.00
Dead Landscaping/Noxious Weeds	4 (a) , 4 (d)	\$100.00
Deposit Rubbish or Discarded Materials in a Public Place	3 (a)	\$100.00
Pollute Water in Public Place	3 (b)	\$100.00
Damage Public Property	3 (c)	\$100.00
Placement of Unauthorized Signage	3 (d)	\$100.00
Obstruct Inspector	15	\$100.00



## CITY OF LANGLEY

*"The Place to Be!"*

### REQUEST TO CONDUCT DOOR-TO-DOOR CANVASSING

This application form is a request for permission to conduct door-to-door canvassing campaigns. Canvassing shall not be permitted before 9:00 am or after 8:00 pm Mondays through Saturdays and not on Sundays or Statutory Holidays. Canvassers are required to carry with them a copy of the approved application while they are working.

You may submit your request in person, by mail to 20399 Douglas Crescent, Langley, BC V3A 4B3 or by fax at 604-514-2838.

Name of Group:

**Langley City Crime Prevention Task Group - "Know Your Neighbour Campaign"**

Duration of Canvass (exact dates to begin and end):

**Saturday, July 21, 2018 – 11am – 3pm**

**Saturday, July 28, 2018 – 11am – 3pm**

#### **Purpose of Campaign:**

An important goal of Langley City Council is to foster strong community ties among residents in the City of Langley. Neighbourhood safety is a team effort and it is evident that when residents work together to improve community safety it results in a reduction in crime.

To realize this goal, the Task Group has developed the "Know Your Neighbour" campaign! An initiative that will have volunteers hitting the streets July 21 & July 28 (11am-3pm), going door to door to educate residents one household at a time, about crime prevention strategies and to share tips about how to easily improve neighbourhood safety. We want residents to get to know one another and help us build a strong, safe community.

*If you'd like to volunteer to spread the message door to door, canvassers will be going out two Saturdays - July 21 and July 28, 11am - 3pm. Please contact Dave Selvage, Manager of Bylaw Enforcement by Friday, July 13 to sign up and help out!*  
[dselvage@langleycity.ca](mailto:dselvage@langleycity.ca) or 604-514-2822.

Contact Information (mailing address/phone & fax numbers):

**City of Langley**

**20399 Douglas Crescent**

**Langley, BC V3A 4B3**

**Ph: 604-514-2940**



## Paula Kusack

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**Subject:** FW: Request for Proclamation - FW: Proclamation process and Special Olympics 50th anniversary celebrations  
**Attachments:** DAY OF INCLUSION PROCLAMATION Langley.docx; DAY OF INCLUSION PROCLAMATION Langley.pdf

**From:** Tim Fitzgerald [<mailto:tfitzgerald@specialolympics.bc.ca>]  
**Sent:** May-11-18 2:03 PM  
**To:** Mayor Ted Schaffer  
**Cc:** Samantha Paulson  
**Subject:** Proclamation process and Special Olympics 50th anniversary celebrations

My name is Tim Fitzgerald and I am a communications coordinator at Special Olympics BC. On July 21, Special Olympics will be celebrating its 50<sup>th</sup> anniversary. As part of the year-long celebrations, SOBC will be taking part in the [Global Day of Inclusion](#) to kick-off the event. We are asking communities to join with in celebration. In Vancouver, we will be lighting up BC Place, the Sail of Lights, Science Centre, Vancouver City Hall, and Telus Garden in red to mark the occasion. We are working with other communities in hopes they will join in.

In addition, in the 55 municipalities across the province where SOBC has a chapter, we are hoping they will officially proclaim July 21 as Global Day of Inclusion.

I am hoping you can point us in the right direction when it comes to the municipality's proclamation process, as well as provide any insights to any landmarks that could be part of the July 21 light-up events.

Any help pointing me in the right direction would be greatly appreciated.

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*Created by the Joseph P. Kennedy Jr. Foundation. Authorized and accredited by Special Olympics, Inc. for the benefit of persons with intellectual disabilities.*





## 2018 Global Day of Inclusion Proclamation by the City of Langley

A Proclamation to declare July 21, 2018, as the “Global Day of Inclusion” in the City of Langley.

WHEREAS, 2018 marks the 50th Anniversary of the global Special Olympics movement, with the first International Special Olympics Games being held on 20 July 1968 at Soldier Field in Chicago, Illinois, USA; and

WHEREAS, Special Olympics’ vision for a more inclusive world has grown over 50 years to become a global movement for change and social justice that uses sport, health, and education to empower people with and without intellectual disabilities around the world; and

WHEREAS, Special Olympics is the global leader - with more than five million participants in more than 170 countries – in providing continuing opportunities through sports for people with intellectual disabilities to realize their potential, develop physical fitness, demonstrate courage, and experience joy and friendship; and

WHEREAS, Special Olympics builds communities of understanding, inclusion, and respect; and

WHEREAS, Special Olympics’ goal for the next 50 years is to end discrimination against people with intellectual disabilities; and

WHEREAS, in July of 2018, Special Olympics will kick off a one-year 50<sup>th</sup> anniversary; and

WHEREAS, Special Olympics is calling for people around the world to commit to making their communities more inclusive by joining in a “Global Day of Inclusion” on July 21, 2018;

Let it be proclaimed by the City of Langley, B.C., that members of this legislative body congratulate Special Olympics International on its 50th anniversary. The City of Langley, B.C. recognizes and applauds Special Olympics for 50 years of building a more inclusive world and empowering people with and without intellectual disabilities, and encourage the citizens of Langley of all ages to join in their local Special Olympics organizations’ activities on this day of celebration and unity.

We hereby proclaim our support of Special Olympics British Columbia and declare July 21, 2018 as a “Global Day of Inclusion” in the City of Langley.