SPECIAL COUNCIL MEETING
AGENDA

Thursday, August 23, 2018
6:30 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the August 23, 2018 Special Council Meeting Agenda

2. ADOPTION OF THE MINUTES

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b. Public Hearing Meeting Minutes from July 9, 2018 — 14

3. BYLAWS

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First and second of a bylaw to rezone the properties located at 5423, 5433, 1900, 19920, 19920, 19930 Brydon Crescent from RS-1 – Single Family Residential Zone to CD62 - Comprehensive Development Zone to accommodate a 127 unit, 4 Storey condominium development.

b. Bylaw 3078 - Zoning Bylaw Amendment and Development Permit — 70
First and second reading of a bylaw to rezone the properties located at 19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue from RS 1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD63 - Comprehensive Development Zone to accommodate a 41 unit, 3 storey townhouse development

c. Bylaw 3081 - Zoning Bylaw Amendment — 114
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d. Bylaw 3082 - Zoning Bylaw Amendment and Development Permit 134
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e. Bylaw 3085 - Chauffeur Permit and Regulation Bylaw Amendment 173
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First, second and third reading of a bylaw to amend the Highway and Traffic Regulation Bylaw to change the definition of Heavy Truck

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Permission to Conduct Door to Door Canvassing for 3 weeks in 2018

b. New Business

MINUTES OF A REGULAR COUNCIL MEETING

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

Present:	Mayor Schaffer Councillor Arnold Councillor Albrecht Councillor Martin Councillor Pachal Councillor Storteboom Councillor van den Broek
Staff Present:	F. Cheung, Chief Administrative Officer D. Leite, Director of Corporate Services R. Bomhof, Director of Engineering, Parks and Environment K. Hilton, Director of Recreation, Culture and Community Services P. Kusack, Deputy Corporate Officer R. Beddow, Deputy Director of Development Services and Economic Development

1. ADOPTION OF AGENDA

a. Adoption of the July 9, 2018 Regular Agenda

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT the July 9, 2018 agenda be adopted as circulated

CARRIED

2. COMMITTEE OF THE WHOLE

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT Council commence Committee of the Whole.

CARRIED

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^2 ground floor commercial space) at 20286 Michaud Crescent.

Mayor Schaffer invited David Danyluck, David Danyluck Architects to present the proposal.

Mr. Danyluck described the new proposal providing the following information:

- Located at the corner of 203rd Street and Michaud Crescent;
- The property is zoned C1 Downtown Commercial and the development is consistent with the zoning;
- 6 residential units, all two bedrooms, on the top three storeys and ground floor commercial space;
- Floor plans, including roof top deck and garden;
- Exterior design materials and features;
- CPTED principles;
- 7 underground parking stalls;
- Further parking restrictions due to an area of land dedicated to the City for a lane improvement;
- Requesting two variances

Mr. Danyluck noted that because of the unusual shape of the parcel, a setback variance is required. A second variance being requested is for cash in lieu of three parking spaces. The parking deficiency is also due to the unusual size and shape of the lot.

Thai Tran, developer and owner of the site, noted that the location is desirable being very central and he felt that the added retail on the ground floor will enhance the future vision of Langley City development.

The Deputy Corporate officer advised that one piece of correspondence had been received.

The Mayor invited the public to speak to the development. There were no speakers.

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from June 25, 2018

MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on June 25, 2018 be adopted as circulated.

CARRIED

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

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on June 25, 2018 be adopted as circulated.

CARRIED

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.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

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

BEFORE THE QUESTION WAS CALLED appreciation was expressed to the architect and developer for making changes as suggested by the Advisory Planning Commission. It was further noted that the cooperation of the affected neighbours during construction is appreciated.

Councillor Albrecht further noted that staff will be reviewing tandem parking and how it is handled in the future.

Councillor Pachal noted that the design presented showed some units have double garages and he hoped that is what will be built.

THE QUESTION WAS CALLED and same was

CARRIED

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.

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

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

BEFORE THE QUESTION WAS CALLED it was noted that Council understood the concerns of neighbouring residents, however the area has been designated multifamily for many years and densification will continue. It was also noted that underground parking will provide adequate parking spaces and the fire department has reviewed the proposed development and if concerns arise, they will be addressed.

Councillor Pachal noted that there are forty eight units in his complex and the provided parking adequately serves their residents. He suggested that the developer work with the residents of Garden Grove to ensure the exhaust fan noise does not become an issue for this development.

Councillor van den Broek expressed concern about fire truck access.

The Chief Administrative Officer noted that staff reviews are done on a project by project basis. The fire department reviews all the developments and all issues are dealt with accordingly.

Councillor Albrecht, as co-chair of the Advisory Planning Commission, advised that this project was supported unanimously. He noted he is pleased with the progress he sees with this building which allows residents to age in place. He also noted that construction parking must be considered as it relates to the existing residents of the neighbourhood.

Councillor Storteboom inquired how many e-vehicle charging stations are being provided, to which the developer advised, four. Councillor Storteboom further advised that Metro Vancouver provides incentives to developers that rough in e-charging stations.

THE QUESTION WAS CALLED and same was

CARRIED

c. Bylaw 3072 - Zoning Amendment
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.

MOVED BY Councillor Storteboom
SECONDED BY Councillor van den Broek

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

BEFORE THE QUESTION WAS CALLED it was noted that the Advisory Planning Commission approved the development, with two members opposed due to the tandem parking design. It was also noted that there will be a covenant on the property to ensure that garages are only used for parking, not storage or a workshop.

THE QUESTION WAS CALLED and same was

CARRIED

d. Bylaw 3074 - Zoning Amendment
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.

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

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

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

BEFORE THE QUESTION WAS CALLED it was noted that from research done in the City of Toronto that the ideal lane widths is 3 metres. Councillor van den Broek suggested that perhaps a mirror on the telephone pole would improve driver visibility when exiting the parkade. Staff noted that 6 metres is the standard lane width in the City.

THE QUESTION WAS CALLED and same was

CARRIED

5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

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

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

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.

BEFORE THE QUESTION WAS CALLED it was clarified that no off-street parking spaces will be provided for the commercial space, requiring the variance request for cash-in-lieu of 3 parking spaces. It was noted that the Advisory Planning Commission supported the proposal and felt it would be a great addition to the community.

THE QUESTION WAS CALLED and same was

CARRIED
Councillor van den Broek opposed.

6. DELEGATIONS

a. TransLink - Fraser Highway B-Line
Daniel Freeman, Manager Rapid Bus Projects

Mr. Freeman provided a handout about Phase Two of the 10 Year Vision: Transit Investments in the South of Fraser. He noted that public consultation was finished and he provided the following information about the new line which is a frequent all day B-Line serving 14 stops:

- B-Lines are a very important part of the transit system;
- Builds ridership and sets the stage for future Surrey-Langley Line;
- Currently 3 B-Line's in the region, 4 more set to launch in the fall of 2019;
- Proposed elements include frequency, speed and reliability, distinct brand to make the buses identifiable, available all day every day;
- Public support for B-Line is strong, reached about 100,000 people during consultation process;
- Looking for municipal support for changes to streets to increase service levels;
- Fraser Highway transit priority benefits other south of Fraser routes;
- Funding;
- Timeline

Translink would like municipal endorsement of the B-line and the associated transit priority concepts to move forward.

There was discussion about the following:

- Covered bus stops and wayfinding signage;

- Infrastructure;
- Changes to and/or upgrading of signaling, street and signage;
- City provides bus shelters, not TransLink;
- Other transit priorities along the line;
- Congestion areas and how they will be mitigated;
- Building infrastructure with future LRT in mind, making as compatible as possible with future transit plans.

1. Regional Transit B-Line Proposal (Translink)

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

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.

BEFORE THE QUESTION WAS CALLED staff noted that they are working closely with TransLink to assess impacts and find solutions and will bring forward more information in the fall.

THE QUESTION WAS CALLED and same was

CARRIED

7. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – July 23, 2018
Regular Council Meeting – September 17, 2018

Mayor Schaffer noted that there will be a special meeting held at 6:30pm on Thursday, August 23rd.

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Councillor van den Broek left the meeting at 9:20pm
****

b. Metro Vancouver Update - Councillor Storteboom

It's heating up in Metro Vancouver and across B.C., which is likely to pose increased risks for wildfires and air quality advisories, similar to what happened last year. But despite some heavy smoke days last summer, Metro Vancouver's Caring for the Air report, released this month, confirms that our air quality is still very good and improving,
Metro Vancouver is also tackling other issues with the annual testing of bacteria levels in the region's swimming and selected non-swimming beaches plus, Metro is increasing the number of collection depots for dog poop in Regional Parks. Also, in Grouse Mountain Regional Park an erosion management project is being conducted to mitigate the impact of potential debris flows around Mackay and Grouse creeks.
Please go to the Metro Vancouver website to view a highlighted selection of videos, which include updates on the Coquitlam Transfer Station and Northwest Langley Wastewater Treatment Plant, how Metro measures greenhouse gas emissions, Environment Week in Burnaby and farmland matching in Surrey.
Mayor and Council are up-to-date with the recent report from the Metro Vancouver Chair and residents should have received a recently delivered mail out piece that includes information about essential utilities and regional services, recycling, enhancing our regional parks and new investments in affordable housing.

c. Fraser Valley Regional Library "Food for Fines Campaign" - Councillor Martin

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. 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!
Due to high demand by customers and staff, FVRL is having 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.

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Councillor van den Broek returned to the meeting at 9:23pm
****

d. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment

The Director of Engineering, Parks and Environment provided a report on the following:

- Brydon Park Zipline;
- Additional zipline at Linnwood Park
- Two new signs at Sendall Gardens and Brydon lagoon;
- City Park spray park expansion is complete;
- City Park sports field renovation is complete;
- Pedestrian Bridge replacement on Nicomekl River is complete;
- Curb bulges at 198th Street are complete;
- Sanitary sewer upgrade on 48th Ave and 208 St is complete;
- Douglas Park new playground will open next week;
- New washroom at Penzer park will be complete this summer;
- Another pedestrian bridge replacement on Nicomekl River on 201A St is underway;
- He noted several other projects in various stages of completion

e. Recreation Update
Kim Hilton, Director of Recreation, Culture and Community Services

The Director of Recreation, Culture and Community Services provided a report on the following upcoming events and programs:

- Legendary Water Fight;
- Summer in the City events at McBurney Plaza and Douglas Park;
- City Walks, Fresh Air Fitness;
- Langley Farmers Market on Saturdays at Timms Community Centre;
- Dive In Movie;
- Summer Movies in the Park;
- Youth Adventure Club;
- Fun-tastic Daycamps;
- Summer Youth Drop In;
- Indoor Soccer half day, day camp;
- Dance Combo half Day, day camp;
- The Wave Youth Night;
- Youth Sports Drop In;
- Outdoor Pickleball

f. Langley City Video Spotlight " Ban Chok Dee "- Mayor Schaffer

The spotlight is one of the best Thai restaurants in downtown Langley City. – Bank Chok Dee, Interview with Fanta (Owner)

The video will be published on the City's YouTube channel, the City's website and shared via social media. I encourage you to visit Langleycity.ca, to watch it again and share it with your friends.

8. BYLAWS

a. Bylaw 3049 - Zoning Amendment
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.

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 143, 2018, No. 3049" be read a final time.

CARRIED

1. Development Permit No. 02-18
19608, 19618, 19630, 19642, 56 Avenue

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT 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 in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

b. Bylaw 3066 - Business Improvement Area Bylaw
Final reading of a bylaw to renew a Business Improvement Area in the City of Langley

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the bylaw cited as "Business improvement Area Bylaw No. 3066, 2018" be read a final time.

BEFORE THE QUESTION WAS CALLED the Mayor advised that a Certificate of Determination was certified by the Deputy Corporate Officer at 4pm on July 3 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 the petition against it, and may proceed with adoption of the Business Improvement Area Bylaw, 2018, NO. 3066.

THE QUESTION WAS CALLED and same was

CARRIED

c. Bylaw 3076 - 2018-2022 Financial Plan Amendment Bylaw
First, second and third reading of a bylaw to amend the 2018-2022 Financial Plan Bylaw

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the bylaw cited as the “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076” be read a first time.

THAT the bylaw cited as the “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076” be read a second time.

THAT the bylaw cited as the “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076” be read a third time.

CARRIED

d. Bylaw 3075 - Community Standards Bylaw
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

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the “Community Standards Bylaw, 2018, No. 3075” be read a first time.

THAT the bylaw cited as the “Community Standards Bylaw, 2018, No. 3075” be read a second time.

THAT the bylaw cited as the “Community Standards Bylaw, 2018, No. 3075” be read a third time.

CARRIED

e. Bylaw 3079 - Fees and Charges Bylaw Amendment
First, second and third reading of a bylaw to amend the Fees and Charges Bylaw (Community Standards Bylaw)

MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079” be read a first time.

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079” be read a second time.

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079” be read a third time.

CARRIED

f. Bylaw 3080 - Municipal Ticketing Information System Bylaw Amendment
First, second and third reading of a bylaw to amend the Municipal Ticketing Information System Bylaw. (Community Standards Bylaw)

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the bylaw cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 14, 2018, No. 3080” be read a first time.

THAT the bylaw cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 14, 2018, No. 3080” be read a second time.

THAT the bylaw cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 14, 2018, No. 3080” be read a third time.

CARRIED

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

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

Request for Permission to Conduct Door to Door Canvassing

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the "Know Your Neighbour Campaign" volunteers be permitted to conduct door-to-door canvassing on Saturday, July 21 and Saturday, July 28, 2018 from 11am - 3pm.

BEFORE THE QUESTION WAS CALLED the Mayor invited Councillor Pachal, Chair of the Crime Prevention Task Group, to speak to the campaign. Councillor Pachal advised that volunteers will be going door to door on July 21 and July 28 to promote crime

prevention initiatives to help reduce property crime, and to share the fact that happy, healthy and safe neighbourhoods are generally ones that have neighbours that are connected to their community and that have people that know each other. Community togetherness helps prevent crime and bring a sense of belonging, ownership and pride to their neighbourhood and the overall community.

THE QUESTION WAS CALLED and same was

CARRIED

b. Correspondence

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

c. New Business

10. ADJOURNMENT

MOVED BY Councillor van den Broek
SECONDED BY Councillor Storteboom

THAT the meeting adjourn at 9:49pm

CARRIED

_____

MAYOR

_____

CORPORATE OFFICER

CITY OF LANGLEY

MINUTES OF A PUBLIC HEARING MEETING

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

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

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

1. CALL TO ORDER

Mayor Schaffer called the Public Hearing to order.

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

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

Notice was placed on the City Hall notice board on June 26th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the June 28th and July 5th editions of the Langley Advance.

The Deputy Corporate Officer advised that one piece of correspondence was received for Bylaw 3068.

2. BUSINESS

a. Bylaw 3061 - Zoning Amendment Bylaw

To amend the Zoning Bylaw, 1996, No. 2100 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.

The Mayor invited Fred Adab, F. Adab Architects to present the proposed bylaw and development permit application.

Mr. Adab provided information on the proposed development including details pertaining to the following:

- unit size;
- parking;
- entry points;
- emergency service access;
- changes to the proposal which were made after the Advisory Planning Commission provided comments with regard to the design;
- energy saving components

Landscape design information included:

- additional trees were added to create a street front design;
- large tile patios, roof deck terraces for upper units;
- additional lighting at mailboxes, entries and parking areas;
- decorative entry points from the street
- attractive fencing and added landscaping to protect the privacy of the neighbouring development.

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

John Fuller, 9 – 19649 53 Ave:
Mr. Fuller introduced himself as the spokesperson for the neighbouring Huntsfield Green Development. Mr. Fuller supported the design and structure as presented by the architect, noting particular support for including 2 parking spaces per unit. The design ensured no patio space would be looking over the Huntsfield Green development and the roof top decks included 5' frosted glass railings to protect privacy further. He felt the whole area will be improved immensely by the good development in the area. He thanked the City for their work with the architect to create good developments for all involved.

Paul Fitzgerald - 1 – 19752 55A Avenue:
Mr. Fitzgerald lives in the complex to the north of the proposed development. He agreed that the design was nice and will beautify the area. He noted his personal background in construction and advised that the same developer built his building four years ago. He advised that the landscaping around his building is dying because there was not enough topsoil in the landscape areas at the development stage, adding to the issue that the ground is mostly sand and rock to start with. With little to no soil, there has been nowhere for the tree roots to go so they come back up above ground and eventually die. He dug down and found only one inch of topsoil and a lot of construction debris that was buried. For the

landscaping to survive in the new development, it will need more soil at the outset.
He further noted that a neighbouring development in mid-construction has crews working outside of the allowable hours consistently, delivery of equipment and materials late at night and very early in the morning and that activity is adversely affecting the peace and enjoyment of his residence. He noted concerns about worker safety on the site as well. He advised that the RCMP do not respond to his calls after hours and suggested that the city implement an evening shift for the bylaw department.

The Mayor invited other members of the public to the microphone to share their comments, however there were no further speakers.

b. Bylaw 3068 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 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 building.

The Mayor invited Lukas Wykpis, Keystone Architecture to present the proposed bylaw and development permit application.

Mr. Wykpis provided information on the proposed development as follows:

- location at 201A and 53 Avenue;
- site plan, with entry points and visitor parking and parkade access;
- 2500 sq ft of outdoor amenity space;
- 26 bike stalls, 17 storage lockers;
- Floor plans;
- Exterior elevations and materials;
- CPTED principles

Mr. Wykpis advised that the developer hosted an open house for neighbours to learn about the proposed development.

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

Carol Armstrong - 104 – 5360 201 Street:
Ms. Armstrong advised that she lives next to the proposed building in the Garden Grove townhouse complex and she noted the following concerns:

- Too large of a development for the size of the property;
- Increases an already densely populated area on a narrow road;
- Increased noise levels;
- Serious parking problems will worsen;

- Heavier traffic problems;
- Not enough green space and none included in the new development;
- Height of the building will eliminate sunlight to existing buildings on the north side;
- Concerns with access for emergency vehicles;

She asked Council to consider a smaller development for the site.

Julie Buxton – 102 – 5360 201 Street:
Ms. Buxton lives in the Garden Grove complex next to the proposed development and expressed concern about the amount of development in the area overall, noting that construction has been ongoing for four years. Currently the noise level is high and parking is unmanageable. She further noted that a newer building across from her unit has an exhaust system that runs night and day and the noise from that is very disturbing. The proposed development allows for one parking spot per unit which is of concern to her because most families in Langley have two cars. She encouraged Council to consider a townhouse development for this location instead of a condominium development.

Bridgette and Ed Weiss – 404 – 5430 201 Street:
Ms. Weiss noted that she shared the same view as the two previous speakers.

Heather Wozell - 5430 201 Street:
Ms. Wozell is also a Garden Grove Complex resident and shared her concern that the proposed development is four storeys, next to the two storey townhouse complex. She felt like it will loom over their complex blocking the sun from almost entirely. She also noted that the lane is very narrow and when cars are parked on both sides it will be difficlut to pass each other. She was in favour of improving the neighbourhood with new development but with her concern about the size of the proposed building, she hoped Council would consider a lower complex.
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Wayne Bermody - 5430 201 Street:
Also a Garden Grove resident, Mr. Bermody expressed concern about emergency vehicle access once the new building is built. He further noted that privacy will be lost with the trees that will be removed. He noted concern about increased traffic and a lack of parking for residents.

Brian Smythe – Keystone Architecture:
Mr. Smythe spoke to the concerns raised noting that the development has been limited to four storeys which is well within the current zoning bylaw. It was noted that it could have been five or six storeys. He further noted that the narrow laneway will be widened as a result of the new development and the parking provided does not include available street parking.

The Mayor invited other members of the public to the microphone to share their comments, however there were no further speakers.

c. Bylaw 3072 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 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.

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

Mr. Moosavii provided information on the proposed development as follows:

- Noted that two single family lots were consolidated into one lot;
- 13 units across 3 clusters;
- 8m clearance has been provided for access for emergency vehicles;
- 90% of the units are 3 bedroom, promoting families to live there;
- Provided extra visitor parking and included an e-vehicle charging station;
- Storage units in underground;
- Private, fenced rear yard and private roof top decks;
- In favour of sustainability design features;
- Robust landscaping throughout the project

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw and development permit to present their comments. There were no speakers.

d. Bylaw 3074 - Zoning Amendment
To amend the Zoning Bylaw, 1996, No. 2100 to designate an un-zoned portion of road located adjacent to the lane off 204th Street and Park Avenue, dedicated by Plan EPP80213, to C1 Downtown Commercial Zone.

The Mayor invited Roy Beddow, Deputy Director of Development Services to speak to the proposed bylaw.

Mr. Beddow provided information on the proposed bylaw noting where the portion of lane is located. This rezoning will designate the un-zoned portion of the closed road, to the same zoning as the adjacent property.

Deborah Lee - 20460 Douglas Crescent:
Ms. Lee lives adjacent to the area in question in the Serenade building. She noted concern that taking 3 metres away from the existing 9 metre wide lane would make it very difficult to exit the Serenade parkade safely. Making turns from the parkade is difficult as visibility is limited. There is also a telephone pole in the middle of the lane that is difficult to maneuver around. She noted that police vehicles use the lane regularly and currently there is room to move over out of their way, if the lane is narrowed, that

may not be possible. Concern was also raised about the ability for fire trucks to access the back of the building with a narrowed lane.

Lydia Steer – 20460 Douglas Crescent:
Ms. Steer noted concern about the ability to safely exit from the parkade with a narrowed lane, noting that it's already difficult to exit safely. She noted that she expects the garbage trucks to have difficulty getting in and out as well. She asked Council to reconsider narrowing the lane.

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw and development permit to present their comments. There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the Public Hearing close at 8:08pm.

CARRIED

_____

MAYOR

_____

CORPORATE OFFICER

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 154, 2018, BYLAW NO. 3077
DEVELOPMENT PERMIT APPLICATION DP 12-18

To consider a Rezoning Application and Development Permit Application by Oaken Developments (Brydon) Inc. to accommodate a 4-storey, 127-unit condominium apartment 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:

Applicant:	Points West Architecture
Owners:	Oaken Developments (Brydon) Inc., City of Langley
Civic Addresses:	5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent
Legal Description:	Lot 96, Section 3, Township 8, New Westminster District Plan 31842; Parcel One, Section 3, Township 8, New Westminster District Reference Plan 87123; Lot 229, 230, 231, 232 Section 3, Township 8, New Westminster District Plan 56234; 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909
Site Area:	2.54 Acres
Lot Coverage:	29%
Total Parking Required:	189 Stalls (including 26 visitor stalls)
Total Parking Provided:	189 Stalls (including 26 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 62 (Comprehensive Development Zone)
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$1,579,149.75
Community Amenity Charge:	$254,000.00

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 154

BYLAW NO. 3077

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD62) and to rezone the property located at 5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent and .103 hectare portion of closed road shown as Parcel A on Reference Plan EPP73909 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. 154, 2018, No. 3077".

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 – 62 (CD62) Zone: immediately after Comprehensive Development - 61 (CD61) Zone:

"GGG. CD62 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 127-unit condominium 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 CD62 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 016-718-496
Parcel One, Section 3, Township 8, New Westminster District, Reference Plan 87123

(b) PID: 004-457-251
Lot 96, Section 3, Township 8, New Westminster District, Plan 31842

(c) PID: 005-440-114
Lot 229, Section 3, Township 8, New Westminster District Plan 56234

(d) PID: 004-828-798
Lot 230, Section 3, Township 8, New Westminster District Plan 56234

(e) PID: 005-440-483
Lot 231, Section 3, Township 8, New Westminster District Plan 56234

(f) PID: 005-440-505
Lot 232, Section 3, Township 8, New Westminster District Plan 56234

(g) 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909

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 22 pages and dated July 6, 2018 prepared by Points West Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 12-18.

5. Special Regulations

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

6. Other Regulations

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

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

b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

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

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

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

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

_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 10-18
DEVELOPMENT PERMIT APPLICATION DP 12-18

Civic Address: **5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent**

Legal Description: **Lot 96, Section3, Township 8, New Westminster District, Plan 31842; Parcel One, Section 3, Township 8, New Westminster District, Reference Plan 87123; Lot 229, Section 3, Township 8, New Westminster District, Plan 56234; Lot 230, Section 3, Township 8, New Westminster District, Plan 56234; Lot 231, Section 3, Township 8, New Westminster District, Plan 56234; Lot 232, Section 3, Township 8, New Westminster District, Plan 56234; 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909.**

Applicant: **Points West Architecture**

Owners: **Oaken Developments (Brydon) Inc., City of Langley**

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application No. RZ 10-18**
Development Permit Application DP 12-18

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: July 20, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 10-18 and Development Permit Application DP 12-18 to accommodate a 127 unit, four storey condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Points West Architecture for a 127 unit, four storey condominium apartment development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Points West Architecture
Owner:	Oaken Developments (Brydon) Inc.
Civic Addresses:	5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent
Legal Description:	Lot 96, Section3, Township 8, New Westminster District Plan 31842; Parcel One, Section 3, Township 8, New Westminster District Reference Plan 87123; Lot 229, Section 3, Township 8, New Westminster District Plan 56234; Lot 230, Section 3, Township 8, New Westminster District Plan 56234; Lot 231, Section 3, Township 8, New Westminster District Plan 56234; Lot 232, Section 3, Township 8, New Westminster District Plan 56234; .103 Ha portion of un-zoned closed road shown as parcel A on Reference Plan EPP73909
Site Area:	2.54 Acres
Lot Coverage:	29%
Total Parking Required:	189 Stalls (including 26 visitor stalls)
Total Parking Provided:	189 Stalls (including 26 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 62 (Comprehensive Development Zone)
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$1,579,149.75 (Includes $147,447.00 DCC Credit)
Community Amenity Charge:	$254,000.00

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **127 Unit Condominium Apartment.** 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 by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Design and construct a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail.
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. 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.

6. The Developer must replace the existing 450mm AC sanitary sewer main through the site in the statutory right-of-way. The 100mm AC sanitary service is to be abandoned. Works to be designed by the Developers engineer and approved by the City Engineer.
7. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.
8. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
9. 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.
10. 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.
11. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
13. 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.

<u>B) The developer is required to deposit the following bonding and connection fees:</u>

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. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. 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.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
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 accommodated on the site and be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”

Discussion:

The applicant is proposing to redevelop six existing single family residential properties with an attractive, 4 storey, 127 unit condominium apartment building. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Oaken Developments (Brydon) Inc. for surplus right of way located in between two lots that will be consolidated within the development. Access to the underground parkade for tenant parking and designated visitor parking is off Brydon Crescent.

The proposed condominium offers a wide variety of suites, ranging from 578 ft^2 to 1,325 ft^2 to meet the needs of a wide range of homeowners. A wide variety of architectural elements are incorporated into the contemporary building design, such as heavy timber columns and brackets, dramatic sloped gables on roof, horizontal and vertical siding , cultured stone, and generous landscape decks above the parking structure providing private and comment outdoor space, contribute to the architectural form and character of the building.

In addition, the applicant has accommodated a 8m wide fire lane off Brydon Crescent that will link with a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail network.

The proposed development benefited 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 August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $1,579,149.75 to Development Cost Charge accounts and $254,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:

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

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, AUGUST 8, 2018 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Ron Madsen
Dan Millsip

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

Absent: Constable Lisa Cormier, Langley RCMP
Kim Mullin
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

THAT the minutes for the June 13, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 11-18/DEVELOPMENT PERMIT APPLICATION DP 13-18- 19610, 19618-19626, 19630-19632, 19638, 19648-19650 -55A AVENUE & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP83409**

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 Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

That Rezoning Application RZ 11-18/Development Permit Application DP 13-18 to accommodate a 3-storey, 41-unit townhouse development located at 19610, 19618-19626, 19630-19632, 19638, 19648-19650-55A Avenue & Un-zoned Portion of Closed Road On Plan EPP83409 be approved, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 10-18/DEVELOPMENT PERMIT APPLICATION DP 12-18- 5423, 5433, 19900, 19910, 19920, 19930 BRYDON CRESCENT & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP73909**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Wes Freisen, Points West Architecture, who presented the proposed applications. Following discussion on site plan, building form and character, building exterior, parking, lane closure, new pedestrian walkway and bridge, site landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

That Rezoning Application RZ 10-18/Development Permit Application DP 12-18 to accommodate a 127 unit, four-story condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent & Un-zoned Portion

of Closed Road on Plan EPP73909 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

4) **REZONING APPLICATION RZ 13-18 - 20555-56 AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed "microbrewery" Rezoning application, and introduced Bill Ulrich, Simcic & Ulrich Architects who presented the proposed application. Following discussion on proposed building tenant improvements, hours of operation, outdoor patio, occupant capacity, Provincial liquor licensing, it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery" located at 20555-56th 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

5) **REZONING APPLICATION RZ 14-18/DEVELOPMENT PERMIT APPLICATION DP 14-18- 5475, 5483, 5493-BRYDON CRESCENT**

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

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 14-18/Development Permit Application DP 14-18 to accommodate a 78 unit, 5-storey townhouse development located at 5475, 5483, 5493- Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

Discussion:

Discussion ensued regarding the Council decision relating to tandem parking and that staff report back to the Advisory Planning Committee on action items arising from Committee motions.

Shelley Coburn, School District No. 35 Trustee expressed concerns the School District is facing due to significant development activity, reduced classroom sizes, and Provincial school funding.

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

BRYDON CRESCENT
BY REDDALE

136 UNIT DEVELOPMENT

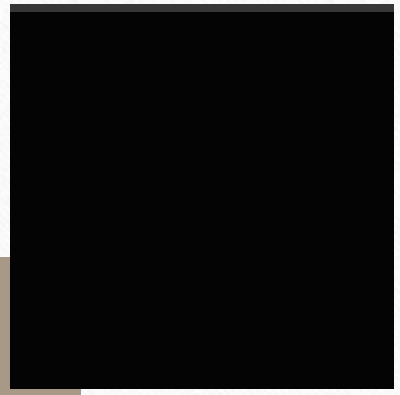
IN LANGLEY, BC

points west

ARCHITECTURE

BRYDON CRESCENT
BY REDDALE

COLOUR SCEME
FOR BRYDON CRESCENT



CPTED PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

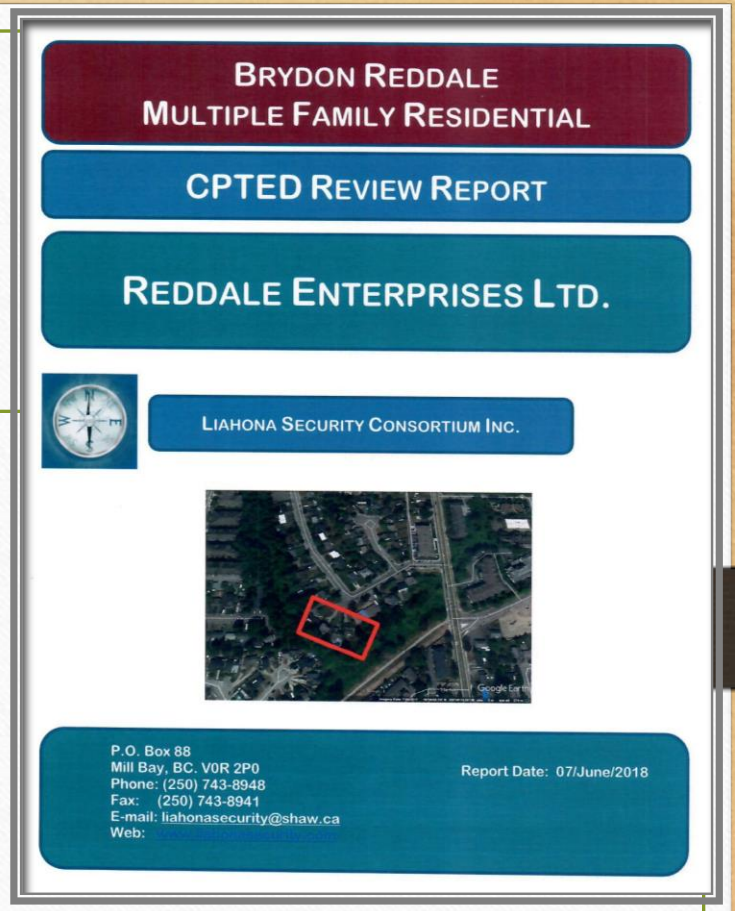
- Clear viewing points of the entire property from the residential unit windows & balconies.
- Secure underground parking for residents.
- Site lighting will evenly illuminate all public areas.

Natural Access Control:

- There are two clearly defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property.

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 24-48 hours.


BRYDON REDDALE
MULTIPLE FAMILY RESIDENTIAL

CPTED REVIEW REPORT

REDDALE ENTERPRISES LTD.

LIAHONA SECURITY CONSORTIUM INC.

P.O. Box 88
Mill Bay, BC. V0R 2P0
Phone: (250) 743-8948
Fax: (250) 743-8941
E-mail: liahonasecurity@shaw.ca
Web:

Report Date: 07/June/2018

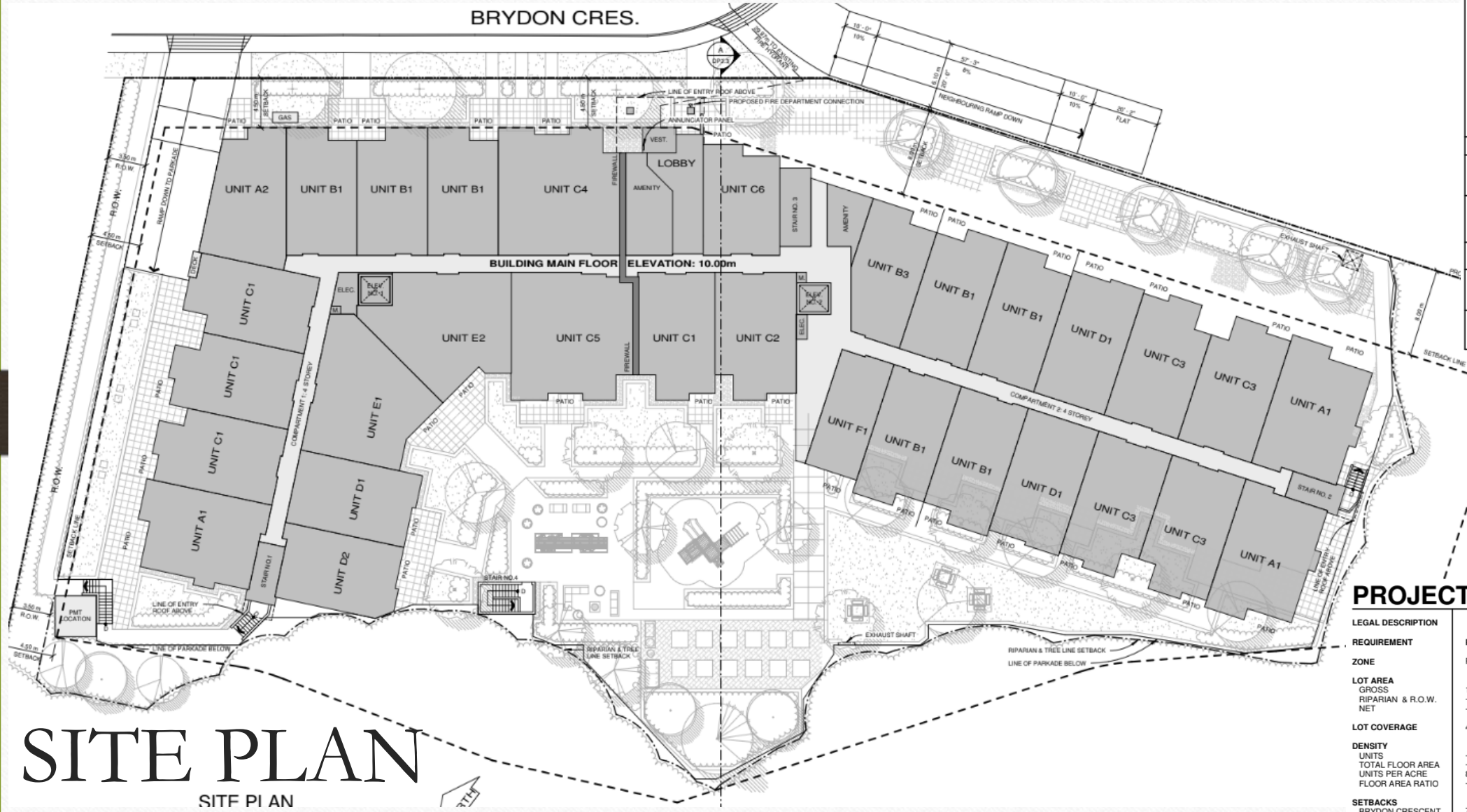
Territoriality:

- Each 1st Floor unit has a private, grassed yard area, which increases the sense of ownership.

SUSTAINABILITY

Sustainability for the building has been addressed with the following items:

- Large decks and substantial overhangs create shade in the summer months.
- All outdoor lights are ground-oriented.
- Energy efficient lighting will be used.
- Low v.o.c. paints will be used.
- Renewable wood is a major building component.
- Low maintenance materials will contribute to low life-cycle costs.



SITE PLAN

SITE PLAN

BUILDING INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SQF	UNITS
A1/A1+	2	927/978	12
A2	2	865	4
B1/B1+	1	763/805	28
B2	1	889	3
B3	2	754	4
C1	2	815	19
C2	2	857	4
C3	2	861	16
C4	2	1325	4
C5	2	1309	4
C6	1	718	4
D1/D1+	2	802/846	12
D2	2	783	4
E1 ADAPT.	2	1181	4
E2 ADAPT.	2	1201	4
F1	1	578	1
TOTAL			127

FLOOR AREA - SQF (SQM)

BLDG. LEVEL	TOTAL AREA
1ST	31,786
2ND	31,786
3RD	31,786
4TH	31,786
TOTAL	127,144 (11,812.06)

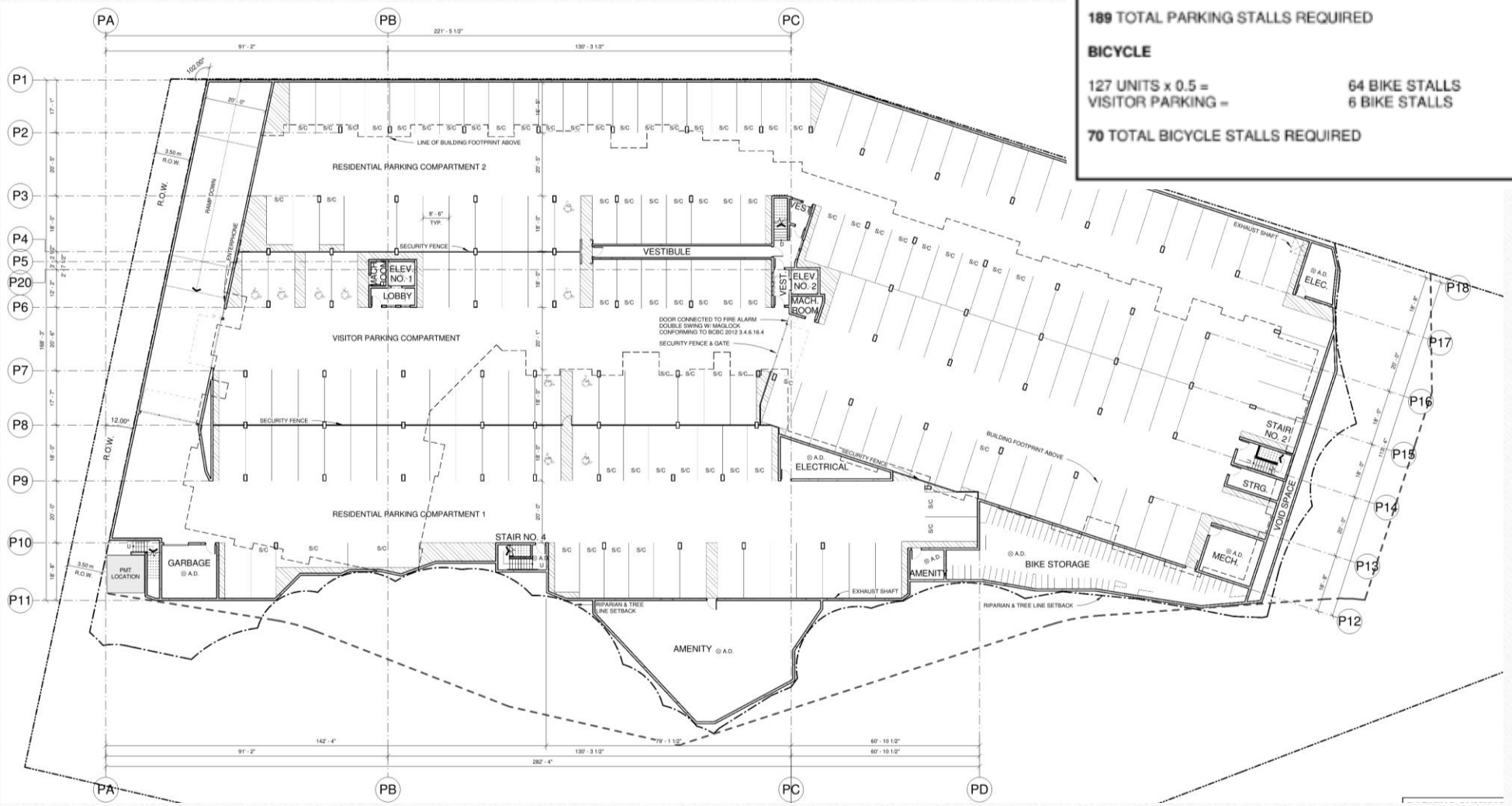
MAX COMPARTMENT AREA - SQF (SQM)

COMPARMENT	TOTAL AREA
COMPARTMENT 1	14,457 (1,343.29)
COMPARTMENT 2	17,327 (1,609.73)

PROJECT DATA

LEGAL DESCRIPTION		
REQUIREMENT	PERMITTED	PROVIDED
ZONE	RM3	RM3
LOT AREA		
GROSS	1,850 SQM MIN.	10,289.44 SQM (2.54 AC)
RIPARIAN & R.O.W.	-	4,625.89 SQM
NET	-	5,663.55 SQM
LOT COVERAGE	40%	28.69%
DENSITY		
UNITS	-	127
TOTAL FLOOR AREA	-	11,812.06 SQM (2.92 AC)
UNITS PER ACRE	80	50.00
FLOOR AREA RATIO	-	1.15
SETBACKS		
BRYDON CRESCENT	7.5m	4.5m
EAST SETBACK	7.5m	4.5m
WEST SETBACK	7.5m	4.5m
RIPARIAN	-	VARIES
BUILDING HEIGHT	4 STOREYS	4 STOREYS
AMENITY AREA		
INDOOR	NO. OF UNITS (128) x 2.3 SQM = 294.4 SQM	294.5 SQM

PARKADE LEVEL



PARKING SUMMARY

REQUIRED PARKING

AUTOMOBILE

1 BEDROOM UNIT - 36 x 1.2 =	44 PARKING STALLS
2 BEDROOM UNIT - 91 x 1.3 =	119 PARKING STALLS
VISITOR - 127 UNITS x 0.2 =	26 PARKING STALLS

189 TOTAL PARKING STALLS REQUIRED

BICYCLE

127 UNITS x 0.5 =	64 BIKE STALLS
VISITOR PARKING =	6 BIKE STALLS

70 TOTAL BICYCLE STALLS REQUIRED

PROVIDED PARKING

AUTOMOBILE

163 RESIDENTIAL PARKING STALLS
(57 S/C & 6 H/C)
26 VISITOR STALLS
(11 S/C & 4 H/C)

189 TOTAL PARKING STALLS PROVIDED

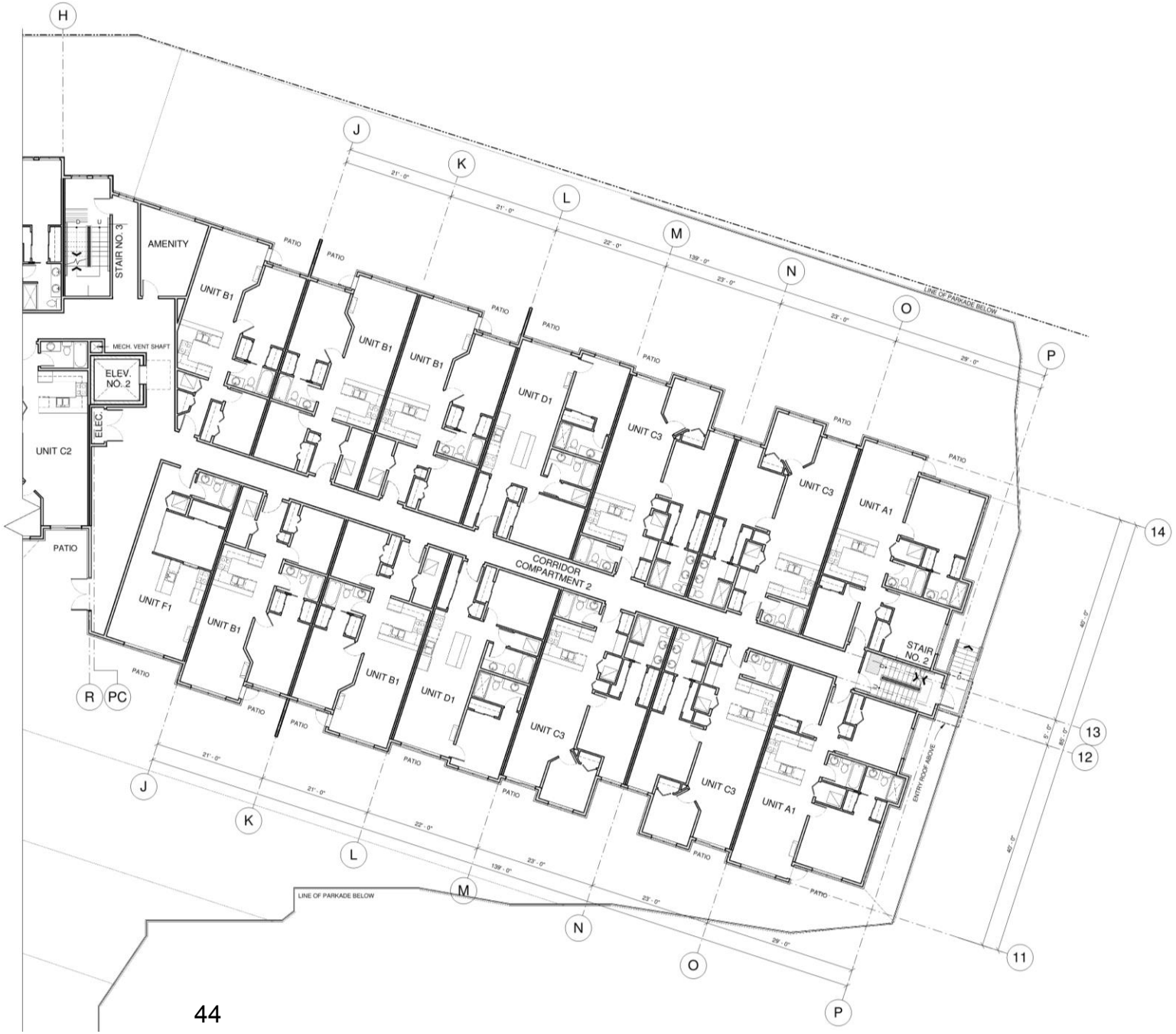
BICYCLE

64 BIKE STALLS
6 BIKE STALLS

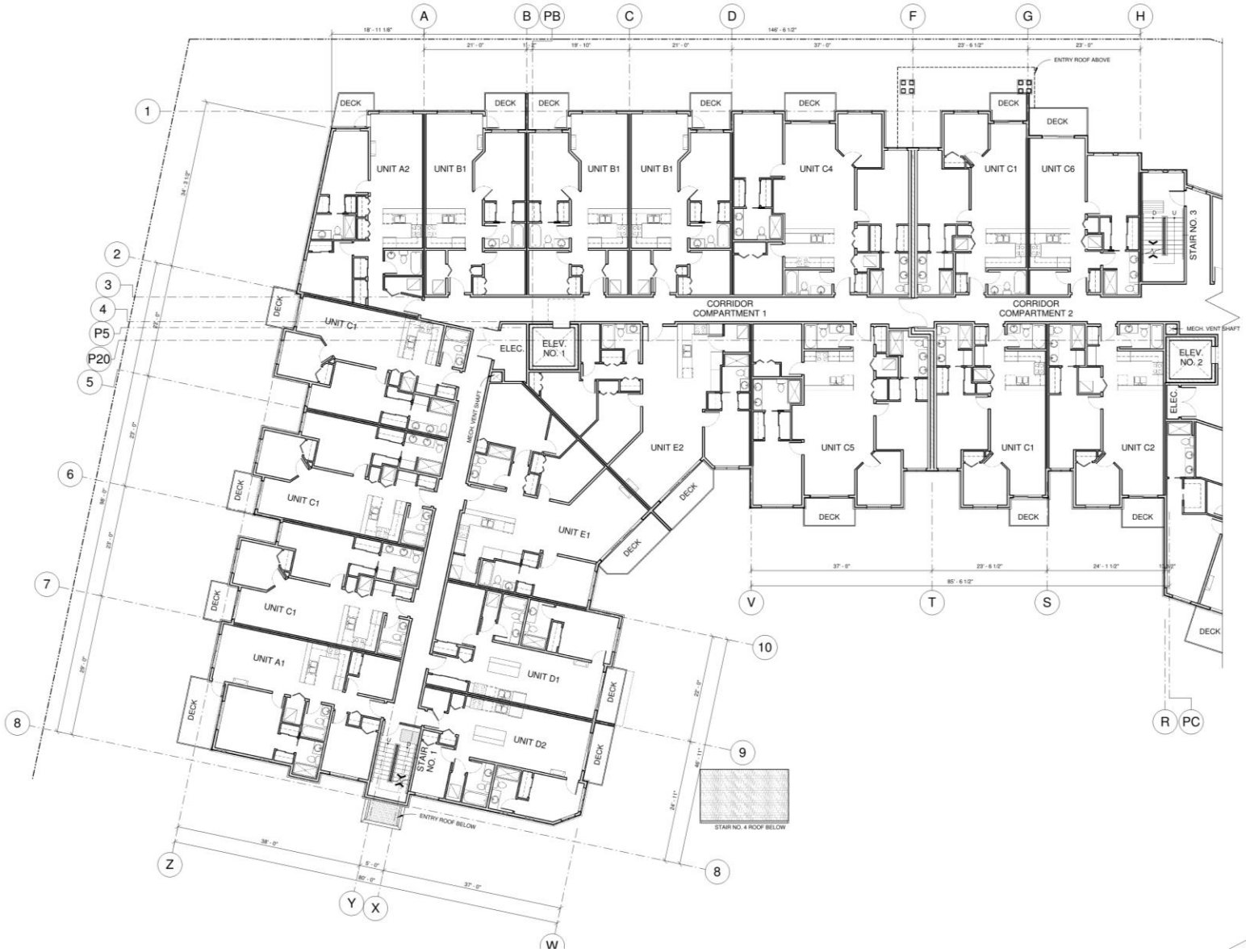
70 TOTAL BICYCLE STALLS PROVIDED

1ST FLOOR PLAN
~
COMPARTMENT 1

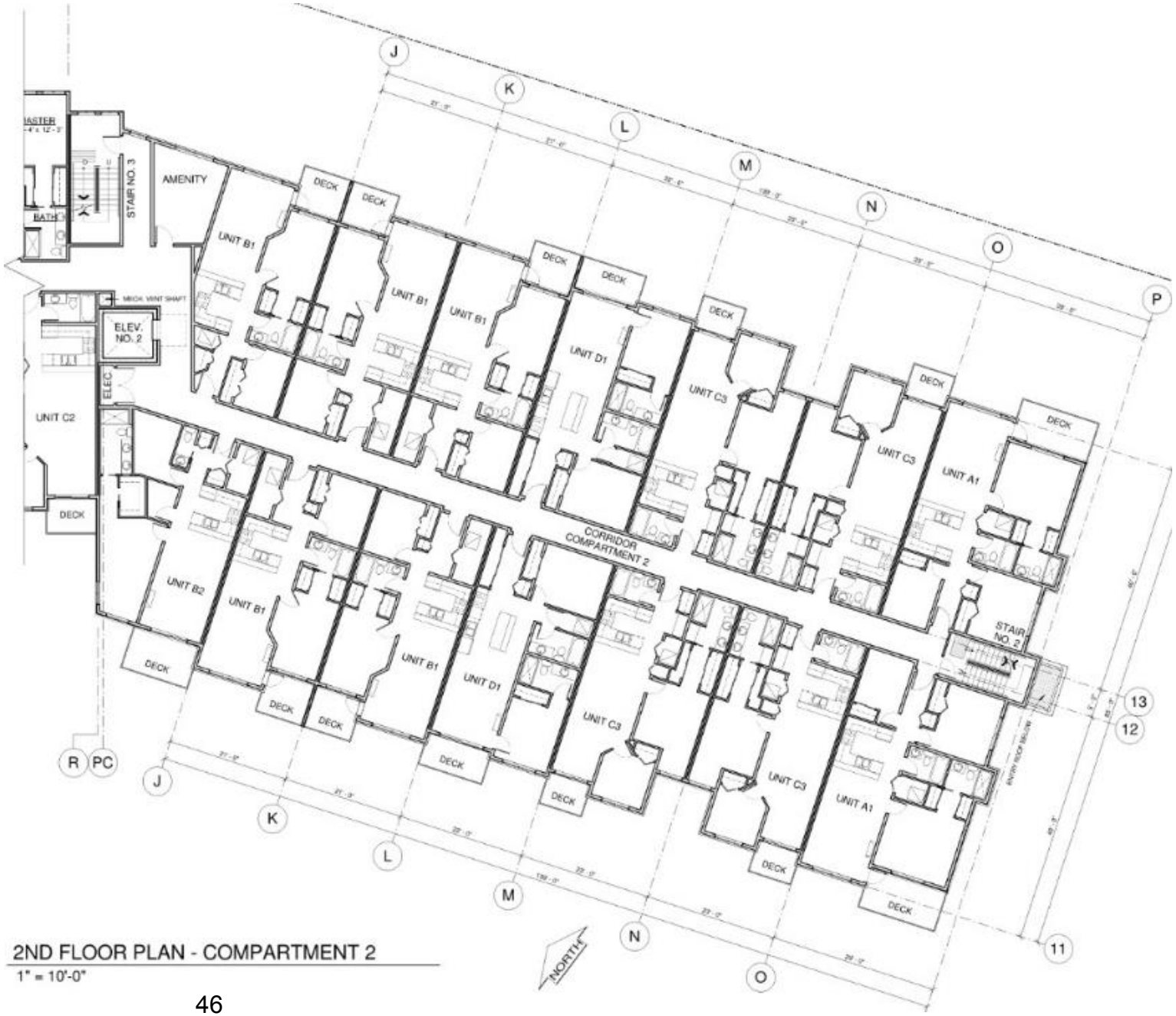
1ST FLOOR PLAN
~
COMPARTMENT 2



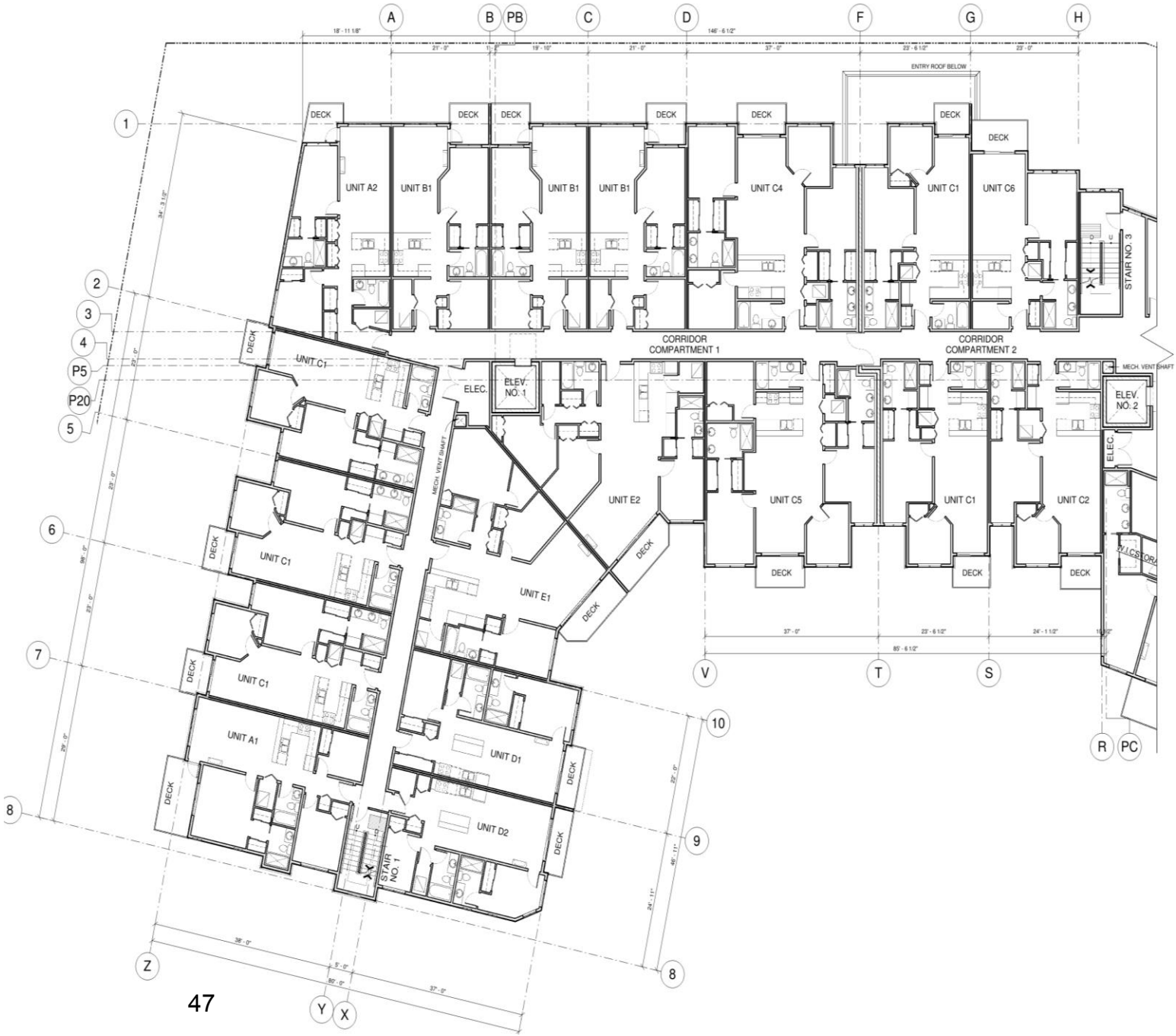
2ND FLOOR PLAN
~
COMPARTMENT 1



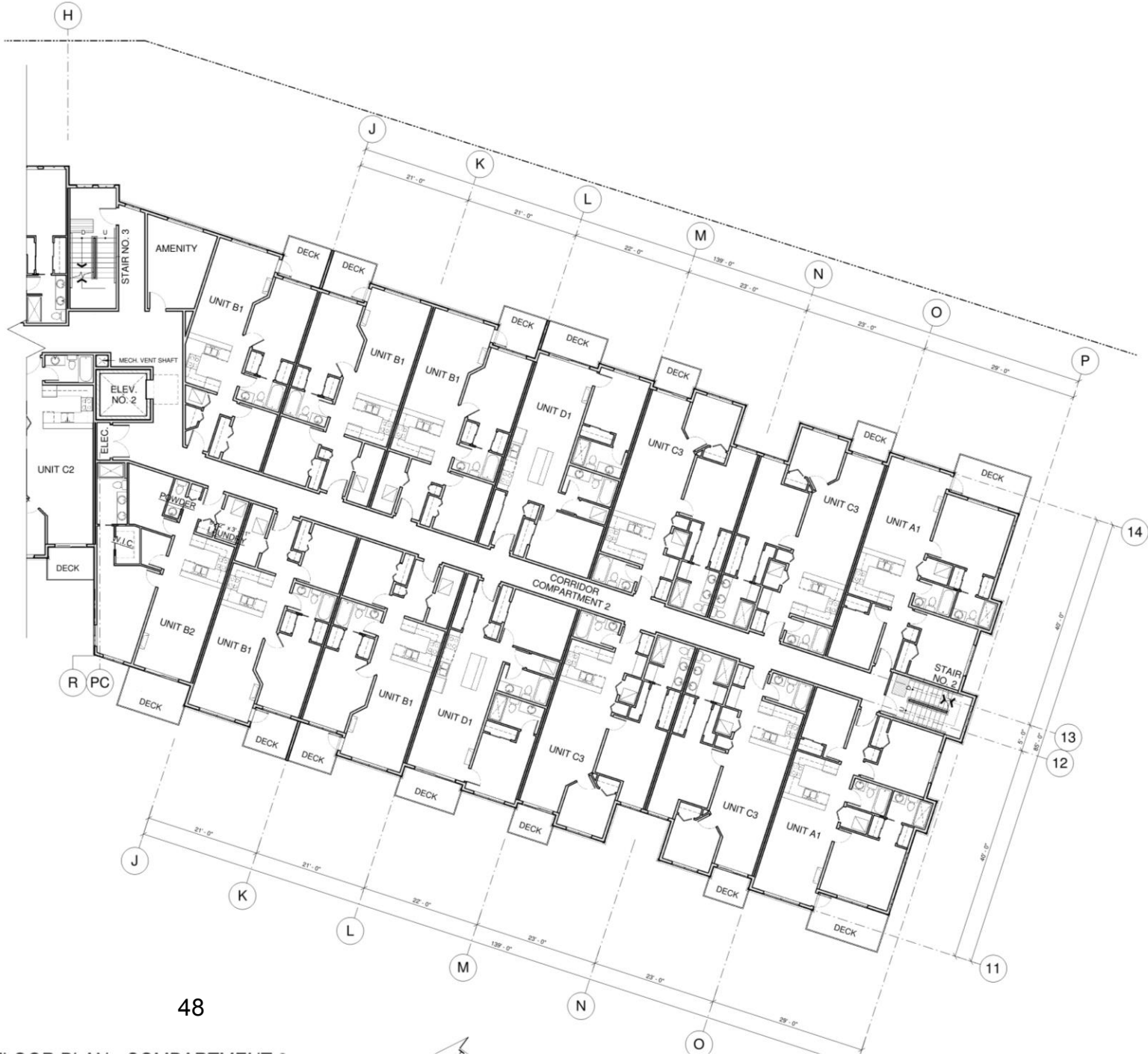
2ND FLOOR PLAN
~
COMPARTMENT 2



3RD FLOOR PLAN
~
COMPARTMENT 1

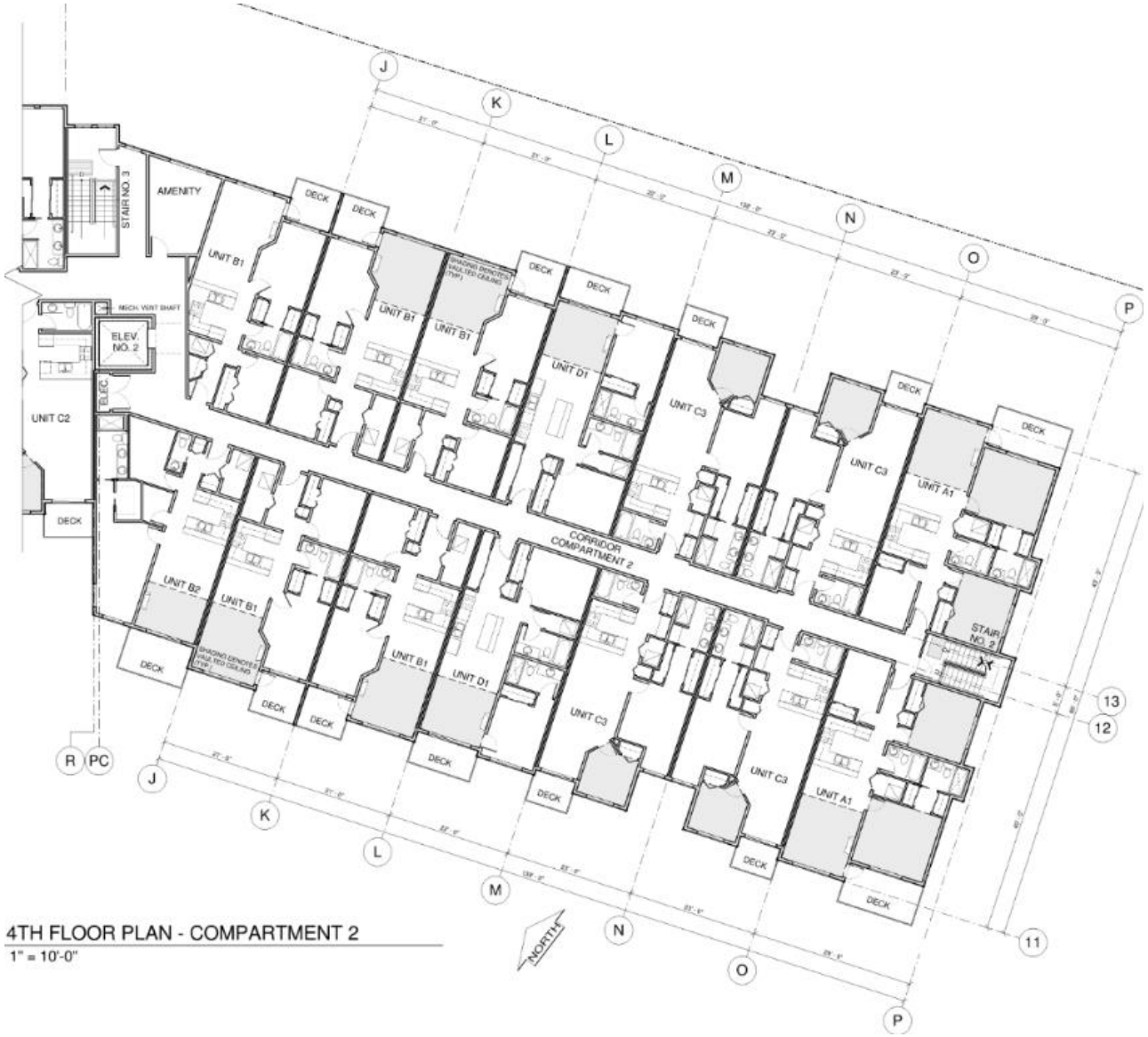


3RD FLOOR PLAN
~
COMPARTMENT 2



4TH FLOOR PLAN
~
COMPARTMENT 1

4TH FLOOR PLAN
~
COMPARTMENT 2



NORTH & EAST ELEVATIONS

NORTH ELEVATION
1/16" = 1'-0"

BUILDING FINISHES

A - ROOF - FIBREGLASS SHINGLES (40 YR. WARRANTY)

B - FASCIA - PAINTED 2x12 FASCIA WITH PREFINISHED ALUMINUM GUTTERS WHERE REQUIRED

C - FASCIA - PAINTED 1x6 TRIM ON 2X12 FASCIA BOARD

D - WALL - VINYL VERTICAL SIDING

E - WALL - VINYL HORIZONTAL SIDING

F - WALL - CAST CONCRETE STONE

G - TRIM - PAINTED 2x12 MIDBAND & FLASHING (TYPICAL)

H - TRIM - PAINTED 2x6 CORNER TRIM

J - TRIM - PAINTED 2x6 WINDOW TRIM

K - GLAZING - VINYL FRAME WINDOW UNIT

L - GUARDRAIL - PREFINISHED ALUMINUM GUARDRAIL WHERE REQUIRED 42" HIGH MIN. (TYP.)

EAST ELEVATION
1/16" = 1'-0"

SOUTH & WEST ELEVATIONS

SOUTH ELEVATION
1/16" = 1'-0"

BUILDING FINISHES

A - ROOF - FIBREGLASS SHINGLES (40 YR. WARRANTY)

B - FASCIA - PAINTED 2x12 FASCIA WITH PREFINISHED ALUMINUM GUTTERS WHERE REQUIRED

C - FASCIA - PAINTED 1x6 TRIM ON 2X12 FASCIA BOARD

D - WALL - VINYL VERTICAL SIDING

E - WALL - VINYL HORIZONTAL SIDING

F - WALL - CAST CONCRETE STONE

G - TRIM - PAINTED 2x12 MIDBAND & FLASHING (TYPICAL)

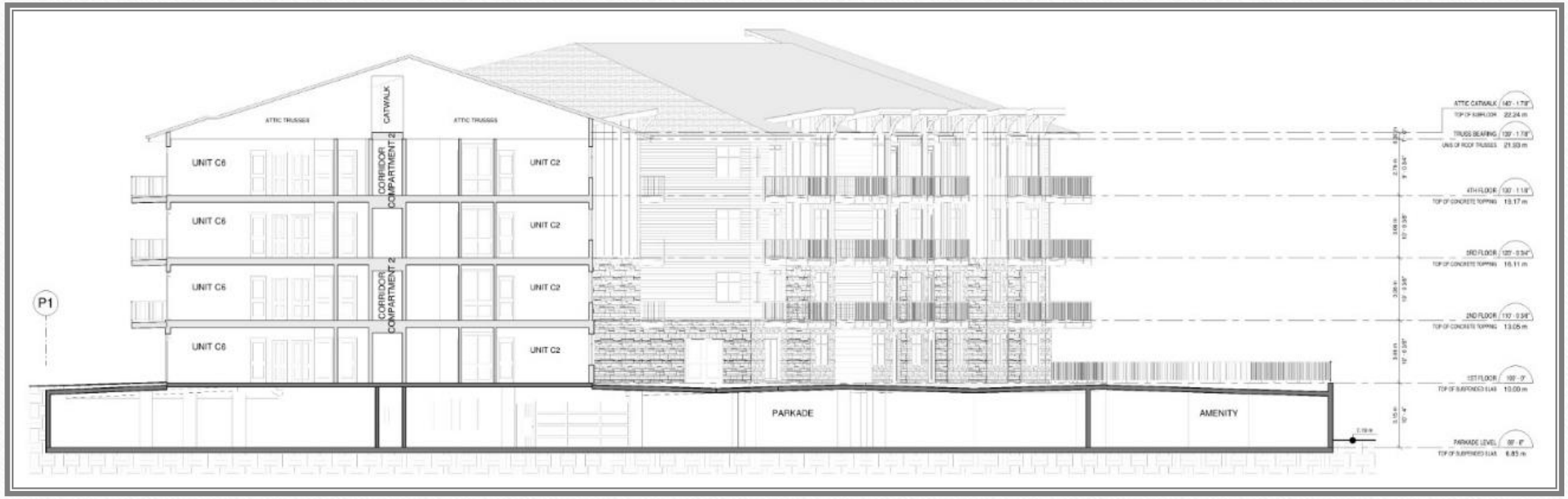
H - TRIM - PAINTED 2x6 CORNER TRIM

J - TRIM - PAINTED 2x6 WINDOW TRIM

K - GLAZING - VINYL FRAME WINDOW UNIT

L - GUARDRAIL - PREFINISHED ALUMINUM GUARDRAIL WHERE REQUIRED 42" HIGH MIN. (TYP.)

WEST ELEVATION
1/16" = 1'-0"


ATTIC TRUSSES
CATWALK
ATTIC TRUSSES
UNIT C6
CORRIDOR COMPARTMENT 2
UNIT C2
UNIT C6
UNIT C2
UNIT C6
CORRIDOR COMPARTMENT 2
UNIT C2
UNIT C6
UNIT C2
P1
PARKADE
AMENITY
ATTIC CATWALK
TRUSS BEARING
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
PARKADE LEVEL

SECTIONS

UNIT A2 (865 SF)

UNIT A1

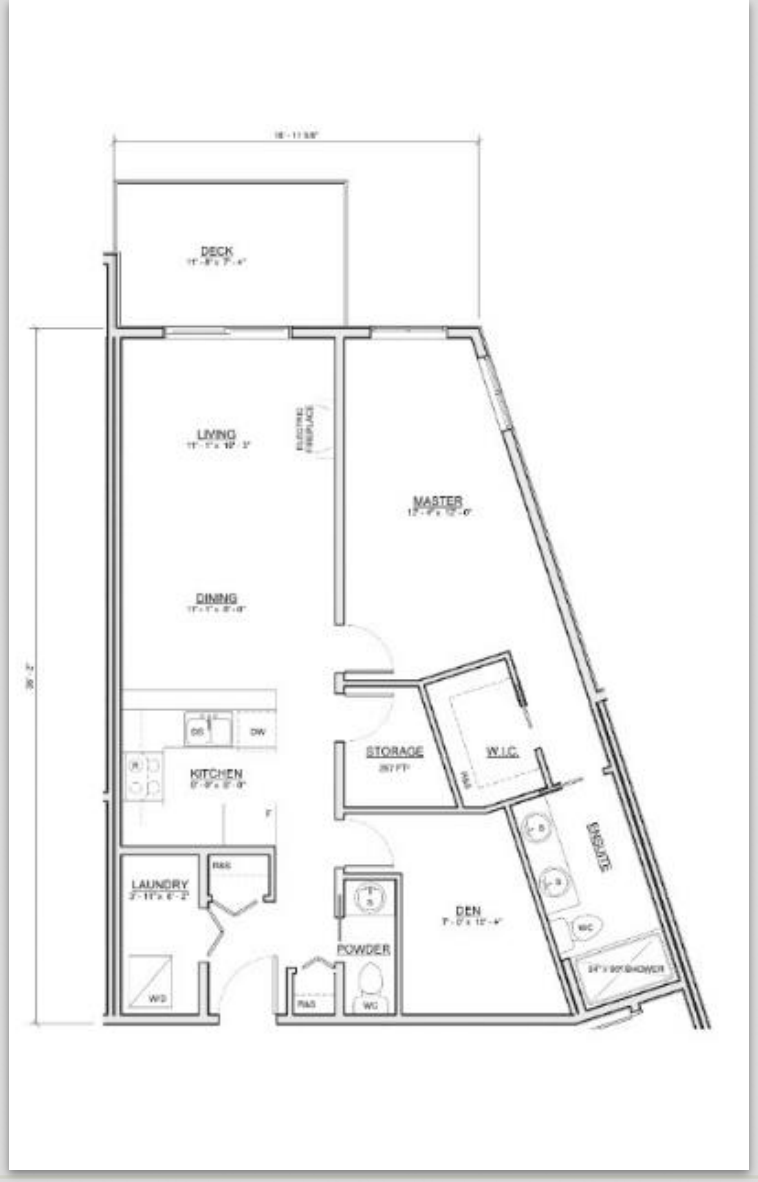
927 SF

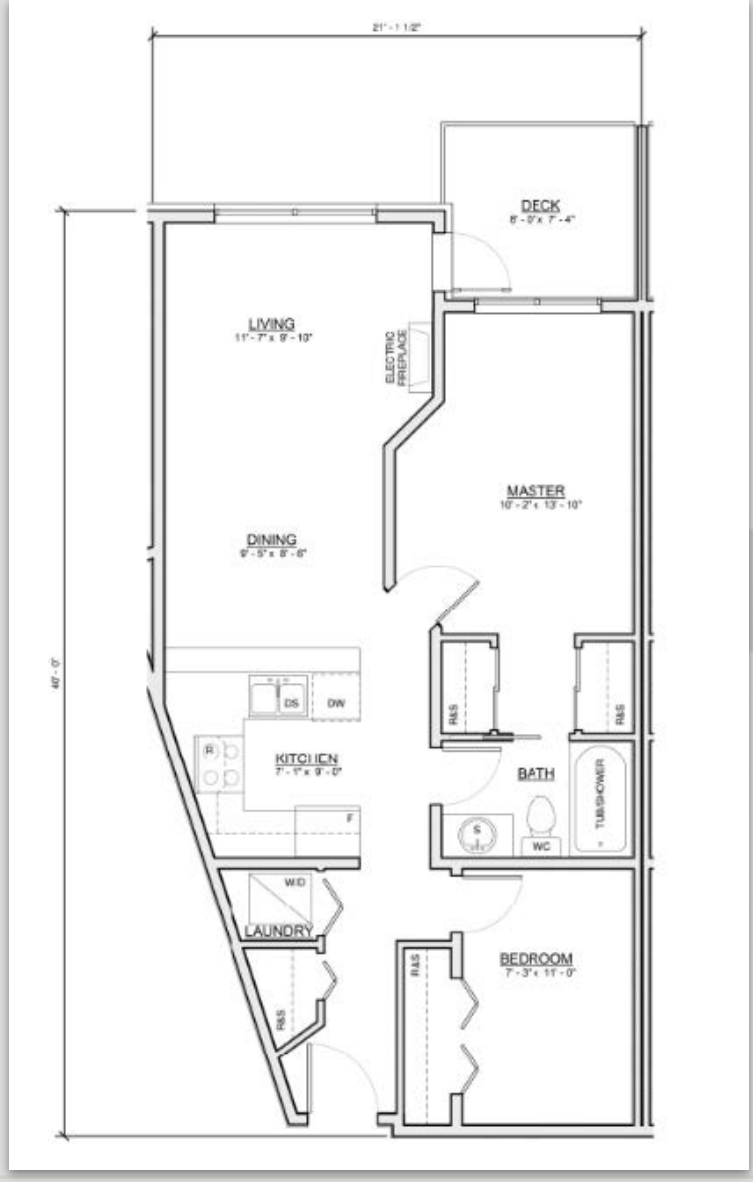
&

UNIT A1+

978 SF

UNIT B2 (889 SF)

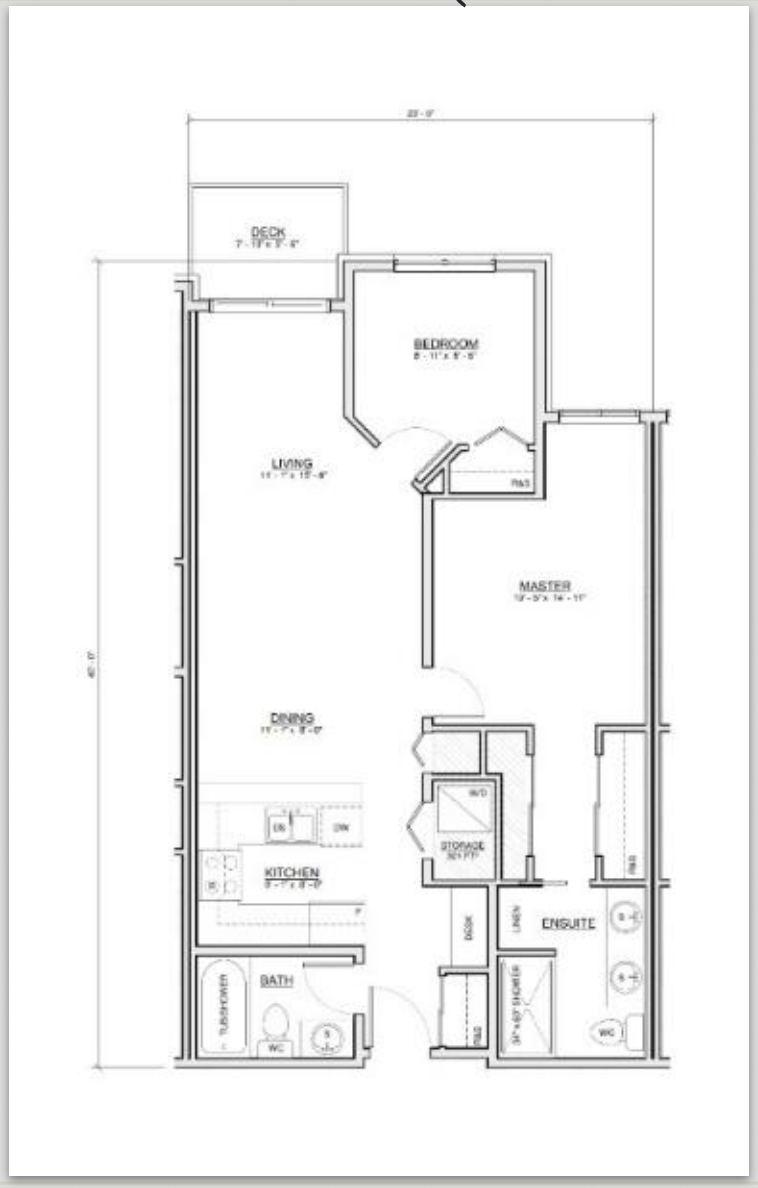


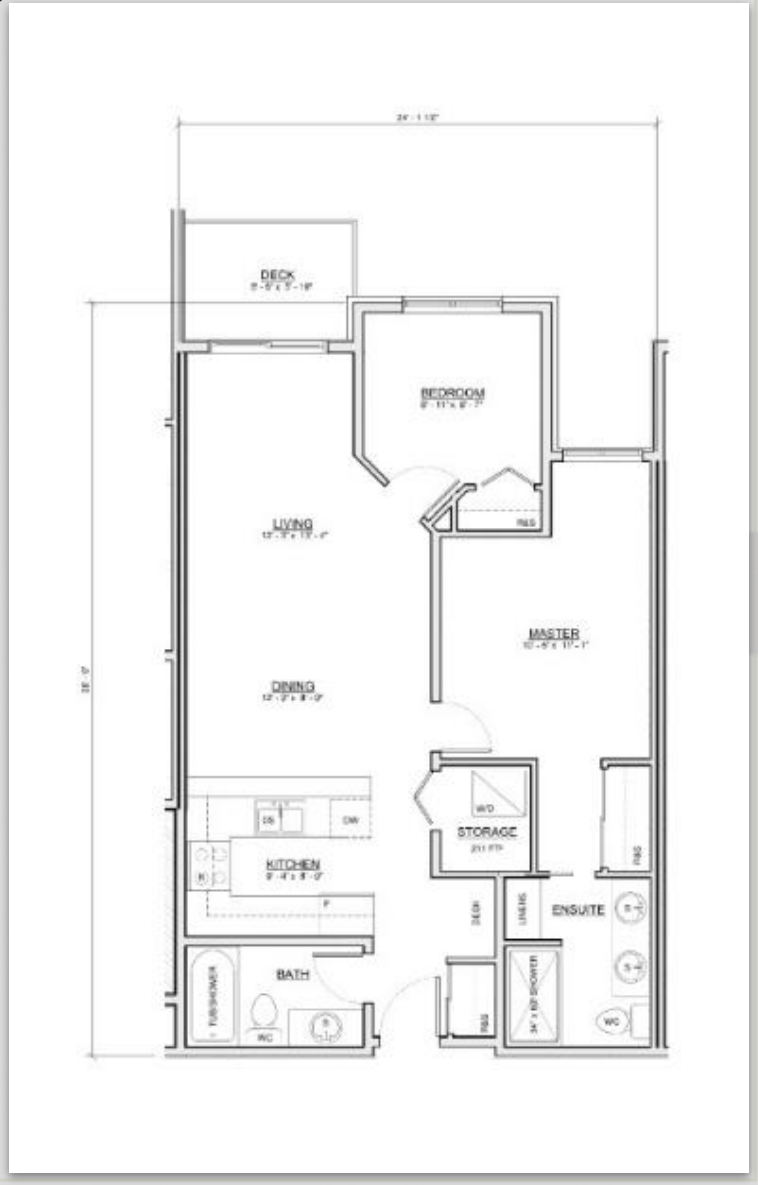


UNIT B1 (763 SF)

UNIT B3 (754 SF)

UNIT C2 (857 SF)

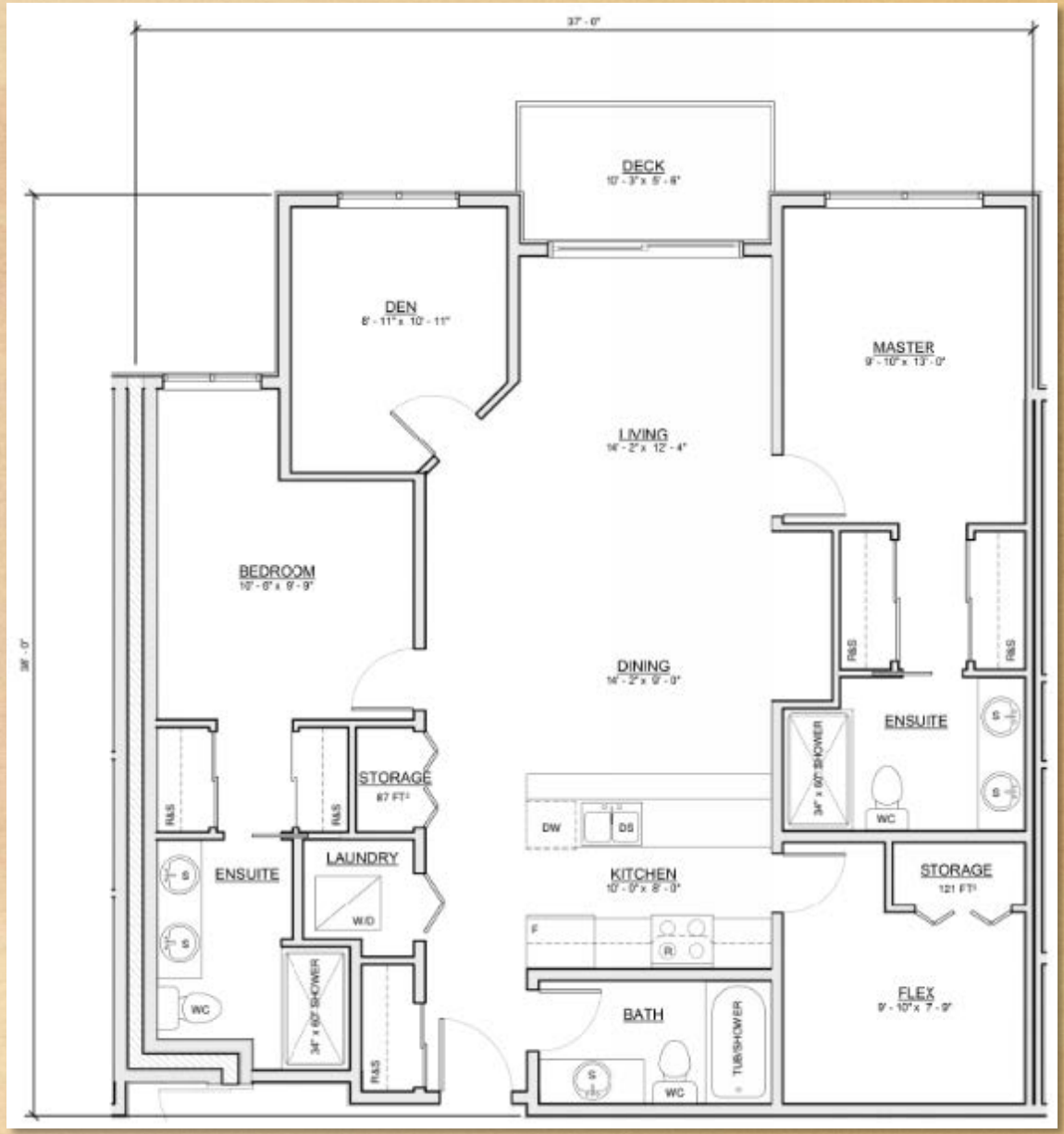




UNIT C1 (815 SF)

UNIT C3 (861 SF)

UNIT C5 (1309 SF)

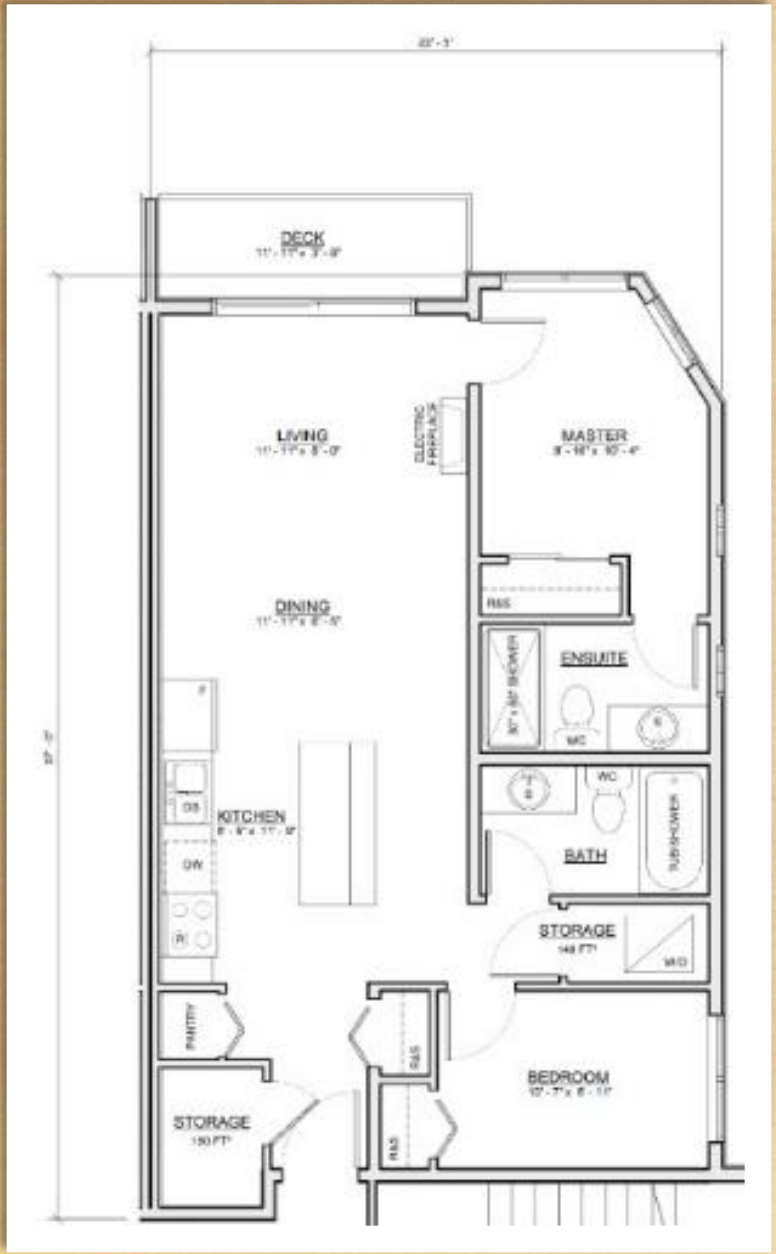


UNIT C4 (1325 SF)

UNIT D1 (802 SF)

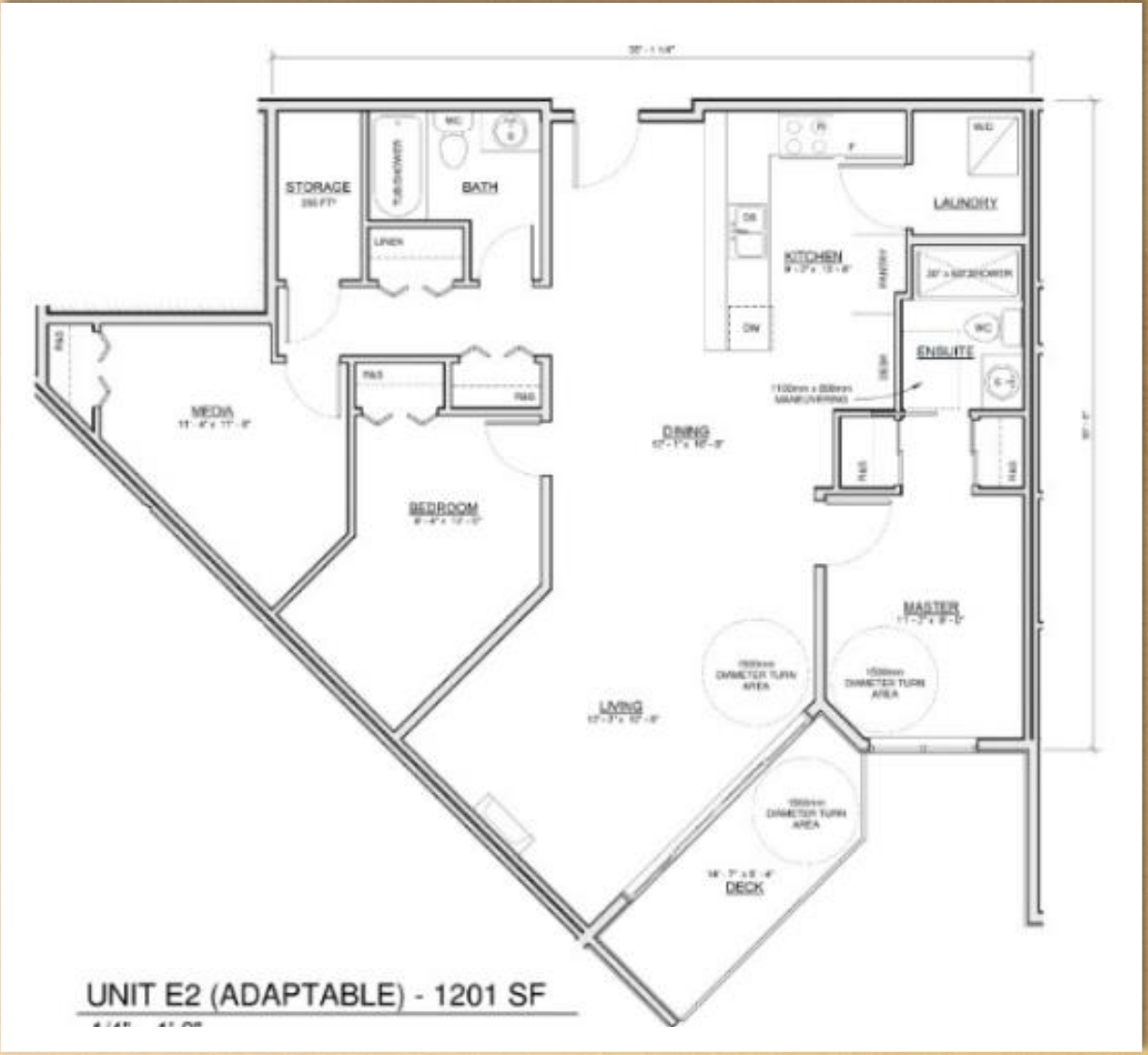
UNIT C6 (718 SF)

UNIT F1 (578 SF)



UNIT D2 (783 SF)

UNIT E1 (ADAPTABLE)
1181 SF



UNIT E2 (ADAPTABLE)
1201 SF

LANDSCAPE BY

pmg
LANDSCAPE ARCHITECTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
	2	ACER CIRCINATUM	VINE MAPLE
	8	ACER PALMATUM	JAPANESE MAPLE
	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE
	3	ARBUTUS MENZIESII	PACIFIC MADRONA
	2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD
	6	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD
	4	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)
	1	THUJA PLICATA	WESTERN RED CEDAR

LANDSCAPE PLAN

PLANT SCEDULE

PLANT SCHEDULE

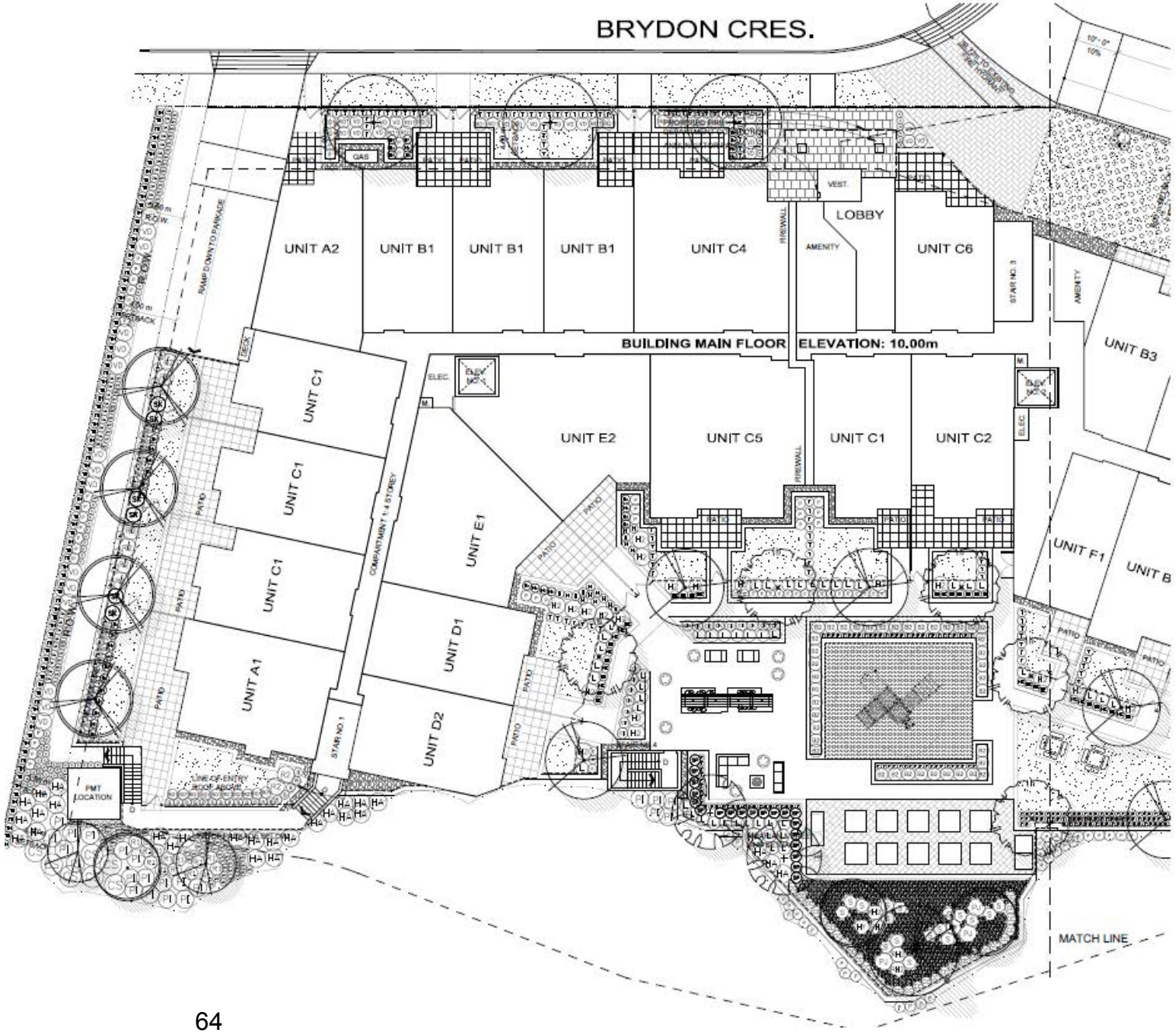
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	3	ARBUTUS MENZIESII	PACIFIC MADRONA	#3 POT #5 POT; B&B
	2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
	6	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.5M HT; B&B
	4	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)	2M HT; B&B (Specify STD Or Shrub Form)
	1	THUJA PLICATA	WESTERN RED CEDAR	2M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

SHRUB PLAN

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
B	18	BUXUS MICROPHYLLA 'GREEN VELVET'	BOXWOOD
C	36	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD
CC	30	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC
CS	10	CORNUS SERICEA	RED OSIER DOGWOOD
HA	33	HOLODISCUS DISCOLOR	OCEANSPRAY
H2	24	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	BIGLEAF HYDRANGEA;
HY	2	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA
I	3	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS
J	7	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
MN	96	MAHONIA NERVOSA	LONGLEAF MAHONIA
P1	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE
PJ	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA
L	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
R2	9	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL
R4	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK
R1	34	ROSA NUTKANA	NOOTKA ROSE
SK	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
S	17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
SP	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
T	105	TAXUS BACCATA	ENGLISH YEW
TH	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
B2	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
VD	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
GRASS			
CK	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE
H	17	HAKONECHLOA MACRA ' AUREOLA'	JAPANESE FOREST GRASS
HE	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
S1	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
PERENNIAL			
Ho	36	HOSTA VAR	HOSTA;
SE	4	SEDUM 'AUTUMN JOY'	STONECROP
GC			
A	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
E	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK
F	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
GA	30	GAULTHERIA SHALLON	SALAL
O	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
P	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
TI	712	THYMUS SERPHLLUM	MOTHER OF THYME



SHRUB PLAN

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B2	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
VD	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
GRASS			
CK	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE
H	17	HAKONECHLOA MACRA ' AUREOLA'	JAPANESE FOREST GRASS
HE	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
S1	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
PERENNIAL			
Ho	36	HOSTA VAR	HOSTA;
SE	4	SEDUM 'AUTUMN JOY'	STONECROP
GC			
A	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
E	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK
F	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
GA	30	GAULTHERIA SHALLON	SALAL
O	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
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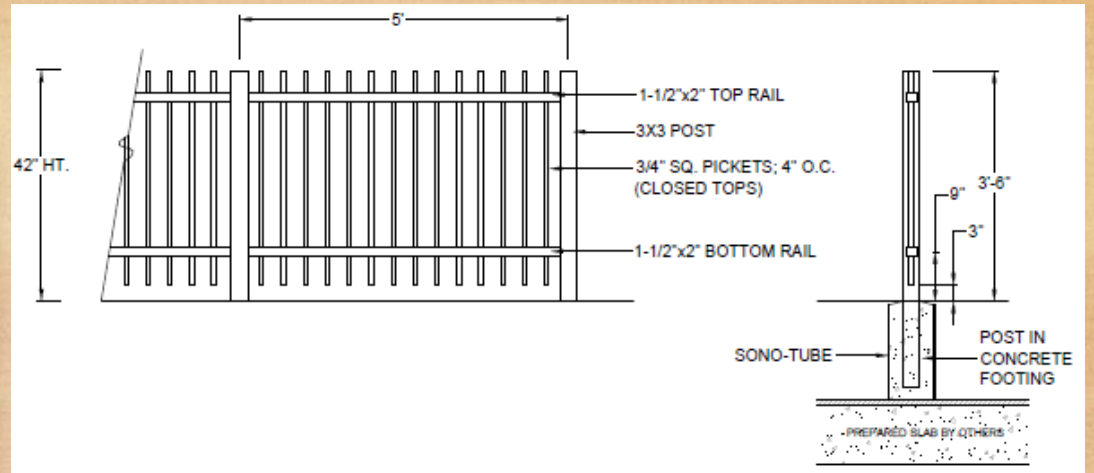
LANDSCAPE DETAILS

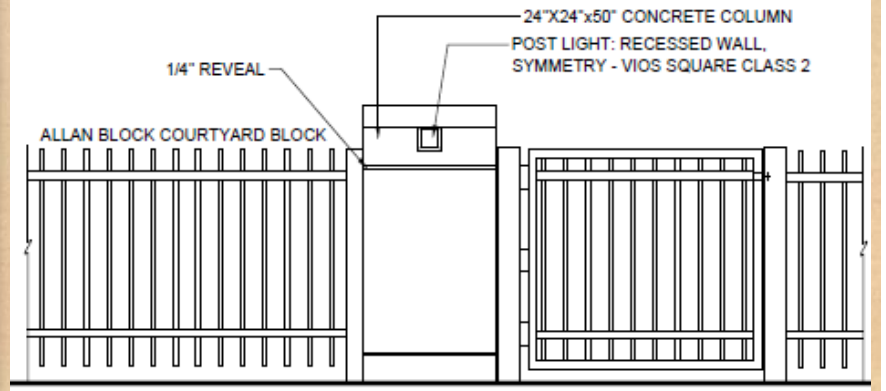


NOTE:

ALL METAL PICKETS TO BE FINISHED IN BLACK

1 42" HIGH METAL FENCE DETAIL

SCALE: 1/2"=1'-0"

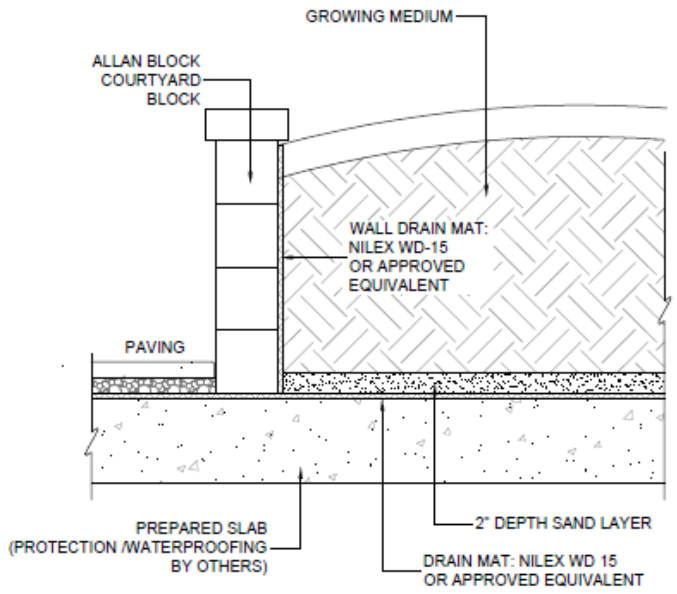


NOTE:

ALL METAL PICKETS TO HAVE 2 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
ALL JOINTS TO BE WELDED

2 ADDRESS COLUMN AND GATE

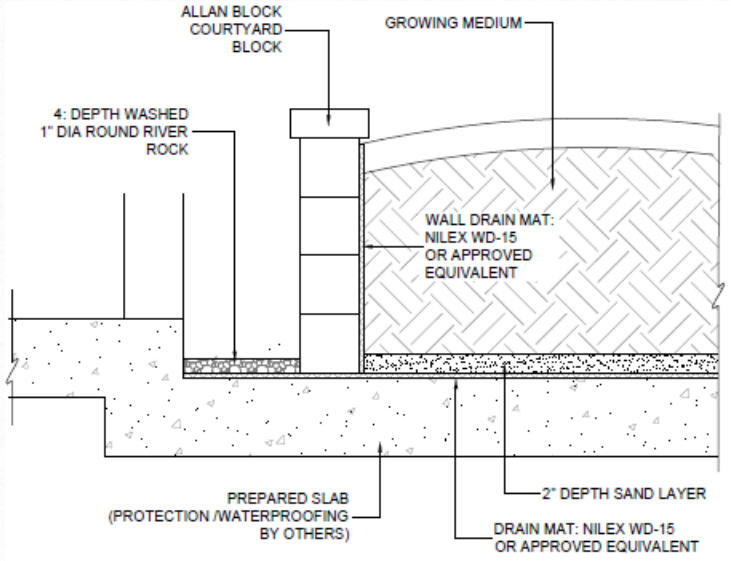
SCALE: 1/2"=1'-0"



3 CONCRETE WALL ON SLAB

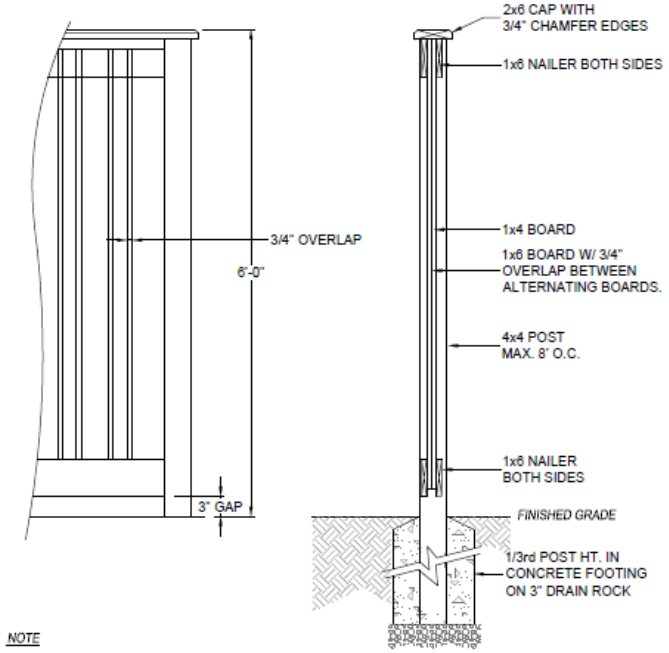
SCALE: 1"=1'-0"

LANDSCAPE DETAILS



4 DRAIN STRIP AT BUILDING

SCALE: 1"=1'-0"

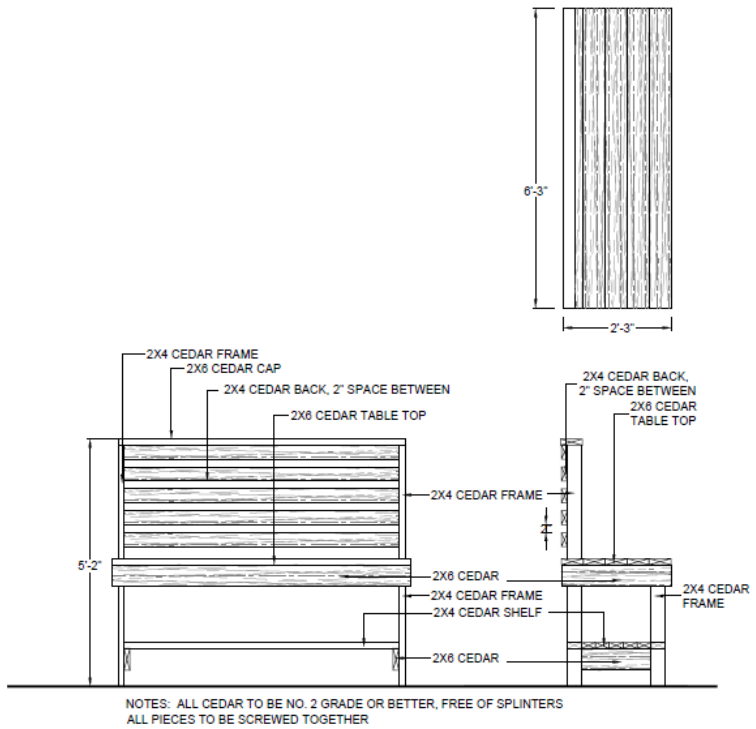


NOTE

1. *ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.*
2. *ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.*
3. *ALL HARDWARE HOT DIPPED GALVANIZED.*
4. *APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.*
5. *ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".*

5 6'- 0" HEIGHT SOLID WOOD FENCE

SCALE: 3/4"=1'-0"



NOTES: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS
ALL PIECES TO BE SCREWED TOGETHER

6 POTTING TABLE/ BENCH

SCALE: 1/2"=1'-0"

LANDSCAPE DETAILS

LANDSCAPEFORMS SORELLA PLANTER

RATANA LOUNGE SEATING

BAYVIEW PICNIC TABLE

BRYDON CRESCENT
BY REDDALE

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 155, 2018, BYLAW NO. 3078
DEVELOPMENT PERMIT APPLICATION DP 13-18

To consider a Rezoning Application and Development Permit Application by Leone Homes Inc. to accommodate a 3-storey, 41-unit townhouse development.

The subject properties are currently zoned RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density 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:

Applicant:	Leone Homes Inc.
Owners:	1044459 B.C. Ltd., C. Bartoszewicz, S.& K. Cooper, H. Colpitts, D. Bydeweg, K. Harmel, L.& P. Dragomir, A. Lee, City of Langley
Civic Addresses:	19610, 19618-26, 19630-32, 19638, and 19648-50 - 55A Avenue
Legal Description:	Lot 112, Section 3, Township 8, New Westminster District Plan 38427; Strata Lots 1 and 2, Section 3, Township 8, New Westminster District, Strata Plan LMS41; Strata Lots 1 and 2, Section 3 Township 8, New Westminster District, Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lots 1 and 2, Section 3, Township 8, New Westminster District Strata Plan LMS139; Portion of Closed Road (574.3m^2) shown on Plan EPP83409
Site Area:	1.31 acres
Lot Coverage:	48 %
Total Parking Required:	82 spaces (plus 8 visitor spaces)
Total Parking Provided:	82 spaces (plus 8 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone
Proposed Zoning:	CD 63 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$617,735.75 (Includes $196,596 DCC Credit)
Community Amenity Charges:	$82,000.00

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 155

BYLAW NO. 3078

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD63) and to rezone the property located at 19610, 19618-26, 19630-32, 19638, and 19648-50 -55A 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. 155, 2018, No. 3078".

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 – 63 (CD63) Zone: immediately after Comprehensive Development - 62 (CD62) Zone:

"HHH. CD63 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 41-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 CD63 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 008-538-395
Lot 112, Section 3, Township 8, New Westminster District, Plan 38427

(b) PID: 017-337-941
Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan LMS41 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;

(c) PID: 017-337-950
Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan LMS41 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;

(d) PID: 017-323-169
Strata Lot 1, Section 3 Township 8, New Westminster District Strata Plan LMS28 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;

(e) PID: 017-323-177
Strata Lot 2, Section 3 Township 8, New Westminster District Strata Plan LMS28 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;

(f) PID: 015-882-209
Lot 3, Section 3, Township 8, New Westminster District Plan 84735

(g) PID: 017-483-395
Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan LMS139 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown on Form 1;

(h) PID: 017-483-409
Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan LMS139 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown on Form 1;

(i) Portion of Closed Road (574.3m^2) shown on Plan EPP83409.

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 26 pages prepared by F. Adab Architects (dated July 9, 2018) Inc. and PMG Landscape Architecture (dated July 18, 2018) one copy of which is attached to Development Permit No. 13-18.

5. Special Regulations

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

6. **Other Regulations**

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

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

b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

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

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

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

APPROVAL OF THE MINISTRY OF TRANSPORTATION was received this -- day of -, 2018.

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

_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

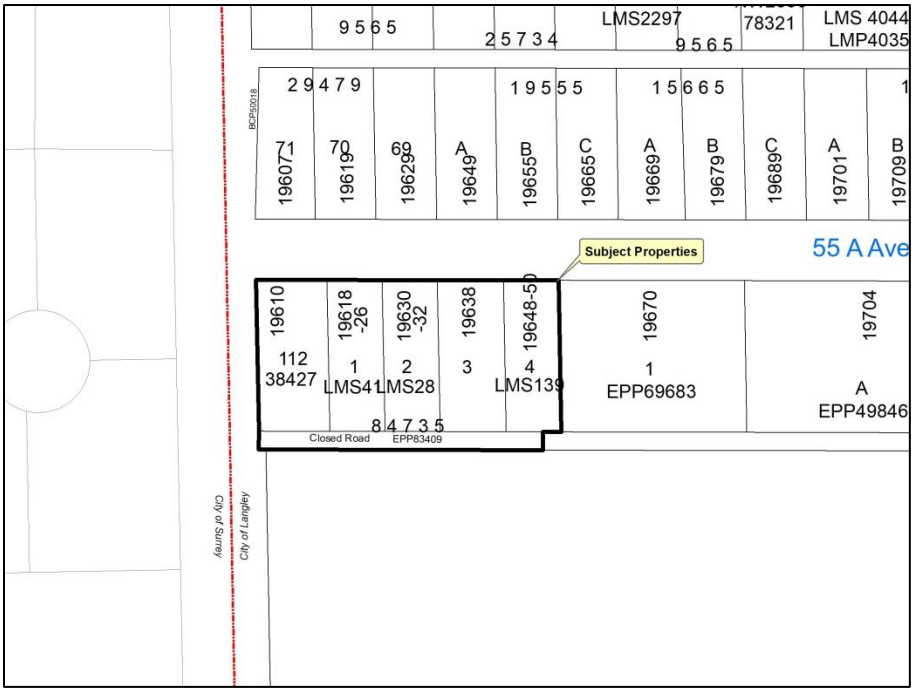
REZONING APPLICATION RZ 11-18
DEVELOPMENT PERMIT APPLICATION DP 13-18

Civic Address: **19610, 19618-19626, 19630-19632, 19638, 19648-19650 - 55A Avenue**

Legal Description: **Lot 112, Section 3, Township 8, New Westminster District, Plan 38427; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District Strata Plan LMS41; Strata Lots 1 & 2, Section 3 Township 8, New Westminster District, Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan LMS139, Portion of Closed Road (574.3m^2) shown on Plan EPP83409**

Applicant: **Leone Homes Inc.**

Owners: **104459 BC Ltd., C. Bartoszewicz, D. Bydeweg, H. Colpitts, S. Cooper, K. Cooper, L. Dragomir, P. Dragomir, K. Harmel, A. Lee, City of Langley**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application No. RZ 11-18**
Development Permit Application DP 13-18

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: July 19, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 11-18 and Development Permit Application DP 13-18 to accommodate a 41- unit, three storey townhouse development located at 19610, 19618-26, 19630-32, 19638, and 19648-50 -55A 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 Leone Homes Inc. for a 41 unit, three storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Leone Homes Inc. /F/ Adab Architects Inc.
Owners:	1044459 B.C. Ltd., C. Bartoszewicz, S.& K. Cooper, H. Colpitts, D. Bydeweg, K. Harmel, L.& P. Dragomir, A. Lee
Civic Addresses:	19610, 19618-26, 19630-32, 19638, and 19648-50 -55A Avenue
Legal Description:	Lot 112, Section 3, Township 8, New Westminster District Plan 38427, Strata Lots 1 and 2, Section 3, Township 8, New Westminster District Strata Plan LMS41; Strata Lot 1 and 2, Section 3 Township 8, New Westminster District Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lot 1 and 2, Section 3, Township 8, New Westminster District Strata Plan LMS139; Un-zoned Portion of Closed Road (574.3 m^2) shown on Plan EPP83409
Site Area:	1.31 acres
Lot Coverage:	48%
Total Parking Required:	82 spaces (plus 8 visitor spaces)
Total Parking Provided:	82 spaces (plus 8 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone
Proposed Zoning:	CD 63 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$617,735.75 (Includes $196,596 DCC Credit)
Community Amenity Charge:	$82,000.00

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **41 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) <u>The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:</u>

1. 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 55A Avenue, and must apply to DFO for approval.
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 be approved by the City of Langley Fire Department.
5. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. 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, amount to be calculated by the developer's engineer.

6. The full construction of a lane along the east frontage of the development between 55A Ave. and the lane south of 55A Ave. is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
7. The developer will be required to replace existing retaining wall on the south edge of the existing lane dedication at the back of 19649 53 Ave and reinstate the existing white fence along the property line. A separate building permit will be required for the wall if it exceeds 1.2 m (3.9 ft) in height.
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. A stormwater management plan for the site, including 55A Avenue 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.
10. 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.
11. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

<u>B) The developer is required to deposit the following bonding and connection fees:</u>

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 proposed townhouse development is located off 55A Avenue and consists of 5 parcels of lands. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Leone Homes Inc. for the surplus right of way that abuts the southern boundary of the subject lands, and will be dedicating and constructing a new 6m public lane from the southeast corner of the site north to connect with 55A Avenue.

The applicant's proposal comprises of a three storey, 41-unit townhouse development, with unit sizes ranging from 1,334 ft^2 to 1,520 ft^2. Each townhouse unit will have access to a private fenced in yard as well as a private roof top patio. The main access to all the units is to occur from the internal lanes. Parking is accommodated through tandem and side by side parking garages for each unit. In addition, 8 visitor spaces are conveniently spread throughout the site to facilitate guest use and shorten walking distance to all units.

The proposed architectural style for these townhouses will be a contemporary modern style with roof overhangs and flat roofs, creating a cohesive residential community with a common design theme throughout. Exterior finishes include, brick, hardie siding panelling, and stucco.
The proposed development benefitted from a comprehensive CPTED report by a qualified consultant whose recommendations were incorporate 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 August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $617,735.75 to Development Cost Charge accounts and $82,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:

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

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, AUGUST 8, 2018 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Ron Madsen
Dan Millsip

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

Absent: Constable Lisa Cormier, Langley RCMP
Kim Mullin
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

THAT the minutes for the June 13, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 11-18/DEVELOPMENT PERMIT APPLICATION DP 13-18- 19610, 19618-19626, 19630-19632, 19638, 19648-19650 -55A AVENUE & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP83409**

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 Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

That Rezoning Application RZ 11-18/Development Permit Application DP 13-18 to accommodate a 3-storey, 41-unit townhouse development located at 19610, 19618-19626, 19630-19632, 19638, 19648-19650-55A Avenue & Un-zoned Portion of Closed Road On Plan EPP83409 be approved, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 10-18/DEVELOPMENT PERMIT APPLICATION DP 12-18- 5423, 5433, 19900, 19910, 19920, 19930 BRYDON CRESCENT & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP73909**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Wes Freisen, Points West Architecture, who presented the proposed applications. Following discussion on site plan, building form and character, building exterior, parking, lane closure, new pedestrian walkway and bridge, site landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

That Rezoning Application RZ 10-18/Development Permit Application DP 12-18 to accommodate a 127 unit, four-story condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent & Un-zoned Portion

of Closed Road on Plan EPP73909 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

4) **REZONING APPLICATION RZ 13-18 - 20555-56 AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed "microbrewery" Rezoning application, and introduced Bill Ulrich, Simcic & Ulrich Architects who presented the proposed application. Following discussion on proposed building tenant improvements, hours of operation, outdoor patio, occupant capacity, Provincial liquor licensing, it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery" located at 20555-56th 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

5) **REZONING APPLICATION RZ 14-18/DEVELOPMENT PERMIT APPLICATION DP 14-18- 5475, 5483, 5493-BRYDON CRESCENT**

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

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 14-18/Development Permit Application DP 14-18 to accommodate a 78 unit, 5-storey townhouse development located at 5475, 5483, 5493- Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

Discussion:

Discussion ensued regarding the Council decision relating to tandem parking and that staff report back to the Advisory Planning Committee on action items arising from Committee motions.

Shelley Coburn, School District No. 35 Trustee expressed concerns the School District is facing due to significant development activity, reduced classroom sizes, and Provincial school funding.

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

41 UNIT TOWNHOUSE DEVELOPMENT

19610-19648 55A AVE, LANGLEY

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 FROM 55A AVE
A-1.5 COLOURED ELEVATIONS
A-1.6 EXTERIOR FINISH

A-2.1a FLOOR PLANS - BLOCK 1 (1ST & 2ND FLOORS)
A-2.1b FLOOR PLANS - BLOCK 1 (3RD FLOOR & ROOF PLAN)
A-2.2a FLOOR PLANS - BLOCKS 2-3 (1ST & 2ND FLOORS)
A-2.2b FLOOR PLANS - BLOCKS 2-3 (3RD FLOOR & ROOF PLAN)
A-2.3a FLOOR PLANS - BLOCKS 4-5-6-7 (1ST & 2ND FLOORS)
A-2.3b FLOOR PLANS - BLOCKS 4-5-6-7 (3RD FLOOR & ROOF PLAN)

A-3.1a ELEVATIONS (SOUTH & EAST)- BLOCK 1
A-3.1b ELEVATIONS (NORTH & WEST) - BLOCK 1
A-3.2a ELEVATIONS (NORTH) - BLOCKS 2-3
A-3.2b ELEVATIONS (EAST & SOUTH) - BLOCKS 2-3
A-3.3a ELEVATIONS (SOUTH) - BLOCKS 4-5-6-7
A-3.3b ELEVATIONS (WEST & NORTH) - BLOCKS 4-5-6-7

A-4.1 BLOCK 1 SECTIONS
A-4.2 BLOCKS 2-3 SECTIONS
A-4.3 BLOCKS 4-5-6-7 SECTIONS

A-5.1 DESIGN RATIONALE - SITE CHARACTERISTICS AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
A-5.2 DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES - CPTED

L1 LANDSCAPE PLAN
L2 PLANTING PLAN
L3 LANDSCAPE DETAILS

CONTACT LIST:

OWNER :

LEONE HOMES INC.
238-13986 CAMBIE ROAD
RICHMOND , B.C. V6V 2K3
TEL : 604 418 8678

ARCHITECT :

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

SURVEYOR:

GREWAL & ASSOCIATES.
204-15299, 68TH AVE.
SURREY, B.C. V3S 2C1
TEL : 604 597 8567

CIVIL ENGINEER :

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

LANDSCAPE ARCHITECT:

PMG LANDSCAPE ARCHITECTS
C100-4185 STILL CREEK DRIVE,
BURNABY, B.C. V5C 6G9
TEL : 604 297 0011

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

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 conctract.

NO.	DATE	REVISION / ISSUED
1	07-09-18	ISSUED FOR APC MEETING

PROJECT TITLE:
41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
COVER PAGE
CONTACT LIST/INDEX

DATE:	OCT 2017	SHEET NO.
SCALE:	NTS.	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1803	

PROJECT STATISTICS

CIVIC ADDRESS :
19610, 19618/19626, 19630/19632,19638, 196480/19650,
55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 112, PLAN 38427, LOT 2 OF STRATA PLAN LMS41,
LOT 2 OF STRATA PLAN LMS28
LOT 3 PLAN 84735 AND LOT 1 OF STRATA PLAN LMS139
ALL OF SECTION 3, TOWNSHIP 8

LOT AREA :
ORIGINAL LOT AREA : 54,334.7 SQ.FT.= 5047.7 SQ.M.=1.247 ACRES
LAND DEDICATED FOR NEW LANE : 3370 SQ.FT. = 313 SQ.M.
LAND PURCHASED FROM CITY : 6153 SQ.FT. = 571.6 SQ.M.

NEW LOT AREA : 57,161 SQ.FT. = 5310.2 SQ.M. = 1.312 ACRES

ZONING :
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD

LOT COVERAGE :
PROVIDED : 27,617 / 57,161 = 48%

FLOOR AREA :
PROVIDED : BLOCK 1 : 13,336 SQ.FT. = 1,238.96 SQ.M.
BLOCKS 2-3 : 8,916 SQ.FT. = 828.32 SQ.M.
BLOCKS 4-5-6-7 : 8,103 SQ.FT. = 752.79 SQ.M

TOTAL : 63,580 SQ.FT. = 5,906.78 SQ.M.

FAR :
PROVIDED : 63,580 / 57,161 = 1.11

NO. OF UNITS : 41

DENSITY :
PROPOSED : 31.2 UNIT / ACRE

BUILDING HEIGHT :
ALLOWED : 3 STORYS
PROVIDED : 3 STORYS

SETBACKS :
PROVIDED : NORTH PL. : AVERAGE : 10'-0"
SOUTH PL. : AVERAGE : 32'-3"
WEST PL. : AVERAGE : 10'-0"
EAST PL. : AVERAGE : 10'-0"

PARKING :
REQUIRED : 2 STALLS / TOWNHOUSE : 82 STALLS
VISITORS : 0.2 /UNIT = 8.2
PROVIDED : 2 STALLS / TOWNHOUSE : 82 STALLS
VISITORS : 8

UNIT MIX						
UNIT TYPE	A	A-s	B / B1	B-s/B1-s	C1	TOTAL
NO OF BED RM.	3	3	3	3	3	
NO OF UNIT	12	8	15	5	1	41
AREA	1611	1635	1468	1522	1538	
TOTAL AREA	19332	13080	22020	7610	1538	63580

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

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NO.	DATE	REVISION / ISSUED
1	07-09-18	ISSUED FOR APC MEETING

PROJECT TITLE:
41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
STATISTICS - CONTEXT PLAN

DATE:	OCT 2017	SHEET NO.
SCALE:	NTS.	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

1

2

3

4

F. ADAB
ARCHITECTS
INC.

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PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

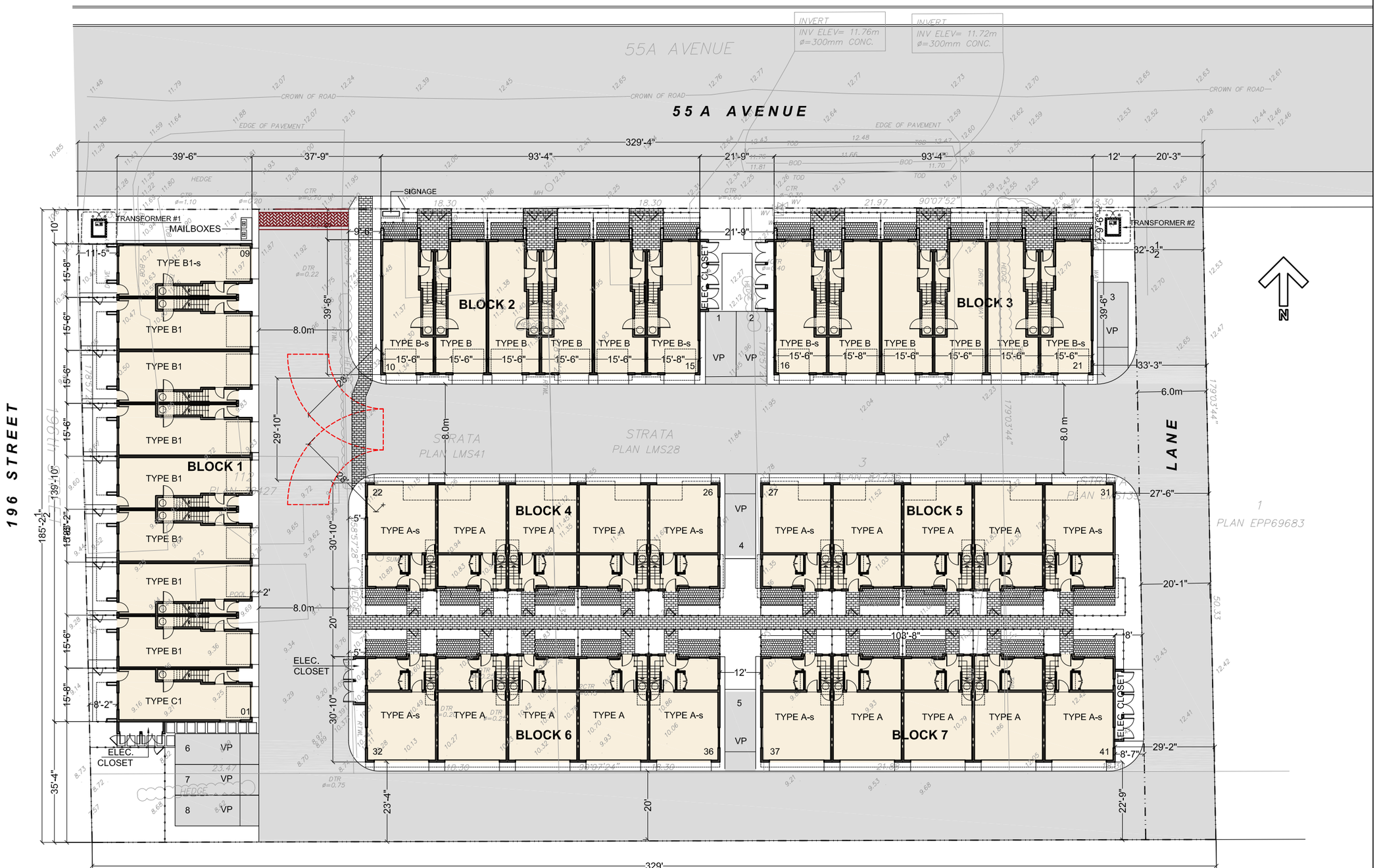
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

AERIAL MAP
CONTEXT PHOTOS

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SITE PLAN

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

SITE PLAN

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

PERSPECTIVE VIEW FROM 55A AVENUE

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

BLOCKS 4-5 NORTH ELEVATION

BLOCKS 4-6 WEST ELEVATION

F. ADAB ARCHITECTS INC.

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41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

COLOURED ELEVATIONS

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

Exterior Finishes and Colour

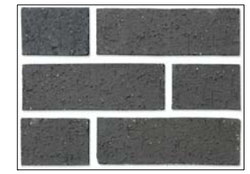
The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on rich urban elements with stucco and brick being the dominant exposing material. Prefabricated hardy panels are used around the window frames and hardy siding between the frames.

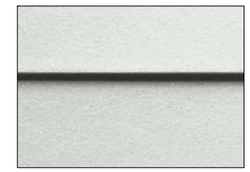
Widows and railings are black resulting in further contrast between the exterior finishing materials.

EAST ELEVATION - BLOCK 1

EXTERIOR FINISHES

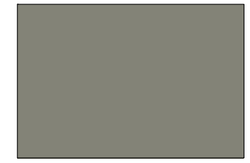


BRICK VENEER
CHARCOAL KLAYCOAT
BY IXL



HARDIE PANEL
ARCTIC WHITE SMOOTH
BY JAMES HARDIE

HARDIE LAP SIDING
PEARL GRAY SMOOTH
BY JAMES HARDIE



STUCCO PAINT
CHELSEA GRAY HC-168
BY BENJAMIN MOORE

ENTRY DOOR PAINT
LYONS RED CC-68
BY BENJAMIN MOORE

GARAGE DOOR PAINT
CALM OC-22
BY BENJAMIN MOORE

PVC SIDING
CARAMEL ZEBRAWOOD
REF #9 BY SAGIPER

F. ADAB ARCHITECTS INC.

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41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

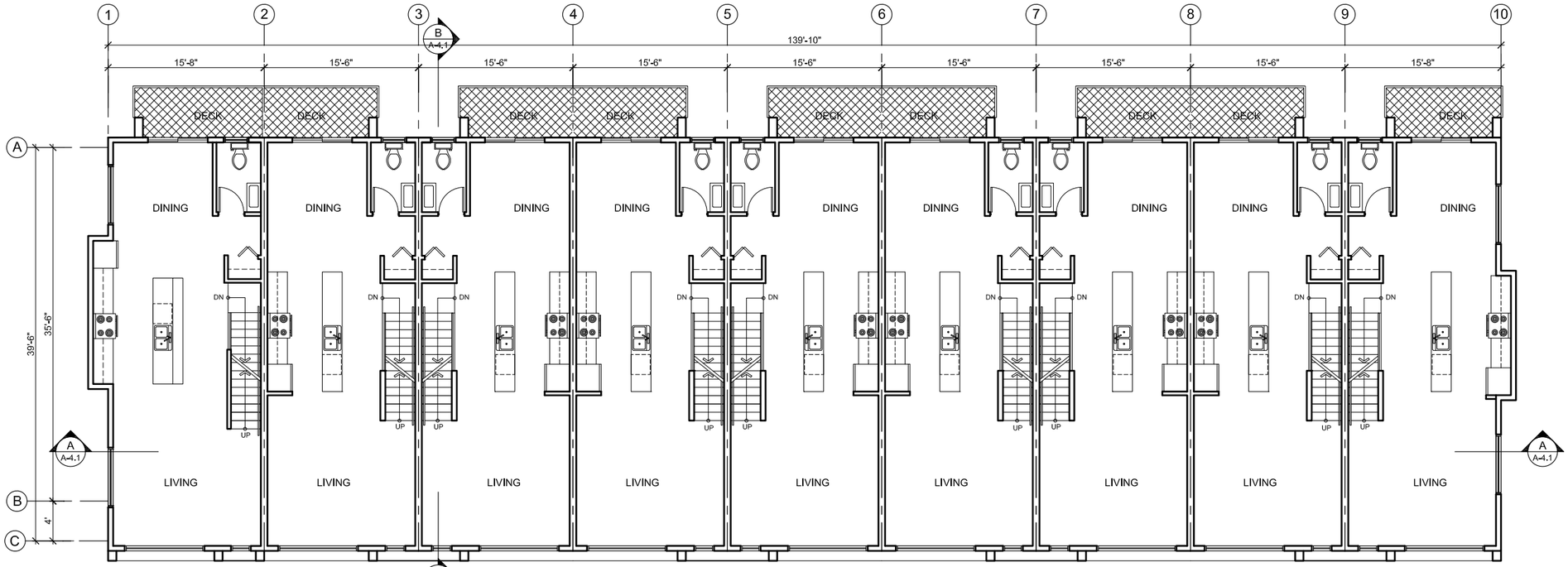
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

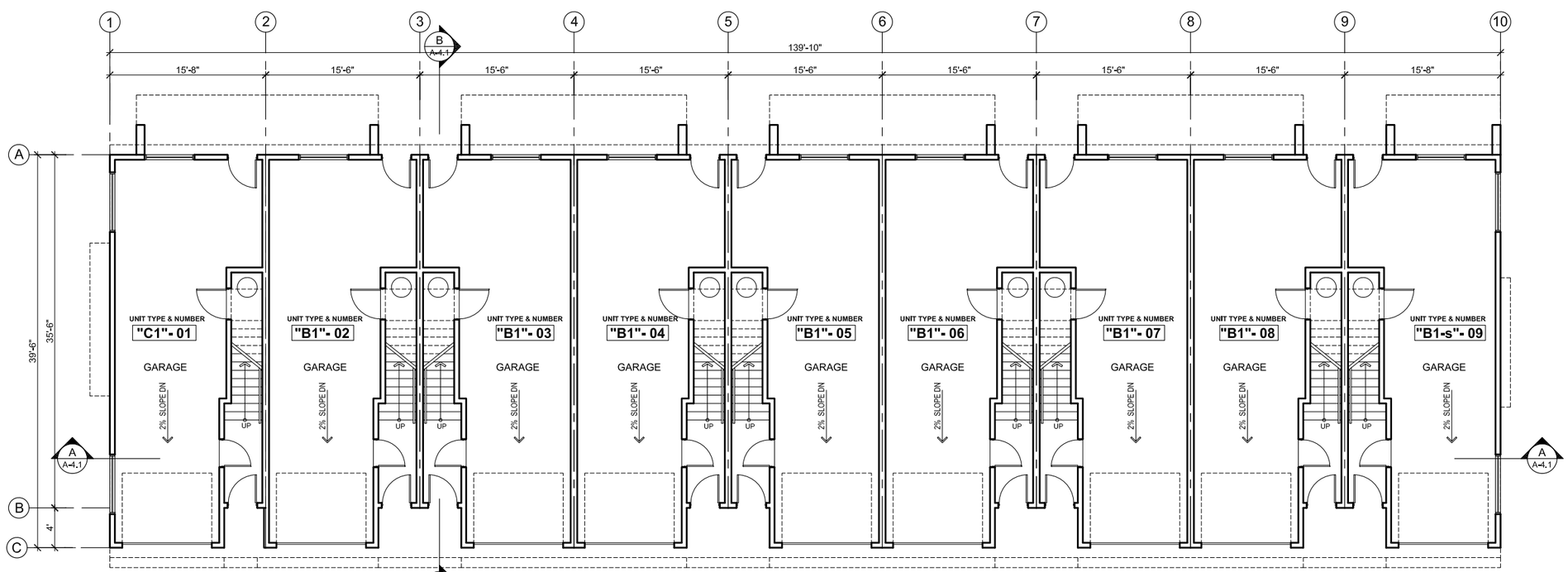
DRAWING TITLE:

EXTERIOR FINISH

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SECOND FLOOR PLAN - BLOCK 1



FIRST FLOOR PLAN - BLOCK 1

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

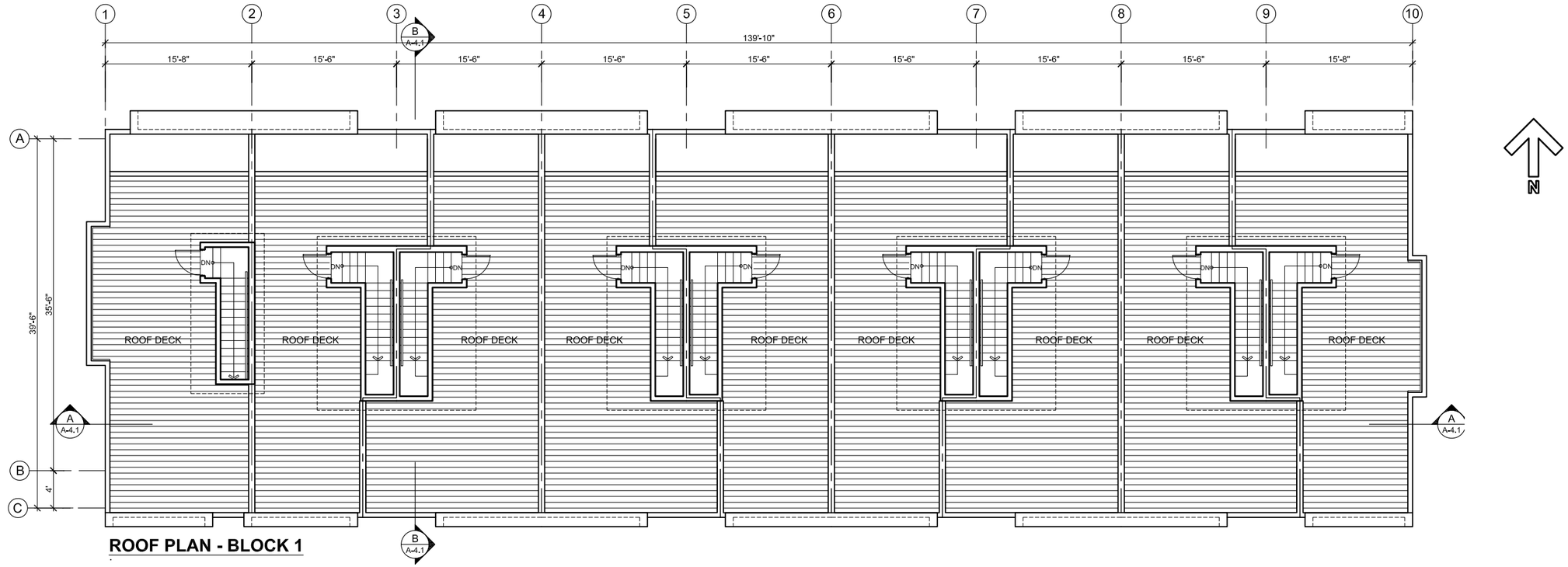
FOR:

LEONE HOME INC.
238 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

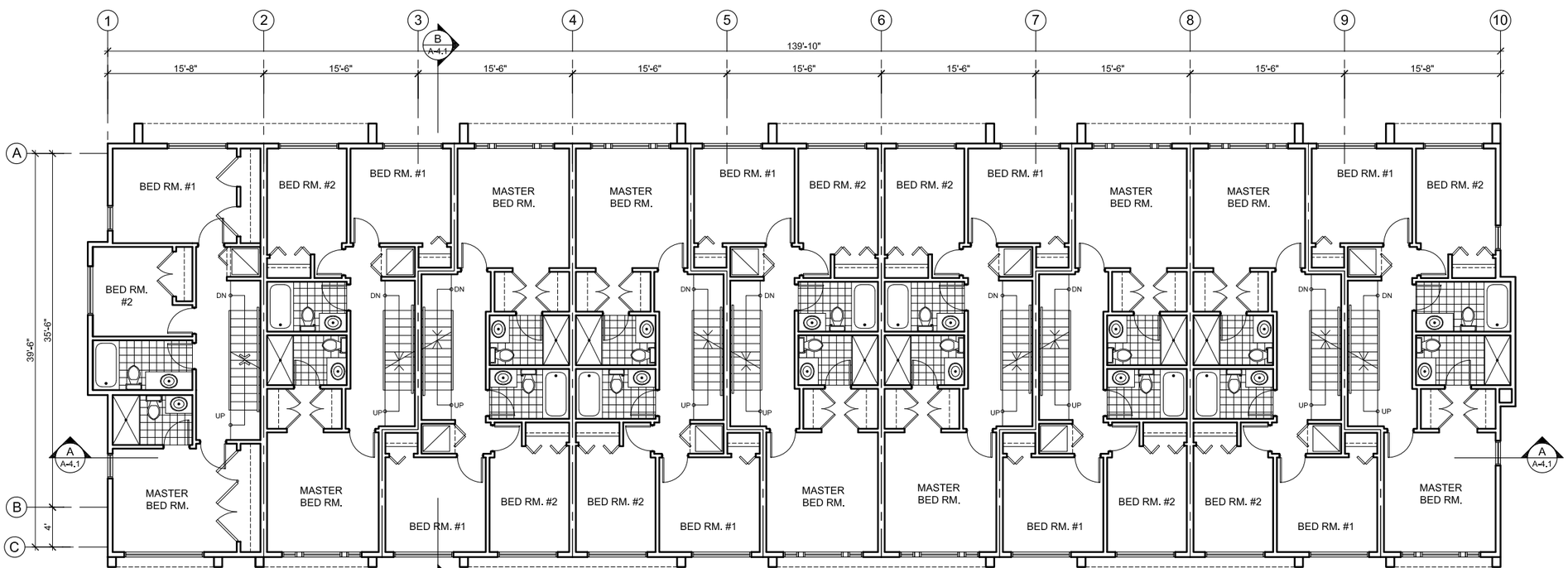
DRAWING TITLE:

BLOCK 1
FIRST & SECOND
FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.1a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



ROOF PLAN - BLOCK 1



THIRD FLOOR PLAN - BLOCK 1

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

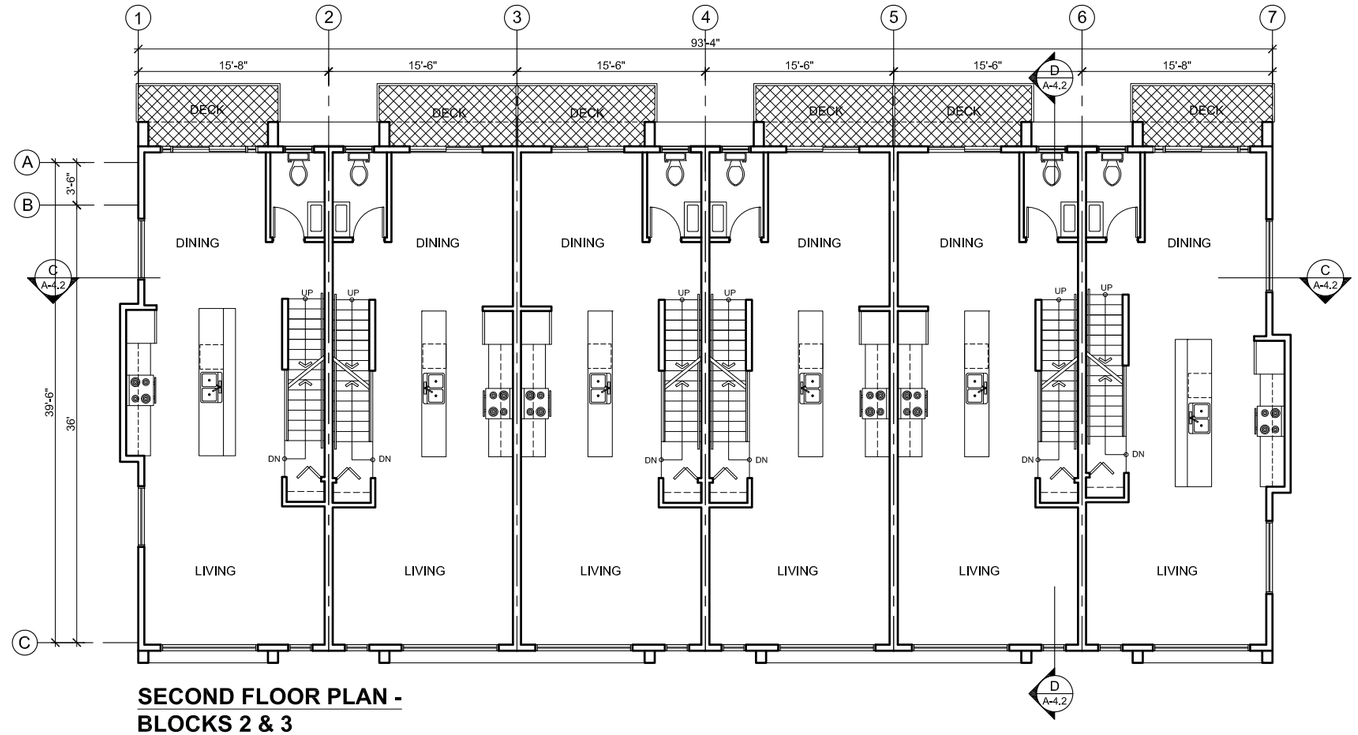
FOR:

LEONE HOME INC.
238 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

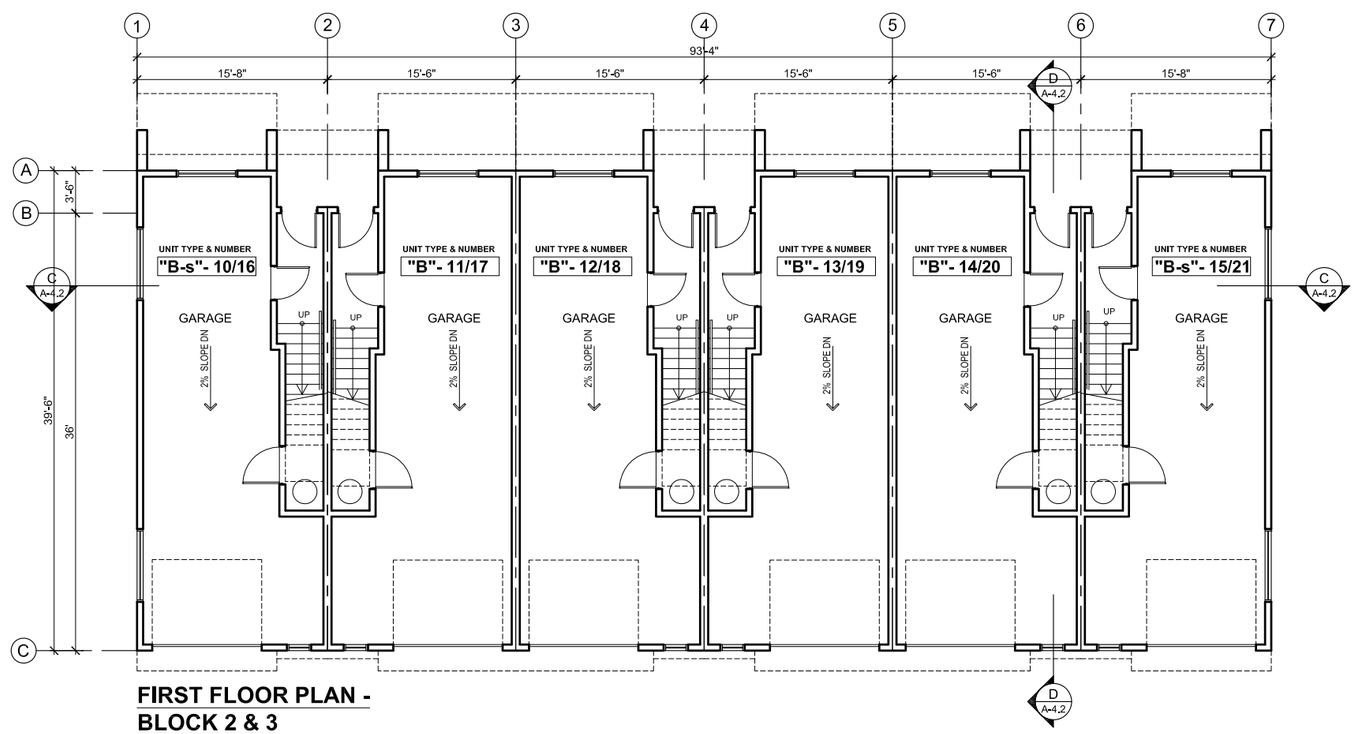
DRAWING TITLE:

BLOCK 1
THIRD FLOOR AND
ROOF PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.1b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SECOND FLOOR PLAN - BLOCKS 2 & 3



FIRST FLOOR PLAN - BLOCK 2 & 3

F. ADAB ARCHITECTS INC.

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41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

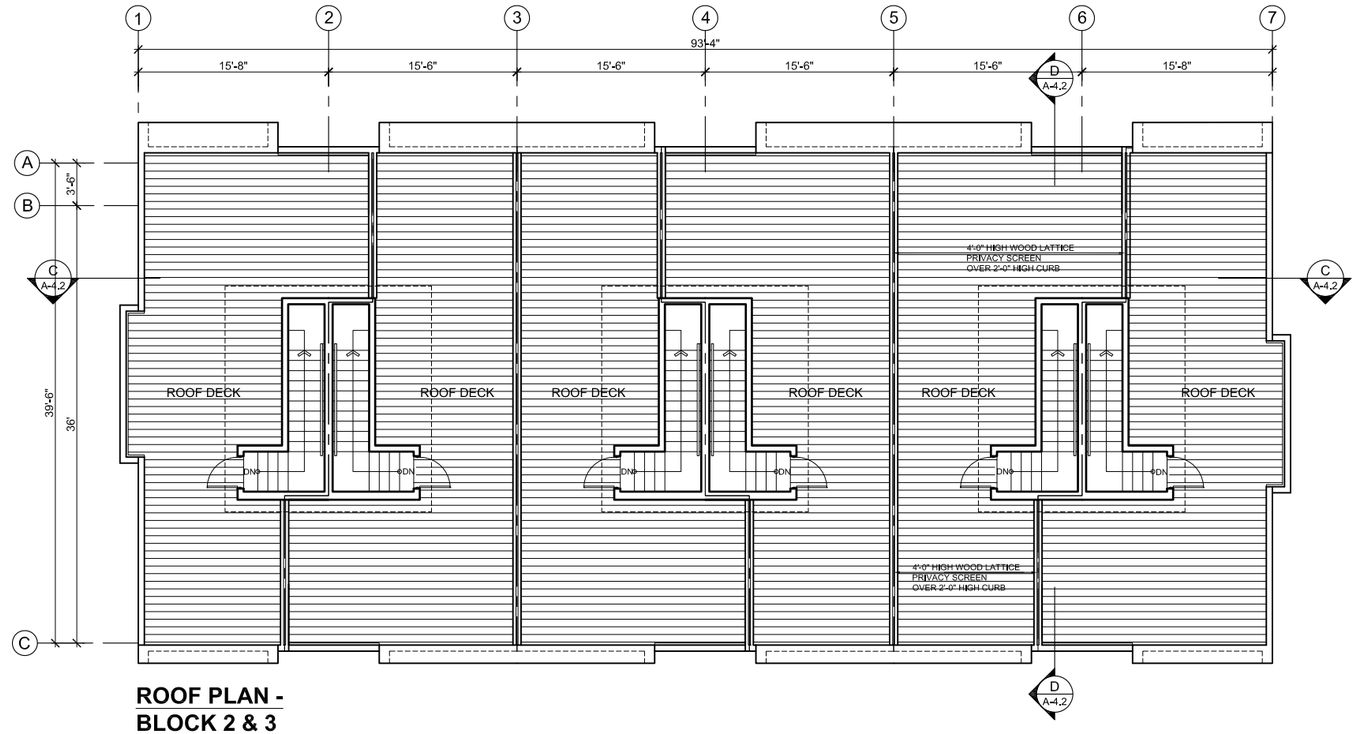
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

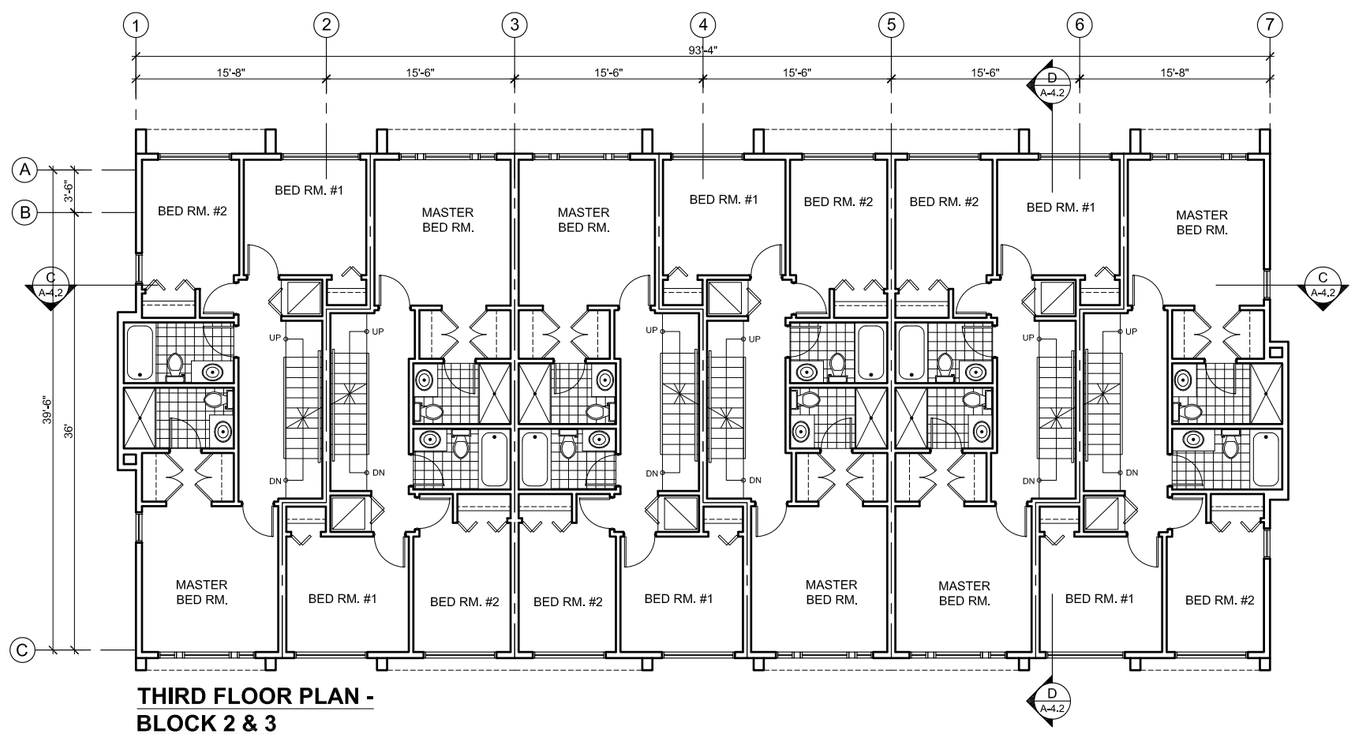
DRAWING TITLE:

BLOCKS 2 & 3
FIRST & SECOND
FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



ROOF PLAN - BLOCK 2 & 3



THIRD FLOOR PLAN - BLOCK 2 & 3

F. ADAB ARCHITECTS INC.

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19610-19648
55A AVENUE, LANGLEY

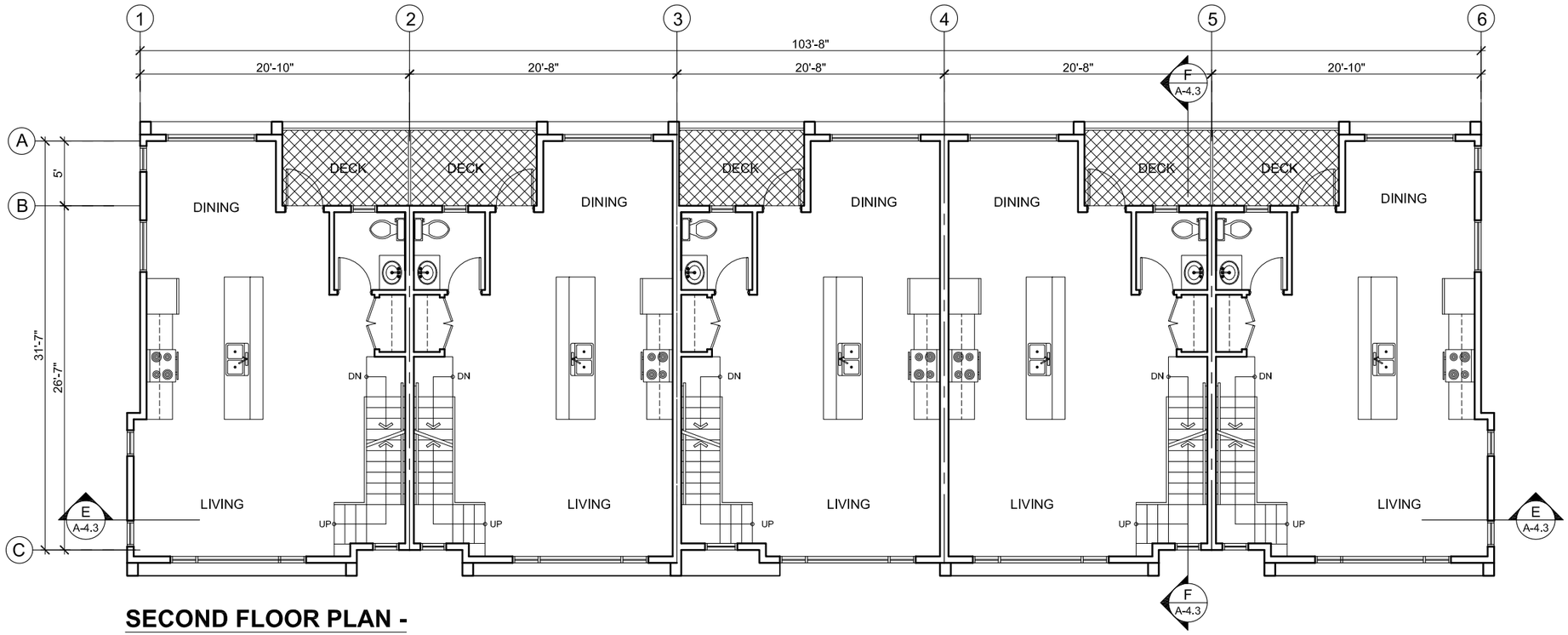
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

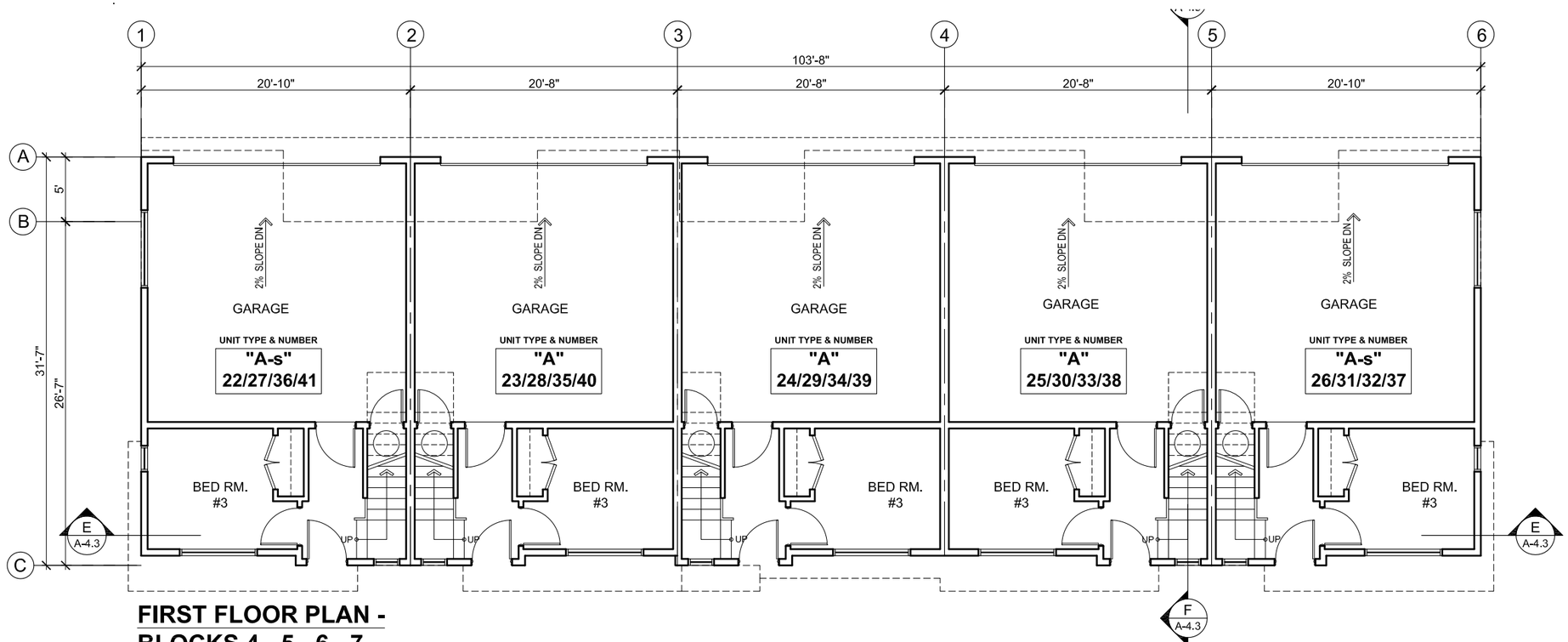
DRAWING TITLE:

BLOCKS 2 & 3
THRID FLOOR AND
ROOF PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.2b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SECOND FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7



FIRST FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7

F. ADAB ARCHITECTS INC.

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1	07-09-18	ISSUED FOR APC MEETING

PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610 - 19648
55A AVENUE, LANGLEY

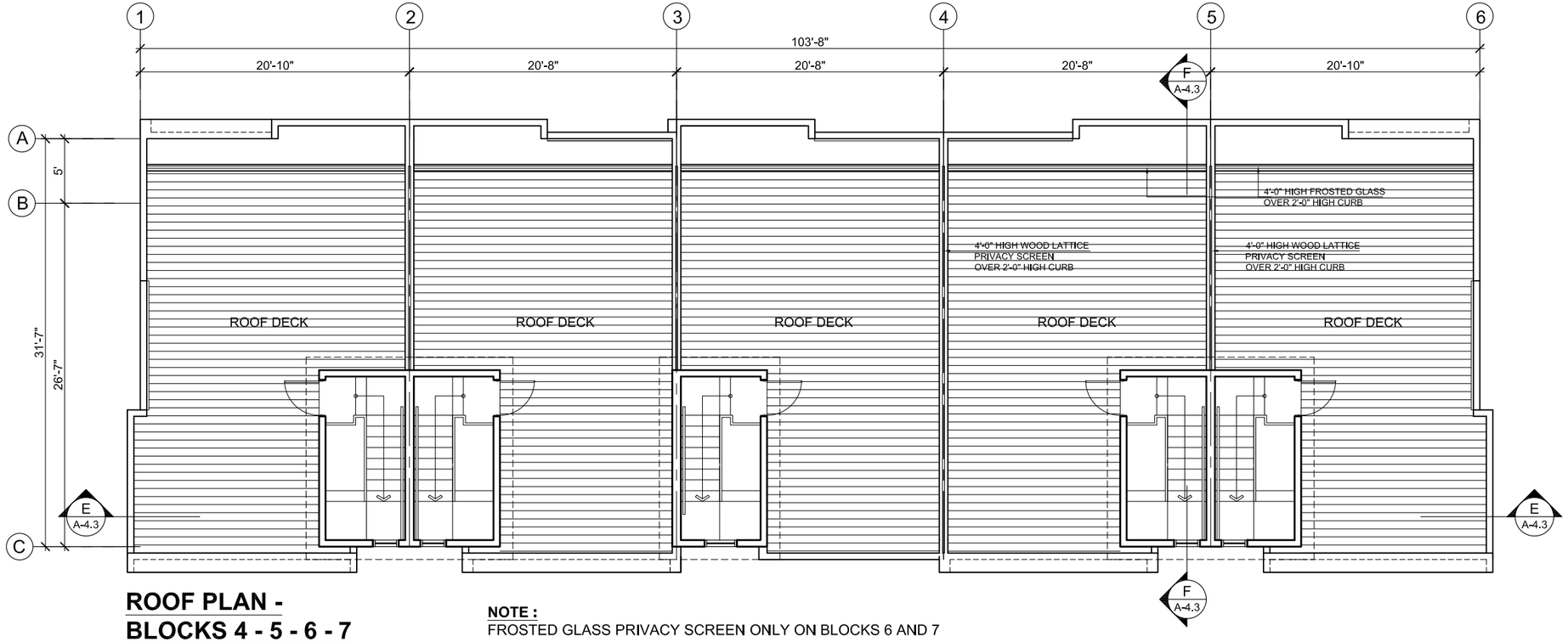
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

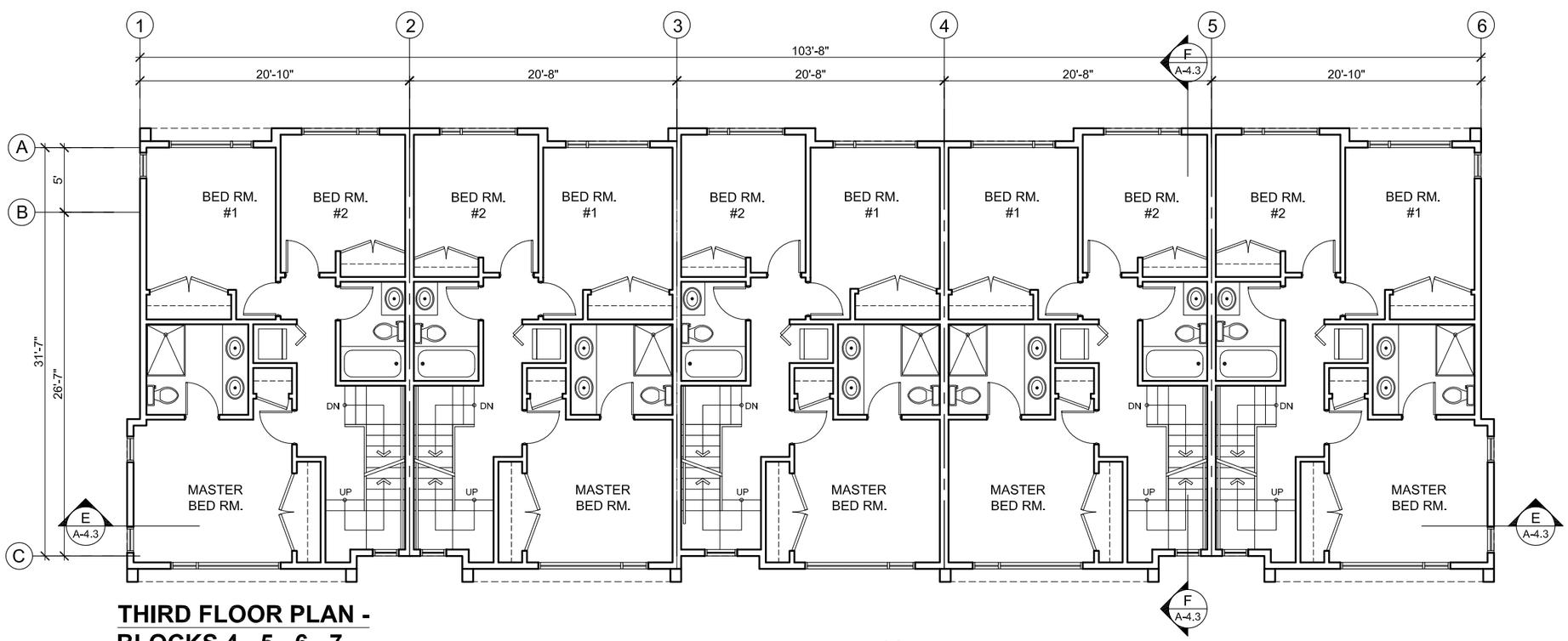
BLOCKS 4 - 5 - 6 - 7 TYP.
FIRST & SECOND
FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.3a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



ROOF PLAN - BLOCKS 4 - 5 - 6 - 7

NOTE :
FROSTED GLASS PRIVACY SCREEN ONLY ON BLOCKS 6 AND 7



THIRD FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7

F. ADAB ARCHITECTS INC.

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19610 - 19648
55A AVENUE, LANGLEY

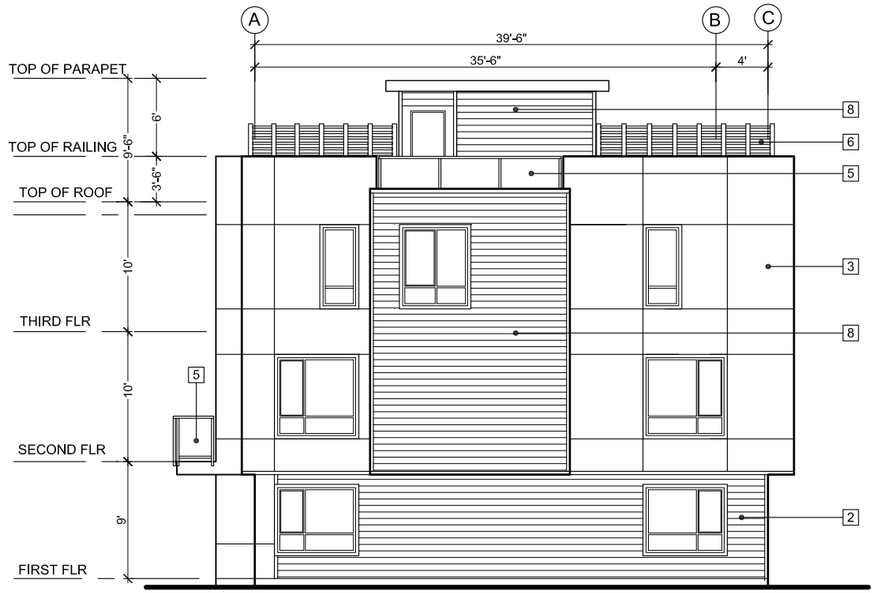
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 4 - 5 - 6 - 7 TYP.
THIRD FLOOR AND
ROOF PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.3b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SOUTH ELEVATION - BLOCK 1

EAST ELEVATION - BLOCK 1

EXTERIOR FINISHES

1	**BRICK:** CHARCOAL KLAYCOAT BY IXL
2	**HARDIE SIDING:** PEARL GRAY SMOOTH BY JAMES HARDIE
3	**HARDIE PANEL:** ARCTIC WHITE SMOOTH BY JAMES HARDIE
4	**STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE**
5	**GLASS & METAL RAILING**
6	**PRIVACY SCREEN - WOOD LATTICE**
7	**PRIVACY SCREEN - FROSTED GLASS**
8	**6" HORIZONTAL SIDING -** PVC / CARAMEL ZEBRAWOOD REF #9 BY SAGIPER

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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NO.	DATE	REVISION / ISSUED
1	07-09-18	ISSUED FOR APC MEETING

PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

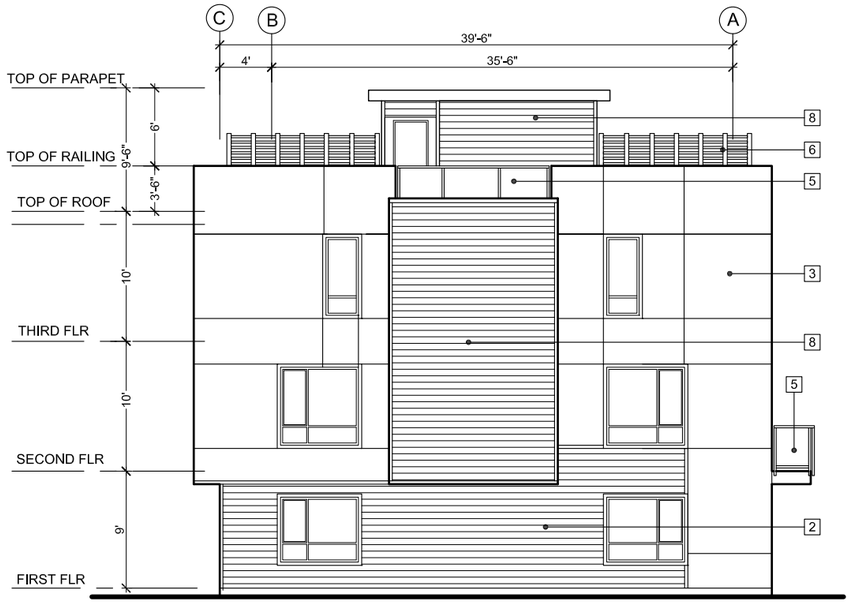
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCK 1
ELEVATIONS

DATE:	APR 2018	SHEET NO:
SCALE:	NTS.	A-3.1a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



NORTH ELEVATION - BLOCK 1

WEST ELEVATION - BLOCK 1

EXTERIOR FINISHES

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19610-19648
55A AVENUE, LANGLEY

FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCK 1
ELEVATIONS

DATE:	APR 2018	SHEET NO:
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DESIGN:	A.A.	
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PROJECT NO:	1803	

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NORTH ELEVATION - BLOCKS 2-3

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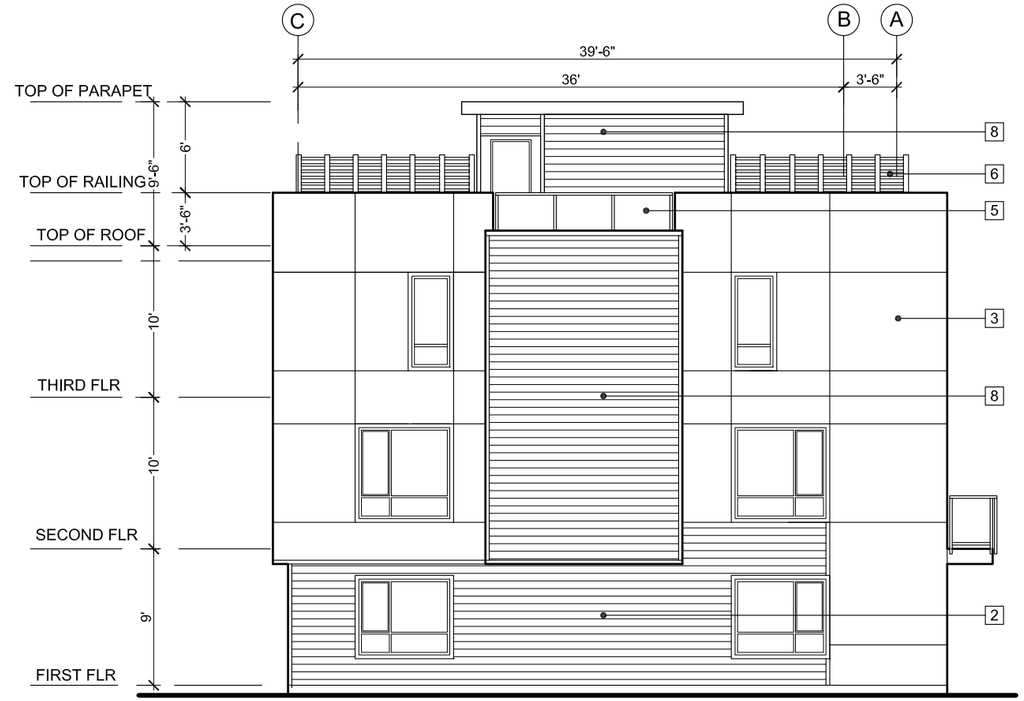
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 2 - 3
ELEVATIONS

DATE:	APR 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-3.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



EAST ELEVATION - BLOCKS 2-3
WEST ELEVATION IS REVERSED

SOUTH ELEVATION - BLOCKS 2-3

EXTERIOR FINISHES

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55A AVENUE, LANGLEY

FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCK 2 - 3
ELEVATIONS

DATE:	APR 2018	SHEET NO:
SCALE:	NTS.	A-3.2b
DESIGN:	A.A.	
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PROJECT NO:	1803	

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SOUTH ELEVATION - BLOCK 4-5
NORTH ELEVATION - BLOCK 6-7

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19610-19648
55A AVENUE, LANGLEY

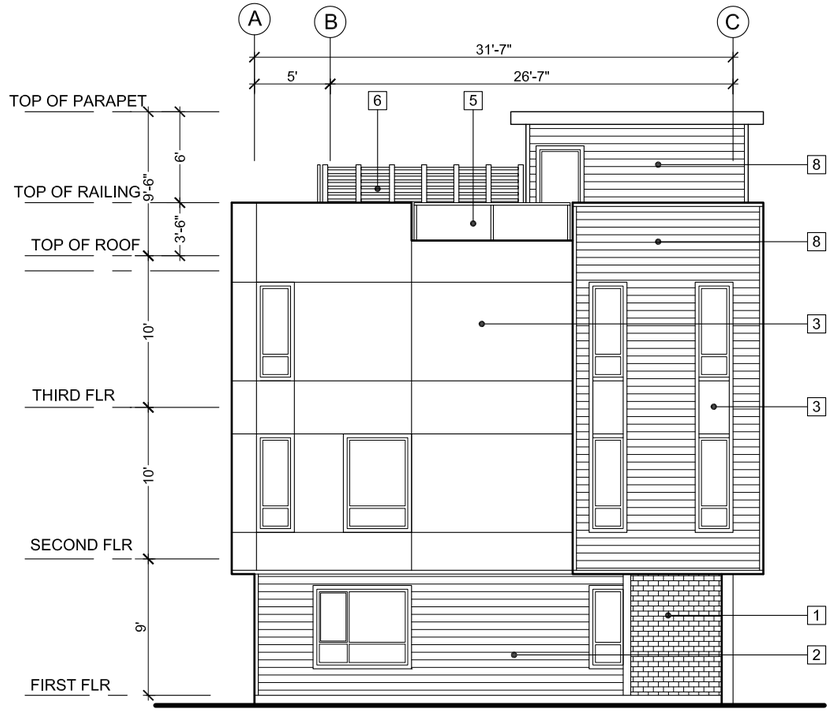
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 4-5-6-7
ELEVATIONS

DATE:	APR 2018	SHEET NO:
SCALE:	NTS.	A-3.3a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



WEST ELEVATION - BLOCK 4-5
EAST ELEVATION - BLOCK 6-7

NORTH ELEVATION - BLOCK 4-5
SOUTH ELEVATION - BLOCK 6-7

EXTERIOR FINISHES

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19610-19648
55A AVENUE, LANGLEY

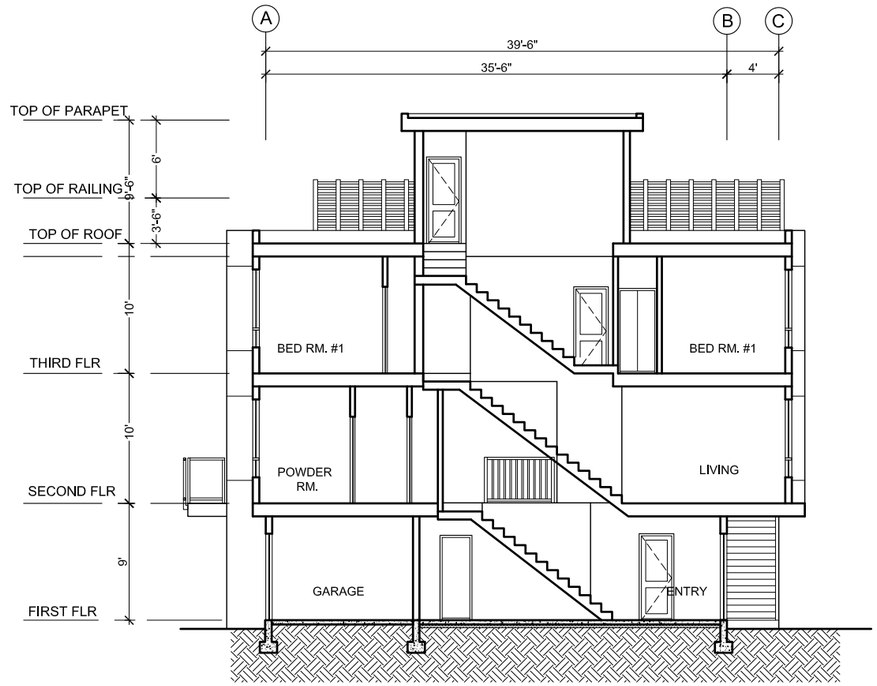
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

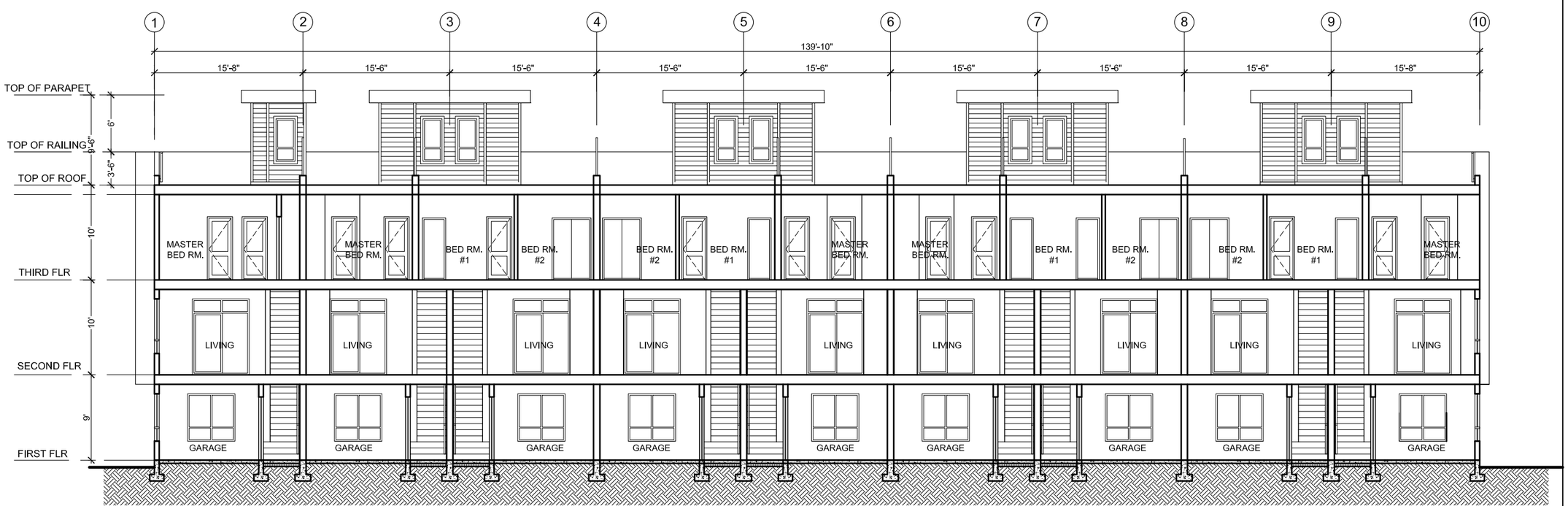
DRAWING TITLE:

BLOCKS 4-5-6-7
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.3b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SECTION B-B
BLOCK 1



SECTION A-A
BLOCK 1

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

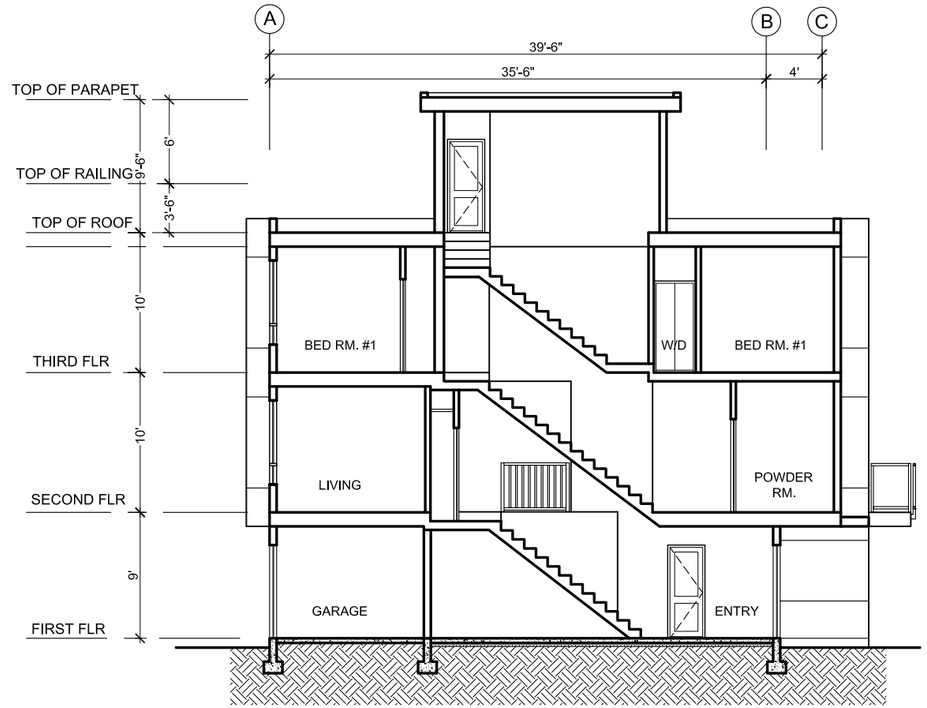
FOR:

LEONE HOME INC.
238 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

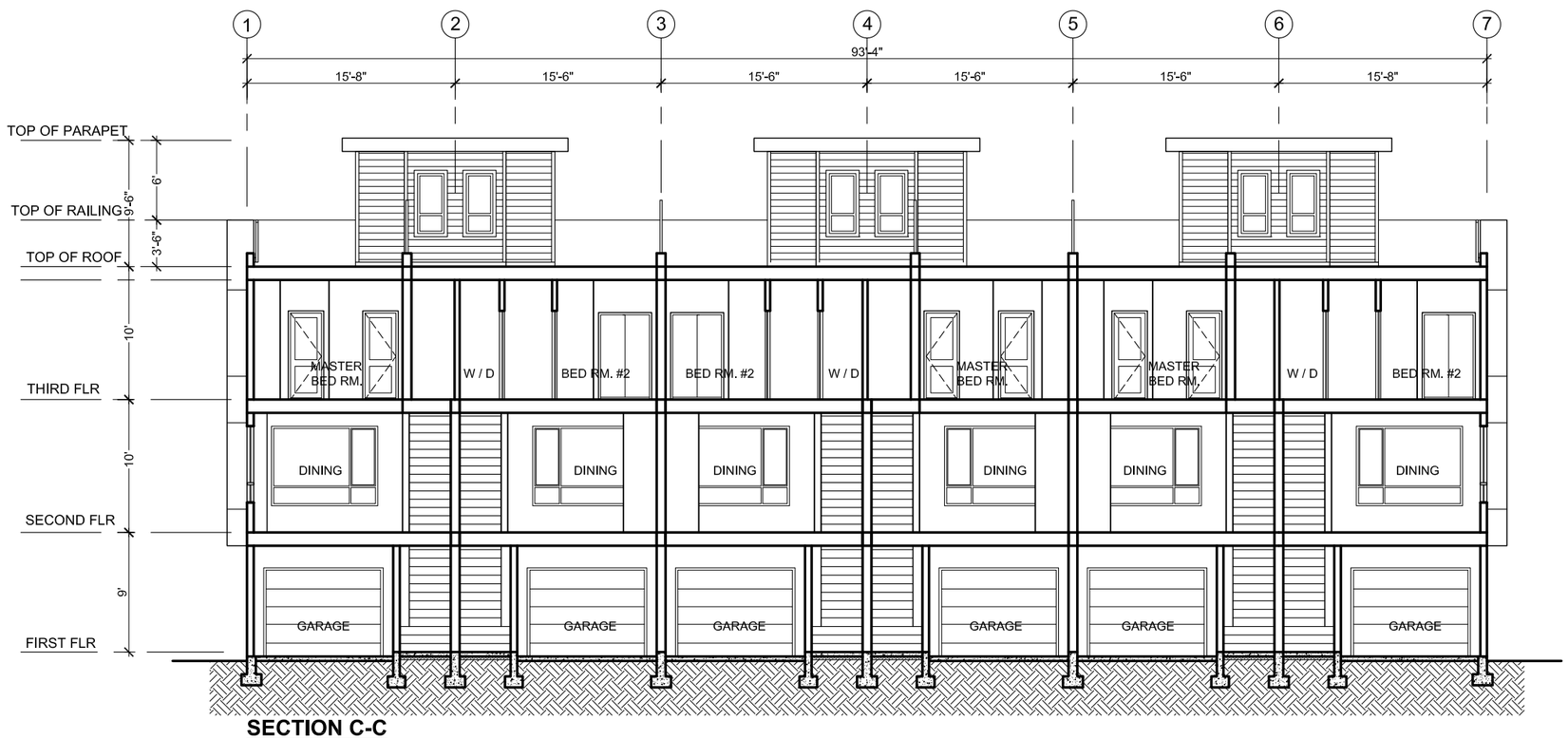
DRAWING TITLE:

BLOCK 1
SECTIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-4.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SECTION D-D
BLOCKS 2- 3



SECTION C-C
BLOCKS 2- 3

F. ADAB ARCHITECTS INC.

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19610-19648
55A AVENUE, LANGLEY

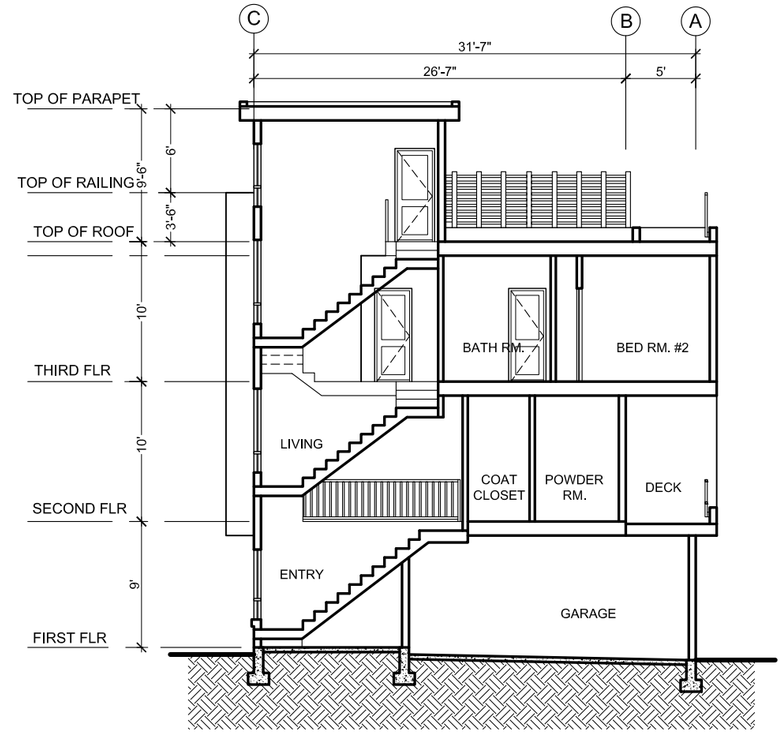
FOR:

LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

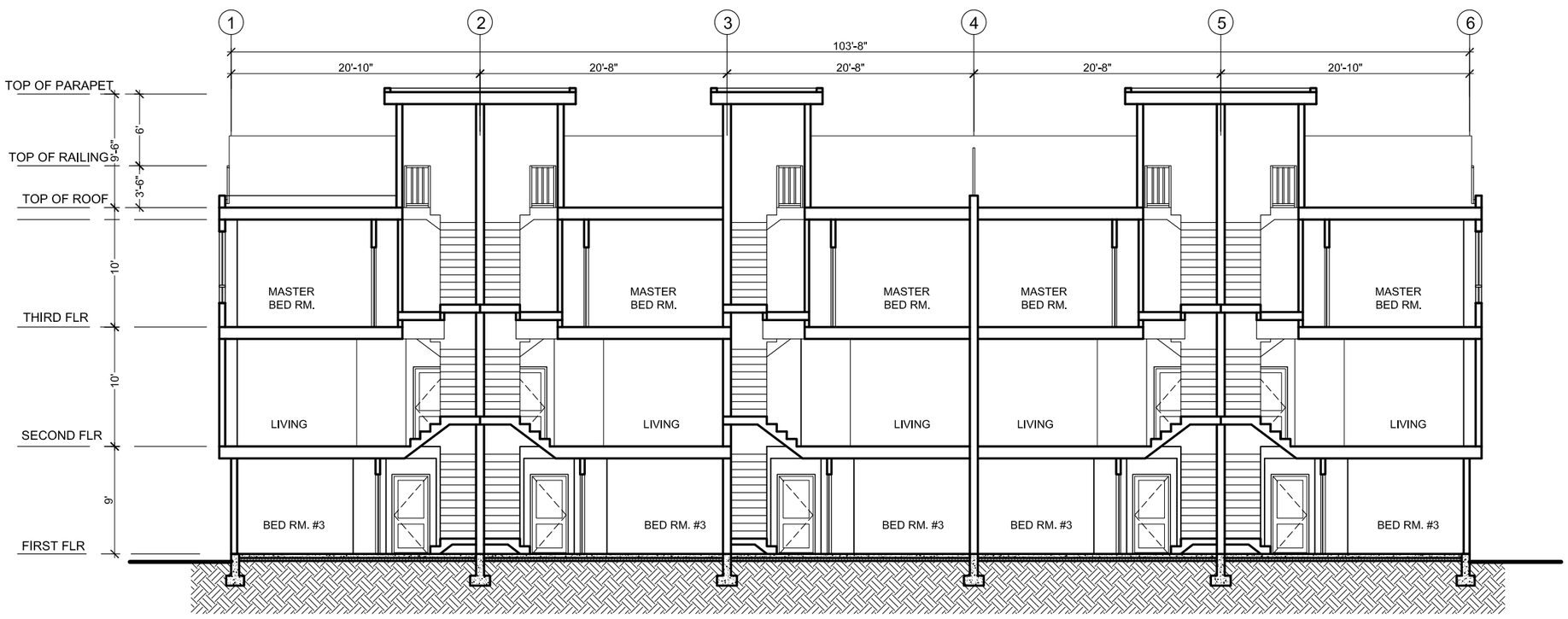
DRAWING TITLE:

BLOCKS 2 - 3
SECTIONS

DATE:	APR 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-4.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



SECTION F-F
BLOCKS 4-5-6-7 TYP.



SECTION E-E
BLOCKS 4-5-6-7 TYP.

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238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 4-5-6-7
TYP. SECTIONS

DATE:	APR 2018	SHEET NO:
SCALE:	NTS.	A-4.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

Design Rationale

Site Characteristics and Context

The proposed development occupies the last 5 single family lots on the south side of 55A Avenue for a total area of 5047 sqm or 1.24 acres. The site slopes from east to west along 55 A Avenue and the lane. The highest point being at south east corner and the lowest point at south west corner.

A 20'.0 wide paved lane starts from 198 Street and turns north into 55A Avenue along the east property line. The land for this new lane is dedicated by the developer to the City in exchange for purchasing the existing lane at the south side of the site. As a result of this land exchange the size of the original site has been increased from 5047 sqm to 5310 sqm.

The site faces a 19-unit townhouse development to the east that is presently under construction and 196 Street to the west which is blocked by 7'.0 high concrete wall. Huntsfield Green Senor Homes is located immediately to the south.

Zoning, Orientation, and Massing

The proposed development consists of 7 separate building blocks consisting of 41 townhouses each with 2 car garages. The unit mixes offer variety of unit types with 3 and 4 bedrooms.

The area of the townhouses ranges from 1, 380 to 1555 square feet. The site is designated for multi- family residential development “RM3 zoning”. This density allows for a 4 storey apartment building with a maximum density of 70 units per acre. This development offers a floor space ratio of 1.05 FSR and a density of 31 units per acre.

Diversity in unit types and sizes offers variations in treatment of the facades, windows and material.

Townhouses along 55A Avenue have direct access to the street and the rest of the units have accesses from internal roads. All vehicular accesses are provided from the internal roads and there is no vehicular access into 55 A Avenue.

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

Urban Design, Form and Character

From a massing point of view, the buildings have been designed to create a visually modern urban appearance with contrasting material and colours.

Buildings are modulated with balanced repetitive framed bay windows with intermediate recessed contrast colour and material.

All units have private roof top decks acting as outdoor amenity as well as large balconies.

Entries are identifiable with Individual canopies, and strong color expression.

Brick is introduced at the base of the building with emphasis given to the facades along 55 A Avenue. Brick presents a solid base and horizontal expression in order to respond to the verticality of the bay windows.

Form and character presents an articulated architectural expression with a contemporary vocabulary. Large windows are introduced to create transparency and eye on the street.

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19610-19648
55A AVENUE, LANGLEY

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
DESIGN RATIONALE - CONTEXT, ZONING, FORM AND CHARACTER

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-5.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

Livability, Energy Saving and Green Measures

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

1. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces.

2. The building envelope, glazing, and mechanical system will be designed based on the new energy code and in compliance with ASHRE 90, 2010

3. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products.

4. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.

5. All units have private patios at grade, decks on 2nd floor and outdoor amenity on the roof decks, contributing to livability of the units and creating a family oriented environment.

6. Mechanical system is equipped with heat recovery system 'HRV" for recycling the heat energy.

7. All units have vehicular electric chargers in the garage.

Crime Prevention Through Environmental Design. "CPTED"

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

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

- 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 55 A Avenue and the lane 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. Lights are also installed next to the signage and mail box. Outdoor lights are regulated by photo cell system.

- 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.

- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

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Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

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 conctract.

NO.	DATE	REVISION / ISSUED
1	07-09-18	ISSUED FOR APC MEETING

PROJECT TITLE:
41 UNIT TOWNHOUSE DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY

FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
DESIGN RATIONALE -2

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-5.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	18 JULY 02	TO CPTED REVIEW	PC
1	18 JUN 27	NEW SITE PLAN- ISSUE TO ARCH	PC

CLIENT:

LEONE HOMES

PROJECT:

RESIDENTIAL DEVELOPMENT

55A AVENUE
LANGLEY, BC

With F. Adab Architects

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 18.MAY.28
SCALE: 1/16"=1'-0"
DRAWN:
DESIGN:
CHK'D: PCM

DRAWING NUMBER: **L1** OF 3

18106-3.ZIP

PMG PROJECT NUMBER: **18-106**

PLANT SCHEDULE

PMG PROJECT NUMBER: 18106

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AC	12	ACER CAPILLIPES	STRIPE BARK MAPLE	5CM CAL;B&B
CK	9	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	2.5M HT; BUSH FORM; B&B
MG	17	MAGNOLIA x 'GALAXY'	MAGNOLIA	5CM CAL; 1.5M STD; B&B
PC	10	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	5CM CAL; 1.5M STD; B&B
SJ	6	STYRAX JAPONICUS 'SNOW CHARM'	SNOW CHARM JAPANESE SNOWBELL	6CM CAL, 1.5M STD; B&B
SHRUB				
BX	288	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT; 40CM
CN	26	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
HY	9	HYDRANGEA ARBORESCENS 'ANNABELLE'	HYDRANGEA	#3 POT; 80CM
G2	74	PHORMIUM TENAX RED	NEW ZEALAND FLAX	#7 POT; 70CM
PN	7	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#3 POT; 50CM
PI	48	PIERIS TAIWANENSIS 'PRELUDE'	TAIWAN PIERIS; DWARF; WHITE BLOOMS	#2 POT; 25CM
P	65	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	1.2M
RE	31	RHODODENDRON 'DORA AMATEUS'	RHODODENDRON; DWARF WHITE	#3 POT; 40CM
Y	81	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT
GRASS				
C	351	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
F	287	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
K	86	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
G1	123	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
MS	60	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#2 POT
PV	43	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#3 POT
PE	141	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
I	200	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	11 CM POT
N	128	NEPETA x JR WALKER	DWARF CATMINT	15 CM POT
B	321	BERGENIA CORDIFOLIA	BERGENIA	11 CM POT
GC				
M	256	MAHONIA NERVOSA	DWARF OREGON GRAPE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED

18106-3.ZIP

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SEAL:

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2	18 JULY 02	TO CPTED REVIEW	PC
1	18 JUN 27	NEW SITE PLAN- ISSUE TO ARCH	PC

CLIENT:

LEONE HOMES

PROJECT:

RESIDENTIAL DEVELOPMENT

55A AVENUE
LANGLEY, BC

With F. Adab Architects

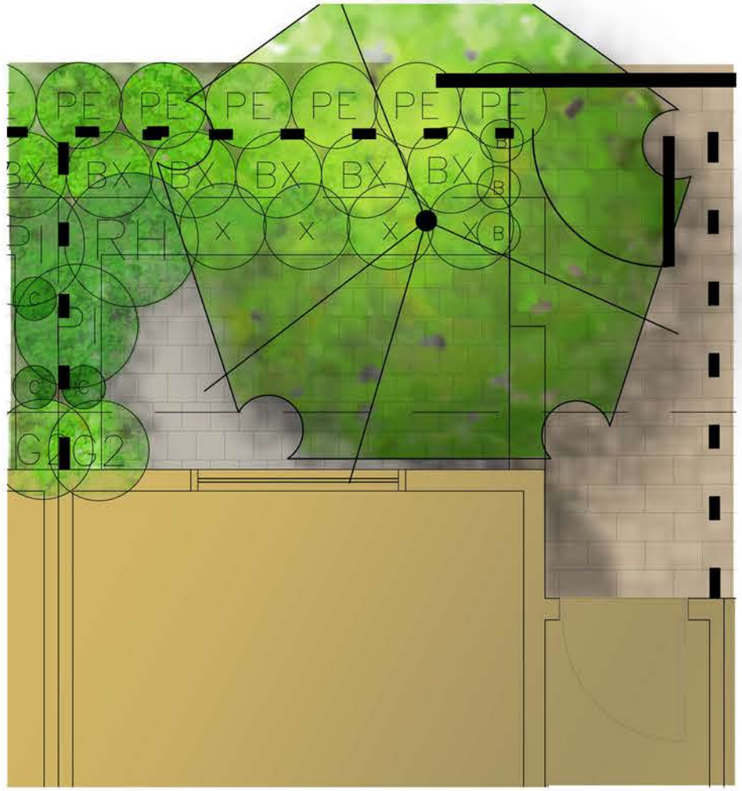
DRAWING TITLE:

PLANTING PLAN

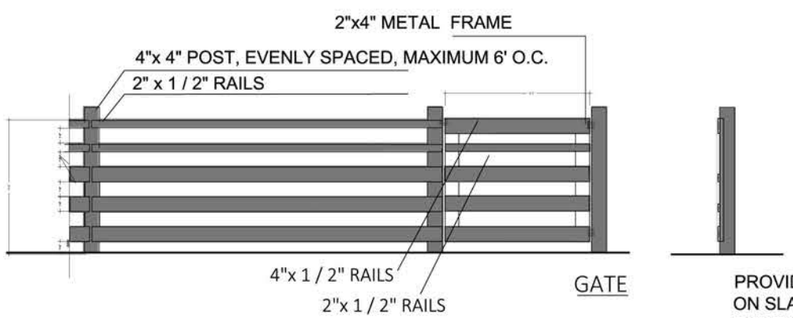
DATE: 18.MAY.28
SCALE: 1/16"=1'-0"
DRAWN:
DESIGN:
CHK'D: PCM

DRAWING NUMBER: **L2** OF 3

PMG PROJECT NUMBER: **18-106**



PATIO DETAIL 1:20



PROVIDE SHOPE DWG FOR SUPPORT ON SLAB, ON GRADE POST TO CONCRETE FOOTING TO 1/3 HT. OF POST

ALUMINUM FENCE NOTES:

1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE. INSTALL PER MANUFACURER'S INSTRUCTIONS.
3. GATE HARDWARD TO BE CHOSEN BY OWNER.
4. ALUMINIUM FENCE TO BE POWDER COATED CONFIRM COLOUR

1 0.9m (3') HT ALUMINUM FENCE WITH ENTRY GATE

1/8"=1'-0"

BUXUS

PENNISETUM

ACER CAPILLIPES

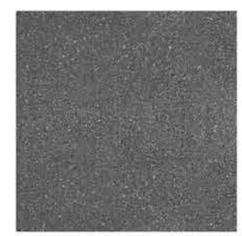
STYRAX

PLANTING PALLETE

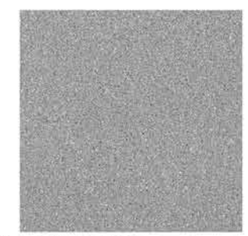
CORNUS

PAVER COLOURS

ROUNDED PEBBLES IN GAPS



CHARCOAL-RANDOM-20%



GRAY- FIELD

ENGINEERED BASE WITH GRAVEL AT VISITOR PARKING

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2	18 JULY 02	TO CPTED REVIEW	PC
1	18 JUN 27	NEW SITE PLAN- ISSUE TO ARCH	PC

CLIENT:

LEONE HOMES

PROJECT:

RESIDENTIAL DEVELOPMENT

55A AVENUE
LANGLEY, BC

With F. Adab Architects

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 20.JUL.18
SCALE:
DRAWN:
DESIGN:
CHK'D: PCM

DRAWING NUMBER: L3 OF 3

18106-3.ZIP

PMG PROJECT NUMBER: 18-106

ZONING BYLAW, 1996 NO. 2100, AMENDMENT NO. 156, 2018, NO. 3081

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD64) and rezone the property located 20555 -56th Avenue to that new zone.

WHEREAS Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" was enacted by the Council of the City of Langley on the Tenth day of June, 1996;

AND WHEREAS Simcic & Urich Architects has made application to amend the said Bylaw No. 2100 to include a new Comprehensive Development (CD64) zone and to rezone Lot 54, Except; Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District Plan 35362 ("the said Lands") from the Downtown Commercial (C-1) Zone to the Comprehensive Development – 64 (CD64) Zone;

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

1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by including the following as the new Zone classification of Comprehensive Development - 64 (CD64) Zone:

III. CD64 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate the development of a microbrewery use with downtown oriented commercial uses and facilities.

2. Permitted Land Uses

Land, buildings and structures shall be used for the uses as permitted in the following Zone only:

(a) Uses permitted in the C1 Zone.

(b) Microbrewery Use.

3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

Minimum	
Lot Size	***Lot Width***
222 m^2 [2,389.66 ft^2]	n/a

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	371 unit/ha (i)	46.0 m [150.91 ft]
Accessory Buildings and Structures	n/a	n/a

5. Lot Coverage

All buildings and structures combined shall not cover more than ninety (95) percent of the lot area.

6. Siting of Buildings and Structures

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	1.8 m 5.90 ft.	0.0 m 0.0 ft	0.0 m 0.0 ft	1.8 m 5.90ft.
Accessory Buildings and Structures	n/a	n/a	n/a	n/a

(i) Where storeys are used for residential purposes, all lot line setbacks shall be
a minimum of 6.0m (19.69 ft) with respect to such storeys.

7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw with the following exception:

8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

9. Special Regulations

(a) *Microbrewery Use* means a facility for the brewing of beer licensed by the Province of British Columbia: includes the following as accessory uses: lounge area for sampling product made on site, retail display and retail sales area.

10. 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 Bylaw and the Development Cost Charge Bylaw.

(c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.

(d) Development Permits may be required in accordance with the *Official Community Plan*.

(e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

2) The said Bylaw No. 2100 is further amended to rezone “Lot 54, Except: Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District Plan 35362 the said lands contained within the heavy black outline appearing on Schedule “A”, attached hereto and forming a part of this Bylaw, from Downtown Commercial (C1) Zone to the Comprehensive Development - 64 (CD64) Zone herein as the said lands.

3) This Bylaw may be cited for all purposes as the “City of Langley Zoning Bylaw, 1996 No. 2100, Amendment No. 156, 2018, No. 3081.”

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

A PUBLIC HEARING, pursuant to Section 890 of the “Local Government Act” was held this -- day of, 2018.

THIRD READING of the Bylaw was given this -- day of , 2018.

APPROVAL OF THE MINISTRY OF TRANSPORTATION was received this -- day of , 2018.

RECONSIDERED, FINALLY PASSED AND ADOPTED this -- day of , 2018.

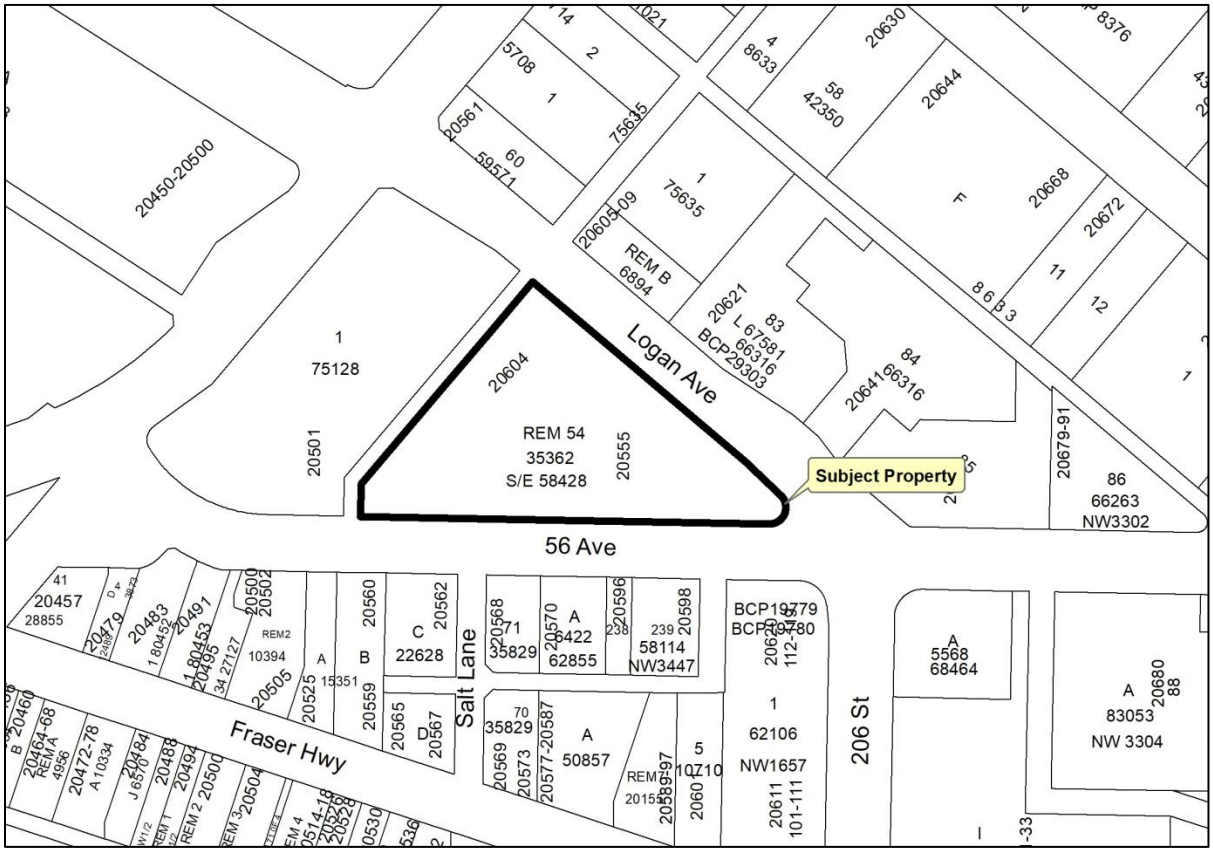
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 13-18

Civic Address: **20555 – 56 Avenue**
Legal Description: **Lot 54 Except: Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District, Plan 35362**
Applicant: **Simcic & Urich Architects**
Owner: **Eurocan Industries Inc.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 13-18**

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: July 20, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 13-18 to accommodate a "Microbrewery" at 20555-56th 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 Simcic Uhrich Architects to accommodate a "Microbrewery" at 20555-56th Avenue.

POLICY:

The subject property is zoned C1 Downtown Commercial Zone pursuant to Zoning Bylaw No. 2100, which currently does not permit "microbrewery use". In addition, the subject property is designated as Downtown Commercial in our Official Community Plan. One of the "Fundamental Objectives" articulated within our OCP under 'Economic Development' is "to facilitate the strengthening and diversification of the local economy".

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Simcic & Ulrich Architects
Owner:	Eurocan Industries Inc.
Civic Addresses:	20555-56th Avenue
Legal Description:	Lot 54, Except: Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District Plan 35362
Site Area:	7,333 m2
Total Building Area:	31,124 ft^2
Total Parking Required:	93 spaces, including 3 handicap designated stalls
Total Parking Provided:	106 spaces, including 3 handicap designated stalls
Existing Zoning:	C1 Downtown Commercial Zone
Proposed Zoning:	CD 64 Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	Not Applicable
Community Amenity Charge:	Not Applicable

Engineering Requirements:

These requirements have been issued for a rezoning for a proposed **Microbrewery Use.** These requirements may be subject to change upon receipt of a development application.

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

1. If a new water service connection and meter is required for the proposed microbrewery use. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity.

2. 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.

Discussion:

The applicant is proposing to locate a "microbrewery " in the former Thrift Store space at *Highland Village Shopping Centre* Unit #5 -20555 -56th Avenue. "*Microbrewery*" is not currently permitted in the C1 Downtown Commercial Zone. Since the applicant is proposing to utilize an existing building without an addition, no Development Permit is required.
In addition to City of Langley approval, a microbrewery is licensed as a "*Manufacturer's License*" by the Provincial Liquor Control and Licensing Branch (LCBC) and is defined as "a facility for the brewing of beer licensed by the Province of British Columbia: includes the following accessory uses; lounge area for sampling product made on site, retail display area, and retail sales area".
The proposed "*Farm Country Brewing* " proposes to operate its Lounge and Retail Sales Area from Sunday-Wednesday Noon-9pm, Thursday-Saturday Noon-11pm and employ 8-12 people.

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 August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

N/A.

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:

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

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, AUGUST 8, 2018 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Ron Madsen
Dan Millsip

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

Absent: Constable Lisa Cormier, Langley RCMP
Kim Mullin
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

THAT the minutes for the June 13, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 11-18/DEVELOPMENT PERMIT APPLICATION DP 13-18- 19610, 19618-19626, 19630-19632, 19638, 19648-19650 -55A AVENUE & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP83409**

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 Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

That Rezoning Application RZ 11-18/Development Permit Application DP 13-18 to accommodate a 3-storey, 41-unit townhouse development located at 19610, 19618-19626, 19630-19632, 19638, 19648-19650-55A Avenue & Un-zoned Portion of Closed Road On Plan EPP83409 be approved, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 10-18/DEVELOPMENT PERMIT APPLICATION DP 12-18- 5423, 5433, 19900, 19910, 19920, 19930 BRYDON CRESCENT & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP73909**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Wes Freisen, Points West Architecture, who presented the proposed applications. Following discussion on site plan, building form and character, building exterior, parking, lane closure, new pedestrian walkway and bridge, site landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

That Rezoning Application RZ 10-18/Development Permit Application DP 12-18 to accommodate a 127 unit, four-story condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent & Un-zoned Portion

of Closed Road on Plan EPP73909 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

4) **REZONING APPLICATION RZ 13-18 - 20555-56 AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed "microbrewery" Rezoning application, and introduced Bill Ulrich, Simcic & Ulrich Architects who presented the proposed application. Following discussion on proposed building tenant improvements, hours of operation, outdoor patio, occupant capacity, Provincial liquor licensing, it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery" located at 20555-56th 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

5) **REZONING APPLICATION RZ 14-18/DEVELOPMENT PERMIT APPLICATION DP 14-18- 5475, 5483, 5493-BRYDON CRESCENT**

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

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 14-18/Development Permit Application DP 14-18 to accommodate a 78 unit, 5-storey townhouse development located at 5475, 5483, 5493- Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

Discussion:

Discussion ensued regarding the Council decision relating to tandem parking and that staff report back to the Advisory Planning Committee on action items arising from Committee motions.

Shelley Coburn, School District No. 35 Trustee expressed concerns the School District is facing due to significant development activity, reduced classroom sizes, and Provincial school funding.

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

FARM COUNTRY BREWING

LANGLEY BC

Our Story

Farm Country Brewing began as a dream between founders Travis and Arnold who wanted to share their love of craft beer with the community they grew up in. Langley was and still largely is farm country! Growing up here taught us the values of putting in a hard days work and helping out your fellow neighbour to get the job done. In the country when the work day is over and the weekend has arrived time well spent with family and friends is what life's all about!

Here at Farm Country Brewing we were drawn to craft beer for the **high quality handcrafted flavourful brews**, but we found out that craft beer is so much more. It's about creativity and collaboration, supporting your local community, and getting back to friendly customer service from days gone by. It's these values that we look forward to sharing with the good people of Langley and the surrounding Fraser Valley. We hope our beers join you as you gather with friends and family to celebrate life's many achievements.

Our Brewing Style

Langley has historic roots as a farming community and is now one of the fastest growing areas in B.C. for young families. It's this unique blend of tradition and youthful enthusiasm that inspires us to create beers that are fresh, flavourful and innovative, yet still stay true to the traditions of old world styles. Whether you're a craft beer enthusiast or new to the game, we've handcrafted a beer for you. Farm Country beers are brewed to reward hard work and accompany good times!

Hours of Operation

Sunday-Wednesday	12:00pm-9:00pm
Thursday-Saturday	12:00pm-11:00pm

Occupant Load

Tasting Room	80 seats
Outdoor Patios	20 seats

FARM COUNTRY BREWING

#5 - 20555 56th Avenue
Langley BC

SIMCIC + UHRICH ARCHITECTS

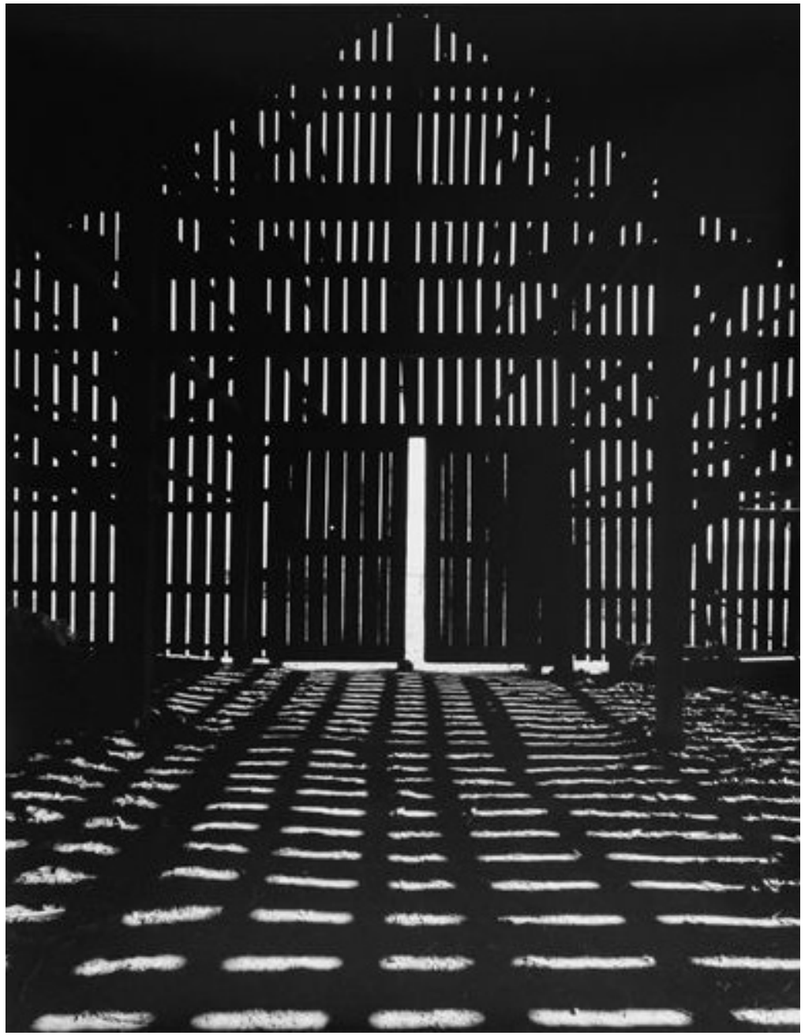
suite 230 - 3 West 3rd Avenue
Vancouver BC Canada V5Y 3T8
604.559.5190

Branding & Design Concept

The colour palette is based on four main vintage tractor colours: New Holland Blue, John Deere Green, Massey Ferguson Red, and Minneapolis Moline Yellow.

Our brewery lounge will be a very warm and welcoming space for people of all ages. The interiors draws inspiration from the horizon line of farm fields and the contrasts of texture and colour between the field and the sky.

Referencing the typologies of local barn buildings, the exterior utilizes a wood screen to create a play of light sifting through similar to a wall of an old barn.



FARM COUNTRY BREWING

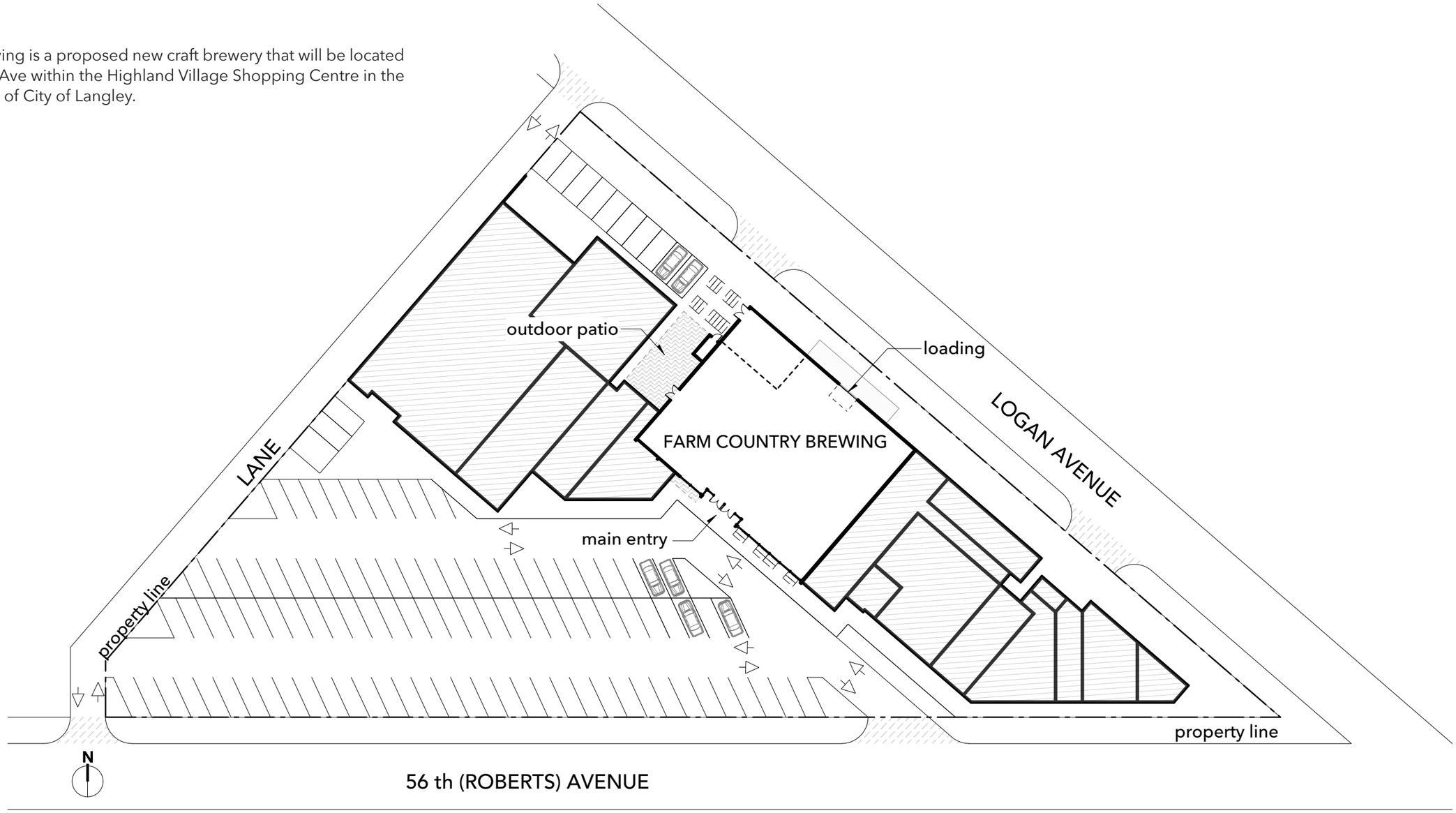
#5 - 20555 56th Avenue
Langley BC

SIMCIC + UHRICH ARCHITECTS

suite 230 - 3 West 3rd Avenue
Vancouver BC Canada V5Y 3T8
604.559.5190

Site Plan

Farm Country Brewing is a proposed new craft brewery that will be located at #5 - 20555 56th Ave within the Highland Village Shopping Centre in the heart of downtown of City of Langley.



FARM COUNTRY BREWING

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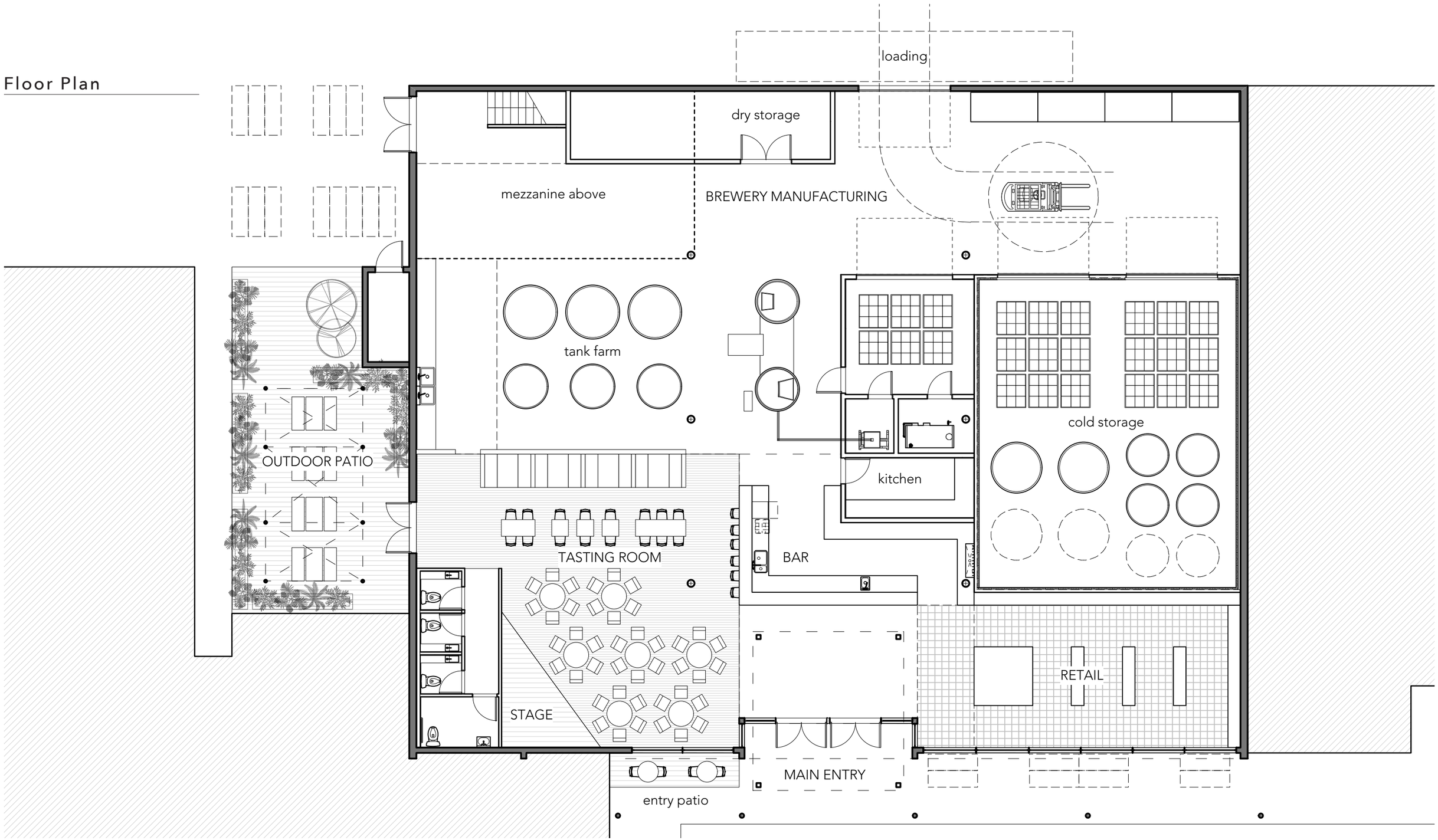
Floor Plan



FARM COUNTRY BREWING

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Langley BC

SIMCIC + UHRICH ARCHITECTS

suite 230 - 3 West 3rd Avenue
Vancouver BC Canada V5Y 3T8
604.559.5190

Elevations

Elevation Keynote Legend

1. painted flashing [existing]
2. painted plywood cladding [existing]
3. painted CMU block wall [existing]
4. existing window
5. existing entrance/exit door
6. proposed new 10'x11' loading door
7. proposed new signage
8. painted corrugated metal cladding [existing]
9. brick wall [existing]
10. proposed stained wood cladding
12. steel column, black [existing]

FARM COUNTRY BREWING

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ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 157, 2018, BYLAW NO. 3082
DEVELOPMENT PERMIT APPLICATION DP 14-18

To consider a Rezoning Application and Development Permit Application by Whitetail Homes Inc. to accommodate a 5-storey, 78-unit condominium apartment 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:

Applicant:	Keystone Architecture & Planning Inc.
Owners:	Whitetail Homes Inc.
Civic Addresses:	5493, 5483, 5475 Brydon Crescent
Legal Description:	Lots 29, 30, 31, Section 3, Township 8, New Westminster District Plan 16572
Site Area:	.98 acres
Lot Coverage:	34.2%
Total Parking Required:	116 spaces, including 16 visitor spaces
Total Parking Provided:	116 spaces, including 16 visitor spaces
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 65 (Comprehensive Development Zone)
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$986,706 (includes $73,723.50 DCC Credit)
Community Amenity Charge:	$156,000.00

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 157

BYLAW NO. 3082

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD65) and to rezone the property located at 5493, 5483, 5475 Brydon Crescent to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 157, 2018, No. 3082".

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 – 65 (CD65) Zone: immediately after Comprehensive Development - 64 (CD64) Zone:

"JJJ. CD65 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 78-unit condominium apartment 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 CD65 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 010-219-293
Lot 29, Section 3, Township 8, New Westminster District, Plan 16572

(b) PID: 009-894-918
Lot 30, Section 3, Township 8, New Westminster District, Plan 16572

(c) PID: 004-492-447
Lot 31, Section 3, Township 8, New Westminster District, Plan 16572

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 24 pages and dated July 23, 2018 prepared by Keystone Architecture & Planning Ltd. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 14-18.

5. Special Regulations

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

6. Other Regulations

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

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

b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

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

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

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

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

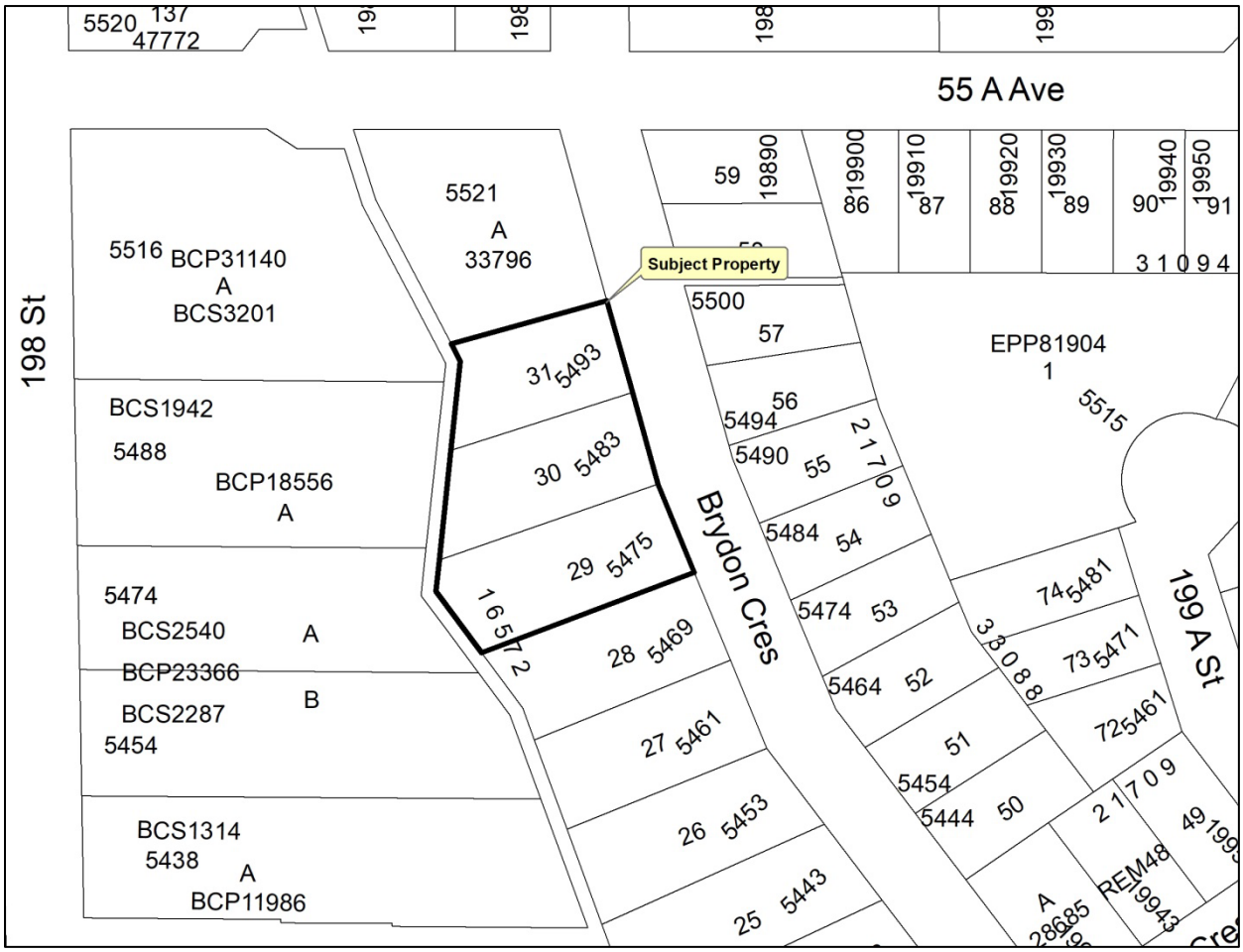
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 14-18
DEVELOPMENT PERMIT APPLICATION DP 14-18

Civic Address: **5475, 5483, 5493 Brydon Crescent**
Legal Description: **Lots 29, 30, 31, Section 3, Township 8, New Westminster District, Plan 16572**
Applicant: **L. Gosselin**
Owner: **1165114 B.C. Ltd., T. Koziel, T. Kump, M. Kump**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 14-18**
Development Permit Application DP 14-18

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: July 19, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 14-18 and Development Permit Application DP 14-18 to accommodate a 5 storey, 78 unit condominium apartment located at 5475, 5483 and 5493 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Whitetail Homes Inc. to accommodate a 5 storey, 78 unit condominium apartment.

POLICY:

The subject properties are zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated as High Density Residential 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:

Applicant:	Keystone Architecture & Planning Ltd.
Owner:	Whitetail Homes Inc.
Civic Addresses:	5475, 5483, 5493 Brydon Crescent
Legal Description:	Lots 29, 30, 31, Section 3, Township 8, New Westminster District Plan 16572
Site Area:	.98 acre
Lot Coverage:	34.2%
Total Parking Required:	116 spaces (including 16 visitor spaces)
Total Parking Provided:	116 spaces (including 16 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 65 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$986,706 (includes $73,723.50 DCC Credit)
Community Amenity Charge:	$156,000

Engineering Requirements:

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from the Brydon Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work 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 and sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required servicing the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
5. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
7. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
8. The existing pavement on Brydon Crescent frontage requires top lift. This requirement will be fulfilled by a cash-in-lieu payment to the City for future top lift paving.
9. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
10. Street lighting on Brydon Crescent fronting the development shall be upgraded to LED fixtures to meet current City standards.

11. Existing driveway crossings along the development frontage to be removed and replaced with new sidewalk curb and gutter to match existing.

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

1. The City would require 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.

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

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

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

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600. The tree species shall be Magnolia ‘Vulcan’ and ‘Little Gem.’
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 applicant is proposing to redevelop three existing single residential properties with a contemporary, 79 unit, 5-Storey condominium apartment building. Access to the underground parkade for tenant and visitor parking is off Brydon Crescent. The proposed condominium offers a wide range of unit types to provide a various market conditions. A variety of architectural elements are incorporated into the contemporary design and form and character of the building.

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 August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $986,706 to Development Cost Charge accounts and $156,000 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 & 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, AUGUST 8, 2018 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Ron Madsen
Dan Millsip

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

Absent: Constable Lisa Cormier, Langley RCMP
Kim Mullin
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

THAT the minutes for the June 13, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 11-18/DEVELOPMENT PERMIT APPLICATION DP 13-18- 19610, 19618-19626, 19630-19632, 19638, 19648-19650 -55A AVENUE & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP83409**

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 Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

That Rezoning Application RZ 11-18/Development Permit Application DP 13-18 to accommodate a 3-storey, 41-unit townhouse development located at 19610, 19618-19626, 19630-19632, 19638, 19648-19650-55A Avenue & Un-zoned Portion of Closed Road On Plan EPP83409 be approved, subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 10-18/DEVELOPMENT PERMIT APPLICATION DP 12-18- 5423, 5433, 19900, 19910, 19920, 19930 BRYDON CRESCENT & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP73909**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Wes Freisen, Points West Architecture, who presented the proposed applications. Following discussion on site plan, building form and character, building exterior, parking, lane closure, new pedestrian walkway and bridge, site landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

That Rezoning Application RZ 10-18/Development Permit Application DP 12-18 to accommodate a 127 unit, four-story condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent & Un-zoned Portion

of Closed Road on Plan EPP73909 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

4) **REZONING APPLICATION RZ 13-18 - 20555-56 AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed "microbrewery" Rezoning application, and introduced Bill Ulrich, Simcic & Ulrich Architects who presented the proposed application. Following discussion on proposed building tenant improvements, hours of operation, outdoor patio, occupant capacity, Provincial liquor licensing, it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery" located at 20555-56th 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

5) **REZONING APPLICATION RZ 14-18/DEVELOPMENT PERMIT APPLICATION DP 14-18- 5475, 5483, 5493-BRYDON CRESCENT**

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

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 14-18/Development Permit Application DP 14-18 to accommodate a 78 unit, 5-storey townhouse development located at 5475, 5483, 5493- Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

Discussion:

Discussion ensued regarding the Council decision relating to tandem parking and that staff report back to the Advisory Planning Committee on action items arising from Committee motions.

Shelley Coburn, School District No. 35 Trustee expressed concerns the School District is facing due to significant development activity, reduced classroom sizes, and Provincial school funding.

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

sheet schedule

SD0.01	COVER PAGE
SD1.01	PROJECT DATA
SD1.02	CONTEXT PLANS
SD1.20	SITE PLAN
SD1.21	SITE SECTIONS
SD1.33	3D MASSING PERSPECTIVES
SD1.34	SITE PERSPECTIVES
SD2.01	UNIT PLANS
SD2.02	UNIT PLANS
SD2.03	UNIT PLANS
SD3.01	P2 LEVEL PLAN
SD3.02	P1 LEVEL PLAN
SD3.03	1st LEVEL PLAN
SD3.04	2nd LEVEL PLAN
SD3.05	3rd LEVEL PLAN
SD3.06	4th LEVEL PLAN
SD3.07	5th LEVEL PLAN
SD3.08	ROOF LEVEL PLAN
SD4.01	BUILDING ELEVATIONS
SD4.02	BUILDING ELEVATIONS

luc gosselin

T 604.864.0714
F 604.626.2214

104-3550 mt. lehman road
abbotsford, bc v4x 2m9

keystone architecture & planning ltd.

T 604.850.0577
F 1.855.398.4578

110 - 2881 garden street
abbotsford, bc v2t 4x1

0.1. project data

PROJECT:	BRYDON GREEN (RESIDENTIAL)
PROPOSED ZONING	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY, B.C.
LEGAL DESCRIPTION :	LOTS 29, 30, 31, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 16572
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
MAXIMUM BUILDING HEIGHT:	5 STOREYS
MINIMUM BUILDING ELEVATION:	
TOTAL SITE AREA GROSS :	42,824 S.F. (3,978 S.M.) (0.98 ACRES)
TOTAL FAR :	72,812 S.F. (RESIDENTIAL) - 2,307 S.F. (AMENITY SPACE) = 70,505 S.F. / 42,824 S.F. = 1.65
TOTAL LOT COVERAGE:	14,651 S.F. / 42,824 S.F. = 34.2%
BUILDING HEIGHT :	5 STOREY

0.2. parking

REQUIRED (BYLAW REQUIREMENT)			
	UNITS / S.F.	FACTOR	TOTAL
TENANT (2 BED & FLEX, 2 BED)	42	*1.3	54 (53.3)
TENANT (1 BED & FLEX, 1 BED, STUDIO)	36	*1.2	44 (43.2)
VISITOR	78	*0.2	16 (15.6)
TOTAL STALLS			114
PROVIDED	SMALL CAR	H/C	TOTAL
TENANT (P2 FLOOR)	14	0	40
TENANT (P1 FLOOR)	16	5	59 (INCLUDING 2 EV STALLS)
VISITOR (P1 FLOOR)	6	1	16
TOTAL STALLS	26	6	115
BIKE PARKING REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	TOTAL
BIKE STALLS (RESIDENT / UNIT)	78	*0.5	39
BIKE STALLS (VISITOR / BLDG)	1	*6 / BLDG	6
TOTAL STALLS			45
BIKE PARKING PROVIDED			TOTAL
BIKE STALLS (RESIDENT / PARKADE)			39
BIKE STALLS (VISITOR / PARKADE)			6
TOTAL STALLS			45
STORAGE LOCKER REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	TOTAL
STORAGE LOCKER (RESIDENT / PARKADE)	78	1/UNIT	78
STORAGE LOCKER PROVIDED			TOTAL
STORAGE LOCKER (RESIDENT / PARKADE)			78

0.3. unit count

RESIDENTIAL	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	TOTAL	
2 BED & FLEX	0	1	1	1	1	4	5.1%
2 BED	7	7	8	8	8	38	48.7%
1 BED & FLEX	4	4	4	4	4	20	25.7%
1 BED	4	3	2	2	2	13	16.7%
STUDIO	0	0	1	1	1	3	3.8%
TOTAL UNITS	15	15	16	16	16	78	100%

0.4. unit floor area summary

UNIT TYPE	BEDROOMS	1ST	2ND	3RD	4TH	5TH	TOTAL	AREA	TOTAL AREA
A	2 BED	2	2	2	2	2	10	866 S.F.	8,660 S.F.
B	1 BED	2	2	2	2	2	10	600 S.F. (x6) / 604 S.F. (x4)	6,016 S.F.
B1	1 BED	1					1	609 S.F.	609 S.F.
B2	1 BED	1					1	601 S.F.	601 S.F.
B3	1 BED		1				1	664 S.F.	664 S.F.
B4	1 BED & FLEX			1	1	1	3	715 S.F.	2,145 S.F.
C	1 BED & FLEX	1	1	1	1	1	5	677 S.F. (x4) / 680 S.F. (x1)	3,388 S.F.
D	1 BED & FLEX	1					1	684 S.F.	684 S.F.
D1	1 BED & FLEX		1				1	738 S.F.	738 S.F.
D2	2 BED			1	1	1	3	788 S.F.	2,364 S.F.
E	2 BED	2	2	2	2	2	10	893 S.F. (x8) / 894 S.F. (x2)	8,932 S.F.
E1	2 BED	1	1	1	1	1	5	899 S.F. (x3) / 901 S.F. (x2)	4,499 S.F.
E2	2 BED	1	1	1	1	1	5	908 S.F.	4,540 S.F.
E3	2 BED	1	1	1	1	1	5	1,019 S.F.	5,095 S.F.
F	1 BED & FLEX	1	1	1	1	1	5	752 S.F.	3,760 S.F.
F1	1 BED & FLEX	1	1	1	1	1	5	690 S.F.	3,450 S.F.
G	2 BED & FLEX		1	1	1	1	4	1,020 S.F.	4,080 S.F.
H	STUDIO			1	1	1	3	451 S.F.	1,353 S.F.
TOTAL		15	15	16	16	16	**78**		**61,578 S.F.**

NOTE: ALL NON-GROUND ORIENTED UNITS HAVE PRIVATE DECKS PROVIDED (MIN 50 S.F. EACH)

0.5. building floor area

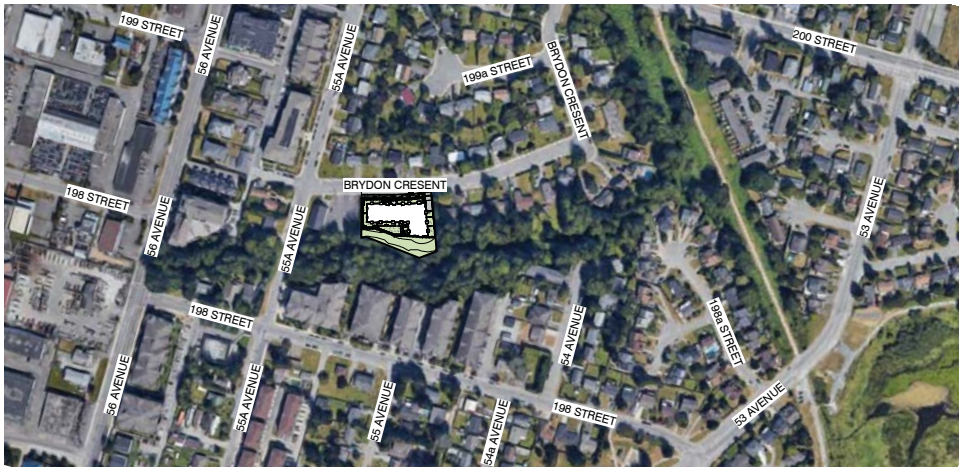
RESIDENTIAL	**UNITS**	**AMENITY**	**CIRCULATION**	**TOTAL**
1ST	11,571 S.F.	461 S.F.	2,619 S.F.	14,651 S.F
2ND	12,096 S.F.	461 S.F.	1,651 S.F.	14,208 S.F
3RD	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F
4TH	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F
5TH	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F
TOTAL	61,578 S.F.	2,305 S.F.	8,929 S.F.	**72,812 S.F.**
PARKADE				
P2	16,744 S.F.			
P1	28,846 S.F.			
TOTAL	45,590 S.F.			**45,590 S.F.**
GRAND TOTAL				**118,402 S.F.**
FLOOR AREA SUMMARY				
EFFICIENCY				**84.6%**
GROSS BLDG AREA				**72,812 S.F.**
NET UNIT AREA				**61,578 S.F.**
NET CIRCULATION AREA				**8,929 S.F.**
INDOOR AMENITY				**2,305 S.F.**

NOTE: NI = NOT INCLUDED IN TOTALS

looking north west

looking south west

looking west



context plan

1" = 200'-0"

satellite plan

keystonearch.ca

BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

CONTEXT PLANS
SCALE: 1" = 200'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD1.02

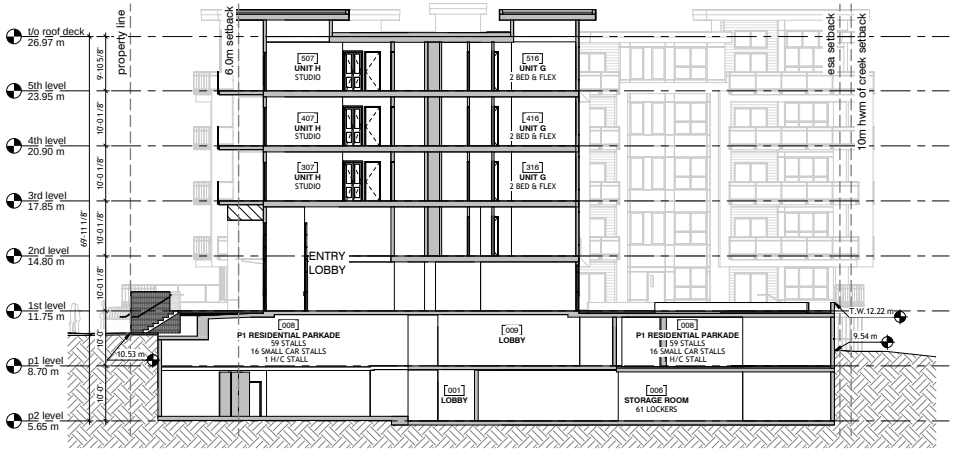
keystonearch.ca

BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

SITE PLAN
SCALE: 1/16" = 1'-0"

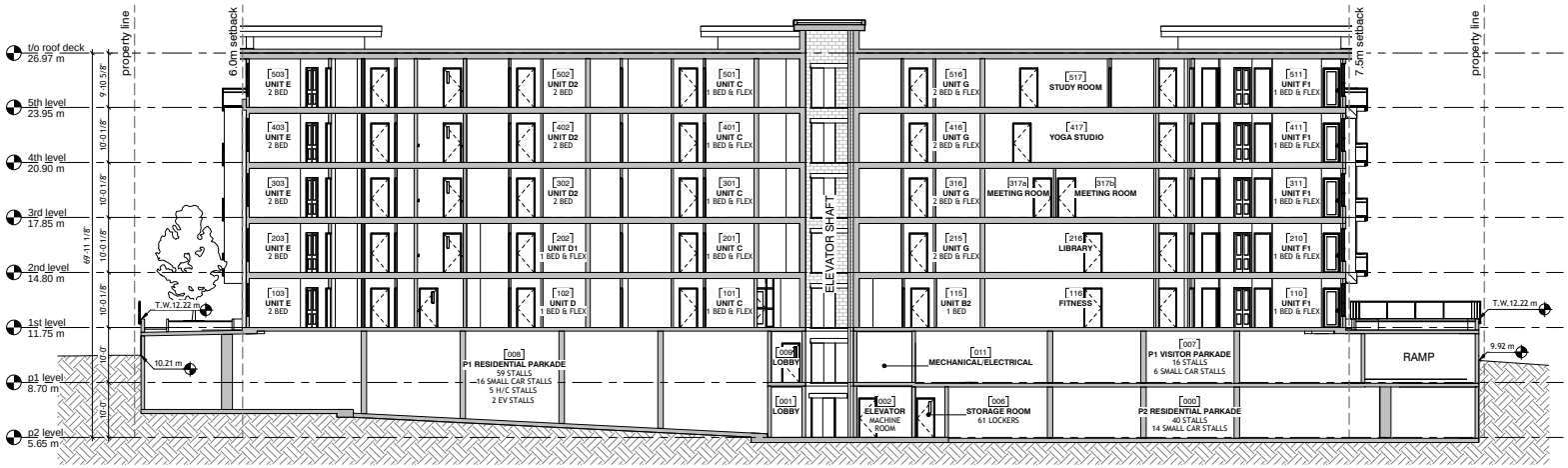
ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD1.20



site section a

3/32" = 1'-0"



site section b

3/32" = 1'-0"

keystonearch.ca

BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

SITE SECTIONS
SCALE: 3/32" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD1.21

north east perspective

12" = 1'-0"

north west perspective

12" = 1'-0"

south east perspective

12" = 1'-0"

south west perspective

12" = 1'-0"

keystonearch.ca

BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

3D MASSING PERSPECTIVES
SCALE: 12" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD1.33

front entry

12" = 1'-0"

corner frame

12" = 1'-0"

courtyard entry

12" = 1'-0"

courtyard

12" = 1'-0"

entry stair & ramp

12" = 1'-0"

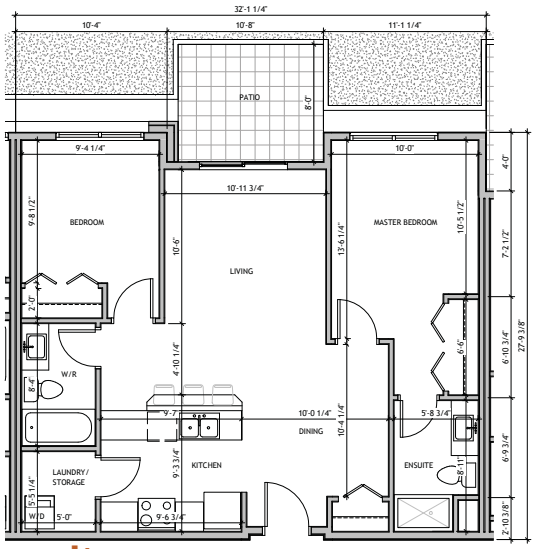
keystonearch.ca

BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

SITE PERSPECTIVES
SCALE: N.T.S.

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

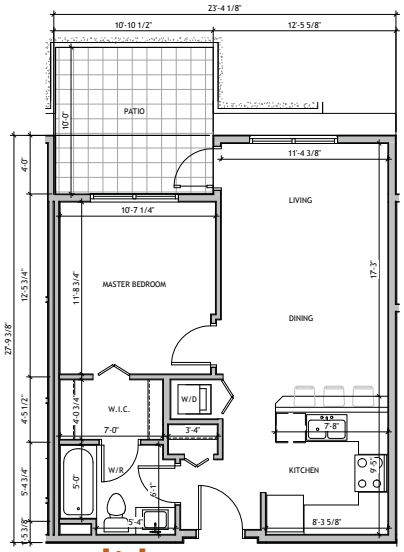
SD1.34



unit a

1/4" = 1'-0"

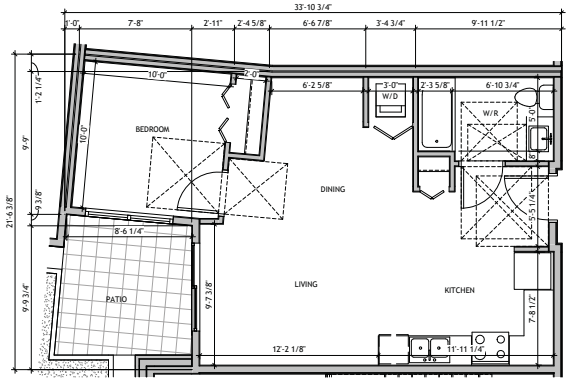
2 BED - 866 SF
OF UNITS: 10
FLOORS: 1 - 5



unit b

1/4" = 1'-0"

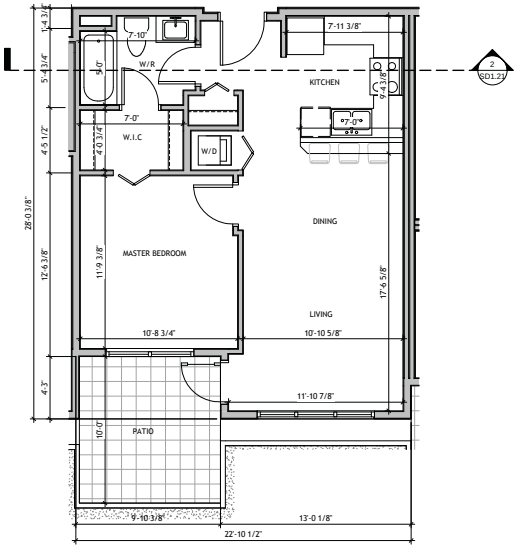
1 BED - 600-604 SF
OF UNITS: 10
FLOORS: 1 - 5



unit b1 (adaptable)

1/4" = 1'-0"

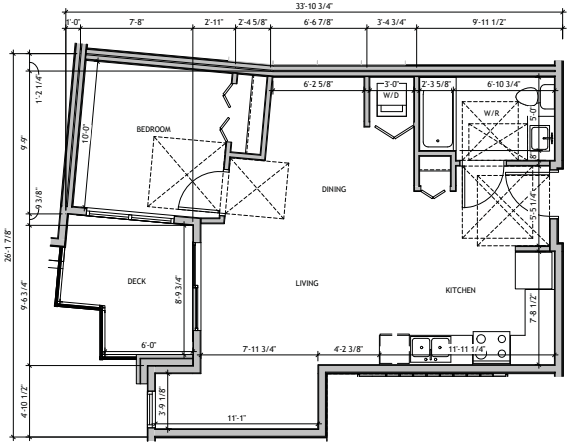
1 BED - 586 SF
OF UNITS: 1
FLOORS: 1



unit b2

1/4" = 1'-0"

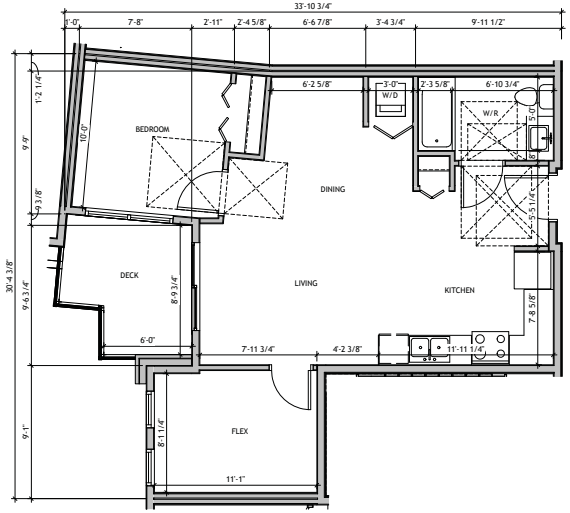
1 BED - 598 SF-601 SF
OF UNITS: 2
FLOORS: 1 - 2



unit b3 (adaptable)

1/4" = 1'-0"

1 BED - 664 SF
OF UNITS: 1
FLOORS: 2



unit b4 (adaptable)

1/4" = 1'-0"

1 BED & FLEX - 715 SF
OF UNITS: 3
FLOORS: 3-5

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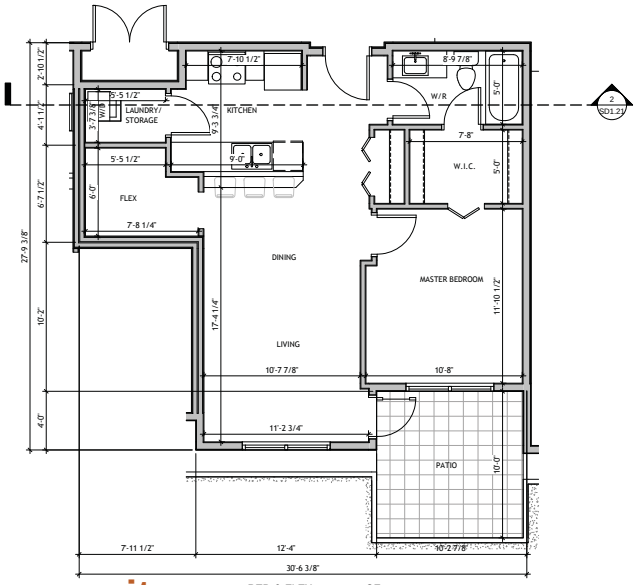
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

UNIT PLANS
SCALE: 1/4" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

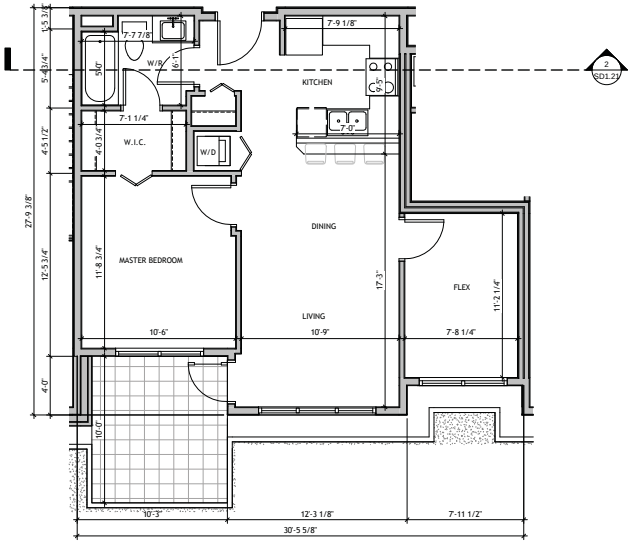
SD2.01



unit c

1/4" = 1'-0"

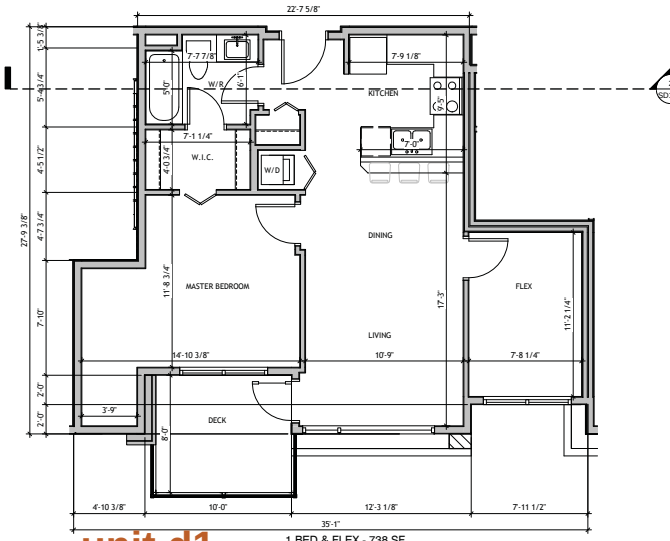
1 BED & FLEX - 677-680 SF
OF UNITS: 5
FLOORS: 1 - 5



unit d

1/4" = 1'-0"

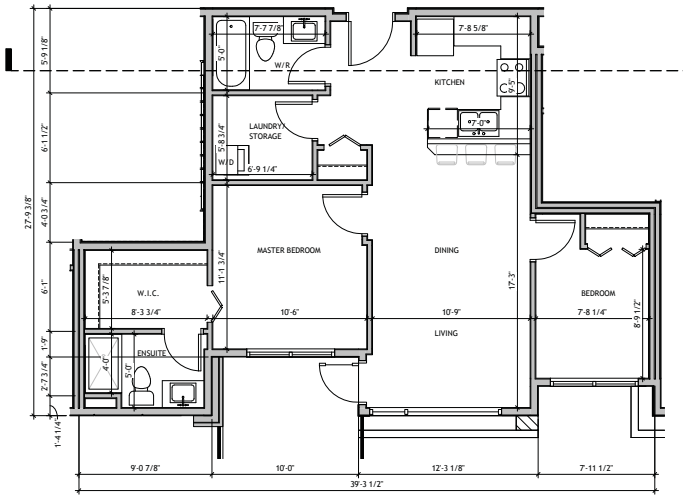
1 BED & FLEX - 684 SF
OF UNITS: 1
FLOORS: 1



unit d1

1/4" = 1'-0"

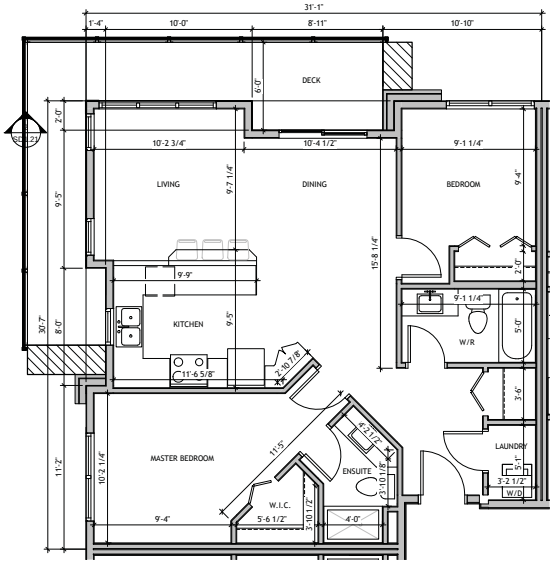
1 BED & FLEX - 738 SF
OF UNITS: 1
FLOORS: 2



unit d2

1/4" = 1'-0"

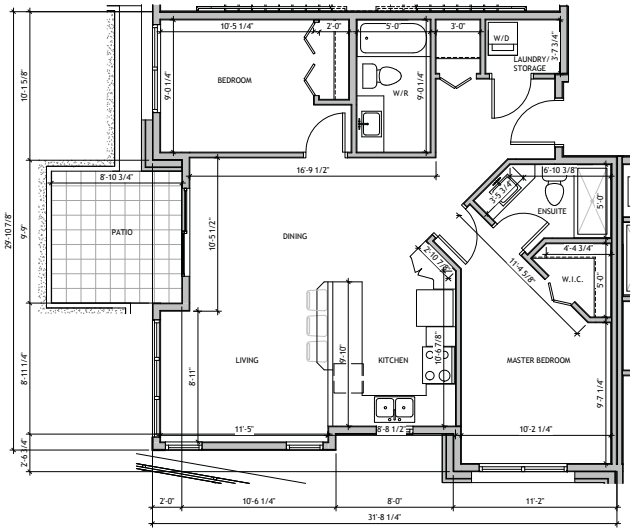
2 BED - 788 SF
OF UNITS: 3
FLOORS: 3 - 5



unit e

1/4" = 1'-0"

2 BED - 893-894 SF
OF UNITS: 10
FLOORS: 1 - 5



unit e1

1/4" = 1'-0"

2 BED - 899-901 SF
OF UNITS: 5
FLOORS: 1 - 5

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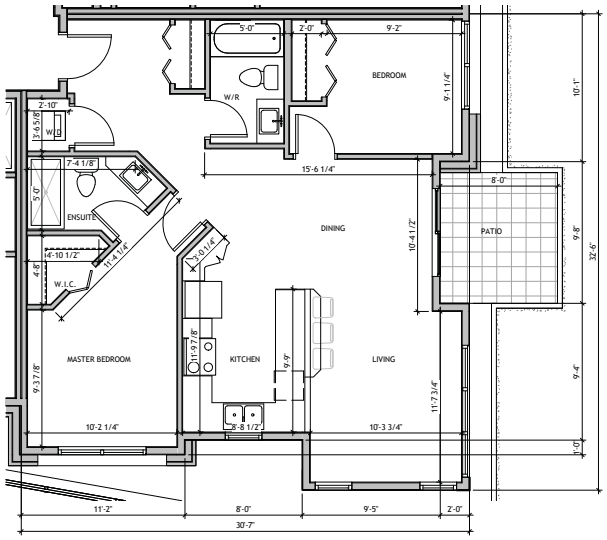
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

UNIT PLANS
SCALE: 1/4" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

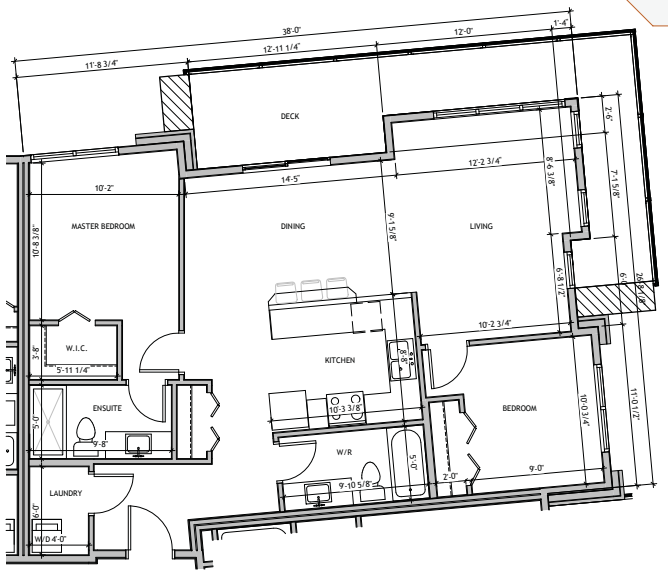
SD2.02



unit e2

1/4" = 1'-0"

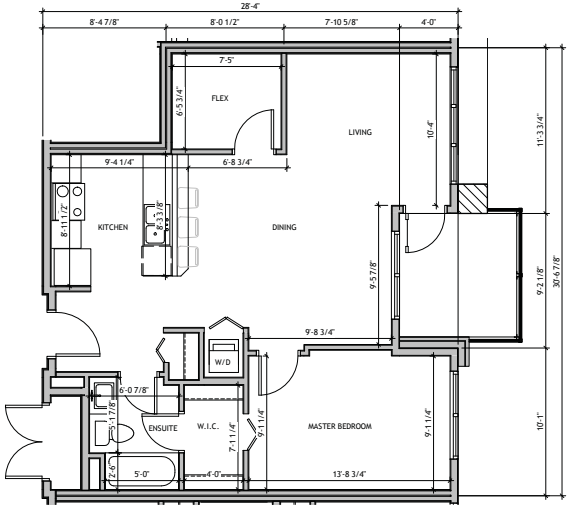
2 BED - 908 SF
OF UNITS: 5
FLOORS: 1 - 5



unit e3

1/4" = 1'-0"

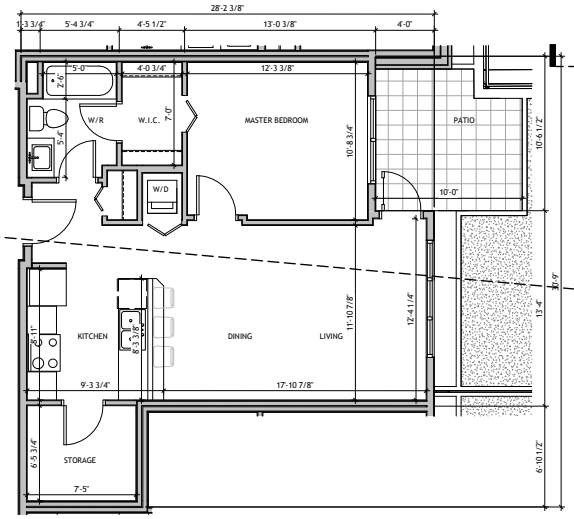
2 BED - 1019 SF
OF UNITS: 5
FLOORS: 1 - 5



unit f

1/4" = 1'-0"

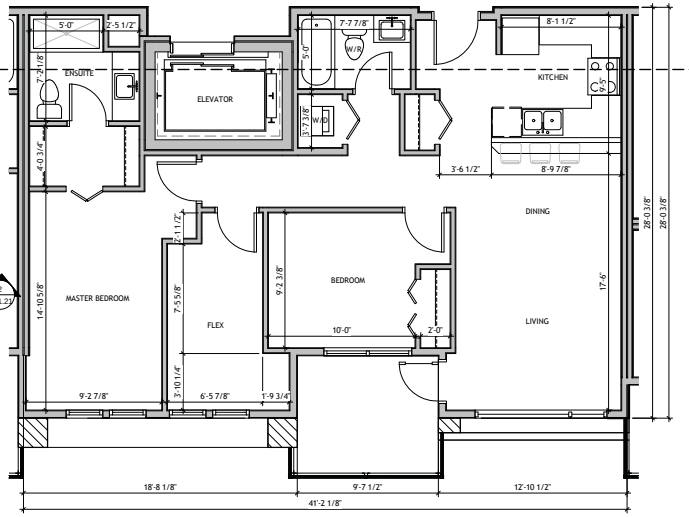
1 BED & FLEX - 752 SF
OF UNITS: 5
FLOORS: 1 - 5



unit f1

1/4" = 1'-0"

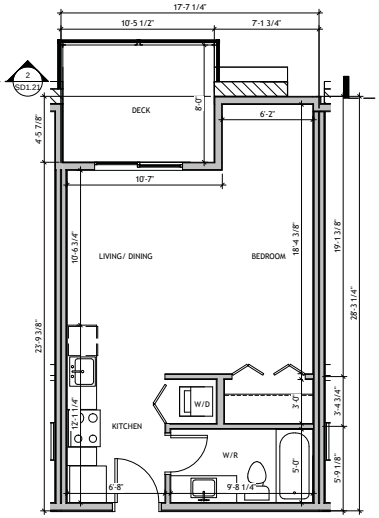
1 BED & FLEX - 690 SF
OF UNITS: 5
FLOORS: 1 - 5



unit g

1/4" = 1'-0"

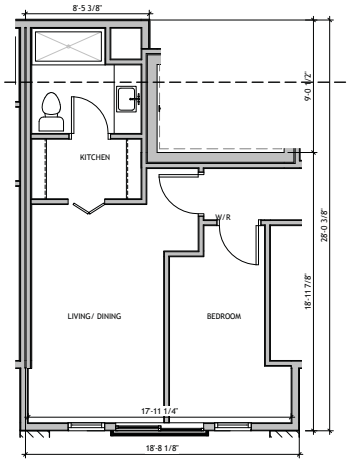
2 BED & FLEX - 1020 SF
OF UNITS: 2
FLOORS: 3 - 5



unit h

1/4" = 1'-0"

STUDIO - 451 SF
OF UNITS: 3
FLOORS: 3 - 5



unit h1

1/4" = 1'-0"

STUDIO - 422 SF
OF UNITS: 1
FLOORS: 2

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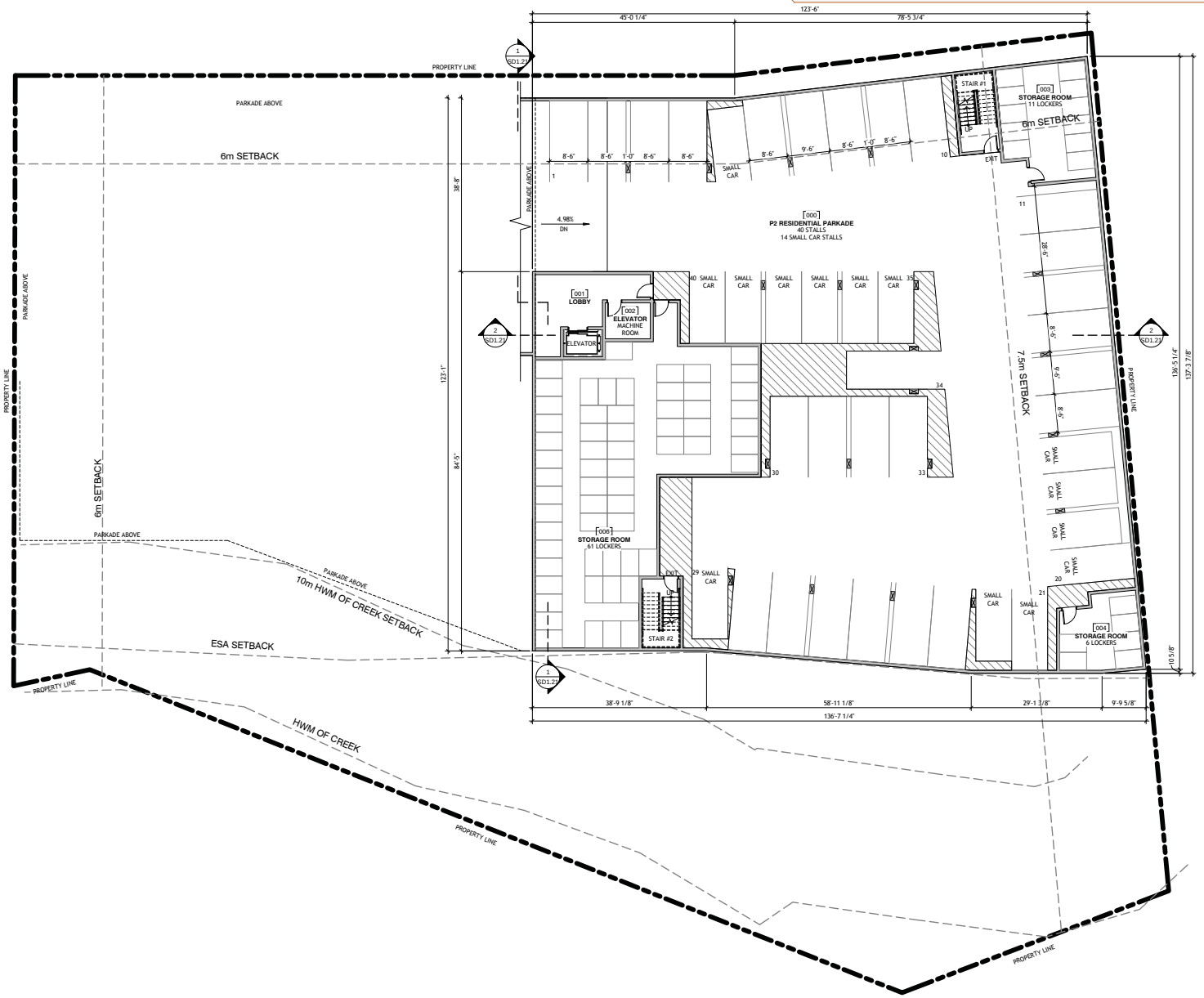
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

UNIT PLANS
SCALE: 1/4" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD2.03



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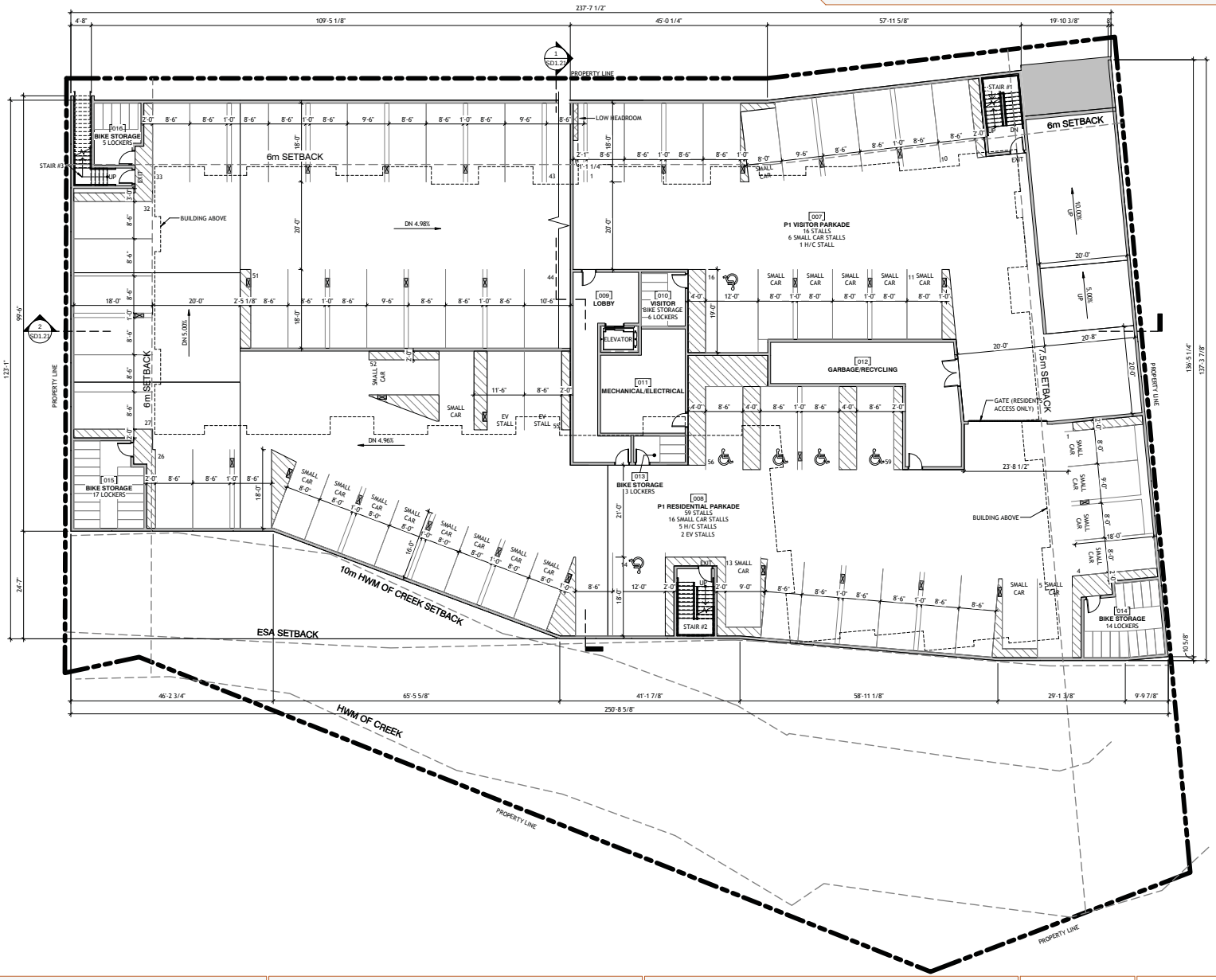
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

P2 LEVEL PLAN
SCALE: 3/32" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.01



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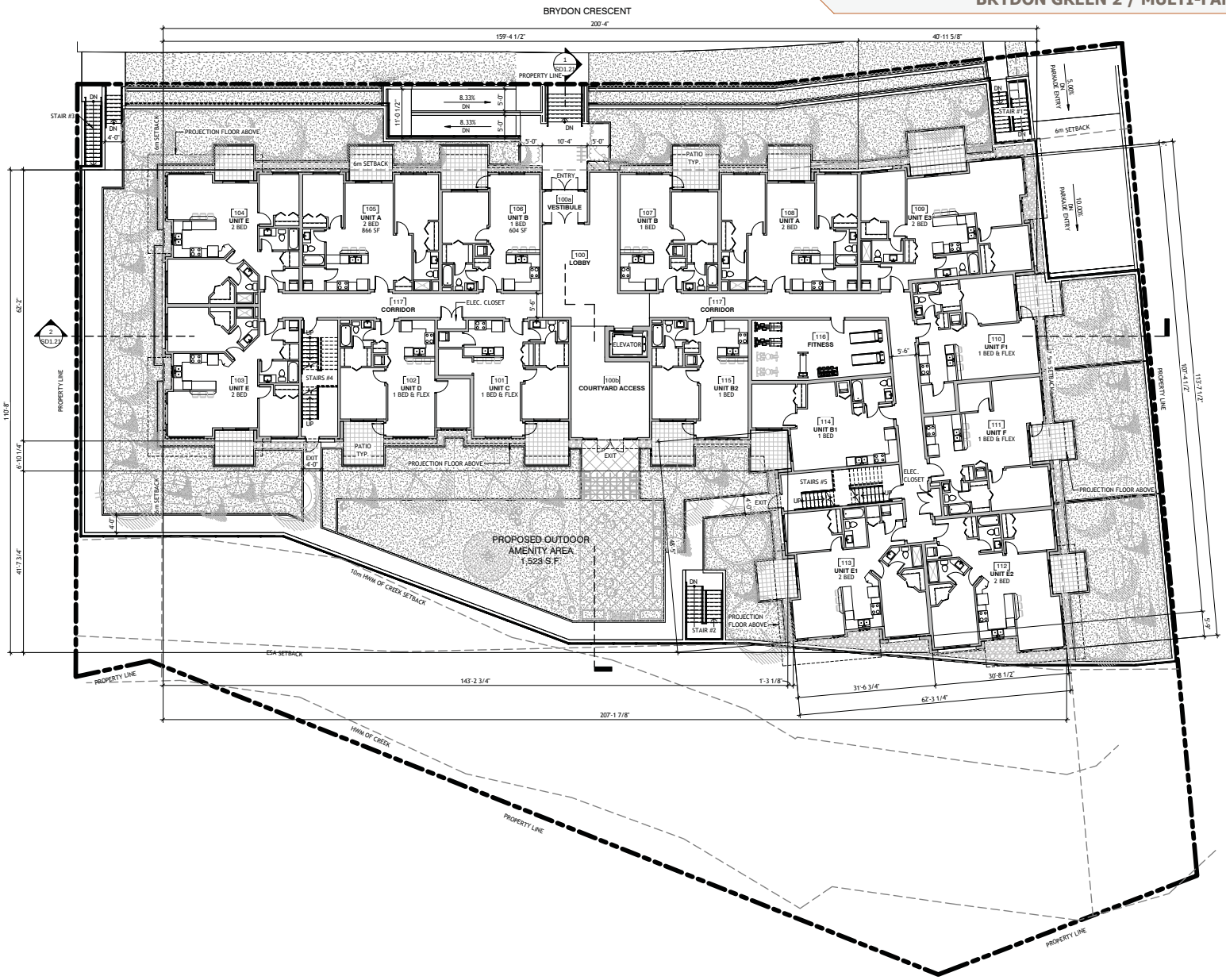
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

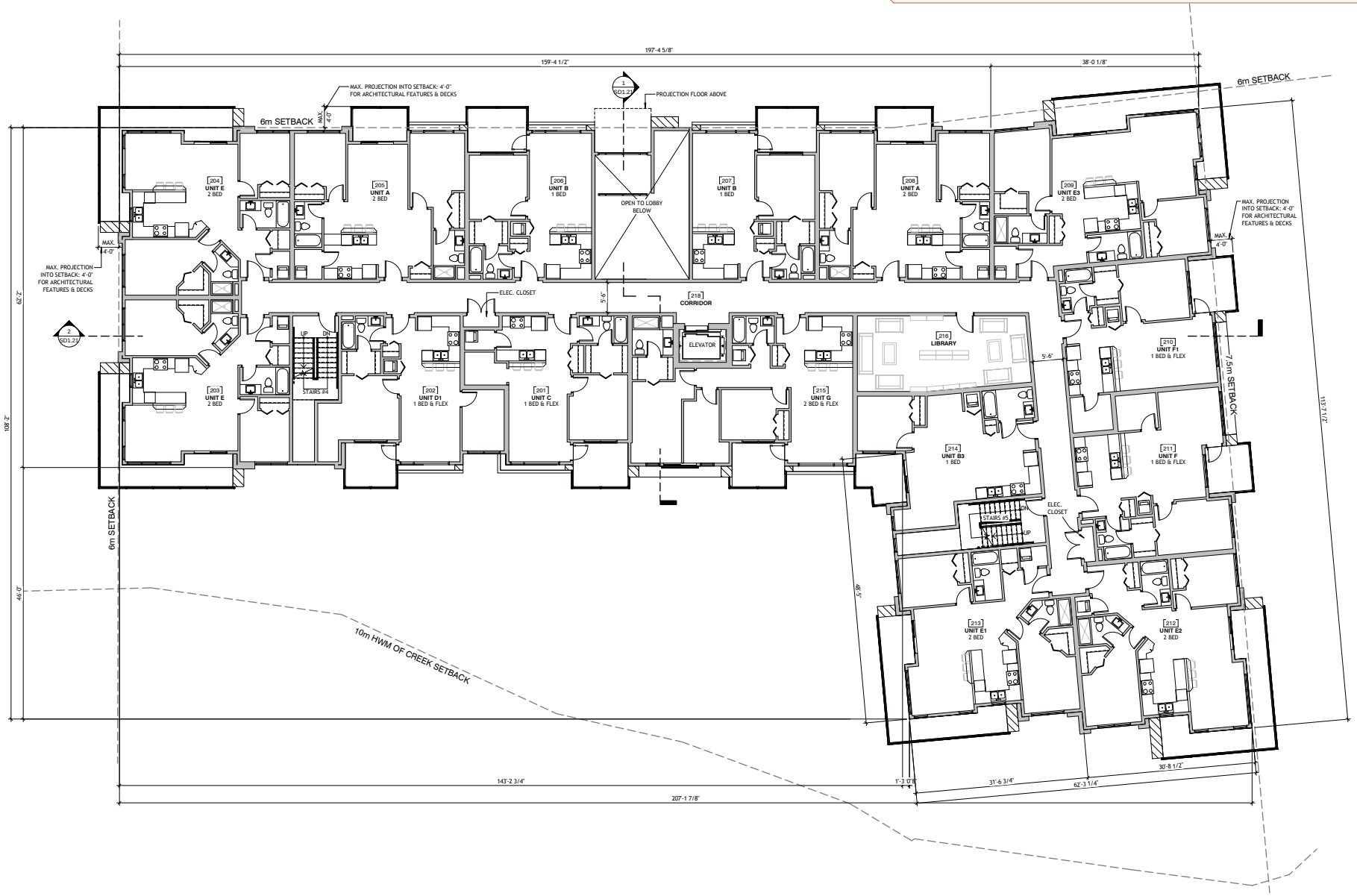
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.02



keystonearch.ca	**BRYDON GREEN 2** 5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY	**1st LEVEL PLAN** SCALE: 3/32" = 1'-0"		**ISSUED FOR DEVELOPMENT PERMIT** 07/23/18 REVISION #: CITY OF LANGLEY FILE # - XXX-XXX PROJECT NUMBER: 18-113			**SD3.03**



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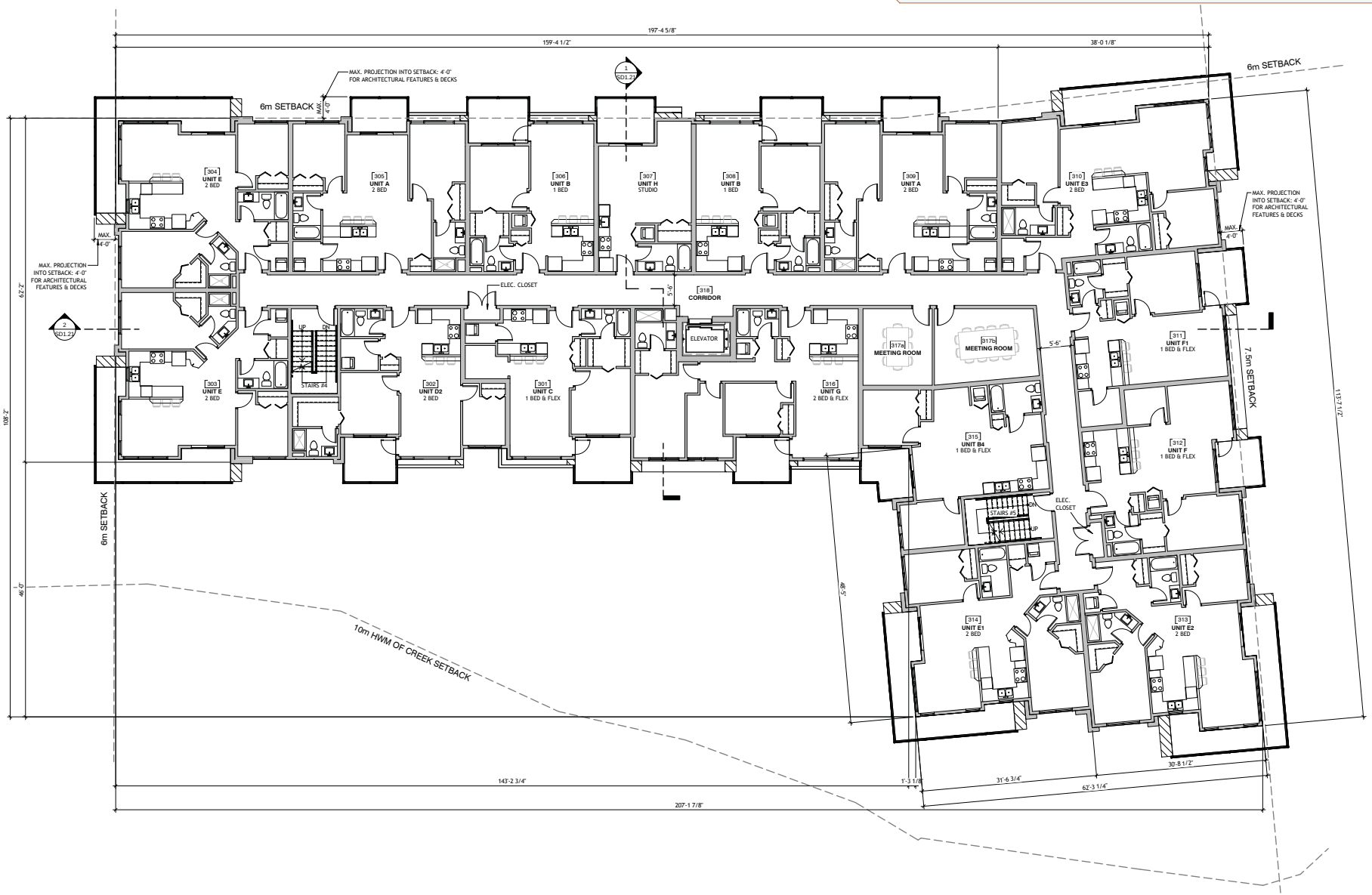
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

2nd LEVEL PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.04



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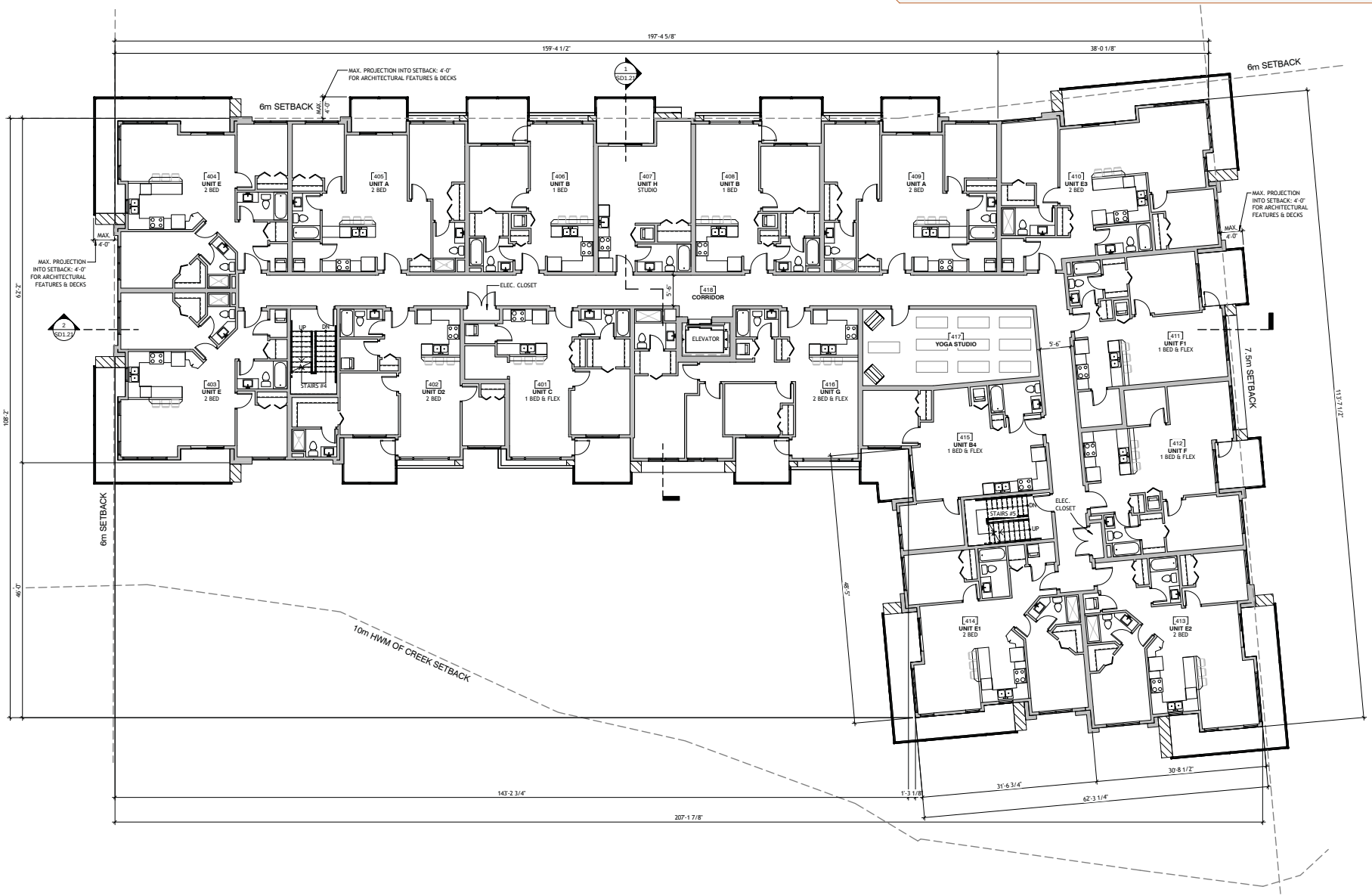
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

3rd LEVEL PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.05



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BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

4th LEVEL PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.06

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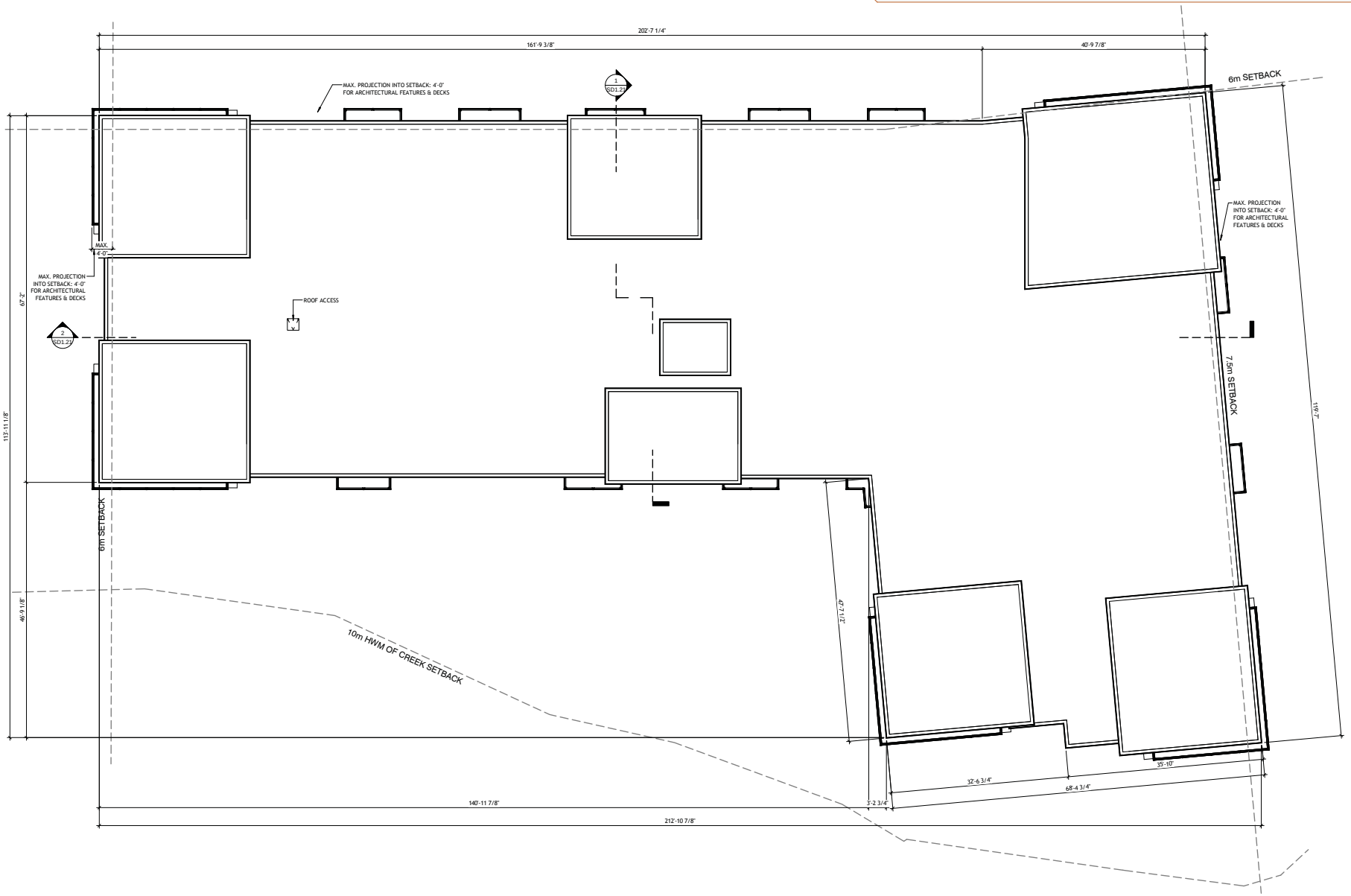
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

5th LEVEL PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.07



keystonearch.ca

BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

SD3.08

east elevation

1/8" = 1'-0"

south elevation

1/8" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE', COLOUR: 'LIGHT MIST'
2. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE', COLOUR: 'MIDNIGHT BLACK'
3. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE', COLOUR: 'MONTEREY TAUPE'
4. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'
5. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
6. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
   - 'JAMES HARDIE', COLOUR: 'IRON GRAY'
7. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
   - 'JAMES HARDIE', COLOUR: 'LIGHT MIST'
8. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
   - 'JAMES HARDIE', COLOUR: 'MIDNIGHT BLACK'
9. ALUMINUM FACED COMPOSITE (AL13):
   - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CAYENNE'
10. WINDOW VINYL:
    - COLOUR: 'BLACK EXT. / WHITE INT.'
11. SLIDING PATIO DOOR VINYL:
    - COLOUR: 'BLACK EXT. / WHITE INT.'
12. EXTERIOR ALUMINUM GUARD/RAILING:
    - COLOUR: 'BLACK'
13. HARDIE TRIM (SMOOTH):
    - 'JAMES HARDIE', COLOUR: 'IRON GRAY'
14. HARDIE FASCIA BOARD (SMOOTH):
    - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
15. METAL FLASHING:
    - 'GENTEK', COLOUR: 'SLATE 523'
16. CONCRETE WALL:
    - COLOUR: 'CLEAR SEALER'
17. REVEAL:
    - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
18. EXTERIOR METAL DOOR:
    - 'BENJAMIN MOORE', COLOUR: GRAY
19. BRICK:
    - MODULAR FACE BRICK, COLOUR: GRAY

west elevation

1/8" = 1'-0"

north elevation

1/8" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
2. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
3. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE': COLOUR: 'MONTEREY TAUPE'
4. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'
5. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
   - 'JAMES HARDIE': COLOUR: 'ARCTIC WHITE'
6. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
   - 'JAMES HARDIE', COLOUR: 'IRON GRAY'
7. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
   - 'JAMES HARDIE', COLOUR: 'LIGHT MIST'
8. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
   - 'JAMES HARDIE', COLOUR: 'MIDNIGHT BLACK'
9. ALUMINUM FACED COMPOSITE (AL13):
   - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CAYENNE'
10. WINDOW VINYL:
    - COLOUR: 'BLACK EXT. / WHITE INT.'
11. SLIDING PATIO DOOR VINYL:
    - COLOUR: 'BLACK EXT. / WHITE INT.'
12. EXTERIOR ALUMINUM GUARD/RAILING:
    - COLOUR: 'BLACK'
13. HARDIE TRIM (SMOOTH):
    - 'JAMES HARDIE', COLOUR: 'IRON GRAY'
14. HARDIE FASCIA BOARD (SMOOTH):
    - 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
15. METAL FLASHING:
    - 'GENTEK', COLOUR: 'SLATE 523'
16. CONCRETE WALL:
    - COLOUR: 'CLEAR SEALER'
17. REVEAL:
    - 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
18. EXTERIOR METAL DOOR:
    - 'BENJAMIN MOORE', COLOUR: GRAY
19. BRICK:
    - MODULAR FACE BRICK, COLOUR: GRAY

ACER RUBRUM
RED MAPLE

CORNUS EDDIE'S 'WHITE WONDER'
WHITE WONDER DOGWOOD

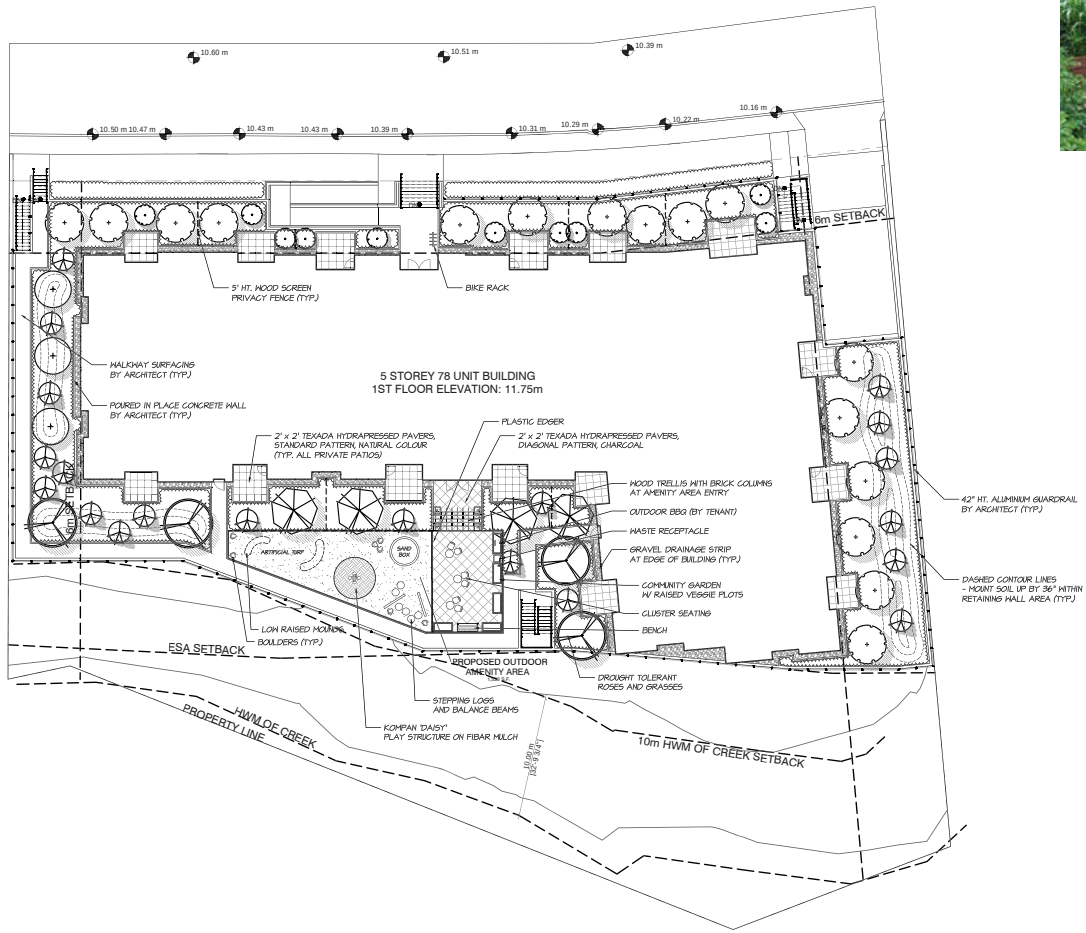
PICEA OMORIKA 'PENDULA'
WEEPING SERBIAN SPRUCE

PINUS NIGRA
AUSTRIAN BLACK PINE

PRUNUS SERRULATA 'AMANOGAWA'
AMANOGAWA CHERRY

STYRAX 'OBASSIA'
FRAGRANT SNOWBELL

ARTIFICIAL TURF
LOW RAISED MOUNDS



COMMUNITY GARDEN
RAISED VEGGIE PLOTS

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
2	JUL.6.18	ISSUED FOR DEVELOPMENT PERMIT	PMT
1	JUN.15.18	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

BRYDON GREEN 2

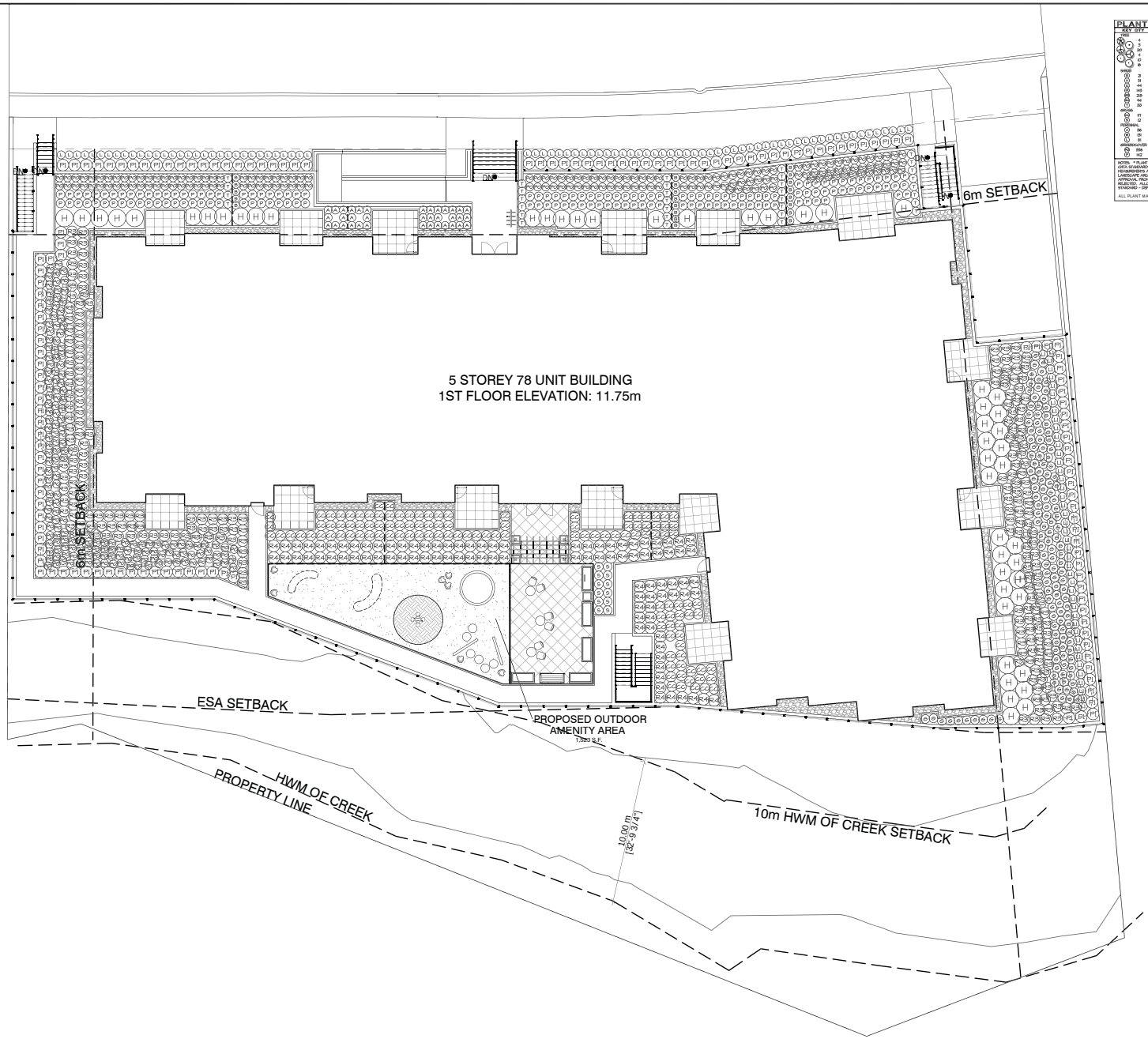
5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: JUN.14.18	DRAWING NUMBER:
SCALE: 1/16" = 1'-0"	L1
DRAWN: PMT	
DESIGN: PMT	
CHK'D: MTLM	OF 4
M2LA PROJECT NUMBER:	18-047

18047L1-02.ZIP



PLANT SCHEDULE

M2 JOB NUMBER: 18-047

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AR	4	ACER RUBRUM	RED MAPLE	6CM CAL; 2M STD; B&B
CK	3	CORNUS EDDIES 'WHITE WONDER'	WHITE WONDER DOGWOOD	6CM CAL; STD FORM; B&B
PG	20	PICEA GLAUCA 'DENSATA'	WHITEMAN SERBIAN SPRUCE	2.5M HT; B&B
PN	4	PINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B&B
PS	10	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	6CM CAL; 1.5M STD; B&B
SJ	16	STYRAX JAPONICA*	FRAGRANT SNOWBELL	6CM CAL; STD FORM; B&B
SHRUB				
BS	3	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#1 POT
HL	5	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT
HM	21	HYDRANGEA MACROPHYLLA 'RED BEAUTY'	RED BEAUTY HYDRANGEA	#2 POT
MG	48	MAHONIA LUMBROSA	FORTUNE'S LEAVES	#1 POT
RG	225	RHODODENDRON 'CAROLY'	RHODODENDRON, YELLOW/HAY	#2 POT
RK	14	ROSA X RADRAZZ 'KNOCKOUT'	RED KNOCKOUT ROSE	#1 POT
TS	33	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.25M B&B
GRASS				
CF	17	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FORERTER REED GRASS	#1 POT
FG	12	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
AC	14	AGERATUM HOUSTONIANUM 'ADMIRAL'	HIMEFLOWER	9CM POT
BW	28	BRUNNERA 'LOOKBURN'S BLUE'	GRANDWELL BRUNNERA	#1 POT
LA	21	LAVENDULA 'HIDCOTE'	HIDCOTE SILVER LAVENDER	#1 POT
GROUNDCOVER				
SS	55b	SAGINA SUBULATA 'AUREA'	JAPANESE MOSS	#1 POT
PC	142	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ‡ REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. † SEARCH AND REVIEW MINIS PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. ALL PLANTS TO BE NURSERY STOCK. ‡ SOURCE TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM M2LA BEFORE ORDERING OR DELIVERY OF MATERIAL. ‡ ORDER 12 MONTHS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS MAY 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.

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
2	JUL.6.18	ISSUED FOR DEVELOPMENT PERMIT	PMT
1	JUN.5.18	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

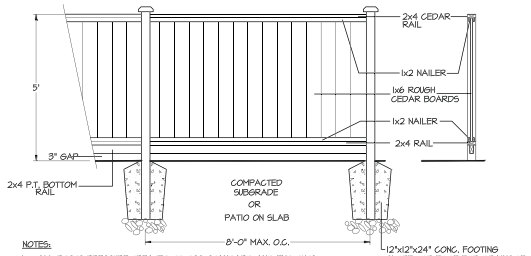
BRYDON GREEN 2

5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

DRAWING TITLE:

SHRUB PLAN

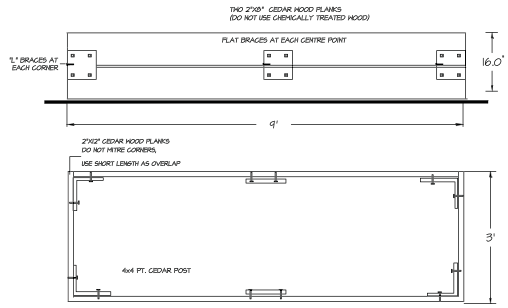
DATE: JUN.14.18	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L2
DRAWN: PMT	
DESIGN: PMT	OF 4
CHK'D: MTLM	
M2LA PROJECT NUMBER:	18-047



NOTES:

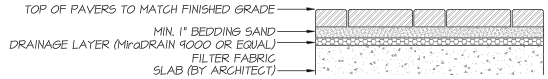
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 / L3 5' HT. WOOD SCREEN PRIVACY FENCE
SCALE: 1/2"=1'-0"

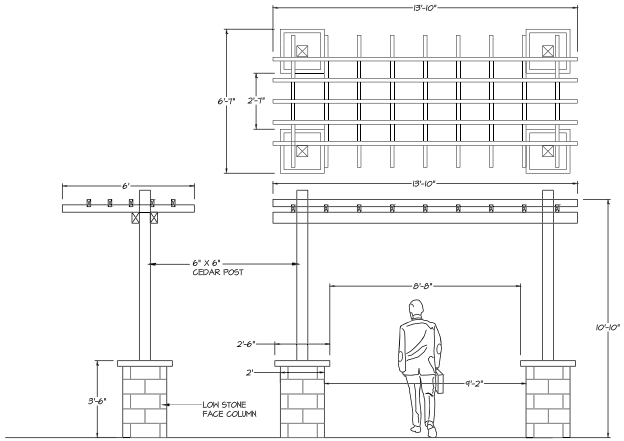


2 / L3 RAISED VEGGIE PLOTS @ COMMUNITY GARDEN
SCALE: 3/4"=1'-0"

NOTE: 2' x 2' TEXADA HYDRAPRESSED SLABS FOR ALL PRIVATE PATIO AREAS
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS (ABBOTSFORD CONCRETE)



3 / L3 PAVERS ON SLAB
SCALE: 1-1/2"=1'-0"



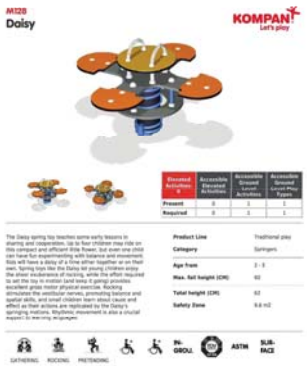
4 / L3 WOOD TRELLIS WITH BRICK COLUMNS @ AMENITY AREA ENTRY
SCALE: 3/8"=1'-0"

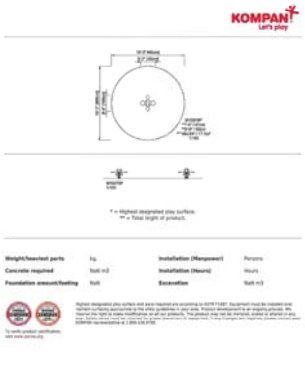
PARKER BENCH
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: PKB-6
COLOUR: LIGHT GREY

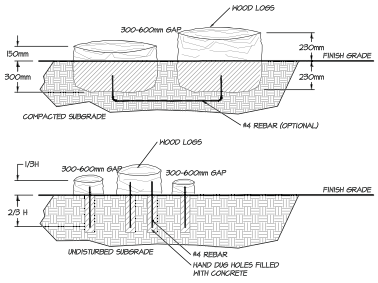
PUBLIC PLACE
WASTE RECEPTACLE
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: 1844LB
COLOUR: ASH GREY

SPIRAL BIKE RACK
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: SBRP-4 (4 SPACE)
COLOUR: BLACK

TABLE AND CHAIRS (CLUSTER SEATING)
METAL LASER DESIGN 1, FREE STANDING
BY MAGLIN SITE FURNITURE
MODEL NUMBER: FRT1700-RD-M1-FS-36
COLOUR: BLACK, GLOSS

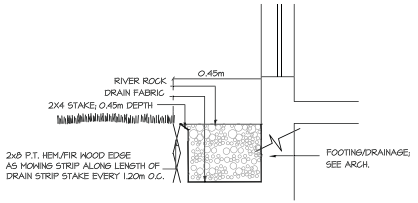






5 / L3 STEPPING LOGS @ AMENITY AREA
SCALE: 1/2"=1'-0"

BALANCE BEAMS



6 / L3 DRAINAGE STRIP
SCALE: 3/4"=1'-0"

18047L1-02.ZIP

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
2	JUL.6.18	ISSUED FOR DEVELOPMENT PERMIT	PMT
1	JAN.5.18	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

BRYDON GREEN 2

5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	JAN.14.18	DRAWING NUMBER:	L3
SCALE:	AS SHOWN		
DRAWN:	PMT		
DESIGN:	PMT		
CHK'D:	MTLM		OF 4
M2LA PROJECT NUMBER:			18-047

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:

.11 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.

.12 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.

.13 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch, Irrigation Systems; Play Equipment; Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.

.14 Substantial Performance Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.

.15 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.

.16 Deficiency Review Prior to the completion of the laidback period, check for completion of deficiencies. Once completed, a Schedule "C" will be issued where required.

.17 Warranty Review Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm locations of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.21 Retention of Existing Trees where shown on drawings.
.22 Finish Grading and Landscape Drainage.
.23 Supply and placement of growing medium.
.24 Testing of imported growing medium and/or site topsoil.
.25 Supply and incorporation of additives to meet requirements of soil test and Table One.
.26 Preparation of planting beds, supply of plant material and planting.
.27 Preparation of rough grass areas, supply of materials and seeding.
.28 Preparation of lawn areas, supply of materials and sodding.
.29 Supply and placement of bark mulch.
.210 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.211 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.212 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Classes "Loamy Sand" to "Sandy Loam"

Applications	Low Traffic Areas Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2M	2P

Textures	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 5%	0 - 0%	0 - 5%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	60 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (Loss On Ignition)	3 - 10%	3 - 5%	10 - 20%
Organic Content (Interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.8 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: As organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additives: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Vanterworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 19mm (3/4"") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicators must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON 4x4 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 19mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.11 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, feed or service vehicles within vegetation retention areas.

.6 No debris fires, cleaning of tools or brush burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.

.91 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Slope subgrade to eliminate tree standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly confoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Ensure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.21 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.
.22 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.23 Plumber drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.31 De-trenching and backfilling in accordance with engineering details and specifications.
.32 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.33 Commence laying pipe at outlet and proceed in upstream direction.
.34 Lay perforated pipes with perforations at 6pm and 6am positions.
.35 Make joints tight in accordance with manufacturer's directions.
.36 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.37 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.38 Plug upstream ends of pipe with watertight clean out caps.
.39 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 150mm.
.310 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.311 Assure positive drainage.
.312 Back fill remainder of trench as indicated.
.313 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.11 Physical properties, % content of gravel, sand, silt, clay and organics.
.12 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.13 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.14 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium additives as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.

.23 Thoroughly mix required amendments into the full depth of the growing medium.
.22 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to ANSI:
A.4.1 On-grade:
A.4.11 Seeded and sodded lawn.....6" (150mm)
A.4.12 Mass planted shrubs & groundcovers.....15" (400mm)
A.4.13 Groundcover areas, if defined on plan.....5" (125mm)
A.4.14 Tree & large shrub pits.....depths to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
A.2 On-Slab:
A.2.1 Irrigated lawn.....6" (150mm)
A.2.2 Groundcover areas.....12" (300mm)
A.2.3 Lawn without automatic irrigation.....12" (300mm)
A.2.4 Shrub & groundcover areas.....15" (380mm)
A.2.5 Trees and specimen shrubs.....36" (915mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
A.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
A.2.7 Minimum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.11.3
.23 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.22 Rough grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
A.4.1 Analysis of the seed mixture
A.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
30% Annual Rye
5% Sahara Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralois Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilization: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 19-19-19 - 50% sulphur area coated, 192 kg/ha(170lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 150kW (1kilo /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.32 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas- Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and free for ease of monitoring application. If using recycled paper material for wood fibre substitute one 125lb (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to ensure the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb. 11lb. of grass seed)
8.4 Notes:
8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Slaped sites require tackifier.
8.4.2 Fertilizer:
8.4.2.1 Known: If a soil analysis is available, comply with results.
8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.3 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 Open space). Sixty days after substantial completion, areas meeting this conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	All areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 7" to 4" (1 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Approximate). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
5.11 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 10, WILMA Standard for Container Grown Plants for minimum standards.
5.12 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Locations:
9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
11.1 Provide drainage of planting pits where required. In, on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
12.2 Fillthe planting holes by gently tirning the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the hopsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
12.3 Where planting has included adjacent to existing trees, use special care to avoid disturbance of the root system or subsoil grades of such trees.
12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft) diameter circle centered on the tree.

.13 Staking of Trees:
13.1 Use two 2"x2"x6" stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
13.2 Leave the tree carefully vertical.
13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
13.5 Trees 6 ft. - in Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
15.1 Mulch all planting areas with one inch of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
17.2.3 Use appropriate measures to control pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
17.4 Plant material which fails to survive shall be replaced to the next appropriate season as determined by the Landscape Architect.
17.5 Repair tree guards, stakes, and guy wires, when necessary.
17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
18.2 These Plants, identified as hardy within one zone of the Canada Department of Agriculture final class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.21 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock for alternate sheet drain if specified on drawing detailed with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objectives is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the risks of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated hardy grass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
7.3 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 15th. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system activations or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
8.2 Mulch: Maintain mulches in the original areas and to the original depths.
8.3 Weed Control: Remove all weeds from all areas of least once per month during the growing season by hoeing or cultivation to a maximum depth of 100mm, hand-pulling, or, if necessary, by the use of herbicides.
8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes, guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season, prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation of an expansion to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 broadleaf weeds or 50 annual weeds or weedy grasses per 1.0 square meters. This application shall reduce the weed population to zero.
9.3 Fertilizing: According to soil analysis.
9.4 Liming According to soil analysis.
9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass rea

EXPLANATORY MEMO

CHAUFFEUR PERMIT AND REGULATION BYLAW, 2016, NO. 3002, AMENDMENT NO. 1, 2018, NO. 3085

PURPOSE:

- To increase potential renewal period of chauffeur's permit from one year to up to two years;
- To remove reference to the requirement to display Chauffeur's permit in vehicle;
- To remove references to provision of personal information by applicants that is no longer required;
- To remove references already contained in the Langley Chauffeur Permit Application Guidelines.

CITY OF LANGLEY

CHAUFFEUR PERMIT AND REGULATION BYLAW, 2016, NO. 3002, AMENDMENT NO. 1, 2018, NO. 3085

A Bylaw to amend the Chauffeur Permit and Regulation Bylaw.

1. **Title**

(1) This bylaw shall be cited as the "Chauffeur Permit and Regulation Bylaw, 2016, No. 3002, Amendment No. 1, 2018, No. 3085."

2. **Amendments**

(1) Chauffeur Permit and Regulation Bylaw, 2016, No. 3002 is hereby amended:

(a) Under Section 2. Definitions, by replacing the definition of Chauffeur's Permit which reads:

"**Chauffeur's Permit** means a permit issued by the Officer in Charge pursuant to the provisions of this Bylaw and the Motor Vehicle Act, which permit may be in the form of permit shown in Schedule A to this Bylaw;"

with

"**Chauffeur's Permit** means a permit issued by the Officer in Charge pursuant to the provisions of this Bylaw and the Motor Vehicle Act;"

(b) Under Section 3. Chauffeur's Permit, by replacing section (3) which reads:

"(3) "Every person who holds a Chauffeur's Permit issued under this Bylaw must have that Chauffeur's Permit in his or her possession at all times while driving or operating a taxi or otherwise acting as a Chauffeur on any highway, and must

a. display the Chauffeur's Permit in a conspicuous location visible to passengers of the vehicle; and

b. produce the Chauffeur's Permit for inspection at any time upon the demand of any police officer or constable."

with

"(3) "Every person who holds a Chauffeur's Permit issued under this Bylaw must have that Chauffeur's Permit in his or her possession at all times while driving or operating a taxi or otherwise acting as a Chauffeur on any highway, and must

a. produce the Chauffeur's Permit for inspection at any time upon the demand of any police officer or constable."

(c) <u>Under Section 4. Application for a Chauffeur's Permit</u>:

a. by replacing section (2)(b) which reads:

"(b) provide to the Officer in Charge the following information about the applicant:

i. name;
ii. home address;
iii. telephone number;
iv. British Columbia Driver's Licence Number;
v. birthdate and birth place;
vi. height, weight, complexion, colour of hair, colour of eyes;
vii. identifying marks such as scars, tattoos, etc. if any;
viii. emergency contact and that contact's current address; and
ix. the particulars of any refusal, suspension or cancellation of a permit under section 36 of the Motor Vehicle Act sought by or issued to the applicant in another British Columbia municipality within the previous five years; and";

with

"(b) provide to the Officer in Charge the following information about the applicant:

i. name;
ii. home address;
iii. telephone number;
iv. British Columbia Driver's Licence Number;
v. birthdate and birth place;
vi. identifying marks such as scars, tattoos, etc. if any;
vii. the particulars of any refusal, suspension or cancellation of a permit under section 36 of the Motor Vehicle Act sought by or issued to the applicant in another British Columbia municipality within the previous five years; and";

b. by replacing section (2)(c) which reads:

"(c) provide the Officer in Charge with the following:

i. current certified driving extract;
ii. proof of the applicant's successful completion of Taxi Host Pro Program;
iii. the signed approval of the representative of a company offering taxicab services, if the applicant drives or expects to drive taxicabs for that company;
iv. the results of a criminal record search covering the preceding five (5) year period or, consent for a criminal record search;
v. consent for a vulnerable sector check; and
vi. consent for a disclosure of criminal record information."

with

"(c) provide the Officer in Charge with the following:

i. proof of the applicant's successful completion of Taxi Host Pro Program;
ii. the results of a criminal record search covering the preceding five (5) year period or, consent for a criminal record search;
iii. consent for a vulnerable sector check; and

iv. consent for a disclosure of criminal record information."

c. by deleting subsection (4) in its entirety, which reads:

"(4) If at the time of making an application under this Bylaw, the applicant has six convictions for violations under the *Motor Vehicle Act* within the previous five years the applicant must also provide the Officer in Charge with proof of successful completion of an Insurance Corporation of British Columbia approved defensive driving course."

(d) <u>Under Section 5. Issuance and Renewal of Chauffeur's Permit</u>:

a. by replacing section (3) which reads:

"(3) A Chauffeur's Permit is valid for one year from the date of issuance."

with

"(3) A Chauffeur's Permit is valid for 3 months to two years from the date of issuance."

b. by replacing section (4) which reads:

"(4) A person may apply to renew a Chauffeur's Permit for one year by completing all of the requirements imposed under sections 4(2) and 4(4) of this Bylaw."

with

"(4) A person may apply to renew a Chauffeur's Permit for up to two years by completing all of the requirements imposed under section 5(2) of this Bylaw."

c. by deleting subsection (5) in its entirety, which reads:

"(5) Every person holding a Chauffeur's Permit issued under this Bylaw must, upon changing his or her residential address, notify the Officer in Charge within two days, giving his new address and such other particulars as the Officer in Charge may require."

(e) By deleting Section 9. Schedules, in its entirety, which reads:

"(1) Schedule "A" attached to this Bylaw forms part of this Bylaw."

(f) By deleting Schedule A – Chauffeur Permit Identification Card for the City of Langley.

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

MARK-UP OF CURRENT BYLAW
SHOWING PROPOSED CHANGES

EXPLANATORY MEMO

CHAUFFEUR PERMIT AND REGULATION BYLAW, 2016, NO. 3002

A bylaw to provide for the regulation of chauffeurs within the City of Langley and for the issuing of permits to chauffeurs by the Officer in Charge.

CHAUFFEUR PERMIT AND REGULATION BYLAW, 2016,

BYLAW NO. 3002

A bylaw to provide for the regulation of chauffeurs within the City of Langley and for the issuing of permits to chauffeurs by the Officer in Charge.

WHEREAS a council of a municipality may, in accordance with section 36 of the *Motor Vehicle Act*, provide for the regulation of chauffeurs in the municipality and provide for the issue of permits to chauffeurs by the municipality's chief of police;

AND WHEREAS the Council of the City of Langley wishes to regulate chauffeurs and to require that chauffeurs hold a permit issued by the Officer in Charge of the local RCMP detachment;

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

1. **Title**

This Bylaw may be cited as the "Chauffeur Permit and Regulation Bylaw, 2016, No. 3002".

2. **Definitions**

In this Bylaw:

(1) **Chauffeur** means any person who drives a vehicle, other than a bus, that is operated at any time on a highway by, for, or on behalf of any person who charges or collects compensation for the transportation of passengers in or on the vehicle, and that is available for hire, with driver, whether by the trip or on an hourly basis;

(2)

~~(3)~~ **Chauffeur's Permit** means a permit issued by the Officer in Charge pursuant to the provisions of this Bylaw and the Motor Vehicle Act, ~~which permit may be in the form of permit shown in Schedule A to this Bylaw;~~

~~(4)~~(3) **City** means the City of Langley;

~~(5)~~(4) **Council** means the Council for the City;

~~(6)~~(5) ***Motor Vehicle Act*** means the *Motor Vehicle Act*, R.S.B.C. 1996, c. 318;

~~(7)~~(6) **Officer in Charge** means the senior member of the Royal Canadian Mounted Police in the City, or an official of the Royal Canadian Mounted Police authorized to act in his or her place;

~~(8)~~(7) **Person** means an individual; and

~~(9)~~(8) **Taxi Host Pro Program** means the Taxi Host Pro Program course offered by the Justice Institute of British Columbia or another course approved as an equivalent by the Officer in Charge.

3. **Chauffeur's Permit**

(1) A Chauffeur must not, within the City, drive, operate, or be in charge of a motor vehicle carrying passengers for hire unless he or she holds a valid Chauffeur's Permit.

(2) A Chauffeur is not required to hold a Chauffeur's Permit under this Bylaw if that Chauffeur does not pick up any passengers within the City.

(3) Every person who holds a Chauffeur's Permit issued under this Bylaw must have that Chauffeur's Permit in his or her possession at all times while driving or operating a taxi or otherwise acting as a Chauffeur on any highway, and must

~~a. display the Chauffeur's Permit in a conspicuous location visible to passengers of the vehicle; and~~

~~b.~~a. produce the Chauffeur's Permit for inspection at any time upon the demand of any police officer or constable.

(4) Every person who holds a Chauffeur's Permit issued under this Bylaw must comply with all provisions of this Bylaw, all other bylaws of the City, and all provisions of the *Motor Vehicle Act*.

4. **Application for a Chauffeur's Permit**

(1) A person may apply for a Chauffeur's Permit if that person:

(a) holds a valid Class 4 driver's licence; and

(b) has successfully completed Taxi Host Pro Program.

(2) Every person applying for a Chauffeur's Permit must:

(a) submit an application in person to the Officer in Charge using the form prepared by the Officer in Charge for that purpose;

(b) provide to the Officer in Charge the following information about the applicant:

i. name;
ii. home address;
iii. telephone number;
iv. British Columbia Driver's Licence Number;
v. birthdate and birth place;
~~vi. height, weight, complexion, colour of hair, colour of eyes;~~
~~vii.~~vi. identifying marks such as scars, tattoos, etc. if any;
~~viii. emergency contact and that contact's current address; and~~
~~ix.~~vii. the particulars of any refusal, suspension or cancellation of a permit under section 36 of the *Motor Vehicle Act* sought by or issued to the applicant in another British Columbia municipality within the previous five years; and

(c) provide the Officer in Charge with the following:

~~i. current certified driving extract;~~
~~ii.~~i. proof of the applicant's successful completion of Taxi Host Pro Program;
~~iii. the signed approval of the representative of a company offering taxicab services, if the applicant drives or expects to drive taxicabs for that company;~~
~~iv.~~ii. the results of a criminal record search covering the preceding five (5) year period or, consent for a criminal record search;
~~v.~~iii. consent for a vulnerable sector check; and
~~vi.~~iv. consent for a disclosure of criminal record information.

(3) An applicant who requests that the RCMP detachment for the City perform the criminal record search on the applicant's behalf for the purposes of this Bylaw must pay~~s~~ the fee specified in Fees and Charges Bylaw, 2010, No.2837, as amended, prior to submitting the application to the Officer in Charge.

~~(4) If at the time of making an application under this Bylaw, the applicant has six convictions for violations under the *Motor Vehicle Act* within the previous five years the applicant must also provide the Officer in Charge with proof of successful completion of an Insurance Corporation of British Columbia approved defensive driving course.~~

5. **Issuance and Renewal of Chauffeur's Permit**

(1) The Officer in Charge will issue a Chauffeur's Permit to an applicant if the Officer in Charge is satisfied that:

(a) the applicant satisfies the eligibility requirements for a Chauffeur's Permit under this Bylaw;

(b) the applicant has provided a complete and accurate application in accordance with this Bylaw; and

(c) the applicant is a fit and proper person to act as a Chauffeur.

(2) The Officer in Charge may establish guidelines and policies for the purpose of evaluating whether applicants are fit and proper persons to act as Chauffeurs.

(3) A Chauffeur's Permit is valid for ~~one year~~ 3 months to two years from the date of issuance.

(4) A person may apply to renew a Chauffeur's Permit for ~~one year~~ up to two years by completing all of the requirements imposed under section~~s~~ 5~~4~~(2) ~~and 4(4)~~ of this Bylaw.

~~(5) Every person holding a Chauffeur's Permit issued under this Bylaw must, upon changing his or her residential address, notify the Officer in Charge within two days, giving his new address and such other particulars as the Officer in Charge may require.~~

6. **Refusal, Suspension and Cancellation of a Chauffeur's Permit**

(1) An Officer in Charge may refuse an application for a Chauffeur's Permit, or refuse an application to renew a Chauffeur's Permit, or suspend or cancel a Chauffeur's Permit if the Officer in Charger determines that the applicant or holder:

(a) does not satisfy the eligibility requirements for a Chauffeur's Permit under this Bylaw;

(b) has not provided a complete and accurate application in accordance with this Bylaw; or

(c) because of the applicant's or holder's use of or dealing in intoxicants or narcotic drugs or any other reason, is unfit to act as a Chauffeur.

(2) If the Officer in Charge refuses an application for a Chauffeur's Permit, refuses an application to renew a Chauffeur's Permit, or suspends or cancels a Chauffeur's Permit, the Officer in Charge must within 24 hours after the refusal, suspension, or cancellation notify the applicant or holder in writing stating the grounds.

(3) A person may exercise their right of appeal to the Council of the City under section 36(7) of the *Motor Vehicle Act* by submitting an appeal request in writing to the City's corporate officer.

7. **Offence and Penalty**

(1) Every person who violates any provision of this Bylaw, or who suffers or permits any act or thing to be done in violation of any provision of this Bylaw, commits an offence and is liable upon summary conviction to pay a penalty of not more than $10,000.

(2) A separate offence shall be deemed to occur on each day that the offence occurs or continues.

8. **Severability**

(1) If any portion of this Bylaw is held invalid by a Court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.

~~9. **Schedules**~~

~~(1) Schedule "A" attached to this Bylaw forms part of this Bylaw.~~

~~10.~~9. **Repeal and Transition**

(1) Bylaw No. 988 is hereby repealed.

(2) A permit issued under Bylaw No. 988 that was valid immediately before the adoption of this Bylaw is deemed to be a Chauffeur's Permit under this Bylaw and is valid for one year from the date of adoption of this Bylaw.

READ A FIRST, SECOND AND THIRD time this twelfth day of December, 2016.

ADOPTED this sixteenth day of January, 2017.

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MAYOR

CORPORATE OFFICER

~~SCHEDULE A~~

~~To be placed on the inside of the vehicle in a prominent location that is visible to all passengers.~~

~~(Card size shall be 15.24 cm (6 inches) wide x 10.16 cm (4 inches) high.)~~

~~CHAUFFEUR PERMIT IDENTIFICATION CARD~~

~~FOR THE CITY OF LANGLEY~~

~~PHOTO ID~~

~~Driver Name and Signature~~

~~Chauffeur's Licence No.~~

~~Chauffeur Permit No.~~

~~Officer in Charge, Langley RCMP~~

~~Expiry Date~~ ~~Date~~

CITY OF LANGLEY

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Amendment to Highway and Traffic Regulation Bylaw 2871 to Change Definition of Heavy Truck**

File #: 5210.00

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

Doc #:

Date: August 10, 2018

RECOMMENDATION:

THAT amendments to Highway and Traffic Regulation Bylaw 2871 be considered for three readings and subsequent adoption.

PURPOSE:

The purpose of this report is to request Council to approve the attached amending bylaw to Highway and Traffic Regulation Bylaw 2817 for the main purpose of changing the definition of a heavy truck.

POLICY:

N/A

COMMENTS/ANALYSIS:

At its meeting held January 18, 2018 the Regional Transportation Advisory Committee (RTAC) unanimously endorsed two recommendations that would streamline and harmonize the movement of goods in the Metro Vancouver region as follows:

Langley City THE PLACE TO BE

1. Adopt a revised common definition of a heavy truck for the purpose of limiting through travel to designated truck routes as applicable, and by extension rescind the previous definition;
2. Harmonize heavy truck weights and dimension limits by adopting the BC Commercial Transport Regulations (CTR), as amended from time to time, by reference in municipal bylaws.

The current common definition of heavy truck, for the purpose of limiting travel to designated truck routes, is 'a motor vehicle with greater than 10,000 kg licenced gross vehicle weight'. This definition was endorsed in 2005 by the Major Roads and Transportation Advisory Committee and the Greater Vancouver Transportation Authority (GVTA), and was adopted by ten municipalities in Metro Vancouver, including the City of Langley. A vehicle that exceeds the prescribed weight is required to use designated truck routes. They are allowed to use non-designated municipal roads for local pick-up or delivery using the most direct route between the designated route and the points or origin or destination.

In 2013, the BC Trucking Association suggested that 11,794 Kg would be a more appropriate weight threshold for the common definition of a heavy truck because it aligns with an exemption from the record keeping requirements under BC's provincial hours of service regulations (Motor Vehicle Act Regulation 37.11.01), and the maximum gross vehicle weight rating (GVWR) of a Class 6 truck as defined by the US Federal Highway Administration. Although this is a US truck classification, it is understood that this is a widely recognized standard among heavy commercial vehicle manufacturers and the trucking industry throughout North America.

Furthermore, 11,794 kg is also a weight below which commercial vehicles are extended temporary registration in all provinces under the Canadian Agreement on Vehicle Registration (CAVR). Under CAVR, commercial vehicles up to a licenced gross vehicle weight (LGVW) of 11,794 kg can operate freely in other provinces on their home jurisdictions license plates for 90 days in a calendar year without having to be registered or licensed in each province.

A Class 6 truck which weighs less than 10,000 kg is also visually indistinguishable from a Class 6 truck up to 11,794 kg. The observable impact of adopting the revised common heavy truck definition is therefore expected to be minimal. Below is an example of this:

Adopting the new truck weight achieves the following objectives across the region:

- Improves the consistency and clarity of municipal bylaw requirements from an industry and enforcement perspective by aligning more closely with prevailing truck classifications, provincial regulations and national agreements.
- Ensures that municipal truck route bylaws treat comparable commercial vehicles the same
- Establishes a more uniform regulatory framework, consistent with the general objectives of the Regional Goods Movement Strategy.

Other minor amendments to the bylaw have also been made to correct the title of the Director of Engineering, Parks & Environment and an incorrect cross reference.

BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

Do not accept the heavy truck definition change.

Respectfully Submitted,

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

Attachment: Highway and Traffic Regulation Amending Bylaw 3087

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

_____
Francis Cheung, P. Eng.
Chief Administrative Officer

HIGHWAY AND TRAFFIC REGULATION BYLAW 2871, AMENDMENT BYLAW NO. 3, 2018 NO. 3087

A Bylaw to amend the Highway and Traffic Regulation Bylaw.

1. **Title**

(1) This bylaw shall be cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 3, 2018, No. 3087."

2. **Amendments**

(a) In Section 2. Definitions, in the definition of "Director of Engineering", by replacing the title, "Director of Engineering" with the title, "Director of Engineering, Parks & Environment" where it occurs in the definition;

(b) In Section 2. Definitions, in the definition of "Heavy Truck", by replacing the figure "10,000" with the figure "11,800";

(c) In Section 3. General Provisions, subsections (2), (3) and (4), by replacing the title, "Director of Engineering" with the title "Director of Engineering, Parks & Environment";

(d) In Section 5. Traffic Regulations, subsections (4), (6), (7), (8)(a)(ii), (8)(b), (8)(c), (9)(f), (11)(c) and (13), by replacing the title, "Director of Engineering" with the title "Director of Engineering, Parks & Environment";

(e) In Section 6. Parking and Stopping, subsection (6)(a)(i), in the phrase "Subject to section 6(a)(c)", by replacing the words, "(a)(c)" with the words "(b) & (c)";

(f) In Section 7. Extraordinary Traffic Control, subsections (1), (2)(b), (3)(a) and (5), by replacing the title, "Director of Engineering" with the title "Director of Engineering, Parks & Environment";

(g) In Section 8. Use of Highways, subsections (2) and (3)(a), by replacing the title, "Director of Engineering" with the title "Director of Engineering, Parks & Environment";

(h) In Section 9. Permits, subsections (2)(h), (2)(h)(i), (2)(h)(iii), (2)(i), (2)(i)(i), (2)(i)(iv)(A) and (2)(i)((v), by replacing the title, “Director of Engineering” with the title “Director of Engineering, Parks & Environment”;

(i) In Section 10 Recovery of Costs, subsection (1), by replacing the title, “Director of Engineering” with the title “Director of Engineering, Parks & Environment”;

(j) In Section 10 Recovery of Costs, subsection (3), in the phrase “giving at least seven days notice” by replacing the word, “days” with “days’”.

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

The Results People

4422 1st Street, Peachland, BC V0H 1X7 Canada

PHONE 250.767.6464 FAX 250.767.0051
TOLL FREE 1.888.843.4441 TOLL FREE FAX 1.800.730.9763

info@TNINetwork.com **www.TNINetwork.com**

July 17, 2018

City of Langley
20399 Douglas Cres
Langley, BC
V3A 4B3

Attention: City Council

RE: Request to conduct Door to Door Canvassing

Dear Sirs/Mesdames,

TNI The Network Inc is a professional fundraising company that employs representatives for the purpose of face-to-face fundraising. Our clients who have hired us to maximize their fundraising results and we pride ourselves on being an equal opportunity employer, with the highest degree of professionalism, ethics and industry standards.

All our field representatives have an identification badge with a photo and display the official logo of the client, in this case, Plan International Canada. They also carry the official material that explains the work of the organization they represent. They visit homes in residential areas, they look relaxed, respectful and are not invasive. They do not receive any commission or percentage of donations that are acquired, but in accordance with Imagine Canada and the Association of Fundraising Professionals (AFP), they are paid an hourly rate for the work they do. Our representatives will ensure that donors agree to make monthly donations to long-term, direct to our clients, and cannot accept cash or unique gifts

Plan International is one of the world's oldest and largest international development agencies, working in partnership with millions of people around the world to end global poverty. Not for profit, independent and inclusive of all faiths and cultures, Plan International strives for a just world that advances children's rights and equality for girls. **Because I am a Girl** is Plan International's global movement to transform power relations so that girls everywhere can learn, lead decide and thrive.

We are requesting permission to conduct Door to Door canvassing in Langley on behalf of our client for 3 weeks in 2018, Monday – Friday.

Thank you in advance for your consideration.

Sincerely,

Robyn Sweet
Account Manager