REGULAR COUNCIL MEETING
AGENDA

Monday, September 17, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the September 17, 2018 Regular Agenda

2. ADOPTION OF THE MINUTES

a. Special (Pre-Closed) Meeting Minutes from August 23, 2018 — 1

b. Special Meeting Minutes from August 23, 2018 — 3

3. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3078 - Zoning Amendment and Development Permit No. 13-18 — 9

Third reading of a bylaw to rezone the properties located at 19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue from RS1 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.

b. Bylaw 3081 - Zoning Amendment and Liquor Control and Licensing Act - New Manufacturer Brewery Lounge Licence Application — 41

Third reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 20555 56 Avenue from C1 Downtown Commercial Zone to CD64 - Comprehensive Development Zone to accommodate a microbrewery.

c. Bylaw 3082 - Zoning Amendment and Development Permit Application DP 14-18 — 69

Third reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5475, 5483 and 5493 Brydon Crescent from RS1 Single Family Residential Zone to CD65 - Comprehensive Development Zone to accommodate a 78 unit, five (5) storey condominium apartment development.

d. Bylaw 3083 - Discharge Land Use Contract No. 05-73 108

Third reading of a bylaw to discharge the Land Use Contract from 4538 204 Street to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

e. Bylaw 3084 - Discharge Land Use Contract No. 01-73 112

Third reading of a bylaw to discharge the Land Use Contract from 4945 205A to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – September 24, 2018
Regular Council Meeting – October 15, 2018

b. Metro Vancouver Update - Councillor Storteboom

c. Library Happenings - Councillor Martin

d. Langley City Video Spotlight "Preston GM" - Mayor Schaffer

5. BYLAWS

a. Bylaw 3085 - Chauffeur Permit and Regulation Bylaw Amendment 116

Final reading of a bylaw to amend the Chauffeur Permit and Regulation Bylaw.

b. Bylaw 3086 - Fees and Charges Bylaw Amendment 122

First, second and third reading of a bylaw to amend the Fees and Charges Bylaw. (various fees)

c. Bylaw 3087 - Highway and Traffic Regulation Bylaw Amendment 148

Final reading of a bylaw to amend the Highway and Traffic Regulation Bylaw.

d. Bylaw 3089 - Permissive Tax Exemption Bylaw 150

First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2019.

6. ADMINISTRATIVE REPORTS

a. OCP Amendment Bylaw No. 3088 - Public Consultation and Adoption Requirements 161

1. Bylaw 3088 - Official Community Plan Bylaw Amendment 164
First and second reading of a bylaw to amend the Official Community Plan Bylaw. (Old Yale Road Seniors District)

2. Bylaw 3067 - Zoning Amendment and Development Permit No. 07-18 174
First and second reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20964, 20974, 20980, 21016, 21024 Old Yale Road from RS1 Single Family Residential Zone and P2 Private Institutional / Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units.

b. Establishment of a Prosperity Fund 284

c. Out of Province Conference Request - Deputy Fire Chief 287

7. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

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1. Response from the Province of BC 299
Traffic Fine Revenue Sharing Agreement

c. New Business

8. ADJOURNMENT

MINUTES OF A SPECIAL (PRE-CLOSED)

COUNCIL MEETING

Thursday, August 23, 2018
4:30 p.m.
CKF Boardroom, Langley City Hall
20399 Douglas Crescent

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

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor van den Broek
SECONDED BY Councillor Albrecht

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:
(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

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

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

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

CARRIED

_____

MAYOR

_____

CORPORATE OFFICER

CITY OF LANGLEY

MINUTES OF A SPECIAL COUNCIL MEETING

Thursday, August 23, 2018
6:41 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
R. Beddow, Director of Development Services and Economic Development
K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

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

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the agenda for the August 23, 2018 Special Council Meeting be adopted as amended under the Bylaws section to correct the addresses for Bylaw 3077 which should read 19900 and 19910 Brydon Crescent.

CARRIED

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from July 9, 2018

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the minutes of the July 9, 2018 Regular Council Meeting be adopted as circulated.

CARRIED

b. Public Hearing Meeting Minutes from July 9, 2018

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the minutes of the July 9, 2018 Public Hearing Meeting be adopted as circulated

CARRIED

3. BYLAWS

a. Bylaw 3077 - Zoning Bylaw Amendment and Development Permit

First and second of a bylaw to rezone the properties located at 5423, 5433, 19900, 19910, 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.

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 154, 2018, No. 3077” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 154, 2018, No. 3077” be read a second time.

CARRIED

b. Bylaw 3078 - Zoning Bylaw Amendment and Development Permit

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

MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 155, 2018, No. 3078” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 155, 2018, No. 3078” be read a second time.

CARRIED

c. Bylaw 3081 - Zoning Bylaw Amendment

First and second of a bylaw to rezone the property located at 20555 56 Avenue from C1 Downtown Commercial Zone to CD64 - Comprehensive Development Zone to accommodate and regulate the development of a microbrewery use within downtown oriented commercial uses and facilities

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 156, 2018, No. 3081” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 156, 2018, No. 3081” be read a second time.

CARRIED

d. Bylaw 3082 - Zoning Bylaw Amendment and Development Permit

First and second reading of a bylaw to rezone the properties located at 5493, 5483, 5475 Brydon Crescent from RS1 Single Family Residential Zone to CD65 - Comprehensive Development Zone to accommodate a 78 unit, 5 storey apartment development

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 157, 2018, No. 3082” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 157, 2018, No. 3082” be read a second time.

CARRIED

Councillor van den Broek left the meeting at 6:47 pm.

e. Bylaw 3085 - Chauffeur Permit and Regulation Bylaw Amendment

First, second and third reading of a bylaw to amend the Chauffeur Permit and Regulation Bylaw with respect to chauffeur permit renewals and documentation requirements

MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

THAT the bylaw cited as “Chauffeur Permit and Regulation Bylaw, 2016, No. 3002, Amendment No. 1, 2018, No. 3085” be read a first time.

THAT the bylaw cited as “Chauffeur Permit and Regulation Bylaw, 2016, No. 3002, Amendment No. 1, 2018, No. 3085” be read a second time.

THAT the bylaw cited as “Chauffeur Permit and Regulation Bylaw, 2016, No. 3002, Amendment No. 1, 2018, No. 3085” be read a third time.

CARRIED

Councillor van den Broek returned to the meeting at 6:48 pm.

4. ADMINISTRATIVE REPORTS

a. Amendment to Highway and Traffic Regulation Bylaw 2871 to Change Definition of Heavy Truck

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT amendments to Highway and Traffic Regulation Bylaw 2871 be considered for three readings and subsequent adoption.

CARRIED

1. Bylaw No. 3087

First, second and third reading of a bylaw to amend the Highway and Traffic Regulation Bylaw to change the definition of Heavy Truck

MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 3, 2018, No. 3087” be read a first time.

THAT the bylaw cited as “Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 3, 2018, No. 3087” be read a second time.

THAT the bylaw cited as “Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 3, 2018, No. 3087” be read a third time.

CARRIED

5. NEW AND UNFINISHED BUSINESS

a. Motions / Notices of Motion

1. TNI The Network Inc

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

The City's current Canvassing Policy was distributed on-table, together with a letter from Plan International.

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT TNI The Network be permitted to conduct door to door canvassing in the City of Langley for Plan International for up to three (3) weeks in the 2018 calendar year.

CARRIED

b. New Business

6. ADJOURNMENT

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT the meeting adjourn at 6:49 pm.

CARRIED

_____

MAYOR

_____

CORPORATE OFFICER

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 twenty third day of August, 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

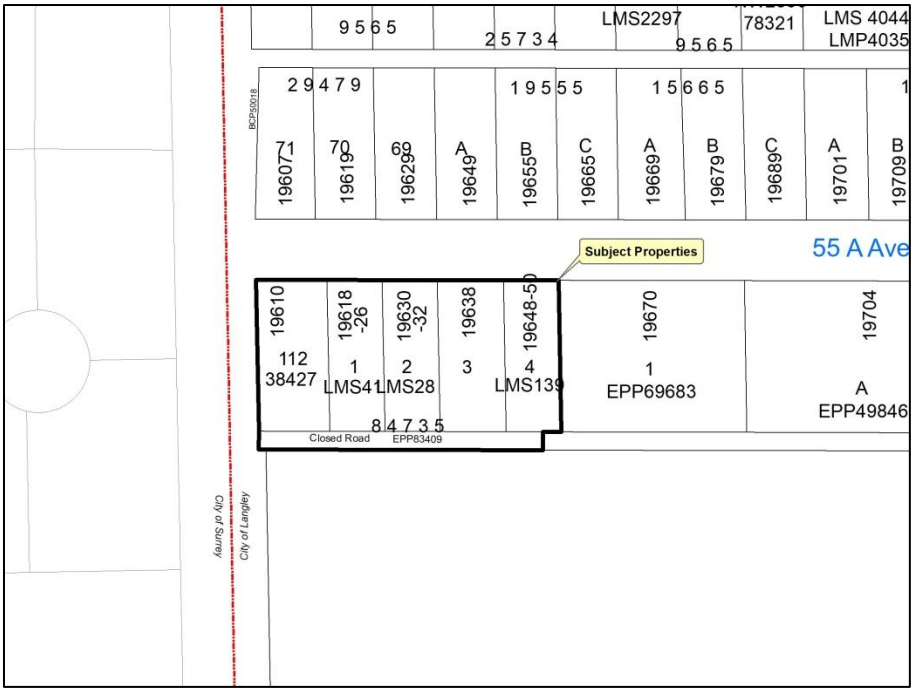
REZONING APPLICATION RZ 11-18
DEVELOPMENT PERMIT APPLICATION DP 13-18

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) The developer is responsible for the following work which shall be designed and approved 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. 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

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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 :

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RICHMOND , B.C. V6V 2K3
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ARCHITECT :

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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,
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TEL : 604 297 0011

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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:
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

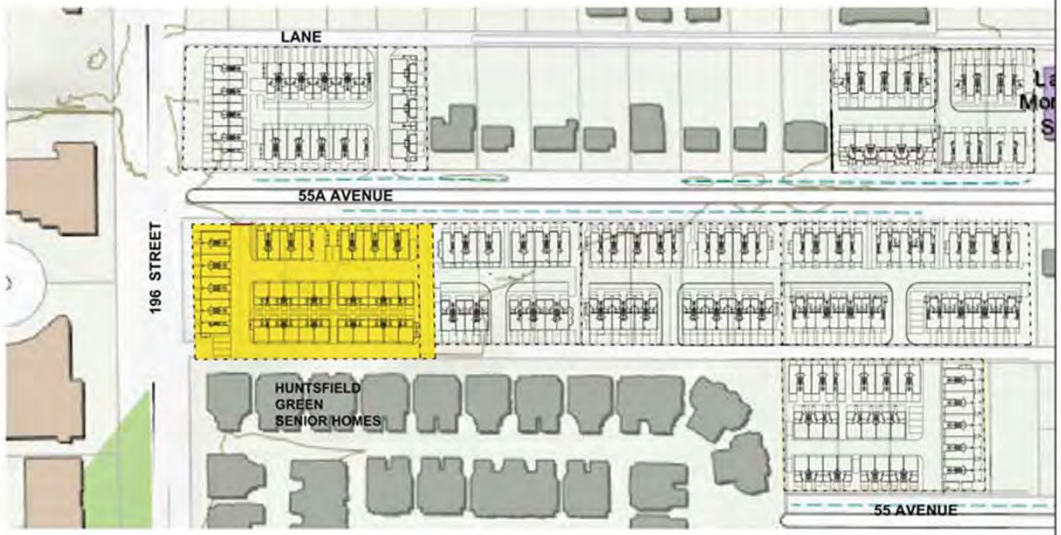
NO. OF UNITS : 41

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

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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

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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

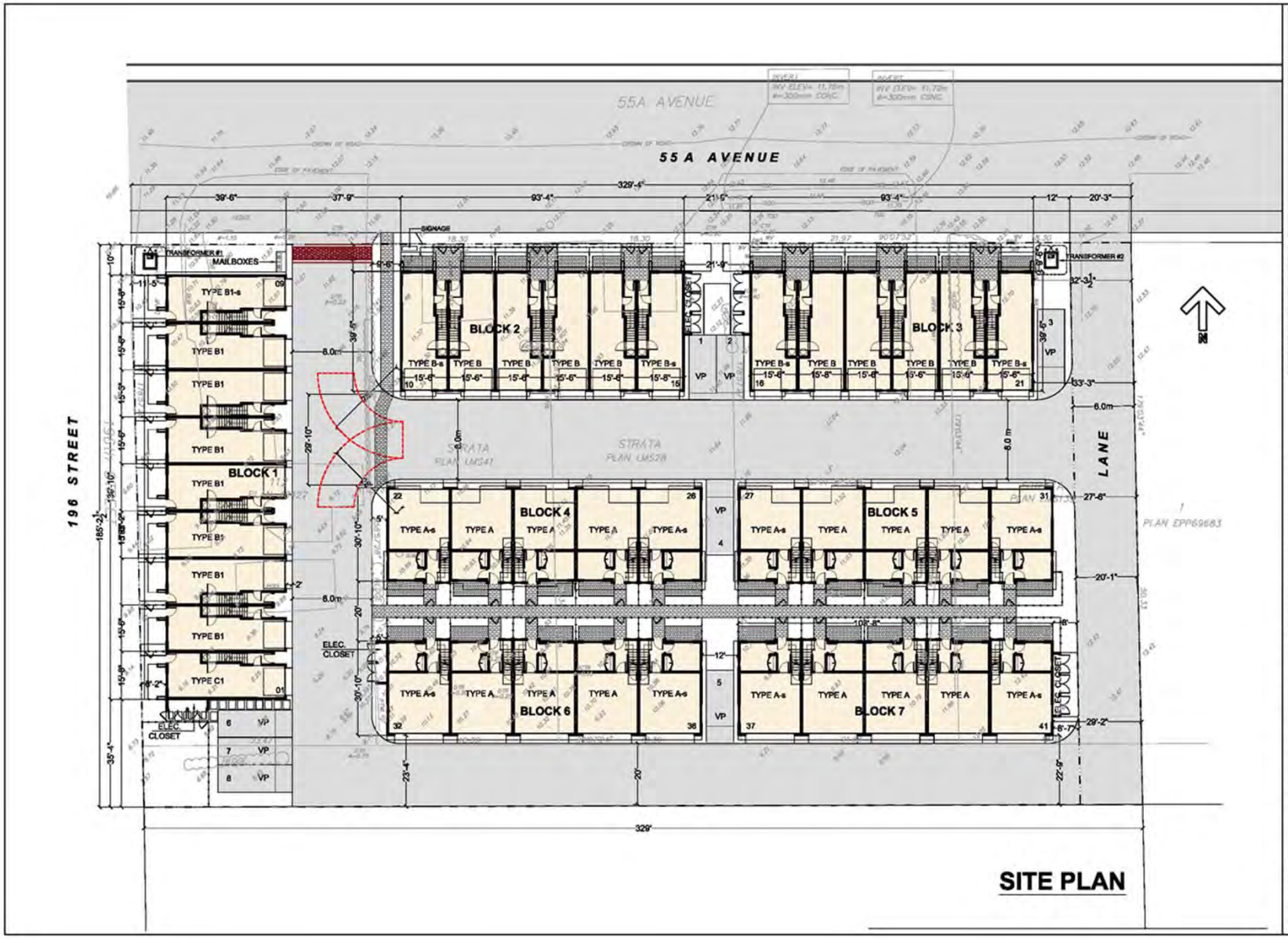
FOR:

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

DRAWING TITLE:

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

PROJECT TITLE:

41 UNIT TOWNHOUSE DEVELOPMENT
19510-19548
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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NO.	DATE	REVISION / ISSUED
1	07-06-18	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:

COLOURED ELEVATIONS

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

PERSPECTIVE OF ROOF TOP PATIO

SECTION THROUGH FLOORS

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION / ISSUED
1	07-09-15	ISSUED FOR APC MEETING

PROJECT TITLE:
41 UNIT TOWNHOUSE DEVELOPMENT
19810-19848
55A AVENUE, LANGLEY

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

DRAWING TITLE:
ROOF PATIO - SECTION THROUGH FLOORS

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.5a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1609	

\\RASERVER\data\PROJECTS\1960.0 to 1964B.5_lots\ 55A Langley Dennis\4-Export\City\8-Sep 12-18\A-1.5a Renderings.dwg, 27/09/2018 9:43:00 AM

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.

#130-1000 ROOSEVELT CRESCENT
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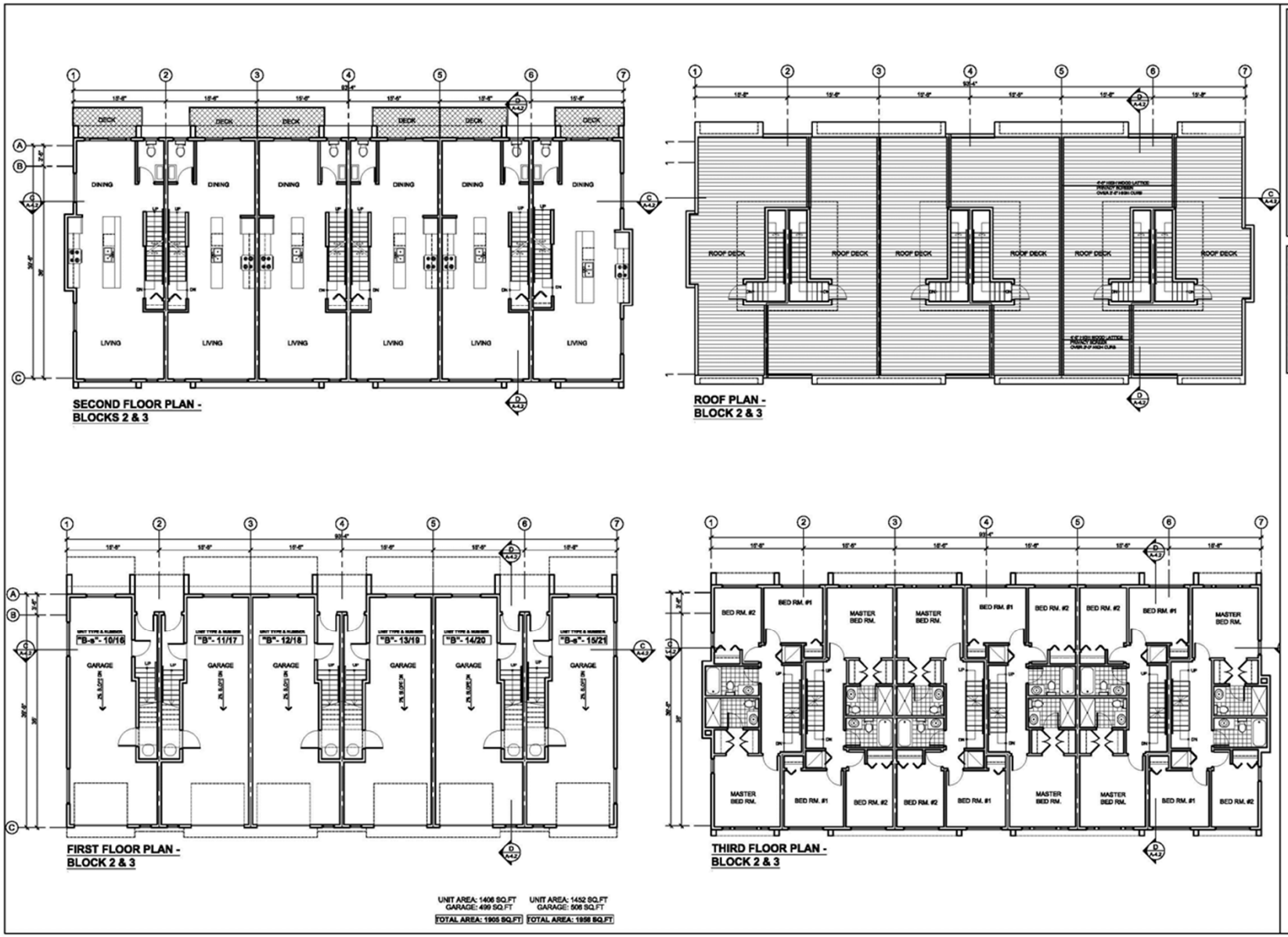
NO.	DATE	REVISION / ISSUED
1	07-09-18	ISSUED FOR APC MEETING

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:
EXTERIOR FINISH

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



F. ADAB ARCHITECTS INC.

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E-MAIL: info@muttjordefab.com

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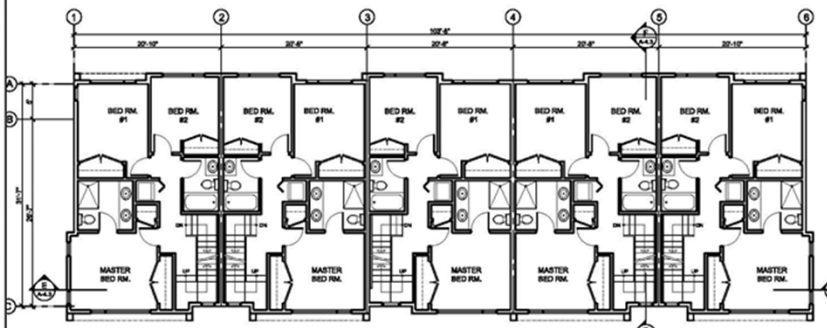
NO.	DATE	REVISION / ISSUED
1	07-09-19	ISSUED FOR APC MEETING

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

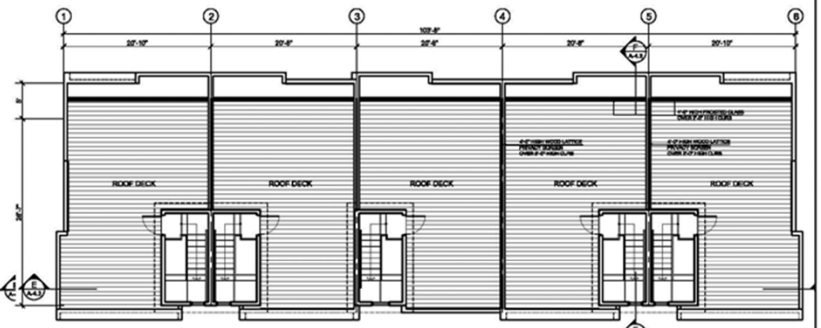
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BLOCKS 2 & 3
FLOOR PLANS

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

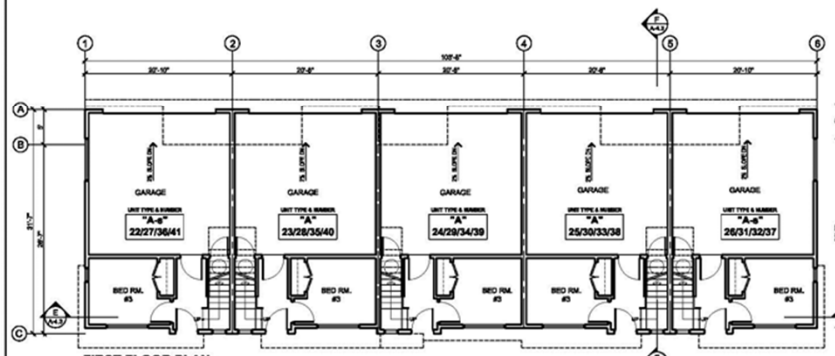


THIRD FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7

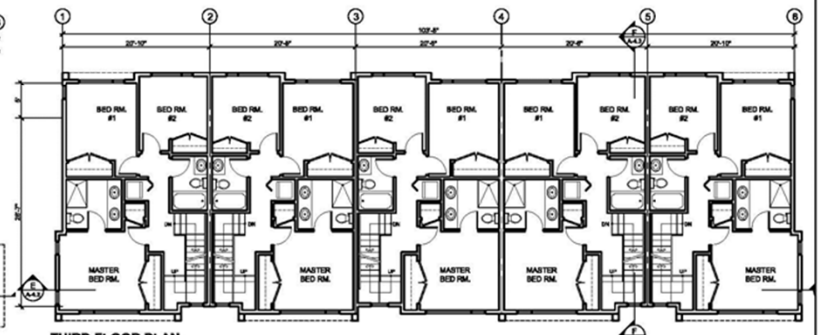


ROOF PLAN - BLOCKS 4 - 5 - 6 - 7

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



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



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

F. ADAB ARCHITECTS INC.

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

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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 constract.

NO.	DATE	REVISION / ISSUED
1	07-09-19	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. FLOOR PLANS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-2.3
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.

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NO.	DATE	REVISION / ISSUED
1	07-09-19	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.MAY.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**

PATIO DETAIL 1:20

BUXUS

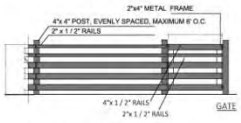
PENNISETUM

ACER CAPILLIPES

STYRAX

PLANTING PALLETE

CORNUS



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**
3/8"=1'-0"

PAVER COLOURS

ROUNDED PEBBLES IN GAPS

CHARCOAL-RANDOM-20%

GRAY- FIELD

ENGINEERED BASE WITH GRAVEL AT VISITOR PARKING

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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.MAY.02	TO CPTED REVIEW	FC
1	18.JUN.27	NEW SITE PLAN ISSUE TO ARCH	FC

CLIENT:

LEONE HOMES

PROJECT:

RESIDENTIAL DEVELOPMENT

55A AVENUE
LANGLEY, BC

With F. Adab Architects

DRAWING TITLE:

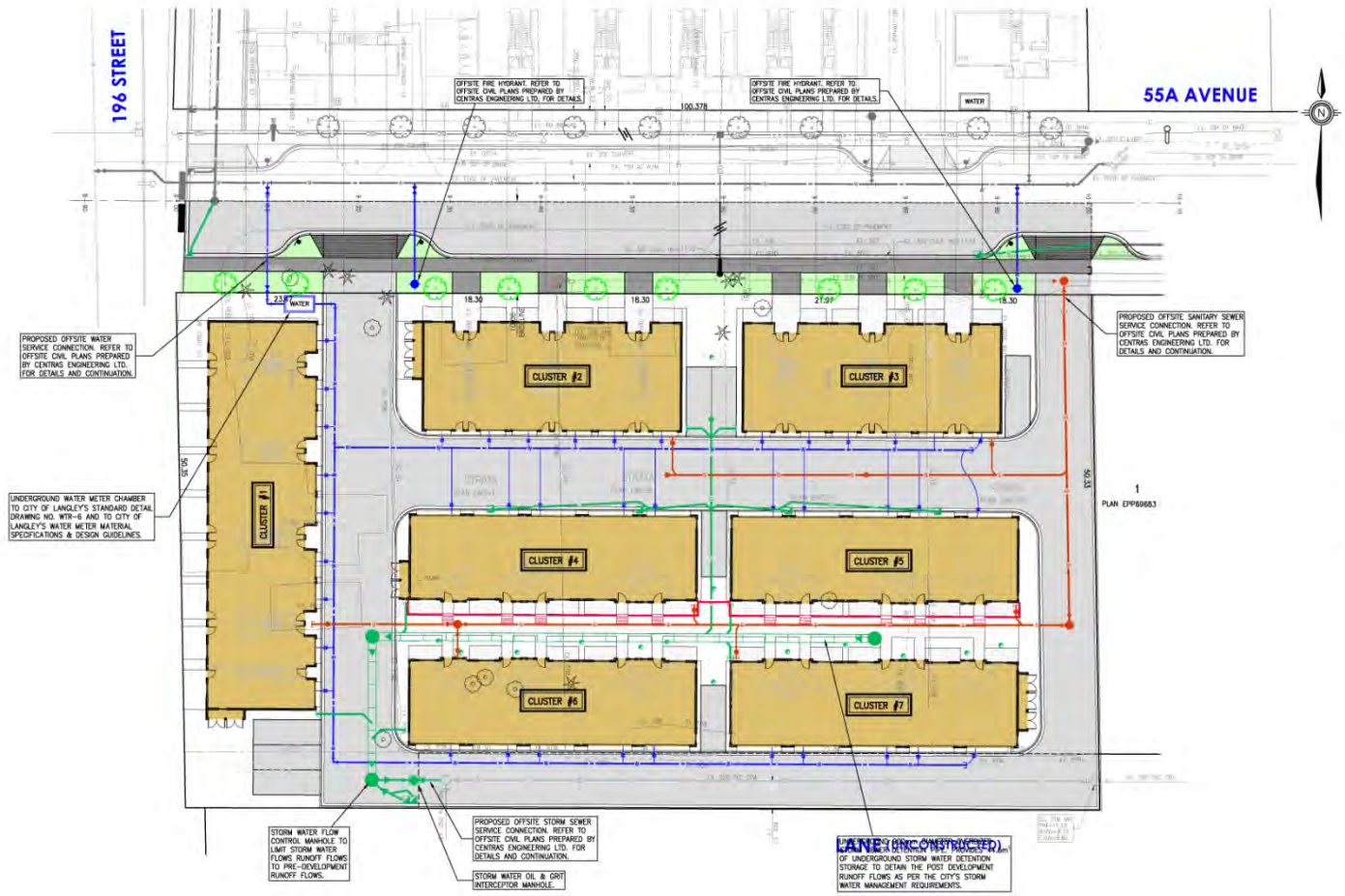
LANDSCAPE DETAILS

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

DRAWING NUMBER: **L3** OF 3

18106-3.ZIP

PMG PROJECT NUMBER: **18-106**



GENERAL NOTES

1. ALL ONSITE CIVIL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH COLUMBIA'S BUILDING CODES AND PLUMBING CODES, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) PLATINUM EDITION, THE CITY OF LANGLEY'S DESIGN CRITERIA MANUAL, THE CITY OF LANGLEY'S STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS) AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICIES, UNLESS NOTED OTHERWISE.
2. ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON AS-CONSTRUCTED RECORDS PROVIDED BY THE CITY OF LANGLEY AND BC ONE CALL. PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS, THE CONTRACTOR SHALL EXPOSE AND VERIFY INVERTS, LOCATIONS, MATERIAL TYPES AND SIZES OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT PROPOSED TIE-IN AND CROSSING POINTS AND SHALL ADVISE CENTRAS ENGINEERING LTD. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS, OFFSETS, SIZES AND ELEVATIONS ARE IN METRIC AND TO GEODETIC DATUM, UNLESS NOTED OTHERWISE.
4. A DEMOLITION PERMIT, TREE CUTTING PERMIT AND AN EROSION & SEDIMENT CONTROL PERMIT SHALL BE OBTAINED FROM THE CITY OF LANGLEY PRIOR TO ANY WORKS COMMENCING ONSITE.
5. TEMPORARY TREE PROTECTION BARRIER FENCES SHALL BE CONSTRUCTED AND INSPECTED BY THE CITY OF LANGLEY'S PARKS DEPARTMENT AS PER THE LOCATIONS AND INSTRUCTIONS IN THE ARBORIST REPORT AND LANDSCAPING DRAWINGS PRIOR TO ANY WORKS COMMENCING ONSITE.
6. ALL EXISTING BUILDINGS, SHEDS, FOUNDATIONS, SEPTIC SYSTEMS, DRIVEWAYS, FENCES, TREES, SHRUBS, ETC. LOCATED ONSITE SHALL BE REMOVED AND DISPOSED OFFSITE AS DIRECTED BY THE PROPERTY OWNER.
7. A PLUMBING PERMIT AND ALL OTHER APPLICABLE APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO ANY UNDERGROUND CIVIL WORKS COMMENCING ONSITE. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMIT FEES FOR OBTAINING THE REQUIRED PERMITS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING ONSITE WITH CENTRAS ENGINEERING LTD. TO REVIEW AND DISCUSS THE CIVIL DESIGN DRAWINGS, CONSTRUCTION METHODS, GENERAL COORDINATION BETWEEN TRADES, TIMING, SITE REVIEWS, TESTING PROCEDURES, TESTING RESULTS, ETC.
9. ALL CONSTRUCTION WORKS SHALL BE COMPLETED IN SUCH A MANNER SO AS TO PREVENT THE RELEASE OF ANY CONSTRUCTION WATER, SILT, CONCRETE LEACHATE AND ANY OTHER DELETERIOUS SUBSTANCES SHALL BE DISPOSED OF OR PLACED IN SUCH A MANNER AS TO PREVENT IT'S ENTRY INTO ANY STORM SEWER SYSTEM, WATER COURSE, RAVINE OR RESTRICTIVE COVENANT AREA.
10. THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR SWEEPING OF THE EXISTING ROADWAYS SURROUNDING THE CONSTRUCTION SITE FREE OF ANY DIRT AND SEDIMENT CAUSED BY CONSTRUCTION ACTIVITY ON A DAILY BASIS.
11. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT MMCD AND CITY OF LANGLEY'S STANDARDS AND TO THE SATISFACTION OF CENTRAS ENGINEERING LTD.
12. ALL NEW ONSITE ELECTRICAL AND TELECOMMUNICATIONS SERVICES AND CONNECTIONS SHALL BE LOCATED UNDERGROUND. REFER TO THE ELECTRICAL SITE PLAN AND BC HYDRO DRAWINGS FOR DETAILS.
13. ALL WORKS CONSTRUCTED BY THE CIVIL CONTRACTOR SHALL BE SITE REVIEWED BY CENTRAS ENGINEERING LTD AND THE CITY OF LANGLEY PRIOR TO ANY BACKFILLING. FAILURE TO DO SO MAY RESULT IN THE CIVIL CONTRACTOR EXPOSING SUCH WORKS AND SERVICES FOR VISUAL SITE REVIEW AT THE CIVIL CONTRACTOR'S EXPENSE.
14. ANY DAMAGE TO EXISTING SURVEY POSTS AND/OR MONUMENTS (DESTROYED OR DAMAGED DURING CONSTRUCTION) SHALL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
15. 48 HOURS NOTICE SHALL BE PROVIDED BY THE DEVELOPER'S CIVIL CONTRACTOR TO CENTRAS ENGINEERING LTD. AND THE CITY OF LANGLEY'S PLUMBING INSPECTOR PRIOR TO INITIAL CONSTRUCTION COMMENCEMENT.
16. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR BUILDINGS, ROADS AND SITE LAYOUT. REPORT ANY DISCREPANCIES TO CENTRAS ENGINEERING LTD. IMMEDIATELY. DO NOT LAY OUT BUILDINGS AND SITE FEATURES FROM CENTRAS ENGINEERING LTD.'S CIVIL DRAWINGS.
17. THE CONTRACTOR SHALL COMPLY WITH ALL THE ARBORIST RECOMMENDATIONS IN THE ARBORIST REPORT. THE CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
18. UPON SUBSTANTIAL CONSTRUCTION COMPLETION, THE CIVIL CONTRACTOR'S SURVEYOR (B.C.L.S. OR P.ENG.) SHALL SUBMIT TO CENTRAS ENGINEERING LTD. AS-BUILT SURVEY INFORMATION FOR THE PROPOSED WORKS AND SERVICES SHOWN ON THE SITE GRADING PLAN AND THE SITE SERVICES PLANS PREPARED BY CENTRAS ENGINEERING LTD. FOR REVIEW.

KEY PLAN LEGEND

- EXISTING GROUND SURFACE CONTOUR ELEVATION
- EXISTING GROUND SURFACE ELEVATION
- EXISTING TREE TO BE REMOVED AS DIRECTED BY THE PROJECT ARBORIST
- EXISTING TREE TO BE RETAINED AS DIRECTED BY THE PROJECT ARBORIST
- TEMPORARY TREE PROTECTION BARRIER FENCING BY DEVELOPER
- ASPHALT PAVEMENT
- OVERLAND DRAINAGE SWALE
- SANITARY SEWER
- STORM SEWER
- CAP
- STORM SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER CLEANOUT
- CATCH BASIN
- LAWN DRAIN
- STORM WATER OIL & GRIT INTERCEPTOR
- UNDERGROUND STORM WATER DETENTION TANK (BRENTWOOD SYSTEM)
- DOMESTIC WATER LINE
- FIRE LINE
- GATE VALVE
- REDUCER
- FIRE HYDRANT
- WATER — UNDERGROUND WATER METER CHAMBER

NOT FOR CONSTRUCTION

0m 5m 10m 15m 20m 25m

SCALE: 1:250

BENCHMARK: ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER:
LOCATED AT:
AND HAVING ELEVATION OF:

LEGAL: LOT 112 OF PLAN 38427, LOT 2 OF STRATA PLAN LMS41, LOT 2 OF STRATA PLAN LMS28, LOT 3 PLAN 84735 & LOT 1 OF STRATA PLAN LMS139, ALL SEC 3, TP 8 NWD

No.	REVISIONS / SUBMISSIONS	DATE
0	ISSUED FOR BUILDING PERMIT	2018

CLIENT
LEONE HOMES INC.
#238 - 13986 CAMBIE ROAD
RICHMOND, BC V6V 2K3
PHONE: 604-720-0377

ENGINEER-OF-RECORD
CENTRAS Engineering Ltd
CROYDON BUSINESS CENTRE
#216-2630 CROYDON DRIVE
SURREY, BC V3S 6T3
PH: 604-782-6927 EMAIL: info@centras.ca

PROJECT NAME
41 UNIT
TOWNHOUSE DEVELOPMENT

PROJECT SITE ADDRESS
19610/19618-28/19630-32/19638/19648-50
55A AVENUE, LANGLEY, BC

ENGINEER'S SEAL
August 20, 2018

CITY OF LANGLEY
KEY PLAN

DESIGN:	CEL	DRAWING NUMBER	18028-C2
DRAWN:	CEL		
CHECKED:	CEL	HOR. SCALE	1:250
ENGINEER:	CEL	VER. SCALE	REV. 0

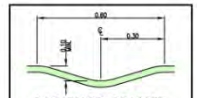
DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

SITE GRADING NOTES

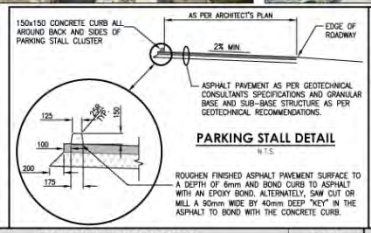
1. ALL ONSITE CIVIL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH COLUMBIA'S BUILDING CODES AND PLUMBING CODES, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) PLATINUM EDITION, THE CITY OF LANGLEY'S DESIGN CRITERIA MANUAL, THE CITY OF LANGLEY'S STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS) AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICIES, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS, OFFSETS, SIZES AND ELEVATIONS ARE METRIC AND TO GEODETIC DATUM, UNLESS NOTED OTHERWISE.
3. ALL ROAD ELEVATIONS ARE FINISHED SURFACE PAVEMENT AND FINISHED SURFACE GUTTER LINE ELEVATIONS.
4. CHANGES IN GRADE LINES SHALL BE FORMED BY SMOOTH CURVES.
5. ADJUST ALL EXISTING AND PROPOSED RIMS, I.C.'s AND COVERS FLUSH WITH FINISHED SURFACE GRADES (UNLESS NOTED OTHERWISE).
6. TIE-IN ALL PROPOSED SURFACE WORKS TO EXISTING SURFACE WORKS WITH A SMOOTH TRANSITION.
7. FINISHED GUTTER LINE ELEVATIONS SHALL BE INSTALLED WITHIN A VERTICAL AND HORIZONTAL TOLERANCE OF 10mm OR THEY ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL CONCRETE PARKING CURBS (AS PER DETAIL ON THIS SHEET) THAT CONNECT TO A ROADWAY ROLLOVER CURB & GUTTER SHALL BE ADJUSTED TO PROVIDE A SMOOTH FLARED TRANSITION.
9. EXISTING SUB-GRADE SHALL BE PREPARED AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF IMPORTED SUB-BASE AND BASE MATERIALS. SUB-BASE AND BASE MATERIALS SHALL BE INSTALLED AND COMPACTED AS PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING ASPHALT PAVING.
10. ALL LOOSE AND/OR ORGANIC MATERIAL WITHIN THE ROADWAY SHALL BE OVER EXCAVATED AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND SHALL BE REPLACED WITH APPROVED ENGINEERED FILL AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVAL.
11. REFER TO THE GEOTECHNICAL REPORT AND MMCD SECTION 32 12 16 FOR HOT-MIX ASPHALT PAVEMENT RECOMMENDATIONS SUCH AS MIX DESIGN AND MINIMUM FINISHED PAVEMENT THICKNESS.
12. SURFACE WATER PONDING IS NOT PERMITTED AND IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
13. IF REQUIRED, ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO MMCD STANDARD DRAWING NUMBER G5 AND TO CURRENT CITY OF LANGLEY'S STANDARDS.
14. REFER TO LANDSCAPE DRAWINGS FOR ROAD PAVER AND DECORATIVE PAVING DETAILS AND SPECIFICATIONS. PAVERS SHALL MEET H20 TRAFFIC LOADING SPECIFICATIONS.
15. REFER TO ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR DETAILED GRADING AROUND BUILDINGS AND LANDSCAPE AREAS.
16. PRIOR TO INSTALLATION OF CONCRETE CURBS & GUTTERS AND HOT-MIX ASPHALT PAVING, THE CONTRACTOR SHALL OBTAIN WRITTEN SIGN OFF APPROVAL FROM THE ELECTRICAL CONSULTANT AND BC HYDRO THAT ALL THE UNDERGROUND ELECTRICAL AND TELECOMMUNICATIONS SERVICES HAVE BEEN INSTALLED AND ARE ACCEPTABLE TO THE ELECTRICAL CONSULTANT AND BC HYDRO.
17. THE DEVELOPER SHALL EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER FOR FIELD REVIEWS AND CERTIFICATIONS RELATED TO STRIPPING DEPTHS, SUB-GRADE EXCAVATION, SUB-GRADE PREPARATION, ENGINEERED FILL, BACKFILL MATERIALS WITHIN TRENCHES, SHORING, ROAD STRUCTURE MATERIALS, COMPACTION, ASPHALT MIX DESIGN, ASPHALT CORE TESTING, ASPHALT COMPACTION TESTING, ETC.
18. PRIOR TO PLACEMENT OF CONCRETE CURBS & GUTTERS, THE CONTRACTOR SHALL PERFORM A PROOF ROLL TEST IN ACCORDANCE WITH MMCD SECTION 32 11 16.1, CLAUSE 3.5 ALONG ALL CURB & GUTTER LINES IN THE PRESENCE OF THE DEVELOPER'S GEOTECHNICAL INSPECTOR.
19. AFTER PLACEMENT OF HOT-MIX ASPHALT PAVING, THE DEVELOPER'S CIVIL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER'S GEOTECHNICAL ENGINEER AND SHALL PROVIDE ASPHALT CORE TEST RESULTS APPROXIMATELY EVERY 50 METRES OF ROADWAY AS DIRECTED THE DEVELOPER'S GEOTECHNICAL ENGINEER.

SITE GRADING LEGEND

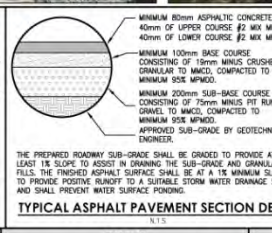
- EXISTING GROUND SURFACE ELEVATION
- EXISTING GROUND SURFACE CONTOUR ELEVATION
- ASPHALT PAVEMENT SURFACE AS PER THE GEOTECHNICAL CONSULTANT'S REQUIREMENTS
- PROPOSED CONCRETE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS.
- PROPOSED DECORATIVE PAVERS TO LANDSCAPE, ARCHITECTURAL AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
- PROPOSED EXTENT OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- APPROXIMATE EXTENT OF RETAINING WALL.
- 10.05 EXISTING GROUND SURFACE ELEVATION
- 10.83 FINISHED SURFACE ELEVATION
- 11.90 FINISHED TOP OF RETAINING WALL ELEVATION
- 10.64 MEET EXISTING GROUND SURFACE ELEVATION
- OVERLAND SURFACE SWALE. REFER TO SWALE DETAIL ON THIS DRAWING.
- OVERLAND SURFACE FLOW DIRECTION
- 6% FINISHED DRIVEWAY SLOPE
- G.F.E. 11.67 FINISHED GROUND FLOOR ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- G.D.E. 11.35 FINISHED GARAGE DOOR ELEVATION (TOP OF CONCRETE GARAGE DOOR SLAB ELEVATION AT INTERFACE WITH DRIVEWAY). REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- CATCH BASIN
- LAWN DRAIN



BACKYARD GRASSED SURFACE SWALE DETAIL (BY HOME BUILDER)
N.T.S.

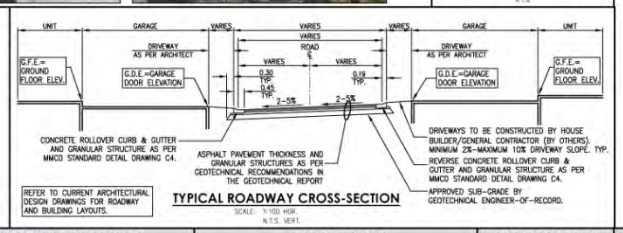


PARKING STALL DETAIL
N.T.S.



THE PREPARED ROADWAY SUB-GRADE SHALL BE GRADED TO PROVIDE AT LEAST 1% SLOPE TO ASSIST IN DRAINING THE SUB-GRADE AND GRANULAR FILLS. THE FINISHED ASPHALT SURFACE SHALL BE AT A 1% MINIMUM SLOPE TO PROVIDE POSITIVE RUNOFF TO A SUITABLE STORM WATER DRAINAGE SYSTEM AND SHALL PREVENT WATER SURFACE PONDING.

TYPICAL ASPHALT PAVEMENT SECTION DETAIL
N.T.S.



REFER TO CURRENT ARCHITECTURAL DESIGN DRAWINGS FOR ROADWAY AND BUILDING LAYOUTS.

TYPICAL ROADWAY CROSS-SECTION
SCALE: 1:100 HOR. N.T.S. VERT.

NOT FOR CONSTRUCTION

0m 5m 10m 15m 20m 25m
SCALE: 1:250

BENCHMARK: ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER:
LOCATED AT:
AND HAVING ELEVATION OF:

LEGAL: LOT 112 OF PLAN 38427, LOT 2 OF STRATA PLAN LMS41, LOT 2 OF STRATA PLAN LMS28, LOT 3 PLAN 84735 & LOT 1 OF STRATA PLAN LMS139, ALL SEC 3, TP 8 NWD

No.	REVISIONS / SUBMISSIONS	DATE
A	ISSUED FOR BUILDING PERMIT	2018

CLIENT: LEONE HOMES INC. #238 - 13986 CAMBIE ROAD RICHMOND, BC V6V 2K3 PHONE: 604-720-0377

ENGINEER-OF-RECORD: CENTRAS Engineering Ltd. CROYDON BUSINESS CENTRE #216-2630 CROYDON DRIVE SURREY, BC V3S 6T3 PH: 604-782-6927 EMAIL: info@centras.ca

PROJECT NAME: 41 UNIT TOWNHOUSE DEVELOPMENT

PROJECT SITE ADDRESS: 19610/19618-28/19630-32/19638/19648-50 55A AVENUE, LANGLEY, BC

ENGINEER'S SEAL: August 20, 2018

CITY OF LANGLEY

SITE GRADING PLAN

DESIGN:	CEL	DRAWING NUMBER	18028-C3
DRAWN:	CEL		
CHECKED:	CEL	HOR. SCALE	1:250
ENGINEER:	CEL	VER. SCALE	REV. 0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

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 twenty third day of August , 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.

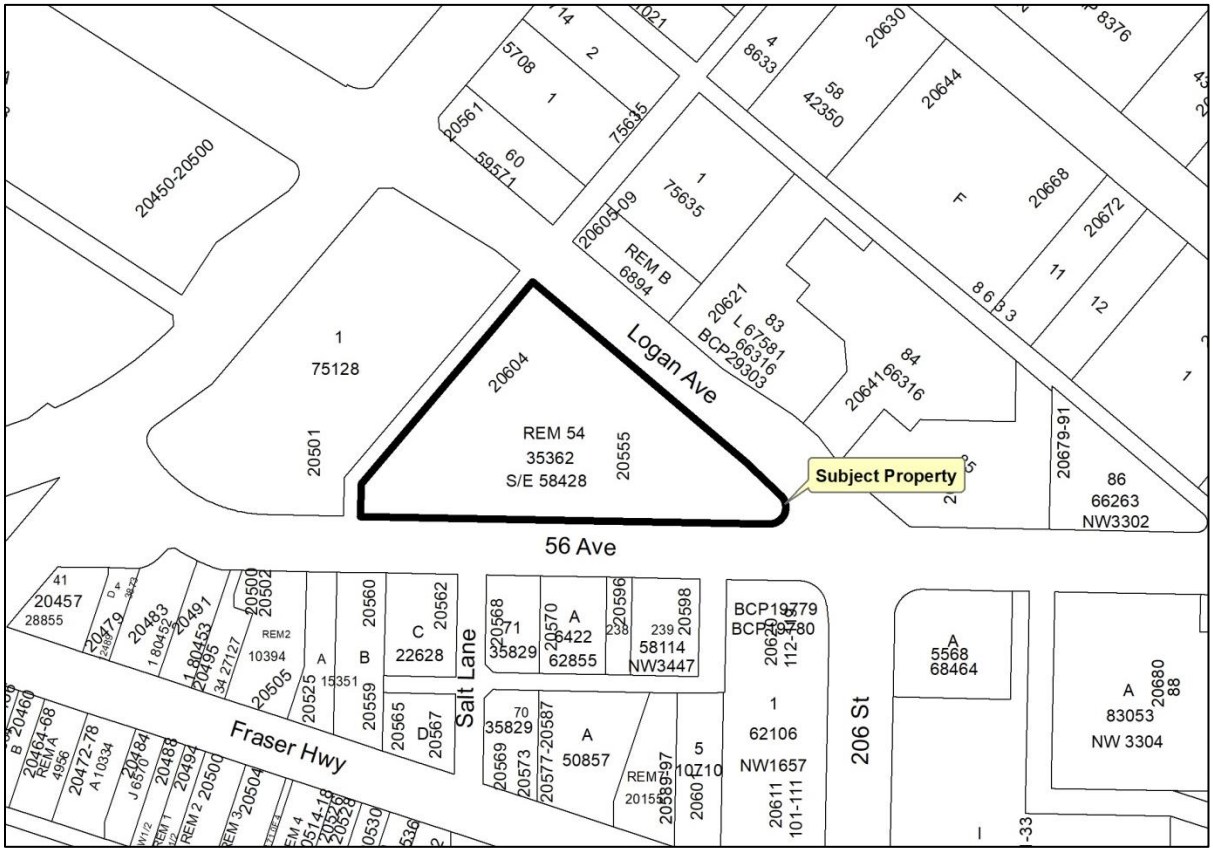
_____
MAYOR

_____
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

FARM COUNTRY BREWING

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

Our Story

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.

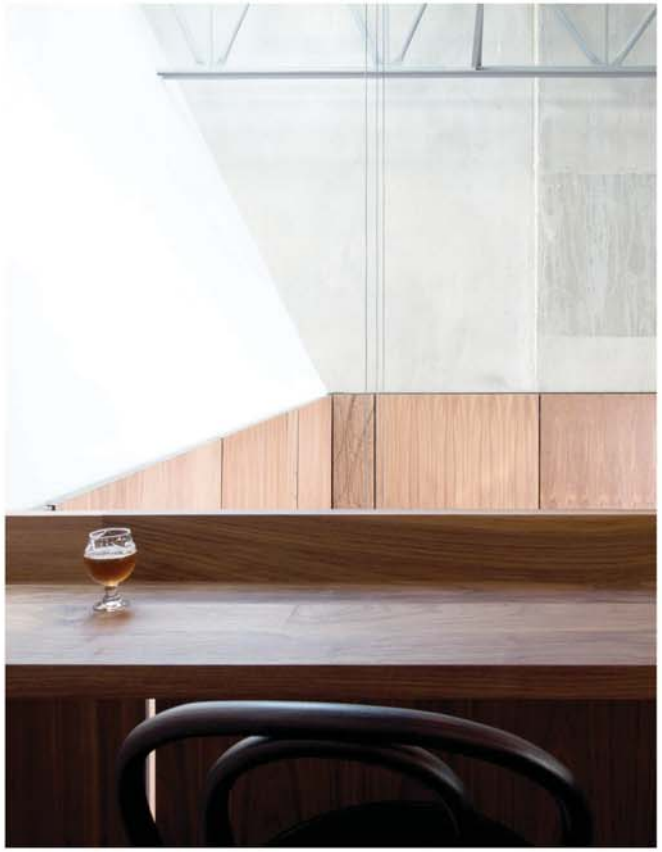
Our Brewing Style

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!

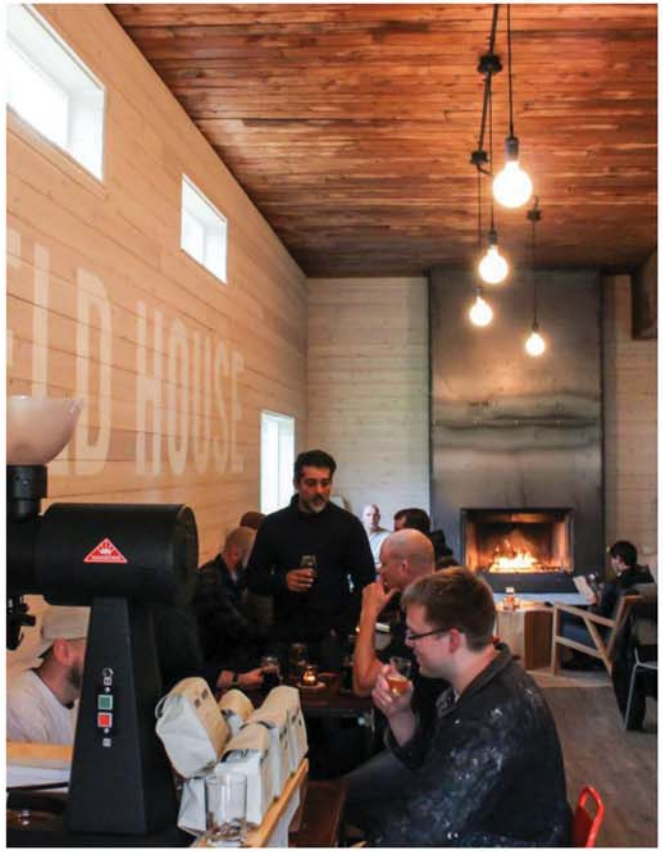
Breweries

Brassneck Brewery

Dageraad Brewery



Field House Brewery



FARM COUNTRY BREWING

#5 - 20555 56th Avenue
Langley BC

SIMCIC + UHRICH ARCHITECTS

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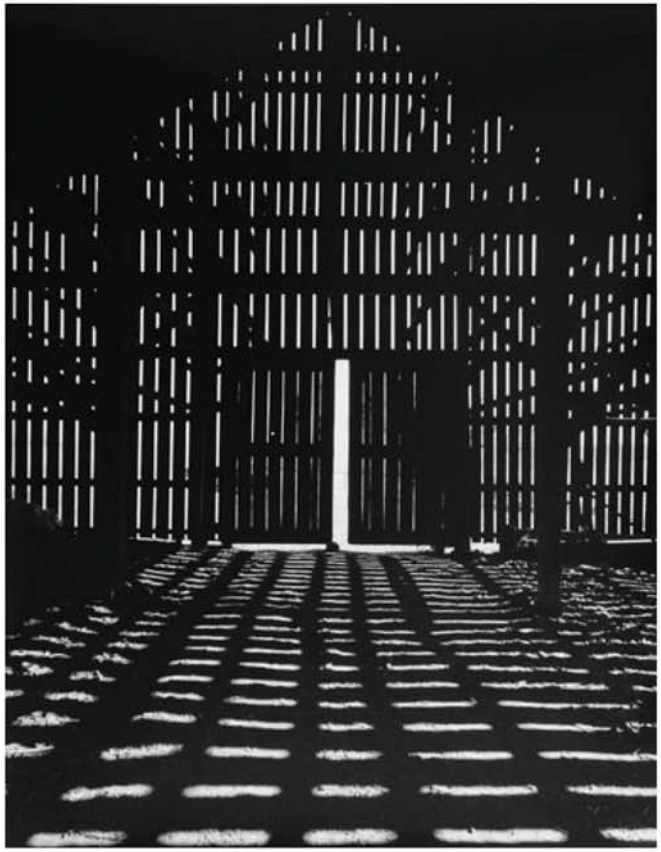
Design Concept



Exterior

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.

Design Concept

Interior

The 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.

Branding Concept

Colour Palette

- New Holland Blue
- John Deere Green
- Massey Ferguson Red
- Minneapolis Moline Yellow

FARM COUNTRY BREWING

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Site Plan

Hours of Operation

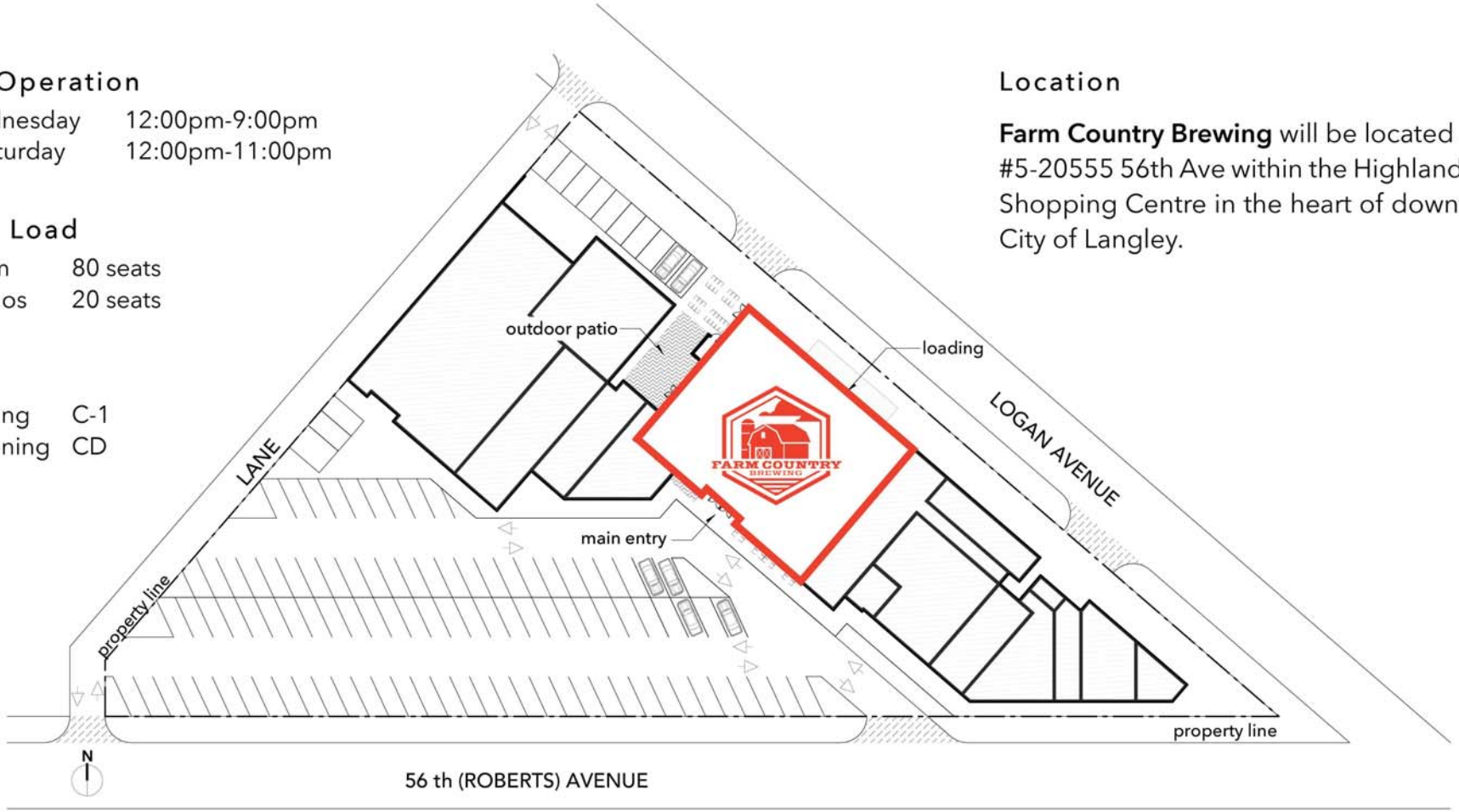
Sunday-Wednesday	12:00pm-9:00pm
Thursday-Saturday	12:00pm-11:00pm

Occupant Load

Tasting Room	80 seats
Outdoor Patios	20 seats

Zoning

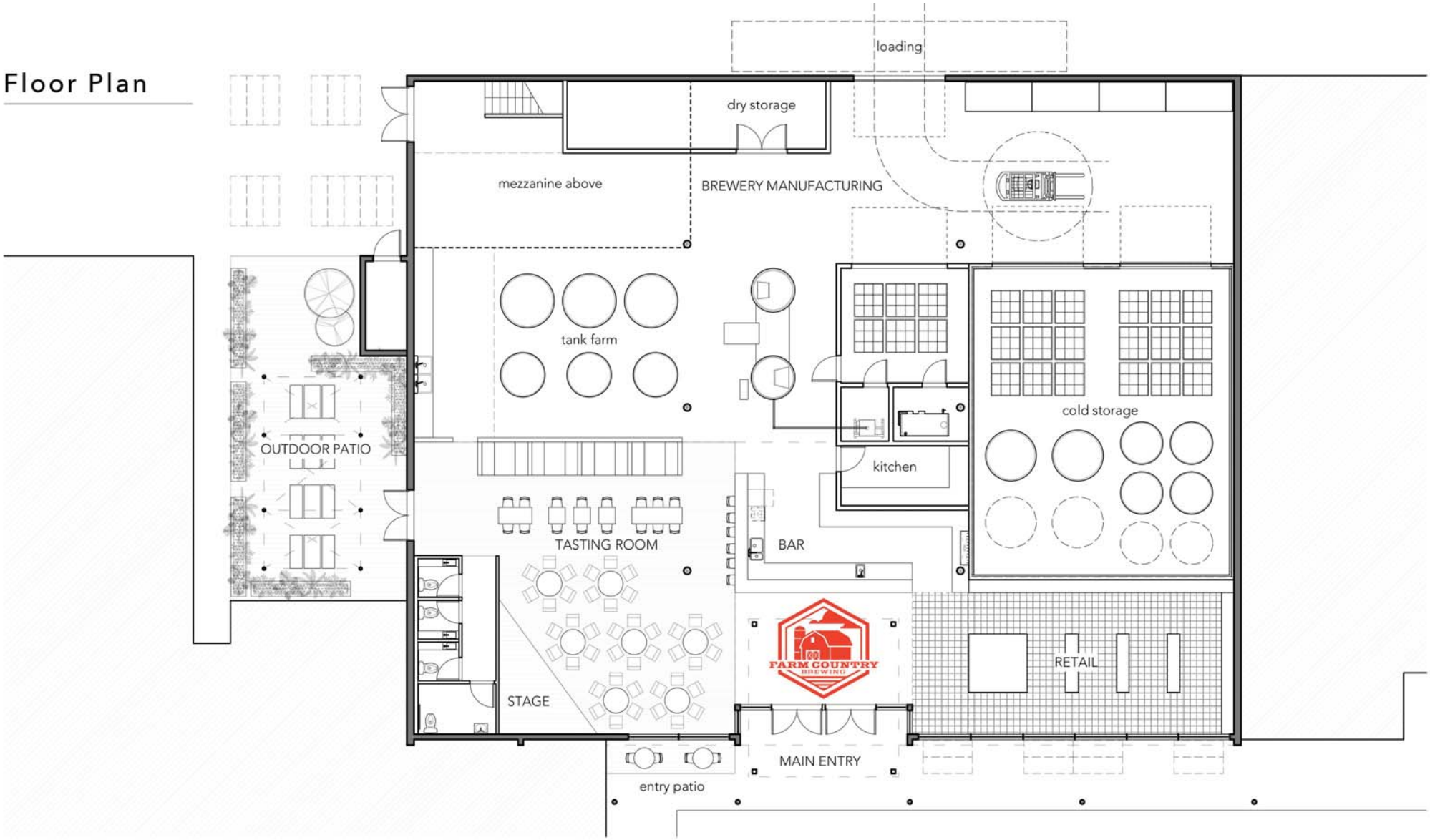
Existing Zoning	C-1
Proposed Zoning	CD



Location

Farm Country Brewing will be located at #5-20555 56th Ave within the Highland Village Shopping Centre in the heart of downtown of City of Langley.

Floor Plan



FARM COUNTRY BREWING

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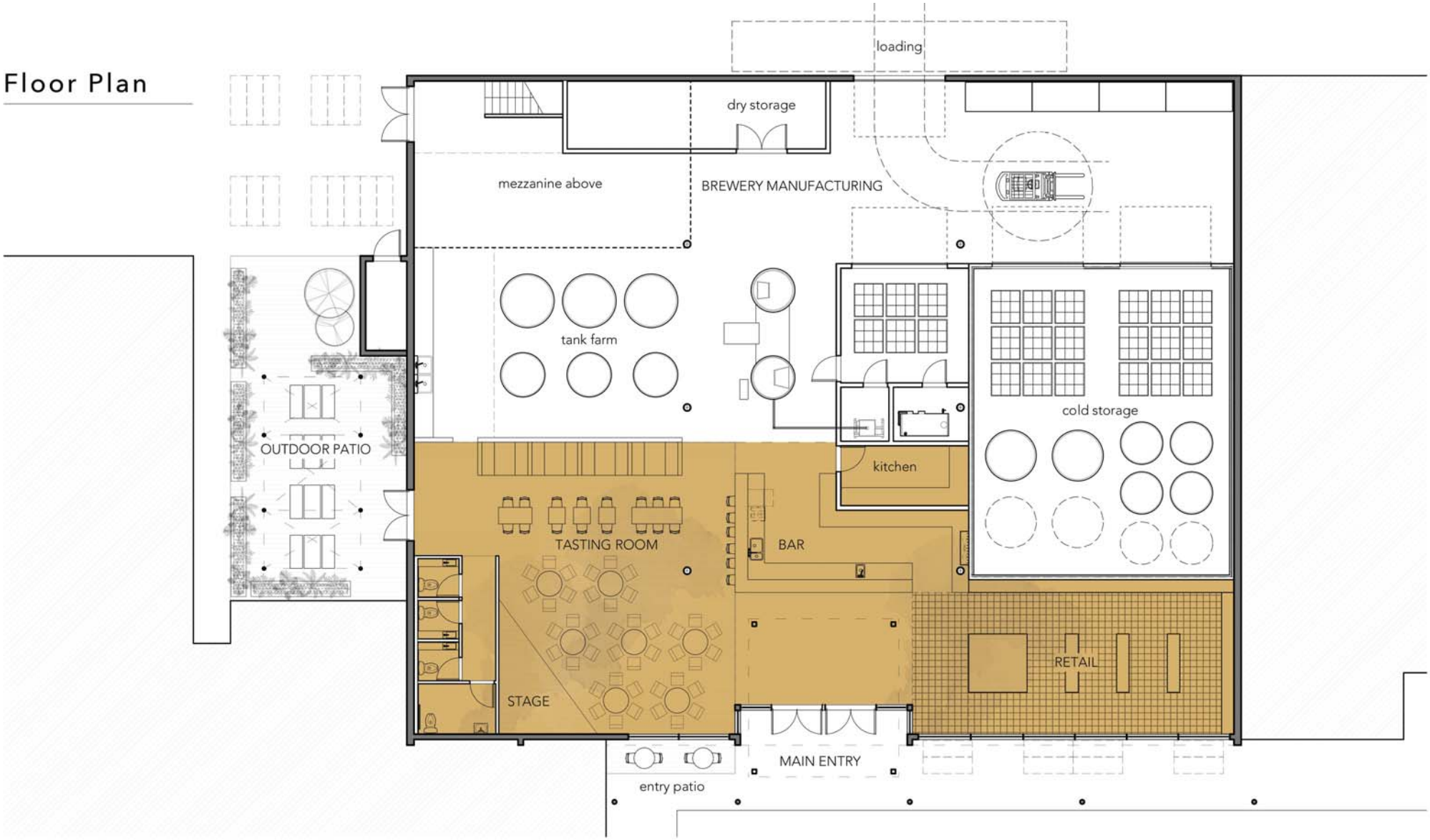
Floor Plan



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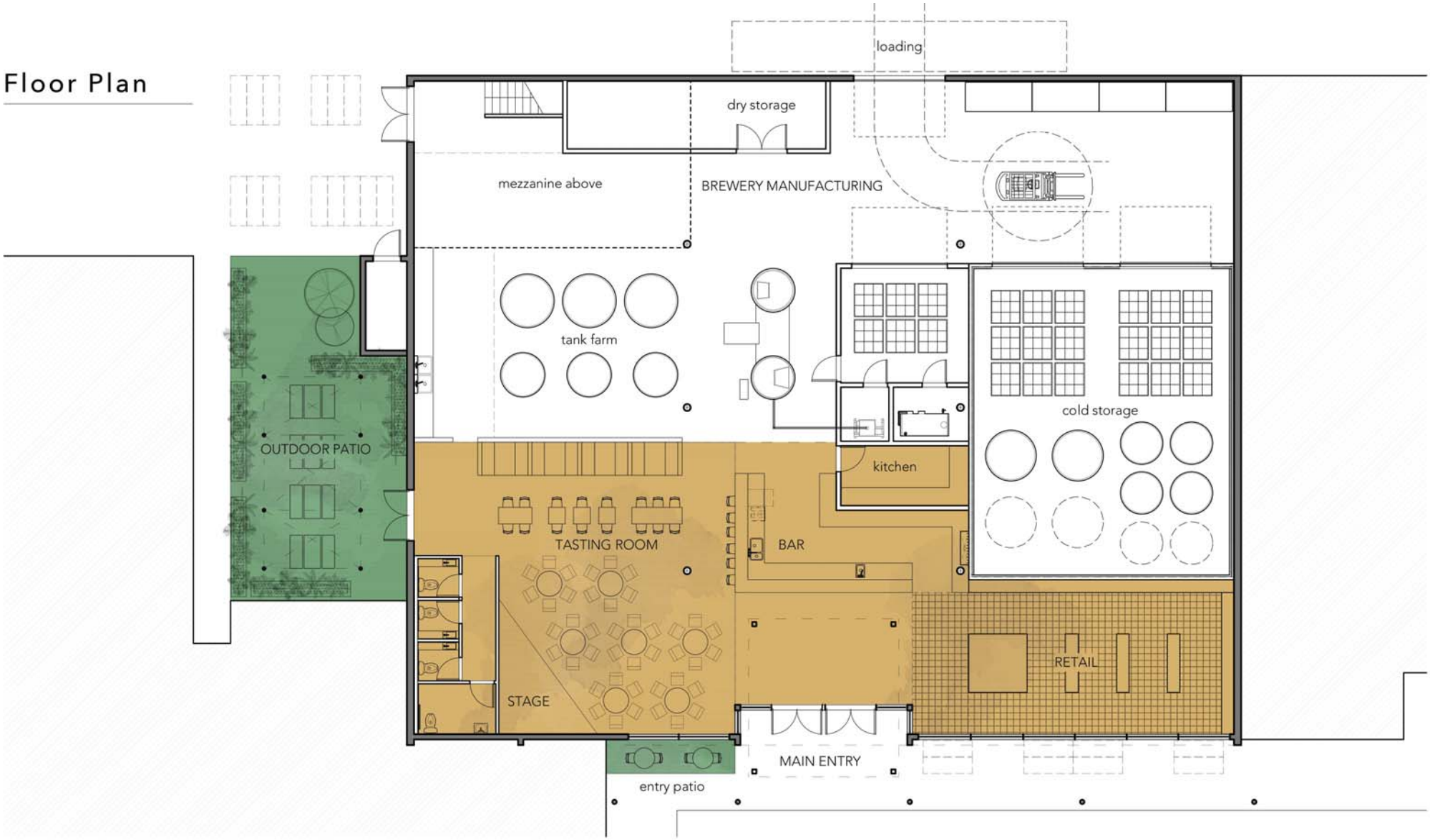
Floor Plan



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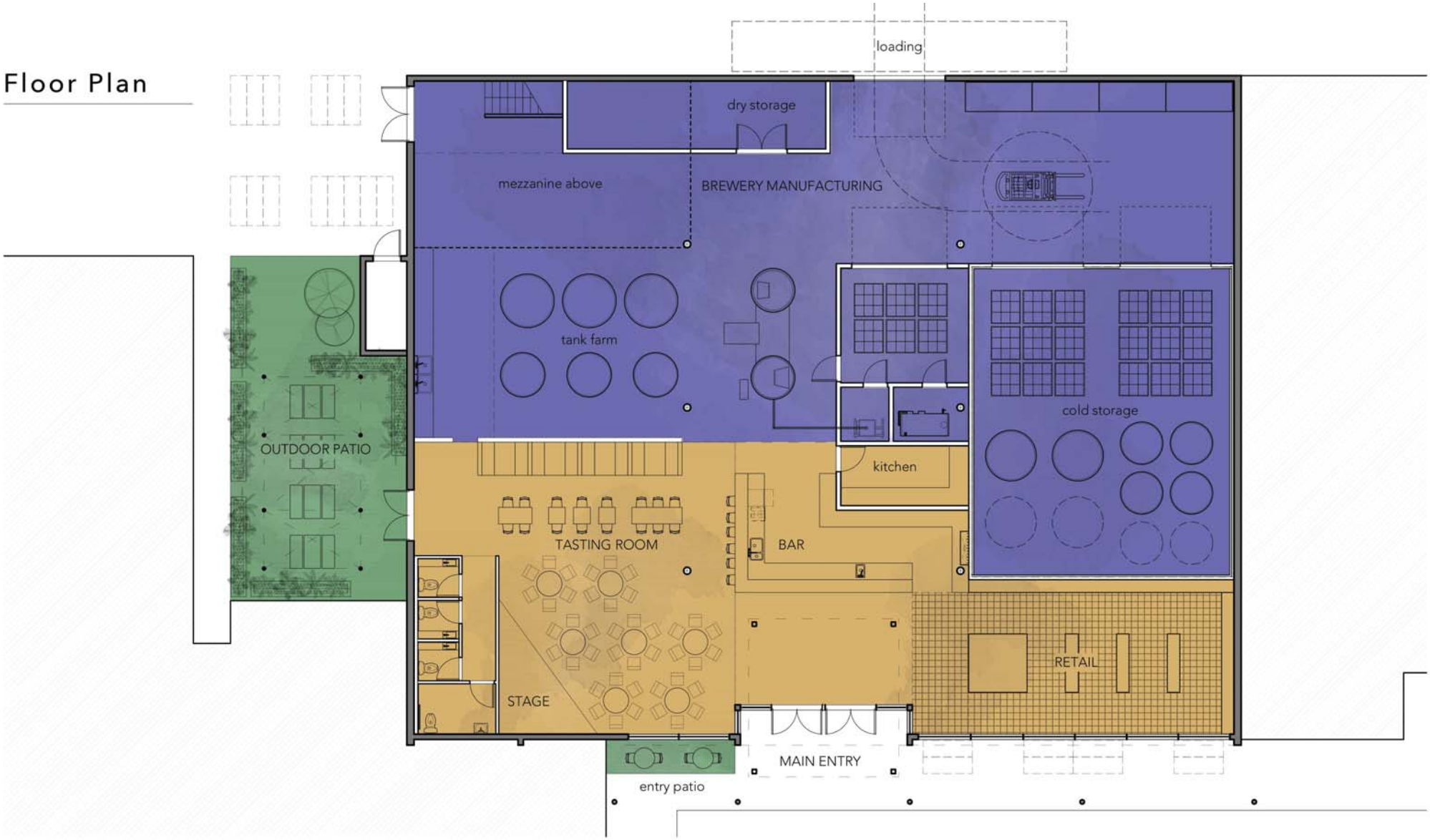
Floor Plan



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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]

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604.559.5190

Paula Kusack

From: WebInfo
Sent: September-11-18 8:06 PM
To: Paula Kusack
Subject: Fwd: Support for Bylaw 3081

Sent from my iPhone

Begin forwarded message:

> **From:** Natalie Pullman[redacted]
> **Date:** September 11, 2018 at 2:23:13 PM PDT
> **To:** <info@langleycity.ca>
> **Subject: Support for Bylaw 3081**
>
> Hello!
>
> On behalf of my partner and myself, I am emailing my support for the above bylaw to allow for a future Craft Brewery in Downtown Langley. We live at 201-20460 Douglas Crescent, Langley. Unfortunately we cannot make the Public Hearing on Monday. I hope it goes well!
>
> Thank you
> Natalie Pullman and Matthew Gabrick.

CITY OF LANGLEY

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 twenty third day of August, 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.

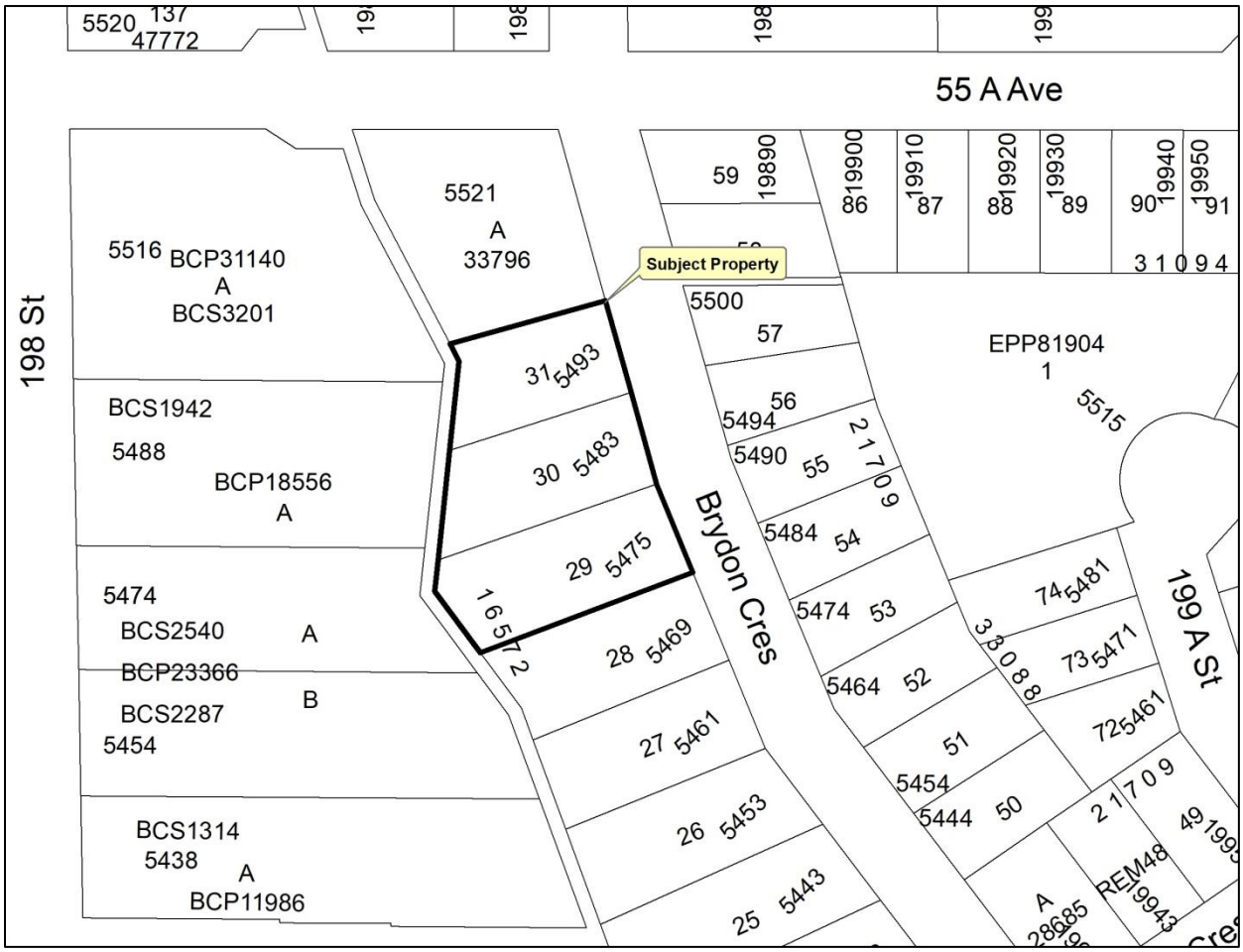
_____
MAYOR

_____
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

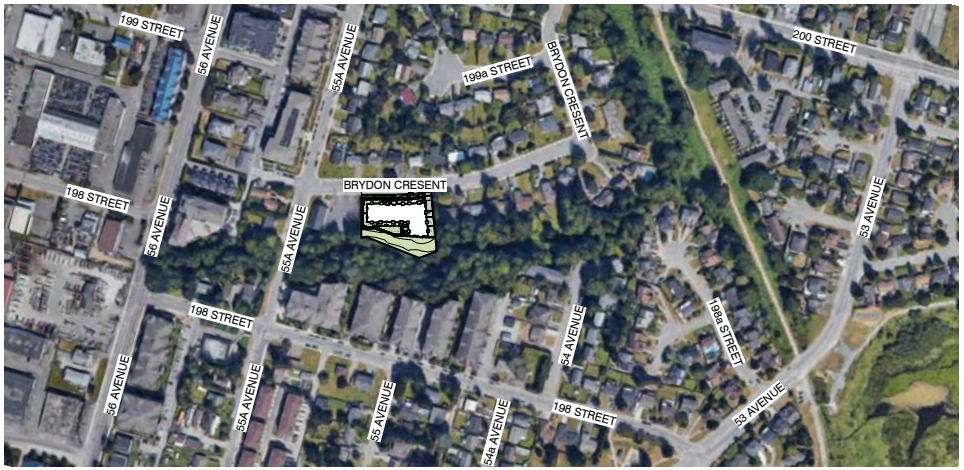
RESIDENTIAL	**UNITS**	**AMENITY**	**CIRCULATION**	**TOTAL**
1ST	11,571 S.F.	461 S.F.	2,619 S.F.	14,651 S.F
2ND	12,096 S.F.	461 S.F.	1,651 S.F.	14,208 S.F
3RD	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F
4TH	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F
5TH	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F
TOTAL	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

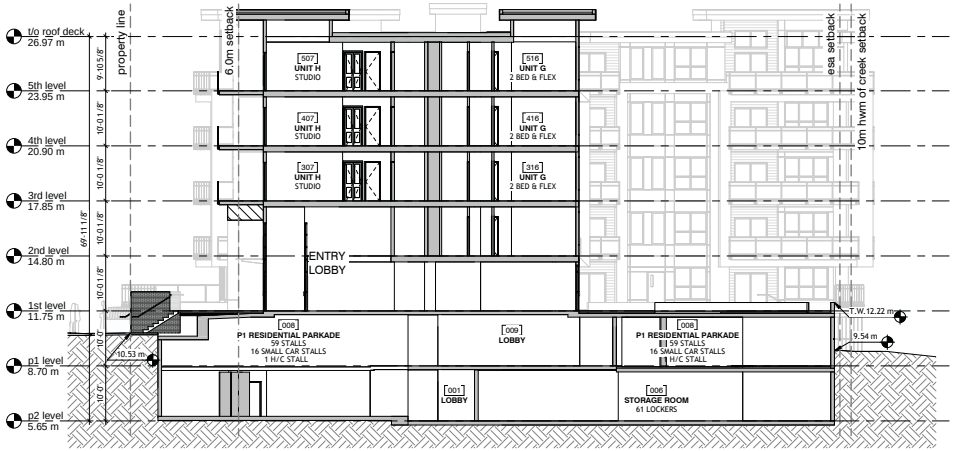
keystonearch.ca

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

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

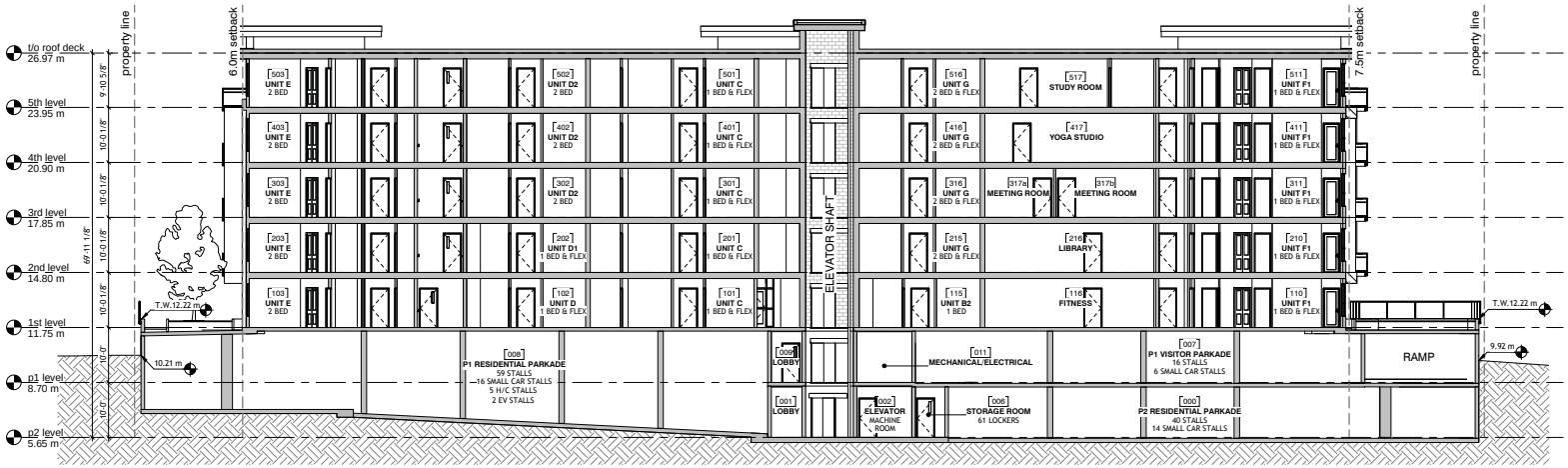
ISSUED FOR DEVELOPMENT PERMIT
07/23/18 REVISION #:
CITY OF LANGLEY FILE # - XXX-XXX
PROJECT NUMBER: 18-113

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"

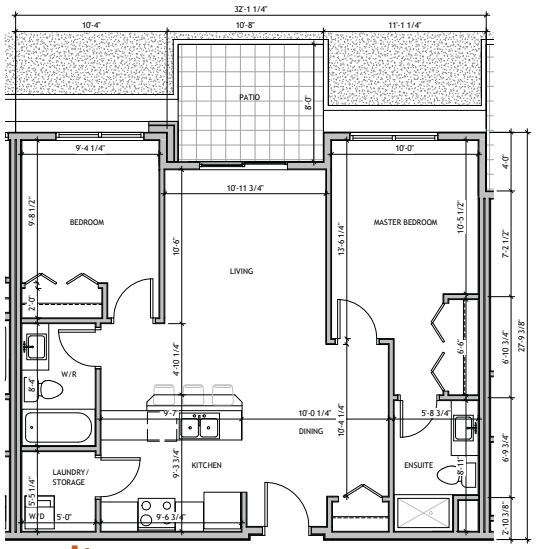
keystonearch.ca

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

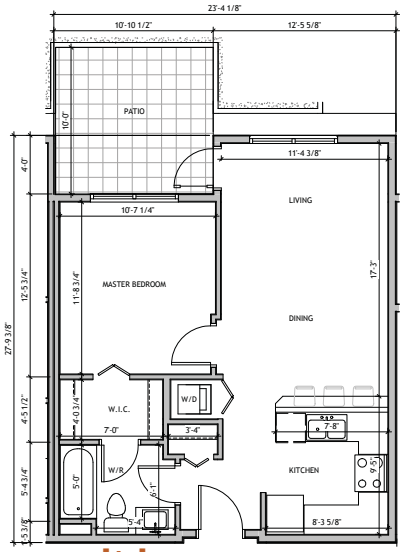
SD1.34



unit a

1/4" = 1'-0"

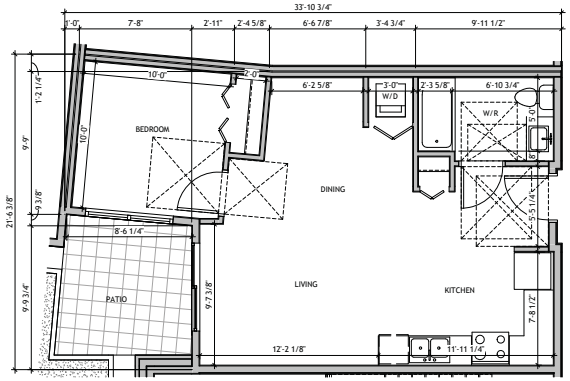
2 BED - 866 SF
OF UNITS: 10
FLOORS: 1 - 5



unit b

1/4" = 1'-0"

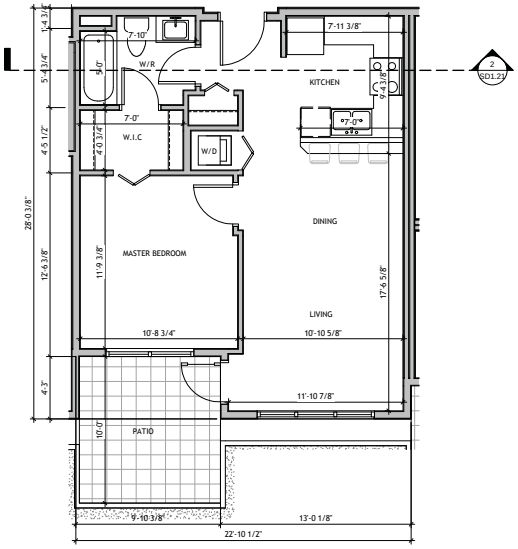
1 BED - 600-604 SF
OF UNITS: 10
FLOORS: 1 - 5



unit b1 (adaptable)

1/4" = 1'-0"

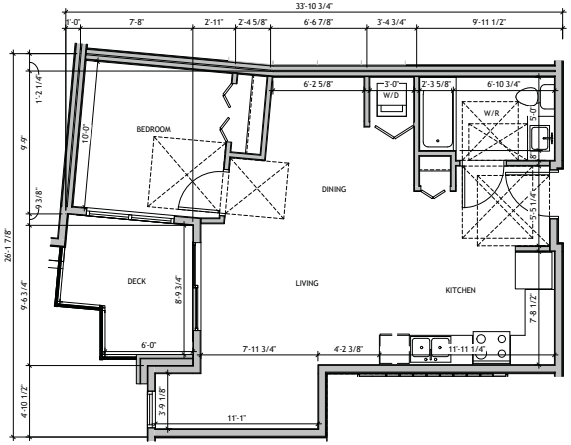
1 BED - 586 SF
OF UNITS: 1
FLOORS: 1



unit b2

1/4" = 1'-0"

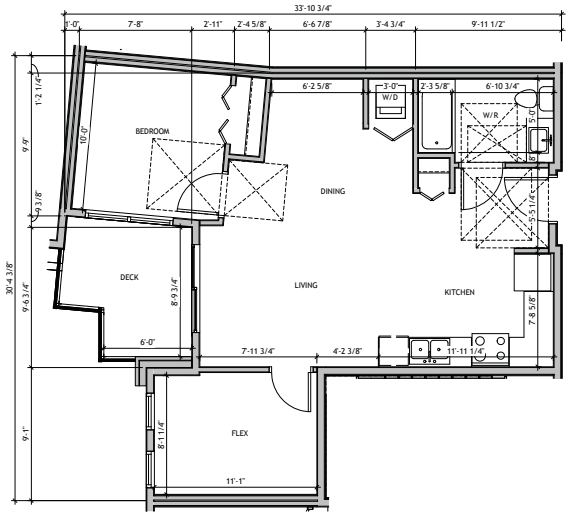
1 BED - 598 SF-601 SF
OF UNITS: 2
FLOORS: 1 - 2



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

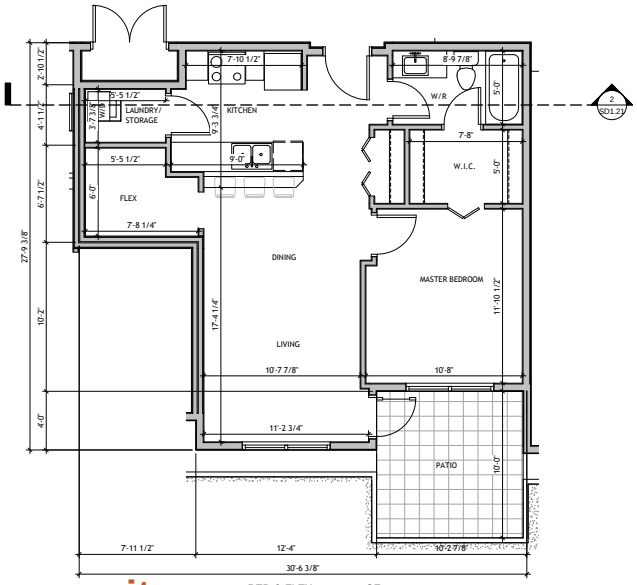
keystonearch.ca

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

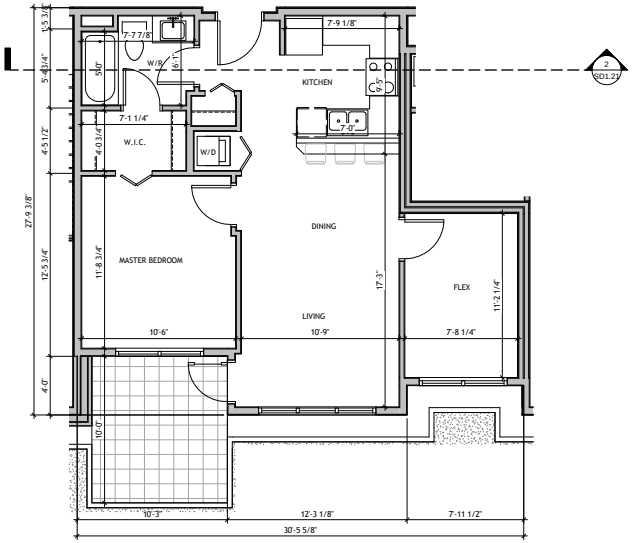
SD2.01



unit c

1/4" = 1'-0"

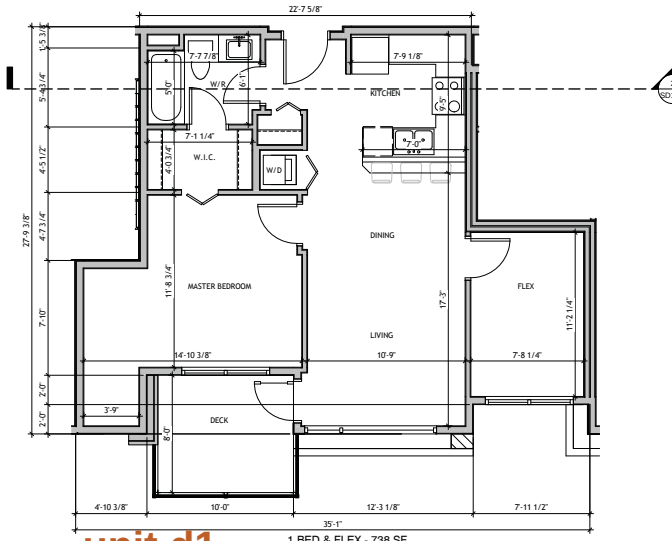
1 BED & FLEX - 677-680 SF
OF UNITS: 5
FLOORS: 1 - 5



unit d

1/4" = 1'-0"

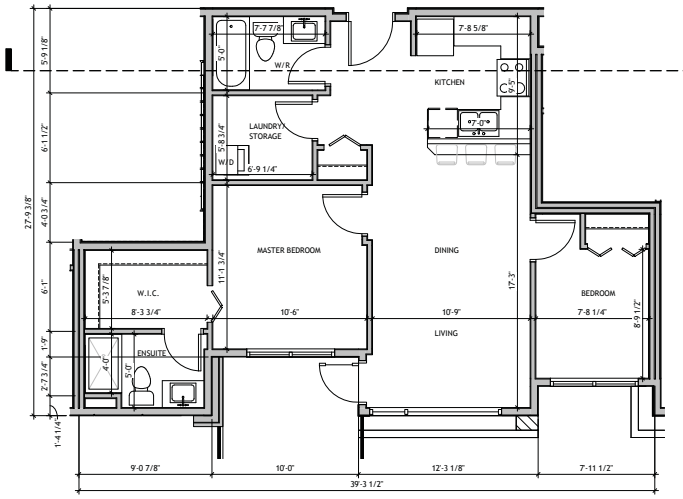
1 BED & FLEX - 684 SF
OF UNITS: 1
FLOORS: 1



unit d1

1/4" = 1'-0"

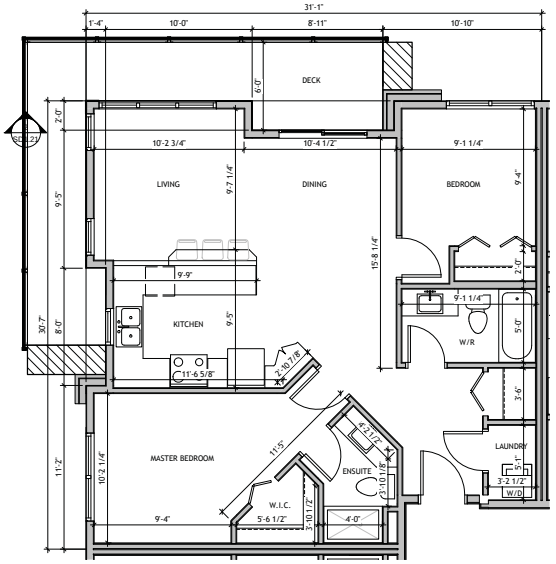
1 BED & FLEX - 738 SF
OF UNITS: 1
FLOORS: 2



unit d2

1/4" = 1'-0"

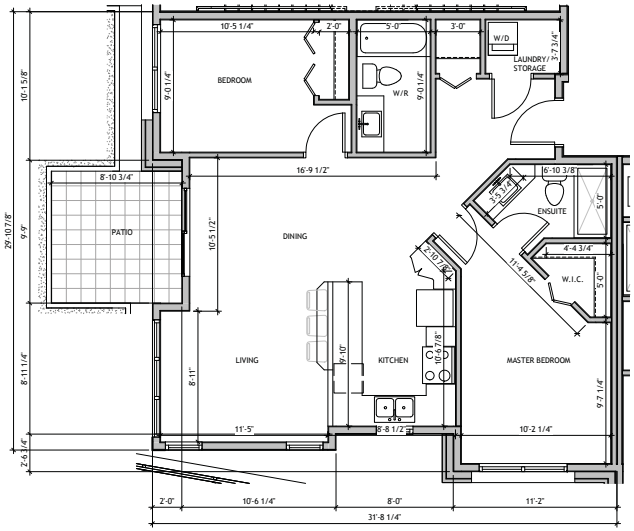
2 BED - 788 SF
OF UNITS: 3
FLOORS: 3 - 5



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

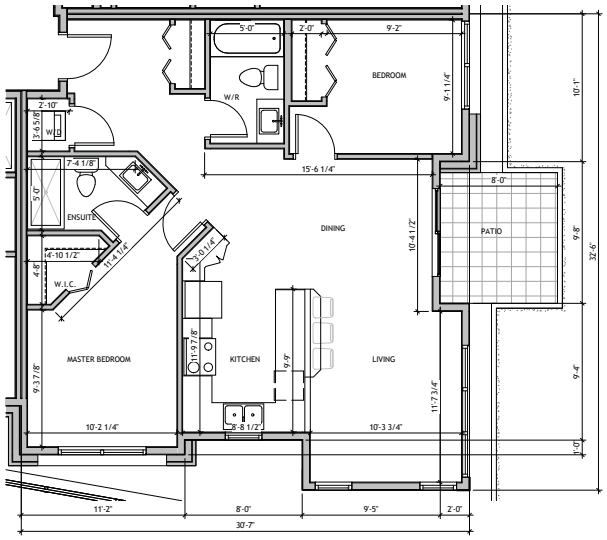
keystonearch.ca

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

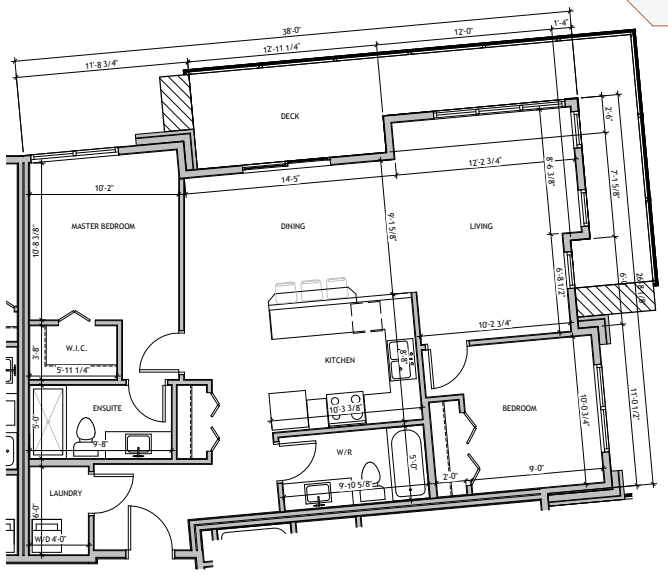
SD2.02



unit e2

1/4" = 1'-0"

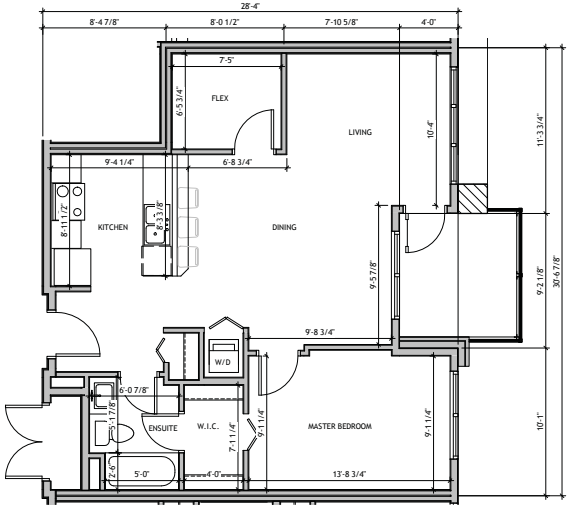
2 BED - 908 SF
OF UNITS: 5
FLOORS: 1 - 5



unit e3

1/4" = 1'-0"

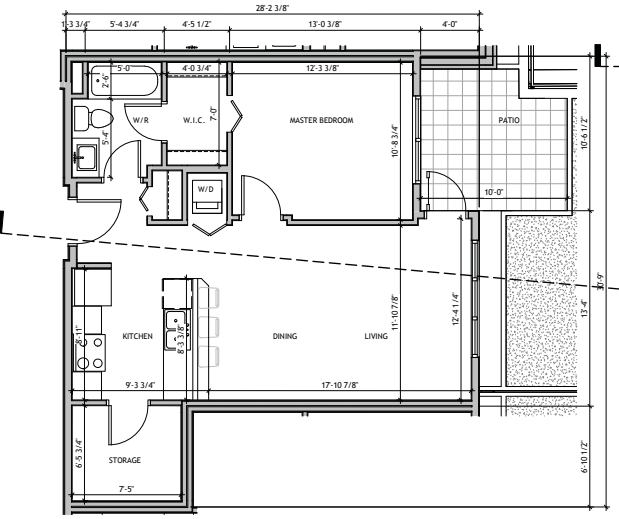
2 BED - 1019 SF
OF UNITS: 5
FLOORS: 1 - 5



unit f

1/4" = 1'-0"

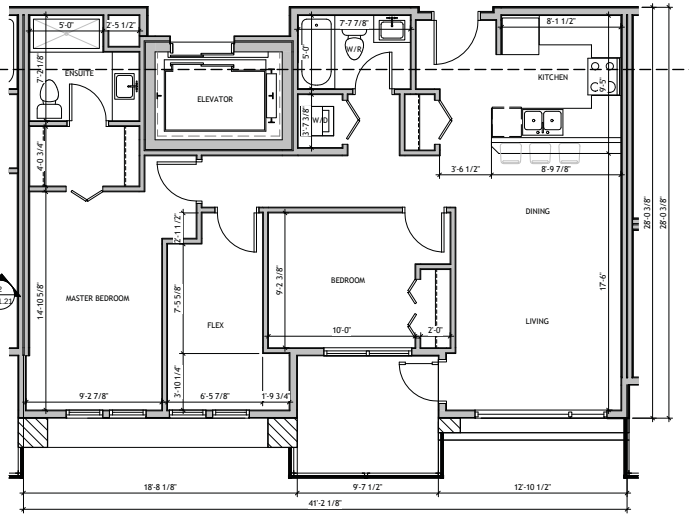
1 BED & FLEX - 752 SF
OF UNITS: 5
FLOORS: 1 - 5



unit f1

1/4" = 1'-0"

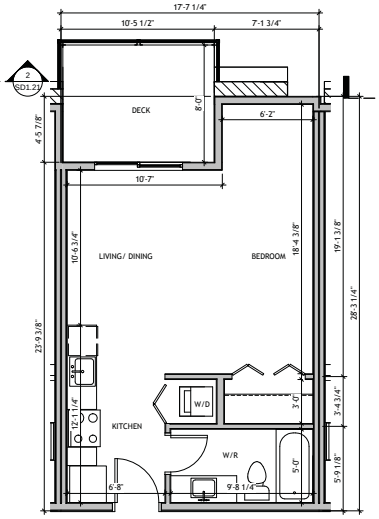
1 BED & FLEX - 690 SF
OF UNITS: 5
FLOORS: 1 - 5



unit g

1/4" = 1'-0"

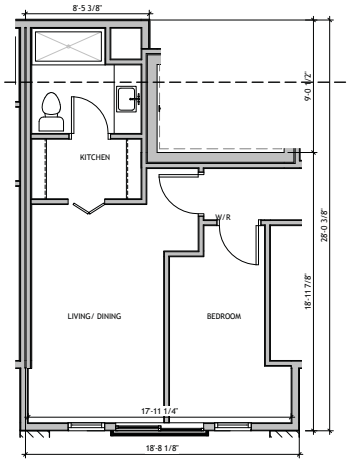
2 BED & FLEX - 1020 SF
OF UNITS: 2
FLOORS: 3 - 5



unit h

1/4" = 1'-0"

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

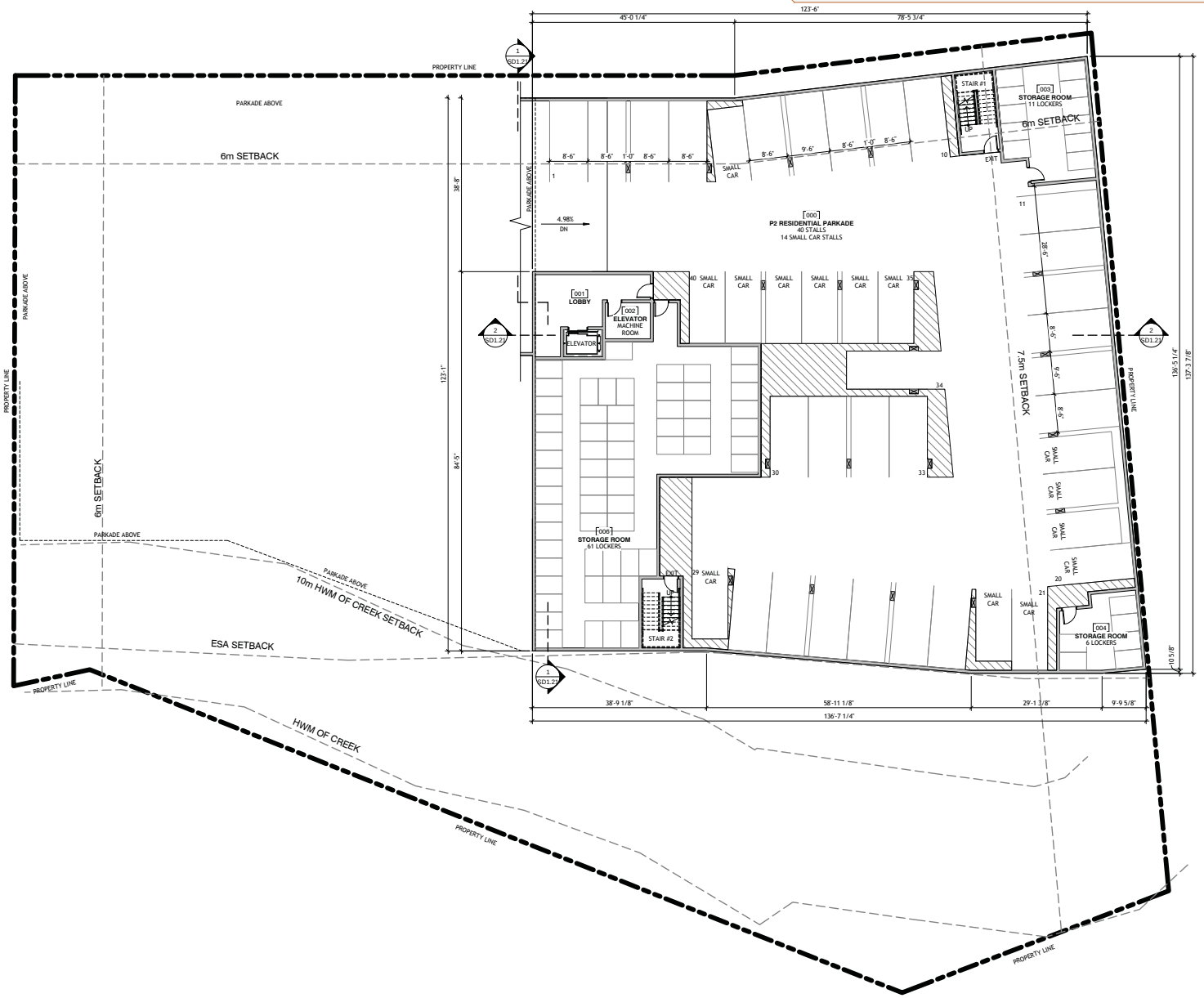


unit h1

1/4" = 1'-0"

STUDIO - 422 SF
OF UNITS: 1
FLOORS: 2

keystonearch.ca	**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**



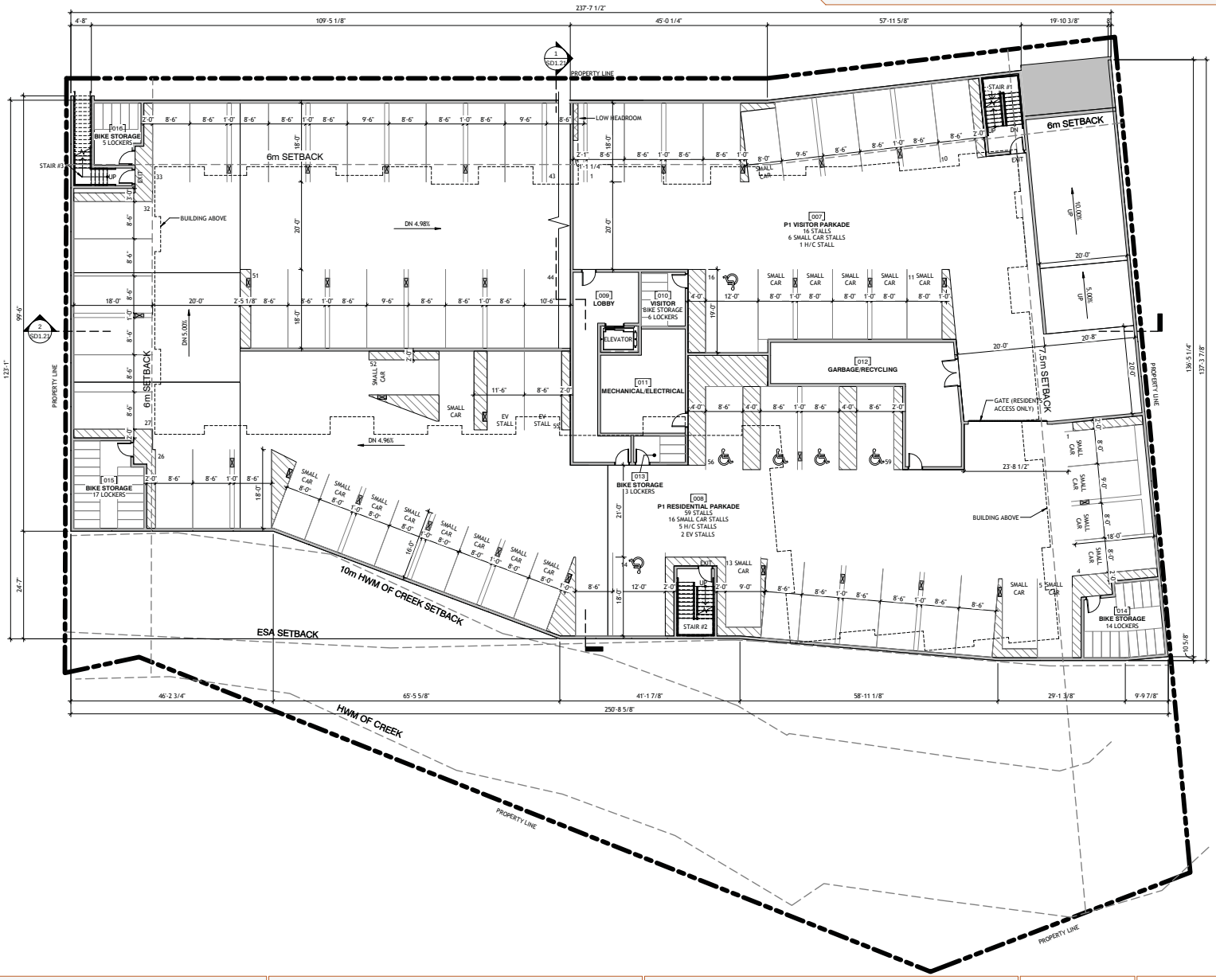
keystonearch.ca

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



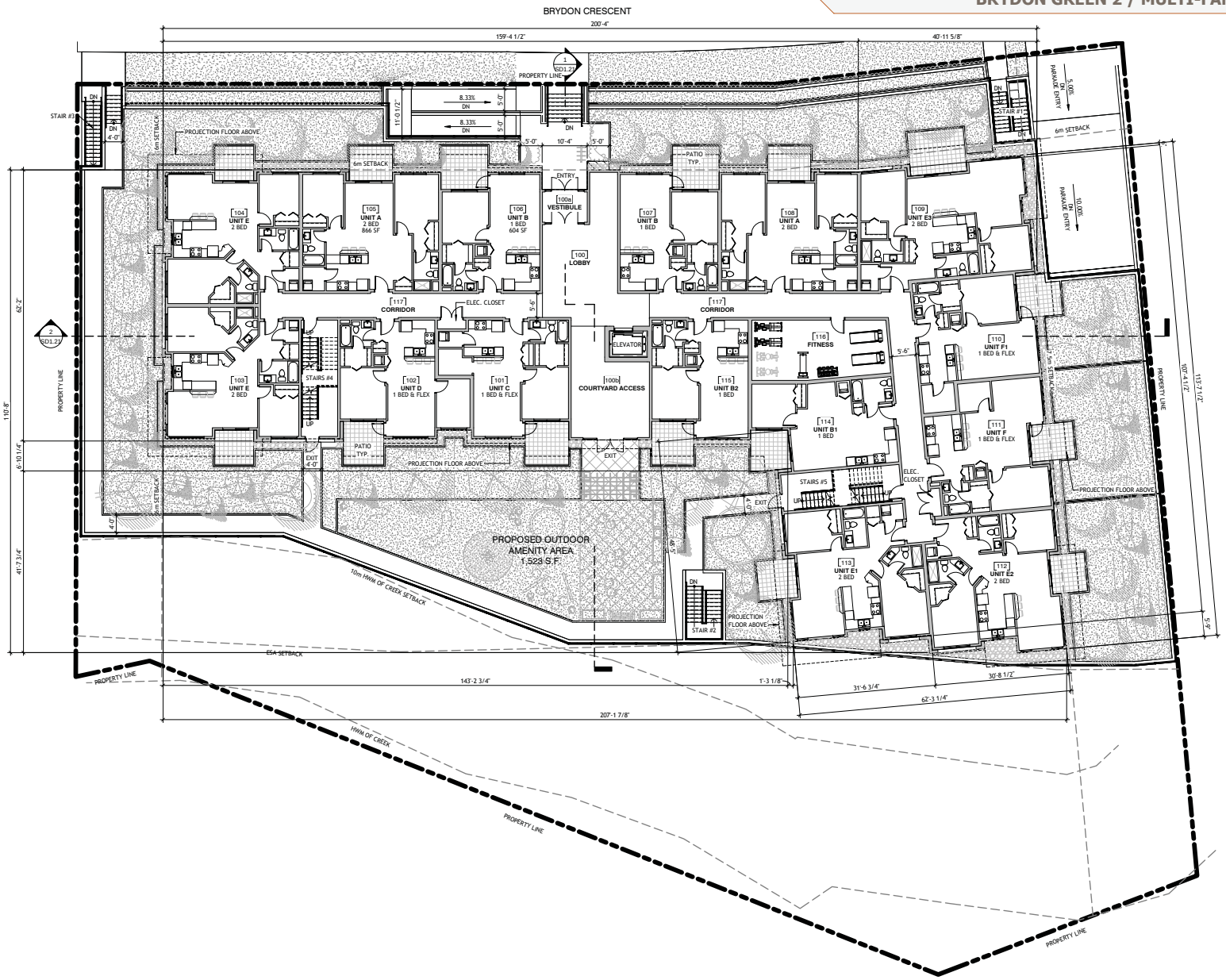
keystonearch.ca

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

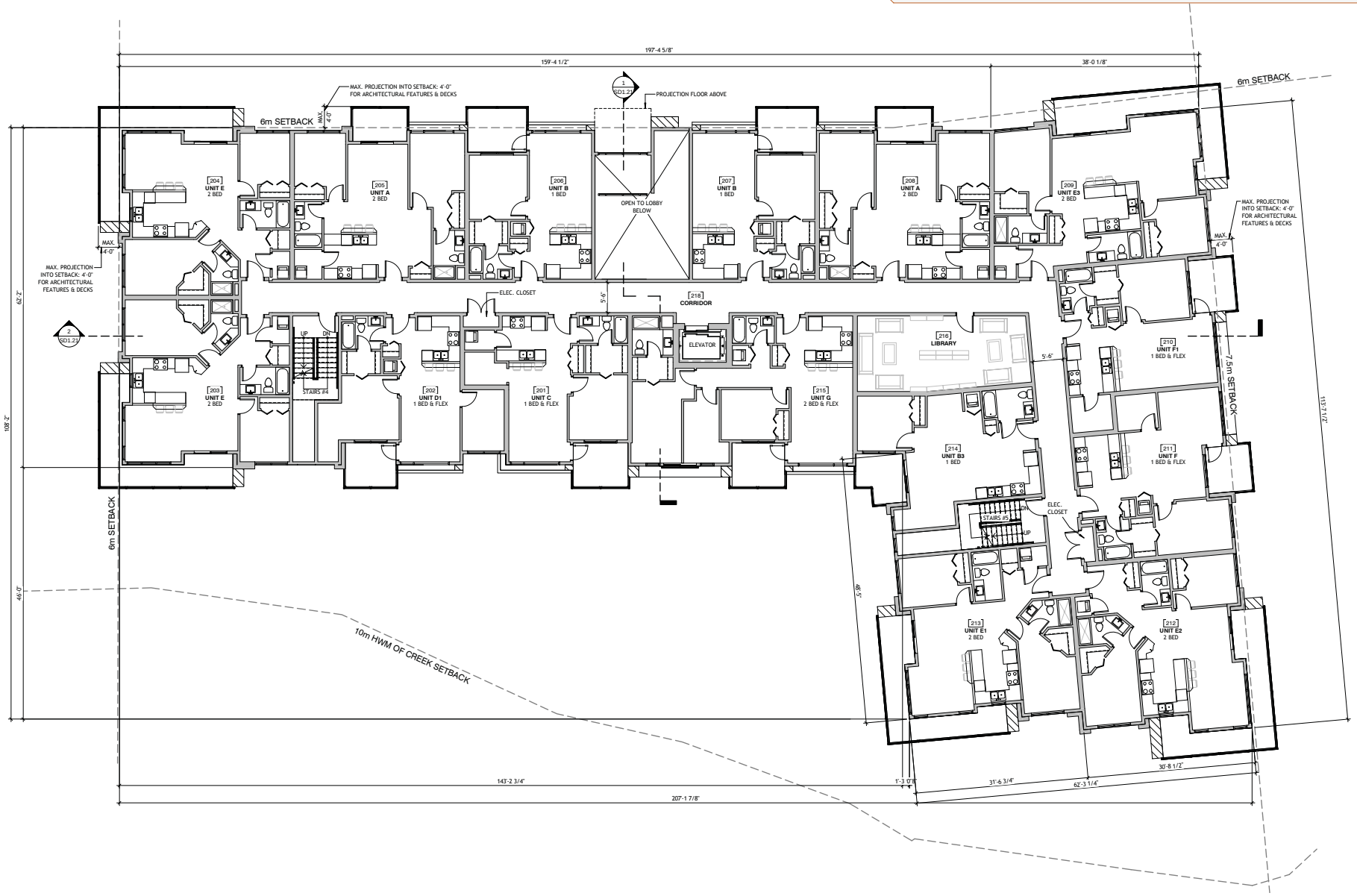
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"

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**



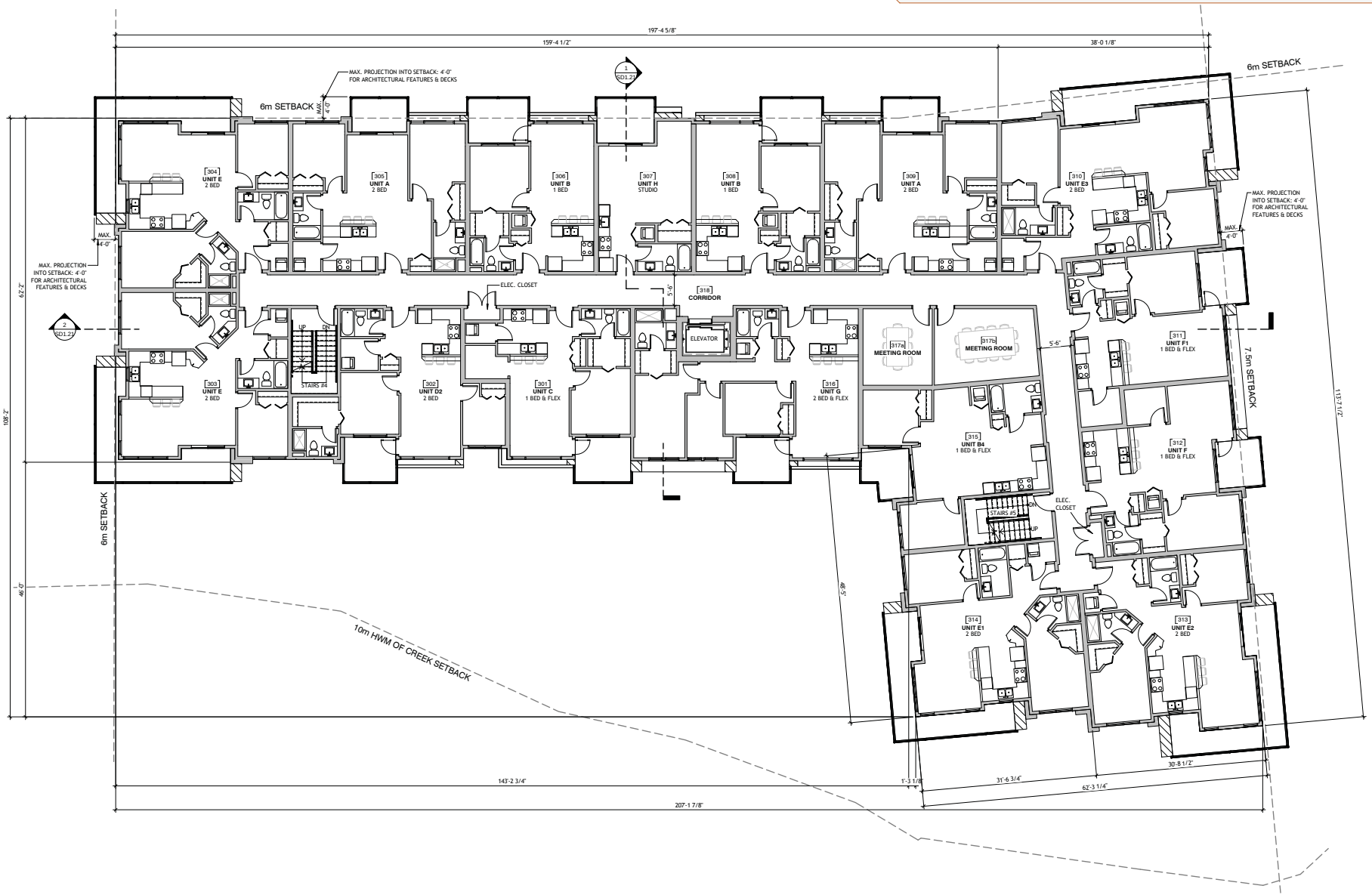
keystonearch.ca

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



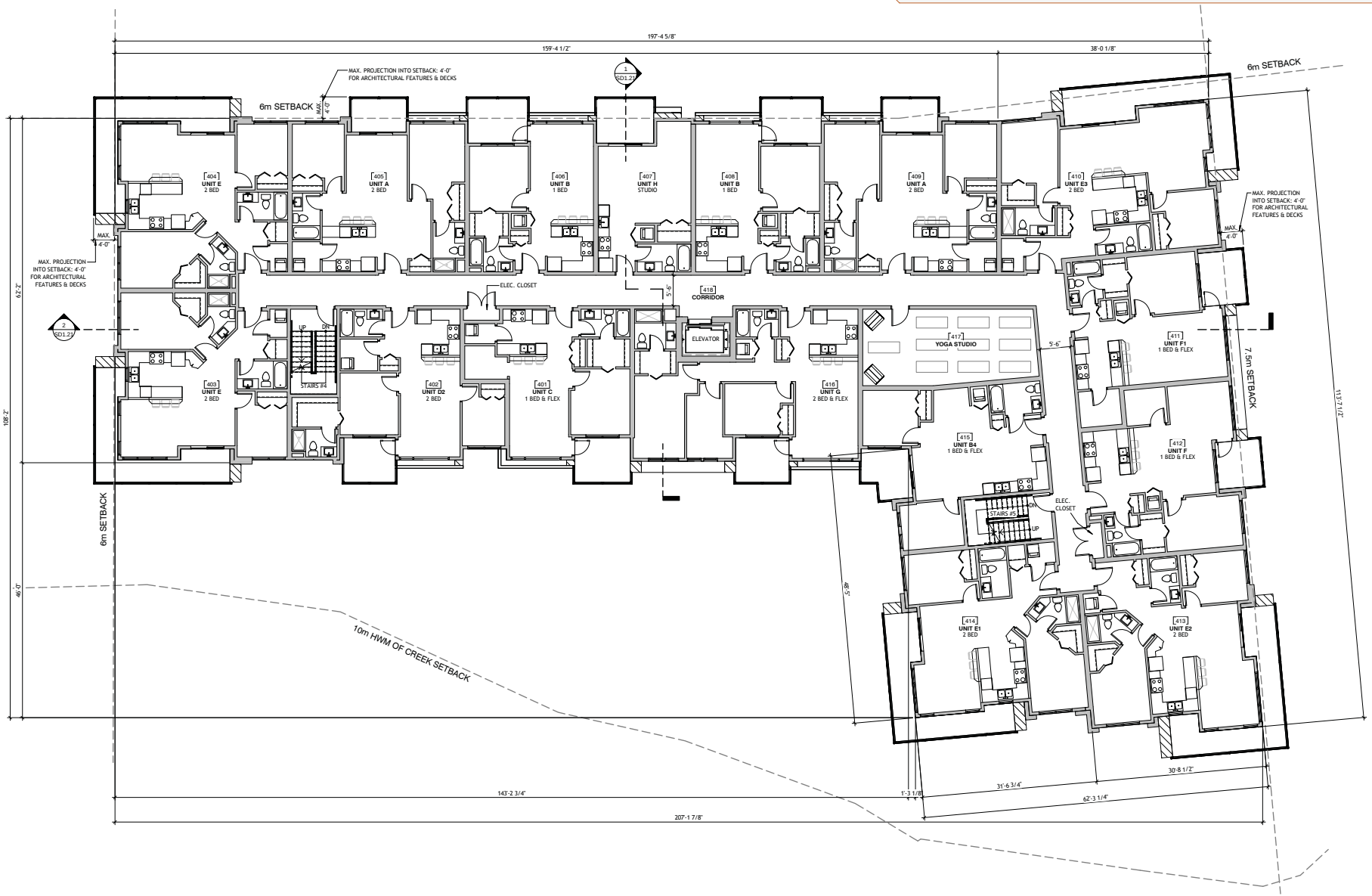
keystonearch.ca

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



keystonearch.ca

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

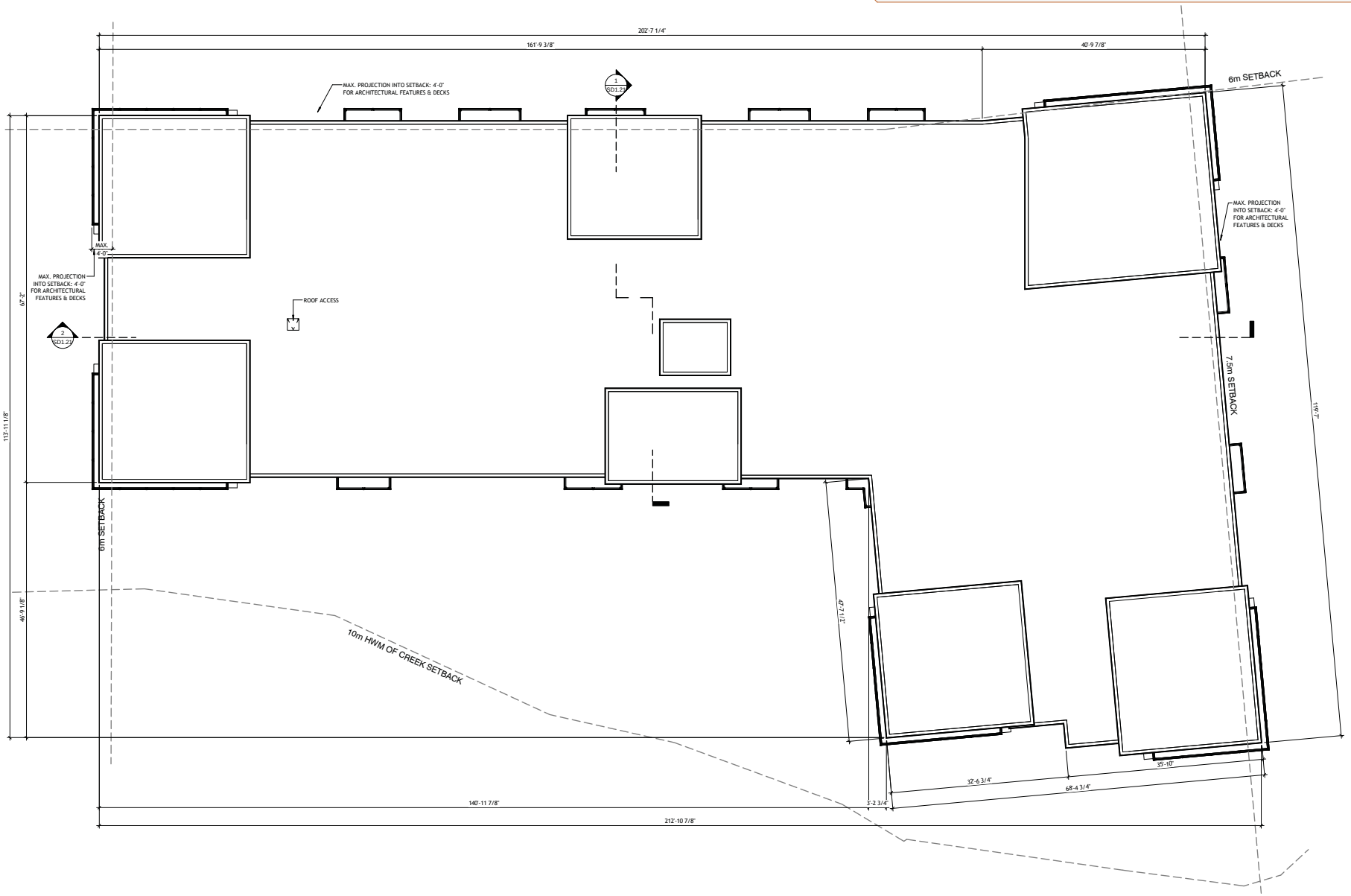
keystonearch.ca

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

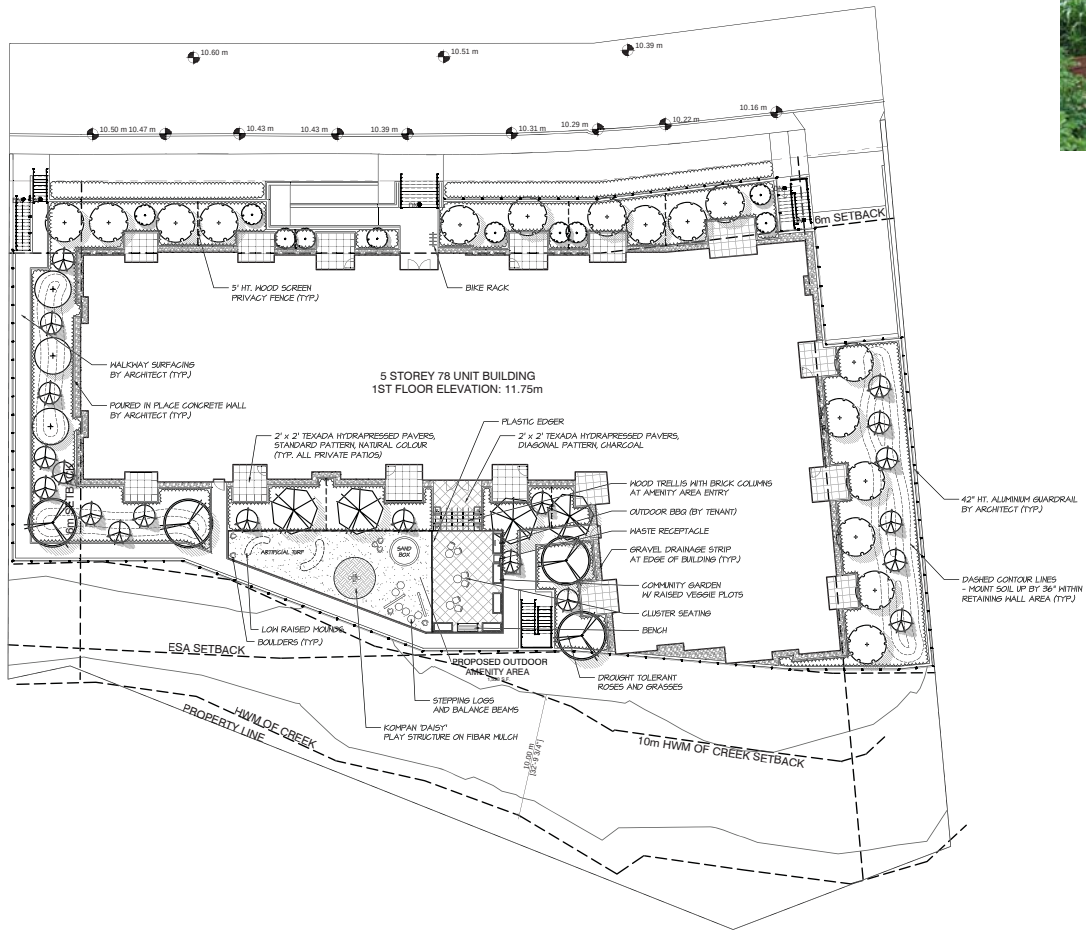
PICEA OMORIKA 'PENDULA'
WEEPING SERBIAN SPRUCE

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

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

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

SEAL:

PROJECT:

BRYDON GREEN 2

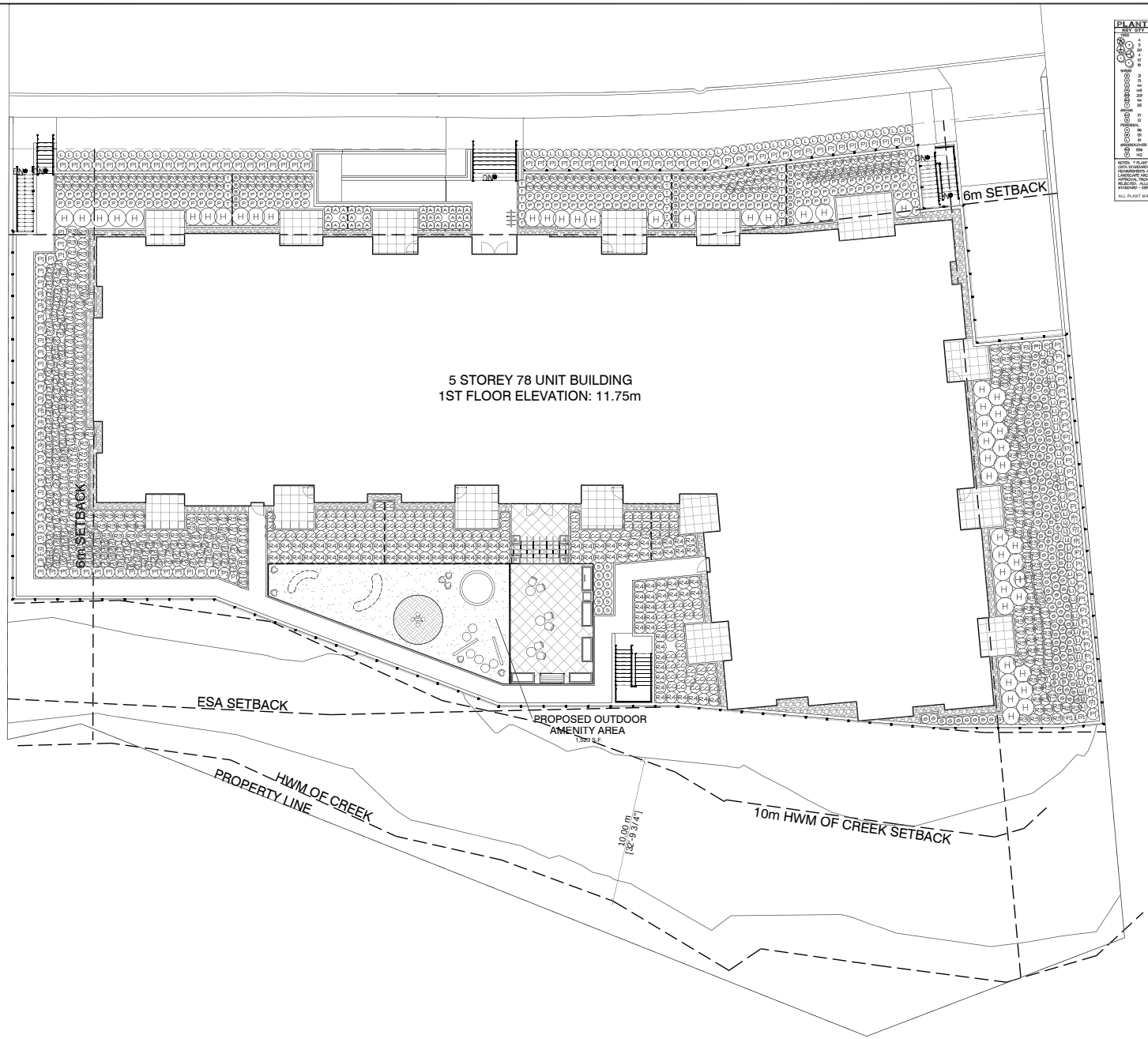
5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

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				
	4	ACER RUBRUM	RED MAPLE	6CM CAL; 2M STD; B&B
	3	CORNUS EDDIES 'WHITE WONDER'	WHITE WONDER DOGWOOD	6CM CAL; 2M STD PORN; B&B
	20	PICEA OMORIKA 'PENDULA'	SERBIAN SPRUCE	2.5M HT; B&B
	4	PINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B&B
	17	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	6CM CAL; 1.5M STD; B&B
	16	STYRAX 'OBASHIRA'	PINKBANK SNOWBELL	6CM CAL; 1M STD PORN; B&B
SHRUB				
	3	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#1 POT
	5	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT
	5	HYDRANGEA QUERCIFOLIA 'PEE WEE BENATY'	PEE WEE OAKLEAF HYDRANGEA	#2 POT
	48	PIERIS JAPONICA	FORESTBURG LAUREL	#1 POT
	225	RHODODENDRON 'CAROLY'	RHODODENDRON, YELLOW/HAY	#2 POT
	14	ROSA X RADRAZZ 'RADCOCKAT'	RED KNOCKOUT ROSE	#1 POT
	33	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.25M B&B
GROUND COVER				
	17	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
	12	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
	34	ARMERIA 'NONORNE JOSERT' =Alba	MINEFLOWER	9CM POT
	39	ERYNGIUM 'LONDON'S BLUE'	CANNERWELL ERYNGIUM	#1 POT
	81	LAVENDULA 'HIDCOTE'	HIDCOTE SILVER LAVENDER	#1 POT
GRASS/GRASS-LIKE				
	59b	PACHYSANDRA TERMINALIS-GREEN TIDES	JAPANESE SPURGE	#1 POT
	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 CNTA 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 MINIMUM PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. ALL PLANTS SHOULD BE NURSERY GROWN. * SOURCE TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM CITY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY. * NOTE: NO PLANT MAY BE SUBSTITUTED. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REVIEW OF MATERIALS. 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.

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	JUN.15.18	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

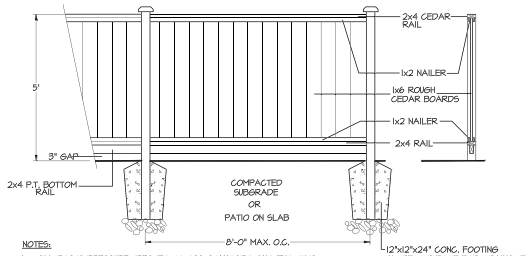
BRYDON GREEN 2

5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

DRAWING TITLE:

SHRUB PLAN

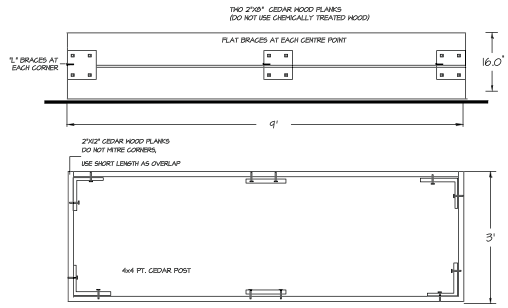
DATE: JUN.14.18	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L2
DRAWN: PMT	
DESIGN: PMT	
CHK'D: MTLM	OF 4
M2LA PROJECT NUMBER:	18-047



NOTES:

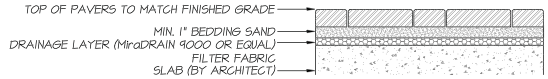
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
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"

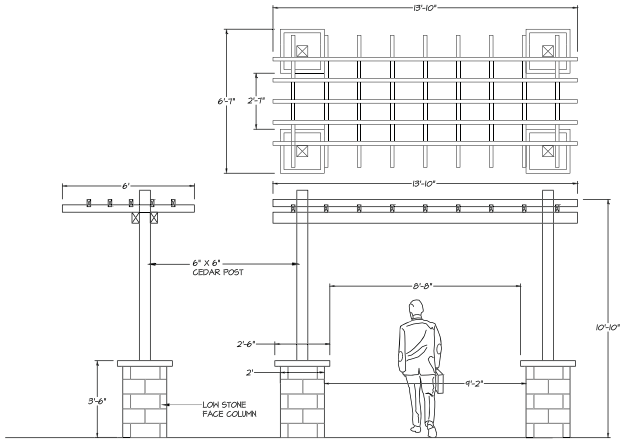


2 / L3 RAISED VEGGIE PLOTS @ COMMUNITY GARDEN
SCALE: 3/4"=1'-0"

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"



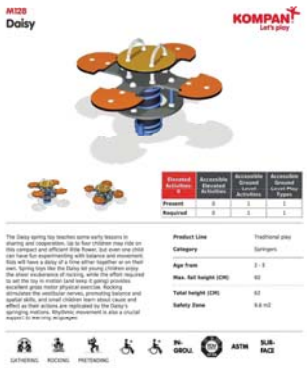
4 / L3 WOOD TRELLIS WITH BRICK COLUMNS @ AMENITY AREA ENTRY
SCALE: 3/8"=1'-0"

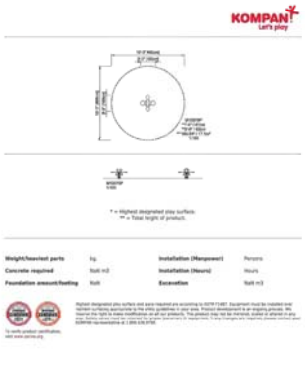
PARKER BENCH
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: PKB-6
COLOUR: LIGHT GREY

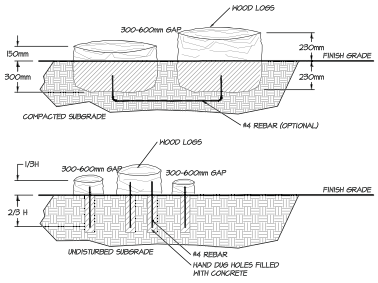
PUBLIC PLACE
WASTE RECEPTACLE
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: 1B441B
COLOUR: ASH GREY

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

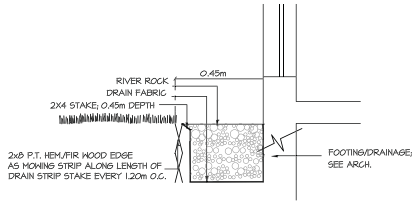






5 / L3 STEPPING LOGS @ AMENITY AREA
SCALE: 1/2"=1'-0"

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	JUN.5.18	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

BRYDON GREEN 2

5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	JUN.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 – 5%	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%	40 – 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@)	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 10mm.

.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, burning of waste or fresh 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 of 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 Detailed 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 locations 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 8pm and 4am positions.
.35 Make joints tight in accordance with manufactured 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 substrains 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 BBN:
4.1 On-grade:
4.11 Sodded and sodded lawn.....6" (150mm)
4.12 Mass planted shrubs & groundcovers.....15" (400mm)
4.13 Groundcover areas, if defined on plan.....5" (125mm)
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.
4.2 On-Slab:
4.21 Irrigated lawn.....6" (150mm)
4.22 Groundcover areas.....12" (300mm)
4.23 Lawn without automatic irrigation.....12" (300mm)
4.24 Shrub & groundcover areas.....15" (380mm)
4.25 Trees and specimen shrubs.....36" (910mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
4.26 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
4.27 Maximum 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". Trees 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 Roughly 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:
4.1 Analysis of the seed mixture
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
20% 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 15-18-18 – 50% sulphur area coated, 110 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 150kW (1kW/ac /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.
3.2 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 dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute one 100kW (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. 11b. 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 Rough Grass: If a soil analysis is available, comply with results.
8.4.2.2 Lawn: Where hydroseeding is employed, comply with soil analysis recommendations.

.9 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, 911M: 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" (152mm) 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 on sloped subject to existing trees, use special care to avoid disturbance of the root system or natural 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.
.7.1 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 tops 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 4.8 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 reaches a height of 60mm.

EXPLANATORY MEMO

DISCHARGE OF LAND USE CONTRACT NO. 05-73

BYLAW NO. 3083

The purpose of Bylaw No. 3083 is to authorize the discharge of Land Use Contract No. 05-73 from the property located at 4538 – 204 Street.

The owner has applied to have Land Use Contract No. 05-73 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 290 suites have been approved or are in the building permit application process for approval. In the same timeframe, 676 property owners discharged the land use contracts affecting their single family residential lots. There are 477 single family residential lots still affected by land use contracts in the City.

DISCHARGE OF LAND USE CONTRACT NO. 05-73

BYLAW NO. 3083

A Bylaw to authorize the discharge of Land Use Contract No. 05-73 from the specified property.

WHEREAS Land Use Contract No. 05-73 is registered against titles legally described in Schedule “A”.

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 05-73 discharged from title to the Lands.

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

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

1. The Land Use Contract registered in the Land Title Office under K13898 is hereby discharged against the title legally described in Schedule “A” which is attached and forms part of this bylaw.

2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as “Discharge of Land Use Contract No. 05-73 Bylaw, 2018, No. 3083”.

READ A FIRST AND SECOND TIME this 23rd day of July, 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 ---------- of ----------, 2018.

_____

MAYOR

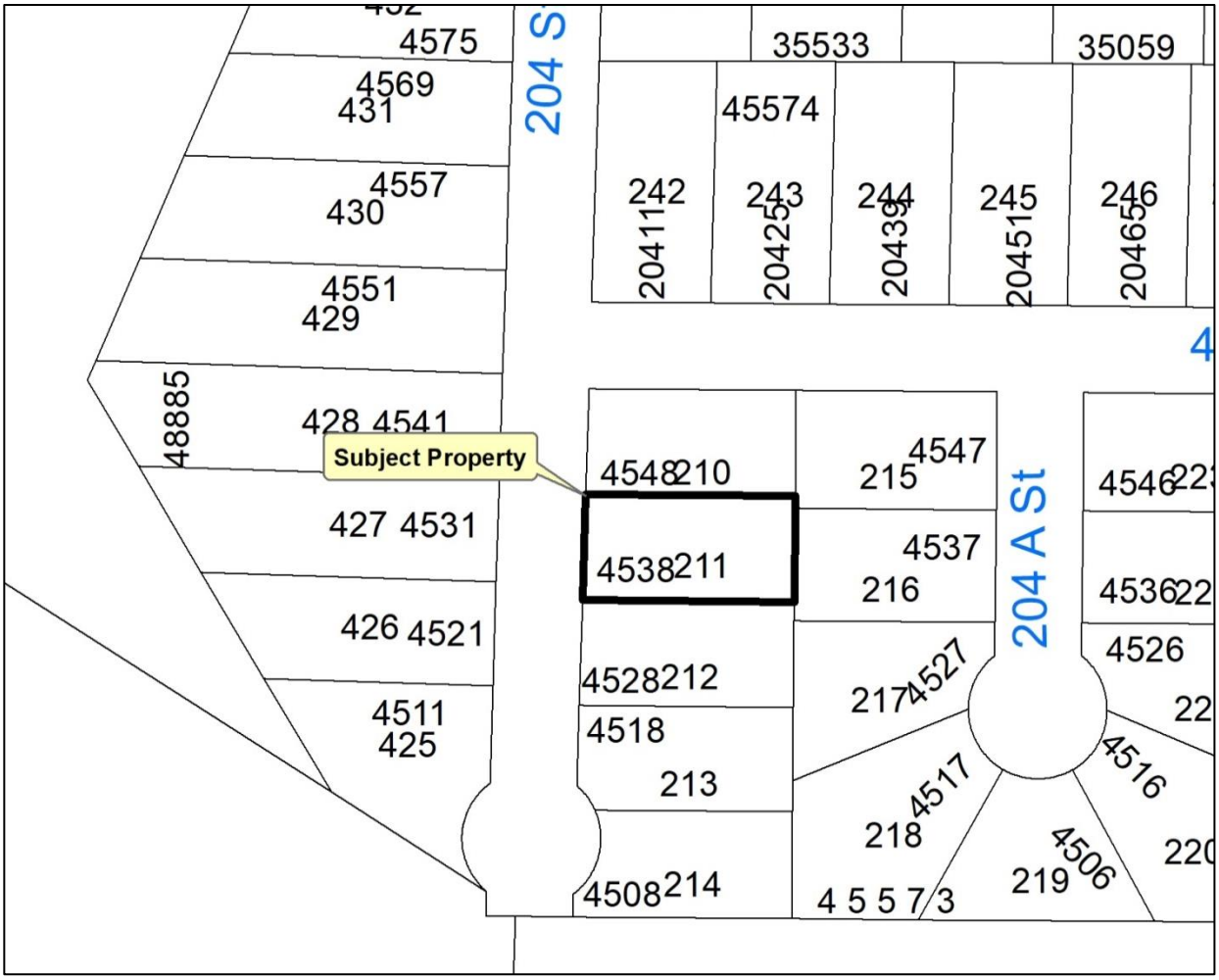
_____

CORPORATE OFFICER

BYLAW NO. 3083

SCHEDULE "A"

Civic Address:	**4538 – 204 Street**
Legal Description:	**Lot 211, North East Quarter Section 35, Township 7, New Westminster District, Plan 45573**
PID:	**002-359-260**
Applicant:	**A. White**
Owner:	**A. White, G. White**



EXPLANATORY NOTE

DISCHARGE OF LAND USE CONTRACT NO. 01-73

BYLAW NO. 3084

The purpose of Bylaw No. 3084 is to authorize the discharge of Land Use Contract No. 01-73 from the property located at 4945 – 205A Street.

The owner has applied to have Land Use Contract No. 01-73 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 290 suites have been approved or are in the building permit application process for approval. In the same timeframe, 676 property owners discharged the land use contracts affecting their single family residential lots. There are 477 single family residential lots still affected by land use contracts in the City.

DISCHARGE OF LAND USE CONTRACT NO. 01-73

BYLAW NO. 3084

A Bylaw to authorize the discharge of Land Use Contract No. 01-73 from the specified property.

WHEREAS Land Use Contract No. 01-73 is registered against titles legally described in Schedule “A”.

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 01-73 discharged from title to the Lands.

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

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

1. The Land Use Contract registered in the Land Title Office under J130310 is hereby discharged against the title legally described in Schedule “A” which is attached and forms part of this bylaw.

2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as “Discharge of Land Use Contract No. 01-73 Bylaw, 2018, No. 3084”.

READ A FIRST AND SECOND TIME this 23rd day of July 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 ---------- of ----------, 2018.

_____

MAYOR

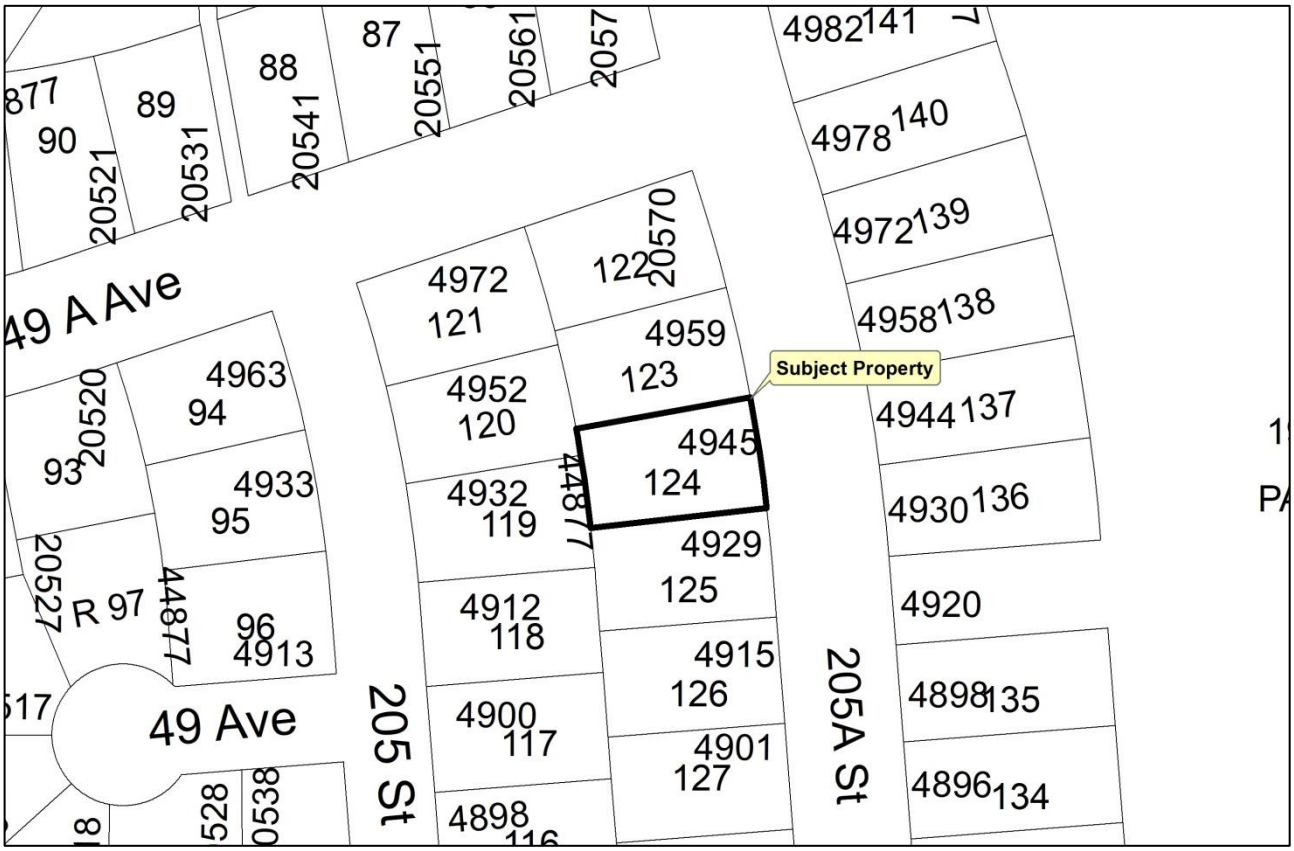
_____

CORPORATE OFFICER

BYLAW NO. 3084

SCHEDULE "A"

Civic Address:	**4945 – 205A Street**
Legal Description:	**Lot 124, District Lot 304, Group 2, New Westminster District, Plan 44877**
PID:	**006-123-953**
Applicant:	**M. Khatan**
Owner:	**1073399 B.C. Ltd.**



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 twenty third day of August, 2018.

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

EXPLANATORY MEMO

FEES AND CHARGES AMENDMENT BYLAW 2837,
AMENDMENT NO 26, 2018
BYLAW NO. 3086

PURPOSE:

To amend the Fees and Charges Bylaw to update:

- Schedule 2 – Administrative Fees (FOI rates, Mapping Fees, Finance charges, RCMP Criminal Records and Fingerprinting, Police Waivers)
- Schedule 3 – Animal Control (Dog Licence Fees),
- Schedule 4 – Building Permit Fees & Charges (Application and Building Permit Fees, building moves and demolition permits effective January 1, 2019),
- Schedule 5 – Business Licence Fees (Business License Application Administration Fee),
- Schedule 7 – Engineering and Film Services Fees (Highway Use Permit, Noise Exemption Permit Fee, Filming / RCMP Officer and Clerical),
- Schedule 9 – Parking Facility Fees (Monthly Parking Permit),
- Schedule 10 – Parks, Facilities and Special Events Fees (City Park Picnic Shelters & BBQ Areas, Nicomekl Community Garden Plot),
- Schedule 12 – Security Alarm System Fees (False Alarm Fees)

A review was undertaken of the various fees and charges to ensure that they have been incremented for inflation that has occurred over the time since the original charges were introduced.

FEES AND CHARGES BYLAW, 2010, NO. 2837, AMENDMENT NO. 26 BYLAW, 2018 NO. 3086

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

1. **Title**

(1) This bylaw shall be cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 26 Bylaw, 2018, No. 3086."

2. **Amendments**

(1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended by:

(a) Deleting:
Schedule 2 – Administrative Fees, Schedule 3 – Animal Control (Dog Licence Fees), Schedule 4 – Building Permit Fees & Charges (Application Fees, Building Permit Fees, & Miscellaneous Fees), Schedule 5 – Business Licence Fees (Business Licence Application Administration Fee),
Schedule 7 – Engineering and Film Services Fees (Highway Use Permit, Noise Exemption Permit Fee, Filming / RCMP Officer and Clerical),
Schedule 9 – Parking Facility Fees (Monthly Parking Permit),
Schedule 10 – Parks, Facilities and Special Events Fees (City Park Picnic Shelters & BBQ Areas, Nicomekl Community Garden Plot),
Schedule 12 – Security Alarm System Fees (False Alarm Fees).

(b) Inserting a new:
Schedule 2 – Administrative Fees, Schedule 3 – Animal Control (Dog Licence Fees), Schedule 4 – Building Permit Fees & Charges (Application Fees, Building Permit Fees, & Miscellaneous Fees), Schedule 5 – Business Licence Fees (Business Licence Application Administration Fee),
Schedule 7 – Engineering and Film Services Fees (Highway Use Permit, Noise Exemption Permit Fee, Filming / RCMP Officer and Clerical),
Schedule 9 – Parking Facility Fees (Monthly Parking Permit),
Schedule 10 – Parks, Facilities and Special Events Fees (City Park Picnic Shelters & BBQ Areas, Nicomekl Community Garden Plot),
Schedule 12 – Security Alarm System Fees (False Alarm Fees).

attached to and forming part of this bylaw.

3. **Severability**

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

4. **Force and Effect**

This bylaw shall come into force and effect on January 1, 2019.

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

ADOPTED this -- day of --, 2018.

_____
MAYOR

_____
CORPORATE OFFICER

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

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

Schedule 2 – Administrative Fees
Fees and Charges Bylaw, 2018, No. 3086

Mapping Fees and Computer Information Charges (all fees are subject to applicable taxes)		
Description	**Fees**	
	Sheet or .pdf file	**Book or .pdf file**
Arch D Size Sheets (24" x 36") (Scale 1:2000) 8 sheets	$ 15.00	$100.00
Arch E Size Sheets (36" x 48") (Scale 1:4000) Entire City	$ 30.00	n/a
Miscellaneous Documents		
OCP Bylaw	$ 30.00	
Zoning Bylaw (Consolidated)	$ 30.00	
Mapping Data		
Digital Files (First MB)	$100.00	
Digital Files (Additional MB)	$ 35.00	
Labour (Per hour – minimum one half hour)	$ 50.00	
CD or DVD	$ 15.00	

Finance Charges (all fees are subject to applicable taxes)	
Description	**Fees**
Mortgage Company Property Tax Listings	$10.00 per property
Property Tax Certificate, (Non-Owner Request)	$ 35.00
Property Tax Certificate (Owner Request)	No charge
Property Tax Certificate (Online Request)	$ 25.00
Non-sufficient Funds Returned Cheque Fee	$ 30.00
Refund Processing Fee	$ 25.00

Miscellaneous Charges (all fees are subject to applicable taxes)	
Description	**Fees**
Criminal Records Search for an individual (without fingerprinting)	$ 60.00
Criminal Records Search for student courses, job experience or practicum	$ 20.00
Criminal Records Search for City Employees (without fingerprinting)	No charge
Criminal Records Search for volunteers of a City organization	No charge
Fingerprinting	$ 60.00
Police Certificates/Waivers	$ 60.00
Mural Application Fee	$100.00
City Pins	$ 1.00

Schedule 2 – Administrative Fees

Freedom of Information and Protection of Privacy Bylaw, 2009, No. 2788

Freedom of Information Request and Copying Charges **(all fees are subject to applicable taxes)**	
Description	**Fees**
1. For applicants other than commercial applicants:	
(a) for locating and retrieving a record	$7.50 per ¼ hour after the first 3 hours
(b) for producing a record manually	$7.50 per ¼ hour
(c) for producing a record from a machine readable record from a server or computer	$7.50 per ¼ hour for developing a computer program to produce the record
(d) for preparing a record for disclosure and handling a record	$7.50 per ¼ hour
(e) for shipping copies	Actual costs of shipping method chosen by applicant
(f) for copying records	
(i) floppy disks	$ 2.00 per disk
(ii) CDs and DVDs, recordable or rewritable	$ 4.00 per CD
(iii) computer tapes	$40.00 per tape, up to 2400 feet
(iv) microfiche	$ 3.00 per fiche
(v) microfilm duplication	$25.00 per roll for 16 mm microfilm $40.00 per roll for 35 mm microfilm
(vi) microfilm to paper duplication	$ 0.50 per page
(vii) photographs (colour or black and white)	$ 5.00 to produce a negative $12.00 each for 16” x 20” photograph $ 9.00 each for 11” x 14” photograph $ 4.00 each for 8” x 10” photograph $ 3.00 each for 5” x 7” photograph
(viii) photographic print of textual, graphic or cartographic record , black and white	$12.50 each (8” x 10”)
(ix) dot matrix, ink jet, laser print, or photocopy, black and white	$ 0.25 per page (8.5” x 11”, 8.5” x 14” or 11” x 17”)
(x) dot matrix, ink jet, laser print, or photocopy, colour	$ 1.65 per page (8.5” x 11”, 8.5” x 14” or 11” x 17”)
(xi) scanned electronic copy of a paper record	$ 0.10 each page
(xii) photomechanical reproduction of 105 mm cartographic record/plan	$ 3.00 each
(xiii) slide duplication	$ 0.95 each
(xiv) audio cassette tape (90 minutes or fewer) duplication	$ 5.00 per cassette plus $7.00 per ¼ hour of recording
(xv) video cassette recorder (VHS) tape (120 ,minutes or fewer) duplication	$ 5.00 per cassette plus $7.00 per ¼ hour of recording
2. For commercial applicants:	
For each service listed in section 1	The actual cost of providing that service.

Schedule 3 – Animal Control
Animal Control Bylaw, 2006, No. 2622

Dog Licence Fees (all fees are subject to applicable taxes)				
Description	Regular Fee	Regular Discounted Fee on or before February 1	Senior Citizen Fee (65 years of age or older)	Senior Citizen Discounted Fee on or before February 1
Male/Female Dog	$ 90.00	$ 70.00	$ 90.00	$ 35.00
Neutered/Spayed Dog	$ 45.00	$ 35.00	$ 45.00	$ 20.00
Dangerous Dog	$450.00	$450.00	$450.00	$450.00
Aggressive Dog	$250.00	$250.00	$250.00	$250.00
Working Dog used to assist the disabled	$ 10.00	$ 10.00	$ 10.00	$ 10.00
Description	**Other Fees**			
Replacement of lost or destroyed licence tag	$10.00 each			
Transfer of licence under s. 13 or s. 14 of the Animal Control Bylaw	$10.00 per transfer			

* For each licence issued on or after April 1 of the calendar year, the fee will be pro-rated on a monthly basis, based on the number of months left in the calendar year.

Impound Fees (all fees are subject to applicable taxes)			
Description	**Fee**		
	1st Impoundment	**2nd Impoundment**	**3rd and Subsequent Impoundment**
Unlicensed dogs	licence fee plus $100.00	licence fee plus $150.00	licence fee plus $200.00
Licenced dogs	licence fee plus $ 25.00	licence fee plus $100.00	licence fee plus $200.00
Bulls or Stallions	$200.00	$200.00	$200.00
Other large animals First Animal Each Additional Animal	$100.00 $ 25.00 per animal	$100.00 $ 25.00 per animal	$100.00 $ 25.00 per animal
Description	**Fee**		
Where additional assistance is engaged by the Animal Control Officer to assist in impounding such dogs or large animals, including bulls and stallions	$50.00 per hour or portion thereof		
Maintenance Fee for each day or part thereof the dog or large animal, including bulls and stallions remains in the Animal Shelter	$15.00		

Cost of transportation for large animals, including bulls and stallions, from the place of seizure to the place designated by the Animal Control Officer for their impoundment	Actual Cost

Schedule 3 – Animal Control
Animal Control Bylaw, 2006, No. 2622

Dangerous Dog Impound Fees (to be paid at time of reclamation of Dangerous Dog) (all fees are subject to applicable taxes)			
Description	**Fee**		
	1st Impoundment	**2nd Impoundment**	**3rd and Subsequent Impoundment**
Unlicensed dangerous dog	licence fee plus $1,000.00	licence fee plus $2,000.00	licence fee plus $5,000.00
Licensed dangerous dog	$1,000.00	$2,000.00	$5,000.00
Description	**Fee**		
Dangerous dog that has caused injury to a person or a domestic animal	$5,000.00 plus all other applicable fees		
Transportation of dangerous dog from place of seizure to place of impoundment	$100.00		
Where additional assistance is engaged by the Animal Control Officer to assist in impounding such dogs or large animals, including bulls and stallions	$50.00 per hour or portion thereof		
Maintenance Fee for each day or part thereof the dangerous dog remains in the Animal Shelter	$20.00 per day or portion thereof		
All extraordinary costs incurred by the Animal Control Officer in course of impounding the dangerous dog	Actual Cost		

Aggressive Dog Impound Fees (to be paid at time of reclamation of Dangerous Dog) (all fees are subject to applicable taxes)			
Description	**Fee**		
	1st Impoundment	**2nd Impoundment**	**3rd and Subsequent Impoundment**
Unlicensed aggressive dog	licence fee plus $200.00	licence fee plus $500.00	licence fee plus $1,000.00
Licensed aggressive dog	$200.00	$500.00	$1,000.00
Description	**Fee**		
Where additional assistance is engaged by the Animal Control Officer to assist in impounding such dogs or large animals, including bulls and stallions	$50.00 per hour or portion thereof		
Maintenance Fee for each day or part thereof the dangerous dog remains in the Animal Shelter	$20.00 per day or portion thereof		
All extraordinary costs incurred by the Animal Control Officer in course of impounding the dangerous dog	Actual Cost		

Schedule 3 – Animal Control
Animal Control Bylaw, 2006, No. 2622

Other Fees **(all fees are subject to applicable taxes)**	
Description	**Fee**
Fee to destroy or otherwise dispose of a dog delivered to the Animal Shelter	$150.00
Fee to pick up and destroy or otherwise dispose of a dog	$200.00

Schedule 4 – Building Permit Fees & Charges

Building and Plumbing Regulation Bylaw, 2003, No. 2498

Application Fees **(all fees are subject to applicable taxes)**	
Application Type	**Fees**
Single Family Dwellings (new dwellings, additions, alterations, renovations)	$ 140.00
Multi-Family, Commercial, Industrial and Institutional New Buildings or Additions Alteration, Renovations or Tenant Improvements	 $2,000.00 $ 140.00
Plumbing Permit (where there is no separate building permit required)	$ 70.00
Fire Sprinkler System	$ 70.00
All Other Permits	$ 140.00
Building Permit Fees Based on Construction Value* **(all fees are subject to applicable taxes)**	
Construction Value	**Fees**
$0 - $10,000	$140.00
$10,001 - $50,000	$140.00 plus $9.60 for each $1,000 or part thereof over $10,000
$50,001 - $100,000	$524.00 plus $9.30 for each $1,000 or part thereof over $50,000
$100,001 - $500,000	$989.00 plus $8.75 for each $1,000 or part thereof over $100,000
$500,001 and over	$4,489.00 plus $8.50 for each $1,000 or part thereof over $500,000

*(a) The value of the work includes excavation and site preparation.

*(b) The permit fee is doubled if the work is commenced prior to the issuance of the permit.

*(c)The permit fee, for repairs for water penetration damage to a multi-family residential building built between 1983 and 1998, is zero(0).

*(d)The permit fee is reduced by 10% to a maximum of $250.00, if a registered professional certifies Building Code compliance.

Refunds for Permit Fees listed in Schedule 4:

(a) The City may issue a refund of:

(i) 100% if the person who has paid the permit fee applies for the refund in writing before the City has issued the permit;

(ii) 50% if the person who has paid the permit fee applies for the refund in writing after the City has issued the permit.

Miscellaneous Fees **(all fees are subject to applicable taxes)**	
Description	**Fees**
Building Moves within and into the City	$ 200.00 plus travel to inspection site outside of the City at $0.55 per kilometre, plus $136.00 for the first $10,000 of construction value and $9.50 for each additional $1,000 of construction value or part thereof.
Building Moves outside the City	$140.00
Transfer or Renewal of Permit	$140.00
Demolition Permit	$140.00
Re-inspection Fee	$ 70.00
Review of an Alternative Solution Report	$400.00
Each subsequent revision to an Alternative	$300.00

Miscellaneous Fees (all fees are subject to applicable taxes)	
Description	**Fees**
Solution Report	
Legalize a Secondary Suite	$ 250.00
Removal of a Secondary Suite	$ 200.00

Schedule 4 – Building Permit Fees & Charges
Building and Plumbing Regulation Bylaw, 2003, No. 2498

Digitally scanning permit drawings	$3.00 per sheet
Occupant Load Confirmation	$100.00
Revision of change of building plans or related documents (After permit issuance)	Actual time spent on plan review @ $60.00/hour (Minimum charge of $60.00)
Voluntary inspection of an existing building or plumbing system	$100.00/hour
Interim Occupancy Permit Fees **(all fees are subject to applicable taxes)**	
Occupancy Type	**Fees**
All residential occupancies	$50/unit for first 60 days $25/unit per 30 days thereafter
All other occupancies	$500 for first 60 days $250 per 30 days thereafter
Plumbing Permit and Inspection Fees **(all fees are subject to applicable taxes)**	
Permit Type	**Fees**
Base plumbing permit fee	$65.00
Fee for each plumbing fixture (in addition to base plumbing permit fee)	$23.50 for each plumbing fixture as defined in the current edition of the BC Building Code
Fire Suppression System Fees **(all fees are subject to applicable taxes)**	
Description	**Fee**
Fire suppression sprinkler system permit	$65.00 plus $1.60 for each sprinkler head

Schedule 5 – Business Licence Fees

Business Licence Regulation Bylaw, 2004, No. 2564

The fees specified in the Fees and Charges Bylaw for "*Business License Regulation Bylaw, 2013, No. 2916* shall be increased on January 1 of each year, commencing in 2015, by the greater of 2% and any percentage increase in the Statistics Canada Consumer Price Index for Vancouver between August 1 in the year prior to the preceding year and August 1 in the preceding year.

Fees from January 1, 2019 to December 31, 2019

Classification	Proposed License Fees
Non-Profit Organization	No charge
Government Services	No charge
Non-Resident	$ 188.00
Mobile Vendor	$1,450.00
Food Primary (restaurants)	$ 240.00
Liquor Primary (bars, pubs, neighbourhood pubs)	$5,200.00
Liquor Primary (cabarets, nightclubs)	$7,350.00
Gaming Activities	$7,350.00
Personal Health Enhancement Centers	$7,350.00
Residential Rental Property (CFRRR Certified)	$ 188.00
Residential Rental Property (CFRRR Uncertified)	$ 670.00
Home Occupation	$ 188.00
Newspaper distribution Vending Boxes	$188.00 plus $29.00 per unit
Donation Drop Boxes	$188.00 plus $100 per donation drop box
All Other Uses not defined above	$188.00

Business License Application Administration Fee:

Each new business license application shall accompany with a business license application administration fee in addition to the business license fee.

a) Business License Application Administration Fee $60.00

Re-Inspection Fee:

Where more than one re-inspection is required due to non-compliance with the Business Licence Regulation Bylaw, 2013, No. 2916, the owner shall pay a re-inspection fee for each re-inspection after the initial re-inspection.

b) Re-Inspection Fee $60.00

Penalties

Where a business license has not been renewed and license fee has not been paid by December 31 but:

(a) Paid between Jan 1 to Jan 31, an additional 25% fees shall be payable to renew the license.
(b) Paid after Jan 31, and additional 50 % fees shall be payable in order to renew the license.

Pro-Rating License Fee

The License fee shall be pro-rated on monthly basis.

c) $60.00

Schedule 6 – Controlled Substance Property Fees
Controlled Substance Property Bylaw, 2006, No. 2625

Controlled Substance Property Fees **(all fees are subject to applicable taxes)**	
Description	**Fees**
Special safety inspection, including initial property research, the posting of a notice of inspection and the initial inspection	$2,000.00
After the initial inspection, each additional inspection	$500.00 per inspection
For a subsequent inspection if the owner or occupier has failed to undertake an action by the Fire Chief, the Council or a person authorized under the bylaw to order the action	$500.00 per subsequent inspection
Shutting off a water service	$100.00
Re-connecting a water service	$100.00
Re-inspecting and re-sealing a water service after alteration or tampering	$500.00
Administration and overhead for the purposes of section 8.1(a)	$300.00 per inspection
Administration and overhead for the purposes of section 8.1(b)	Actual cost to the City

Schedule 7 – Engineering and Filming Service Fees
Fees and Charges Bylaw, 2018, No. 3086

Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Engineering Service	**Fee**	**Comment**
Banner Permit	$200.00	
Garbage Tag Stickers	$ 3.00	Non-refundable
Highway Use Permit	$125.00	Non-refundable
Street Usage	$250.00 per block, per side of roadway per day	Minimum charge is $250.00
Street Obstruction/Temporary Closure	$500.00 per day	Minimum charge is $500.00
Daily Parking Stall Rental – Timed Stalls[1]	$20.00 per stall per day	On-street spaces and City parking lots
Noise Exemption Permit Fee	$75.00 per day	

Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Engineering Service	**Fee**	**Comments**
Highway Use Damage Deposit Light Duty[2] Medium Duty[3] Heavy Duty[4]	 $ 1,000.00 $ 5,000.00 $10,000.00	Refundable
Pavement Degradation Fee	$10.00 per square meter	Minimum $500.00 charge
Pavement Reinstatement Fee	$80.00 per square meter	Minimum $500.00 charge
Legal Signal Timing Requests	$300.00 per request	
Legal Traffic Operations Requests	$300.00 per request $105.00/hour for each additional hour	includes first hour and a half of staff time
Traffic Volume Count Request	$75.00 for 1st request $25.00 for each additional request*	*additional requests must be made at the same time as 1st request
Newspaper Box Placement on Public Property	$75.00 per newspaper box, per year	Non-refundable

Confiscation fee for removal of newspaper boxes contravening permit requirements on public property	$250.00 per newspaper box	Non-refundable
Streetlight Banner Application Fee	$100	Non-refundable
Streetlight Banner Installation	$250 mobilization fee $60 per banner installation fee $150 each for installation of banner and supply and installation of hardware	
Filming Service	**Fee**	**Comments**
Filming Permit Application Fee - Application made 10 or more days prior to filming - Application made less than 10 days prior to filming - Additional Location Fees - Student Film Application Fee	 $300.00 $500.00 $100.00 per location $50.00	Non-refundable
Business License Fee	See Business License Fees	Non-refundable
Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Filming Service	**Fee**	**Comments**
City Parks & Public Facilities[5]	See Park Facility Fees and Special Event Fees – Rental based on commercial rates If not listed in the Parks, Facilities and Special Event Fees charge is: $500.00 per day – Neighbourhood Park $1,000.00 per day – City Park, Douglas Park and Sendall Gardens	Does not include the Parks or Public Facilities parking lots, which are charged separately.
City Parking Lots[5]	$500.00 per day	Does not include timed stalls which are charged per stall per day under Engineering Service fees.
Filming and Special Event – Site Inspection	$75.00 per inspection	

Filming and Special Event – Fire Protection Standby - Pumper Trucks - Aerial Device - Rescue Vehicles (to include the delivery of any of the following services: • High Angle Rescue • Trench Rescue • Confined Space • Husar • Water Rescue	$ 550.00 per hour $1,200.00 per hour $2,000.00 per hour	
Staff Time: - RCMP Police (Officers) - RCMP Police (Clerical) - Fire & Rescue Service (Firefighters) - Public Works Dept. (Labourers)	$125.00/hour per officer $50.00/shoot Included in vehicle costs Actual cost +10% admin fee	Traffic control, shoot scenes, etc. To coordinate RCMP callout General Services

[1] - Applies to parking for Highway Use Permits, Special Event Permits, Film Permits, Building Permits and Sign Permits

[2] - Light duty: for all work involving purely hand tools, and located completely within the boulevard and outside of the paved road area.

[3] - Medium duty: for all work not involving heavy equipment but still located within the edges of the paved roadway including manhole access or median landscaping;

[4] - Heavy duty: for all work involving the use of heavy equipment including excavation, paving, and underground or overhead utility work;

[5] - Rental of City Parks, Public Facilities and Parking Lots may not grant the applicant exclusive use of these facilities. Applicant may be required to maintain access for use by the public or other user groups.

Refunds for Permit Fees listed in Schedule 7:

(b) The City may issue a refund (except where fee is non-refundable) of:

(i) 100% if the person who has paid the permit fee applies for the refund in writing before the City has issued the permit less refund process fee (see Schedule 2);

(ii) 50% if the person who has paid the permit fee applies for the refund in writing after the City has issued the permit.

Schedule 8 – Fire Protection & Safety Fees
Fire Protection and Safety Bylaw No. 2784, 2009

Fire Protection & Safety Fees **(all fees are subject to applicable taxes)**	
Description	**Fee**
Cost Recovery	
Demolish or remove anything to prevent the spread of fire	Actual Cost
Contamination and replacement of equipment	Actual Cost
Fee for securing premises	Actual Cost
Provision of services as a result of negligence	Actual Cost
Permits	
Storage of Explosive Material Permit	$200.00
Flammable Liquids and Combustible Goods Permit	$200.00
Plan Reviews	
Review of a new fire safety plan	$100.00
Review of an existing or amended fire safety plan	$50.00
Equivalency Determination	$300.00
Inspections	
Additional Inspections	$100.00

Schedule 9 – Parking Facility Fees
Fees and Charges Bylaw No. 3086, 2018

Parking Fees **(all fees are subject to applicable taxes)**	
Description	**Fee**
Monthly Parking Permit	$45.00

Schedule 10 – Parks, Facilities and Special Event Fees

Fees and Charges Bylaw No. 3086, 2018

Admission Rates – Timms Community Centre and Douglas Recreation Centre (applicable taxes included)						
	Child* 4 – 12 years	Youth 13-18 years	Student with valid ID	Adult 19+ years	Senior 60+ years	Family**
Drop-in	$ 2.75	$ 4.10	$ 4.10	$ 5.50	$ 4.10	$ 11.00
10 visit	$ 24.75	$ 36.90	$ 36.90	$ 49.50	$ 36.90	$ 99.00
20 visit	$ 44.00	$ 65.60	$ 65.60	$ 88.00	$ 65.60	$ 176.00
1 month	$ 33.00	$ 49.20	$ 49.20	$ 66.00	$ 49.20	$ 132.00
3 month	$ 74.25	$ 110.70	$ 110.70	$ 148.50	$ 110.70	$ 297.00
6 month	$ 111.40	$ 166.05	$ 166.05	$ 222.75	$ 166.05	$ 445.50
1 year	$ 178.25	$ 265.70	$ 265.70	$ 356.40	$ 265.70	$ 712.80

PRAC - $10.00/year for access to games room and fitness track only.

* Children under 4 years are free.

** Family is a combination of 2 parents, guardians or grandparents with children under the age of 19 years who reside in the same household, with a maximum of two adults per family group.

Admission Rates – Al Anderson Memorial Pool (for public and length swimming only; does not include fitness classes or special events) (applicable taxes included)						
	Child* 4 – 12 years	Youth 13-18 years	Student with valid ID	Adult 19+ years	Senior 60+ years	Family**
Drop-in	$ 2.05	$ 3.05	$ 3.05	$ 4.10	$ 3.05	$ 8.20
10 visit	$ 18.45	$ 27.45	$ 27.45	$ 36.90	$ 27.45	$ 73.80
20 visit	$ 32.80	$ 48.80	$ 48.80	$ 65.60	$ 48.80	$ 131.20
1 month	$ 24.60	$ 36.60	$ 36.60	$ 49.20	$ 36.60	$ 98.40
Season Pass	$ 65.60	$ 97.60	$ 97.60	$131.20***	$ 97.60	1st child pays full rate; 2nd child pays 75%; 3+ children pay 50% of full rate.

* Children under 4 years are free.

** Family is a combination of 2 parents, guardians or grandparents with children under the age of 19 years who reside in the same household, with a maximum of two adults per family group.

***Adult season pass is interchangeable between parents.

Room Rental Rates – Douglas Recreation Centre (all rates are subject to applicable taxes)				
Room	**Capacity (persons)**	**Non-Profit Rate per Hour**	**Private Rate per Hour**	**Commercial Rate per Hour**
Preschool Room	20	$ 9.00	$ 18.00	$ 27.00
Multipurpose Room	50	$ 12.50	$ 25.00	$ 37.50
Games Room	20	$ 9.00	$ 18.00	$ 27.00
Main Hall	217	$ 36.00	$ 72.00	$108.00
½ of Main Hall	100	$ 18.00	$ 36.00	$ 54.00
Kitchen	10	$ 18.00	$ 36.00	n/a

Damage Deposit: $500.00

Schedule 10 – Parks, Facilities and Special Event Fees

Fees and Charges Bylaw No. 3086, 2018

Room Rental Rates – Al Anderson Memorial Pool (all rates are subject to applicable taxes)				
Room	**Capacity (persons)**	**Non-Profit Rate per Hour**	**Private Rate per Hour**	**Commercial Rate per Hour**
Multipurpose Room	50	$12.50	$25.00	$37.50

Pool Rental Rates – Al Anderson Memorial Pool (all rates are subject to applicable taxes)	
Group	**Fee**
Langley Flippers Swim Club Practice	$ 3.00 /lane/hour
Langley Flippers Swim Club Competition	$ 176.88 /hour or $ 22.11 /lane/hour
Non-Profit (75 swimmers or less)	$117.92 /hour or $14.74 /lane/hour
Non-Profit - Each Additional Guard	$47.18 /hour
Commercial (75 swimmers or less)	$153.28 /hour or $19.16 /lane/hour
Commercial - Each Additional Guard	$47.18 /hour

Damage Deposit: $500.00 for multipurpose room only.

Room Rental Rates – Timms Community Centre (all rates are subject to applicable taxes)				
Room	**Capacity (persons)**	**Non-Profit Rate per Hour**	**Private Rate per Hour**	**Commercial Rate per Hour**
Multipurpose Room (1 through 3)	55	$ 12.50	$ 25.00	$ 37.50
Multipurpose Room 4	30	$ 12.50	$ 25.00	$ 37.50
Gymnasium*	300	$ 67.00	$134.00	$201.00
Kitchen	8	$ 18.00	$ 36.00	n/a

Damage Deposit: $500.00

* Plus the cost of an attendant during the event AND setup/takedown staffing costs.

Facility Fees – Ice User Fees (all fees are subject to applicable taxes)	
User	**Fee**
Prime Hours Subsidized Rate +	$110.34 /hour
Non-Prime Hours Subsidized Rate+	$ 82.76 /hour

+ Prime and Non-Prime unsubsidized rates are determined by the Ice Provider.

Schedule 10 – Parks, Facilities and Special Event Fees

Fees and Charges Bylaw No. 3086, 2018

Park Facility Fees – Various Locations (all fees are subject to applicable taxes)		
Facility	**Fee**	**Damage Deposit**
City Park Picnic Shelters & BBQ Areas	$10.00/hour	n/a
City Park Gazebo	$ 4.00/hour	n/a
Community Stage for Non-Profit/Community Groups	$ 225.00	$500.00
Legacy Gardens Gazebo* (for wedding ceremonies or photographs)	$ 150.00	n/a
Spirit Square Performance Platform** Non Profit Commercial Local Schools	 $ 25.00/hour or $ 200.00/day $ 50.00/hour or $ 400.00/day $ 10.00/hour or $ 80.00/day	 $500.00 $500.00 $500.00
Nicomekl Community Garden Plot	$50.00	$25.00 for key
McBurney Plaza Public Non Profit Commercial / Filming Staff Costs (where applicable)	 $76.00/hour $38.00/hour $114.00/hour Actual cost + 10% admin fee	 $500.00 plus $500.00 security/ bond deposit[3]
Innes Corners Plaza Public Non Profit Commercial / Filming Staff Costs (where applicable)	 $76.00/hour $38.00/hour $114.00/hour Actual cost + 10% admin fee	 $500.00 plus $500.00 security/ bond deposit[3]
Sports Fields	**Season**	**Fee**
Damage Deposit	Regular Season	$ 500.00
Damage Deposit	Tournament	$1,000.00

* Sendall Gardens cannot be booked or reserved

** Minimum 2 hour rental (includes set up and take down); rental includes basic lighting and power; renter is responsible for supply of sound equipment.

Special Event Fees and Charges (all fees are subject to applicable taxes)	
Description	**Fee**
Special Event Fee	$ 220.00
Special Event Damage Deposit	Determined by nature of event
Performance Deposit	$ 1,000.00
Performance Deposit – Previous non-compliance	$25,000.00
Turf Restoration	Actual Cost
Water Line/Electrical Repair	Actual Cost
Brick/Paver Repair	Actual Cost
Highway Use Permit Fee	See Engineering and Filming Cost Fees
Extra City Staff	Actual Cost

Refunds for Facility Rentals listed in Schedule 10:

(c) The City may issue a refund of:
- (i) 100% if the refund is requested at least 14 days before the actual booked date; or
- (ii) 90% if the refund is requested less than 14 days but more than 48 hours before the actual booked date.

(d) The City will not issue a refund if:
- (i) The refund is requested less than 48 hours before the actual booked date;
- (ii) There is inclement weather that affects the booking for an outdoor facility rental; or
- (iii) The booking is for the use of Al Anderson Memorial Pool.

Schedule 11 – Planning, Land & Development Fees
Fees and Charges Bylaw No. 3086, 2018 and
Development Application Procedures Bylaw, 2003, No. 2488

Planning, Land & Development Fees **(all fees are subject to applicable taxes)**		
Development Application or Service	**Base Fee**	**Additional Fee**
Development Permit[1] Development Variance Permit[1]	$2,500.00	$1.00/$m^2$ gross floor area (non-residential) $100.00/unit (residential)
Zoning Bylaw Amendment	$5,000.00*	$0.10/$m^2$ site area
Official Community Plan Amendment	$3,500.00*	n/a
Land Use Contract Amendment Single Family Residential Lot	$2,500.00* $ 300.00*	n/a
Restrictive Covenant Discharge Fee	$ 250.00	n/a
Restrictive Covenant Prep/Registration	Actual Cost	
Board of Variance Appeal	$ 250.00	n/a
Comfort Letter	$ 190.48**	n/a
Liquor Licence Application requiring local government approval	$2,000.00	$2,000.00 in addition to the base fee if a public consultation process is deemed appropriate by City Council as part of the process
Subdivision Application (Standard, Bare Land Strata, Strata Conversion and Phased Strata)	$2,000.00	$100.00 per unit or parcel created plus $50.00 for final approval of the plans by the Approving Officer+ *(There is a $100.00 credit per unit or parcel that previously existed, provided that no change in the property land usage occurs.)*
Telecommunications Antenna Application (where no public consultation is required under Telecommunications Antenna Policy)	$1,000.00	n/a
Telecommunications Antenna (where public consultation is required under Telecommunications Antenna Policy)	$2,000.00	n/a

[1] Maximum of $10,000.00 total application fee for each application type.
* ½ of total fees are refundable if application is refused/withdrawn prior to publishing or delivery of notices.
**Per property or per fire incident
+ pursuant to section 83 of the Land Title Act, RSBC, 1996, c. 250 and its amendments

Schedule 12 – Security Alarm System Fees
Fire and Security Alarm System Regulation Bylaw No. 2002, 2462

False Alarm Fees **(all fees are subject to applicable taxes)**	
Description	**Fee**
Second False Alarm to the same real property, during any consecutive twelve month period	$ 60.00
Third False Alarm to the same real property, during any consecutive twelve month period	$ 90.00
Fourth and each subsequent False Alarm to the same real property, during any consecutive twelve month period	$135.00

Schedule 13 –Lawn Sprinkling Permit
Drinking Water Conservation Plan 2017, No. 3037

Lawn Sprinkling Permit **(all fees are subject to applicable taxes)**	
Description	**Fee**
New sodded or seeded lawn	$ 50.00 with proof of purchase of sod or seed
Existing lawn to receive nematode application)	$0.00 with proof of purchase of nematodes

CITY OF LANGLEY

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 twenty third day of August, 2018.

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

EXPLANATORY MEMO

2019 PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3089

Under the Community Charter, Council has the ability to pass bylaws which exempt certain properties from property taxes.

The bylaw presented continues all exemptions included in the 2017 Permissive Property Tax Exemption Bylaw for a 1 year period.

Properties owned or occupied by the City

Community Police Office
The City of Langley Community Police Office is leased from a private company. To reduce the operating cost of the space, the City was able to exempt our portion of the building since we are the principal occupant. This exemption has been in place since 2007.

Non-profit occupiers of City land
The BC Assessment Authority considers any municipal owned land which is leased to a second party to be taxable. Under Section 224 of the Community Charter the City has the authority to provide a permissive exemption to these properties if they are occupied by a Non-profit Agency. In 2018, these exemptions reduced the City's portion of taxation revenue by $108,572, which is 0.4% of the annual property taxes.

1. Langley Seniors Resource Society. The senior's centre is constructed on land leased from the City. The land and improvements became taxable in 1996 triggered by the registration of the lease. It was not the intent of the lease to change the taxable status of the facility; therefore, City Council approved a permissive exemption for the 1996 tax year, and has done so since.

2. Langley Stepping Stones Rehabilitative Society. In 1995, the Stepping Stones Society constructed a new facility on land leased to them by the City. When the lease was registered at the Land Titles Office the property reverted to a taxable status for the year 1996. City Council approved a permissive exemption for the 1996 tax year, and has done so since.

3. A portion of City Park owned by the City and leased to the Langley Community Music School Society (4809 207th Street). The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

4. Outdoor Langley Lawn Bowling Club. This is the Club's current outdoor facility adjacent to Douglas Park (20471 54th Ave). The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

5. Langley Community Services which leases the City owned land at 5339 207th Street. The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

6. The Governing Council of the Salvation Army has constructed a shelter at 5787 Langley Bypass on land leased from the City of Langley. To reduce the operating costs of the new facility the City passed a permissive exemption for this property which commenced in 2009. In 2011 this property was assessed as a supportive living facility and the majority of the property assessment was reduced to $2 similar to other designated facilities within the City. The entire property is being included in the bylaw, to ensure its exemption status is continued if the property class was to change.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Langley Seniors Resource Society	20605 51B Ave	$ 40,711	$ 13,134	$ 53,845
Langley Stepping Stones	20101 Michaud Cr	4,011	2,487	6,498
Langley Community Music School	4901 207 St	28,616	20,060	48,676
Langley Lawn Bowling (Outdoor)	20471 54 Ave	25,211	8,133	33,344
Langley Community Services	5339 207 St	8,194	5,081	13,275
Governing Council of the Salvation Army	5787 Langley Bypass	1,829	1,134	2,963
		$ 108,572	$ 50,029	$ 158,601

*Permissive Exemption Other includes taxes from other governments such as Translink, School Taxes, etc.

Other existing Permissive Exemptions

There are 13 other properties within the City that currently have permissive exemptions. The properties are all non-profit and fall within our current Tax Exemption Policy. In 2018, these exemptions reduced the City's portion of taxation revenue by $91,948, which is 0.34% of the annual property taxes.

1. Global School Society, a non-profit society which operates a Montessori school. Although this property receives a partial statutory exemption for the building and the land directly beneath it, the City has historically provided a permissive exemption for the remaining property, similar to churches. This exemption has been in place since 2001.

2. Southgate Christian Fellowship currently leases space at the Langley Mall (5501 204 St.). The property is not eligible for a statutory exemption like other churches because it is not the registered owner. In order to treat the church consistently with the other churches in the community, Council provided a permissive exemption for the church occupied space in 2009.

3. Langley Care Society. In 2005, the City was informed by BC Assessment they would be revoking a partial property tax exemption from the Langley Lodge located at 5451 204 St. The property had been receiving the partial exemption since 1974, the year following its opening. The City granted a permissive exemption which took effect in 2006 to continue the tax exemption on the property. During 2009 this society expanded its facility and requested an extension of the permissive exemption to cover the newly constructed facility. In 2010, the City continued the same exemption based on the original & new building value using the historical percentage of 18% for land and 93% for the buildings.

4. Langley Hospice Society purchased a property located at 20660 48 Ave in the fall of 2009. In the fall of 2010 City Council approved a permissive exemption which has been in place since.

5. Langley Association for Community Living approached the City in 2010 requesting permissive exemptions for 8 properties owned by the association used to support adults with developmental disabilities and children with special needs. In the fall of 2010 City Council approved a permissive exemption which has been in place since.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Global School Society	19785 55A Ave	6,024	4,223	10,247
Southgate Christian Fellowship	5501 204 St	32,489	10,481	42,970
Langley Care Society	5451 204 St	39,346	24,397	63,743
Langley Hospice Society	20660 48 Ave	3,649	2,262	5,911
Langley Association for Community Living	208-20239 Michaud Cr	746	462	1,208
Langley Association for Community Living	210-20239 Michaud Cr	788	489	1,277
Langley Association for Community Living	19977 45A Ave	2,175	1,348	3,523
Langley Association for Community Living	4570 209A St	2,295	1,423	3,718
Langley Association for Community Living	4830 196 St	2,175	1,348	3,523
Langley Association for Community Living	210-5650 201A St	581	360	941
Langley Association for Community Living	218-5650 201A St	748	464	1,212
Langley Association for Community Living	312-5650 201A St	932	578	1,510
		$ 91,948	$ 47,835	$ 139,783

*Permissive Exemption Other includes taxes from other governments such as Translink, School Taxes, etc.

New applications for 2019

The City has received two new applications requesting permissive exemptions for 2019. A brief description of the application is below. The applicant is eligible for a permissive exemption under the Community Charter. In conjunction with the policy, City Council can consider application for permissive property tax exemptions from non-profit organizations which are viewed to provide a benefit to the residents of the City on a case by case basis.

- Langley Memorial Hospital Auxiliary (20560 Fraser Hwy) – The Langley Memorial Hospital Auxiliary purchased the property in December 2014 and operates Penny Pinchers at this location. A small portion of one of the buildings is being leased to a private company and that portion would be not included in a permissive exemption if it was to be granted. City Council denied a similar request from the Langley Memorial Hospital Auxiliary for the 2016, 2017, and 2018 taxation years.

- Langley Association for Community Living (20689 Fraser Hwy, Ground Floor office space) – The Langley Association for Community Living has owned the property since November 2014. City Council has denied a similar request from the Langley Association for Community Living for the 2016 and 2018 taxation years.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Langley Memorial Hospital Auxiliary	20560 Fraser Hwy	$ 24,153	$ 16,931	$ 41,084
Langley Association for Community Living	20689 Fraser Hwy (Ground Floor)	7,877	5,522	13,399
		$ 32,030	$ 22,453	$ 54,483

*Permissive Exemption Other includes taxes from other governments such as Translink, School Taxes, etc.

The bylaw has been drafted as the status quo, extending all existing permissive exemptions for an additional 1 year period. The new applications, from the Langley Memorial Hospital Auxiliary and the Langley Association for Community Living have not been included. This has been recommended by staff considering the current pressures on the financial resources of the City. Council would need to propose an amendment if they choose to include the exemption applications for the Langley Memorial Hospital Auxiliary and the Langley Association for Community Living with the bylaw.

PERMISSIVE TAX EXEMPTION

BYLAW NO. 3089

A Bylaw to exempt certain lands and improvements from municipal taxation for the year 2019

WHEREAS Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the Community Charter, S.B.C 2003, c. 26;

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

1. Schedule "A" is attached to and forms parts of this bylaw

2. The lands and improvements on the properties listed in Schedule "A" are hereby exempt from taxation under section 197(1)(a) [municipal property taxes] under the Community Charter, S.B.C. 2003, c. 26 for the calendar year of 2019 in accordance with the percentages set out in Schedule "A".

3. Bylaw may be cited as the "Permissive Tax Exemption Bylaw, 2018, No. 3089".

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

NOTICE FOR THE PERMISSIVE TAX EXEMPTION was placed in the Langley Times Newspaper this -- day of --, 2018

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

_____
MAYOR

_____
CORPORATE OFFICER

PERMISSIVE TAX EXEMPTION
BYLAW NO. 3089

Schedule "A"
List of Exempt Properties

Organization	Property Address	Folio	Legal Description	Percentage of Exemption
Langley Community Music School	4901 207 St	000010	DL 304 NWD	100%
Langley Community Services	5339 207 St	003471	LT 1 DL 36 GR 2 PL BCP25710	40% (Land & Improvements attributable to the main floor leased for the CPO)
Langley Care Society	5451 204 St	003520	LT 88 DL 36 NWD PL 43610	100%
Langley Seniors Resource Society	20605 51B Ave	006531	LT 1 DL 36 NWD PL NWP86944	18% of Land & 93% Improvements
Langley Lawn Bowling (Outdoor)	20471 54 Ave	007950	LT 247 DL 36 NWD PL NWP60882	100%
Governing Council of the Salvation Army	5787 Langley Bypass	021080	LT 67 DL 37 NWD PL NWP57552	100%
Langley Stepping Stones	20101 Michaud Cr	030029	LT 2 DL 305 NWD PL LMP09453	100%
Southgate Christian Fellowship	5501 204 St	035450	LT 375 DL 36 NWD PL NWP46221	100% (Class 8)
Langley Association for Community Living	208-20239 Michaud Cr	044065	LT 15 DL 305 NWD PL LMS2725	100%
Langley Association for Community Living	210-20239 Michaud Cr	044066	LT 16 DL 305 NWD PL LMS2725	100%
Langley Association for Community Living	210-5650 201A St	052730	LT 30 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	218-5650 201A St	052737	LT 37 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	312-5650 201A St	052754	LT 54 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	19977 45A Ave	072151	LT 1 SEC 34 TWP 7 NWD PL NWP85148	100%
Langley Hospice Society	20660 48 Ave	090670	LT 33 SEC 35 TWP 7 NWD PL NWP25953	100%
Langley Association for Community Living	4570 209A St	100970	LT 99 SEC 36 TWP 7 NWD PL NWP37498	100%
Langley Association for Community Living	4830 196 St	113253	LT 3 SEC 3 TWP 8 NWD PL LMP30562	100%
Global School Society	19785 55A Ave	120462	SEC 3 TWP 8 NWD PL LMP30865	100%

Langley Memorial Hospital Auxiliary
22051 Fraser Highway
Langley, B.C. V3A 4H4
604-514-6161
email:Auxiliary.LMH@fraserhealth.ca
www.langleymemorialhospitalauxiliary.ca
Join us on Facebook

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

Dear Mayor Schaffer and Council:
Re: Application for Exemption of 2019 Property Taxes
Legal Lot Address: Lot A, District Lot 36; Group 2
NWD Plan LMP13697 PID#018-582-842

The Langley Memorial Hospital Auxiliary is requesting that the City of Langley Council consider exempting the property taxes for the above mentioned property, Penny Pincher Thrift Store, which is owned and operated by the Hospital Auxiliary and its volunteers.

The Hospital Auxiliary is in its 71st year and over the past 25 years we have contributed over 9 million dollars to the hospital with a further 1.5 million pledged to the new Emergency Department. The Auxiliary raises money through the gift shop located in the hospital but by far the largest amount of contributions comes from Penny Pincher. Should Council grant the exemption on property taxes a further $46,000.00 would be available to purchase much needed hospital equipment.

While the hospital is not in the City of Langley, it certainly is there to meet the needs of both city and township residents and it is a facility that most residents visit at some time in their life. Having a renovated and modern hospital with up to date hospital equipment and able to meet the needs of residents is a valid consideration for people looking to move to the area.

Not only does the Auxiliary raise funds for the hospital it helps enhance the quality and meaning of life for many seniors in Langley who are involved in knitting and crocheting much needed items for patients and those in residential care, as well as providing a great venue for volunteering. Penny Pincher is a supporter of Avia Employment Services in Langley and we regularly help individuals out by learning or honing skills that will assist with their search for employment.

The Cities of Delta, White Rock and most recently North Vancouver have recognized the valuable part that their hospital auxiliaries play in the community and have granted tax exemptions for their Hospital Auxiliary Thrift Stores.

We are unique among the thrift stores in that we own our building and all of our income goes towards health care in Langley. No funds leave the community.

In closing, we the Langley Memorial Hospital Auxiliary would like to thank you for your careful consideration of this request,

Yours truly,

Thelma Boileau

Thelma Boileau,, President
Wanda Williams, Vice President
Langley Memorial Hospital Auxiliary

Cc: Councilors Paul Albrecht, Jack Arnold, Gayle Martin Nathan Pachal, Rudy Storteboom, Val van den Brock
Francis Cheung. CAO
Darren Leitte, Director Corporate Services
Paul Gildert, Manager of Revenue and Business Systems

1950.00

RECEIVED
MAR 28 2018
ADMINISTRATION DEPT
CITY OF LANGLEY

LANGLEY ASSOCIATION
FOR COMMUNITY LIVING

March 23, 2018

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

Dear Mayor Schaffer and Council Members

Re: Permissive Tax Exemptions – 2019

The Langley Association for Community Living is a non-profit society supporting adults with intellectual disabilities and children with special needs who live in Langley.

On behalf of the Association, I am writing to request permissive tax exemptions for the 2019 property tax year for the following properties owned by the Association within the City of Langley:

Property	Folio #
#208 20239 Michaud Crescent Langley V3A 8L1	044065
#210 20239 Michaud Crescent Langley V3A 8L1	044066
19977 45A Avenue Langley V3A 8C7	072151
4570 209A Street Langley V3A 2K9	100970
4830 196th Street Langley V3A 7Z7	113253

inclusionBC

23535, 44 avenue
langley, b.c.
V2Z 2V2

t 604.534.8611
f 604.534.4763
www.langleyacl.com

Property	**Folio #**
#210 5650 201A Street Langley V3A 0B3	052730
#218 5650 201A Street Langley V3A 0B3	052737
#312 5650 201A Street Langley V3A 0B3	052754

At this time, we do not receive permissive exemption for the 3 units in the Heritage Centre on Fraser Highway that the Association owns, but would like to be considered. These units increase the delivery of some of our vital services directly in the city. Services include employment coaching and mentoring, home sharing placements, and meeting and training space. Permissive Exemption would enable our organization to provide additional services to our community.
The details are as follows:

Property	**Folio #**
Heritage Centre Unit 101 20689 Fraser Highway Langley V3A 4G4	000972
Heritage Centre Unit 102 20689 Fraser Highway Langley V3A 4G4	000972
Heritage Centre Unit 103 20689 Fraser Highway Langley V3A 4G4	000972

Thank you for your time in consideration of this application.

Sincerely

Daniel Collins
Executive Director

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **OCP Amendment Bylaw No. 3088 - Public Consultation & Adoption Requirements**

Report #: 18-046

File #: 6480.00

From: Development Services & Economic Development Department

Doc #:

Date: September 10, 2018

RECOMMENDATION:

That Council:

1. Consider Official Community Plan Amendment Bylaw No. 3088 for first and second readings;

2. Provided that Bylaw 3088 receives first and second readings, direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to the following organizations and authorities for consultation prior to holding a public hearing on October 15, 2018 in consideration of the requirements set out in Section 475 of the *Local Government Act*:

Township of Langley	Agricultural Land Commission
Metro Vancouver	Kwantlen First Nation
Ministry of Transportation & Infrastructure	TransLink
	Newlands Golf & Country Club

3. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to all property owners within the proposed Old Yale Road Seniors District designation with an invitation to meet with City staff prior to the public hearing.

4. Consider Official Community Plan Amendment Bylaw No. 3088 in conjunction with the 2018-2022 Financial Plan Bylaw No. 3051 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3088.

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 477 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. OCP Amendment Bylaw No. 3088

The purpose of Bylaw No. 3088 is to amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road in response to an application for a 292-unit seniors-oriented institutional and housing development and in accordance with the recommendations of an Old Yale Road area planning study by City Spaces Consulting.

2. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government "provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected" by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. It is therefore recommended that Bylaw No. 3088 be referred to the agencies listed in Part 2 of the recommendation above. In addition, although the applicant for the 292-unit seniors development held public information meetings in the neighbourhood on September 18, 2017 and May 30, 2018, it is recommended that copies of Bylaw No. 3088 be sent to property owners within the proposed Old Yale Road Seniors District land use designation with an invitation to meet with City staff to provide additional information if requested (Part 3 of the recommendation).

3. Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 4 of the recommendations above. The proposed

Official Community Plan amendments embodied in Bylaw No. 3088 do not commit the City to any new expenditures or unfunded projects. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the City is awaiting comments from Metro Vancouver staff on the proposed OCP amendments and their potential impact on the regional service plans.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City's Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3088 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Old Yale Road District land use designation will enable increased revenues from development cost charges, community amenity charges and property taxes.

ALTERNATIVES:

1. Consider a revised public consultation process.

Respectfully Submitted,

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

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

_____
Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment(s): OCP Amendment Bylaw No. 3088

EXPLANATORY MEMO

OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600 AMENDMENT NO. 9, 2018, BYLAW NO. 3088

The purpose of Bylaw No. 3088 is to amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Old Yale Road Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of an Old Yale Road Seniors District Development Permit Area and guidelines
- Schedule "A" – Land Use Designation Map - revised map including Old Yale Road Seniors District land use designation

The proposed OCP amendments were prepared in response to an application for a 292-unit seniors-oriented institutional and housing development and follow the recommendations of an Old Yale Road area planning study by City Spaces Consulting.

OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
AMENDMENT NO. 9

BYLAW NO. 3088

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

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

1. **Title**

   (1) This bylaw shall be cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 9, 2018, No. 3088".

2. **Amendment**

   (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

   (a) by inserting after Section 16.4 Multiple Family Residential the following new section and by renumbering subsequent sections accordingly:

16.5 Old Yale Road Seniors District

A 3.7 hectare (9.0 acre) urban area on either side of Old Yale Road near the City's eastern entrance is contained by park land, agricultural land and the Newlands Golf & Country Club. In 2018 the area was identified as the proposed site for a major seniors "campus of care" development. City Spaces Consulting prepared a planning study for the area to provide a comprehensive analysis of the proposal with recommended policies and design guidelines. The study recommended the creation of a new land use designation to guide the development of the area for seniors-oriented institutional and multifamily residential uses.

Policy 16.5.1

Seniors-oriented institutional and housing uses shall be permitted including, senior citizens care facilities, congregate housing, seniors-oriented multiple unit residential and assembly halls.

Policy 16.5.2

⇨ **Maximum density and building height shall be as follows:**

Residential density - 173 units/hectare
Floor space ratio - 1.50
Building height – 6 storeys

Policy 16.5.3

⇨ **Rezoning applications for Old Yale Road Seniors District developments shall consider and respect the character of adjacent land uses, heritage features, and environmentally sensitive areas.**

Policy 16.5.4

⇨ **Development Permits shall be required for Old Yale Road Seniors District developments except as provided in Section 17.2.**

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

	Zone													
OCP Land Use Designation	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old Yale Road Seniors District											✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(c) by inserting after 17.4 Multiple-Family Residential the following new Development Permit Area Guidelines and renumbering subsequent sections accordingly:

17.5 Old Yale Road Seniors District

Designation Criteria:

- *Establishment of objectives for the form and character of multifamily residential development*

Land Use Designation Map (Schedule "A"): Old Yale Road Seniors District

Objective:

To provide for an integrated seniors care precinct providing opportunities for "aging in place" within a unique setting bounded by public and private open space, environmentally sensitive areas and farmland.

17.5.1 General

- ⇨ Integrate new developments with surrounding land uses;
- ⇨ Design for connection and interaction between compatible uses in a "campus of care"
- ⇨ Respect existing agricultural land uses to the east;
- ⇨ Acknowledge historical role of Old Yale Road and Murrayville area heritage in planning and design;
- ⇨ Minimize conflicts with existing single family land uses in transitional areas;
- ⇨ Building design and site planning should be in harmony with natural features;
- ⇨ Access for the disabled should be provided for in building and site design;
- ⇨ Apply CPTED (Crime Prevention Through Environmental Design) principles.

17.5.2 Seniors Care & Housing Developments

Site Planning

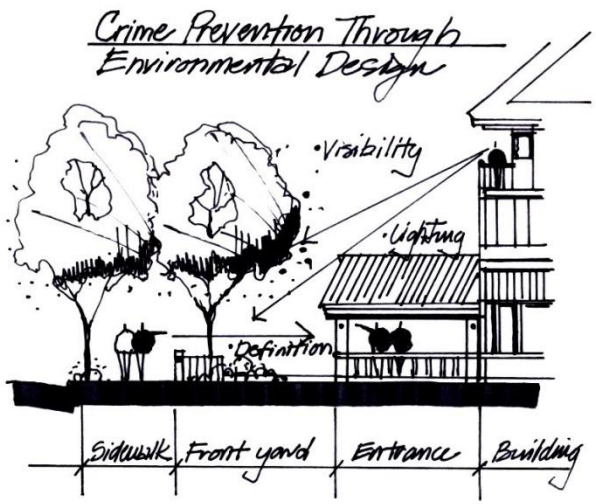
- ⇨ Orient building entrances to the fronting streets;
- ⇨ Provide drop-off areas at grade level near the main building entrance where possible;
- ⇨ Provide resident parking underground in a secured parkade;
- ⇨ In multiple building developments, site buildings to enclose courtyards and other landscaped spaces.

Building Form

- ⇨ Avoid blank or undifferentiated facades;
- ⇨ Reduce the apparent mass of buildings through roof design, façade articulation and shadowing;
- ⇨ “Step” building heights to relate to adjacent buildings;
- ⇨ Scale building height and massing in proportion to open spaces;
- ⇨ Provide balconies and roof gardens as amenity space
- ⇨ Minimize above grade projection of parkade structures.

Exterior Finishes and Building Envelope

- ⇨ High quality exterior finishes should be used to ensure the integrity of the building envelope and to present an attractive appearance;
- ⇨ Architectural designs should incorporate exterior finishes, colours and other features reflecting the area’s heritage;
- ⇨ RCABC certification is required for flat roofs.



17.5.3 Landscaping

- ⇨ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇨ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with an in-ground irrigation system;
- ⇨ All trees shall be a minimum 6.0 cm caliper;
- ⇨ Street trees shall comply with the City of Langley Street Tree Master Plan;
- ⇨ Parking and loading areas should be appropriately screened;
- ⇨ Retain mature trees and vegetation wherever possible;
- ⇨ Differentiate between public and private spaces;
- ⇨ Encourage private outdoor living space in patios and roof gardens;
- ⇨ Provide connections for pedestrians and the disabled to other sites within the seniors precinct
- ⇨ Encourage courtyards and trellis work;
- ⇨ All wood applications shall be pressure treated.

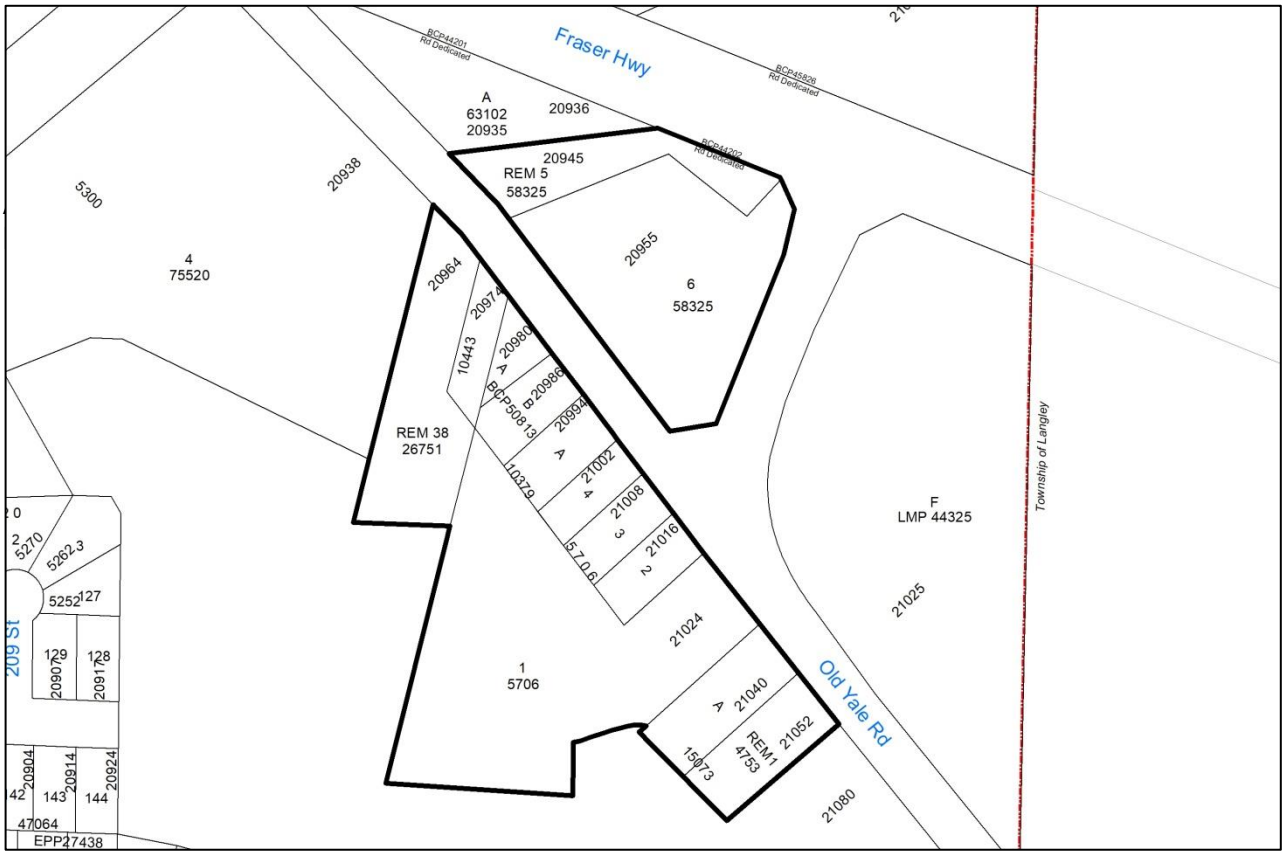
17.5.4 Crime Prevention Through Environmental Design (CPTED)

General

- ⇨ Development projects shall be designed in accordance with the City of Langley CPTED Development Checklist;
- ⇨ The City may require institutional and seniors' multifamily development projects to be reviewed by an independent CPTED consultant.

e) by redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from Urban Residential and Institutional to Old Yale Road Seniors District in Schedule “A” – Land Use Designation Map:

Schedule A



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: Mayor Ted Schaffer (Acting Chairman)
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Ron Madsen
Dan Millsip
Jamie Schreder

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

Absent: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
Constable Lisa Cormier, Langley RCMP
Kim Mullin

1) RECEIPT OF MINUTES

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Buhler

THAT the minutes for the August 8, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) OFFICIAL COMMUNITY PLAN APPLICATION OCP 01-18, REZONING APPLICATION RZ 07-18/DEVELOPMENT PERMIT APPLICATION DP 07-18- 20964, 20974, 20980, 21016, 21024 Old Yale Road

The Deputy Director of Development Services & Economic Development and Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Official Community Plan/Rezoning and Development Permit applications, and introduced Robert Billard, Billard Architecture , George Burns, P.Eng. and David Jerke, Van der Zalm & Associates Inc., Jas Binpal, Binpal Engineering (Environmental), Tarek Amoury, Tides Consulting Engineering (Geotechnical) who presented the proposed applications. Following discussion on OCP, building form and character, architectural design, environmental, geotechnical issues, parking, landscaping, sustainability features, CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

THAT OCP Application 01-18, Rezoning Application RZ 07-18, Development Permit Application DP 07-18 to accommodate an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units located at 20964, 20974, 20980, 21016, 21024 Old Yale Road 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

6) Next Meetings:

Wednesday, October 10, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:30 P.M.

CARRIED

ADVISORY PLANNING COMMISSION ACTING CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 150, 2018, BYLAW NO. 3067
DEVELOPMENT PERMIT APPLICATION DP 07-18

To consider a Rezoning Application and Development Permit Application by Hehe Rosewood Senior Centre Inc. to accommodate a senior citizens housing development, including *Senior Citizens Care Facility*, *Congregate Housing*, and *Senior-Oriented Multiple Unit Residential.*

The subject properties are currently zoned RS1 Single Family Residential Zone and P2 Private Institutional/Recreation Zone in Zoning Bylaw No. 2100 and designated "*Urban Residential and Institutional"* in the Official Community Plan. All lands designated for Multifamily Residential and Environmentally Sensitive Areas are subject to a Development Permit.

Background Information:

Applicant:	Billard Architecture
Owners:	Hehe Rosewood Senior Centre Inc.
Civic Addresses:	20964, 20974, 20980, 21016, 21024 Old Yale Road
Legal Description:	Lots 1 and Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751; Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420.
Density:	142.3 units/ha (57.6 units/acre)
Floor Area Ratio:	1.267
Total Parking Required:	226 (including 36 visitor and 12 H/C)
Total Parking Provided:	286 (Including 67 visitor and 15 H/C)
Existing Zoning:	RS1 Single Family Residential Zone & P2 Private Institutional/ Recreation Zone
Proposed Zoning:	CD 59 (Comprehensive Development Zone)
Proposed OCP Designation:	Old Yale Road Seniors District
Variances Requested:	None
Development Cost Charges:	$3,773,875.85 (City-$2,650,807.24, GVS&DD -$989,728.61, SD-$133,340.00
Community Amenity Charge:	264 Units @ $2,000/unit = $528,000.00

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 150

BYLAW NO. 3067

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD59) and to rezone the property located at 20964, 20974, 21016, 21024 Old Yale Road 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. 150, 2018, No. 3067".

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 – 59 (CD59) Zone: immediately after Comprehensive Development - 58 (CD58) Zone:

"DDD. CD59 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a senior citizens housing development , including *Senior Citizens Care Facility*, *Congregate Housing*, and *Senior-Oriented Multiple Unit Residential.*

2. Permitted Uses

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

(a) *Senior Citizens Care Facility*;
(b) *Congregate Housing*;

(c) Senior-Oriented Multiple Unit Residential.

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: 011-161-981
Lot 1, District Lot 36, Group 2, New Westminster District Plan 5706

(b) PID: 011-762-900
Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706

(c) PID: 008-874-786
Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751

(d) PID: 000-602-302
Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420

(e) PID: 028-856-341
Lot A, District Lot 36, Group 2, New Westminster District Plan BCP50813

4. Site Area

The minimum lot area which may be created by subdividing the said lands in this Zone shall be .40 ha.

5. 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 63 pages and dated August 2018 prepared by Billard Architecture and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 07-18.

6. Special Regulations

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

7. 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

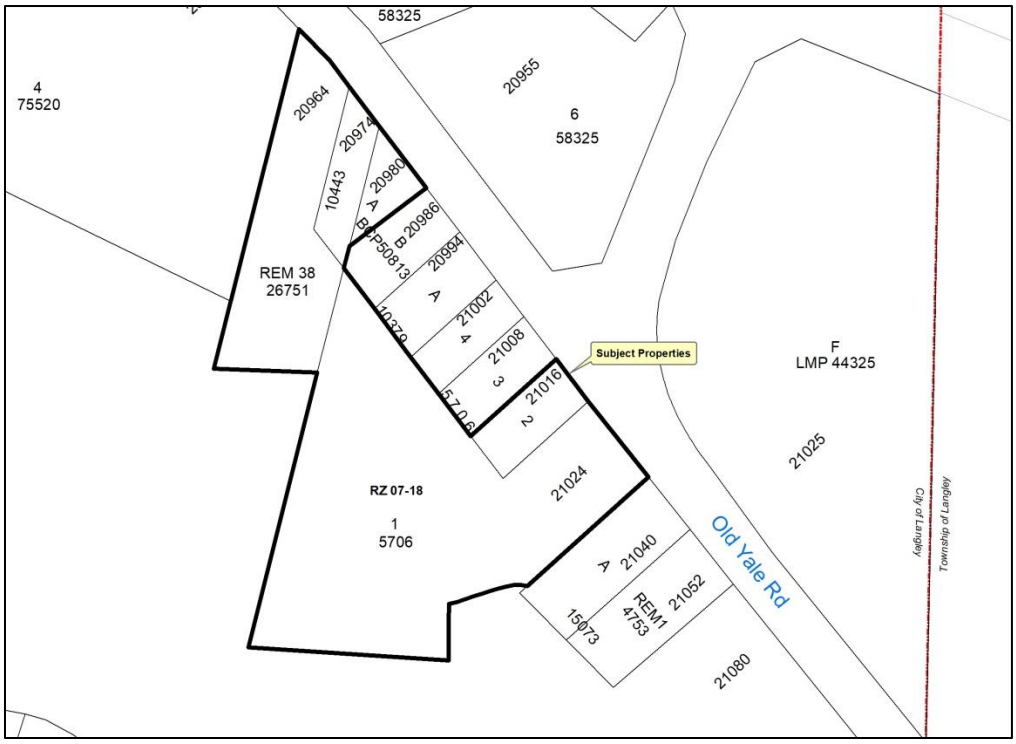
REZONING APPLICATION RZ 07-18
DEVELOPMENT PERMIT APPLICATION DP 07-18

Civic Address: 20964, 20974, 21016, 21024 Old Yale Road

Legal Description: Lot 1, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751;
Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420.

Applicant: Billard Architecture

Owners: Hehe Rosewood Senior Centre Inc.



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **OCP Amendment Application OCP 01-18,**
Rezoning Application RZ 07-18,
Development Permit Application DP 07-18

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: August 27, 2018

COMMITTEE RECOMMENDATION:

THAT OCP Application 01-18, Rezoning Application RZ 07-18, Development Permit Application DP 07-18 to accommodate an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units located at 20964, 20974, 20980, 21016, 21024 Old Yale Road 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 an Official Community Plan Amendment Application, Rezoning Application and Development Permit Application by Billard Architecture consisting of a 28-bed Long Term Care facility, 169 Assisted Living (Congregate Housing) Units and 95 Seniors-Oriented housing units.

POLICY:

The subject lands are currently designated Urban Residential and Institutional in the Official Community Plan. An Official Community Plan amendment creating an Old Yale Road Seniors District is proposed to accommodate the subject development.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Billard Architecture
Owner:	Hehe Rosewood Senior Centre Inc.
Civic Addresses:	20964, 20974, 20980, 21016, 21024 Old Yale Road
Legal Description:	Lots 1 & 2, District Lot 36, Group 2, New Westminster District, Plan 5706; Parcel "A" (Explanatory Plan 10443), Lot 3, District Lot 36, Group 2, New Westminster District, Plan 7420; Lot 38 Except: Firstly: Part Subdivided by Plan 41617; Secondly: Part Subdivided by Plan 66178; Thirdly: Part Subdivided by Plan 66179; District Lot 36, Group 2, New Westminster District, Plan 26751 Lot A, District Lot 36, Group 2, New Westminster District Plan BCP50813
Site Area:	1.855 Hectares (4.581 Acres)
No. of Units:	28 Long Term Care Beds 169 Congregate Housing 95 Seniors-Oriented MF Residential
Density:	142.3 units/ha (57.6 units/acre)
Gross Floor Area:	23,503 m^2 (252,995 sq ft)
Floor Area Ratio:	1.267
Lot Coverage:	18.1%
Total Parking Required:	226 (incl. 36 visitor & 12 H/C)
Total Parking Provided:	286 (incl. 67 visitor & 15 H/C)
Existing Zoning:	RS1 Single Family Residential & P2 Private Institutional/Recreational
Proposed Zoning:	CD59 Comprehensive Development
Existing OCP Designation: **Proposed OCP Designation:**	Urban Residential and Institutional Old Yale Road Seniors District
Variances Requested:	None
Development Cost Charges:	$3,773,875.85 (City - $2,650,807.24 GVS&DD - $989,728.61, SD35 - $133,340.00)
Community Amenity Charge:	264 Units @ $2,000/unit = $528,000.00

Engineering Requirements:

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

These requirements have been issued to reflect the application for rezoning and development for a proposed **292 Unit Seniors Centre; 20964-21024 Old Yale Road.**

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 Murray 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. As this project is located within the designated floodplain for Murray Creek, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768. The specified setback for Murray Creek shall be 15m, as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. 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".

5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
7. A stormwater management plan for the site is required. No existing municipal drainage system exists in this area; the developers QEP will be responsible for determining if the sites can continue to drain to Murray Creek. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. If the proposed development will generate more than 100 additional peak direction trips (inbound or outbound) to or from the site during the peak hour, then a development traffic access and impact study will be required.
10. Old Yale Road shall be upgraded on a local road standard complete with curb, gutter, drainage, sidewalk, streetlighting as per SDR003 for the full extents of the project.
11. 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
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.

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.
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.
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:

1. Development Proposal

   The applicant, whose client owns a senior's facility in Maple Ridge, is proposing to develop a large seniors care and housing complex on Old Yale Road at the eastern edge of the City. The complex consists of a 28-bed long term care facility, 169 "assisted living" (congregate housing) units and 95 seniors-oriented multifamily residential units.

2. Site & Context

   The site is comprised of five properties on the south side of Old Yale Road adjacent to Murray Creek. Currently the site is occupied by four single family homes. Between the two road frontages of the site there remain four single family lots that are not part of the subject application. Newlands Golf & Country Club is located to the south of the subject property and a further two single family homes are located east of the site on the south side of Old Yale Road. Across Old Yale Road to the north is St. Andrews Anglican Church. Northeast of the site is farmland that stretches to the Murrayville area of the Township of Langley.

3. Official Community Plan

   The existing Official Community Plan land use designations would not accommodate the proposed development so the applicant has applied to amend the OCP. In order to analyse this proposal and its land use implications, staff engaged City Spaces Consulting to prepare a planning study of the development site and the adjacent properties along Old Yale Road with development potential (i.e. excluding City parks and land within the Agricultural Land Reserve). In staff's view the scale of the proposed development and its implications for the remaining properties in the area

necessitated a comprehensive consideration beyond the development site itself.

Old Yale Road Planning Study Area (shown in blue)

The planning study recommends the creation of a new land use designation to enable the development of a seniors care campus that provides for aging in place with appropriate housing and institutional services. Accordingly, staff have prepared OCP Amendment Bylaw No. 3088 for Council's consideration. Bylaw No. 3088 would create an Old Yale Road Seniors District with associated policies and development permit area guidelines.

4. <u>Architectural Design & Concept</u>

The applicant's proposal includes two buildings: a main building ("Building 1") at the southeast end of the site and an annex building ("Building 2") in the northwest corner of the site.

a) Main Building ("Building 1")

The main building contains the long term care and assisted living (congregate housing) units and includes indoor and outdoor amenity

spaces as well as offices and supporting facilities for staff. The six-storey building steps down to four storeys along the street frontage providing roof gardens for the enjoyment of residents and a softer interface with Old Yale Road and the remaining single family homes. The long term care units and associated services are located on the ground floor. The assisted living units (called "congregate housing" in the City's zoning bylaw) are located on the upper floors. The congregate housing units are complete dwellings with full living and cooking facilities intended for independent seniors but also offer shared dining and other supportive services such as nursing. The irregular floorplan follows the Stream Protection and Enhancement Area (SPEA) boundary, highlighting the environmental constraints imposed upon the site. The site plan also provides an 8.0 m fire access lane along the north façade of the building. The architectural expression is modern employing flat roofs, simple forms and minimal ornamentation. The architect has, however, incorporated natural wood trims and earth toned colours in deference to the natural setting and the agricultural heritage of the area.

b) Annex Building ("Building 2")

The six-storey annex building houses the seniors-oriented multifamily residential units. These are apartment units designed for independent owners aged 55 and over. A curvilinear plan is used to position the building outside the environmental setback, placing the main entrance at the north end of the site, creating a strong presence on Old Yale Road. An 8.0 m wide fire access along the east façade is provided to meet fire department requirements. Muted, earth-toned colours and wood trims pay homage to the natural setting and area history. Vertical wood fins function as privacy screens and *brise-soleil* (sun screens) for balconies, adding natural materials and "warmth" to the design.

5. <u>Environmental Considerations</u>

The subject properties back onto Murray Creek, a Class "A" fisheries watercourse whose riparian area is identified in the City's Environmentally Sensitive Area mapping. The ESA areas within the site have sensitivity values ranging from "Moderate" to "High". Under the City's Official Community Plan, development is prohibited in areas with "Moderately High" to "High" sensitivity values. The applicant engaged a Qualified Environmental Professional (QEP) to prepare a Riparian Area Assessment in accordance with provincial requirements. The RAR assessment identified a Stream Protection and Enhancement Area along Murray

Creek. The proposed development is sited outside the SPEA boundary and the City's ESA areas.
The subject properties are located within the 1 in 200 year floodplain boundaries of Murray Creek and the Nicomekl River and are thus subject to the City's Floodplain Elevation Bylaw. Under the bylaw, the development must comply with minimum building elevation and setback requirements. The applicant has engaged a civil engineer to address flood protection requirements in the development.

The applicant has provided a geotechnical engineering report with recommended design and mitigation strategies for structural integrity and soil stability.

6. CPTED

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 17th , 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $2,650,807.24 to City Development Cost Charge accounts and $550,000.00 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

HEHE COMPREHENSIVE LIVING FOR SENIORS

21024, 20964 OLD YALE ROAD
LANGLEY BC

AUGUST 2018

OCP Amendment

Rezoning Amendment

Development Permit Application

Billard Architecture

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23	Main - floor 4	49	Intentionally left blank
24	Main - floor 5		
25	Main - floor 6		
26	Main - roof		

HeHe Rosewood Comprehensive Living for Seniors is a private lifestyle facility designed for individuals and couples wishing to age in place in the Fraser Valley.

The modern well-appointed buildings include congregate living, assisted living, and long-term care spanning 4380square meters set into a beautiful natural ecological landscape in Langley BC.

.

21024/20964 Old Yale Road is situated near Fraser Highway and Langley By-Pass, downtown Langley shopping, beautiful park land, a golf course, places of worship, and medical facilities.

It allows residents who have called Langley and the Fraser Valley home to stay in an area that is comfortable and continue to be an active member of their community.

YLY – LANGLEY REGIONAL AIRPORT

Consultation has happened with a Transport Canada civil aviation inspector.

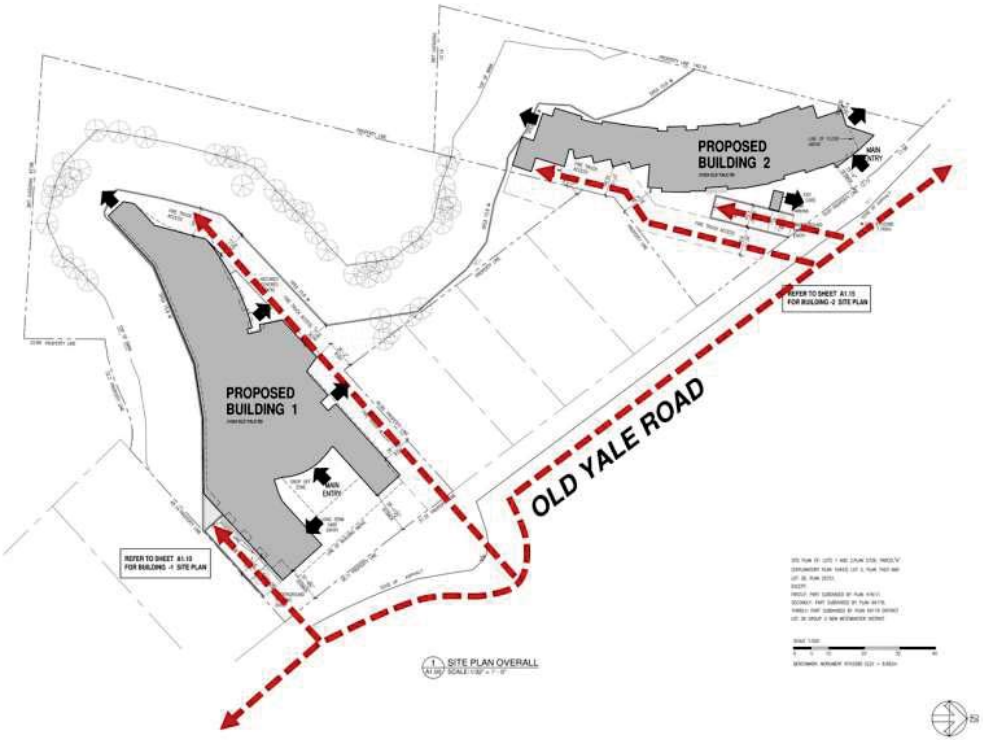
We have submitted documents for approval by NAVCAN and Transport Canada.

"The property is not affected by approach or transitional surfaces but it does lie beneath the outer surface and so there is a height limitation of 150 feet above ground or 177 feet above sea level."

TRAFFIC

Old Yale Road is a dead end that serves five single family homes and the entrance to St. Andrews Anglican Church. Consideration was made to create vehicle entrances that pull traffic off the street and into the property to reduce impact on street parking. Pedestrian access to the intersection at Fraser Highway and 208 Avenue is served with a paved walkway maintained by the city of Langley.

With exit options to continue down Old Yale Road or to the major intersection, it is not anticipated that there will be significant traffic delays due to increased density in this area.



DESIGN RATIONALE

DESIGN RATIONALE

The design was influenced by the 15.8m riparian set back and is integrated into the natural surroundings. Taking advantage of the creek's location, the design of each building compliments the other and provides a new layer of character to the area.

The design also responds to the critical Flood Construction Level due to the proximity to Murray Creek and the Nicomekl River. As such the floor level of the buildings is considerably higher than the natural grades. The design responds by using the landscaping and pulling the access points back as far as possible so that they can be accessed easily by low slope ramping as well as not impacting the riparian set back.

Distributing the facility over two buildings allows for a more comprehensive "campus of care" that promotes aging in place.

The contemporary feel of this development reflects the future generations who will be living here for decades to come. Picking up cues from the surroundings such as the large barns, glass greenhouses and farmhouses, the design includes the gentle curves of nature, subtle wood cladding with touches of west coast cedar, and a few vibrant splashes of playful colour.

This creates a joyful environment for all residents, with opportunities to take part in local activities or to enjoy the serene natural surroundings from the large floor to ceiling windows, balconies or rooftop decks. It is designed to welcome visitors and families and set the stage for an inclusive community who wish to age with grace.

MAIN BUILDING

This portion of the facility is designed for graduated care incorporating both assisted living and long-term care.

This building is home to the indoor amenity spaces for residents, employee facilities, and ample parking for all.

ANNEX BUILDING

The annex is designed with the young at heart in mind with efficient suites and a strong visual connection to the abundant surrounding nature.

DESIGN RATIONALE

MATERIALS & ENVIRONMENT

The buildings will be clad in durable stained wood, such as cedar, as well as composite metal and cementitious panels for their high recycle content and provide connection to the surrounding built forms such as the barns, greenhouses and remaining residential homes. All cladding will be long-lasting, low maintenance and graffiti proof.

Energy efficiencies are met through high-efficiency glazed windows, radiant heat, deep set balconies for passive cooling, low-flow toilets and urinals, and smart technologies such as motion-sense lighting in common areas.

PUBLIC REALM

The buildings' massing is designed to address the prominence of the historic Old Yale Road as well as to "pull back" from the remaining single-family residences so that its mass does not impact them adversely.

Vehicle entrances are designed to pull traffic off the road and onto the property quickly and contain the traffic to the property. Ample parking was designed in consideration of the limited street parking in the area. Exterior lighting will be designed to ensure privacy and night sky darkness for neighbours.

An acoustic consultant will provide best practices for containing noise and ensuring optimal STC rating.

Please see the attached CPTED report for more information.

FEEDBACK FROM COMMUNITY

On September 18, 2017, and again on May 30, 2018 Billard Architecture Inc. hosted a community-wide open house in Langley.

A scale model and presentation boards were made available as well as opportunity to speak with the staff of Billard Architecture Inc and ask questions about the project. Copies of the feedback surveys are available upon request.

16 people attended the first session. Most of them also attended the second session, with 4 new attendees. Feedback from one event to the other was mixed though generally well received Feedback included:
- good use of land – growing number of seniors in Langley
- good area – close to shopping
- looking forward to increasing the number of people in the area [congregation]
- "when can I move in?"

Concerns brought forward included
- building on flood plain
- relocation of homeless population that uses the green space
- size of individual suites being no smaller than 500 sq ft
- capacity of city infrastructure (sewage, water, etc)

With the community feedback in mind, revisions were made to the design.

OVERALL SITE

STATISTICS

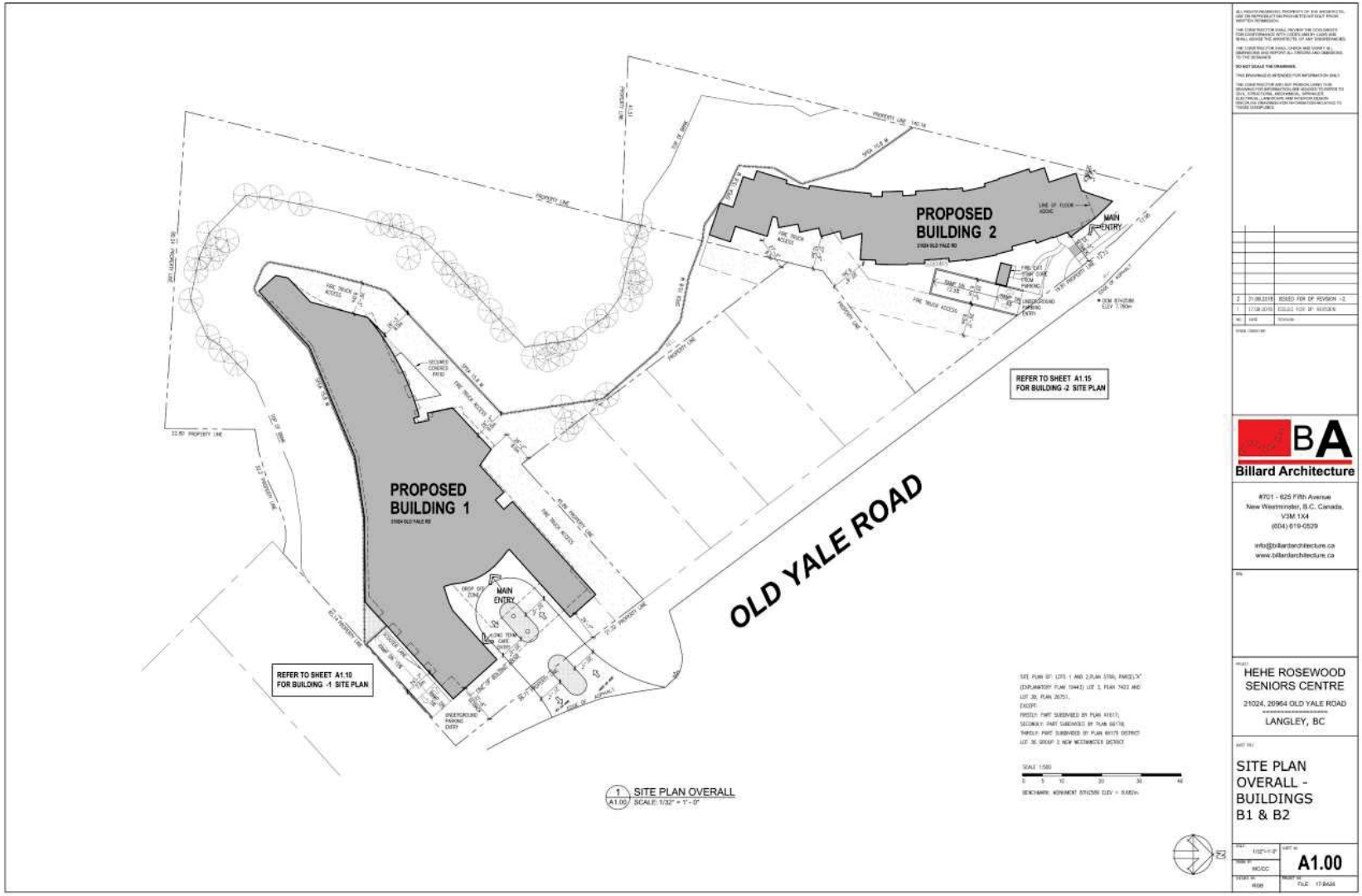
BUILDING AREAS	SQ FT	SQ M
MAIN BUILDING	162851.64	15128.90
ANNEX	90143.15	8374.29
TOTAL	**252994.80**	**23503.19**
TOTAL EXEMPTIONS	0.00	0.00
AREA FOR FSR	252994.80	23503.19
FSR	**1.27**	**1.27**

SITE & ZONING INFO	
SITE AREA (SQ FT)	**SITE AREA (SQ M)**
199730.1433	18554.93

HEIGHT		
	ALLOWED	**PROPOSED**
MAIN	TBD	23.98 M
ANNEX	TBD	23.40 M

SETBACKS			
	REQUIRED	**PROPOSED**	**COMMENT**
FRONT	TBD	9.6M	
SPEA	TBD	15.8M	TOP OF BANK
FIRELANE	TBD	8.0M	

SITE


PROPOSED BUILDING 1
PROPOSED BUILDING 2
OLD YALE ROAD
MAIN ENTRY
REFER TO SHEET A1.10 FOR BUILDING -1 SITE PLAN
REFER TO SHEET A1.15 FOR BUILDING -2 SITE PLAN
1 SITE PLAN OVERALL
A1.00 SCALE: 1/32" = 1'-0"
Billard Architecture
#701 - 625 Fifth Avenue
New Westminster, B.C. Canada.
V3M 1X4
(604) 619-0529
info@billardarchitecture.ca
www.billardarchitecture.ca
HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC
SITE PLAN OVERALL - BUILDINGS B1 & B2
A1.00

MAIN BUILDING

Along with ample resident, visitor and employee parking, this building has 3 loading bays, a turnaround at the entrance for drop off/pick up, scooter and bicycle parking, storage, and rooftop gardens.

The four rooftop patios offer shaded seating areas, quite reflection, walking paths, raised garden plots for personal gardening for everyone, including those using wheelchairs.

Following items are of note with regard to the design of the main building in so far as how it provides privacy to neighbouring homes and critical life safety:

1. Setbacks of 7.5m at property lines adjacent to existing residential homes.
2. An 8m fire truck access lane is provided alone the whole of the north façade of the main building. Areas where the second floor project over the fire truck access lane do not project more than 2m and are not lower than 5m off grade.
3. The design steps back significantly so that it is not more than a maximum of 4 storeys where the building is adjacent neighbouring homes.
4. The design addresses Old Yale Road significantly and creates a usable courtyard feel while not creating uncomfortable overlook between units.
5. Units have been removed from areas where there might be overlook on neighbouring homes.
6. Shading/privacy fins have been added in areas to reduce the potential for overlook on to adjacent properties.

LONG TERM CARE

The long-term care portion of the main building is self contained on the ground floor and designed with comfort and discretion in mind. It has a separate entrance (south-east corner) from the assisted living area 28 rooms, 29 beds, 24 hour nursing stations, medical spas, recreation room, and shares the following amenities with the assisted living residents:

dining room
commercial kitchen
café
pub
laundry
medical clinic
salon
fitness centre
theatre
games room
multi-purpose room
secure outdoor patio

ASSISTED LIVING

There are 169 units. Each is wheelchair accessible, has its own washroom and kitchenette with full access to all of the building's amenities listed above including meal and laundry service.

MAIN BUILDING

STATISTICS

PARKING SPACE BREAKDOWN (LANGLEY)	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED
RESIDENTIAL COMPACT (40%)	2.44M X 4.57M	38 MAX	20
RESIDENTIAL STANDARD	2.74M X 5.30M	57 MIN	84
RESIDENTIAL ACCESSIBLE	3.90M X 5.50M	7 MIN	4
VISITOR ACCESSIBLE	3.90M X 5.50M		4
RESIDENTIAL ELECTRIC	2.74M X 5.30M	N/A	5
VISITOR STANDARD	2.74M X 5.30M	16 MIN	32
VISITOR COMPACT	2.44M X 4.57M	18 MAX	8
VISITOR ELECTRIC	2.74M X 5.30M	N/A	2
STAFF REGULAR	2.74M X 5.30M	N/A	1
STAFF COMPACT	2.44M X 4.57M	N/A	10
TOTAL PARKING PROVIDED			**170**
TOTAL STANDARD			124
TOTAL COMPACT (40%)		49 MAX	38
TOTAL VISITOR		37 MIN	46
TOTAL STAFF		N/A	11

MAIN BUILDING (B-1)

					Residential Gross Area			
Floor	Gross Area (sq ft)	SQ M	LTC Wing Gross Area (SQ FT)	LTC Wing Gross Area (SQ M)	ASSISTED LIVING (SL) (SQ FT)	ASSISTED LIVING (SL) (SQ M)	LONG TERM CARE (LTC) (SQ FT)	LONG TERM CARE (LTC) (SQ FT)
1	29782.65	2766.81	17691.67	1643.55	0.00	0.00	8541.68	793.52
2	30484.69	2832.02	0.00	0.00	17002.78	1579.56	0.00	0.00
3	29258.42	2718.10	0.00	0.00	20593.21	1913.11	0.00	0.00
4	29258.42	2718.10	0.00	0.00	20593.21	1913.11	0.00	0.00
5	24162.01	2244.65	0.00	0.00	16701.48	1551.57	0.00	0.00
6	19905.46	1849.21	0.00	0.00	13519.07	1255.92	0.00	0.00
TOTAL	**162851.64**	**15128.90**	**17691.67**	**1643.55**	**88409.74**	**8213.26**	**8541.68**	**793.52**

UNIT MIX		SL % BREAKDOWN
LONG TERM CARE	28	
STUDIO	15	8.20%
1 BEDROOM	122	66.67%
1 BEDROOM + DEN	25	13.66%
2 BEDROOM	7	3.83%
	197	

Amenity/Service per unit	(SQ FT)	(SQ M)
Indoor	13616.42	1264.96
Outdoor	10642.71	988.71
Total	**24259.13**	**2253.67**
Per SL unit (169)	**143.55**	**13.34**

SCOOTER/BICYLCE PARKING

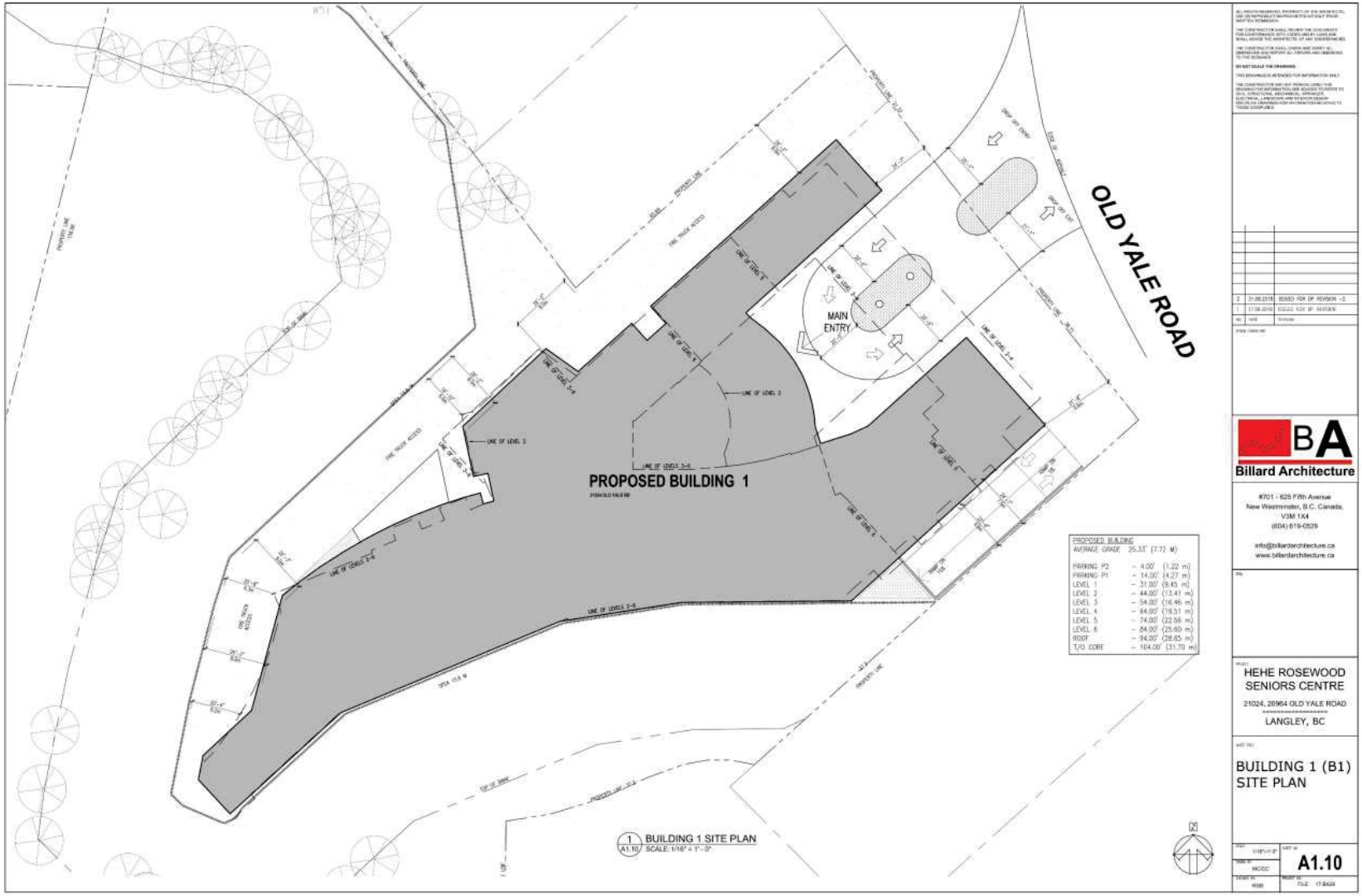
REQUIRED PARKING (CITY of LANGLEY)		UNITS / STALLS	STALLS REQ.
RESIDENTIAL - CONCREGATE CARE	N/A	169	0.00
VISITOR	6/BUIDLING	1	6.00
Total Stalls Required			**6.00**

PROVIDED

RESIDENTIAL - CONCREGATE CARE	N/A	169	88.00
VISITOR	6/BUIDLING	1	6.00
Total Stalls Provided			**94.00**

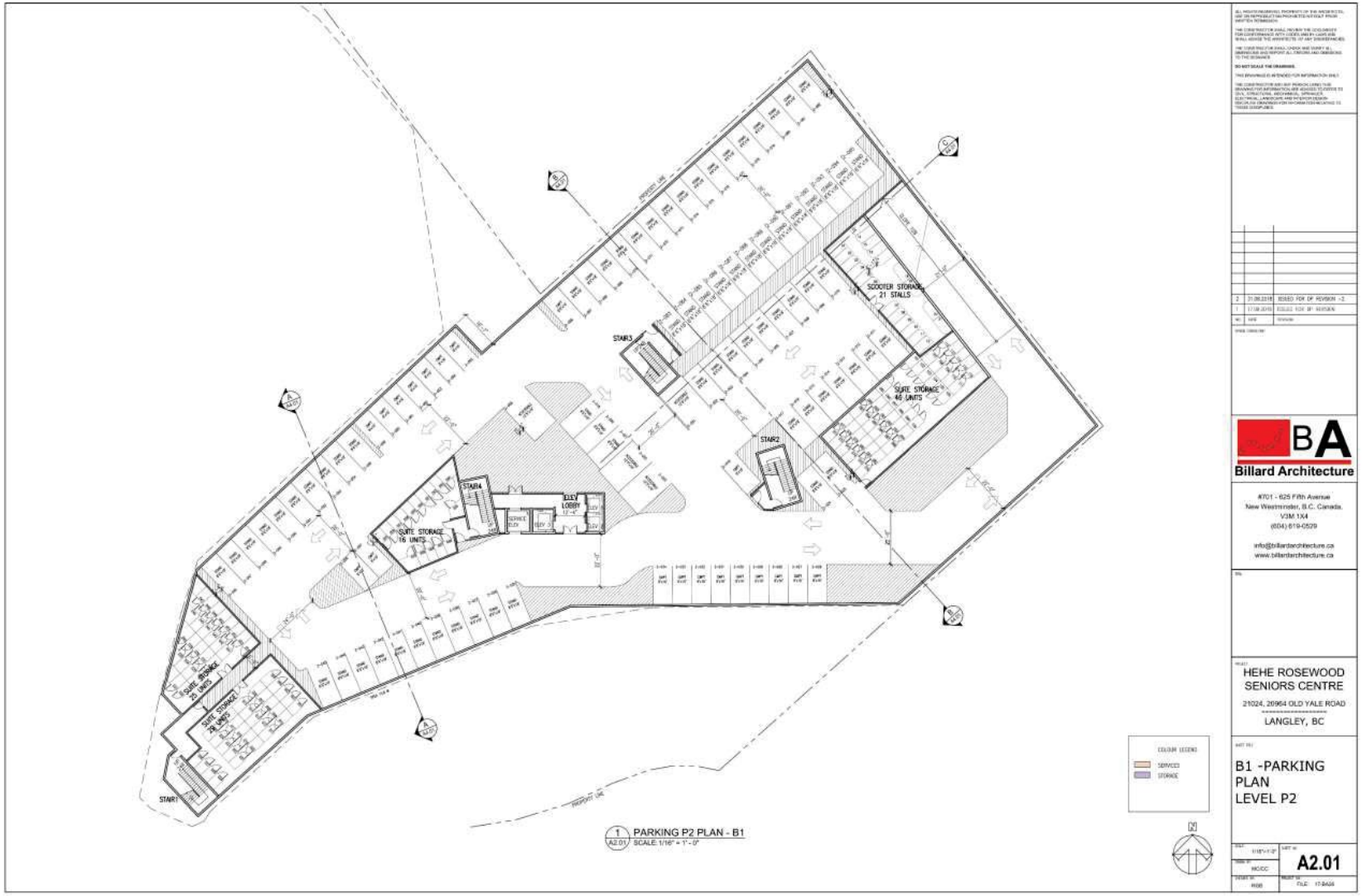
MAIN BUILDING

SITE



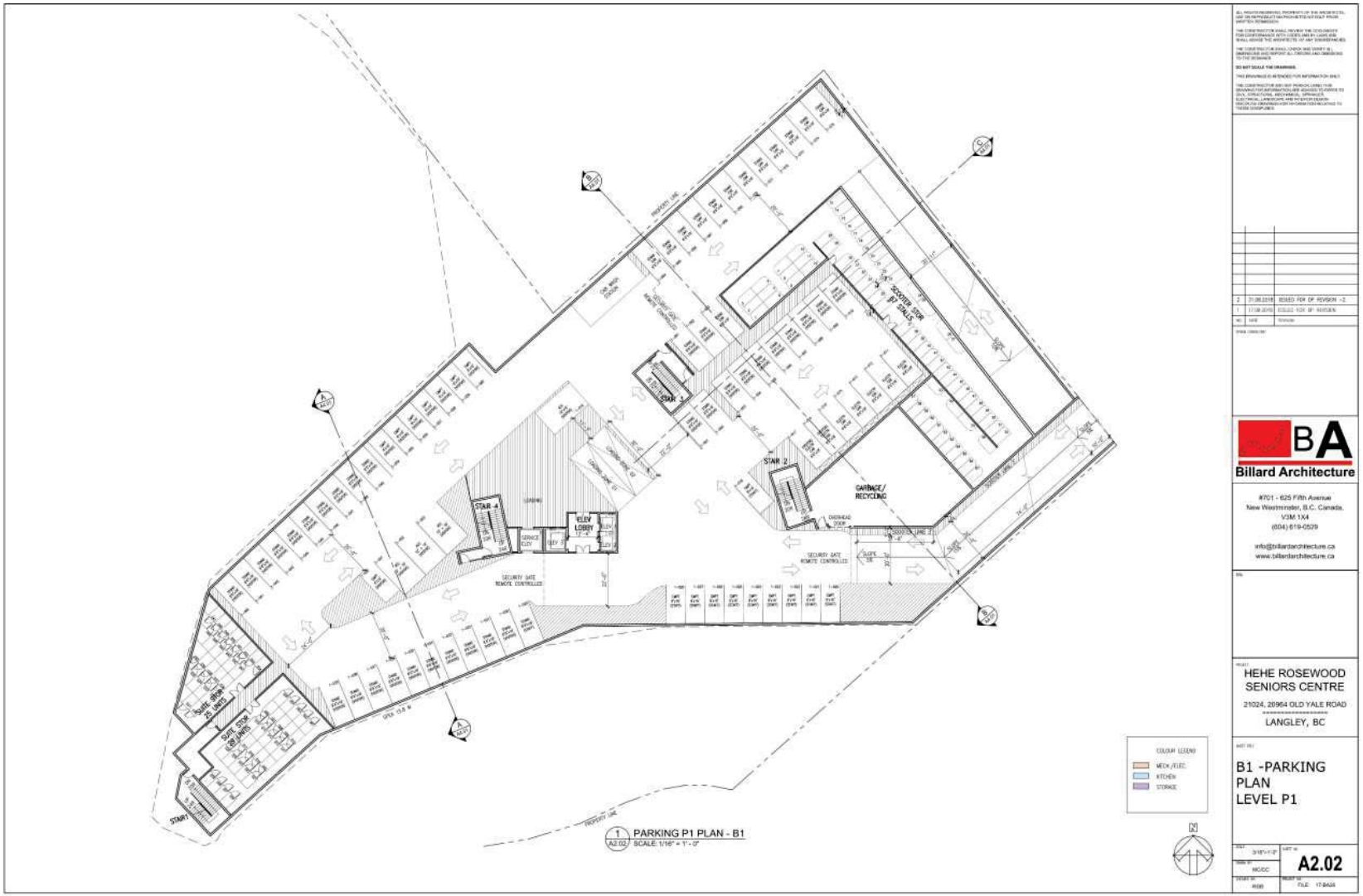
MAIN BUILDING

LEVEL: P2



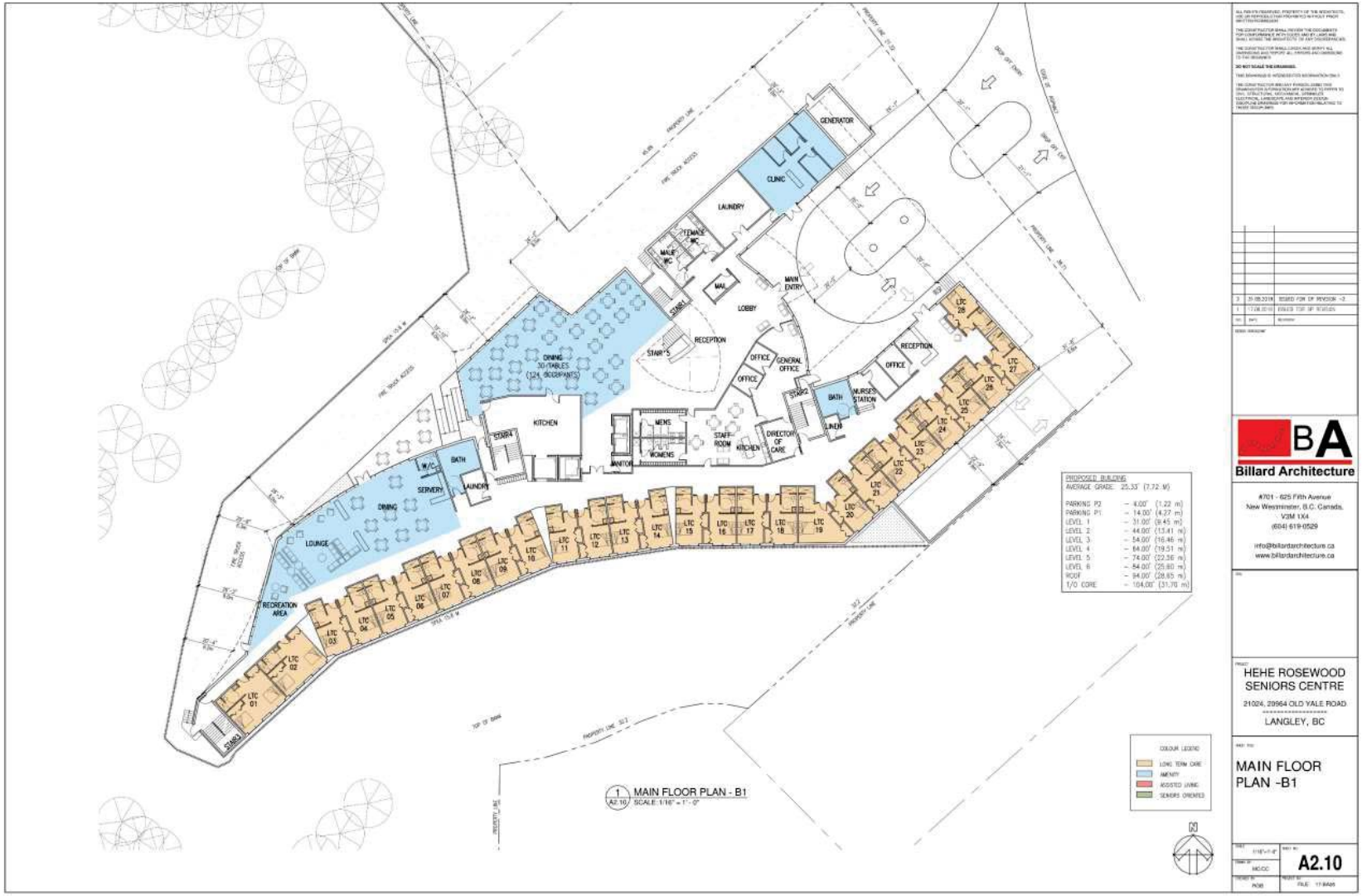
MAIN BUILDING

LEVEL: P1



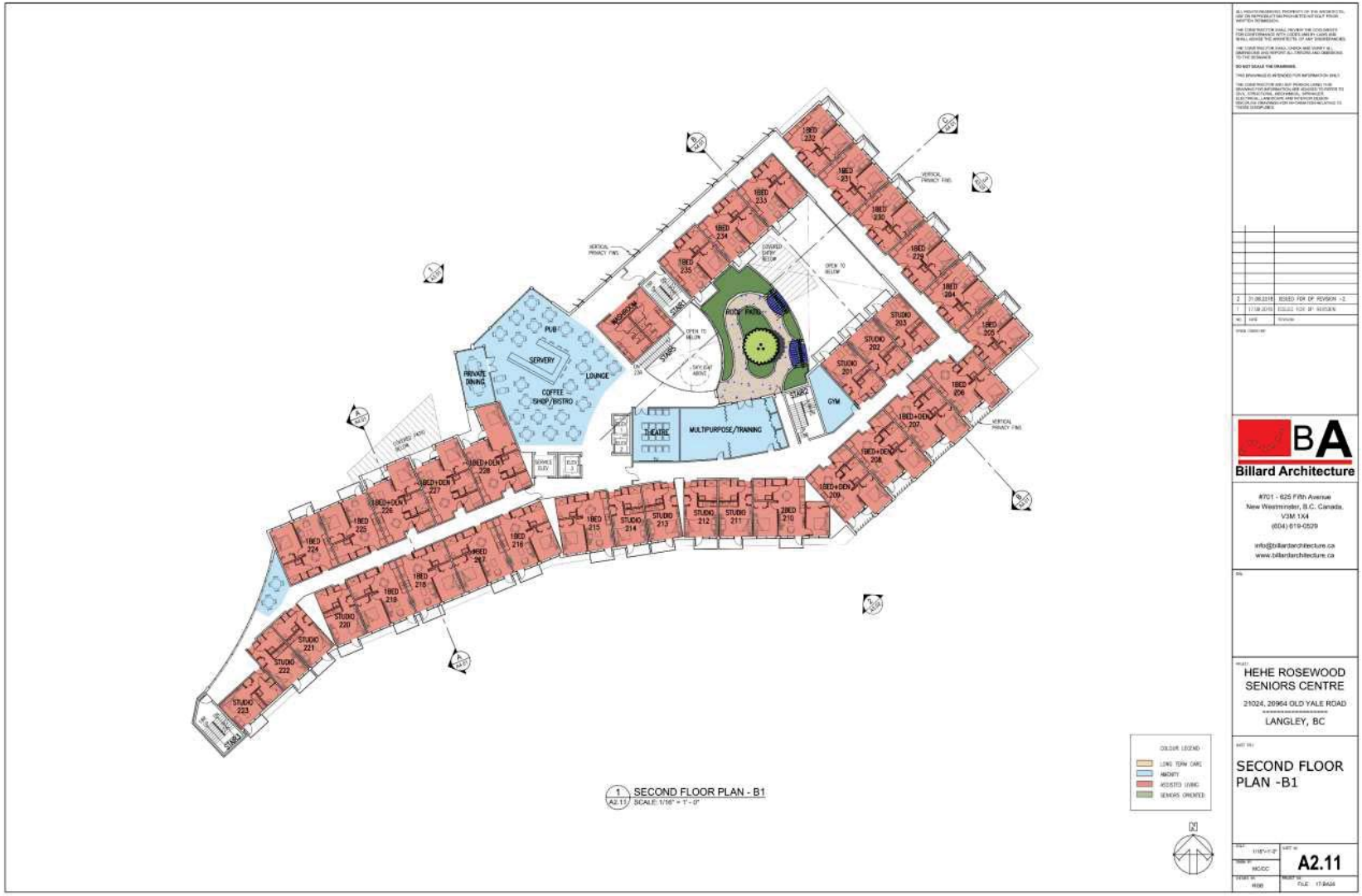
MAIN BUILDING

LEVEL: FLOOR 1



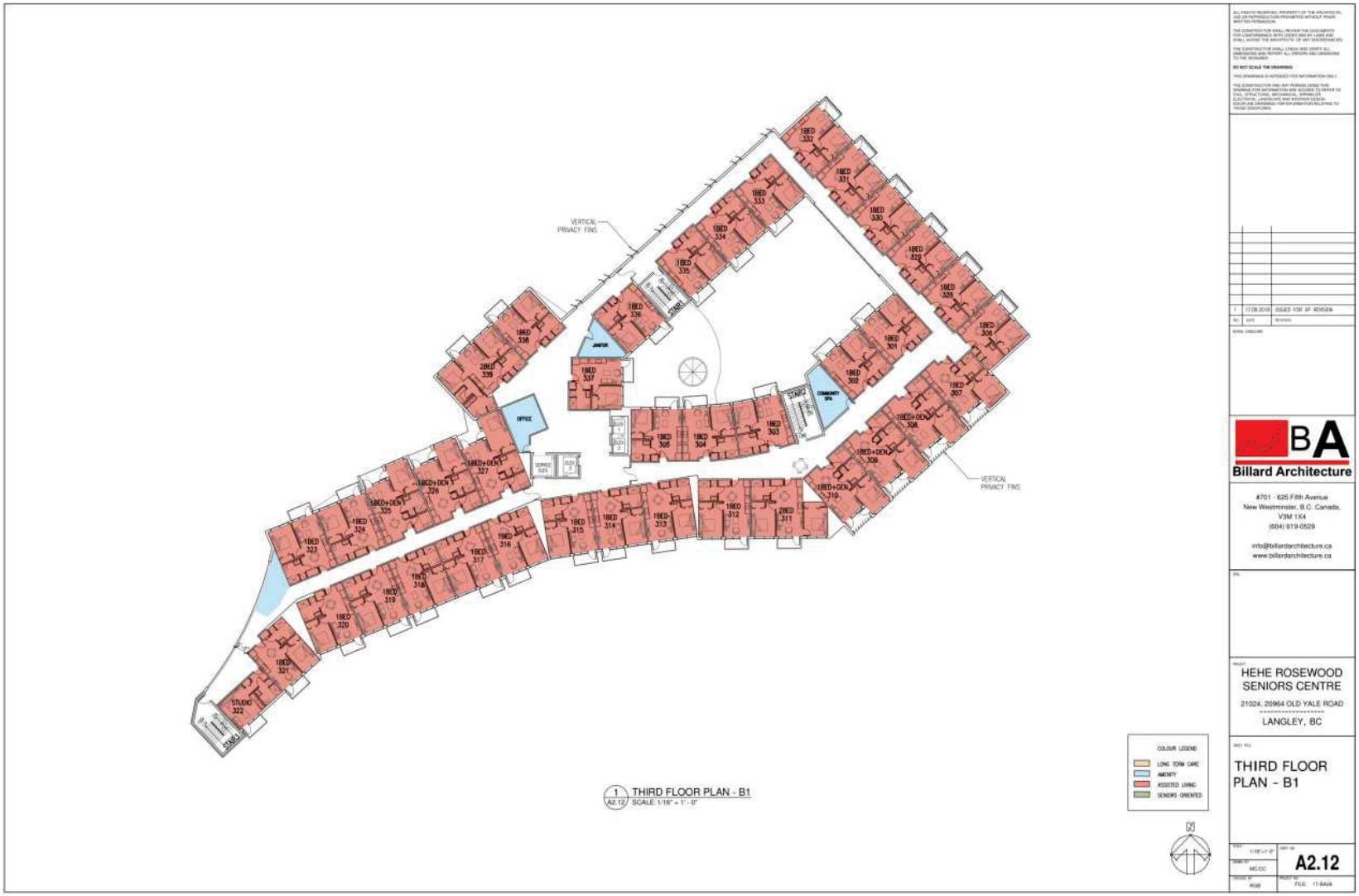
MAIN BUILDING

LEVEL: FLOOR 2



MAIN BUILDING

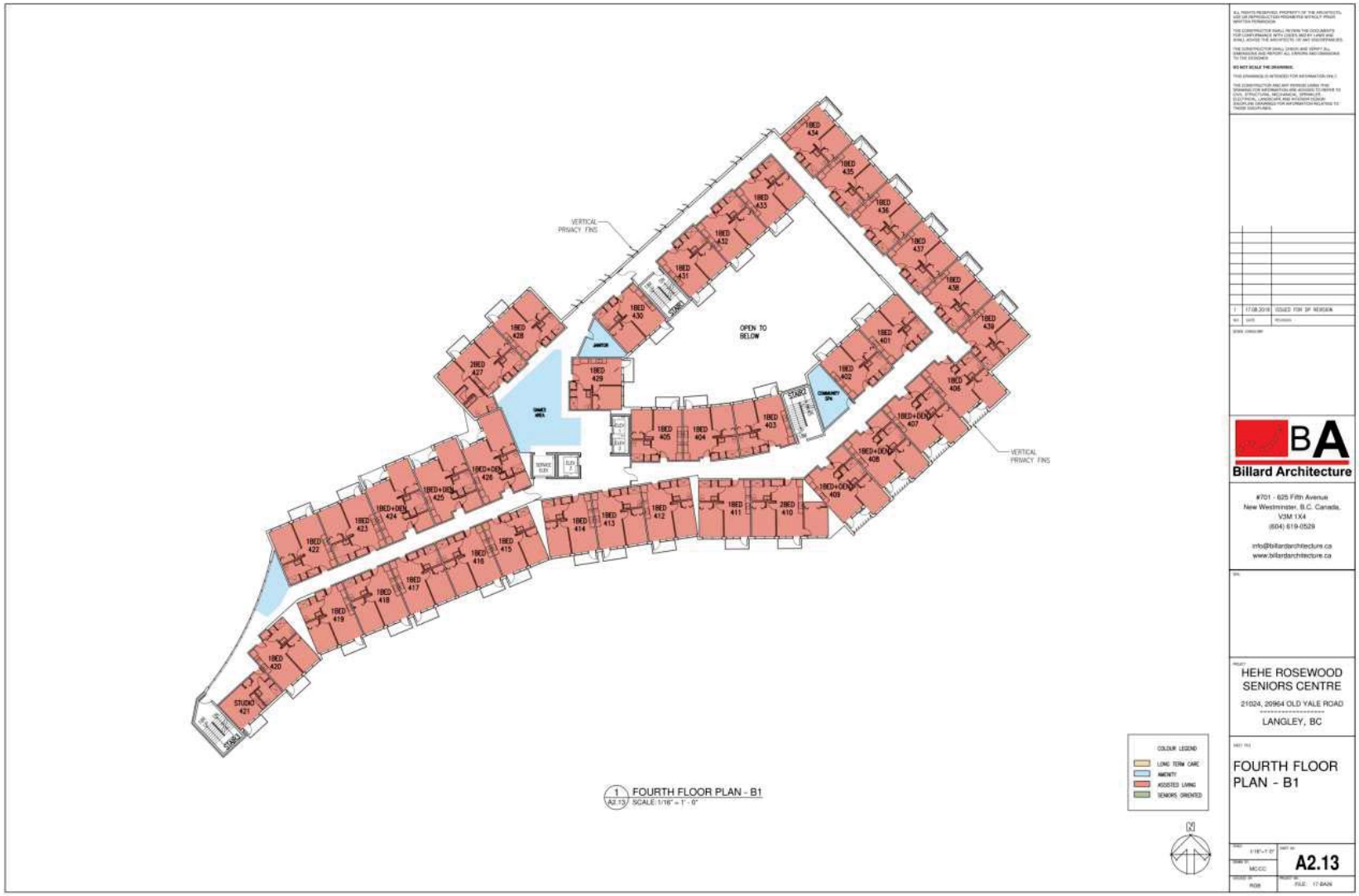
LEVEL: FLOOR 3



MAIN BUILDING

LEVEL:

FLOOR 4



MAIN BUILDING

LEVEL: FLOOR 5

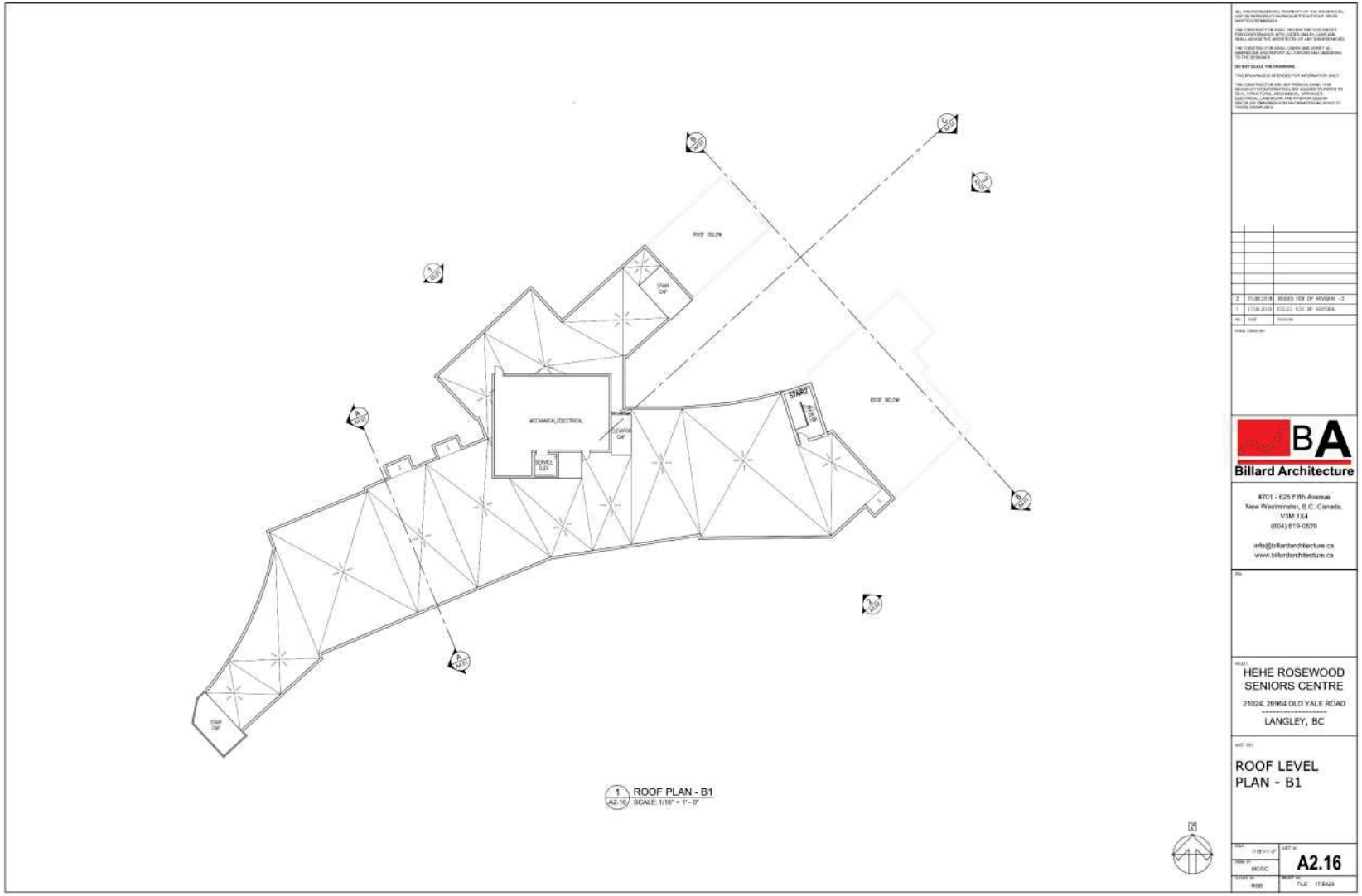
MAIN BUILDING

LEVEL:

FLOOR 6

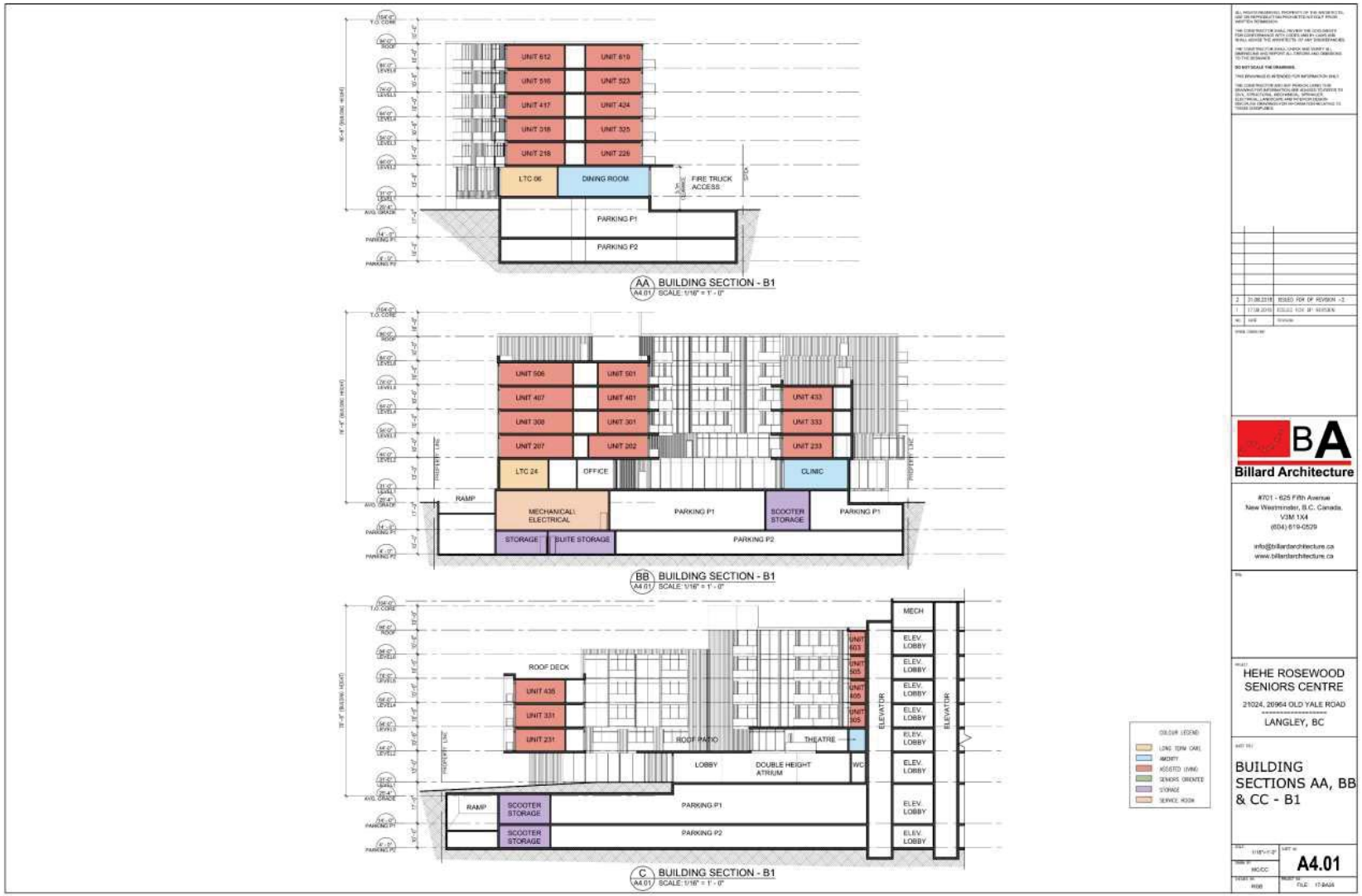
MAIN BUILDING

LEVEL: ROOF



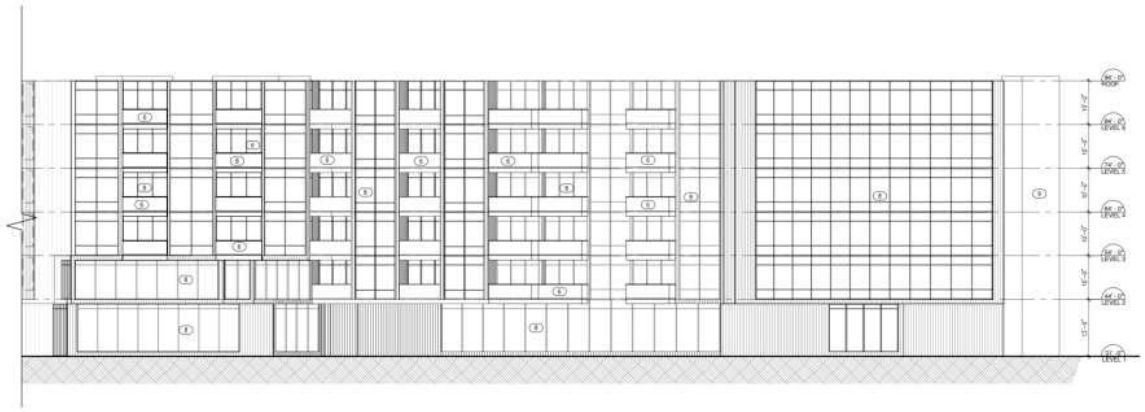
MAIN BUILDING

SECTION

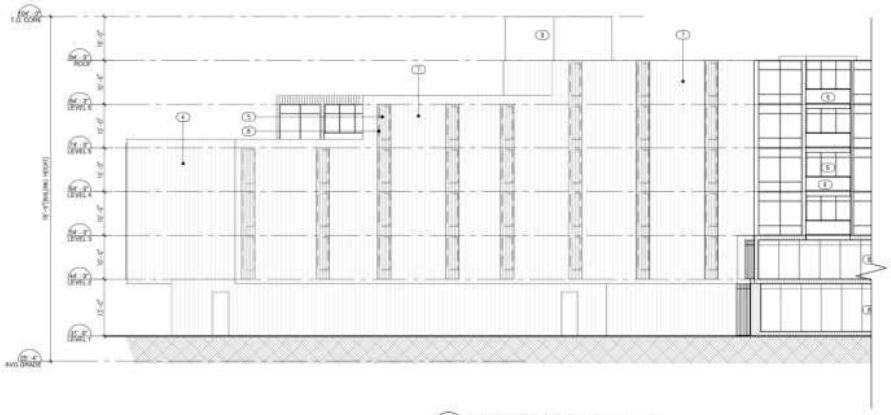


MAIN BUILDING

ELEVATION NORTH



1 A3.01 NORTH ELEVATION - B1
SCALE: 3/32" = 1' - 0"



2 A3.01 NORTH ELEVATION - B1 (cont'd)
SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

1	COMPOSITE METAL PANEL - BLACK
2	COMPOSITE METAL PANEL - WHITE
3	COMPOSITE METAL PANEL - RED
4	CEDAR PANEL - RED
5	SUNSHADE/ PRIVACY FINS
6	TEMPERED CLEAR GLASS GUARD
7	CEDAR PANEL - ASH
8	CURTAIN WALL
9	CONCRETE

1 17.08.2018 ISSUED FOR DP REVIEW

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HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC

ELEVATION NORTH - B1

A3.01

2 / A0.05 NORTH ELEVATION RENDER - B1
SCALE: N/A

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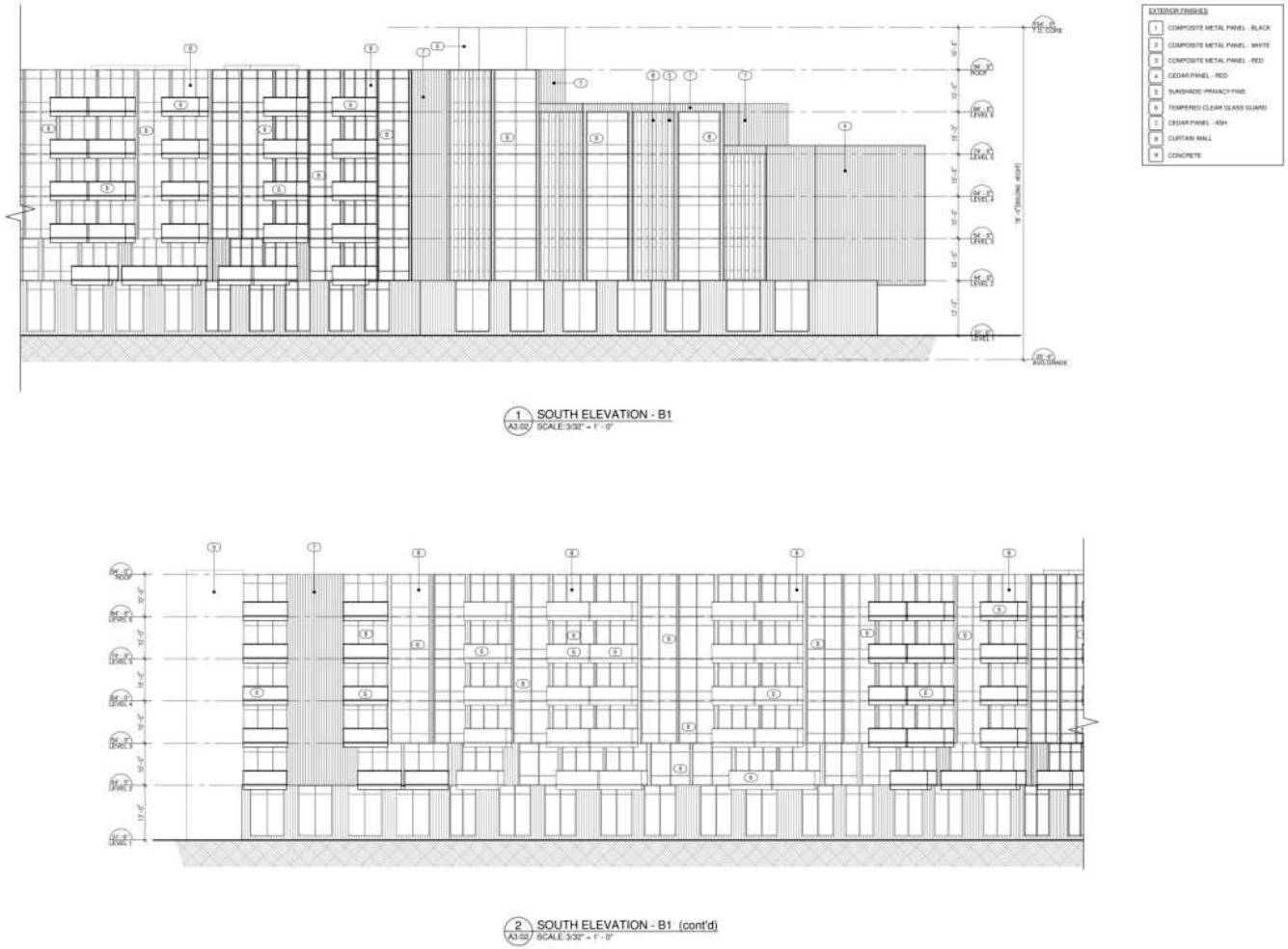
LANGLEY, BC

ELEVATION RENDER NORTH - B1

A0.05

MAIN BUILDING

ELEVATION SOUTH



2 A0.05 NORTH ELEVATION RENDER - B1
SCALE: N/A

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PROJECT
HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC

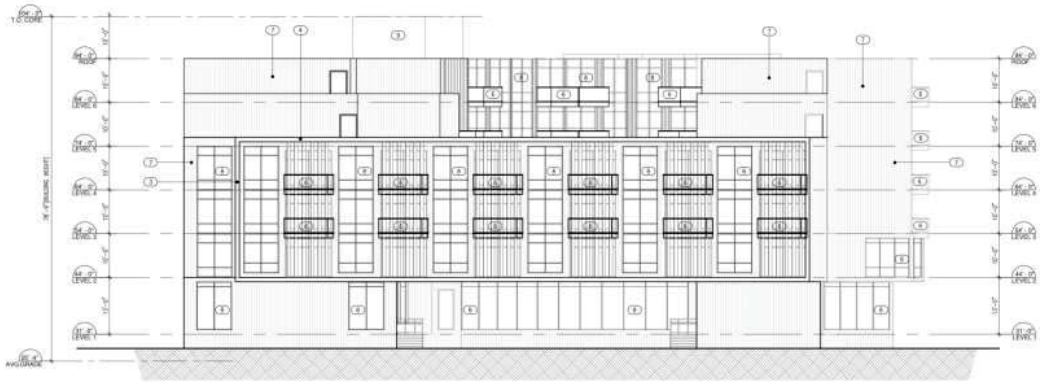
SHEET TITLE
ELEVATION RENDER NORTH - B1

SHEET NO. A0.05

DRAWN BY MC/CC
CHECKED BY RGB
FILE 17-8426

MAIN BUILDING

ELEVATION EAST



1 A3.03 EAST ELEVATION - B1
SCALE 3/32" = 1' - 0"

EXTERIOR FINISHES

1	COMPOSITE METAL PANEL - BLACK
2	COMPOSITE METAL PANEL - WHITE
3	COMPOSITE METAL PANEL - RED
4	CEDAR PANEL - RED
5	SUNSHADE/ PRIVACY FINS
6	TEMPERED CLEAR GLASS GUARD
7	CEDAR PANEL - ASH
8	CURTAIN WALL
9	CONCRETE

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21024, 20964 OLD YALE ROAD
LANGLEY, BC

ELEVATION
EAST -B1

A3.03

3 A0.06 EAST ELEVATION RENDER - B1
SCALE: N/A

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21024, 20964 OLD YALE ROAD

LANGLEY, BC

ELEVATION RENDER EAST - B1

A0.06

ANNEX

The Annex is a familiar condo style for independent seniors. It has 95 homes. Each is laid out with seniors in mind: wheel chair accessible, efficient and bright layouts with, full kitchens. The building boasts an on-site manager, workshop/makers space, multi- purpose room, and a shared social area on the main floor.

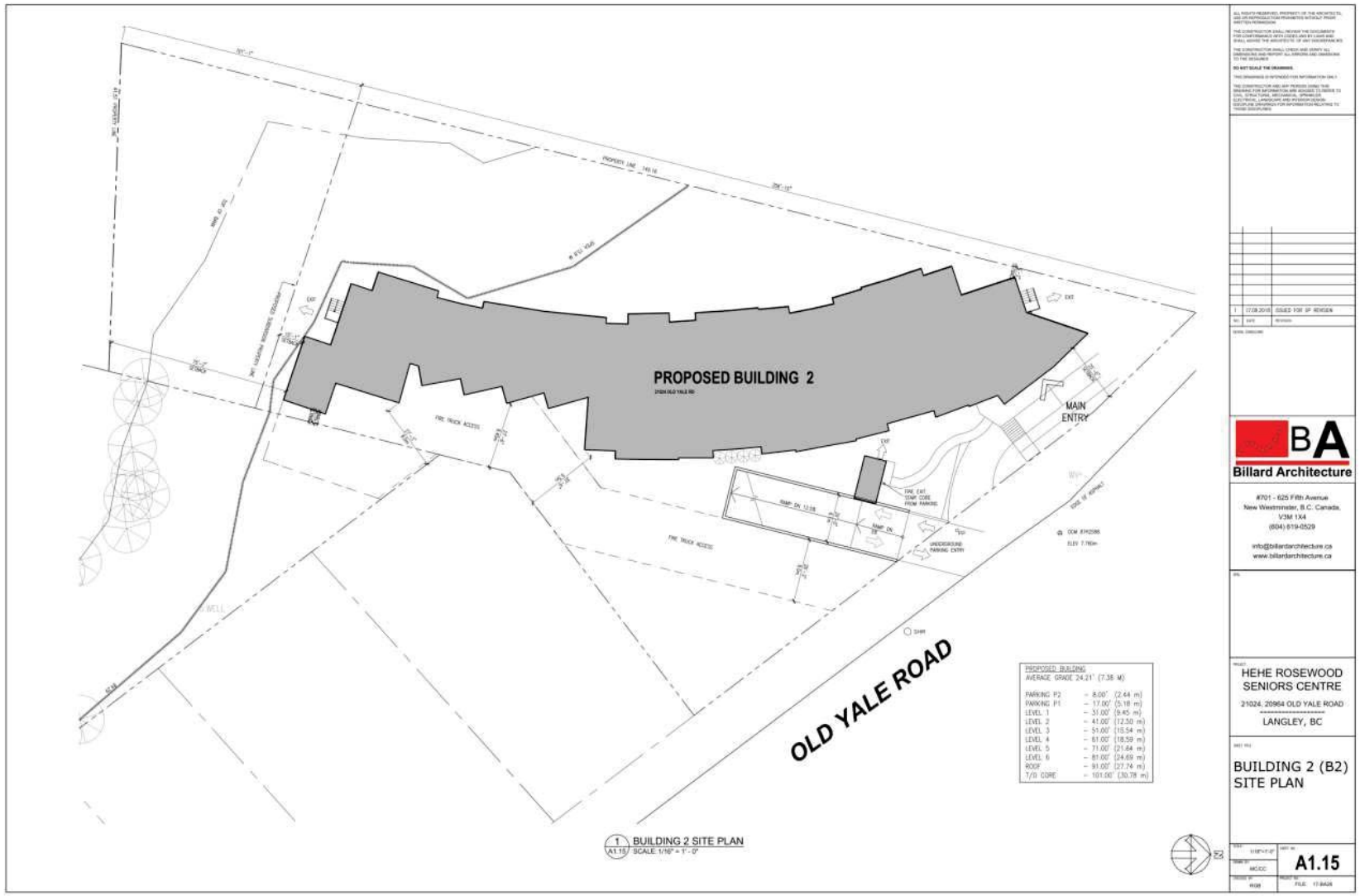
With easy access to transit along Fraser Highway and 208 Avenue, ample parking, and bicycle storage, this building is designed with active seniors in mind.

Following items are of note with regard to the design of the main building in so far as how it provides privacy to neighbouring homes and critical life safety:

1. Setbacks of 7.5m at property lines adjacent to existing residential homes.
2. An 8m fire truck access lane has been provided alone the whole of the south façade.
3. Units have been removed from areas where there might be overlook on neighbouring homes.
4. Shading/privacy fins have been added in areas to reduce the potential for overlook on to adjacent properties.

ANNEX

SITE


PROPOSED BUILDING 2
MAIN ENTRY
OLD YALE ROAD
FIRE TRUCK ACCESS
PROPERTY LINE
UNDERGROUND PARKING ENTRY
PROPOSED BUILDING
AVERAGE GRADE 24.21' (7.38 M)
PARKING P2 = 8.00' (2.44 m)
PARKING P1 = 17.00' (5.18 m)
LEVEL 1 = 31.00' (9.45 m)
LEVEL 2 = 41.00' (12.50 m)
LEVEL 3 = 51.00' (15.54 m)
LEVEL 4 = 61.00' (18.59 m)
LEVEL 5 = 71.00' (21.64 m)
LEVEL 6 = 81.00' (24.69 m)
ROOF = 91.00' (27.74 m)
T/O CORE = 101.00' (30.78 m)
1 BUILDING 2 SITE PLAN
A1.15 SCALE: 1/16" = 1'-0"
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HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC
BUILDING 2 (B2) SITE PLAN
A1.15

ANNEX

STATISTICS

PARKING SPACE BREAKDOWN (LANGLEY)	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED
RESIDENTIAL COMPACT (40%)	2.44M X 4.57M	38 MAX	26
RESIDENTIAL STANDARD	2.74M X 5.30M	57 MIN	53
RESIDENTIAL ACCESSIBLE	3.90M X 5.50M	6 MIN	5
VISITOR ACCESSIBLE	3.90M X 5.50M		2
RESIDENTIAL ELECTRIC	2.74M X 5.30M	N/A	11
VISITOR STANDARD	2.74M X 5.30M	13 MIN	9
VISITOR COMPACT	2.44M X 4.57M	8 MAX	4
VISITOR ELECTRIC	2.74M X 5.30M	N/A	6
TOTAL PARKING PROVIDED			**116**
TOTAL STANDARD			64
TOTAL COMPACT (40%)		45 MAX	30
TOTAL VISITOR		19 MIN	21

BICYLCE PARKING/STORAGE

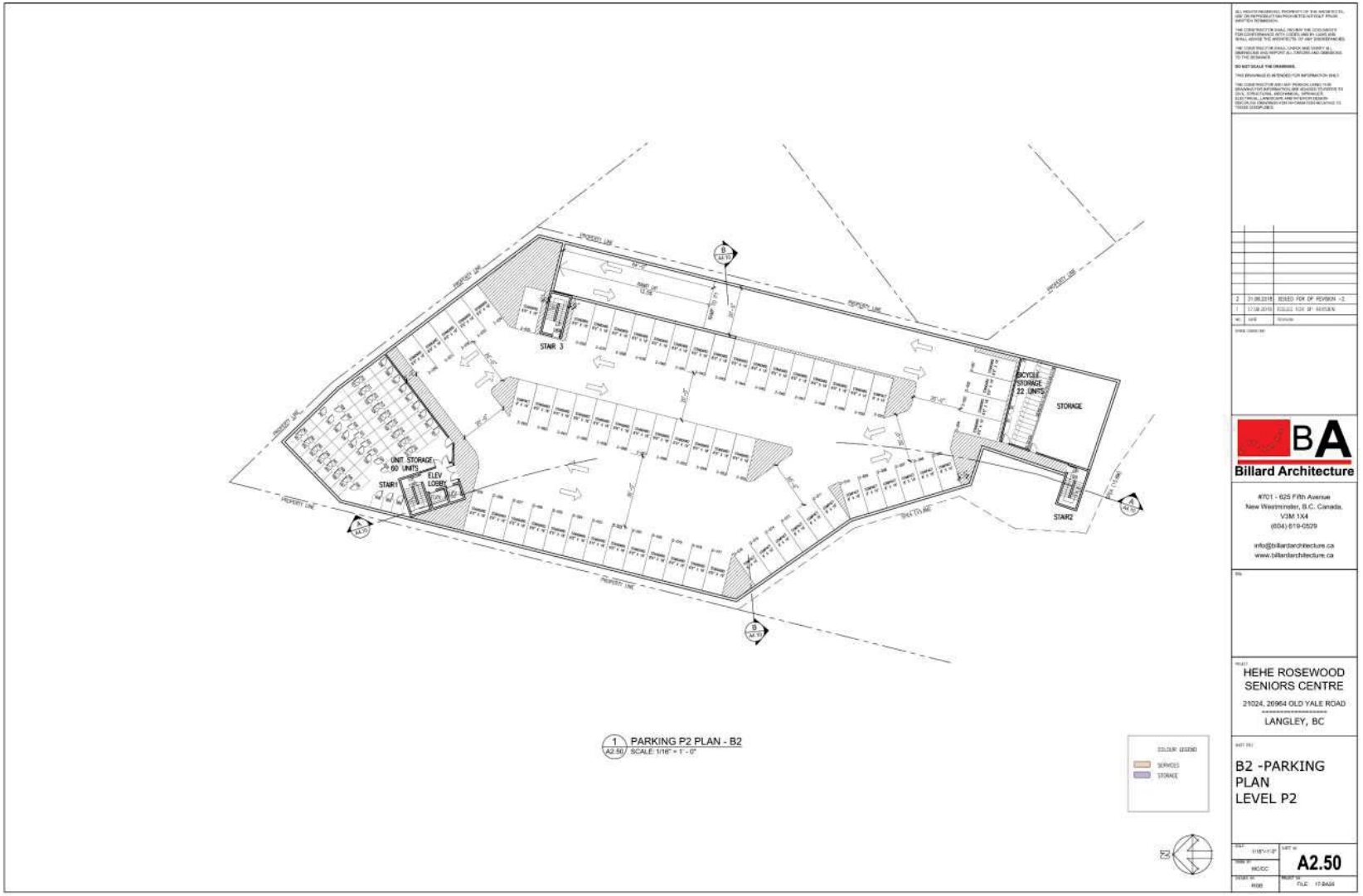
REQUIRED PARKING (CITY of LANGLEY)		UNITS / STALLS	STALLS REQ.
RESIDENTIAL - SENIORS ORIENTED	N/A	95	0.00
VISITOR	6/BUILDING	1	6.00
Total Stalls Required			**6.00**
PROVIDED			
RESIDENTIAL - SENIORS ORIENTED	N/A	95	68.00
VISITOR	6/BUILDING	1	6.00
Total Stalls Provided			**74.00**

ANNEX		(B-2)	Residential Gross Area	
Floor	Gross Area (sq ft)	SQ M	SENIORS' ORIENTED (SO) (SQ FT)	SENIORS' ORIENTED (OL) (SQ M)
1	15256.88	1417.36	10769.57	1000.49
2	14977.26	1391.39	11442.37	1062.99
3	14977.26	1391.39	12225.37	1135.74
4	14977.26	1391.39	12225.37	1135.74
5	14977.26	1391.39	12225.37	1135.74
6	14977.26	1391.39	12225.37	1135.74
TOTAL	90143.15	**8374.29**	**71113.41**	**6606.43**

UNIT MIX		SO % BREAKDOWN
STUDIO	18	18.95%
1 BEDROOM	0	0.00%
1 BEDROOM + DEN	23	24.21%
2 BEDROOM	54	56.84%
	95	

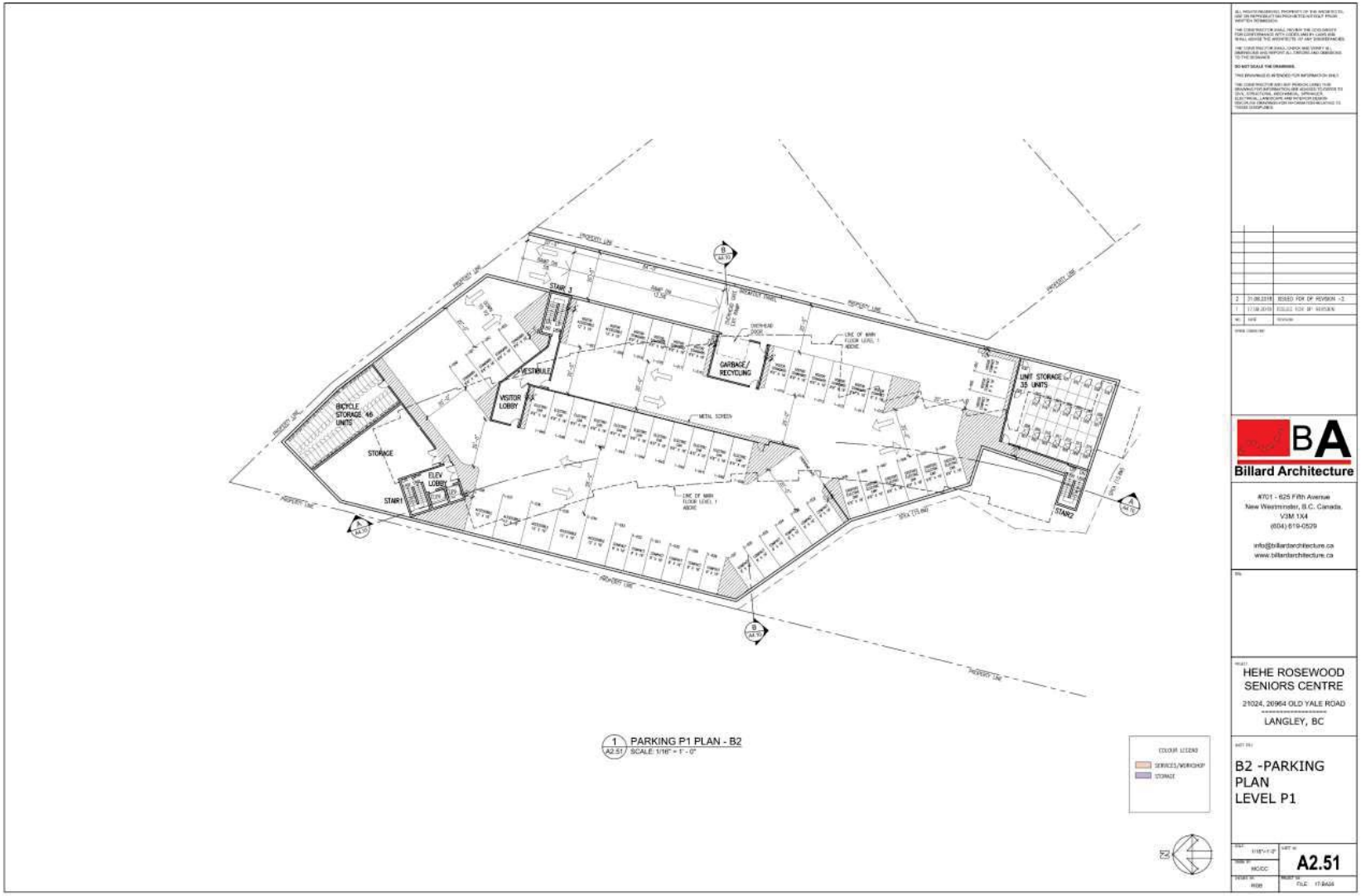
ANNEX

LEVEL: P2



ANNEX

LEVEL: P1



ANNEX

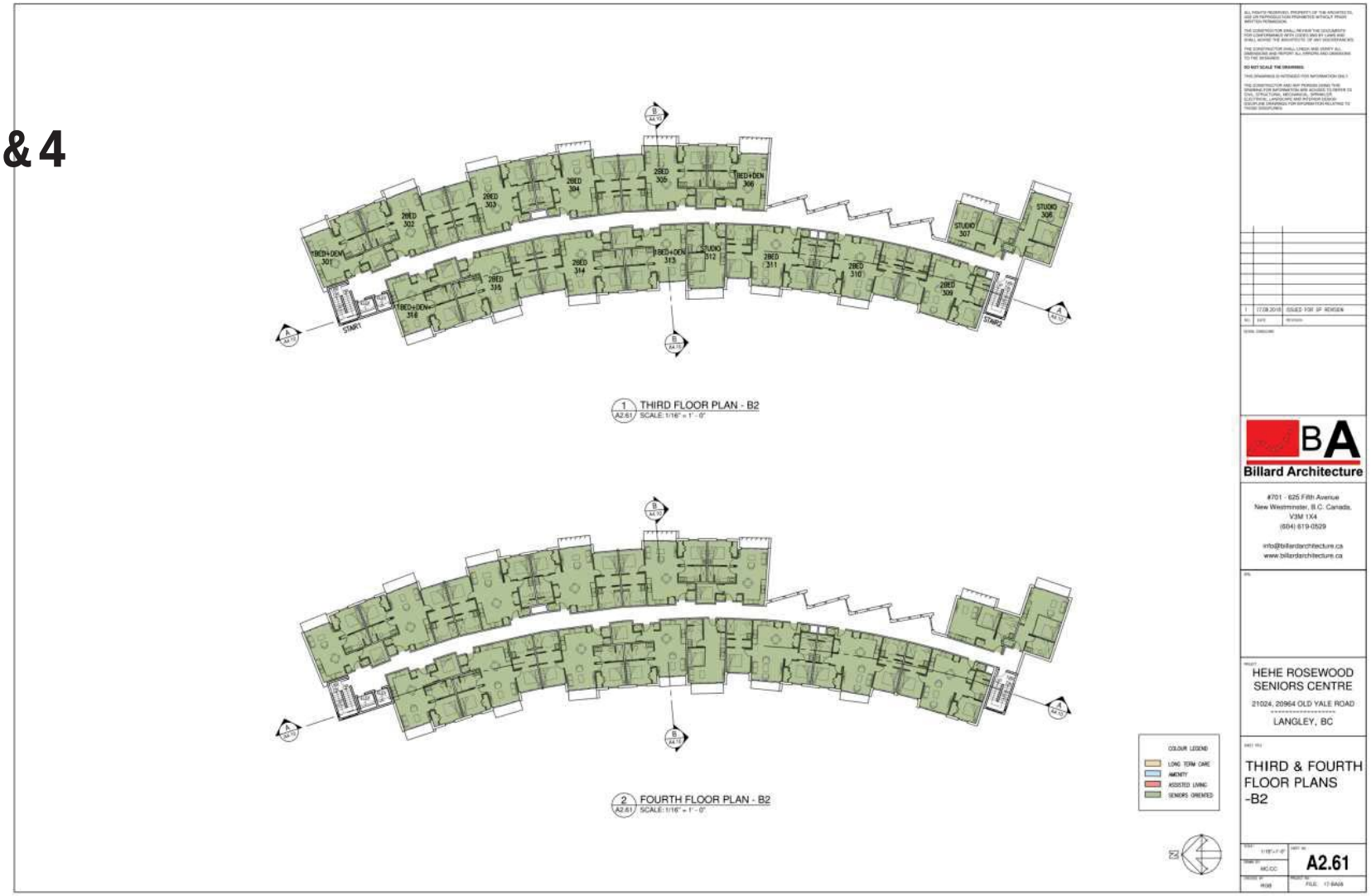
LEVEL:

FLOORS 1 & 2

ANNEX

LEVEL:

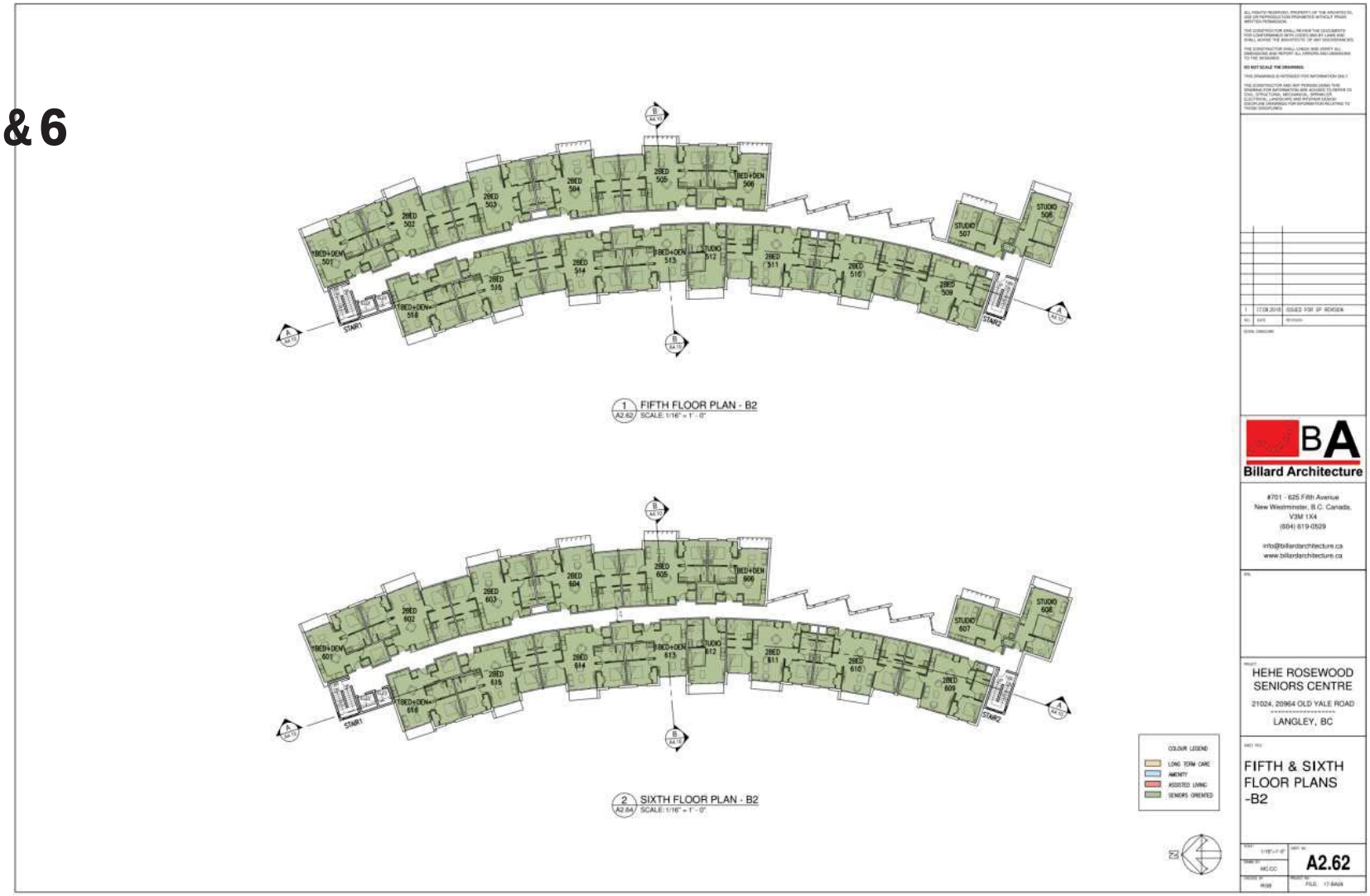
FLOORS 3 & 4



ANNEX

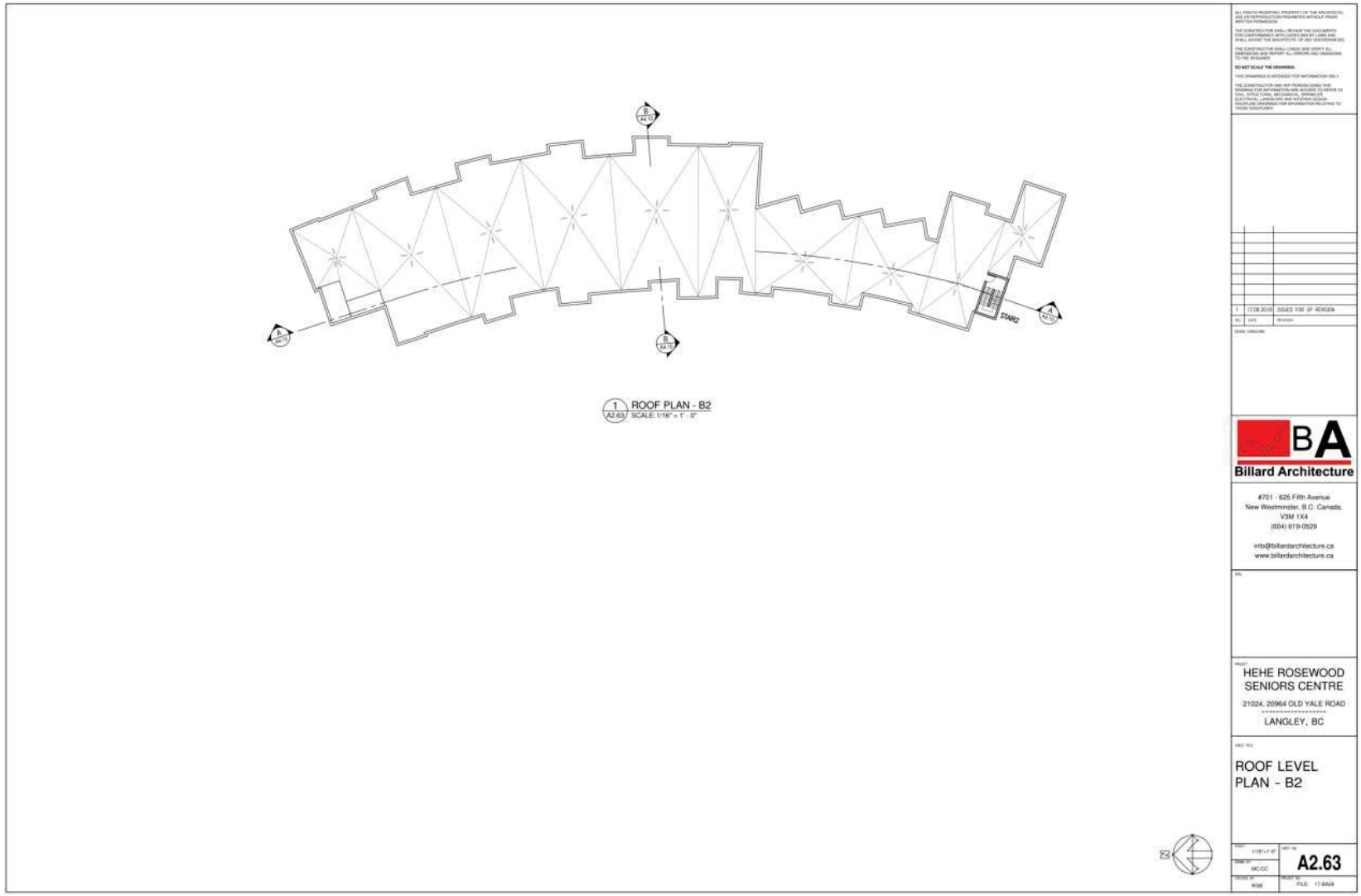
LEVEL:

FLOORS 5 & 6



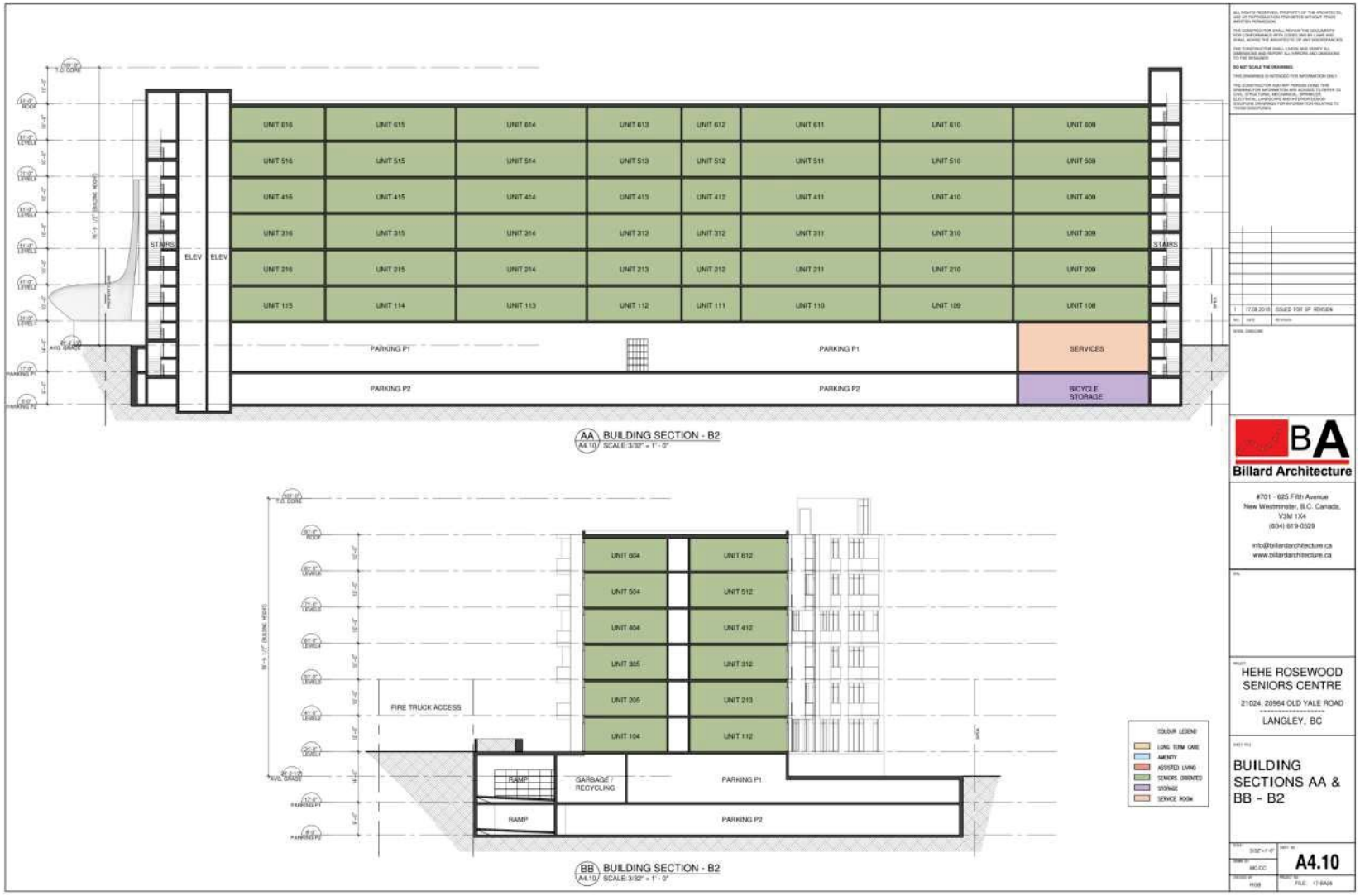
ANNEX

LEVEL: ROOF



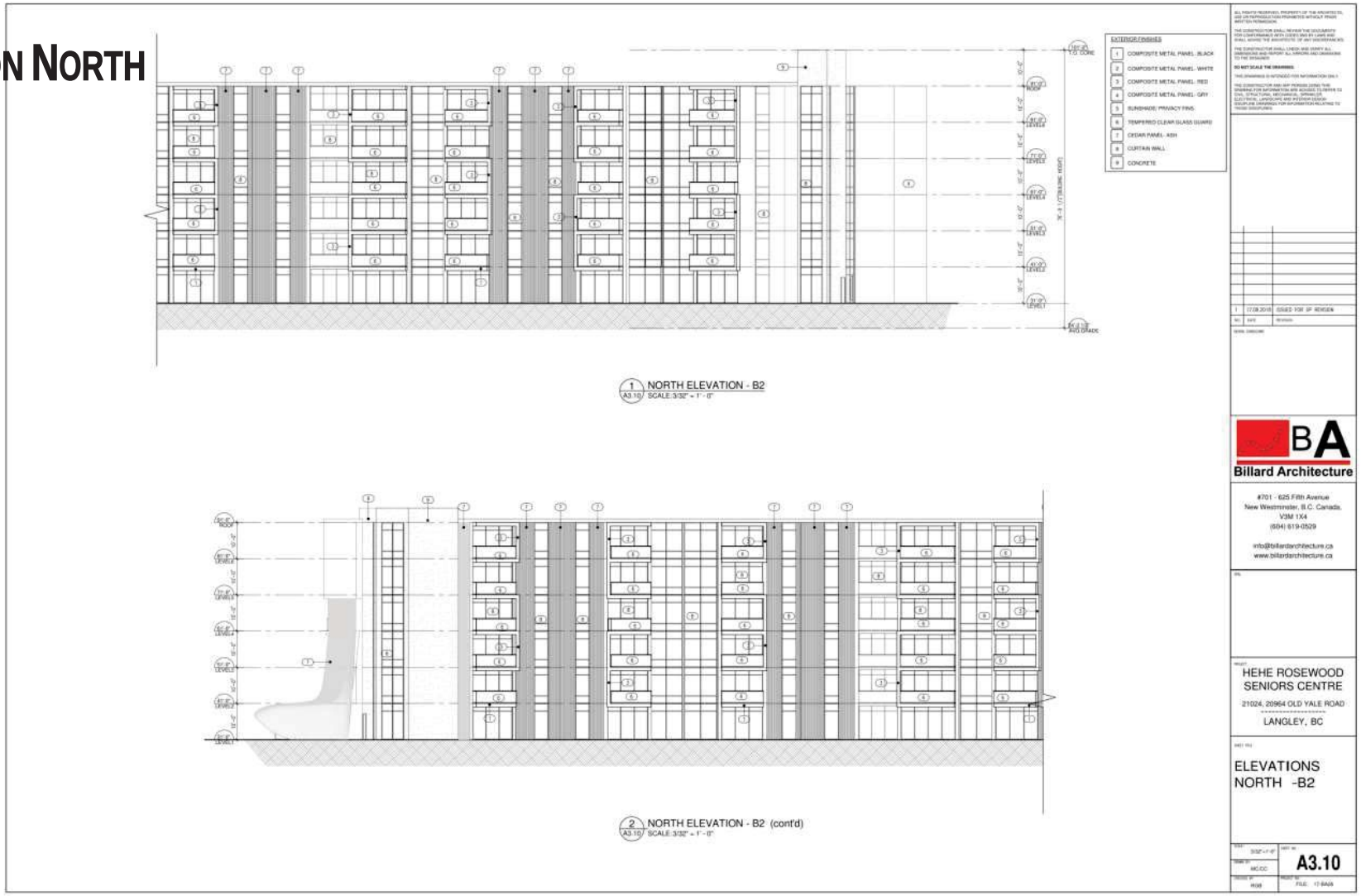
ANNEX

SECTION



ANNEX

ELEVATION NORTH



4 NORTH ELEVATION RENDER - B2
A0.07 SCALE: N/A

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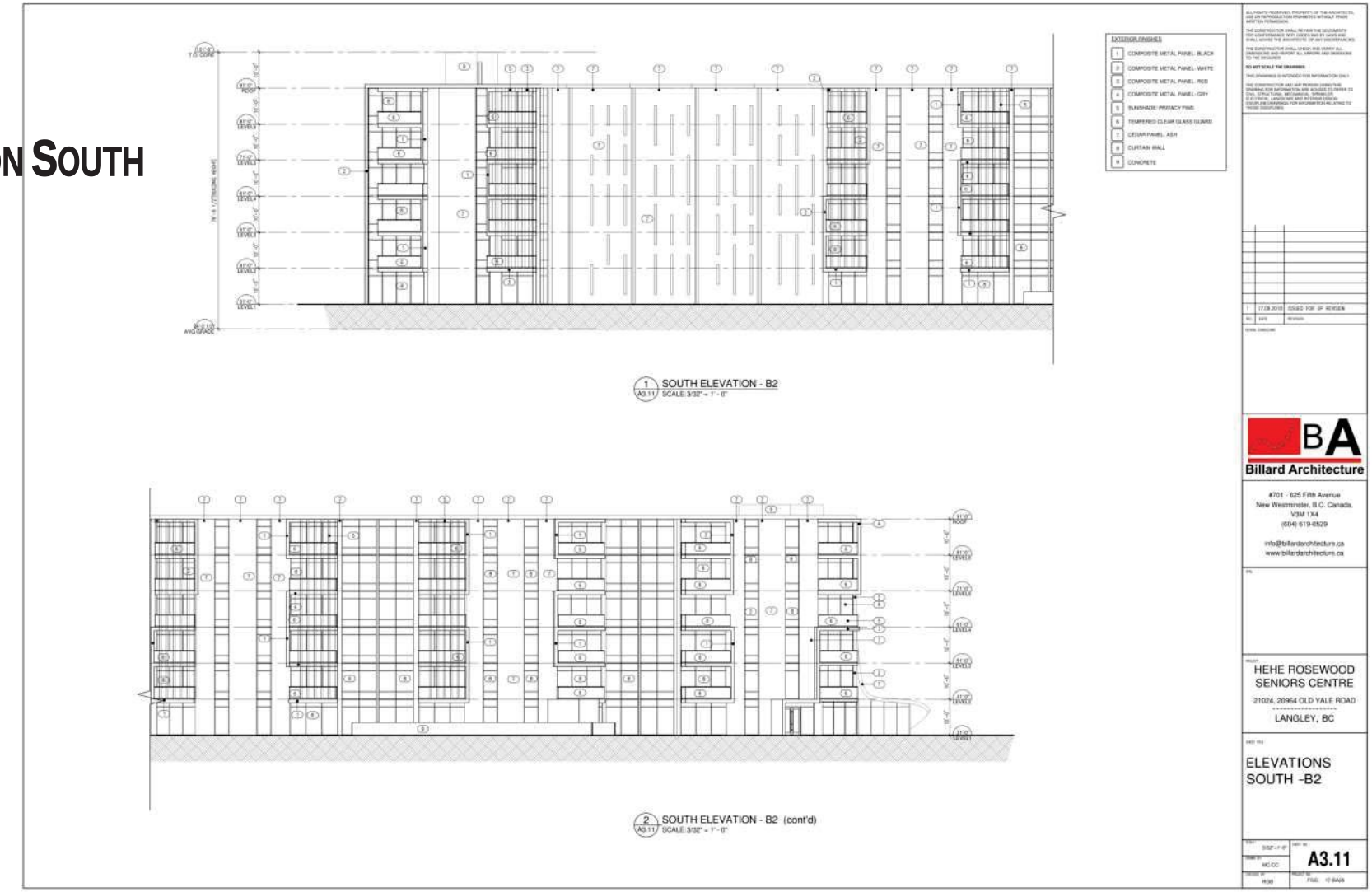
LANGLEY, BC

ELEVATION RENDER NORTH - B2

A0.07

ANNEX

ELEVATION SOUTH



5 A0.08 SOUTH ELEVATION RENDER - B2
SCALE: N/A

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HEHE ROSEWOOD SENIORS CENTRE

21024, 20964 OLD YALE ROAD

LANGLEY, BC

ELEVATION RENDER SOUTH - B2

A0.08

ANNEX

ELEVATION

EAST/WEST

OLD YALE ROAD

OCP Designation Planning Study for a Seniors' Precinct

July 2018

Langley City
THE PLACE TO BE

CITY SPACES

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Defined Terms 22

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Introduction

CitySpaces Consulting was commissioned by the City of Langley to undertake an impartial micro-area planning study to evaluate a new seniors campus-oriented OCP land use designation located at Old Yale Road. The study area comprises properties located near the intersection of Fraser Highway and Old Yale Road, within close proximity to the municipal boundary with the Township of Langley, as shown in Figure 1.

This study is in response to the Hehe Rosewood Seniors Centre Development Application (comprising an OCP Amendment, Rezoning Amendment, and Development Permit Application) that was recently submitted by Billard Architecture (the applicant) in relation to 21024 and 20964 Old Yale Road, as shown as "Proposed Rosewood Seniors Centre" in Figure 2 on the following page. The proposal is for a residential seniors housing development project that includes congregate living, assisted living, and long term care units over 24,445 square metres of floor space.

In addition to evaluating the rationale for a new OCP land use designation, this study provides guidance to inform Development Permit Application guidelines. In summary, the study includes the following key tasks and activities:

- Site reconnaissance to assess strengths, weaknesses, opportunities and threats (SWOT) for the study area based on environmental and urban design factors;
- A review of relevant legislation, bylaws, and studies that impact development of the properties;
- Assessment of on-site and adjacent land uses, environmental factors and constraints, character areas and other local influences, to develop an understanding of the context and existing urban and physical structure (including sites across the municipal boundary in the Township of Langley);
- A critique of the Hehe Rosewood Seniors Centre development application drawings as provided, to fully understand the design proposal and its potential impact on the area;
- Case study research on comparable seniors campuses in similar Metro Vancouver contexts to explore good practice design aspects, zoning and land use designations; and
- Recommendations for the preferred land use designation(s) and design guidelines for the study area supported with rationale and justifications. These recommendations provide an appropriate land use framework to help guide future development in the study area properties.

The development application submission is in reference to 20964, 20974, 21016 and 21024 Old Yale Road, as identified through Figure 2. The four properties referenced above comprise the '**application area**'. Subsequent to the development application submission, we understand 20980 Old Yale Road has also been purchased by the applicant. The study area also includes the following adjacent residential properties – 20986, 20994, 21002, 21008, 21040, 21052 Old Yale Road, as well as St. Andrew's Anglican Church (20955 Old Yale Road) and the vacant property north of the church (20945 Old Yale Road), as seen highlighted in blue in Figure 2. This blue highlighted area will herein after be called the '**study area**'. Figure 3 depicts an aerial view of the application area and study area for reference.

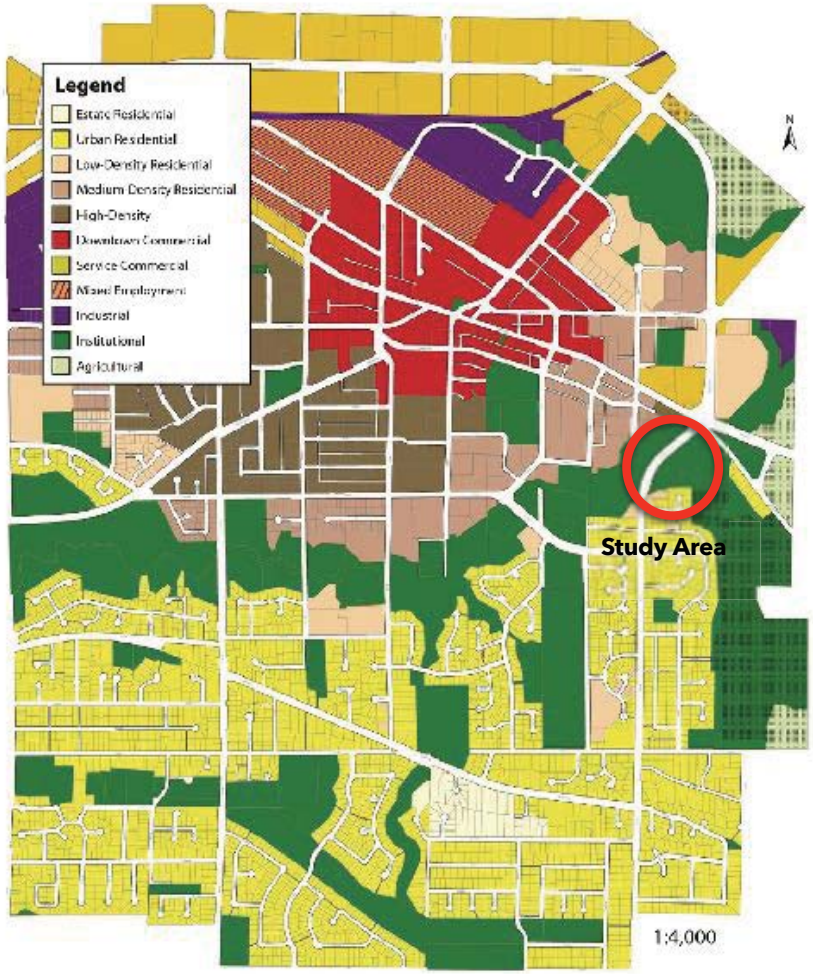


Figure 1 – City of Langley Land Use Designation Map (City of Langley OCP)

Figure 2 – Proposed Rosewood Seniors Centre (City of Langley)

Figure 3 – Study Area Aerial View (City of Langley mapping)

Context

Community Profile (2014)

In Metro Vancouver's Regional Growth Strategy, the City of Langley's population is projected to increase by almost 50%, and increase in housing demand by nearly 70% by 2040. This spike in population will likely be a higher proportion of seniors due to Canada's aging population and the demand for baby-boomers needing seniors housing and care facilities, mixed with the mass exodus from expensive city centres like Vancouver. The City of Langley's Community Profile states that the population of seniors in the City is the age group with the most amount of people, and has increased significantly since 1991, as seen in Figure 4. Current census information illustrates that seniors comprise 19.2% of the City's population, indicating a substantial housing need for this demographic.

Coupled with the City of Langley's five year area growth rate of 16.6%, Langley can expect a drastic increase in population that must be accommodated in the coming years. With this projected population increase, the City of Langley is focusing housing growth in higher-density areas, and development plans include more mixed-use residential/commercial buildings and multi-family residential housing.

Regional Context Statement (2013)

The Metro Vancouver Regional District (Metro Vancouver) requires all municipalities to have a Regional Context Statement (RCS) that aligns itself with the Regional Growth Strategy, to project changes in population and to better manage growth. The City of Langley's latest RCS is from 2013, and is structured to match the Regional Growth Strategy's priorities of creating a compact urban area, supporting a sustainable economy, protecting the environment and responding to climate change, developing complete communities, and supporting sustainable transportation choices.

In the RCS, the study area is located within the Urban Containment Boundary (UCB, black outline) in the City of Langley. Interestingly, the study area is directly on the border of where the UCB meets agricultural (light green) and conservation and recreational areas (dark green), as shown in Figure 5.

The City of Langley completed an Affordable Housing Strategy, whereby the City prioritizes providing new affordable units and working with the development community, non-profit housing providers and health authorities to build seniors' and other special needs housing with support services. With an aging population and due to the large proportion of the City's demographic as seniors, this policy is notable when reviewing this application.

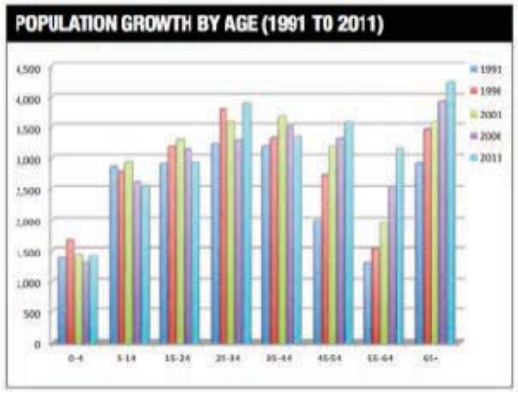


Figure 4 – Population Growth By Age Chart

Figure 5 – Regional Context Statement Map

Existing Land Uses and OCP

The current land uses for the application and study areas, as designated in the Official Community Plan, are Institutional and Urban Residential, as shown in Figure 6.

The Institutional designation is intended to accommodate a variety of recreational, civic and other institutional uses in the City, with 20% of the City's land area allocated for this purpose in the form of parks, schools, a university, and a private golf course.

The Urban Residential designation is intended to maintain the single family residential character of areas that are located mainly south of the Nicomekl River, with 22% of the City's land area allocated for this purpose. The OCP describes how the Urban Residential designation is "*intended to maintain the single family residential character of areas north of the Nicomekl River and the low density suburban and rural areas*" and that it "*provides a transition between the multifamily residential areas north of the Nicomekl River and the low density suburban and rural areas beyond the City's boundaries*".

Although the Urban Residential land use designation is intended to maintain single family residential character, the OCP recognizes intensification in these areas as a possible strategy for attracting investment, revitalization, and to mitigate some growth management constraints in the rest of the City. Concurrently, the OCP encourages support for institutional uses in Urban Residential areas, as stated in Policy 16.2.2:

> *"Institutional uses providing a service to neighbourhood residents such as schools, churches and child care facilities may be permitted through zoning subject to a comprehensive review of potential impacts such as traffic, parking and noise."*

The parcels abutting the subject area have different land use designations including Urban Residential, Institutional, and Agricultural, as illustrated in Figure 8. Agricultural land use is intended to protect areas suitable for "farm use" in accordance with the Agricultural Land Commission Act. The City has a limited amount of agricultural land (approximately 16 hectares), much of it being utilized for recreational or educational purposes. In the OCP, Policy 16.9.4 under the agricultural land use designation states that "*urban land uses shall respect the integrity of adjacent ALR lands inside and outside of the City*".

Policy 5.2.1 of the OCP covers densification, stating that efforts should *"continue the long term residential densification both around and within the downtown core"*. The study area is located slightly outside the downtown core, so the development proposal is not necessarily consistent with this, however it is close to higher density land uses, such as medium density residential uses on the north side of the Fraser Highway and 208 Street.

The development proposal is not consistent with Policy 5.2.2 which encourages applicants to "*transition residential densities downwards moving out from the downtown core*". However, as noted, the study area and development application properties are very close to medium density residential land uses on the north side of the Fraser Highway and 208 Street junction.

Figure 6 – Existing OCP Land Use Context

The development proposal is in keeping with Policy 5.2.3 of the OCP which describes how the City will "*encourage a variety of housing types to meet the needs of the population and the demographic challenges faced by the City*."

Policy 16.4.6 of the OCP describes how "*development projects shall not isolate parcels or sites having areas below the minimum lot size prescribed in the Zoning Bylaw for the highest density use contemplated for the area in the Land Use Designation Map*". This is an important consideration in determining any proposed future OCP Land use designation for the remaining single family lots on Old Yale Road that are adjacent to the application area.

Existing Zoning

The study area is currently zoned as 'P2 – Private Institutional/Recreation Zone' and 'RS-1 – Single Family Residential Zone', shown in Figure 7. The adjacent properties are zoned as 'RS1 – Single Family Residential Zone', 'P2 – Private Institutional/Recreation Zone', 'P1 – Public Institutional/Recreational Zone', and 'A1 – Agricultural Zone'. The P2 zone allows for a seniors care facility, however the RS-1 zone does not, hence the development proposal requires a rezoning. There are no specific Development Permit Area (DPA) Guidelines pertaining to the existing land use designations on the site, though DPA Guidelines for Multifamily Residential, and Environmentally Sensitive Areas in the OCP provide some general guidelines that are applicable to the proposed development.

<u>P2 zoning allows for the following uses:</u>

A. Assembly Hall.
B. Private *School*.
C. Private *Hospital*.
D. Child Care Centre.
E. Community Service.
F. Golf Course.
G. Parking Facilities.
H. *Accessory uses* limited to the following:
   1. Caretaker's dwelling unit; and
   2. Eating Establishment.
I. Senior Citizens Care Facility.

<u>RS-1 zoning allows for the following uses:</u>

A. Single Family Residential.
B. Accessory Uses limited to Home Occupation and Secondary Suite.
C. Private Care Facility.

<u>A1 zoning allows for the following uses:</u>

A. Agriculture.
B. Single Family Residential.
C. Accessory uses limited to a Home Occupation.

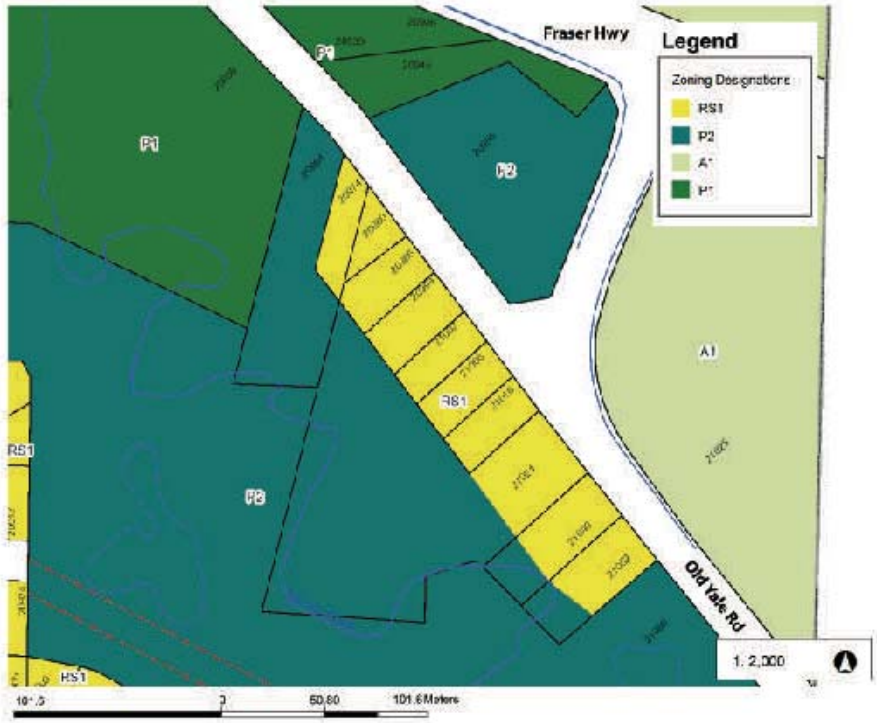


Figure 7 – Existing Zoning Study Area

The property directly south of the study area is zoned P2, part of the Agricultural Land Reserve and currently used as a golf course operated by Newlands Golf and Country Club. The P2 zoned property directly to the north of the application properties is used as a church and parking lot by St. Andrew's Anglican Church. The vacant property to the north of the church is zoned for P1. Other uses of land within 5 minutes walking distance of the study area include an arboretum and demonstration garden to the north, and an active farm to the east.

Physical and Environmental Characteristics

As part of this study, a site reconnaissance was completed to assess strengths, weaknesses, opportunities and threats (SWOT) for the study area based on environmental and urban design factors. These findings are annotated within the following context plans. There are several physical and environmental factors that limit the study area's development potential, due to floodplains and natural habitat.

Environmental Characteristics

The study area is located on or near two major watercourses. The most impactful watercourse – Murray Creek – runs northwestwards through the following study area properties on Old Yale Road – 20964, 21024, 21040 and 21052. The other proximal river to the site is the Nicomekl River, running east to west a short distance north of the study area and across the entirety of the City of Langley.

Murray Creek is classified as a Class A watercourse under the Riparian Areas Regulation Protection Act, whereby salmon inhabit or potentially inhabit these watercourses year round. Murray Creek is part of the Nicomekl floodplain. Both banks of the creek are steep through the application site. On-site the riparian canopy composes predominantly mature trees and shrubs that shade the creek throughout the site. A Streamside Protection and Enhancement Area (SPEA) and geotechnical setback area have been established on the application properties, both of which significantly inhibit their development potential. The impacts of the Environmentally Sensitive Area plan, and Murray Creek can be seen in Figure 8, ranking the study area as moderate and high sensitivity areas. Development within environmentally sensitive areas ranked moderate to high value is prohibited in the OCP. This site also requires a 30 metre minimum setback from Class A watercourses in Riparian areas.

With the physical and environmental factors outlined above considered, the following pages contextualize constraints for the study site, and provide opportunities for the development of the site.

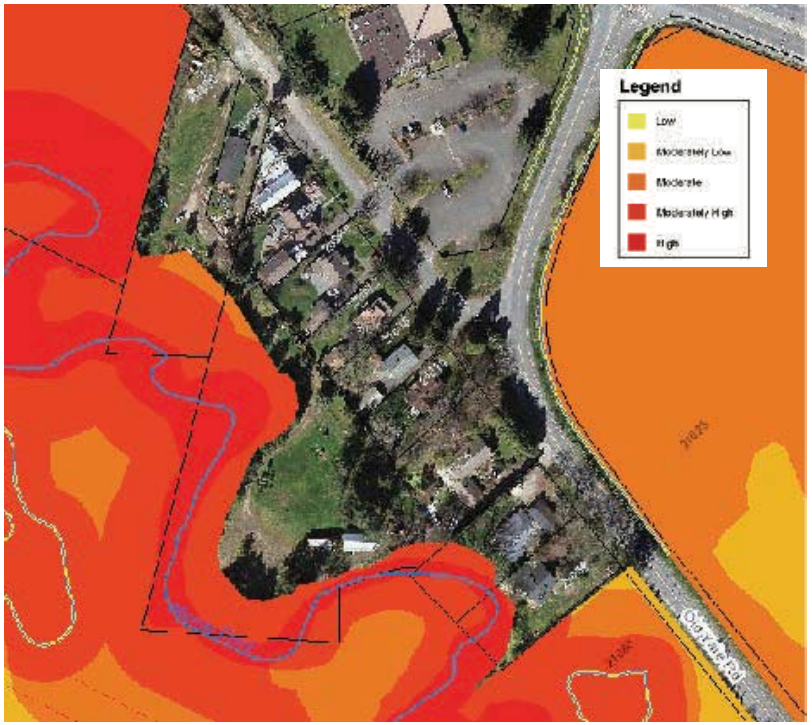
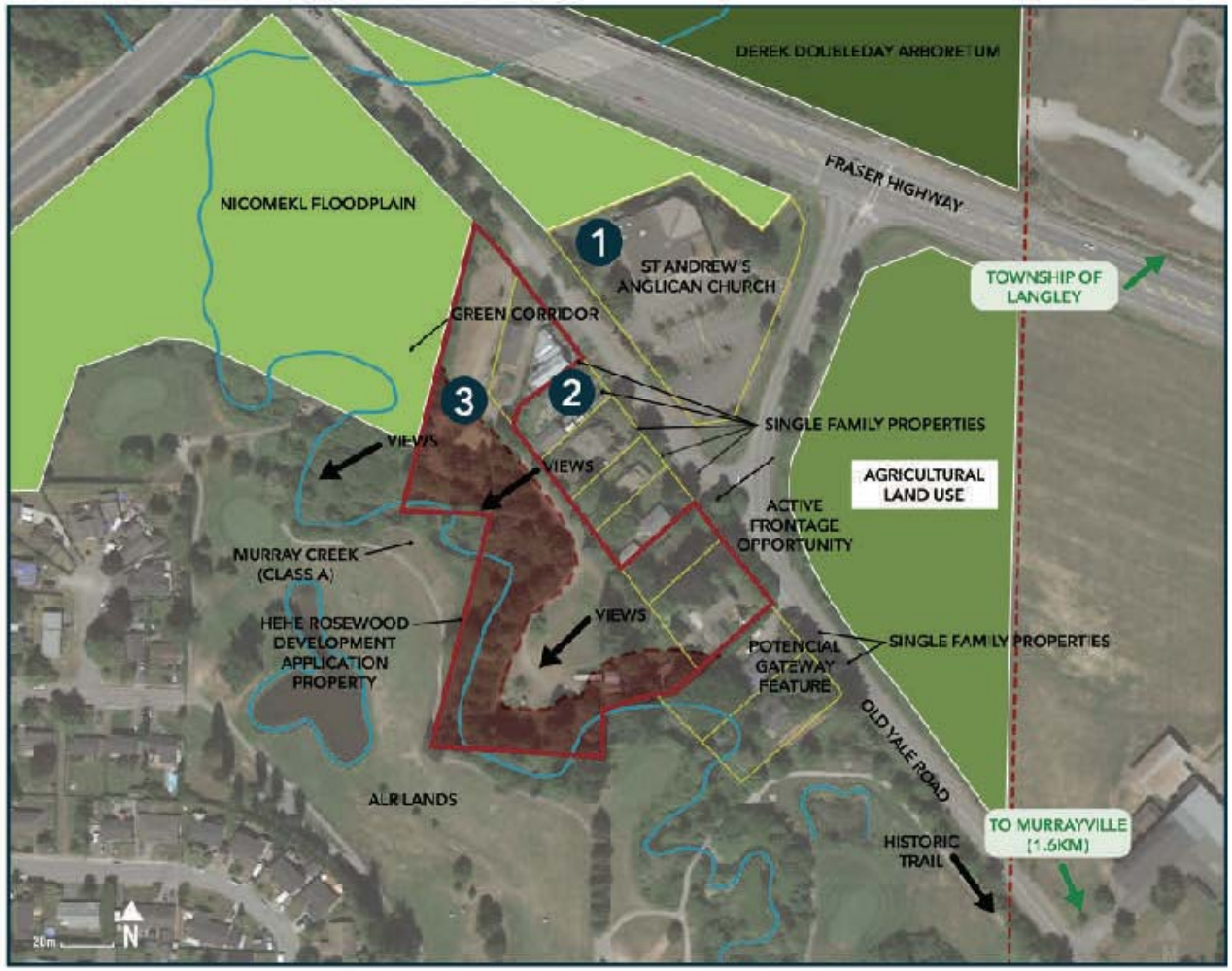


Figure 8 – Murray Creek and Environmentally Sensitive Areas (City of Langley mapping)

Context – Physical and Environmental Constraints Plan

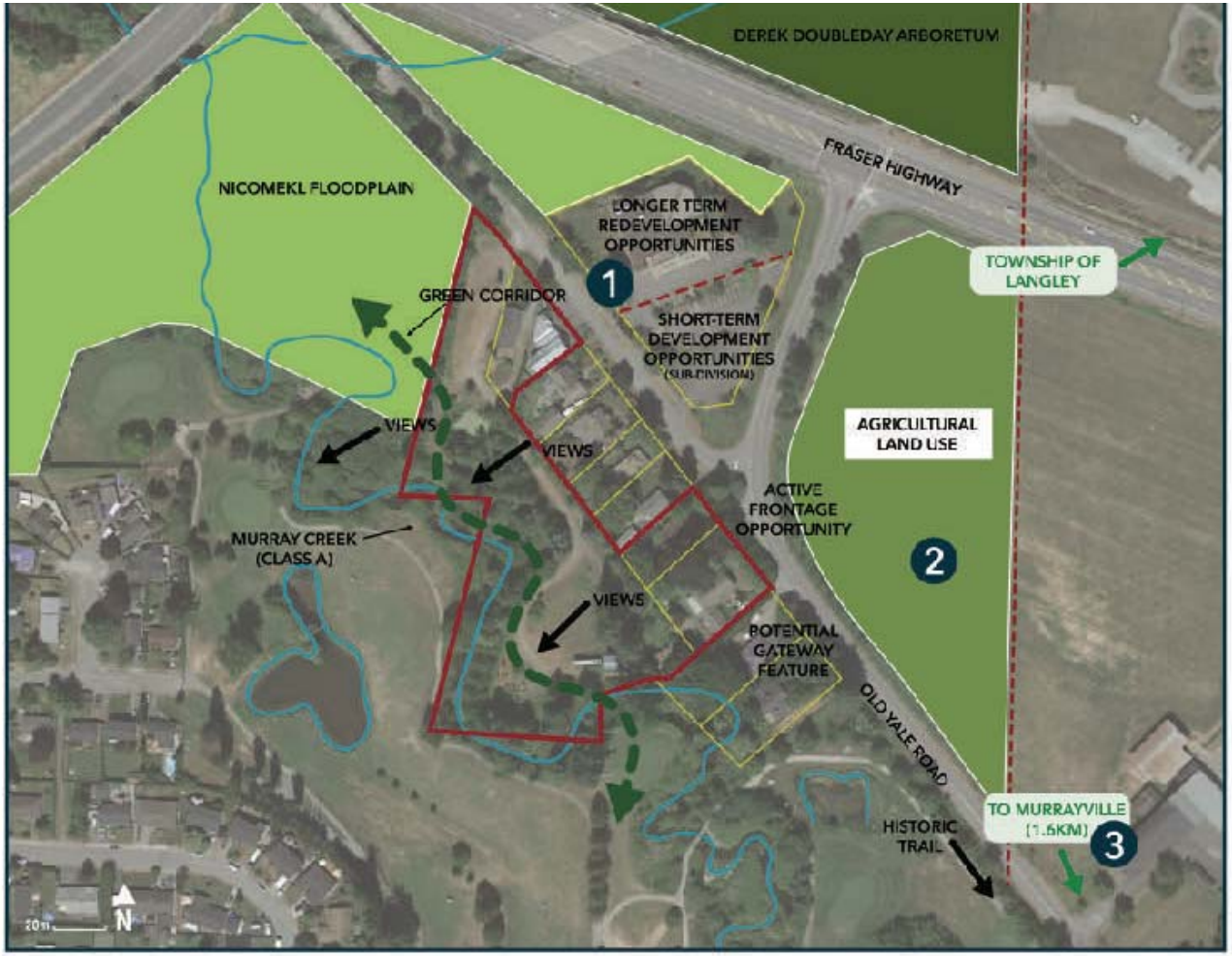


St Andrew's Anglican Church

Adjacent single-family properties on Old Yale Road that the proposed development would wrap around.

View to the environmentally sensitive area at the rear of the development application property.

Context - Opportunities Plan



The memorial garden at St Andrew's Anglican Church.

Agricultural land use opposite the property.

Murrayville heritage building.

Strengths, Weaknesses, Opportunities, Threats (SWOT) Summary

The table below covers a SWOT analysis of the study area in relation to a potential seniors development project. It is based on the environmental and urban design factors that were determined during the site reconnaissance.

Strengths	Weaknesses
• Close proximity to City Centre services and amenity spaces such as the Derek Doubleday Arboretum and the Church's memorial garden. • Edge of urban area location and views across the Newlands Golf & Country Club and to the rich agricultural lands within the Township of Langley. The views are an asset particularly for those residents with mobility issues, for which a pleasant outlook will have an uplifting effect. • Direct access to the Fraser Highway (a major road with bus services), good access to Langley Hospital, proximity to Langley Regional Airport. • Close proximity and comfortable walking distance to the commercial area of Langley City Centre with the amenities and services that residents can access.	• Environmental and topographical constraints on the development application site and across the study area. • Limited frontages on Old Yale Road associated with the development application site. An active frontage adds interest, life and vitality to the public realm. • Limited planning framework against which the development proposals can be assessed (e.g. there is no neighbourhood concept plan or appropriate OCP land use policy). The development proposal is not consistent with Policies 5.2.1 and 5.2.2 of the OCP, however it is consistent with Policy 5.2.3.
Opportunities	**Threats**
• This location is an eastern 'gateway' into the City of Langley. This provides an opportunity for a high-quality scheme that announces an arrival into the City. • Old Yale Road and the proximity to historic Murrayville provides a heritage context for the study area. • Low intensity development at the St Andrew's Anglican Church site and the vacant property to its north. • Strengthening of the green corridor along Murray Creek, linking the floodplain to the north with the natural vegetation at the Golf Course. • Active frontage opportunity on Old Yale Road. • Senior friendly amenities in close proximity to the site.	• The riparian area renders much of the development application site environmentally sensitive. • Integrating with the neighbourhood context including the single-family properties on Old Yale Road in the near term while planning for a longer-term development scenario across the study area. • Neighbour concerns with the disproportionate scale, massing and design of the Hehe Rosewood development application. • Irregular development parcel for the Hehe Rosewood scheme.

Hehe Rosewood Development Application Review

Proposal

The development application, as submitted by Billard Architecture, proposes an OCP amendment, Rezoning and Development Permit Application. The application seeks a Rezoning from 'P2 – Private Institutional/Recreation Zone' and 'RS1 – Single-Family Residential' to 'CD – Comprehensive Development', to accommodate a large seniors campus of care.

The proposed development application is for two separate buildings, the Main Building and the Annex Building, on the lots currently zoned as 'P2 – Institutional/Recreational' and at 21024 Old Yale Road currently zoned 'RS-1 – Single Family Residential'. The project would be developed around adjacent single family homes presently located between the two developable lots on Old Yale Road, as shown in Figure 10. The buildings propose to accommodate long term care (28 rooms), assisted living (183 units), and independent living residents (92 units). The application also proposes 293 parking stalls, scooter and bicycle parking, and storage lockers.

The application indicates a future development potential and assumes the six adjacent 'RS1 – Single-Family Residential' zoned properties on Old Yale Road (20986, 20994, 21002, 21008, 21040, 21052) will be assembled for future phasing though there is no indication of timings or whether all of the owners are planning or willing to sell. It is therefore important that the development proposal works as a standalone scheme.

The following provides a synopsis of the Hehe Rosewood development application.

- FSR: 1.36
- Lot Coverage: 24%
- Proposed Height: 18.4 metres
- Units: 275 units and 28 congregate care housing rooms
- Amenities: rooftop gardens, cafe, pub, laundry facility, medical clinic, pharmacy, salon, fitness centre, theatre, games room, and multi-purpose room. Note – a pharmacy use may not be permissible at this location. Page 16 of the City of Langley's zoning bylaw (Regulations Applicable to all Zones section) states that "*no pharmacy shall be located within 400 metres of any other pharmacy*". The closest pharmacy is at Safeway on the Langley Bypass, which is believed to be less than 400 metres away.

Figure 9 – Proposed Hehe Comprehensive Living for Seniors Development (Billard Architecture)

Figure 10 – Proposed Main Building (Billard Architecture)

Analysis

The applicant sets out a design rationale for the proposed development and identifies the overarching influence that environmental factors have had on the buildings' form and siting. Much of the property is not developable owing to the aforementioned on-site constraints, hence the applicant has orientated considerable density and built massing within the residual development parcels. The resultant effect is disproportionate in scale to the single family adjacent properties on Old Yale Road. Within the existing proposals, those neighbours are almost certain to experience significant adverse impacts associated with loss of privacy/overlooking, infringement of daylight/sunlight and overshadowing. The applicant has in-fact provided a shadow study within the submission that demonstrates the single family properties adjacent to the proposed buildings on Old Yale Road will be adversely affected.

The applicant suggests that there is future development potential, which would result in redevelopment of the adjacent single family properties on Old Yale Road, however this scenario is not guaranteed and no details or timings are provided. A future development of these single family properties may be many years away as the developer seeks to assemble all of the privately owned properties. The design proposal should therefore appropriately reflect an interim scenario whereby these properties will remain and should not be adversely impacted to such an extent. Recommended design changes include:

- Drop the buildings' heights closest to the single family properties (to three or, a maximum, four storeys) so they are more in keeping with the scale of these properties;
- Amend the buildings' layouts and orientations to address the overlooking issue – this is particularly true of the proposed Annex Building which does not in any way respect the privacy of its neighbours; and
- Increase side yard setbacks so they are in keeping with comparable residential zones in the City, such as RM2 of the City of Langley's zoning bylaw that proposes 7.5 metre setbacks. These setbacks should incorporate the required fire truck access of 8 metres. The applicant has not indicated the size of the setbacks in the proposal, however, these appear to be much less.

The proposed design is a bold statement and has the potential to make an exciting contribution to the built environment in the City. The location allows for an opportunity to provide a landmark building or feature at the City of Langley's eastern gateway and this appears to be the design intention. However, the contemporary design, building form and materials do not reflect the local heritage context for the study area location on Old Yale Road, the adjacent agricultural character, nor built vernacular more widely including the historical setting at nearby Murrayville.

The proposal would benefit from having a stronger relationship with Old Yale Road. Presently both the Main Building and the Annex Building do not have any presence or frontage onto the street; this would help more successfully integrate the development into the neighbourhood. In revisiting the design, the applicant might also consider how the compromised livability of the Assisted Living units on floors 3 to 6 might be addressed – these are the closely inward facing units with balconies that are almost touching.

Figure 11 – Proposed Annex Building (Billard Architecture)

Both of the proposed buildings' are likely to have a large dominating presence within the neighbourhood. A finer grain of smaller buildings would help foster a more human scale of development that is less institutional and more attractive to seniors. Introducing more smaller buildings would not necessarily result in a lack of overall floorspace, however it would help to create a more intimate environment.

The proposed development will help to meet an important need for new seniors' accommodation in the area, as evidenced within the OCP (page 10) which discusses a growing elderly population. However this should not be to the detriment of those already living or working in the neighbourhood. The proposal has incorporated many good practice design aspects, however there are ways it can be revised to ensure it fits more harmoniously and appropriately into the existing environment and neighbourhood context.

Case Study Research

Comparable new seniors housing and care facilities in Metro Vancouver were researched and reviewed to assess their key design attributes, land use and zoning contexts and settings. Outlined in this section are three good practice examples. While it can be acknowledged that every site is unique and that the design influences will vary according to environmental, locational and market influences, the following examples help to provide an appropriate context against which some aspects of the development proposal may be evaluated.

Case Study 1 – Gilmore Gardens, Richmond (4088 Blundell Road)

Gilmore Gardens is a four story retirement residence for seniors located in a central area of Richmond (see Figure 12). It was jointly developed with Gilmore Park United Church in 1999. This site was chosen due to its location within a neighbourhood where many local seniors were looking to remain but downsize. The development is well integrated with the adjacent single family housing properties and with the church. Site specific characteristics are outlined below:

- Zoning: ZIS-2 – Religious and Congregate Housing
- Land Use: Community Institutional – those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include other uses.
- FSR: 1.8
- Site characteristics:
  - Neighbouring church
  - Adjacent to single family housing
  - Welcoming frontage onto Blundell Road
  - Successful landscape screening to adjacent properties
  - Walkable to grocery store / amenities
  - Transit access / bus stop across the street

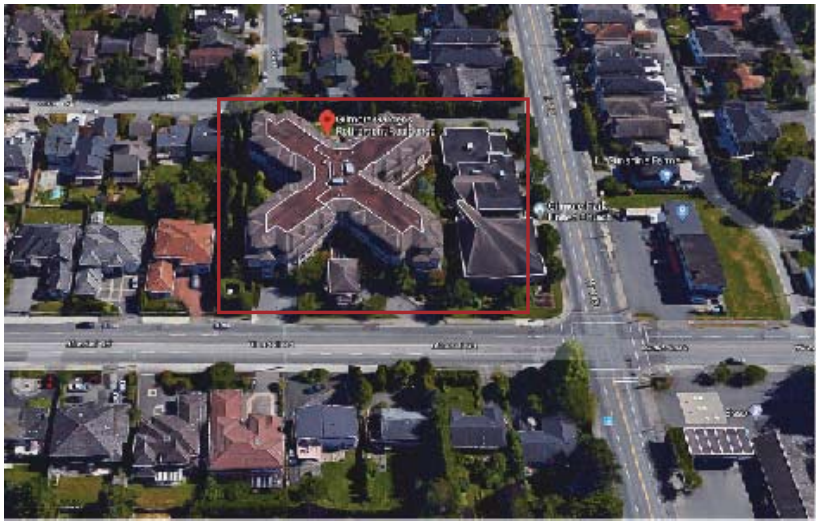


Figure 12 – Gilmore Gardens is a four story retirement residence

Best Practice Features

Design: Appropriate scale of development allowing successful neighbourhood integration with the adjacent single family properties and effective landscape screening.

Built Environment: Developed in conjunction with a community asset – Gilmore Park United Church, helping to foster an identity for the development and sense of place for residents who attend this place of worship.

Zoning: Site-specific ZIS-2 – Religious and Congregate Housing Zone
Notable Excerpts from City of Richmond Zoning By-Law specific to this development:

Purpose:
This zone provides for congregate housing, religious assembly and religious education

Permitted Uses:
Child care, congregate housing, education, commercial, religious assembly

Permitted Density:

A. The maximum floor area ratio on church site is 0.6.

B. The maximum floor area ratio on retirement residence site is 1.6.

Permitted Lot Coverage:

A. The maximum lot coverage on church site is 40%.

B. The maximum lot coverage on retirement residence site is 43%.

Parking shall be setback:

A. 6.0 m from the north lot line;

B. 10.0 m from the south lot line;

C. 7.5 m from the east lot line;

D. 6.0 m from the west lot line;

E. 0 m where the lot line abuts a property zoned this site specific zone district.

Permitted Heights:

The maximum height for buildings and accessory structures is 16.0 m.

On-Site Parking and Loading:

Minimum number of parking spaces required shall be 110 for a religious assembly and related facilities and 40 for a congregate housing facility.

Figure 13 – Successful landscape buffer between land uses

Figure 14 – Exemplary placemaking with adjacent church and integration with banners and landscaping

Case Study 2 – Chartwell Churchill House Retirement Residence, North Vancouver (150 W 29th St)

Chartwell Churchill House is a 2008 built four story retirement residence for seniors located in the District of North Vancouver. This site is a comparable case study owing to its adjacency to single family housing, its proximity to neighbourhood services, and its successful design and landscaping features which help to ensure its integration within the neighbourhood context. Site specific are outlined below:

- FSR: 1.55
- Zoning: CD-49
- Land Use: RES5 – Medium Density Apartment – provides increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development are typically medium rise apartment which must be integrated with other adjacent uses including single family homes.
- Site characteristics:
  - Modest design
  - Well landscaped
  - Subtle colouring
  - Walkable to church, grocery store, coffee shops, restaurants

Best Practice Features

Design: The development provides a contemporary example of medium density dwelling units integrated within a mature neighbourhood comprised of older single family homes. The site has effective street presence on 29th Street West but still provides privacy, welcomes nature and provides integrated landscaping. Accessibility and mobility needs are met with private drop off and below-grade parking. The building utilizes a subtle colour palette helping it to blend in with the surrounding built environment character.

Built Environment: Well-located in the neighbourhood and walkable to many senior-friendly amenities such as coffee shops, churches, grocery stores, and restaurants.

Policy Framework: The property is within the Form and Character Development Permit Area of the District of North Vancouver. Policies regulate the design of the neighbourhood to maintain a cohesive feel and to preserve the history and character of the area. The guidelines also offer design direction such as massing, rooftop features, balconies, weather protection, and identity and relationship to the street. OCP Form and Character Development Permit Area objectives include guidelines for:

Figure 15 – Aerial view of Chartwell Churchill House Retirement Residence

Figure 16 – Subtle colour palette and interesting gardening and landscaping features

- *Accessibility + Connectivity:* Age friendly development; ease of approaching, entering and exiting buildings; integration of trees, plants and natural elements for shade, sensory and health benefits, puts the pedestrian first; has a walkable, interconnected block pattern; orients buildings and their entries to the street; connects or is enhanced by natural features.

- *Design Excellence*: Is appropriately scaled and massed within the context of its location; has well articulated, timeless architecture; has variation and unique features from one building to the next.

- *Placemaking:* Lasting architectural character; places to gather, play, relax, enjoy nature or garden; building heights and siting in proportion to street width; coordinated and attractive landscaping, street furniture and amenities.

Figure 17 – Successful fencing and tree buffer to enhance privacy

Case Study 3 – Chartwell Renaissance Retirement Residence, Langley (6676 203 St)

Chartwell Renaissance Retirement Residence is a four story retirement residence for seniors located in the Township of Langley which was built in 2005. This site was chosen due to its adjacency to multi-family townhouses (which may or may not form part of a future development phase adjacent to the Hehe Rosewood proposal), proximity to amenities, and its location in the Township of Langley. Site specific characteristics can be seen below:

- FSR: 1.6
- Zoning: P-3A
- Land Use: Residential Institutional
  - Integrated well with surrounding built environment
  - Direct access to 203 Street with on-site visitor parking at the rear of the facility
  - Modest building scale reflects massing of neighbourhood buildings on each side
  - Softer colour palette reflects the existing character of the neighbourhood
  - Strong frontage on 203 Street
  - Walkable to amenities: Walmart, Costco, and London Drugs
  - Local bus stop beside property

Best Practice Features

Design: Building setbacks on 203 Street are sufficient to allow for suite privacy but still help to provide a relationship with the street. Seniors' accessibility is taken into consideration with front pick-up/drop off driveway with surface level visitor parking at the rear. Resident throughway/nature path provides a landscape screening for single-family residential immediately adjacent to the property.

Built Environment: This neighbourhood is primarily multi-family townhouses to the west, north and south, which means this medium density development does not feel out of scale. Residents can easily access community facilities and amenities with close walking distance to Walmart, Costco, and London Drugs.

Figure 18 – Aerial view of Chartwell Renaissance Retirement Residence

Figure 19 - Successful integration with nature pathway, appropriate street furniture, and landscaping

Conclusions and Recommendations

Following our research activities, CitySpaces outlines the following conclusions and recommendations.

Recommended land use designation

R1. Designate the entire study area lands 'Multiple Family Residential Seniors' (MFRS) or similar with the Medium Density Residential land use designation. This designation should reflect a seniors focus. The permissible land uses within should be 'Senior Citizens Care Facilities', 'Congregate Housing', and 'Senior's Oriented Multifamily Residential' and related institutional uses such as Assembly Hall, as per the Zoning Bylaw's defined terms.

The proposed development will help fulfil an important local demand for new seniors' accommodation in the area. This is articulated in the Langley City OCP Policy 5.2.3 and the preceding background text, therefore a new OCP Land Use designation for the study area should reflect and provide for this demographic need. Many of the seniors' campus case studies are based on multiple-family residential land use designations.

The maximum building height should be 6 storeys, with buildings stepped down to three or four storeys when they interface with single family neighbours. At present, the proposed scheme appears to have very minimal setbacks and this will likely adversely impact neighbours. 7.5 metre setbacks should be considered on each side of the property, except where a fire truck access is expected to be accommodated (in which case it should be extended to 8.0 metres), which is the same as the setbacks within the most comparable RM2 and RM3 residential zones of the City of Langley Zoning Bylaw. The setbacks could incorporate fire truck access as noted, something we understand the fire chief at the City has asked for in relation to both of the proposed buildings.

Accessory uses should be those institutional uses that provide a service to a seniors community, such as churches, amenity open space and healthcare facilities. The recommended MFRS land use is appropriate for St Andrew's Anglican Church, which may or may not redevelop in-situ as part of a residential-led intensification in the future.

Density

R2. Permit three remaining areas with future development potential in the study area* to be developed to a maximum of 173 units per hectare (70 units per acre). This would be based on the comparable and preferred Medium Density Residential land use of the City of Langley's OCP.

The Hehe Rosewood development proposal consists of 275 units over approximately 4.44 acres (1.8 hectares) resulting in a density of 62 units per acre (153 units per hectare). Without the aforementioned environmental constraints, a higher density up to 70 units per acre (173 units per hectare) could have been appropriate under a medium density scenario. It is difficult to imagine how the Hehe Rosewood proposal

Figure 20 – Car park at St Andrew's Anglican Church

could be amended to increase its FSR any further without having any more significant adverse impact on single family neighbours on Old Yale Road.

The three remaining areas with development potential in the study area as defined could accommodate medium density multiple family residential land uses for seniors with accessory uses, which would complement the Hehe Rosewood development and help create a new seniors precinct at this location. As noted, the OCP through Policy 5.2.3 supports the growth of housing for seniors and the Old Yale Road study area location is a ideal location for reasons demonstrated in the SWOT summary. All three potential development areas would meet the minimum lot size and width of the three Multiple Residential Zones (RM1, RM2 and RM3) of the City of Langley's zoning bylaw.

* Three areas with future development potential in the study area (as identified in the SWOT summary and plans) and their potential unit yield based on 70 u.p.a. are as follows:

- No. 1 – 21040 & 21052 Old Yale Road (3,573 m2/0.36 ha/0.89 ac @ 70 u.p.a. = 61 units)
- No. 2 – 20986, 20994, 21002, 21008 Old Yale Road (4,011 m2/0.40 ha/0.99 ac @ 70 u.p.a. = 69 units)
- No. 3 – St Andrew's Anglican Church site – 20955 Old Yale Road (10.827 m2/1.08 ha/2.67 ac @ 70 u.p.a = 187 units)

Design Guidelines

Building Form and Orientation

R3. It is recommended that the applicant amends the design's orientation, particularly of the Annex Building, to address the overlooking issues. This would also include lowering the buildings' heights to three or four storeys where they interface with the adjacent single family properties, so they are more respectful of the existing scale of developments in the neighbourhood.

A fundamental design requirement to any new multifamily proposal, be it for seniors, families or both, is to ensure integration, compatibility and harmony with the surrounding built environment. The Hehe Rosewood proposal is disproportionate in scale to the single family adjacent properties on Old Yale Road, who are likely to experience significant adverse impacts, particularly associated with loss of privacy. It is recommended that the proposed design is amended to address this issue. This may be achieved by lowering the buildings' heights closest to the single family properties so they are more in keeping with the scale of these properties – potentially three of four storeys can help achieve this at this location.

In addition, the buildings' layouts and orientations should be amended to address the overlooking issue – this is particularly true of the proposed Annex Building which does not in any way respect the privacy of its neighbours. Presently the suites and front of building balconies in the Annex Building are directly overlooking into the rear yards of the adjacent single family properties and likely the bathrooms and bedrooms at the rears of these houses.

Figure 21 – Gateway access point into the City from the Township of Langley - view towards the single family properties on Old Yale Road

Both of the proposed buildings' in their present form are likely to have a large dominating presence within the neighbourhood. A finer grain of smaller buildings would help foster a more human scale that is less institutional and more attractive to seniors. Breaking the buildings – in particular the Main Building – into two smaller buildings would not necessarily result in a lack of overall floorspace, however it would help to create a more intimate and attractive environment.

If the other listed sites (listed on page 18) with development potential in the study area come foreword for development, their design proposals should complement the scale, height and orientation of any development that the applicant brings forward. Any new buildings at these locations should have an active frontage on Old Yale Road and respect existing development in the neighbourhood.

The specific design guidelines reflected above align closely with the 'general' OCP Development Permit Area Guidelines for Multiple-Family Residential.

Landmarks and Heritage

R4. Encourage the applicant to amend the design to reflect local heritage influences

The study area's Old Yale Road eastern gateway location into the City allows for an opportunity to provide a landmark building or feature at the development application property. However the contemporary design and materials being proposed within the Hehe Rosewood scheme do not reflect the local heritage context on Old Yale Road, the adjacent agricultural character, nor built vernacular more widely including the historical setting at nearby Murrayville.

It is recommend that the design is amended to pay homage to these heritage influences through use of materials, colours and design features, so it may integrate more comfortably into the character of the neighbourhood. One such design intervention would be the introduction of storyboards at the property which commemorate the important influence of Old Yale Road in the settlement of BC by pioneers. Other recommended design interventions would be the use of natural wood elements, other local building materials and drawing on local traditions of built form. A softer and more muted colour scheme is also recommended to be provided by the applicant as part of the next design iteration.

Relationship with the Street

R5. Encourage the applicant to amend the design so there is a stronger relationship with Old Yale Road

Currently both the Main Building and the Annex Building are inward looking development proposals, that do not have any presence or frontage on Old Yale Road. Reconfiguring the design to achieve this basic good practice urban design objective would help more successfully integrate the development into the neighbourhood. A softer, more welcoming Old Yale Road frontage can also help alleviate any neighbour concerns.

In revisiting the design, the applicant might also consider how the compromised livability of those Assisted Living units on floors 3 to 6 will be addressed – these are the units that are closely inward facing with balconies almost touching each other.

Future Development Potential for the Study Area

R6. Understand if or when the identified (possible) future development opportunities in the study area (outside of the application site) are likely to come forward

Neighbours (including the Church) have not been consulted as part of this work scope, nor are their future intentions known, however the City of Langley has asked CitySpaces to consider the future development potential for the residential land in the study area. These sites are identified above as future development opportunities 1, 2 and 3. From an urban design perspective, the identified sites are obvious opportunities for future development, and they are more likely to come forward once a new overarching OCP land use for the study area has been adopted. The single family properties on Old Yale Road, if assembled by a developer who would need to have a controlling interest in them, would form a logical part of a future multifamily seniors project. As mentioned above, such developments should front onto the street and closely integrate with any future Hehe Rosewood development proposal. All three future development opportunities that have been identified are of sufficient size to meet the minimum lot size and width of the preferred RM2 multiple residential medium density zone of the City of Langley's zoning bylaw.

As noted above, CitySpaces is not generally aware of neighbours' future intentions, having not consulted nor spoken with them. However we understand from speaking to the City, who has confirmed that the applicant is in discussions with neighbours, these single family properties (20974 – 21040 Old Yale Road) may or may not form part of a future potential development. It is important that the applicant's proposal works as a stand-alone project.

We assume the City will consult further with the neighbours to fully understand levels of support or concern for the applicant's proposal prior to making any recommendations to Council. CitySpaces has seen emailed comments from one Old Yale Road neighbour upset about the applicants' proposal owing to the perceived adverse impact it will have upon his property. This feedback is not reflected in the applicant's write up of the public consultation events that CitySpaces has seen.

A shorter term project could involve a seniors development within the Church's parking area, which may or may not be under-utilized (see the Opportunities Plan). This would require the property to be subdivided. The entire property could be redeveloped and the Church re-provided on-site if there is a will to remain at this location longer term and a willingness to be involved in a more comprehensive and ambitious project.

Figure 22 – Single Family properties on Old Yale Road – possible future phase

Crime Prevention through Design

R7. Review the design submission for crime prevention interventions

Opportunities to help prevent and reduce crime at the application property through environmental design interventions could include the following:

- Layout – the design for the development should allow for natural surveillance, both on the street and internally within the site.
- Parking – controlled and well designed access to the underground parking will help ensure criminals cannot easily break into vehicles. The design proposes that all parking will be underground.
- Open spaces and landscaping – the open spaces around the property should be designed for maximum surveillance to encourage their use rather than misuse. Pedestrian routes through the development's open spaces should be designed to ensure safety and convenience, with adequate levels of lighting and signage.
- Boundaries to the application property – the homeless encampment to the north of the property is an ongoing concern for the community. A landscaped buffer may be an effective deterrent to unauthorized entry from that side of the property. The use of physical barriers such as a robust fence, and clear delineation of the edge of the private property from the street are encouraged to help make intruders feel unwelcome. By removing any excuse for entering the property, the opportunity for criminality is significantly reduced. Active frontages to buildings, as has been recommended by CitySpaces, and well thought through design treatments can reduce the need for physical barriers.
- CCTV is effective in crime prevention, however, its main role should be to complement good design rather than replace it. Good design encourages natural surveillance and the continuous occupation of buildings and spaces.

The applicant has engaged a specialist to advise on crime prevention, though clearly the architect and landscape architect will have an equally important role to play to ensure the buildings and environment reflect the good practice guidelines outlined above.

Appendix A – Defined Terms

Defined Terms

The terms below have been identified in the City of Langley's Zoning Bylaw. These different land use definitions provide a context for the following evaluation of potential land use designations for the study area.

- Senior Citizens Care Facility – a facility licensed under the Community Care Facility Act, providing sleeping units as well as medical, food and personal services for elderly persons but does not include dwelling units.
- Congregate Housing – a multiple unit residential use for elderly persons in the form of rental occupancy only, with shared dining, social, and recreational facilities and dwelling units having a gross floor area not to exceed 70 m2 (753 sq. ft.) each and may also include a caretaker's dwelling unit, as well as administrative office and personal services for the use of residents.
- Seniors-Oriented Multifamily Residential – a multiple unit residential use oriented toward persons aged 55 years and over and includes personal services for the use of residents.
- Assembly Hall – a building which provides for the gathering of persons for religious, charitable, philanthropic, cultural or educational purposes and includes churches, auditoriums and youth services, but excludes private schools or child care centres.
- Accessory Uses – a use which is secondary and ordinarily incidental to that of a principal use situated on the same lot and which occupies a smaller area of the lot or a building on the lot than the principal use.

Appendix B – References

Context and Opportunities

City of Langley. (2018). *Interactive Map*. Retrieved from http://map.langleycity.ca/html5viewer/?viewer=ext

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City of Langley. (2018). *Zoning Bylaw – Schedule "A"*. Retrieved from https://city.langley.bc.ca/sites/default/files/uploads/Bylaws/Zoning%20Bylaw%20Map%20(Schedule%20A)_1.pdf

City of Langley. (2018). *Zoning Bylaw*. Retrieved from https://www.city.langley.bc.ca/sites/default/files/uploads/Bylaws/ZONING_BYLAW_2100_-_CONSOLIDATED.pdf

City of Langley. (2018). *Official Community Plan Bylaw – Schedule "E" Environmentally Sensitive Areas Map*. Retrieved from https://www.city.langley.bc.ca/sites/default/files/uploads/OCP/OCP_schedule-E.pdf

City of Langley. (2018). *Official Community Plan Bylaw – Environmental Protection*. Retrieved from https://www.city.langley.bc.ca/sites/default/files/uploads/OCP/OCP_section9.pdf

Case Study 1 – Gilmore Gardens, Richmond

Images: Google Maps

Building Information:

CPA Development Consultants. (2018). *Gilmore Gardens Seniors Centre and Church*. Retrieved from http://cpadevelopment.ca/portfolio-item/gilmore-gardens-seniors-centre-and-church/

ITC Construction Group. (2018). *Gilmore Gardens Seniors Centre*. Retrieved fromhttps://www.itc-group.com/project/gilmore-gardens-seniors-centre

Zoning/Land Use Information:

City of Richmond. (2018). *Zoning Bylaw 8500*. Retrieved from https://www.richmond.ca/__shared/assets/Complete_8500_PC_10200923965.pdf

City of Richmond. (2018). *Religious and Congregate Housing*. Retrieved from https://www.richmond.ca/__shared/assets/ZIS224179.pdf

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City of Richmond. (2018). *Land Use Map Definitions*. Retrieved from - http://rim.richmond.ca/rim/docs/OCPdefinitions.pdf

City of Richmond. (2018). *Interactive Map*. Retrieved from - http://map2.richmond.ca/Html5Viewer_2_0/Index.html?viewer=RIM

Case Study 2 – Chartwell Church House Retirement Residence, North Vancouver

Images: Google Maps

Building Information:

Chartwell Retirement Residences. (2018). *Chartwell Churchill House Retirement Residence*. Retrieved from https://chartwell.com/retirement-homes/chartwell-churchill-house-retirement-residence

Zoning/Land Use Information:

District of North Vancouver. (2018). *Official Community Plan Land Use Map*. Retrieved from http://www.dnv.org/property-and-development/official-community-plan-land-use-map

District of North Vancouver. (2018). *Form and Character Development Permit Area (DPA)*. Retrieved from https://www.dnv.org/property-development/form-and-character-development-permit-area-dpa

District of North Vancouver. (2018). *Our Official Community Plan for a Sustainable Future*. Retrieved from http://www.dnv.org/sites/default/files/bylaws/Bylaw%207900.pdf#page=215

District of North Vancouver. (2018). GEOweb - *District of North Vancouver's GIS Website*. Retrieved from http://geoweb.dnv.org/

Case Study 3 – Chartwell Renaissance Retirement Residence, Langley

Images: Google Maps

Building Information:

Chartwell Retirement Residences. (2018). *Chartwell Renaissance Retirement Residence*. Retrieved from https://chartwell.com/overview/chartwell-renaissance-retirement-residence

Zoning/Land Use Information:

Township of Langley. (2018). *GeoSource Interactive Web Map.* Retrieved from https://mapsvr.tol.ca/geosource3/

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Township of Langley. (2018). *Zoning Bylaw No: 2500 - Consolidated Map.* Retrieved from https://webfiles.tol.ca/Bylaws/Zoning%20Bylaws//Zoning%20Bylaw%20000%20Consolidated%20Map%20(No.%202500).pdf

Township of Langley. (2018). *Section 900 - Comprehensive Development Zones.* Retrieved from https://webfiles.tol.ca/Bylaws/Zoning%20Bylaws//Zoning%20Bylaw%20Section%20900%20Comprehensive%20Development%20(No.%202500).pdf

Regional Context

City of Langley. (2018). *Community Profile*. Retrieved from https://city.langley.bc.ca/sites/default/files/uploads/Discover/Community_Profile.pdf

Metro Vancouver. (2018). *City of Langley - Appendix II - Regional Context Statements*. Retrieved from http://www.metrovancouver.org/services/regional-planning/RegionalContextStatements/LangleyCityRCS.pdf

Langley Senior Care Facility

Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Phoenix Chan phoenix@vdz.ca o. 604 546 0927 Alternate contacts (incase away): David Jerke Principal Landscape Architect david@vdz.ca o. 604 546 0921	Jinbin He Project Owner Address 1 Address 2 Phone	Billard Architecture Project Building Architecture 625 5th Ave - Suite 701 New Westminster, BC V3M 1X4 p. 604 619 0529
	Legal Address and Description:	
	Lot 2, Plan 5706, and Lot 38, Plan 26751, Except: Firstly: Part subdivided by Plan 41617; Secondly: Part Subdivided by Plan 66178; Thirdly: Part Subdivided by Plan 66179 District Lot 36 Group 2, New Westminster District	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	LANDSCAPE PLAN
L-02A	MAIN BUILDING LANDSCAPE PLAN
L-02B	ANNEX BUILDING LANDSCAPE PLAN
L-03A	MAIN BUILDING NORTH PLANTING PLAN
L-03B	MAIN BUILDING SOUTH PLANTING PLAN
L-04A	ANNEX BUILDING WEST PLANTING PLAN
L-04B	ANNEX BUILDING EAST PLANTING PLAN
L-05	MAIN BUILDING LEVEL 2 - AMENITY SPACE
L-06	MAIN BUILDING LEVEL 5 - AMENITY SPACE
L-07	MAIN BUILDING LEVEL 6 - AMENITY SPACE
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS

1 SITE PLAN OVERVIEW
Scale 1:750

2 LOCATION MAP
Scale NTS

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No.	By:	Description	Date
1	TS	Issued For Development Permit	August 15, 2018

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Langley Senior Care Facility

Location:

21024 & 20964 Old Yale Road
Langley, BC

Drawn: PC/TS

Checked: DJ

Approved: DJ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: COVER PAGE

VDZ Project #: DP2017-49

Drawing #: L-01

V:\VDZ SERVER\PROJECTS\25-DEVELOPMENT PERMIT\ACTIVE\DP 2017-49\ LANGLEY SENIOR CARE FACILITY\DWG\SHEET FILES\L-01 COVER PAGE.DWG

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SURFACING
	5 LD-02	CRUSHED GRANITE PATH
	2 LD-02	CLASSIC NEVADA PAVER Pattern:Running Bond; w/ Soldier Course Size: 301 x 301 x 60 mm Colour: Natural Manufacturer: Abbotsford Concrete
	3 LD-02	Texada Hydrapressed Slabs Pattern:Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	2 LD-02	CLASSIC CALIFORNIA PAVER Pattern:Herringbone w/ Soldier Course Size: 301 x 151 x 80 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
	2 LD-02	CLASSIC CALIFORNIA PAVER Pattern:Running Bond w/ Soldier Course Size: 301 x 151 x 60 mm Colour: Brown Manufacturer: Abbotsford Concrete
	5 LD-01	DRIP STRIP
	6 LD-02	PRIVACY FENCE
		GUARDRAIL
		EXISTING TREE
	1,2 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING
	4 LD-02	TABLE & CHAIRS
	6 LD-01	BOLLARD LIGHTING
	7 LD-01	GRASSPAVE
	5 LD-03	BENCH

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Drawing Title: LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-02

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HARDSCAPE MATERIALS

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	7 LD-01	GRASSPAVE
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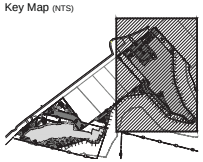
Key Map (NTS)



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Drawing Title: MAIN BUILDING LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-02A

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HARDSCAPE MATERIALS

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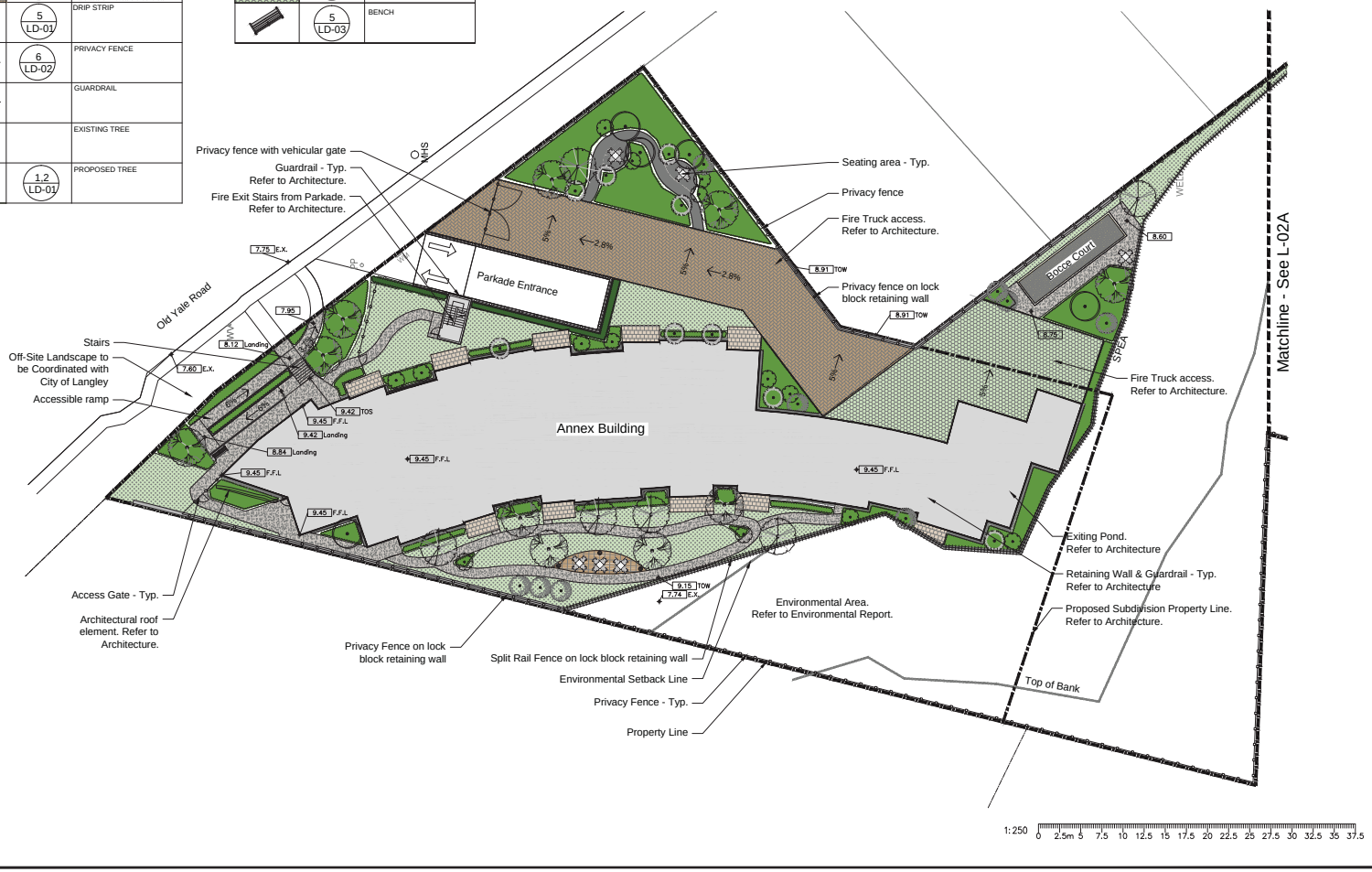
	3 LD-01	OFF-SITE PLANTING
	4 LD-02	TABLE & CHAIRS
	6 LD-01	BOLLARD LIGHTING
	7 LD-01	GRASSPAVE
	5 LD-03	BENCH



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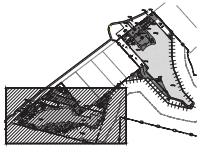
Key Map (NTS)



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Drawing Title: ANNEX BUILDING LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-02B

V:\VDZ SERVER\PROJECTS\25-RESIDENTIAL\2017-49 LANGLEY SENIOR CARE FACILITY\DWG\SHEETS\L-02B ANNEX BUILDING LANDSCAPE PLAN.DWG

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

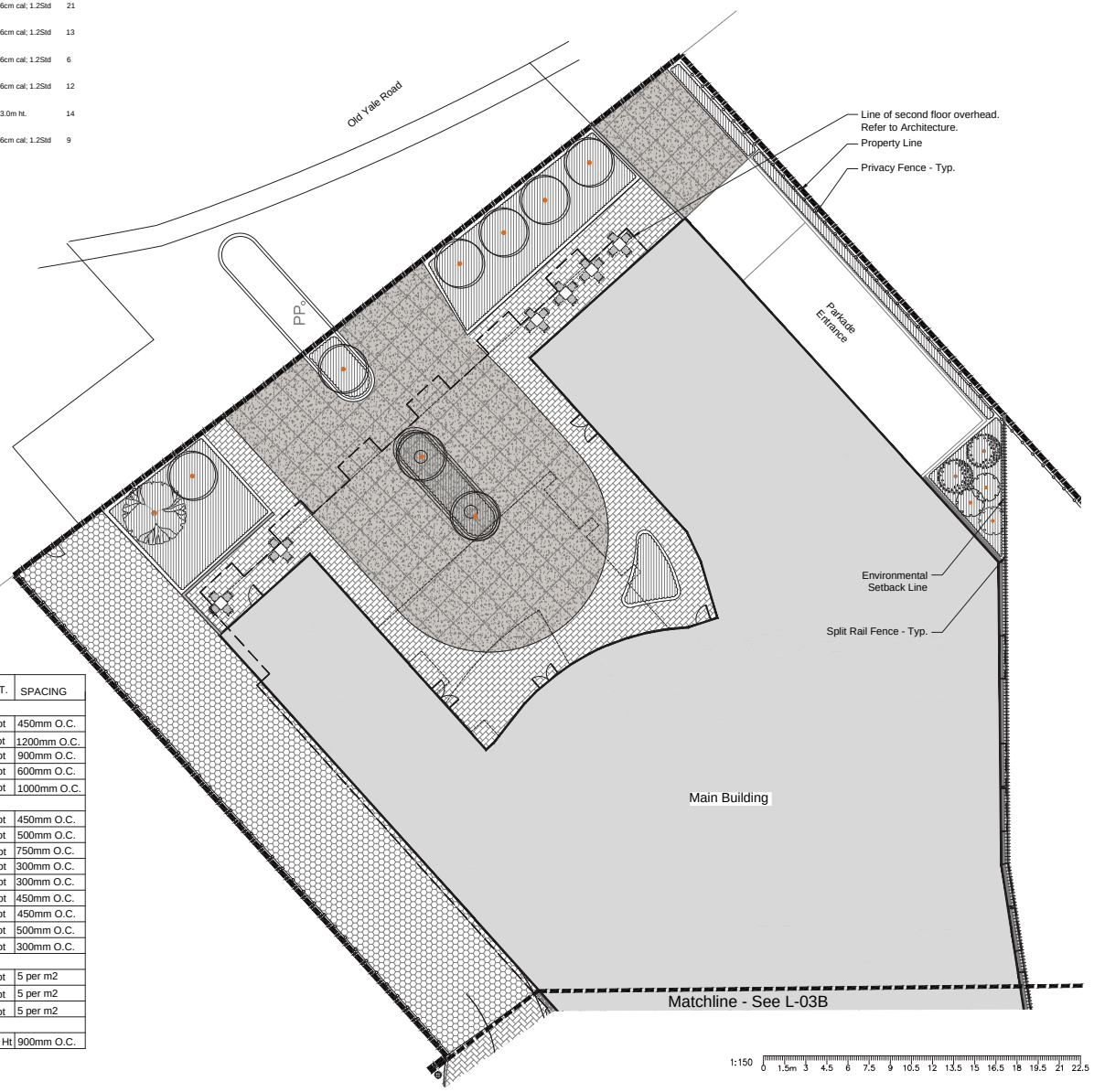
SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)



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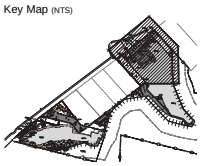
Key Map (NTS)



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Project:

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Location:

21024 & 20964 Old Yale Road
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Approved: DJ

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Stamp:

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Drawing Title: MAIN BUILDING NORTH PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-03A

V:\VDZ - SERVER\PROJECTS\DC-VELDMONT PERMIT DACTIVE\DP 2017-49C LANGLEY SENIOR CARE FACILITY\DWG\SHEET SET\L-03A MAIN BUILDING NORTH PLANTING PLAN.DWG

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
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SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
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PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
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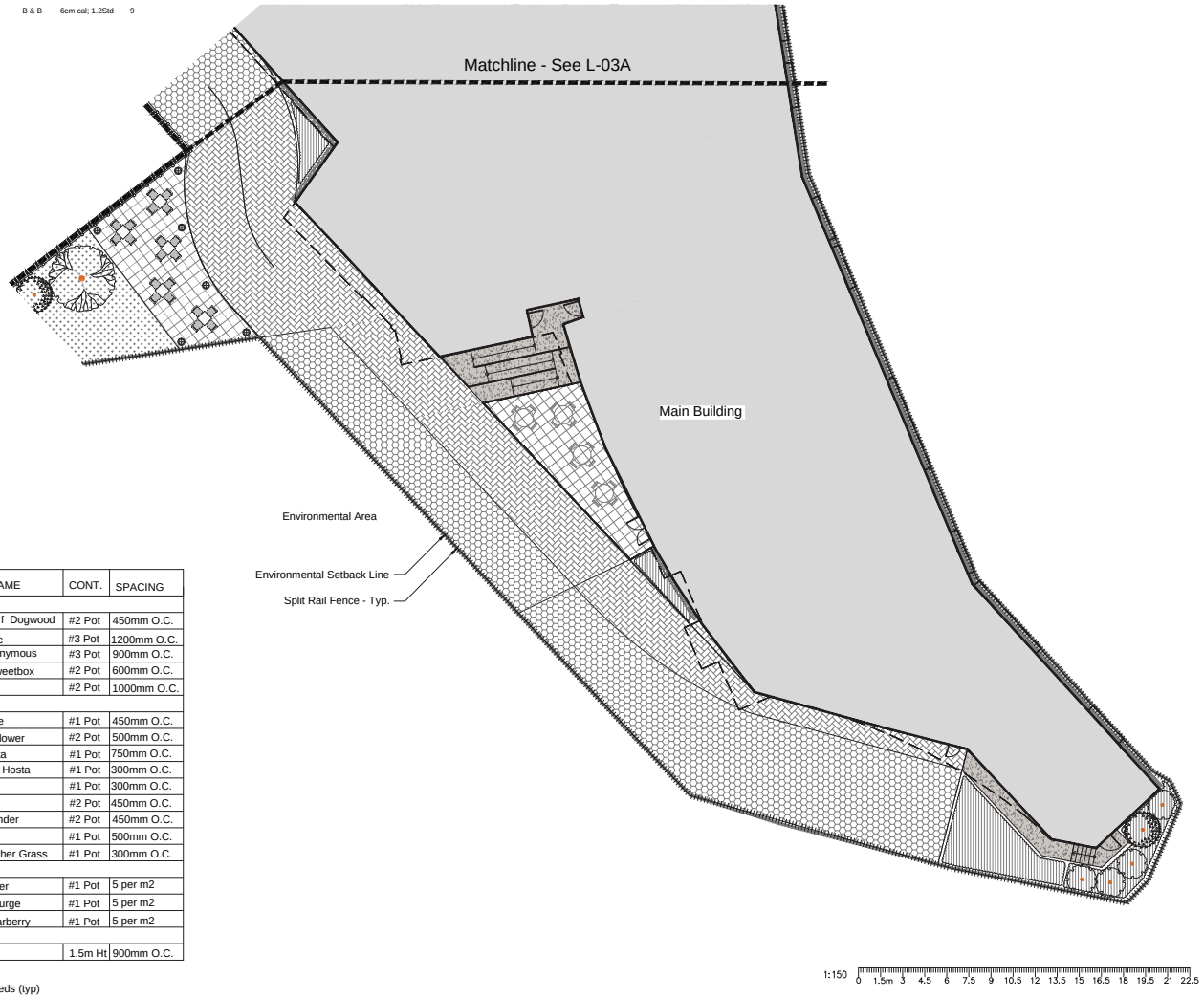
Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)



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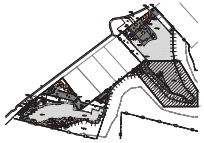
Key Map (NTS)



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Langley Senior Care Facility

Location:

21024 & 20964 Old Yale Road
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Drawing Title: MAIN BUILDING SOUTH PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-03B

V:\VDZ SERVER\PROJECTS\25-DEVELOPMENT PERMIT PACTIVE\DP 2017-49C LANGLEY SENIOR CARE FACILITY\DWG\SHEETS\L-03B MAIN BUILDING SOUTH PLANTING PLAN.DWG

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

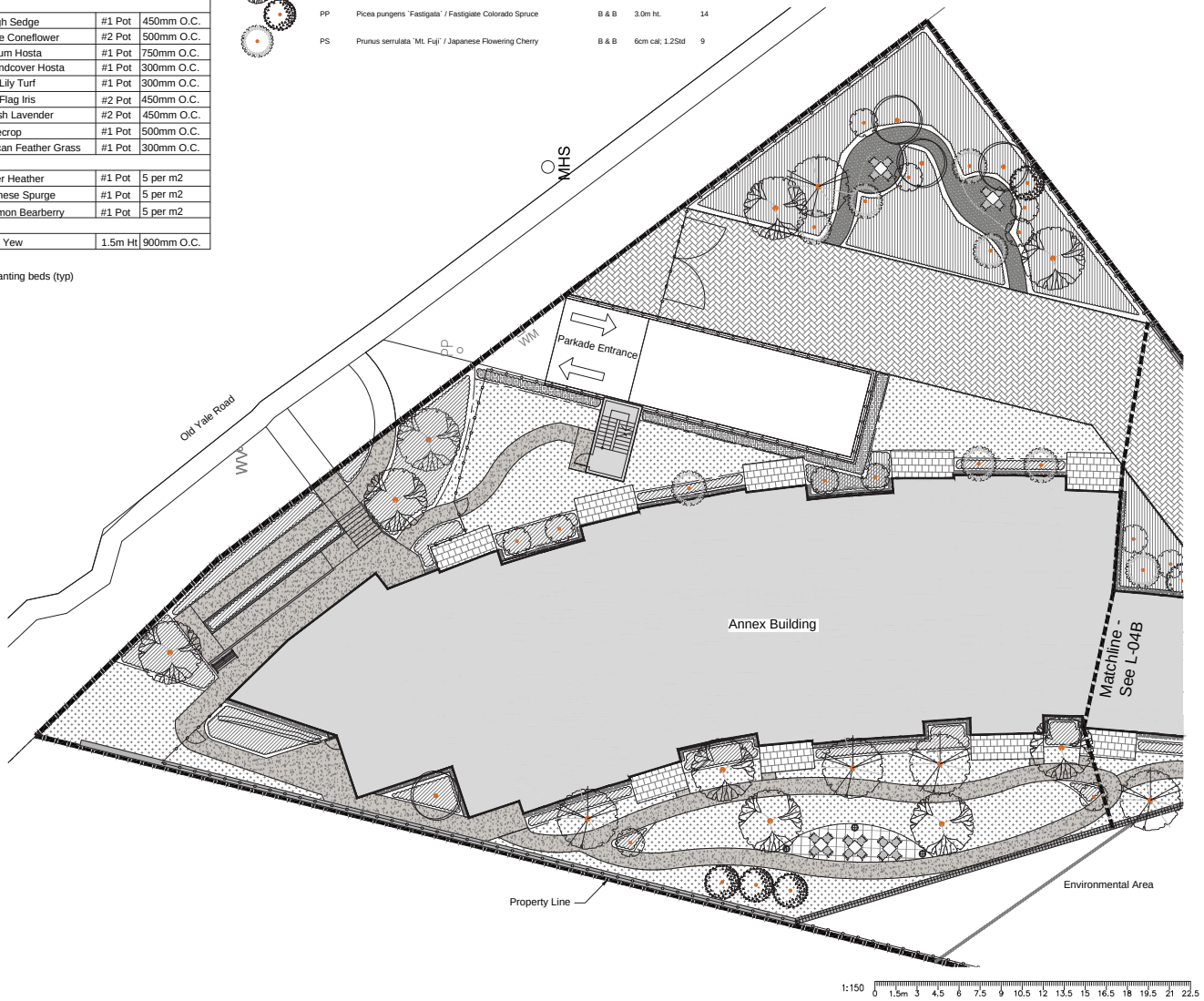
Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu' / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING



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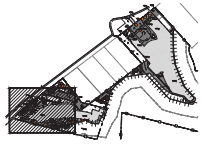
Key Map (NTS)



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Drawing Title: ANNEX BUILDING WEST PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-04A

V:\VDZ-SERVER\PROJECTS\25-DEVELOPMENT PERMIT (DP)\DP 2017-49 LANGLEY SENIOR CARE FACILITY\DWGS\HSE-TBL-04A ANNEX BUILDING WEST PLANTING PLAN.DWG

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

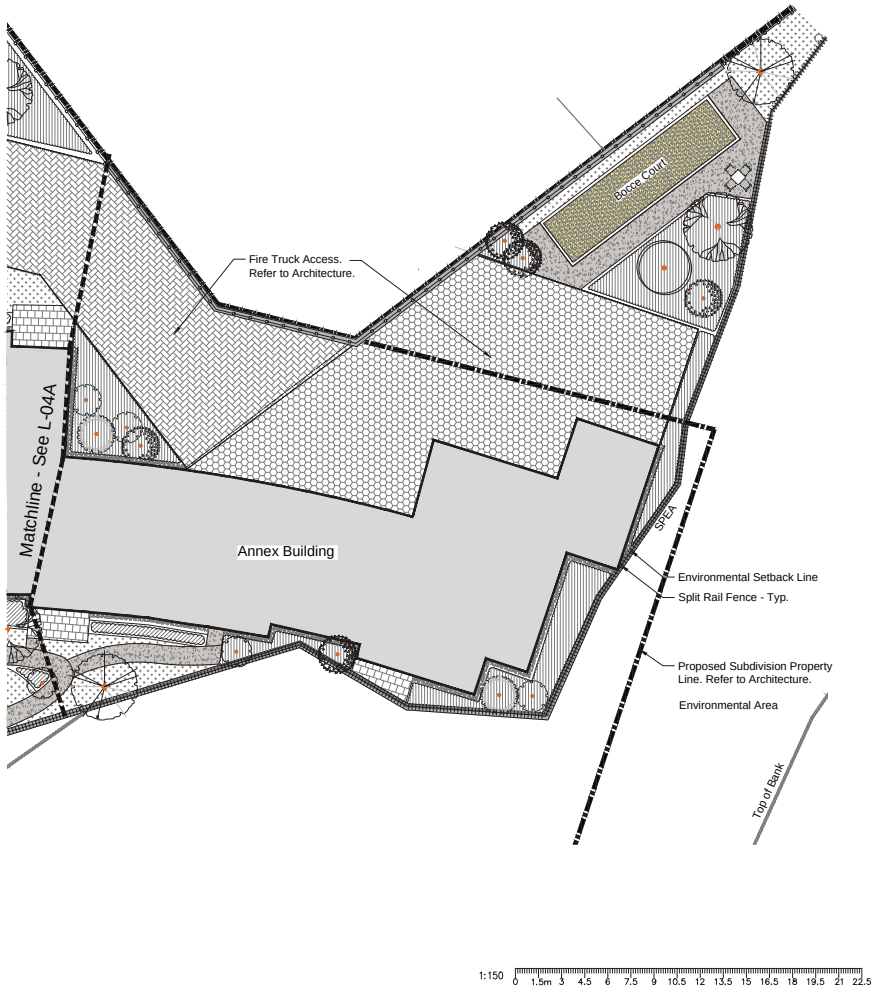
SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)



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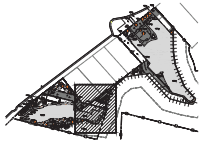

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Drawing Title: ANNEX BUILDING EAST PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-04B

V:\VDZ SERVER\PROJECTS\DEVELOPMENT PERMIT (MACTIVE)\DP 2017-49 LANGLEY SENIOR CARE FACILITY\DWG\SHEETS\L-04B ANNEX BUILDING EAST PLANTING PLAN.DWG

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-02	Texada Hydrapressed Slabs Pattern Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	3 LD-01	SHRUB PLANTING
	4 LD-02	TABLE & CHAIRS
	3 LD-03	TRELLIS
	4 LD-03	OUTDOOR KITCHEN & BBQ
	5 LD-03	BENCH
	6 LD-03	DINING TABLE
	1 LD-02	CONCRETE SURFACING

Notes:
1. Planting beds to start at paving height and mound towards centre of garden bed or wall if there is a wall.
2. All walls to have guardrails as per building code.

PLANT SCHEDULE - LVL 2

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus kousa / Kousa Dogwood	B & B	3.0m ht.	Multi-Stem	1

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: MAIN BUILDING LEVEL 2 - AMENITY SPACE

NORTH

VDZ Project #: DP2017-49

Drawing #: L-05

V:\VDZ SERVER\PROJECTS\25-REDEVELOPMENT PERMIT\ACTIVE\DP 2017-49\ LANGLEY SENIOR CARE FACILITY\DWG\SHEET SET\L-05 MAIN BUILDING LEVEL 2 - AMENITY SPACE.DWG

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-02	Texada Hydrapressed Slabs Pattern:Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	3 LD-01	SHRUB PLANTING
	4 LD-02	TABLE & CHAIRS
	3 LD-03	TRELLIS
	4 LD-03	OUTDOOR KITCHEN & BBQ
	5 LD-03	BENCH
	6 LD-03	DINING TABLE
	1 LD-02	CONCRETE SURFACING

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus kousa / Kousa Dogwood	B & B	3.0m ht.	Multi-Stem	4
	Pinus nigra `Arnold Sentinel` / Arnold Sentinel Austrian Black Pine	B & B	3.0m ht.		8

Notes:
1. Planting beds to start at paving height and mound towards centre of garden bed or wall if there is a wall.
2. All walls to have guardrails as per building code where garden beds adjoin walls.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: MAIN BUILDING LEVEL 5 - AMENITY SPACE

NORTH

VDZ Project #: DP2017-49

Drawing #: L-06

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-02	Texada Hydrapressed Slabs Pattern Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	3 LD-01	SHRUB PLANTING
	4 LD-02	TABLE & CHAIRS
	3 LD-03	TRELLIS
	4 LD-03	OUTDOOR KITCHEN & BBQ
	5 LD-03	BENCH
	6 LD-03	DINING TABLE
	1 LD-02	CONCRETE SURFACING

Notes:
1. Planting beds to start at paving height and mound towards centre of garden bed or wall if there is a wall.
2. All walls to have guardrails as per building code where garden beds adjoin walls.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus kousa / Kousa Dogwood	B & B	3.0m ht.	Multi-Stem	4

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: MAIN BUILDING LEVEL 6 - AMENITY SPACE

NORTH

VDZ Project #: DP2017-49

Drawing #: L-07

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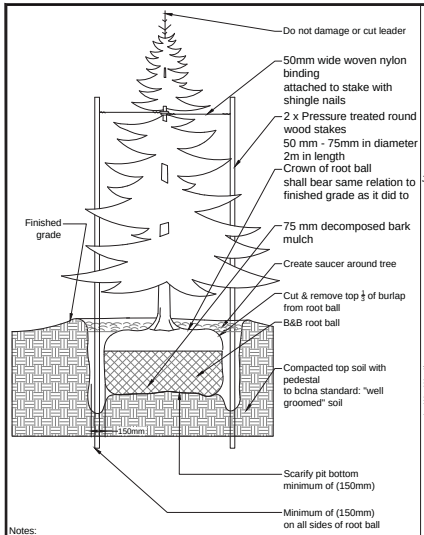
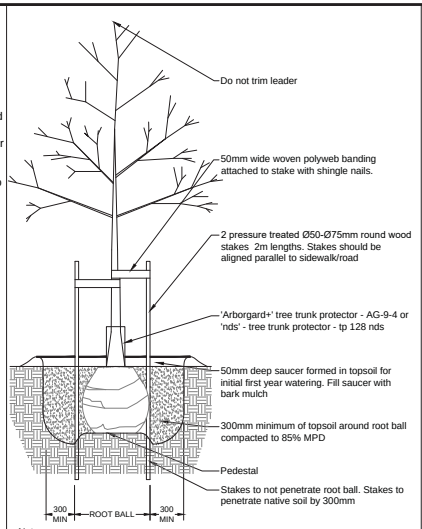


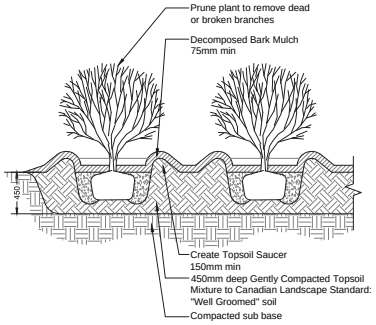
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIDEROUS TREE PLANTING
Scale 1:25



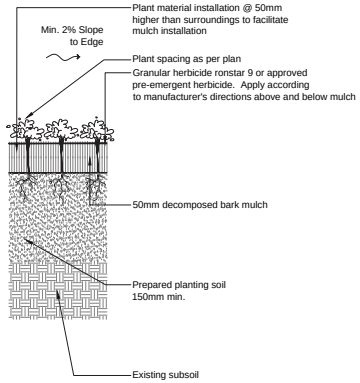
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE PLANTING
Scale 1:25

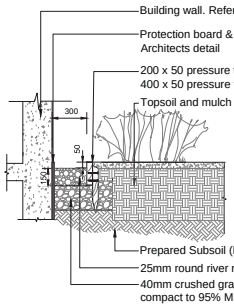


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

3 SHRUB PLANTING
Scale 1:25



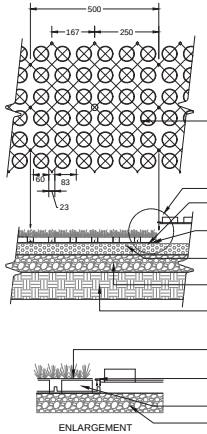
4 GROUNDCOVER PLANTING
Scale 1:10



5 DRIP STRIP
Scale 1:20

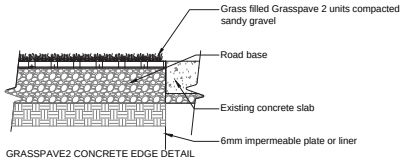
Bollard Lighting
Model: BOR80-TBC2
Size: 1054mm HT
Colour:Textured Bronze
Mount: Surface
Supplier: Lumec
www.lumec.com

6 BOLLARD LIGHTING
Scale NTS



SPECIFICATIONS
Unit size - 500x500x25
Available in 9 standard roll sizes
Unit weight - 2.0kg
Strength - 402kg/cm (5720psi)
Colour - Black (standard)
Resin - HDPE (with some post-consumer recycled content)

Note:
1. Compacted subgrade, 95% modified proctor density
2. Grass/plant types shall be specified by a landscape architect



GRASSPAVE2 CONCRETE EDGE DETAIL

Note:
1. Compacted subgrade, 95% modified proctor density
2. Grass/plant types shall be specified by a landscape architect

7 GRASSPAVE
Scale 1:20

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info@www.vdz.ca

No.	By:	Description	Date
1	TS	Issued For Development Permit	August 15, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Langley Senior Care Facility

Location:

21024 & 20964 Old Yale Road
Langley, BC

Drawn: PC/TS

Checked: DJ

Approved: DJ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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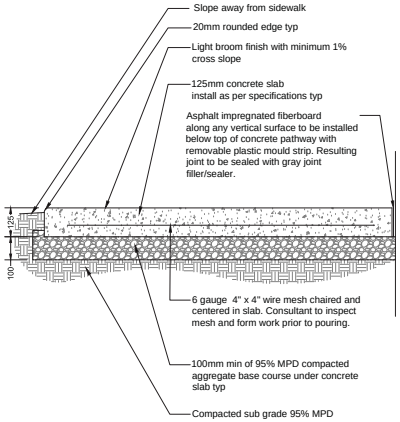
Drawing Title: DETAILS

VDZ Project #: DP2017-49

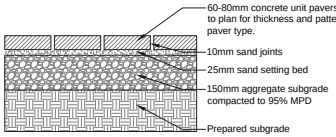
Drawing #: LD-01

V:\VDZ SERVER\PROJECTS\25-RESIDENTIAL\21024 & 20964 OLD YALE RD\DEVELOPMENT PERMIT\ACTIVE\DP 2017-49 LANGLEY SENIOR CARE FACILITY\DWG\SHEET FILES\LD-01 DETAILS.DWG

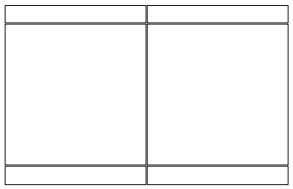


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

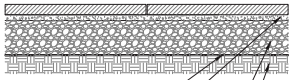
1 CONCRETE SURFACING
Scale 1:10



2 UNIT PAVERS
Scale 1:10



Hydrapressed Slabs
Type: Texada
Size: 610 x 610 x 50
Colour: Brown
Manufacturer: Abbotsford Concrete

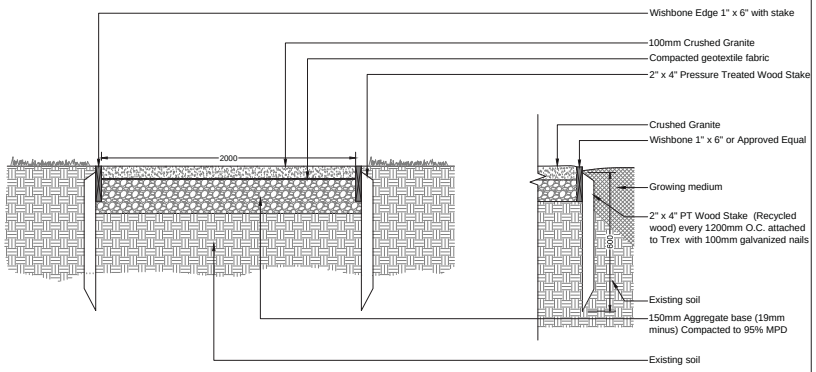


Fliter fabric
25mm coarse sand. Compact to 95% MPD. Evenly screed for Landscape Architects inspection prior to installing pavers
19mm minus. 150mm deep crushed granular base. Compact in 100mm layers to 95% MPD for field testing. Depth and specification to Geotechnical Engineers approval
Prepared subgrade

3 HYDRAPRESSED SLAB
Scale 1:10

YORKTOWN TABLE & CHAIRS
Table Model # YO2G32C By Sudden Fun
Table Finish: Faux-wood, weathered
Chair Model # Y09112C
Chair Finish: Faux-wood, weathered
Contact: Sudden Fun Recreation Equipment Ltd.
www.suddenfun.com

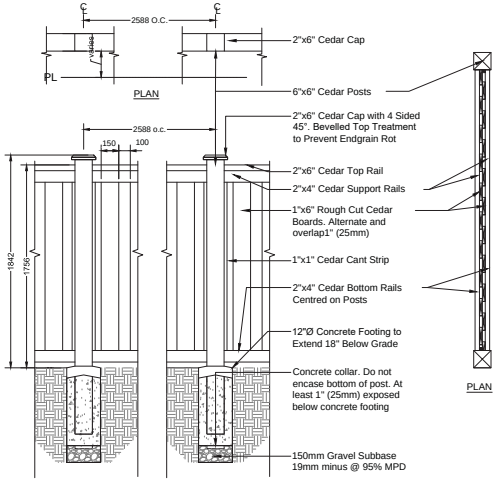
4 TABLE & CHAIRS
Scale NTS



NOTES:
1. Contractor to provide 1L sample of crushed granite material for approval by landscape architect prior to installation.
2. Ensure top of edge board meets flush with crushed granite pathways.
3. Refer to Wishbone Perma-Deck anchor detail.
4. Minimum 2% cross slope.

NOTES:
1. Growing medium to be 25mm below top of edger board.
2. Edger
   2.1. Model: Wishbone Perma-Deck plastic lumber
   2.2. Color: Slate Gray

5 CRUSHED GRANITE PATH
Scale 1:10



Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guildelines part 3.12.
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

6 PRIVACY FENCE
Scale 1:20

van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
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Drawing Title: DETAILS

VDZ Project #: DP2017-49

Drawing #: LD-02

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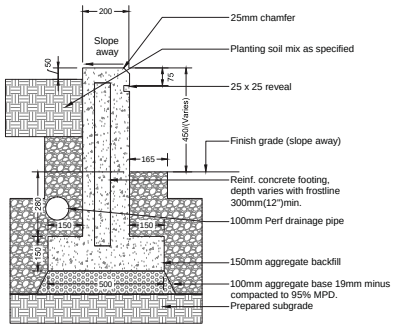
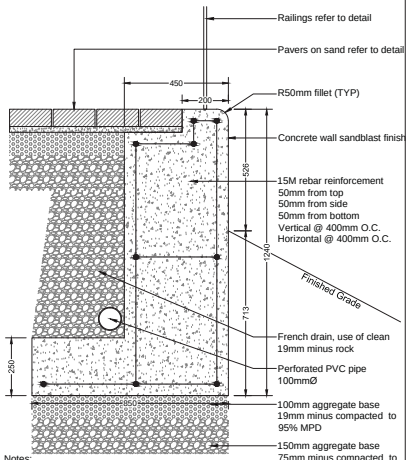


Note:
Concrete wall detail see structural engineer drawings

1 CONCRETE PLANTER WALL
Scale 1:10



Notes:
1. Vertical Control Joints Every 3m on center.
2. Wall heights vary. Refer to Grading Plan.
3. Refer to 1B/LD-009 for concrete curb limits.

2 CONCRETE RETAINING WALL
Scale 1:10

Size: 7500 MM X 2000 X 3200MM
Material: Wood
Contractor to provide shop drawings for landscape architect approval

3 TRELLIS
N.T.S

OUTDOOR KITCHEN:
Type: Stainless Steel
Colour: Weathered Slate
Components: 1 Sink, 1 Grill, 2 Cabinets
Manufacturer: New Age Products
www.newageproducts.ca

4 OUTDOOR KITCHEN WITH BBQ
N.T.S

BENCH
Model #: FGP Backed 70"
Size: 28" x 70" x 30"
Colour: Wood
Mount: Surface
Manufacturer: Landscape Forms
www.landscapeforms.com
1-800-430-6209

5 BENCH
N.T.S

MultipliCITY Table
Size:910 MM x 2430 MM x 735 MM
Material: Wood top, Aluminium supports
Manufacturer: Landscape Forms
www.landscapeforms.com
1-800-430-6209

6 DINING TABLE
N.T.S

van der Zalm + associates inc.
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Urban Design • Landscape Architecture
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Drawing Title: DETAILS

VDZ Project #: DP2017-49

Drawing #: LD-03

V:\VDZ_SERVER\PROJECTS\25_DEVELOPMENT PERMIT\ACTIVE\DP 2017-49\ LANGLEY SENIOR CARE FACILITY\DWGS\HSE 1\DP\LD-03 DETAILS.DWG

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Establishment of a Prosperity Fund**

Report #: 18-43
File #: 0110.00
Doc #: 159061

From: Francis Cheung, P. Eng.
Chief Administrative Officer

Date: August 28, 2018

RECOMMENDATION:

THAT City Council direct staff to establish a Prosperity Fund, with an initial investment of $1.0 million, to support the implementation of the recommendations outlined in the ***Langley City: Nexus of Community*** and ***Langley City Vision: Recommendations and Implementation Report*** documents.

PURPOSE:

The purpose of this report is to seek approval from City Council to establish a Prosperity Fund to support the implementation of the recommendations outlined in the ***Langley City: Nexus of Community*** and its companion document entitled ***Langley Vision: Recommendations and Implementation Report*** which sets out the vision of Langley City for the next 25+ years.

POLICY:

The establishment of a reserve account requires a motion of City Council.

COMMENTS/ANALYSIS:

City Council, at its Regular Meeting of July 23, 2018, endorsed the City's visioning documents entitled ***Langley City: Nexus of Community*** and its companion document entitled ***Langley Vision: Recommendations and Implementation Report*** (Vision).

The Vision establishes a comprehensive future plan that predicates transformational growth and that builds on Langley City's strengths to create a vibrant and thriving model community over the next 25+ years. Aspirational and functional goals along with an implementation strategy, including a communication plan, will ensure that the City continues to move from dream to practical reality.

One of the recommendations under the Community[1] cornerstone is to establish a Prosperity Fund (Fund) to support the implementation of recommendations outlined in the Vision. The City needs to be consistently putting funds towards creating change. A Prosperity Fund, by name and function, is intended to shift City spending to include asset development, partnership development and wealth creation.

The Fund will be used to support real estate acquisitions and development projects, as well as contributing to 'quick-win' projects. It should be matched with a strong investment and portfolio management strategy to increase the City's ownership of strategic sites that generate a reasonable economic return and support public objectives.

BUDGET IMPLICATIONS:

It is recommended that an initial investment of $1.0 million be allocate into the Prosperity Fund to support the implementation of the recommendations outlined in the ***Langley City: Nexus of Community*** and its companion document entitled ***Langley City Vision: Recommendations and Implementation Report*** (Vision).

The funds will be transferred from the Capital Works Reserve into the Prosperity Fund.

The balance of the Fund will be adjusted accordingly in future years to implement the projects in the Vision through budget request as part of the Financial Plan process.

[1] **Community** – Community is the place where everyone knows you. The place where you say hello to your neighbours and the clerk at the local store. Where you raise your children. Where you grow old surrounded by your support network of friends and family. Where residents and visitors alike feel safe, capable, valued, and held up. Community is what gives us strength, feeds our hearts and minds, and supports us to reach our potential.

ALTERNATIVES:

That City Council decline to establish a Prosperity Fund to support the implementation of the recommendations outlined in the L***angley City: Nexus of Community*** and its companion document entitled ***Langley City Vision: Recommendations and Implementation Report*** documents.

Respectfully Submitted,

Francis Cheung, P. Eng.
Chief Administrative Officer

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Out of Province Conference Request – Deputy Fire Chief**

Report #: 18-47

File #:

Doc #:

From: Rory Thompson
Fire Chief

Date: September 5, 2018

RECOMMENDATION:

THAT Brian Godlonton, Deputy Fire Chief, be authorized to attend the 2018 Metro Fire Planners Conference in Fort Collins, Colorado from September 30 to October 4, 2018.

PURPOSE:

To seek approval for staff to attend an out-of-province conference.

POLICY:

The City's Travel and Expense Policy GE-10 requires City employees to receive Council approval to attend events outside of the Province of British Columbia.

COMMENTS/ANALYSIS:

The Metro Fire Planner's Conference annual conference will be held in Fort Collins, Colorado from September 30-October 4, 2018.

Rather than a typical conference with multiple speakers and power point presentations, this conference provides an opportunity for senior management and administrative planners from fire departments across Canada and the United States to discuss relevant issues in the fire service in a boardroom-like setting. The conference agenda is developed in the weeks leading to the meeting, with

participating departments sending in their issues for discussion purposes. Topics typically range from human resources/staffing; operations; data/measurement; strategic planning/ accreditation; technology; community risk reduction/fire prevention; health and wellness; apparatus/equipment/stations; social media; training/education; government relations/civic engagement; and culture and diversity. Attendance is generally limited to between 40 and 50 to promote productive discussion.

The final agenda for the 2018 has not been finalized however the agenda for the 2017 conference is attached.

BUDGET IMPLICATIONS:

The total cost to attend the conference including registration, transportation, accommodation and per diem is approximately $3,000.00 and is provided for within the Fire budget.

ALTERNATIVES:

1. Deny the request to attend the 2018 Metro Fire Planners Conference.

Respectfully Submitted,

Rory Thompson, Fire Chief

Attachment(s):

DEPUTY CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Darrin Leite, CPA, CA
Deputy Chief Administrative Officer

37th Annual Metro Fire Planners Conference
October 1 - 4, 2017

AGENDA

Sunday, October 1, 2017	
1730-1930	**Welcome Reception at the Confidant Hotel – Vista Terrace (4th Floor)**

Monday, October 2, 2017	
07:00-08:00	**Full Breakfast Buffet – Vista Terrace (4th Floor)**
08:00-08:30	**Welcome (MDFR Fire Chief Dave Downey) and Introductions**
08:30-09:00	**Emergency Management**
	Miami-Dade County Fire Rescue & Office of Emergency Management (MDFR Fire Chief Dave Downey & OEM Director Curt Sommerhoff) Hurricane Preparedness and Response
09:00-10:15	**Data Collection, Analysis and Records Management**
	Chesterfield Fire & EMS (Bob Oblinsky) Fire Loss Data - • When developing Strategic Performance Measures detailing fire loss data, does your department have methodology to adjust local housing values when compared to statewide or national fire loss data?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) Infield Reporting - • For EMS or any other response, inspection or investigation, are agencies using infield reporting technologies? Are agencies leveraging technology to capture other inputs as well – for example building pre-planning.
	International Association of Fire Chiefs (Jeff Dulin) • The use of GIS in the everyday environment turns into practice for the Big Deal! • The use of ESRI AGOL Field Tools to collect and share data that is used in day to day operations as well as the Mutual Aide Event.
	Fairfax County Fire & Rescue (Laurie Stone) Data Analysis - • What departments are using human resource data versus operational data for analysis? • What metrics are being analyzed?
	National Fire Protection Association (Matt Hinds-Aldrich) Datasets - • We've been looking at other datasets (including whether we can get access to and provide access to that aren't fire service specific that would be useful to fire departments. • Are there datasets that your departments/agencies are using that could be

37th Annual Metro Fire Planners Conference
October 1 - 4, 2017
AGENDA

	useful for other departments? For instance, is anyone using commercial real estate data to identify commercial properties that your inspections department might be missing? Anything similar?
	Unified Fire Authority (Dan Petersen) Performance Reports - • How are you organizing to build your performance reports - GIS, Interra, etc.? • Do you utilize a Management Analyst or GIS specialist?
10:15-10:30	**Break**
10:30-11:00	**Presentation – ESRI – Mike Cox & Alison Yeloushan**
11:00-12:00	**Operations**
	Palm Beach County Fire Rescue (Jill Gregory) Turnout Times - • Are other departments having issues with the crews pushing the enroute button or telling Dispatch they are enroute to the call (but not actually leaving for a couple minutes). • If so what are you doing about it and how are you determining that this is happening (do you use your AVL data)?
	Santa Monica Fire Department (Tom Clemo) Homelessness - • Twenty-one percent of Santa Monica Fire Department's call volume is related to requests for service for homeless. As this call volume is on the rise, we are looking for an alternative means for providing service and reducing the impact of the run volume. • Is anyone in the group struggling with the same issue?
	Chesterfield Fire & EMS (Bob Oblinsky) Safety - • Has your department implemented the use of ballistic protection? • What level of protection have you deployed (personal or one-size fits all)? • How has this been received by your workforce and your community?
	Medicine Hat Fire Service (Jaci Fox) Employee Accountability - • How to encourage employee engagement to support accountability in Attendance Management? Creative solutions for Attendance Management? • What responsibility does the Platoon Supervisor have regarding attendance management? • Do they have to supervisor approves sick leave, follow up on excessive sick leave, monitor frequency of use, are questions asked by duty supervisor about the nature of the inability to attend work? • Injuries not occurring on duty – have you seen an increase in frequency? How does this impact the day to day operation and what financial impact does this have on the operation?

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	Santa Monica Fire Department (Tom Clemo) Battalion Chief Aides - • Are any departments utilizing Emergency Incident Technicians/Staff Aides, assigned to the on duty Battalion Chiefs? If so, what is the intent and what rank are these members?
	Fairfax County Fire & Rescue (Laurie Stone) Firefighter Air System - • What percentage of departments have FARS (Firefighter Air Replenishment Systems) for use in high-rise buildings?
	Loudoun County Fire & Rescue (Keith Johnson) Rural Water Supply – In Loudoun County, we have a large portion of our County that is rural and do not have domestic water supplies. We require alternative water sources such as underground tanks, dry hydrants, or the use of ponds to allow development to take place. The questions are: • What are your requirements for water supply in rural areas without domestic water supplies? • Where are your jurisdiction's policies for domestic and rural water supply located? (I.e. code, local policy, etc.)
12:00-13:15	**Hot Lunch – Crown Room Terrace (2nd Floor)**
13:15-13:25	**Presentation – Chris Lawrence - DECCAN INTERNATIONAL** "Case Studies in Deployment Planning With Deccan International"
13:25-14:45	**Human Resources – Staffing**
	Chesterfield Fire & EMS (Bob Oblinsky) Recruitment and Retention - • What efforts has your department taken to ensure that your recruitment efforts are effective in developing a work force that aligns to your community? How have you validated this alignment? • Do you have any unique programs in place to better prepare under-represented groups for careers with your department? • What steps has your department taken to streamline the pre-employment process or make the process easier on the applicant? • Have they resulted in a shorter time necessary to seat a recruit class? • What tests are you currently using in both written and physical ability evaluations? • If you are not using CPAT, has your test been validated by internal or external sources? • Are you considering changing your written test in the next 12 months?
	South Metro Fire Rescue (Dave Daley) Shift Schedules - • We have implemented a 48/98 shift schedule for about 4 years now. Have any agencies studied the long term effects, if any, of this schedule?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) Shift Schedules -

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October 1 - 4, 2017
AGENDA

	• What shift schedules are agencies using and why? How are the schedules helping maximize FTE to budget?
	National Fire Protection Association (Matt Hinds-Aldrich) Staffing - • Does your department have a full time analyst on staff? (most likely yes since you're here) • We've had a request to establish a professional qualification standard for public safety analysts (i.e. data, GIS, accreditation/compliance manager, planning, business process/management analyst, QA/CQI analyst, State NFIRS Manager, etc.). • Is there a need, what should be included, what are some pitfalls?
	Chesterfield Fire & EMS (Bob Oblinsky) Diversity & Engagement - • How are you educating your personnel on the topics of diversity, inclusion, and respect and how has your training impacted employee engagement? • How do you measure engagement and define success? What steps have you taken to create gender neutral facilities, policies and procedures?
	South Metro Fire Rescue (Dave Daley) Bid Assignments - • We switched to station bidding two years ago and now we have a full time staffing Chief. We now have people constantly moving assignments. How does your department manage station bidding?
	Fairfax County Fire & Rescue (Laurie Stone) Female Hiring/Workforce - • What percentage of operational personnel in your department are women? • What experience and specific programs for recruitment and retention of women have been successful in your jurisdictions?
	Chesterfield Fire & EMS (Bob Oblinsky) Physical Ability Testing - • Does your department require an annual Physical Ability test and what are the ramifications of an employee failing to meet the established standards? • Have your policies and procedures detailing non-conformance been validated?
	Unified Fire Authority (Dan Petersen) Chief Positions - • Most agencies have little problem with getting good people to compete for shift chief position but few want to work in a staff chief position. • How are you assigning and selecting staff chiefs that manage divisions in your organization. • What are you doing to generate interest in senior chief positions?

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	Fairfax County Fire & Rescue (Laurie Stone) Harassment Training - • What training to prevent Harassment/Bullying/Discrimination is conducted for employees? • What is the frequency of the training and the training platforms/delivery methods used?
	Fairfax County Fire & Rescue (Laurie Stone) Work Schedules - • What alternate work schedules are departments using for operational uniform personnel?
14:45-15:00	**Break**
15:00-15:20	**Presentation – Intermedix – Chris Callsen & Glenn Goodpaster** Innovations in Fire Service Planning
15:20-16:30	**Apparatus**
	Windsor Fire & Rescue (Andrea DeJong) Apparatus Testing - • Are you testing and maintaining all of your own fire apparatus to the NFPA Standards - 1915, 1911, 1914, unless otherwise identified by the standard?
	Windsor Fire & Rescue (Andrea DeJong) Apparatus Maintenance - • Has any department utilized an apprentice emergency vehicle technician? Did you have a specific development program designed for them?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) Apparatus Maintenance - • What measures have agencies taken to reduce damage to apparatus/equipment?
	Windsor Fire & Rescue (Andrea DeJong) Apparatus Maintenance - • For those with Apparatus Maintenance/ Repair Divisions, what statistics are you monitoring? Why those specific statistics?
16:30-17:00	**Fire Stations**
	Chesterfield Fire & EMS (Bob Oblinsky) Fire Station Safety - • Has your department created partnerships with any research agencies or institutions to validate and measure concerns for firefighter exposures in the fire station setting, i.e. exposure to diesel particulate, cleaning of post fire equipment, PPE?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) & Fairfax County & Rescue (Laurie Stone) Fire Station Security - • What approach are agencies using to monitor and secure their fire stations? • How are departments securing controlled drugs and access to them?

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	Fairfax County Fire & Rescue (Laurie Stone) Fire Station Alerting System – • How many departments are using fire station alerting? • What systems are used? • Are there any proven metrics of success (i.e. improving response times)? • Do any departments have a performance standard for fire station alerting?
	Fairfax County Fire & Rescue (Laurie Stone) Station Oxygen Supply – • How are departments handling delivery of oxygen supply to fire stations? • Outsourced or done internally?
18:30-21:30	**Dinner On Your Own – Meet in Lobby no later than 18:30 for excursion pick-up.**
Tuesday, October 3, 2016	
07:00-08:30	**Full Breakfast Buffet – Vista Terrace (4th Floor)**
08:30-10:15	**Technology**
	Santa Monica Fire Department (Tom Clemo) Integrated Records Management • Is anyone in the group considering a departure from the typical "brick and mortar" CAD system and moving to something analogous to the way in which Uber works? • Is anyone using a mobile data client that is different than what their CAD vendor offers?
	National Fire Protection Association (Matt Hinds-Aldrich) • We are regularly asked why there isn't an NFPA standard for fire department software. Several vendors have suggested the need for such a standard, containing different levels according to the size of the department, number of incident responses, and general "data savviness". • Is there a need for this standard and what might it include?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) Body-Worn Cameras – • Are any agencies using body-worn cameras to establish a risk management record, as a training tool, and/or to help with time stamps for critical on-scene tasking?
	Chesterfield Fire & EMS (Bob Oblinsky) Unmanned Aerial Vehicles (UAV's) • How is your department using Unmanned Aerial Vehicles or Drones to develop or enhance situational aware ness? • Has this deployment presented any challenges and can you pass along lessons learned?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) Drone Programs – • Does anyone have a successful drone program for operations? How does it work? How is it staffed? What about the FAA requirements?

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	Tualatin Valley Fire & Rescue (Kristin Chaffee) Radio Communications – • Is anyone using in-vehicle mobile repeaters to communicate in challenging buildings/areas vs. the traditional hard wired buildings?
	South Metro Fire Rescue (David Daley) Power DMS – • We are purchasing Power DMS. Does anyone have good or bad experiences to share?
	Training - EMS
	Palm Beach County Fire Rescue (Houston Park) Heroin Epidemic – • PBCFR has created a program to address the heroin epidemic that involves social services and local hospitals.
	Chesterfield Fire & EMS (Bob Oblinsky) Community Paramedics - • Has your department implemented a program of Mobile Integrated Health Care or Community Paramedicine? • How have you measured and expressed return on investment for the program?
	Brampton Fire and Emergency Service (Peter Gatto) Paramedic Pilot Program – • In Ontario, there are plans to amend the Ambulance Act to allow funding for two pilot programs, in interested municipalities, that will enable certified firefighter/paramedics to respond to low acuity calls to treat and release or treat and refer a patient, and provide symptom relief to high acuity calls. • For Departments that already use the fire medic model: 1. Can fire medics work a 24 or 48-hour shift? 2. What are your experiences with on scene treat and/or release? 3. We currently only respond to high acuity calls, what are the effects to a standard engine company to respond to both high and low acuity calls?
10:15-10:30	**Break**
10:30-10:50	**Presentation – Darkhorse Analytics – Daniel Haight**
10:50-11:40	**Performance Measurement/Management**
	South Metro Fire Rescue (Dave Daley) Response Times - • What times are being used for baselines? Any change since the new CFAI documents?

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	Unified Fire Authority (Dan Petersen) Performance Measures – • What are you using for performance measures (not just response times)? • Do you have a strategic plan that has goal statements and desired outcomes? • Have you been able to define the value you bring to the community? Looking for some insight as we work through our strategic plan.
11:40-12:00	**Presentation - Center for Public Safety Excellence (CPSE) - Preet Bassi**
12:00-13:15	**Lunch – Crown Room Terrace (2nd Floor)**
13:15-14:45	**"Kitchen Sink"**
	Santa Monica Fire Department (Tom Clemo) Grants - • With the decline in UASI/SHSGP related grants, is anyone educating their Board/City Leadership about the realities/impacts of losing the funding? For example, USAR/HazMat programs that have been almost wholly funded by grants since 2001 are starting to dry up. • What are your plans with those types of programs?
	Unified Fire Authority (Dan Peterson) Organizing – • Most agencies have little problem with getting good people to compete for shift chief position but few want to work in a staff chief position. • How are you assigning and selecting staff chiefs that manage divisions in your organization. • What are you doing to generate interest in senior chief positions?
	Tualatin Valley Fire & Rescue (Kristin Chaffee) Security – • Have any agencies researched or given consideration to responder security as part of your selection of responder, inspector and/or investigator uniforms? For example – are they purposely different than law enforcement to avoid the risk of assaults? Do you issue ballistic vests?
	National Fire Protection Association (Matt Hinds-Aldrich) Department Comparison - • One of the questions we hear regularly is "how does my department compare?" This raises the question, what does similar mean in terms of departments? • We've been working to try to cluster departments. We have looked at a bunch of different data sources and ways to cluster fire departments. • What data points or characteristics should be included? What should the output look like?
	Santa Monica Fire Department (Tom Clemo) Wellness/Fitness – • Are any organizations partnering with Risk Management/HR/Private Sector, to develop a more holistic approach to wellness that may include both a

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	physical and mental health wellness program that is utilized daily? • Is anyone adding the firefighter resiliency mentality into the daily shift routine?
	Fairfax County Fire & Rescue (Laurie Stone) Employee Morale – • How are your departments measuring employee morale?
14:45-15:00	**Break**
15:00-15:20	**Presentation – FDM**
18:00-21:00	**Sunset Dinner Cruise aboard the Venetian Lady Yacht** – **Meet in the Lobby no later than 17:00 for a half-mile walk to the yacht. All guests must be onboard by 18:00. The Venetian Yacht will be docked between the 4500 and 4600 Collins Avenue directly across the Eden Rock Hotel.**
Wednesday, October 4, 2016	
07:00-08:30	**Full Breakfast Buffet – Vista Terrace (4th Floor)**
08:30-09:40	**Community Risk Reduction – Fire Prevention – Public Education**
	Chesterfield Fire & EMS (Bob Oblinsky) Citizen CPR - • Has your department attempted to align Citizen CPR training efforts with the location of persons already trained in CPR and those locations where Cardiac Arrests are occurring more frequently?
	National Fire Protection Association (Matt Hinds-Aldrich) Community Risk Reduction - • Are any departments exploring or using predictive analysis to identify or focus Community Risk Reduction activities on high risk properties?
	South Padre Island Fire Department (Doug Fowler) Detox and Recovery Facilities - • What process do you use to determine occupancy type and zoning? • Do you have ordinances that determine where a detox facility can be located? • Do surrounding occupancies (like liquor stores) affect a location decision?
	South Padre Island Fire Department (Doug Fowler) Fire Protection Systems - • What success or concerns have occurred in using third party companies for notifying businesses their fire protection systems are due for inspections? • Response from the vendors who provide those inspections and pay for the service? • Impacts on Fire Prevention workload?
	South Padre Island Fire Department (Doug Fowler) • Fire Prevention Body Cameras – What procedures are being used for recorded information and records retention? • Are the policies of local law enforcement used for procedures?

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09:40-10:00	**Presentation – First Due Size-Up – Kevin Collier** "Future of Preplanning and Automating Pre-arrival Incident Data"
10:00-10:20	**Break**
10:20-11:30	New business/agenda items or conclusion of unfinished topics • Non-Profit Status • Metro Fire Planners Business – 2018 Conference Host **Poudre Fire Authority (Tom DeMint)** • Hosting 2018 Metro Planners Conference (Fort Collins, CO) **South Padre Island Fire Department (Doug Fowler)** • South Padre Island willing to host in 2019
11:30	**Closing Remarks**

Paula Kusack

From: Minister, MAH MAH:EX <MAH.Minister@gov.bc.ca>
Sent: August-23-18 12:15 PM
To: Kelly Kenney
Cc: Minister, AG AG:EX; Minister, PSSG PSSG:EX; 'GMacisaac@ubcm.ca'
Subject: 238235: Traffic Fine Revenue Sharing Arrangement
Attachments: Correspondence June 13 2018 - Traffic Fine Revenue.pdf

Ref: 238235

Kelly Kenney, Corporate Officer
City of Langley
Email: KKenney@langleycity.ca

cc: AG.Minister@gov.bc.ca
PSSG.Minister@gov.bc.ca
GMacisaac@ubcm.ca

Dear Kelly Kenney:

Thank you for your email and enclosure regarding the Traffic Fine Revenue Sharing (TFRS) arrangement. The Province of British Columbia fully understands the importance of this critical funding program for local governments. I apologize for the delay in responding.

Please note that the Honourable David Eby, Attorney General, and the Honourable Mike Farnworth, Minister of Public Safety and Solicitor General are the lead Ministers on this file so I encourage you to reach out to them with any further inquiries. As the Minister responsible for local government, I can provide you with the following information.

As you are aware, our government has many new traffic enforcement programs either announced or already underway that are likely to result in a change in the number of violation tickets issued. While these initiatives may produce new incremental fine revenue, they also create new costs that were not contemplated when the original TFRS arrangement was established 14 years ago.

The original TFRS arrangement sets out that local governments receive 100 percent of net traffic fine proceeds, once certain designated costs have been deducted by the Province, such as those for operating traffic court, or for the commissions that the Insurance Corporation of British Columbia pays to brokers to collect traffic fines and take payments.

While consultation has just recently begun with the Union of British Columbia Municipalities (UBCM) on the potential for any changes to the TFRS arrangement, our government can assure you and the City of Langley that, if there are to be any changes, they will have no negative impact on the grants local governments currently receive. In fact, once the new enforcement programs are in place, we expect that it is likely that these grants will increase.

I can advise you that a delegation of UBCM members and staff has recently been formed to undertake consultations with the Province as we move forward. I would encourage you to contact Gary MacIsaac, Executive Director, UBCM, to ensure the City of Langley's feedback is included along the way.

By way of this correspondence, I am copying Attorney General Eby and Minister Farnworth so they, and their staff, are fully aware of your concerns as the consultation process with UBCM proceeds.

Thank you again for writing.

Sincerely,

Selina Robinson
Minister of Municipal Affairs
and Housing

From: Kelly Kenney [mailto:kkenney@langleycity.ca]
Sent: Wednesday, June 13, 2018 12:06 PM
To: Minister, MAH MAH:EX
Cc: Francis Cheung; Darrin Leite
Subject: Strategic Community Investment Fund - Traffic Fine Revenue Sharing

Please see the attached correspondence from the City of Langley.

Best regards,

KELLY KENNEY
CORPORATE OFFICER

20399 Douglas Crescent, Langley BC V3A 4B3
P 604.514.4591 **E** kkenney@langleycity.ca

Langley City
THE PLACE TO BE
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City Hall 20399 Douglas Crescent, **Langley**, BC Canada V3A 4B3
T 604.514.2800 **F** 604.530.4371 **www.city.langley.bc.ca**

File: 0410-02

June 13, 2018

Honourable Selena Robinson
Minister of Municipal Affairs and Housing

Via Email: MAH.Minister@gov.bc.ca

Dear Minister Robinson:

Re: Strategic Community Investment Fund - Traffic Fine Revenue Sharing

At its June 11, 2018 Regular Council meeting, the Council for the City of Langley considered a report from the City's Director of Corporate Services regarding the Provincial Government's intention to amend the Strategic Community Investment Fund Agreement between the City and the Provincial Government. The report is attached for reference. Council subsequently passed the following resolution:

> **WHERE AS** the City of Langley acknowledges the receipt of $472,123 from the Provincial government to help fund the salary of three RCMP officers from traffic fine revenues received in 2017;
>
> **WHERE AS** the Provincial Government has advised that it intends to amend the Traffic Fine Revenue Sharing agreement that has provided municipalities unconditional grants since 2004, returning 100% of the net provincial traffic fine revenues;
>
> **WHERE AS** 45% of the property tax revenues collected in the City of Langley are require to pay for the escalating policing service costs in the community, creating a significant burden for the local taxpayer;
>
> **THEREFORE BE IT RESOLVED THAT** the Province continue to provide 100% of the traffic fine revenues to municipalities including fines generated by the proposed speed enforcement cameras located at high risk intersections.

Yours truly,
CITY OF LANGLEY

Kelly Kenney
Corporate Officer

Enclosure

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Strategic Community Investment Fund - Traffic Fine Revenue Sharing**

Report #: 18-31

File #: 1610.00

Doc #: 156939

From: Darrin Leite, CPA, CA
Director of Corporate Services

Date: May 14, 2018

RECOMMENDATION:

THAT Council endorse the following motion to be sent to the Provincial government to express the City of Langley's concern about the Province's intent to amend the Traffic Fine Revenue Sharing (TFRS) agreement:

WHERE AS the City of Langley acknowledges the receipt of $472,123 from the Provincial government to help fund the salary of three RCMP officers from traffic fine revenues received in 2017;

WHERE AS the Provincial Government has advised that it intends to amend the Traffic Fine Revenue Sharing agreement that has provided municipalities unconditional grants since 2004, returning 100% of the net provincial traffic fine revenues.

WHERE AS 45% of the property tax revenues collected in the City of Langley are require to pay for the escalating policing service costs in the community, creating a significant burden for the local taxpayer.

THEREFORE BE IT RESOLVED THAT the Province continue to provide 100% of the traffic fine revenues to municipalities including fines generated by the proposed speed enforcement cameras located at high risk intersections.

PURPOSE:

The Strategic Community Investment Fund Agreement between the City and the Provincial Government requires the City to annually report on the traffic fine revenues

received in the prior year. As well, the City wants to discourage the Provincial Government from changing the 100% share municipalities have received in the past from the Traffic Fine Revenue Sharing program.

POLICY:

None.

COMMENTS/ANALYSIS:

The Provincial Government requires the City to publicly report on the amount of traffic fine revenues received under the Strategic Community Investment Fund Agreement. In 2017, $472,123 in traffic fine revenues was received from the Province.

In 2004, the Province began returning 100% of the traffic fine revenues to municipalities and the City used the increase traffic fine revenues for that year to hire three RCMP officers The annual grant continues to provide funding for these three RCMP officers.

The Provincial Government has indicated that they want to expand the traffic fine revenue by installing cameras at intersection that not only ticket drivers who go through on a red light but also clock the speed of the driver to determine if they are speeding through an intersection. Previously, red light cameras traffic fine revenue was allocated 100% to the municipalities. The Province has indicated that it would like to withhold some of the revenues realize by adding the speeding component, to be used to fund ICBC road safety programs. The concern is that municipalities who rely on the traffic fine revenue will receive less revenue once the Province amends the program retaining some of the traffic fine revenues generated in the Province.

BUDGET IMPLICATIONS:

The City's adopted 2017 Financial Plan anticipated $498,200 in traffic fine revenue. The actual funding received of $472,123 was $26,077 lower than the budget based on the actual traffic fine revenues generated in the Province during the period. This revenue was generated between April 2015 to March 2016 as there is a lag time between when the revenue is generated and when it is disbursed to the municipalities.

ALTERNATIVES:

City Council could just acknowledge the traffic fine revenues generated in 2017 itemized in the first Whereas clause.

Respectfully Submitted,

Darrin Leite, CPA, CA
Director of Corporate Services

Attachments:

1. April 5, 2018 letter to the UBCM from the Minister of Municipal Affairs and Housing
2. April 30, 2018 response letter to the Minister of Municipal Affairs and Housing from the UBCM

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.
Chief Administrative Officer

Province Intends to Amend Traffic Fine Agreement

May 2, 2018

The provincial government has advised UBCM of its intention to amend the Traffic Fine Revenue Sharing (TFRS) agreement. This was communicated to UBCM in correspondence from the Honourable Selina Robinson, Minister of Municipal Affairs and Housing. The current agreement provides an unconditional grant to local governments, returning 100% of net provincial traffic fine revenue.

Minister Robinson, in accordance with s. 276 of the *Community Charter* and the 2004 Consultation Agreement between the Province and UBCM, has indicated that the Province would like to immediately begin consultation regarding potential changes to the TFRS agreement. The Province would like to complete the consultation process by the end of July 2018.

UBCM has responded to the Minister with a letter that outlines concerns regarding the Province's rationale for seeking changes to the current TFRS agreement, while also providing examples of new policing cost pressures faced by local governments.

The Province's rationale for amending the agreement is largely based on the expansion of automated traffic enforcement, which has the potential to generate additional traffic fine revenue. However, the overall state of policing in B.C. is one where local governments continue to face escalating costs, and stand to absorb a number of new policing costs (e.g. RCMP unionization, new Auxiliary Program, etc.).

Background

The TFRS agreement is an unconditional grant that returns 100% of net provincial traffic fine revenue (violation ticket fines minus provincial recovery costs) to local governments. While local governments over 5,000 in population receive a percentage of traffic fine revenue from the Province, local governments under 5,000 in population receive traffic fine revenue through a reduction in the Police Tax. Traffic fine revenue is not allocated based on the jurisdiction where a ticket is issued, but rather the ratio of a local government's policing costs to aggregate local government policing costs in BC.

There is a two-year delay from when violation tickets are issued to when traffic fine revenue is distributed to local governments. For example, in 2017/18, local governments received $53.4 million in traffic fine revenue, based on violation tickets issued in 2015/16. While the intention is for TFRS grants to be spent on enhancing community safety, ultimately it is up to the discretion of the local government.

BRITISH COLUMBIA

April 5, 2018

Ref: 235064

Wendy Booth, President
Union of British Columbia Municipalities
60-10551 Shellbridge Way
Richmond BC V6X 2W9

Dear President Booth:

Thank you for our recent phone conversation regarding the Traffic Fine Revenue Sharing (TFRS) program. As a follow-up to that conversation, I thought it would be helpful to outline some of the key issues we discussed.

Under the terms of a January 2005 provincial letter of understanding from then-Minister Murry Coell, the Province of British Columbia agreed to provide 100 percent of net traffic fine revenue back to local governments through the TFRS program. This acknowledged local governments' role and costs in both the manual issuing of traffic tickets and the promotion of community safety.

While this arrangement has historically worked well for all parties, there are some fundamental current and proposed changes underway related to traffic enforcement that may impact the TFRS program.

One example is the ongoing expansion of automated traffic enforcement (i.e., intersection safety and targeted speed activation cameras). This includes the full, 24/7 activation of the 140 existing red-light safety cameras that are located across 26 communities in British Columbia, as well as plans for some of these cameras to be used for speed enforcement at specific high-risk intersections.

Unlike violation traffic tickets issued by a police officer, this expansion in automated enforcement and its associated traffic fine revenue does not require additional local government or law enforcement resources. In fact, the Province hopes that these changes will provide police agencies in British Columbia with greater flexibility in choosing how and where to deploy officers based on the public and road safety needs within their individual communities.

The Province wants to better leverage traffic fine revenue for initiatives that improve road safety and driver behaviour at high risk locations – leading to reduced collisions – which will be critical in both decreasing claims costs for the Insurance Corporation of British Columbia (ICBC), and reducing injuries and saving lives in communities around the province. This is timely as ICBC is facing significant financial losses.

.../2

Ministry of Municipal Affairs and Housing

Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2
Phone: 250 387-2283
Fax: 250 387-4312

Location:
Room 310
Parliament Buildings
Victoria BC V8V 1X4

http://www.gov.bc.ca/mah

As these new sources of traffic fine revenue, and associated expenses, were not contemplated when the TFRS program was first established, the Province now hopes to update the TFRS program to better reflect these changes and address public safety pressures experienced throughout British Columbia, including improvements to high-risk municipal and provincial roads and intersections.

On behalf of my colleagues at the Ministry of Attorney General and the Ministry of Public Safety and the Solicitor General, and in accordance with s. 276 of the *Community Charter* and the 2004 Consultation Agreement between the Province and Union of British Columbia Municipalities, I am formally notifying you that the Province would like to commence a consultation regarding potential changes to the TFRS program. Provincial representatives would like to begin the consultation process with UBCM in short order, and have it completed before the end of July 2018.

The Attorney General's Office and the Ministry of Public Safety and Solicitor General will lead this consultation on behalf of the Province and will contact UBCM staff in the near future to formalize timing and details of a consultation plan. If you or your staff have any questions about this work, please contact Jeff Groot, Executive Director, Corporate Priorities and Strategic Engagement, Attorney General's Office, at: 778 698-5200, or by email at: Jeff.Groot@gov.bc.ca.

I hope this consultation will be productive and ultimately result in public safety benefits for local governments, the Province and the citizens of British Columbia.

Sincerely,

Selina Robinson
Minister

pc: Honourable David Eby
Attorney General

Honourable Mike Farnworth
Minister of Public Safety and Solicitor General

Honourable Claire Trevena
Minister of Transportation and Infrastructure

Jeff Groot, Executive Director
Corporate Priorities and Strategic Engagement
Ministry of Attorney General

UBCM Union of BC Municipalities

April 30, 2018

The Honourable Selina Robinson
Minister of Municipal Affairs and Housing
Parliament Buildings
Victoria, B.C.
V8V 2C2

Re: Traffic Fine Revenue Sharing Program

Dear Minister Robinson,

I write to you in response to your April 5, 2018 letter regarding the Traffic Fine Revenue Sharing (TFRS) program and intention to change the current agreement. While UBCM is open to hearing your concerns and rationale for considering amendments, we wish to register our concerns regarding your intention to change the TFRS agreement.

Suggesting that the TFRS program should be changed because of the expansion of automated traffic enforcement and other unnamed changes is a one-sided perspective that ignores the state of policing in British Columbia. According to provincial data, in 2014, 75 B.C. local governments spent $1.08 billion on policing services. By 2016, that number rose to $1.19 billion, an increase of over $100 million per year in policing costs borne by local governments. In comparison, local governments received only $58.1 million in traffic fine revenue in 2016/17.

Much of the substantial increase in annual policing costs from 2014-2016 can be attributed to rising costs for independent police departments who face significant cost pressures from arbitrated settlements. With RCMP Members currently seeking a bargaining agent, RCMP unionization could have a similar effect on policing costs for the majority of B.C. local governments that pay for RCMP policing. Local governments also face rising policing costs related to outstanding/unresolved issues (e.g. costs associated with the new RCMP 'E' Division Headquarters), opioid response, cadet training, the new Auxiliary Program, and other necessary training and equipment. These are just some of the many areas of policing that are experiencing rising costs.

Should electronic roadside ticketing be fully implemented, the provincial government has projected an increase of $44 million to traffic fine revenue over the first 10 years. While this would be welcomed, it would not come close to the increase in policing costs that local governments are expected to manage through limited sources of income.

60-10551 Shellbridge Way, Richmond, BC V6X 2W9
t. 604.270.8226 | f. 604.270.9116 | ubcm.ca

525 Government Street, Victoria, BC V8V 0A8
t. 250.356.5133 | f. 250.356.5119 | ubcm.ca

In 2015/16, UBCM's membership expressed significant concern with the provincial decision to transfer DNA analysis costs to local governments. Given our history, and the fact that the TFRS program represents a much larger financial impact to local governments, it is likely that our membership will have concerns with the Province's intent.

This request comes at a difficult time when many local governments are already spending upwards of 30% of their budgets on protective services, with other major enforcement cost pressures looming. I have asked our staff to make this a priority issue for our Board to discuss with you at the May 18, 2018 UBCM Executive meeting. I look forward to further discussion at that time.

Kind Regards,

Wendy Booth
UBCM President

cc: *The Honourable Mike Farnworth, Minister of Public Safety and Solicitor General*

The Honourable David Eby, Attorney General

Jeff Groot, Executive Director, Corporate Priorities and Strategic Engagement, Attorney General's Office