REGULAR COUNCIL MEETING
AGENDA

Monday, October 29, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the October 29, 2018 Regular Agenda

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from October 15, 2018 — 1

b. Special (Pre-Closed) Meeting Minutes from October 15, 2018 — 11

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3. MAYOR'S REPORT

a. Upcoming Meetings
Inaugural Council Meeting – November 5, 2018 - 7pm
Regular Council Meeting – November 19, 2018

b. Metro Vancouver Update - Councillor Storteboom

c. Library Happenings - Councillor Martin

d. Discover Langley City - Councillor Albrecht

e. Remembrance Day - Mayor Schaffer — 20

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4. BYLAWS

a. Bylaw 3035 - Zoning Amendment 22

Final reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19941,19943,19951, 5444 Brydon Crescent and 5461 199A Street from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone to accommodate a 77 unit, 4 (four) storey condominium development

1. Development Permit No. 14-17 62

19941,19943,19951, 5444 Brydon Crescent and 5461 199A Street

b. Bylaw 3036 - Zoning Amendment 69

Final reading of a bylaw to rezone the properties located at 19607, 19619, 19629, 19649, 19655 55A Avenue from RS-1 Single Family Residential Zone to CD51 - Comprehensive Development Zone to accommodate a 33 unit, 3 (three) storey townhouse development

1. Development Permit No. 15-17 116

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c. Bylaw 3077 - Zoning Amendment 124

Final reading 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 (four) storey condominium development

1. Development Permit No. 12-18 159

5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent

d. Bylaw 3055 - Zoning Amendment 167

Final reading of a bylaw to rezone the property located at 19868 Langley Bypass from C2 Service Commercial Zone to CD-56 Comprehensive Development Zone to permit a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 371.6 m^2 (4,000 ft^2)

e. Bylaw 3081 - Zoning Amendment 184

Final reading 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

5. ADMINISTRATIVE REPORTS

a. Results of 2018 Local Government and School Trustee Elections 211

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

c. New Business

7. ADJOURNMENT

MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 15, 2018
7:00 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

a. Adoption of the October 15, 2018 Regular Agenda

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the October 15, 2018 agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from September 24, 2018

MOVED BY Councillor Albrecht
SECONDED BY Councillor van den Broek

THAT the minutes of the regular meeting held on September 24, 2018 be adopted as circulated.

CARRIED

b. Special (Pre-Closed) Meeting Minutes from September 24, 2018

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the minutes of the special (pre-closed) meeting held on September 24, 2018 be adopted as circulated.

CARRIED

c. Public Hearing Meeting Minutes from September 24, 2018

MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the minutes of the Public Hearing meeting held on September 24, 2018 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3088 - Official Community Plan Amendment Bylaw

Third reading of a bylaw amend the Official Community Plan Bylaw in order to incorporate provisions for a new seniors care district on Old Yale Road

MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600, Amendment No. 9, 2018, No. 3088” be read a third time.

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council, advising that:

- This project will not be included in the Nexus vision document as this project will precede the Nexus project;
- following the close of a public hearing, Council cannot receive further input from the public on the OCP or Zoning Bylaw that was the subject of the public hearing and cannot receive information from staff that would affect density or land use of the project.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillors Albrecht, Martin opposed

b. Bylaw 3067 - Zoning Amendment Bylaw and Development Permit No. 07-18

Third reading of a bylaw to rezone the properties located at 20964, 20974, 20980, 21016, 21024 Old Yale Road from RS1 Single Family Residential Zone and the P2 Private Institutional/Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a 292-unit seniors-oriented institutional and housing development consisting of a 28-bed long term care facility, 169 assisted living (congregate housing) units and 95 seniors-oriented multifamily residential units

MOVED BY Councillor van den Broek
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw 2996, No. 2100 Amendment No. 150, 2018, No. 3067" be read a third time.

BEFORE THE QUESTION WAS CALLED

In response to questions and concerns raised by Council, staff advised that:

- the City's policy in dealing with an environmentally sensitive areas requires an independent qualified environmental professional to determine through consultation with the Ministry of Environment what the setback will be. As part of that process a detailed methodology has to be presented to and approved by the Ministry of Environment before a determination is made on any setback issue that relates to the environmentally sensitive area. Accordingly, through that process, involving a habitat biologist representing both the developer and the Ministry, a determination was made and established and approved by the Ministry of Environment;
- the subject property is located within the floodplain and as such is required to comply with the City's Floodplain Elevation Bylaw. Through a process involving the developer's civil engineer and the City's Engineering Department, a determination was made on the minimum building elevation that has to be adhered to to comply with the City's Floodplain Elevation Bylaw.

  Mr. Billard further advised that the height is 9.13 m, which is 1.3 m higher than the existing elevation.

- Staff will be consulting with the ALC to discuss what, if any impacts will result because of this project

- Staff received comments back from TransLink on how the City can work with TransLink to enhance transit service to that area;

Mr. Billard advised that the developer is looking into the possibilities of providing affordable housing as part of the development

- the Development Permit and the Rezoning Bylaw could be dealt with separately if Council wished to deal with the building form and character separate and distinct from the re-zoning and land use issues;

Mayor Ted Schaffer advised that as Acting Chair of the Advisory Planning Commission, that the Commission reviewed and unanimously approved this application.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillors Albrecht, Martin and Storteboom opposed

4. COMMUNITY SPOTLIGHTS

a. Langley Emergency Program - BC Earthquake "Shake Out" Exercise

Ginger Sherlock, Emergency Program Coordinator introduced Brian Godlonton, Deputy Fire Chief and provided a presentation on Langley Shake Out Drill:

- showed video produced by the City of Vancouver entitled “Are you Prepared for and Earthquake”;
- advised that Fact Sheets are available at ShakeOutBC.ca;
- advised of 2018 activities for learning about earthquakes and preparedness;
- advised Thursday Oct 18 at 10:18 am is the BC Earthquake Shake Out Exercise.

5. MAYOR’S REPORT

a. Upcoming General Local Election – October 20, 2018

b. Upcoming Meetings

Regular Council Meeting – October 29, 2018
Inaugural Council Meeting – November 5, 2018

b. Metro Vancouver Update - Councillor Storteboom

In response to growing concerns about global warming and the need for responsible environmental stewardship, Metro Vancouver established the Climate Action Committee in 2014. Much has been learned and accomplished over the past 4 years including the recently drafted Ecological Health Framework. This celebrated report is intended to provide

a lens for how Metro municipalities can view policy and procedure, moving forward, with an emphasis on environmental awareness. The Ecological Health Framework will be used to measure management goals, the health of local ecosystems and our progress toward to Climate 2050 strategies with annual reports to the Committee and the Metro Vancouver Board of Directors. Please check out the Metro Vancouver website at the end of this month to view the approved report.

It has been an honour to have served as Langley City's Metro Vancouver Representative to the Metro Vancouver Board of Directors since being unanimously approved by Council in 2014. Thank you for affording me this learning experience of a lifetime.

On Wednesday, the Metro Board will meet for a Budget Workshop and again for a regularly scheduled meeting after the General Election.

In closing, I offer my best wishes for success to all candidates who choose service above self for a better Langley City and Metro Vancouver Region.

c. Engineering Update

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

Projects

- Brydon Park Zip Line
- New picnic tables at parks
- Grand opening of City Park Playground
- City Park Spray Park Expansion
- New powerline trail markers
- New trail at Conder Park
- Penzer Park washroom
- 46A Ave curb/butter has been poured
- Duncan Way multi-use pathway
- 48 Ave culvert replacement
- 50 Ave culvert replacement
- Installation of new sanitary forcemain on Douglas Crescent
- Traffic signal replacements
    - 200 St. at 50th Ave.
    - Glover Rd. at Duncan Way
    - Glover Rd. at Eastleigh Crescent

d. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on upcoming programs October as follows:

- Fall Recreation Guide available
- Foam Rolling 101
- Booty Camp – Drop-In
- Mix Fit – Drop-In
- Texas Hold'em – Drop-In
- Home Alone
- Baby Talk – Drop-In
- Adapted Boccia
- Youth Adventure Club
- Youth Sports Drop-In
- Youth Night and Teen Time

In response to a question from Council, staff advised that the Home Alone course is an on-site program.

e. Upcoming Christmas Events

Mayor Schaffer reminded everyone of the Children's Wish Breakfast taking place on the "Day of Giving" November 27 at Newlands Golf and Country Club and the Christmas Tea November 25 which are both fundraisers for the Christmas Bureau.

6. BYLAWS

a. Bylaw 3049 - Zoning Amendment

Final reading of a bylaw to rezone the properties located at 19608, 19618, 19630, 19642 -56th Avenue to accommodate a 26 unit, 3 storey townhouse development

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

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

CARRIED

1. Development Permit No. 02-18

19608, 19618, 19630, 19642 56th Avenue

MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

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

CARRIED

b. Bylaw 3082 - Zoning Amendment

Final reading of a bylaw 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

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

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

CARRIED

1. Development Permit No. 14-18

5475, 5483, and 5493 Brydon Crescent

MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

THAT 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.

CARRIED

c. Bylaw 3077 - Zoning Amendment

Third reading 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 Storteboom
SECONDED BY Councillor Arnold

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

CARRIED

d. Bylaw 3089 - Permissive Tax Exemption

Final reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2019

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2018, No. 3089" be read a final time.

CARRIED

e. Bylaw 3090 - Zoning Amendment

First and second reading of a bylaw to rezone the properties located at 5398, 5410, 5448 208th Street to accommodate a 4 storey, 40 unit condominium development

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090" be read a first time.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090" be read a second time.

CARRIED

7. COMMITTEE REPORTS

a. Crime Prevention Task Group Recommendations

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT Council consider striking a task group to plan an annual "Know Your Neighbour" campaign.

CARRIED

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

WHEREAS the volunteers conducting the door to door "Know Your Neighbour Campaign" asked residents if they'd like to start, be part of, or learn more about a Block Watch program in their neighbourhood, the Crime Prevention Task Group request;

THAT Council direct staff to forward the contact information collected from residents interested in becoming part of a Block Watch Program to Superintendent Murray Power, OIC of the Langley RCMP detachment, and that the OIC request the Block Watch Program staff to contact the interested residents in order to potentially increase the number of Block Watch neighbourhood programs in Langley City.

CARRIED

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT Council direct the City's Communication Officer to continue, on an annual basis, to fan out public safety awareness information on social media during Public Safety Week in November each year.

CARRIED

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT Council write a letter to the Langley RCMP Officer in Charge and to E-Comm asking that they work to better promote, and encourage the public to call, the RCMP Non-Emergency number to report all suspicious activity.

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

c. New Business

9. ADJOURNMENT

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the meeting adjourn at 8:43 pm.

CARRIED

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MAYOR

_____

CORPORATE OFFICER

CITY OF LANGLEY

MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Monday, October 15, 2018
5:45 p.m.
CKF Boardroom, 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
K. Kenney, Corporate Officer

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

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

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(g) litigation or potential litigation affecting the municipality;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the Special (pre-closed) Council meeting adjourn at 5:46 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER

CITY OF LANGLEY

MINUTES OF A PUBLIC HEARING MEETING

Monday, October 15, 2018
7:00 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
K. Kenney, Corporate Officer

1. CALL TO ORDER

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the Public Hearing on Bylaw No. 3088 and Bylaw No. 3067 be postponed until Council receives further information in order to make an informed decision on the proposed development, including receiving comments from all regulatory bodies and comments from staff after their review of all the engineering studies.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding:

- concern that if further information was received from regulatory bodies and staff after close of the public hearing and third reading of the bylaws, that impacted the development, the public would not have an opportunity to provide further comment;
- what, if any information Council could receive after the bylaws receive third reading;
- given the importance of this development for seniors housing, want to ensure it is done right;

- need for more information to make an informed decision.

THE QUESTION WAS CALLED and the motion was

DEFEATED

Mayor Schaffer, Councillors Arnold, Pachal and van den Broek opposed

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

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

Notice was placed on the City Hall notice board on October 2nd. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the October 4th and October 11th editions of the Langley Advance. Five pieces of correspondence were received and were circulated on-table to Council.

2. BUSINESS

a. Bylaw 3088 - Official Community Plan Amendment

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 Mayor invited Roy Beddow, Deputy Director of Development Services to present the proposed bylaw application.

Mr. Beddow made a presentation on the proposed Old Yale Road Seniors District, providing information on the following:

- Rosewood Seniors Centre –Official Community Plan
- Old Yale Road Seniors District – Existing Land Use
- Old Yale Road Seniors District – Study Area

- Old Yale Road Planning Study Objectives:
    - Review Proposed Rosewood Seniors Centre
    - Analyze Old Yale Road Context
    - Review Relevant Case Studies
    - Provide Recommendations
- Consultant Recommendations
- Land Use
- Density

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

B. Cunnin, 20111 53 Ave., Langley referred to the environmentally sensitive area mapping plan, and asked what has been done to manage risks associated with the proximity of this development to very sensitive ecosystems in the area.

Staff advised that this would be addressed in the Zoning Amendment application presentation and further advised that there were extensive requirements for complying with set-backs from the riparian area and also complying with the City's environmentally sensitive area mapping.

Mayor Schaffer called for further speakers on Bylaw 3088.

C. MacIntosh 21040 old Yale Road, stated the following:

- feel rushed, have had piecemeal information provided, don't know what it will mean for environment around us, want more information as I live next door, do I want to live in a home that is designated seniors district?
- homeless seniors can't afford places like this;
- have a lot of wildlife there, concerned about wildlife, environmental concerns for this area, what would be impact on river, 100 year old walnut tree in the area;
- have only seen 15 page document, my questions haven't been answered.

K. Mallar, 20969 52 Ave. Langley, stated the following:

- there is a lot of wildlife in the area;
- map doesn't show anything about what is going on with the creek, not shown on map;
- have lived there for 25 years;
- not opposed to it, but feel there is a better place for it;
- haven't seen anything from developer;
- not enough information, saw two drawings and that was it, need way more information.

M. Bledsoe, 5262 209 St., Langley, stated the following:

- there is a large amount of wildlife in the area including baby deer, beavers ducks, eagles, blue heron;
- concerns with flooding, flooding has affected neighbours' houses; if a big building goes in will that divert water more water onto our properties?
- every day there is always someone speeding through the area, will there be traffic calming in that area to protect kids?

Mayor Schaffer called for further speakers on Bylaw 3088.

There were no further speakers.

b. Bylaw 3067 - Zoning Amendment Bylaw and Development Permit

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 the P2 Private Institutional/Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a 292-unit seniors-oriented institutional and housing development consisting of a 28-bed long term care facility, 169 assisted living (congregate housing) units and 95 seniors-oriented multifamily residential units.

The Mayor invited Robert Billard, Billard Architecture to present the proposed bylaw and development permit application.

Mr. Billard provided information on the proposed seniors centre as follows:

- Comprehensive age in place facility;
- Building statistics;
- Site Plan;
- Creek – mandated to have 15. 8 m riparian setback from top of creek;
- Two open houses held;
- Indoor and outdoor amenities;
- Flooding issues, water issue on site due to elevation, d working with geotechnical engineers to mitigate issues and storm water management;
- Design of building;
- Landscaping.

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

B. Cunnin, 20111 53 Ave., Langley stated that the City of Langley Environmentally Sensitive Area Mapping Study states a 30 m setback should be established for a Class A watercourse/ How was a smaller setback approved for this development? How are the endangered Coho salmon in this area being protected?

Mr. Jas Binpal, Binpal Engineering Ltd. advised that:

- was established from high water mark that follows the riparian area regulation;
- the province has accepted the riparian area regulations;

Staff clarified that this project satisfies both the provincial riparian area regulation setback and the City's environmental sensitive areas mapping; none of the proposed development areas are within ESA mapping area.

M. Fisher, 5475 201 S., Langley, speaking on behalf of Langley Seniors Community Action Table as a member and on behalf of Triple A Senior Housing as Chair, which advocates for affordable, accessible and appropriate housing for seniors in City if Langley, asked if changes to the design has incorporate any affordable rental units in the development.

Mr. Billard advised that at this point his client is looking at a business plan for that, working with Fraser Health and the assisted living group.

Ms. Fisher stated the following:

- attended open house, which was not easily accessible by seniors as it was held on the second floor of the building and there wasn't a elevator;
- Fraser Health Authority is focusing on provision of services to allow seniors to remain in their homes as long as possible rather than being admitted prematurely to assisted and long term care facilities. Living independently with community supports is much more cost effective and preferred by most seniors.
- on behalf of Triple A Senior Housing request City consider affordable rental housing that provides a safe environment for seniors to age in place, defer this Rezoning application and Development Permit until new Council is in place and until such time as the developer revises plan to increase the number of seniors oriented multi-family residential units with 20 percent of units allocated as rent geared to income units.

R. Wallace, 5500 206 St., Langley stated the following:

- has environmental concerns; developing on flood plain;
- would like to see a percentage of housing designated for affordable housing.

Mayor Schaffer called for further speakers on Bylaw 3067.

In response to a question from Council, Mr. Billard advised that the development is for seniors only.

In response to a question from Council, Mr. Minchuk advised that in order for Council to approve any changes to property use or amenities proposed for this facility in future, it would require an amendment to the Development Permit.

C. MacIntosh 21040 old Yale Road, stated the following:

- did not receive much advance notice of the two open houses; received notice of second open house the day of the open house, not everybody was informed in a timely manner;
- haven't been given all the information;
- this project will take a lot of pile driving, this will cause a lot of disruption to our lives; what will developer do to compensate for that?
- have noted since living in the area since 2003 that the creek has changed its course due to greenhouses and golf courses being put in; need comprehensive studies to determine how much more the creek will change due to this development;
- currently her property gets very mushy, neighbouring property floods; want to know more about flooding in the area and how removal of vegetation will affect flood level.

Mayor Schaffer called for further speakers on Bylaw 3067.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the Public Hearing close at 7:43pm.

CARRIED

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MAYOR

_____

CORPORATE OFFICER

Remembrance Day

11 November

In Flanders Fields

poem by Lieutenant Colonel John McCrae, 3 May 1915

In Flanders fields the poppies blow
Between the crosses, row on row,
That mark our place; and in the sky
The larks, still bravely singing, fly
Scarce heard amid the guns below.

We are the Dead. Short days ago
We lived, felt dawn, saw sunset glow
Loved and were loved, and now we lie,
In Flanders fields.

Take up our quarrel with the foe:
To you from failing hands we throw
The torch; be yours to hold it high.
If ye break faith with us who die
We shall not sleep, through poppies grow
In Flanders fields.

Remembrance Day Ceremony

presented by Langley Legion Branch 21

10:45am Parade Arrives at Cenotaph
10:50am Ceremony Start

Douglas Park Cenotaph
20550 Douglas Crescent

LANGLEY CHRISTMAS BUREAU

Serving Langley for 45 Years

Office opens November 5, 2018

CITY OF LANGLEY: # 120 19860 LANGLEY BYPASS
Monday to Friday: 10:00am to 4:00pm
Saturday December 3rd & 10th: 10:00am to 2:00pm

ALDERGROVE OFFICE: 26956 FRASER HWY
Weekly Monday & Wednesday: 11:00am to 2:00pm
Starting November 14th - December 12th

Clients/Applicants:

- Are residents of the City of Langley or the Langley Township.
- Have children - newborn to Grade 12.
- We require Care Cards for each eligible member of your family
- Have two pieces of identification with your current Langle address. (Driver's Licence, bills from Telus, Cable, etc.)
- Have **not** applied for food hampers/toys to other agencies.

How do I apply?

You must apply in person.

What does a client receive?

- A Gift Certificate for each child.
- A food hamper **or** a food voucher.
- 1 large gift, 1 small gift and stocking stuffers for each child.
- A new book for each child from the Langley Literacy Association.

We will be accepting applications from
November 5th until noon on Wednesday December 19th 2018

LANGLEY CHRISTMAS BUREAU
#120 19860 LANGLEY BYPASS, Langley,
Telephone: 604 530-3001

e-mail: info@langleychristmasbureau.com
www.langleychristmasbureau.com

CITY OF LANGLEY

EXPLANATORY MEMO

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 141, 2018, NO. 3035

PURPOSE:

To consider a rezoning application from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone to accommodate a 77 unit, 4-Storey condominium development located at 19941, 19943, 19951 and 5444 Brydon Crescent, 5461 – 199A Street.

Background Information:

Applicant:	Jagson Investment Ltd.
Owner:	J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent
Civic Address:	19941,19943,19951 and 5444 Brydon Crescent, 5461 – 199A Street
Legal Description:	Parcel "A" (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709; Lots 49 & 50, Section 3, Township 8, New Westminster District, Plan 21709; Lot 72, Section 3, Township 8, New Westminster District, Plan 33088
Site Area:	4,190 m2 (45,100 ft2)
Lot Coverage:	40%
Floor Area Ratio:	1.611
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$753,950.75 (includes $104,387.50 SF Credit)
Community Amenity Charge:	$154,000

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 141

BYLAW NO. 3035

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19941,19943,19951 and 5444 Brydon Crescent, 5461 – 199A Street to RM3
(Multiple Residential High Density) 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. 141, 2018, No. 3035".

2. **Amendment**

   Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by changing the zone classification of:

   Parcel "A" (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709 and

   Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709 and

   Lot 49, Section 3, Township 8, New Westminster District, Plan 21709 and

   Lot 50, Section 3, Township 8, New Westminster District, Plan 21709 and

   Lot 72, Section 3, Township 8, New Westminster District, Plan 33088

   from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone in Schedule "A" – Official Zoning Map.

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

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this twenty ninth day of January, 2018.

READ A THIRD TIME this twenty ninth day of January, 2018.

FINALLY ADOPTED this day of , 2018.

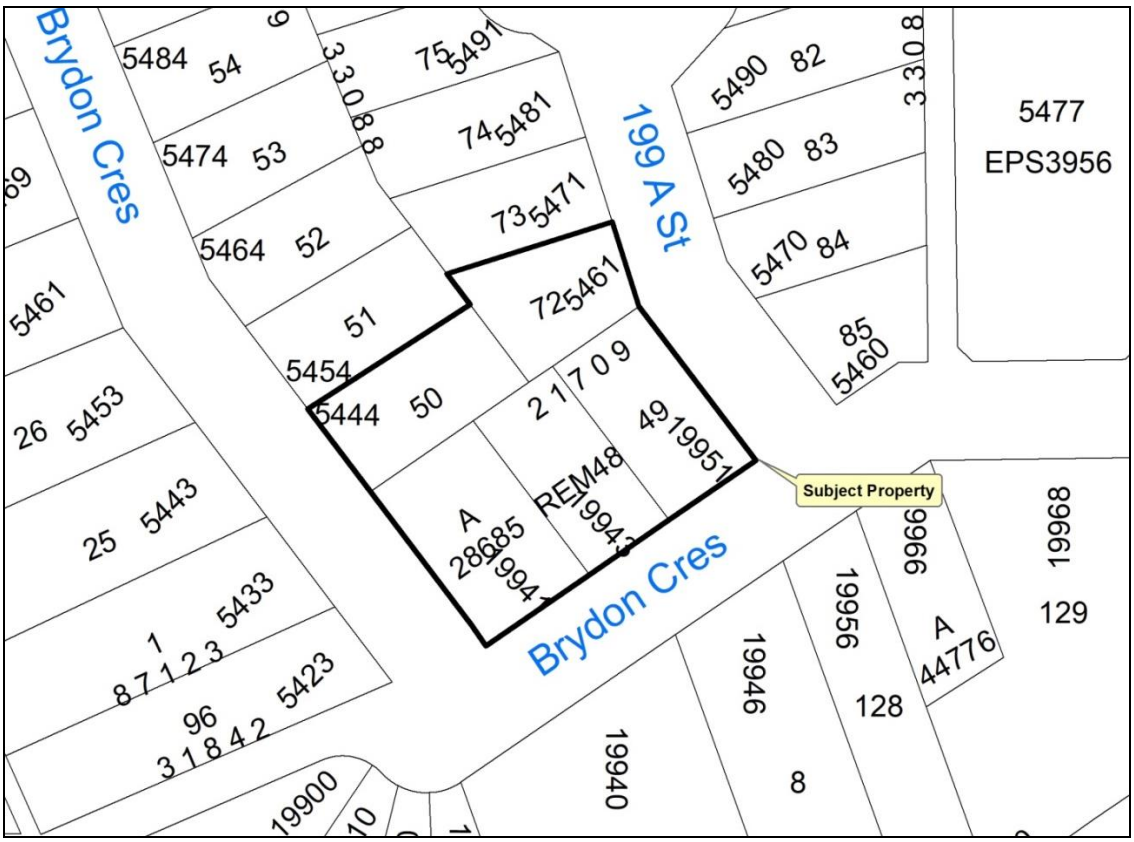
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 08-17
DEVELOPMENT PERMIT APPLICATION DP 14-17

Civic Address:	**19941, 19943, 19951, 5444 Brydon Crescent; 5461 – 199A Street**
Legal Description:	**Parcel "A" (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709; Lots 49 & 50, Section 3, Township 8, New Westminster District, Plan 21709; Lot 72, Section 3, Township 8, New Westminster District, Plan 33088**
Applicant:	**Jagson Investment Ltd.**
Owner:	**J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-17**
Development Permit Application 14-17 – Bylaw 3035

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: November 30, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-17/ Development Permit Application DP 14-17 to accommodate a 77 unit, 4- Storey condominium development located at 5444, 19941, 19943, 19951 Brydon Crescent and 5461 -199 A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 77 unit, 4-Storey condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	K.Graves, C.& J. Cafrine, S. Vincent, J.Bhullar
Civic Addresses:	5444, 19941, 19943, 19951 Brydon Crescent and 5461-199A Street
Legal Description:	Parcel "A" (Explanatory Plan 28685),Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8,New Westminster District Plan 21709; Lots 49 and 50, Section 3, Township 8, New Westminster District Plan 21709 and Lot 72,, Section 3, Township 8, New Westminster District Plan 33088
Site Area:	4,190 m^2 (45,100 ft^2)
Lot Coverage:	40%
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS 1 Single Family Residential Zone
Proposed Zoning:	RM 3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$753,950.75 (includes $104,387.50 SF Credit)
Community Amenity Charge:	$154,000
Exterior Finishes :	Brick, Hardie Siding and Paneling, Asphalt Shingles

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **77 unit condominium development.** These requirements may be subject to change upon receipt of a development application.

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
5. New driveway crossing, removal of existing driveway crossings, and street trees are required on 199A Street and Brydon Crescent. Should over 50% of curb and gutter and sidewalks fronting the site be damaged during construction they will be completely replaced, at the Developer's cost.
6. The existing pavement on the 199A Street and Brydon Crescent frontages requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. 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.

9. 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.
10. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
11. To improve site lines corner truncations are required at the southeast and southwest property corners.

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

<u>C) The developer is required to adhere to the following conditions:</u>

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.

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

Discussion:

The applicant is proposing to redevelop five existing single family residential properties with an attractive, 77 unit, 4 -Storey condominium apartment building. Access to the underground parkade for tenant parking is off 199A Street, with convenient surface parking for visitors off Brydon Crescent.
The proposed condominium offers a wide variety of suites, with 32 one – bedroom, 37 two-bedroom, and 8 three bedroom suites. A variety of architectural elements are incorporated into the design, such as corner windows, bay windows and vaulted ceilings, contribute to the architectural form and character of the building.

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

The subject application 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 December 13, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $ 753,950.75 to Development Cost Charge accounts, and $154,000 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, DECEMBER 13, 2017
7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
Trish Buhler
Hana Hutchinson
Esther Lindberg
Rob McFarlane, School District No. 35
Corp. Steve McKeddie, Langley RCMP
Dan Millsip
Jamie Schreder

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

Absent: John Biemers
George Roman

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

THAT the minutes for the November 8, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) REZONING APPLICATION RZ 08-17/DEVELOPMENT PERMIT APPLICATION DP 14-17- 5444, 19941, 19943, 19951-BRYDON CRESCENT AND 5461-199A STREET –F. ADAB ARCHITECTS INC.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development permit applications, and introduced , Fred Adab, F. Adab Architects Inc. and Marlene Messer, PMG Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating drop-off area at entrance, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 08-17/Development Permit Application DP 14-17 to accommodate a 77 unit, 4-storey condominium development located at 5444, 19941, 19943, 19951 –Brydon Crescent and 5461-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

4) NEXT MEETING

Wednesday, January 15th, 2018 (Tentative)

5) ADJOURNMENT

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Millsap

THAT the meeting adjourn at 7:45 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

BRYDON CRESCENT APARTMENT

5444, 19941,19943, 19951 BRYDON CRESCENT AND
5461 199A STREET, LANGLEY, BC.

CONTACT LIST:

OWNER :

JAGSON INVESTMENT LTD.
PO.BOX 43129 - RICHMOND CENTER
RICHMOND, B.C. V6Y 3Y3
TEL : 778 896 6596

ARCHITECT :

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

GEOTECHNICAL:

BRAUN GEOTECHNICAL
106A-9785 192 STREET,
SURREY, B.C. V4N 4C7
TEL : 604 513 4190
FAX : 604 513 4195

SURVEYOR:

CAMERON LAND SURVEYING LTD.
206-16055 FRASER HWY.,
SURREY, B.C. V4N 0G2
TEL : 604 597 3777
FAX : 604 597 3783

LANDSCAPE ARCHITECT:

PMG LANDSCAP-E ARCHITECTS
C100 - 4185 STILL CREEK DRIVE
BURNABY, B.C. V5C 6G9
TEL : 604 294 0011
FAX : 604 294 0022

CIVIL ENGINEER:

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

LIST OF DRAWINGS

A-1.0 PROJECT INDEX - CONTACTS LIST
A-1.1 PROJECT STATISTICS
A-1.2 AERIAL MAP -CONTEXT PHOTOS
A-1.3 CONTEXT MAP
A-1.3a SURVEY
A-1.4 PERSPECTIVE VIEW
A-1.5 COLOURED ELEVATIONS
A-1.6 COLOURED COURTYARD VIEW
A-1.7 SITE PLAN
A-1.8 DESIGN RATIONALE - SITE CHARACTERISTIC, FORM & CHARACTER
A-1.9 DESIGN RATIONALELIVABILITY, ENERGY SAVING & SUSTAINABILITY
A-1.10 DESIGN RATIONALE - CPTED
A-1.11 EXTERIOR FINISH - ELEVATION RENDERING

A-2.1 UNDERGROUND PARKING PLAN
A-2.2 FIRST FLOOR PLAN
A-2.3 SECOND & THIRD TYP. FLOOR PLAN
A-2.4 FOURTH FLOOR PLAN
A-2.5 ROOF PLAN

A-3.1 ELEVATIONS
A-3.2 ELEVATIONS

A-4.1 SECTION A-A
A-4.2 SECTION B-B

L1 LANDSCAPE CONCEPT PLAN
L2 LANDSCAPE DETAIL

F. ADAB ARCHITECTS INC.

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

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

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

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

NO.	DATE	REVISION / ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:
19951-19943-19941-5444
BRYDON CRESCENT & 5461
199A STREET

FOR:
JAGSON INVESTMENT LTD.
P.O. BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:
PROJECT INDEX - CONTACT LIST

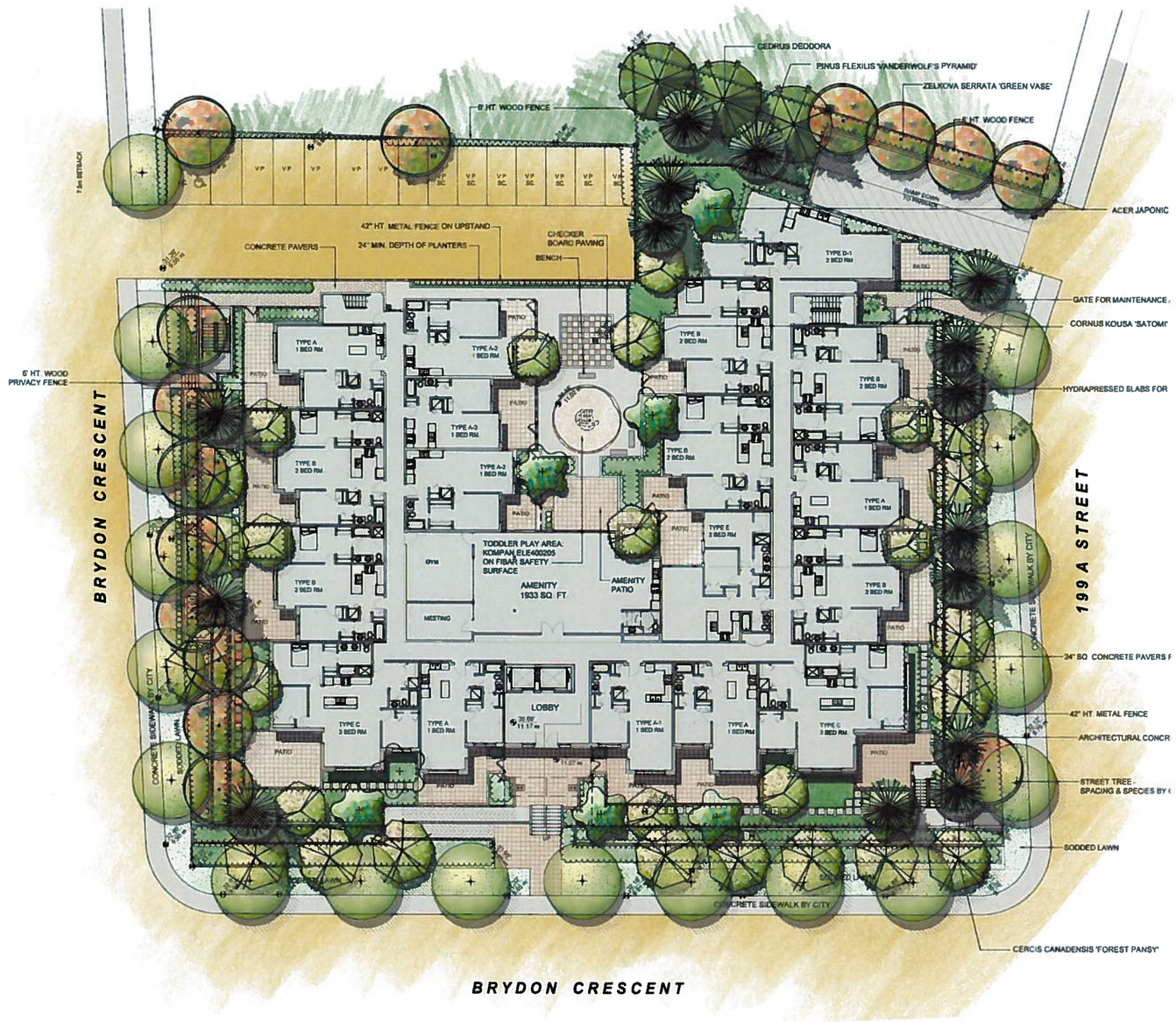
DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.0
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-185

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	7	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT. B&B
	3	CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT. B&B
	15	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. B&B
	12	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT. B&B
	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT. B&B
	15	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL. 1.5M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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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	17 DEC 13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM

CLIENT

PROJECT

CONDO DEVELOPMENT

BRYDON CR. & 199A ST.
LANGLEY, B.C.

DRAWING TITLE

LANDSCAPE PLAN

DATE	17.SEPT.27	DRAWING NUMBER.
SCALE	1/16"=1'-0"	**L1**
DRAWN	MM	
DESIGN	MM	
CHK'D		OF 3

17185-3.ZIP

PMG PROJECT NUMBER **17-185**

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-185

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BR	110	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY'BARBERRY	#2 POT; 30CM
BX	437	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CS	76	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#3 POT; 60CM
ND	39	NANDINA DOMESTICA 'HARBOUR DWARD'	DWARF HEAVENLY BAMBOO	#1 POT; 20CM
PJ	49	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
RD	10	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM
RM	60	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED; 0.9M MATURE HT	#3 POT; 60CM
VT	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
HM	63	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
MS	58	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
PO	136	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
EP	1	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
HR	78	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
IS	284	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
LA	371	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT
RF	147	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDLOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
SE	80	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	9CM POT
GC				
LP	447	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	98	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
WN	228	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

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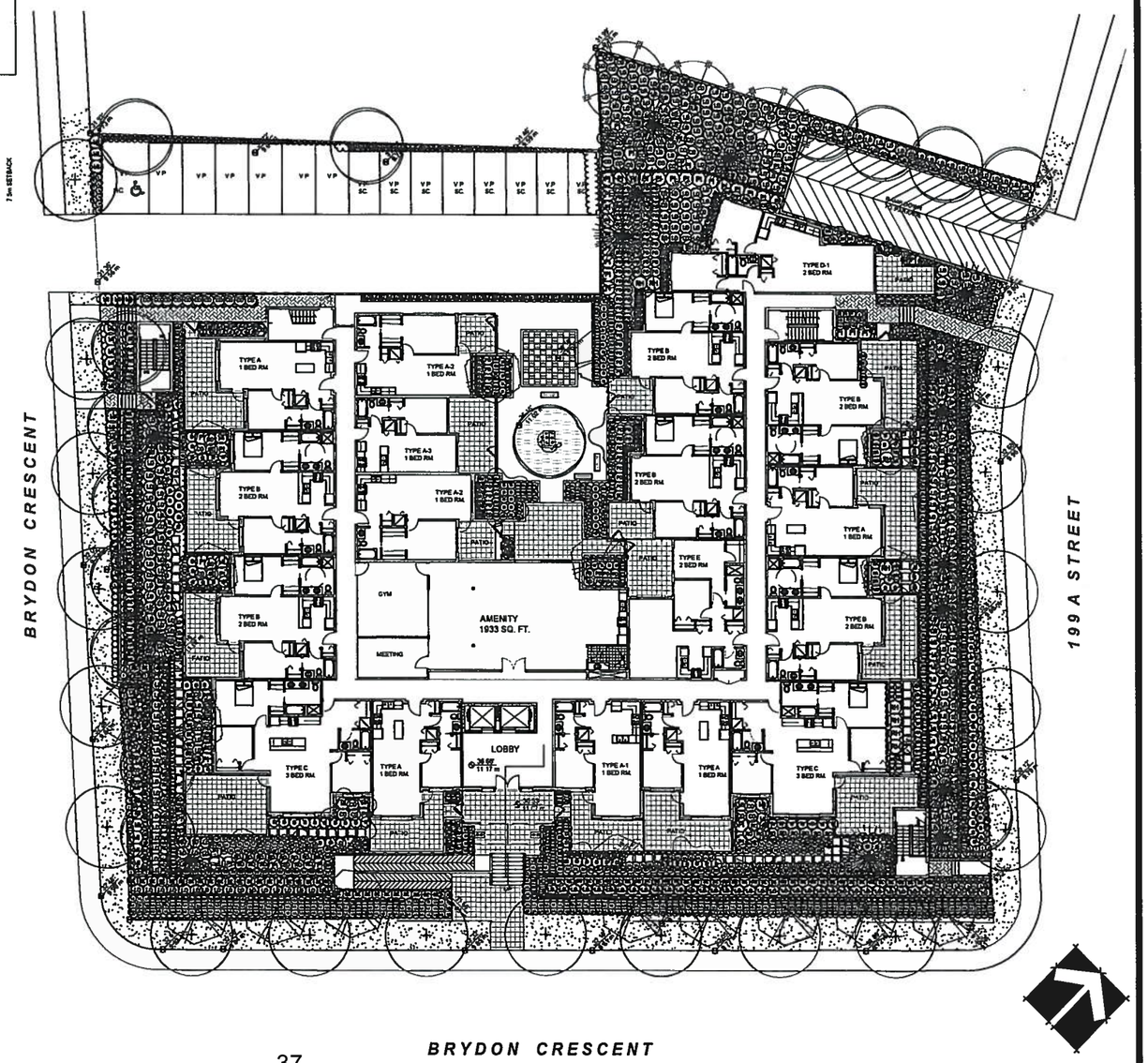

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p: 604 294-0011 : f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	17 DEC 13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

BRYDON CR. & 199A ST.
LANGLEY, B.C.

DRAWING TITLE:

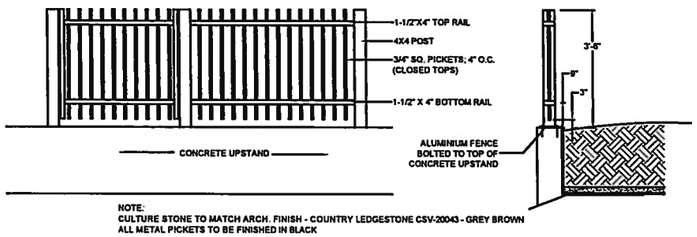
LANDSCAPE PLAN

DATE: 17.SEPT.27
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD:

DRAWING NUMBER: **L2** OF 3

PMG PROJECT NUMBER: 17-185

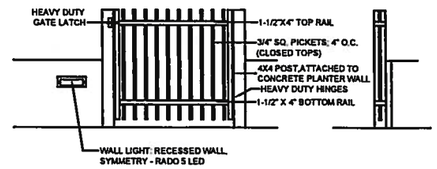
17185-3.ZIP



NOTE:
CULTURE STONE TO MATCH ARCH. FINISH - COUNTRY LEDGESTONE CSV-20043 - GREY BROWN
ALL METAL PICKETS TO BE FINISHED IN BLACK

1 42" HIGH METAL PICKET FENCE

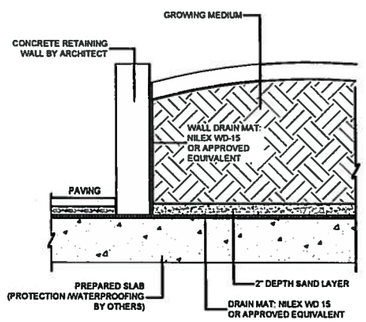
SCALE: 1/2"=1'-0"



NOTE:
ALL METAL PICKETS TO BE FINISHED IN BLACK
SEE ARCH PLANS FOR GATE MOUNTING DETAILS

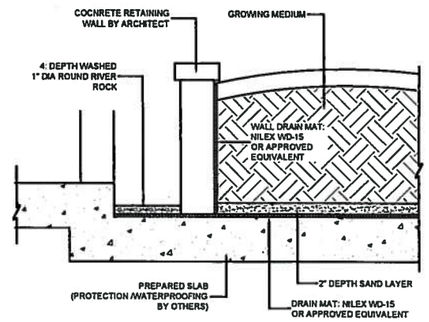
2 42" HIGH METAL PICKET GATE

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



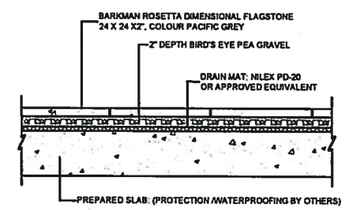
3 CONCRETE WALL ON SLAB

SCALE: 1"=1'-0"



4 DRAIN STRIP AT BUILDING

SCALE: 1"=1'-0"



5 PATIO PAVERS

SCALE: 1"=1'-0"

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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	17 DEC.13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

BRYDON CR. & 199A ST.
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 17.SEPT.27
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHK'D:

DRAWING NUMBER: **L3** OF 3

17185-3.ZIP

PMG PROJECT NUMBER: 17-185

PROJECT DATA :

LEGAL DESCRIPTION :
LOT 49 AND 50 PLAN 21709, PARCEL "A" (EXPLANATORY PLAN 28685)
LOT 47 AND 48 PLAN 21709, LOT 72 PLAN 33088; ALL OF SECTION 3,
TOWNSHIP 8, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS :
5444 BRYDON CRECENT
19941 BRYDON CRECENT
19943 BRYDON CRECENT
19951 BRYDON CRECETN
5461 199A STREET

ZONING :
EXISTING RS1 (SINGLE FAMILY)
PROPOSED RM3

SITE AREA
EXISTING AREA 45,100 SQ.FT.=2826.7 SQ.M. =1.035 ACRE=0.42 HA.

BUILDING AREA :
(INCLUDING LOBBY, CORRIDORS,
STAIRCASES AND ELEVATORS)

1ST FLOOR AREA 17,053 SQ.FT. = 1584.3 SQ.M.
2ND & 3RD FLOOR AREA 19,049 SQ.FT. = 1769.6 SQ.M.
4TH FLOOR AREA 17,527 SQ.FT. = 1628.2 SQ.M.

TOTAL FLOOR AREA 72,678 SQ.FT. = 6752 SQ.M.

FSR :
72,678 / 45,100 = 1.611

DENSITY :
80 UNIT/ ACRE

SITE COVERAGE :
MAXIMUM ALLOWED 40% = 18040 SQ.FT

PROPOSED 40.2% = 18108 SQ.FT

SETBACKS :
PROVIDED FRONT 7.5 m (24'-7 5/16") MIN
LEFT 7.5m (24'-7 5/16") MIN
RIGHT 7.5m (24'-7 5/16") MIN
REAR 7.5m (24'-7 5/16") MIN

BUILDING HEIGHT :
MAXIMUM ALLOWED 4 STOREY

PROPOSED 4 STOREY

INDOOR AMENITY AREA :
REQUIRED 24.76 SQ.FT. / UNIT
24.76X77 = 177.1m² (1906.52 SQ.FT.)
PROVIDED 1922 SQ.FT.

PARKING :
REQUIRED 1 BED RM. ---- 1.2/UNIT= 38 STALL
2 BED RM. ---- 1.3/UNIT= 48 STALL
3 BED RM. ---- 2.0/UNIT= 16 STALL
TOTAL PARKING STALL = 102
PROVIDED 102

VISITOR PARKING:
REQUIRED 0.2 / UNIT
0.2X77=15
PROVIDED 15

HANDICAPPED STALLS :
REQUIRED 5% OF TOTAL STALLS
0.05X102=5.1
PROVIDED 5

SMALL CAR STALLS :
ALLOWED : MAX. 40% OF TOTAL STALLS
0.4X102=40.8
PROVIDED 23

BICYCLE STALLS:
REQUIRED 0.5 / UNIT
0.5X77=39
PROVIDED 39

LOCKERS:
77 (1 PER UNIT)

UNIT MIX

UNIT TYPE	A	A-1	A-2	A-3	B	B-1	C	D	D-1	E	E1	F	TOTAL
NO OF BED RM.	1	1	1	1	2	2	3	1	1	2	1	1	
NO OF UNIT	19	1	2	1	30	3	8	2	1	4	3	3	77
AREA	612	598	625	493	851	950	1100	932	811	915	800	556	
TOTAL AREA	11628	598	1250	493	25530	2850	8800	1864	811	3660	2400	1668	57484

NO OF 1 BED RM : 32
NO OF 2 BED RM : 37
NO OF 3 BED RM : 8
TOTAL NO OF UNITS : 77

NO OF ADAPTABLE SUITE : 16

F. ADAB ARCHITECTS INC.

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

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NO	DATE	REVISION/ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:
19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:
PROJECT
STATISTICS

DATE: JUNE 2017
SCALE: NTS
DESIGN: FA.
DRAWN: R.L.
PROJECT NO: 1705
SHEET NO: A-1.1

N

2

3

1

4

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

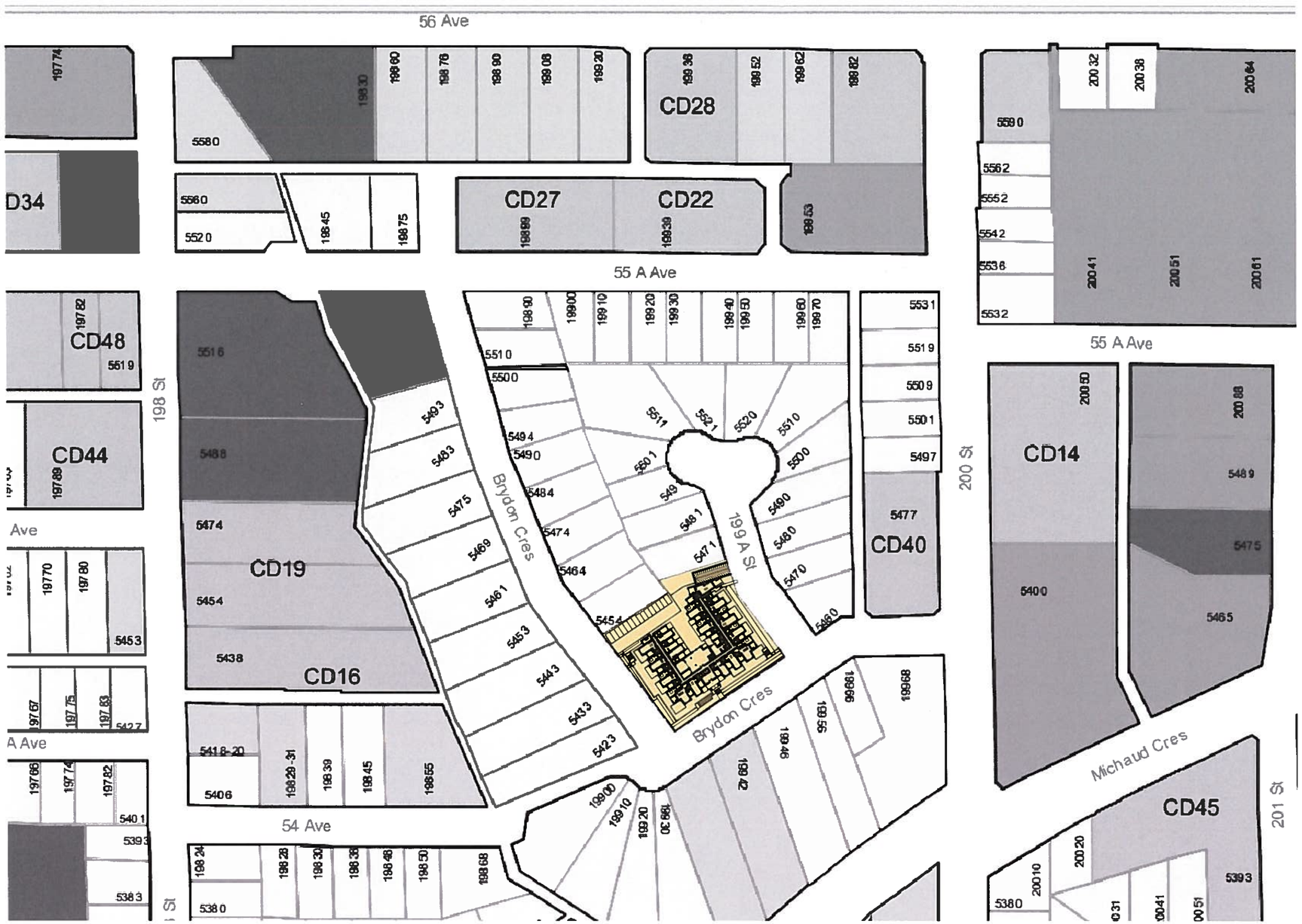
FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

SITE PHOTOS,
AERIAL MAP

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.2
DESIGN:	FA.	
DRAWN:	RL.	
PROJECT NO:	1705	



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PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

CONTEXT MAP

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

TOPOGRAPHIC PLAN OF LOT 48 EXCEPT: SOUTH WESTERLY 10 FEET PLAN 21709, LOTS 49 AND 50 PLAN 21709, PARCEL "A" (EXPLANATORY PLAN 28685) LOTS 47 AND 48 PLAN 21709, LOT 72 PLAN 33088; ALL OF SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

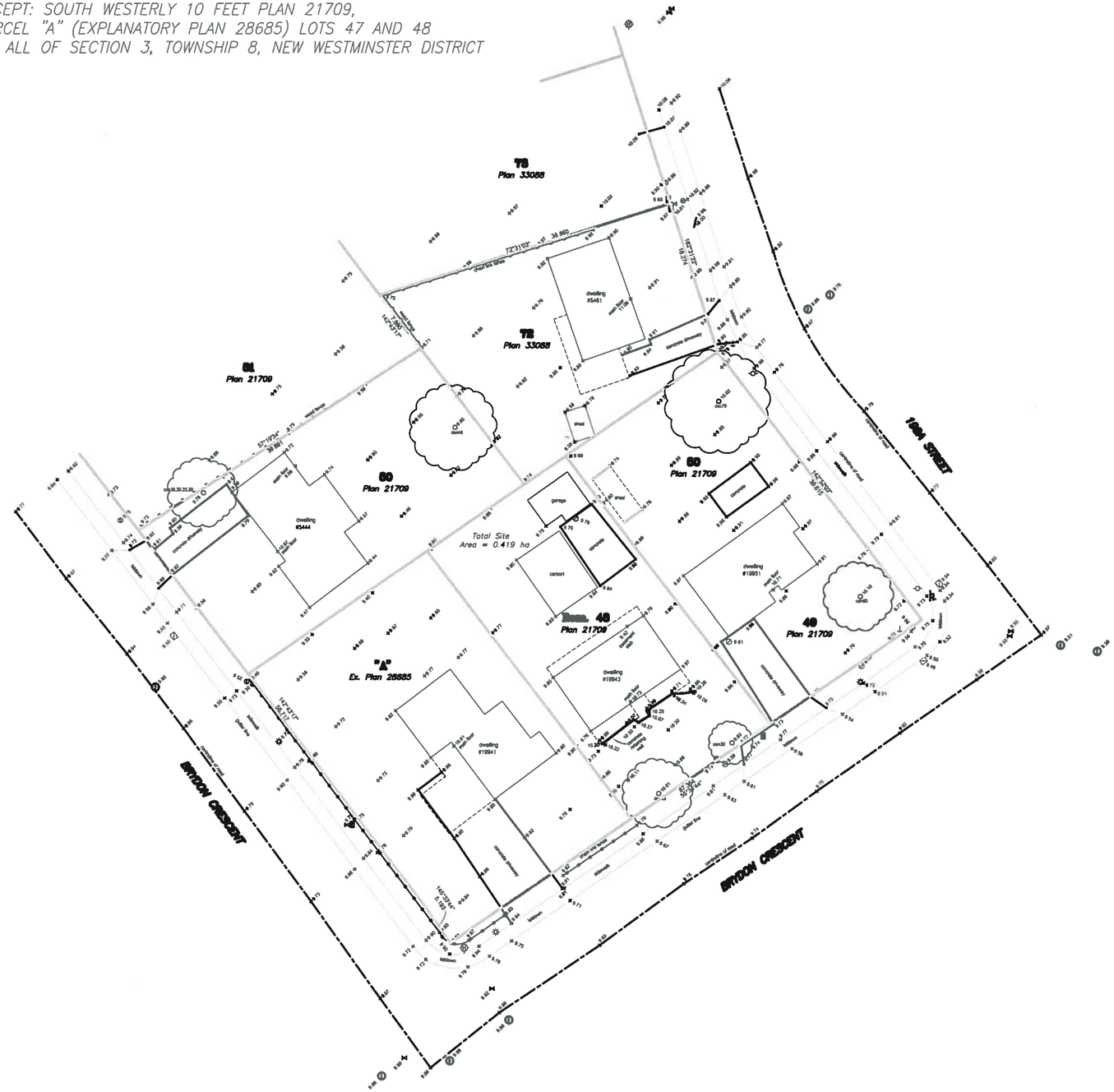
City of Langley

- 5444 Brydon Crescent
- 19941 Brydon Crescent
- 19943 Brydon Crescent
- 19943 Brydon Crescent
- 5461 199A Street

0 5 10 15 m

SCALE – 1 : 250
All distances are in metres

SURVEY LEGEND
- Storm manhole
- Storm manhole
- Water meter
- Water valve
- Lamp standard
- Power pole
- Catch basin
- Guy wire anchor
- Fire hydrant
- Inspection chamber
- Sign
- Hydro manhole
- 46cm ø Deciduous tree
- 60cm ø Coniferous tree



NOTES:
1) Elevations are in metres and are geodetic.
2) Elevations are derived from Control Monument no. 79H0488 located in the southerly curb of Brydon Crescent at j19942. Elevation = 9.694 metres
3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
4) Prior to any construction, underground services are to be confirmed by the City of Langley Engineering Dept.
5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the
6) Property lines according to field survey.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 208 – 18055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-587-3777
Fax: 604-587-3783
File: 6309-TP

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 1st day of June, 2017.

Sean Costello B.C.L.S. (900)

This plan lies within the Greater Vancouver Regional District

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

SURVEY

DATE:	JUNE 2017	SHEET NO.
SCALE:	NTS.	A-1.3A
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO.	1705	

PERSPECTIVE VIEW FROM SOUTH-WEST CORNER OF BRYDON CRESCENT

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

19951-19943-19941-5444 Brydon Crescent & 5461 199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

PERSPECTIVE VIEW FROM SOUTH-WEST CORNER OF BRYDON

DATE:	JUNE 2017	SHEET NO:
SCALE:	N/A	A-1.4
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

SOUTH-EAST ELEVATION

SOUTH-WEST ELEVATION

F. ADAB ARCHITECTS INC.

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1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

COLOURED ELEVATIONS

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.5
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

COURTYARD ELEVATION - SECTION

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

19951-19943-19941-5444 Brydon Crescent & 5461 199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

COLOURED COURTYARD ELEVATION - SECTION

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.6
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

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Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

SITE PLAN

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.7
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

Design Rationale

Site characteristics and context

This proposed development consists of 4 lots along Brydon Crescent and one lot on 199A Street for a total site area of 2826 square meter or 45,100 square feet. The site is almost flat and presently occupied with single 5 family houses.

The existing zoning is RS1 and the proposed zoning is RM3, which allows for 80 units per acre. The setbacks, floor area ratio, height, site coverage, parking, bicycle storage, and garbage recycling are in accordance with the provisions of the RM3 zoning.

Different types of suites, ranging from one to three bedrooms, provide a variety of accommodations which cater to different categories of home owners.

The unit mixes and the approximate areas of each type range from:

- 32 one bedroom with an average area of 580 sq.ft.
- 37 two bedroom with an average area of 900 sq.ft.
- 8 three bedroom with an average area of 1,100 sq.ft.

Visitor parking, indoor and outdoor amenities are provided at the ground floor.

The entry to the parking is provided from 199A Street and the ramp is separated from the neighbouring property by a green buffer.

Orientation, Massing, Building Form and Character

The building orientation responds to the site setting and faces three streets. The proposed massing has frontages on every street resulting in the creation of a central courtyard. The main entry is located in the centre of the building. This entry has a high vaulted ceiling which helps to express a stronger architectural identity and articulation.

The building is raised by approximately 5'.0" from the street creating a podium with large private decks and planters for the residence. These large raised decks offer a presence at the street and connectivity to the public realm.

A second planter is introduced at grade to break the height of the parking structure and offer additional landscaping.

A variety of architectural elements are incorporated into the design to create a hierarchy of elements that contribute to the architectural form and character of the building.

Corner windows, bay windows and high vaulted ceilings create increased transparency and improved quality of living.

The façade is organized to create a horizontal base with vertical articulations. This is reinforced by projecting bay windows. This same attention to detail, articulation and use of material has been applied to all three street facades.

- By setting the parking structure back from the property lines and introducing enhanced landscaping at the perimeter of the building, as well as in the central courtyard, provides visual stimuli creating a multitude of points of interest which enrich the experience of the observer.

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PROJECT TITLE:

19951-19943-19941-5444 Brydon Crescent & 5461 199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

DESIGN RATIONALE - SITE CHARACTERISTIC, ORIENTATION & MASSING

DATE:	JUNE 2017	SHEET NO:
SCALE:	N/A	A-1.8
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

Livability / Energy Saving Measures

Where possible, operable windows are located on opposite walls to draw ventilation across the occupied spaces. Overhangs are provided at the roof level and at intermediate locations as shading devices.

Glazing is provided in all doors and walls of the elevator vestibules, bicycle storage rooms and lockers..

Deep balconies and large overhangs provide shading for suites below.

Most of the units are located in a manner that takes advantage of solar orientation and maximizes daylight in the suites. Oversized windows offer plenty of natural daylight.

Indoor and outdoor amenities along with the large central courtyard offer a variety of social activities and green spaces. The courtyard faces west and takes advantages of afternoon sun.

The balconies and generous roof decks encourage the outdoor presence of people that provides "eyes on street" and security for the private and public spaces, and animates the building.

The use of a high performance building envelope, high R value glazing, and energy efficient mechanical systems will exceed the new code and comply with ASHRAE 90, 2010.

Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and is built within an existing urban neighbourhood rather than a suburban district.

The following design strategies and elements have also been introduced:

- Diverse unit types and sizes have been included for both small and large families with children.
- Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.
- All units have private patios at grade or deck / balconies on the upper floors that contribute to the livability of the units and create a family-oriented environment.
- Selection of materials is focused on durability and sustainability with the use of building materials that have high amounts of recycled content and are from local sources. Low emission adhesive paint and flooring will also be used throughout the units.
- The site is located in the urban fabric of the City and is close to public transportation and amenities.
- All common areas including the underground parking use energy efficient lighting with motion activated control systems that shut down most of the lights when no one is present.
- Electrical vehicle charging stations will be provided as per code requirements.

F. ADAB ARCHITECTS INC.

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

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NO	DATE	REVISION/ ISSUED
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1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

DESIGN RATIONALE
LIVABILITY, ENERGY
SAVING, SUSTAINABILITY

DATE:	JUNE 2017	SHEET NO:
SCALE:	N/A	A-1.9
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

Crime Prevention Through Environmental Design "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the interior and exterior spaces of the building.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and It takes into account 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 measures fall into the categories below:

- Create Identifiable secured entries to the lobby, visitor parking courtyard and underground parking.
- All units at grade are raised above the street and have identifiable private patios. This feature, along with the presence of the balconies on the upper floors, creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.
- The space in front and rear of the building is controlled by residents as well as cameras. The windows and the balconies along the streets ensure the presence of observers, which provide "eyes on the street" and security for the private and public spaces. Cameras will be installed at the main entry, and lobby, elevator cabs, and waiting areas, emergency exit stairs and parking entry gates.
- Provision for adequate lighting at the central courtyard as well as patio lighting for each unit.
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations and building materials are selected in a manner that they are easily maintained and controlled to prevent graffiti and damages. The Strata Corporation should implement a maintenance manual.
- The simplicity of the massing and it's orientation offers an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people.
- Children play area is located at the centre of the courtyard enjoying the ample visibility and supervision.
- Visitor parking apace are separated by low fence from the courtyard preventing access to the private areas.

Safety Measures for Underground Parking

The following measures are taken into consideration for underground parking:

- Lighting will be provided above the cars as well as aisles.
- Exposed concrete walls will be painted white.
- Glazing is provided on all doors and walls of the elevator vestibules.
- Exit doors have hardware that prevents access to the parking.
- Lockers and storage units have glazed doors and windows where possible.
- Convex mirrors will be installed in spaces as required.
- Lobbies and exits are marked with proper signage.
- Parking entrance is secured with a sectional overhead door security gate that is activated by remote control.
- Visitor parking is separated from the residential parking to avoid the possible unwanted entry to the private spaces.

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1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:
19951-19943-19941-5444 Brydon Crescent & 5461 199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:
DESIGN RATIONALE-CPTED

DATE	JUNE 2017	SHEET NO:
SCALE	N/A	A-1.10
DESIGN	F.A.	
DRAWN	A.A.	
PROJECT NO	1705	

Material and Colour

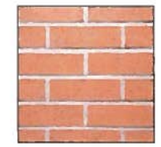
The selection of exterior finishes incorporates enhanced durability / longevity of construction materials and envisions a sustainable approach.

Prefabricated panels and Hardy siding is used on all facades. Wood trim and brackets are incorporated to enhance the architectural detailing.

The colours are selected with emphasis on dark and light grey panels, off-white siding and natural wood colour in selected areas. Colours and materials have been organized in manner to create harmony and connectivity throughout the building

Widows are white and railings are back resulting in further contrast between the exterior finishing materials

EXTERIOR FINISH



BRICK
CORAL BY MUTUAL MATERIAL

ASPHALT SHINGLE
DRIFTWOOD BY CERTAINTEED

HARDIE SIDING
GAUNTLET GRAY - SW 7019
BY SHERWIN WILLIAMS

HARDIE PANEL
INCREDIBLE WHITE - SW 7028
BY SHERWIN WILLIAMS

CORNICE, TRIM, BANDBOARD
AMAZING GRAY - SW 7044
BY SHERWIN WILLIAMS

HARDIE PANEL
INTELLECTUAL GRAY - SW 7045
BY SHERWIN WILLIAMS

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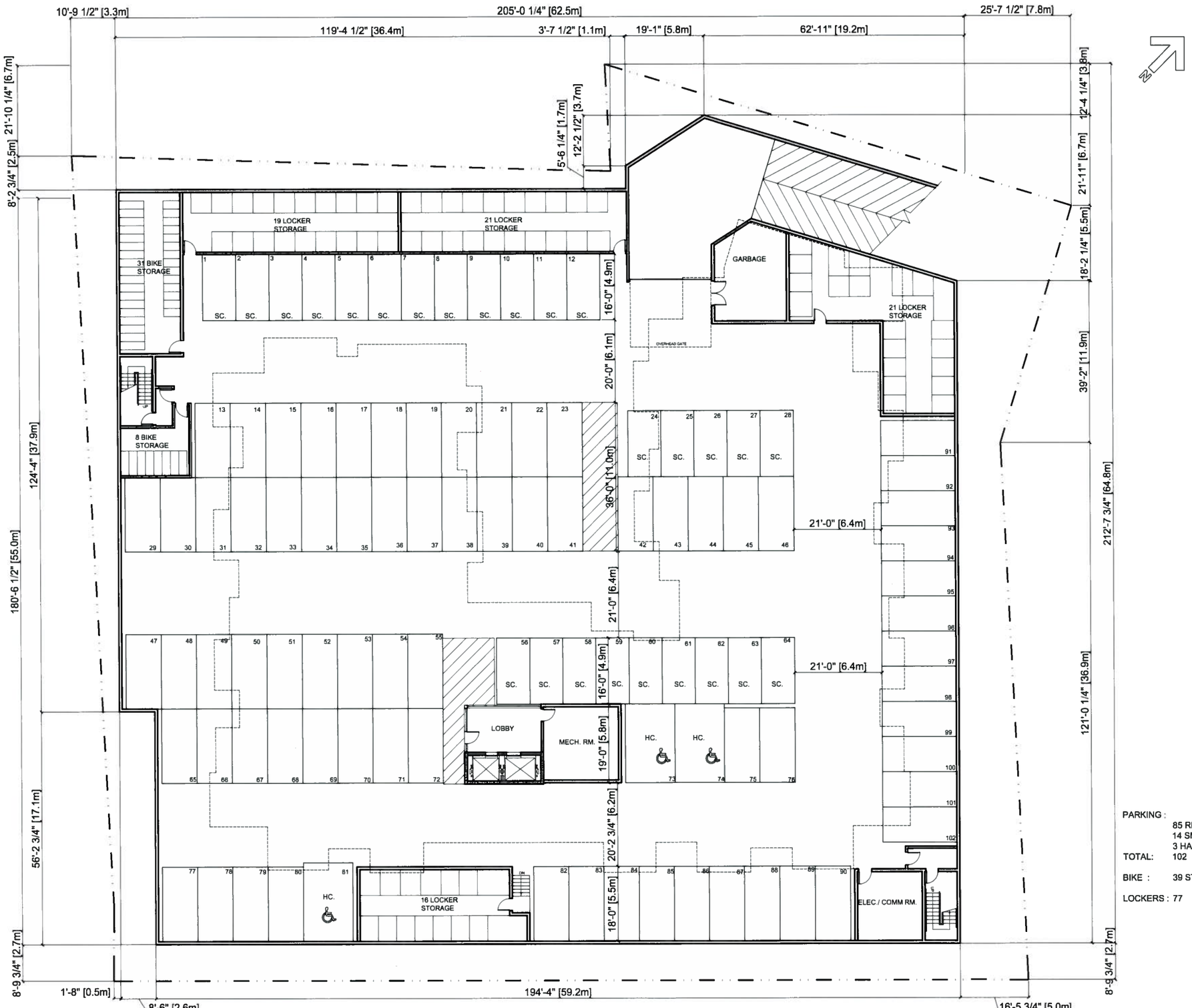
FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

EXTERIOR FINISH

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-1.11
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	



LEVEL P1 PLAN

PARKING :
85 REGULAR
14 SMALL CAR
3 HANDICAP
TOTAL: 102

BIKE : 39 STALL

LOCKERS : 77

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199A Street

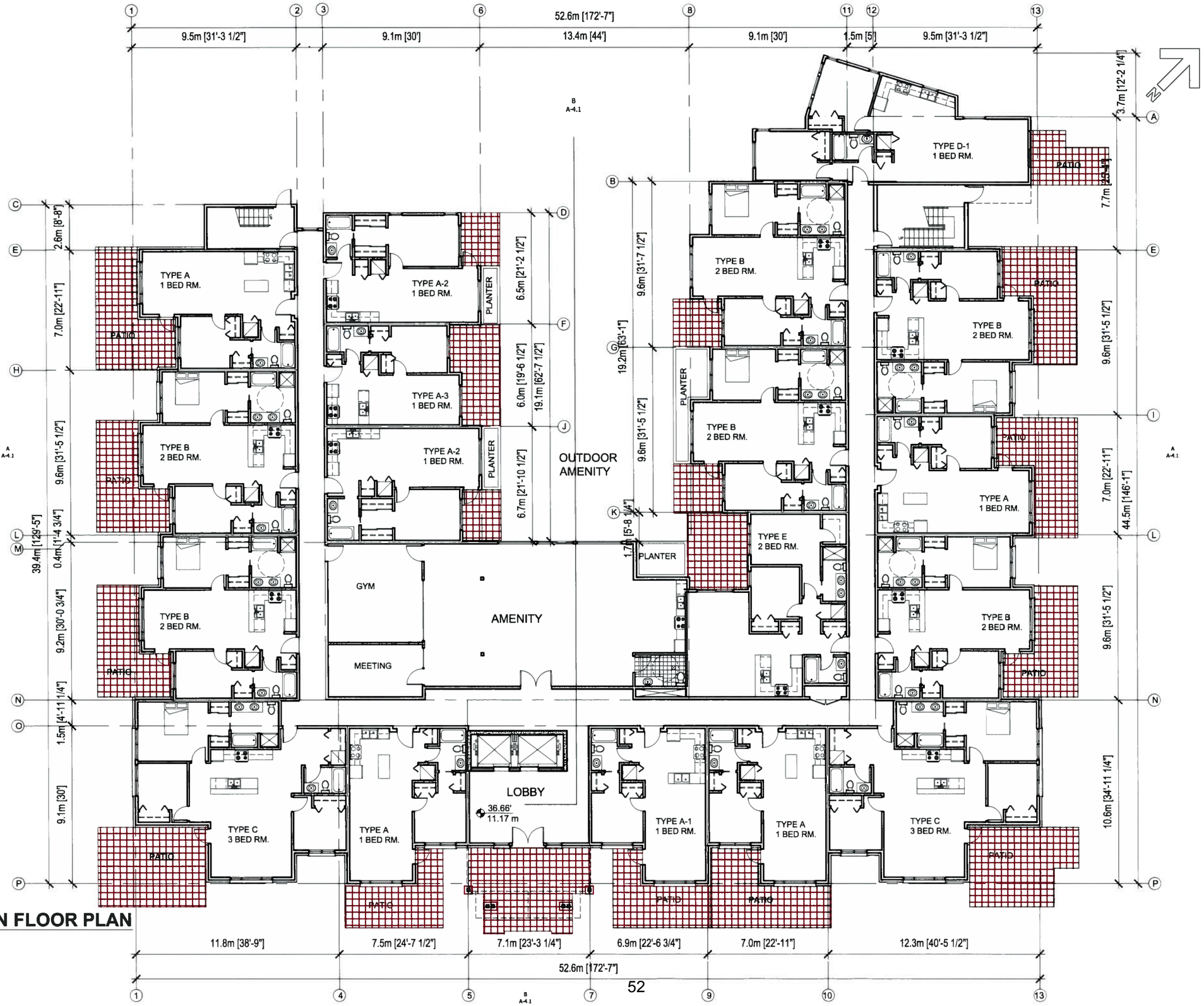
FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

UNDERGROUND
PARKING PLAN

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-2.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	



MAIN FLOOR PLAN

F. ADAB ARCHITECTS INC.

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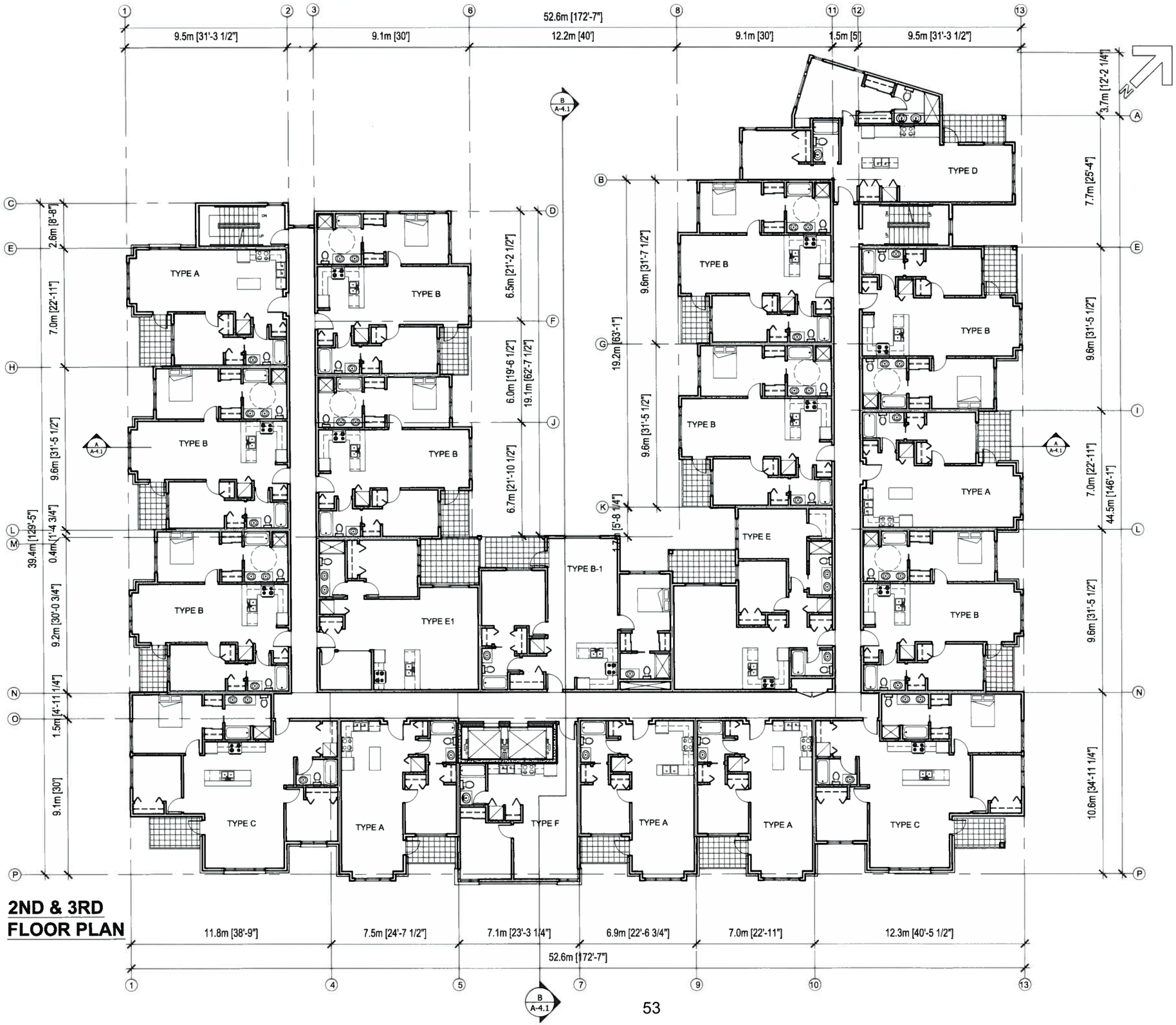
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

MAIN
FLOOR PLAN

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-2.2
DESIGN:	F.A.	
DRAWN:	R.L.	
PROJECT NO:	1705	



2ND & 3RD FLOOR PLAN

F. ADAB ARCHITECTS INC.

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FOR:
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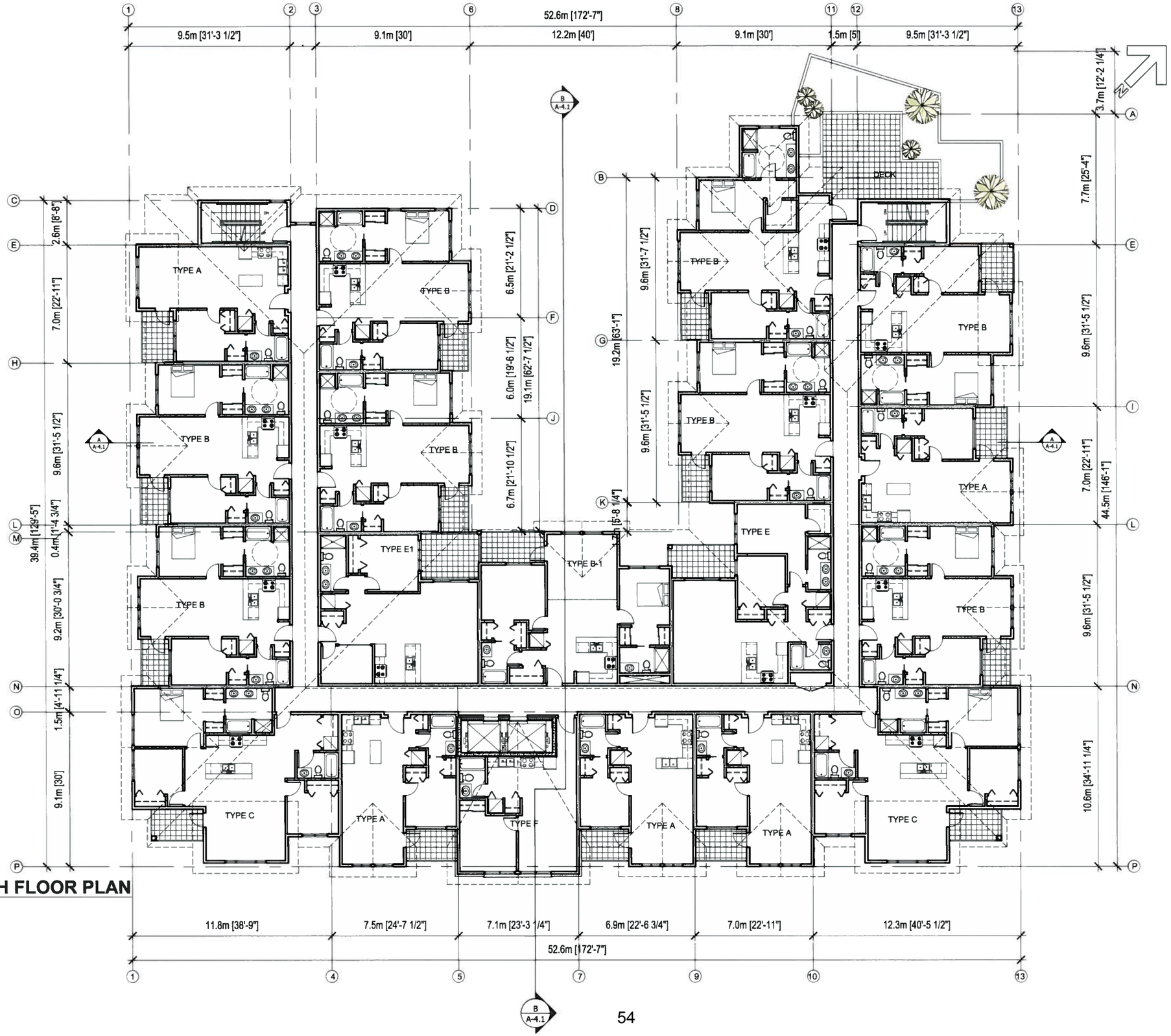
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

2ND-3RD
FLOOR PLANS

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-2.3
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	



4TH FLOOR PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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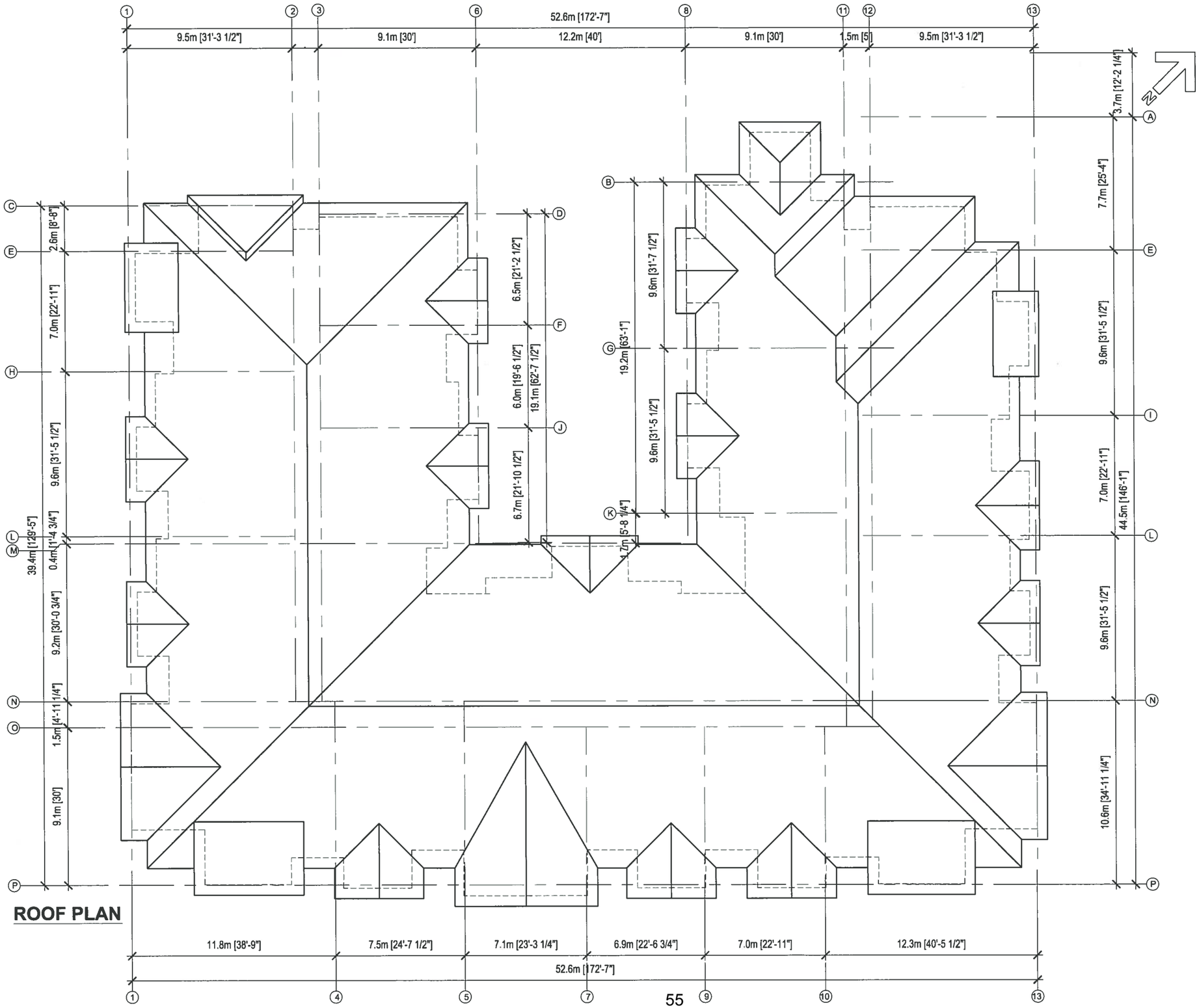
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

4th
FLOOR PLANS

DATE:	JUNE 2017	SHEET NO.
SCALE:	NTS.	A-2.4
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	



ROOF PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

ROOF PLAN

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS.	A-2.5
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	

SOUTH-EAST ELEVATION

SOUTH WEST ELEVATION

FINISH MATERIALS SCHEME

1 **ASPHALT SHINGLE :**
DRIFTWOOD - CERTAINTEED

2 **BRICK VENEER :**
CORAL- MUTUAL MATERIAL

3 **HARDIE PANELS:**
SW7045, INTELLECTUAL GRAY - SHERWIN WILLIAMS

4 **HARDIE PANELS:**
SW7028, INCREDIBLE WHITE - SHERWIN WILLIAMS

5 **VINYL SIDING :**
SW7019,GAUNTLET GRAY - SHERWIN WILLIAMS

6 **WINDOWS :**
VINYL, BLACK

7 **TRIMS & BRACKETS :**
CLEAR CEDAR

8 **BAND BOARDS, CORNICES, WINDOW TRIMS & BARGE BOARDS:**
SW7044, AMAZING GRAY- SHERWIN WILLIAMS

9 **RAILING :**
ALUMINUM, BLACK, CLEAR GLASS

10 **COLUMNS :**
TOP : CLEAR CEDAR
BASE : CORAL- MUTUAL MATERIAL

11 **EXPOSED CONCRETE**

F. ADAB ARCHITECTS INC.

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FOR:
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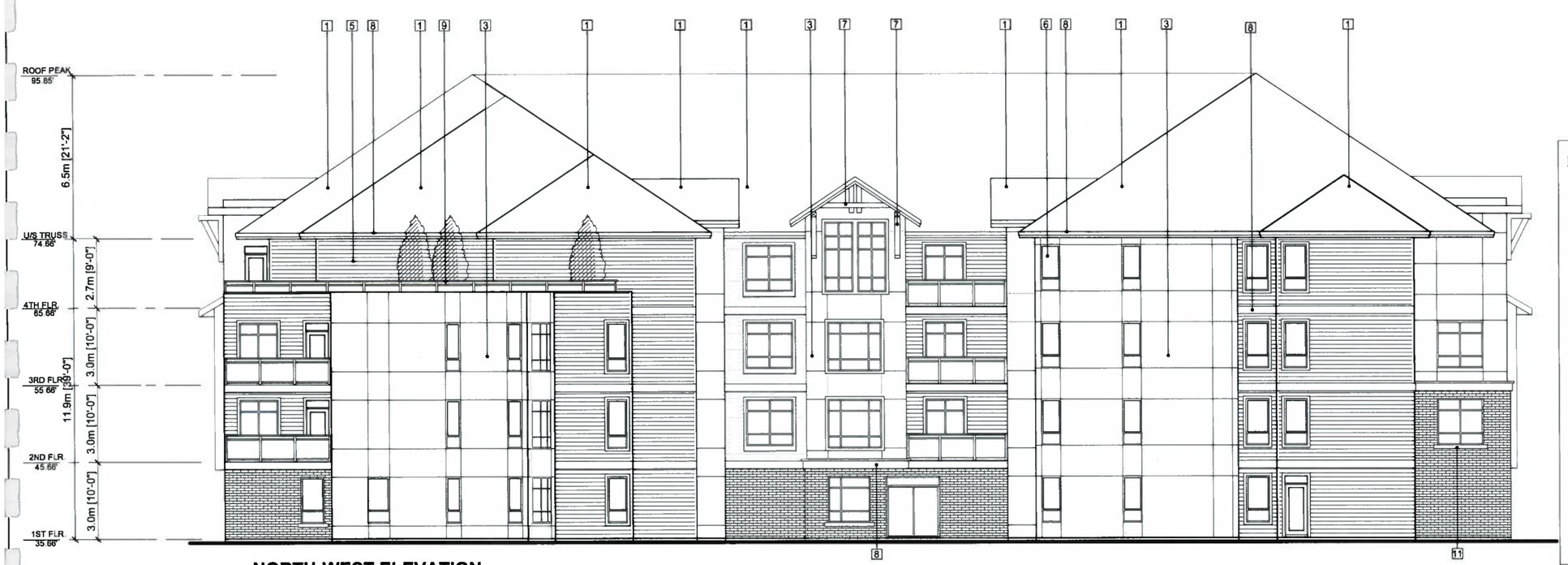
RICHMOND, B.C.
V6Y 3Y3

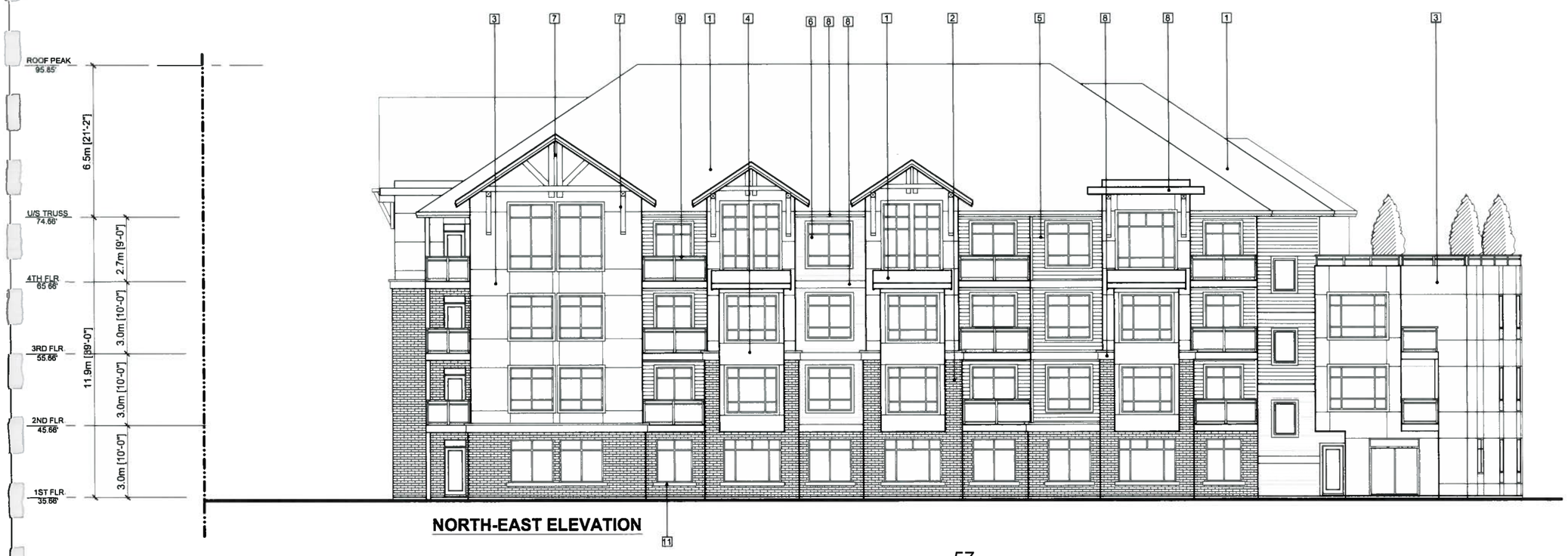
DRAWING TITLE:

SOUTH-EAST &
SOUTH-WEST
ELEVATIONS

DATE:	JUNE 2017	SHEET NO:
SCALE:	1/16" = 1'-0"	A-3.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

FINISH MATERIALS SCHEME

1 ASPHALT SHINGLE :
DRIFTWOOD - CERTAINTEED

2 BRICK VENEER :
CORAL- MUTUAL MATERIAL

3 HARDIE PANELS:
SW7045, INTELLECTUAL GRAY - SHERWIN WILLIAMS

4 HARDIE PANELS:
SW7028, INCREDIBLE WHITE - SHERWIN WILLIAMS

5 VINYL SIDING :
SW7019,GAUNTLET GRAY - SHERWIN WILLIAMS

6 WINDOWS :
VINYL, BLACK

7 TRIMS & BRACKETS :
CLEAR CEDAR

8 BAND BOARDS, CORNICES, WINDOW TRIMS & BARGE BOARDS:
SW7044, AMAZING GRAY- SHERWIN WILLIAMS

9 RAILING :
ALUMINUM, BLACK, CLEAR GLASS

10 COLUMNS :
TOP : CLEAR CEDAR
BASE : CORAL- MUTUAL MATERIAL

11 EXPOSED CONCRETE

F. ADAB ARCHITECTS INC.

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

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PROJECT TITLE:

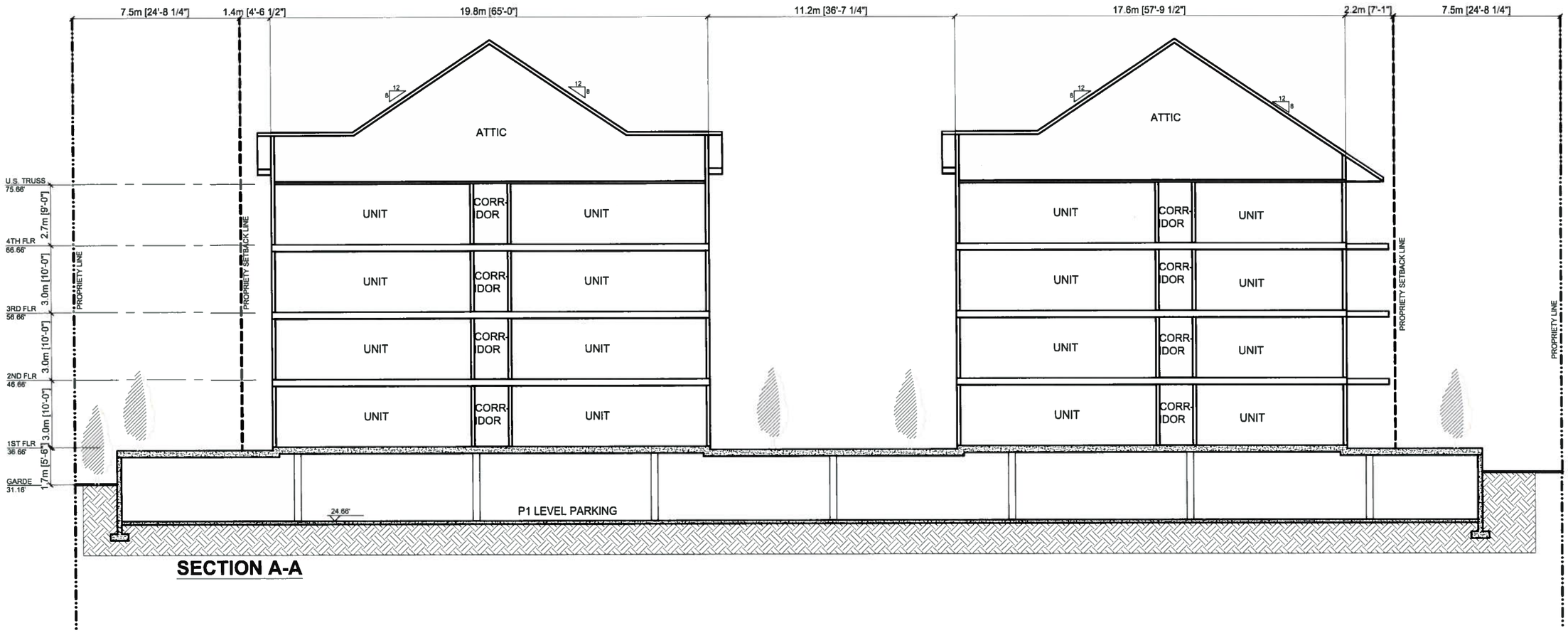
19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

NORTH-EAST &
NORTH-WEST
ELEVATIONS

DATE:	JUNE 2017	SHEET NO
SCALE:	1/16" = 1'-0"	A-3.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1705	



SECTION A-A

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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PROJECT TITLE:

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Brydon Crescent & 5461
199A Street

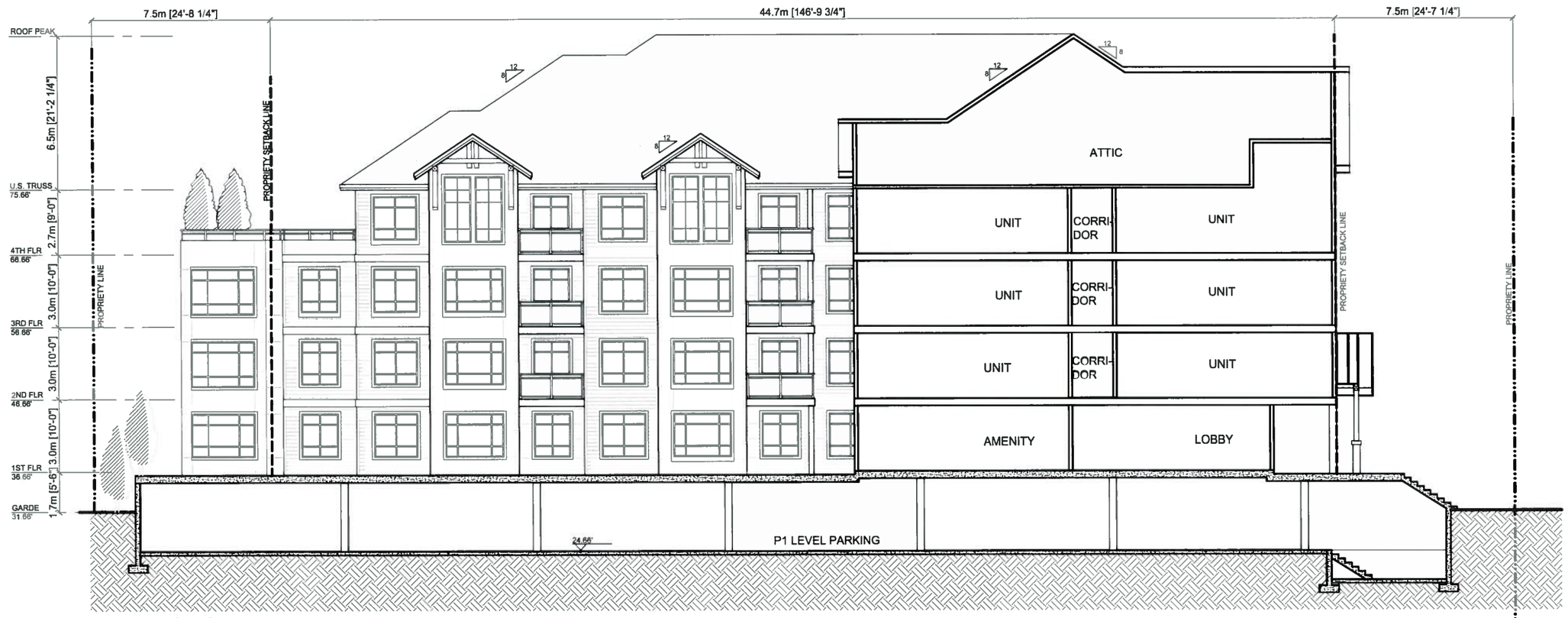
FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

SECTIONS A-A, B-B

DATE:	JUNE 2017	SHEET NO.:
SCALE:	1/16" = 1'- 0"	A-4.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO.:	1705	



SECTION B-B

F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: mfa@multigonfadab.com

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

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

NO.	DATE	REVISION/ ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

SECTION B-B

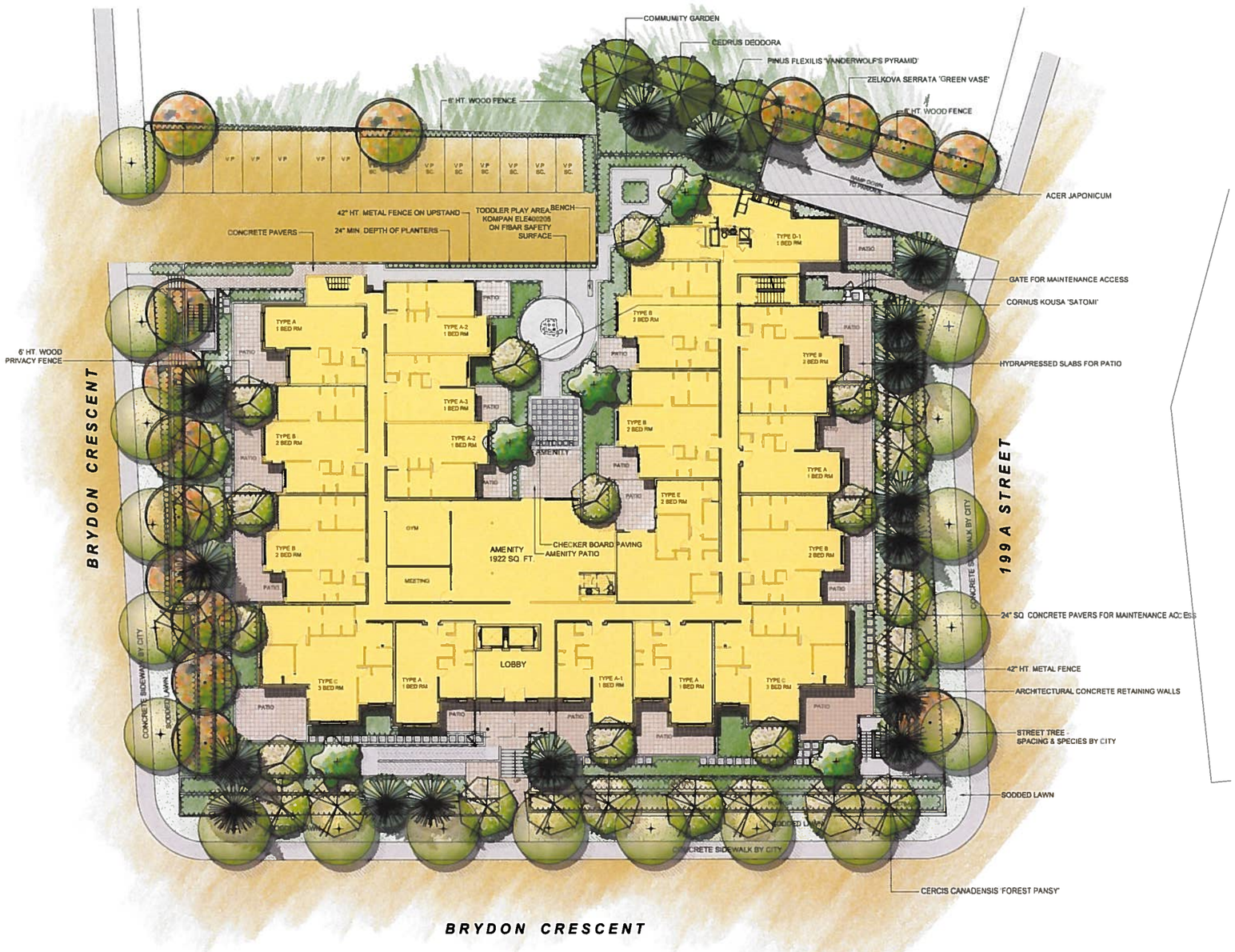
DATE:	JUNE 2017	SHEET NO.
SCALE:	NTS.	A-4.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-185

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT. B&B
	3	CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT. B&B
	16	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. B&B
	11	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT. B&B
	16	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT B&B
	15	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL. 1.5M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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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

CLIENT

PROJECT

CONDO DEVELOPMENT

BRYDON CR. & 199A ST.
LANGLEY, B.C.

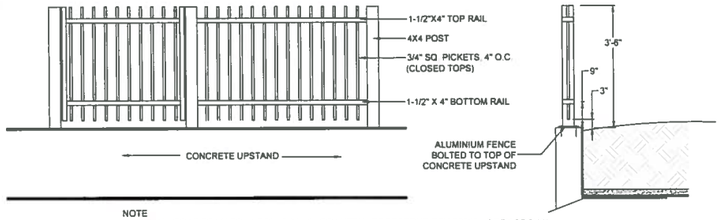
DRAWING TITLE

LANDSCAPE CONCEPT PLAN

DATE	17.SEPT.27	DRAWING NUMBER
SCALE	1/16"=1'-0"	**L1**
DRAWN	MM	
DESIGN	MM	
CHK'D		**OF 2**

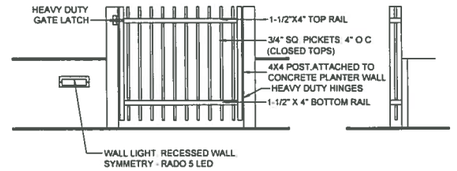
17185-1.ZIP

PMG PROJECT NUMBER **17-185**



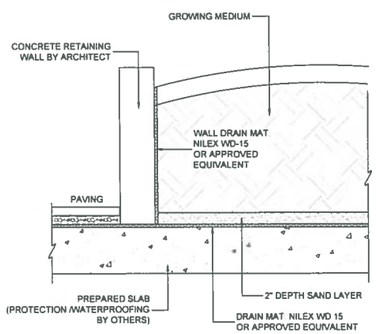
NOTE
CULTURE STONE TO MATCH ARCH. FINISH - COUNTRY LEDGESTONE CSV-20043 - GREY BROWN
ALL METAL PICKETS TO BE FINISHED IN BLACK

1 42" HIGH METAL PICKET FENCE
SCALE 1/2"=1'-0"

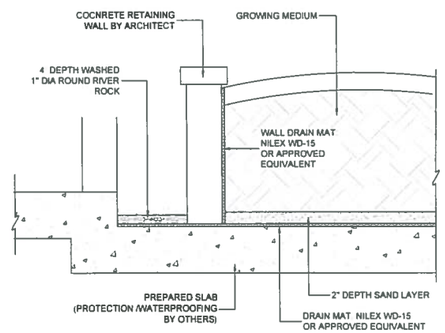


NOTE
ALL METAL PICKETS TO BE FINISHED IN BLACK
SEE ARCH PLANS FOR GATE MOUNTING DETAILS

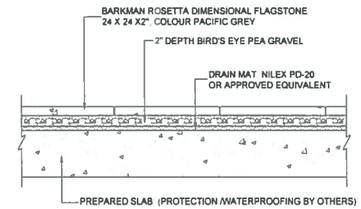
2 42" HIGH METAL PICKET GATE
SCALE 1/2"=1'-0"



3 CONCRETE WALL ON SLAB
SCALE 1"=1'-0"



4 DRAIN STRIP AT BUILDING
SCALE 1"=1'-0"



5 PATIO PAVERS
SCALE 1"=1'-0"

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pmg LANDSCAPE ARCHITECTS
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SEAL

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT

PROJECT

CONDO DEVELOPMENT

BRYDON CR. & 199A ST.
LANGLEY, B.C.

DRAWING TITLE

LANDSCAPE DETAILS

DATE	17.SEPT.27	DRAWING NUMBER
SCALE	AS NOTED	**L2**
DRAWN	MM	
DESIGN	MM	
CHK'D		**OF 2**

17185-1.ZIP

PMG PROJECT NUMBER **17-185**

CITY OF LANGLEY

MOTION

Development Permit No. 14-17

THAT Development Permit Application DP 14-17 to accommodate a 77 unit, 4- Storey condominium development located at 5444, 19941, 19943, 19951 Brydon Crescent and 5461 -199 A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-17**
Development Permit Application 14-17 – Bylaw 3035

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: November 30, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-17/ Development Permit Application DP 14-17 to accommodate a 77 unit, 4- Storey condominium development located at 5444, 19941, 19943, 19951 Brydon Crescent and 5461 -199 A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 77 unit, 4-Storey condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	K.Graves, C.& J. Cafrine, S. Vincent, J.Bhullar
Civic Addresses:	5444, 19941, 19943, 19951 Brydon Crescent and 5461-199A Street
Legal Description:	Parcel "A" (Explanatory Plan 28685),Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8,New Westminster District Plan 21709; Lots 49 and 50, Section 3, Township 8, New Westminster District Plan 21709 and Lot 72,, Section 3, Township 8, New Westminster District Plan 33088
Site Area:	4,190 m^2 (45,100 ft^2)
Lot Coverage:	40%
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS 1 Single Family Residential Zone
Proposed Zoning:	RM 3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	$753,950.75 (includes $104,387.50 SF Credit)
Community Amenity Charge:	$154,000
Exterior Finishes :	Brick, Hardie Siding and Paneling, Asphalt Shingles

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **77 unit condominium development.** These requirements may be subject to change upon receipt of a development application.

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
5. New driveway crossing, removal of existing driveway crossings, and street trees are required on 199A Street and Brydon Crescent. Should over 50% of curb and gutter and sidewalks fronting the site be damaged during construction they will be completely replaced, at the Developer's cost.
6. The existing pavement on the 199A Street and Brydon Crescent frontages requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. 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.

9. 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.
10. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
11. To improve site lines corner truncations are required at the southeast and southwest property corners.

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

<u>C) The developer is required to adhere to the following conditions:</u>

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.

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

Discussion:

The applicant is proposing to redevelop five existing single family residential properties with an attractive, 77 unit, 4 -Storey condominium apartment building. Access to the underground parkade for tenant parking is off 199A Street, with convenient surface parking for visitors off Brydon Crescent.
The proposed condominium offers a wide variety of suites, with 32 one – bedroom, 37 two-bedroom, and 8 three bedroom suites. A variety of architectural elements are incorporated into the design, such as corner windows, bay windows and vaulted ceilings, contribute to the architectural form and character of the building.

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

The subject application 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 December 13, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $ 753,950.75 to Development Cost Charge accounts, and $154,000 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

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 142, 2018, BYLAW NO. 3036
DEVELOPMENT PERMIT APPLICATION DP 15-17

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 3-storey, 33-unit townhouse development.

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

Background Information:

Applicant:	F. Adab Achitects Inc.
Owner:	1126337 B.C. Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Ave.
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m^2 (53,800 ft^2)
Lot Coverage:	44%
Total Parking Required:	75 spaces (includes 7 designated visitor spaces)
Total Parking Provided:	75 spaces (includes 7 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD51-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$462,792 (includes 5 SF DCC Credits)

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 142

BYLAW NO. 3036

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD51) and to rezone the property located at 19607, 19619, 19629, 19649, 19655 -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. 142, 2018, No. 3036".

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 – 51 (CD51) Zone: immediately after Comprehensive Development -50 (CD50) Zone:

"VV. CD51 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 33-unit townhouse development.

2. Permitted Uses

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

(a) Multiple-Unit Residential; and

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

3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 51 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 002-167-948
Lot 69, Section 3, Township 8, New Westminster District Plan 29479

(b) PID: 009-021-116
Lot 70, Section3, Township 8, New Westminster District Plan 29479

(c) PID: 007-733-381
Lot 71, Section 3, Township 8, New Westminster District Plan 29479
Except Plan BCP50018

(d) PID: 004-492-498
Lot "A", Section 3, Township 8, New Westminster District Plan 19555

(e) PID: 010-519-386
Lot "B", Section 3, Township 8, New Westminster District Plan 19555

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and November, 2017 prepared by F. Adab Architects Inc. and PMG Landscape Architects 1 copy of which is attached to Development Permit 15-17.

(d) Special Regulations

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

(e) **Other Regulations**

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

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

(ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

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

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

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

READ A THIRD TIME this nineteenth day of February, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this twenty sixth day of February, 2018.

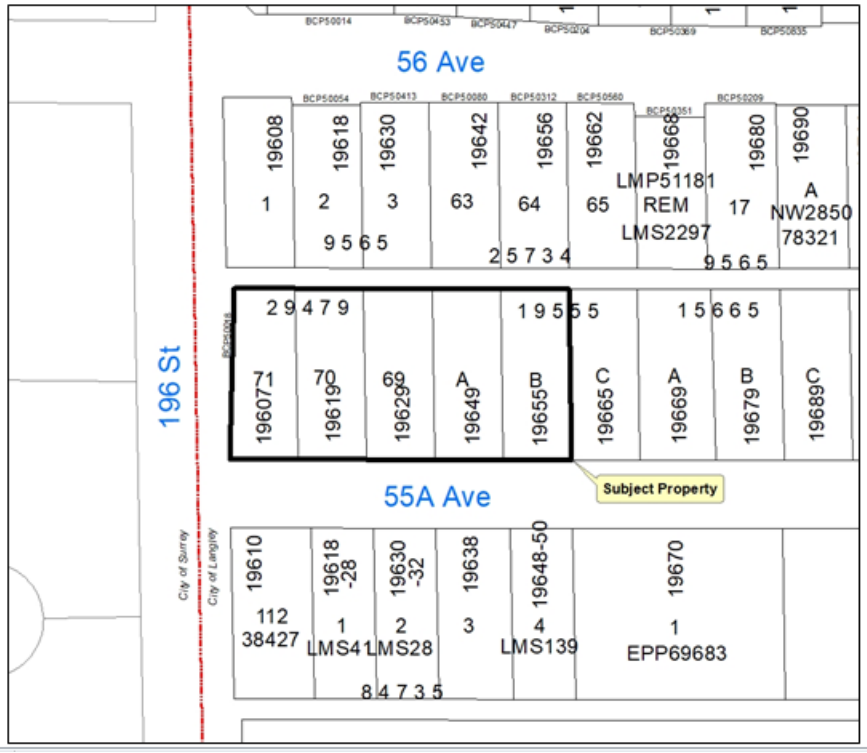
FINALLY ADOPTED this -- day of --, 2018.

_____
MAYOR

_____
CORPORATE OFFICER

REZONING APPLICATION RZ 09-17
DEVELOPMENT PERMIT APPLICATION DP 15-17

Civic Address:	**19607, 19619, 19629, 19649, 19655 – 55A Avenue**
Legal Description:	**Lots 69, 70, 71, Section 3, Township 8, Except Plan BCP50018, New Westminster District, Plan 29479; Lots A & B, Section 3, Township 8, New Westminster District, Plan 19555**
Owner/Applicant:	**1126337 B.C. Ltd.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-17**
Development Permit Application DP 15-17

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: December 15, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-Storey townhouse development located at 19607, 19619, 19629, 19649, 19655-55A 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 F. Adab Architects Inc. to accommodate a 33 unit, 3 Storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	1126337 BC Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Avenue
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m^2 (53,800 ft^2)
Lot Coverage:	44%
Total Parking Required:	75 stalls (including 7 visitor stalls)
Total Parking Provided:	75 stalls (including 7 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 51 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$446,110.25 (includes 5 SF credits)
Community Amenity Charge:	$66,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **33 unit townhouse development.** These requirements may be subject to change upon receipt of a development application.

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant is required within a ROW in the lane north of the site.
4. 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. 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.
5. The full construction of the rear lane north of the site and construction of an 8.0m wide lane along the west side of the site, to 55A Avenue, is required. A corner truncation is required at the intersection of the lanes. A decorative concrete wall along the 196 Street fence line, adjacent the lane, is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lanes. There will be no vehicle access to the site from 55A Avenue.
6. 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.
7. Undergrounding of the existing overhead Hydro and Telus is required along the 55A Avenue frontage.
8. A stormwater management plan for the site, including 55A Avenue and the lanes, 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.

9. 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 the lane, and must apply to DFO for approval.
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 existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage and tie-in at 196 Street. Replace existing fire hydrant.

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

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

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

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

be installed outside away from any structure in a vault as per the City's specifications.

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”

Discussion:

The applicant is proposing to redevelop the last five existing single family residential properties at the north-west corner of 55A Avenue with an attractive, 3 storey, 33 unit townhouse development. Vehicular access is provided from the rear lane and internal roads. Units are oriented toward the 55 A Avenue where possible. Resident parking is provided in enclosed secure garages with a combination of tandem parking and side by side double garages.

The current unconstructed gravel lane to the north will be upgraded and constructed by the developer. In addition, an 8.0m wide lane will be dedicated and constructed along the western side of the site in order to allow for the lane to be connected to 55A Avenue.

The form and character of the townhouse complex integrates a variety of exterior finishes, including cultured stone, hardie siding/board and horizontal siding, providing a contemporary west coast architectural expression. All units will have private root top decks providing desired outdoor amenity space.

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

The subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at their January 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 29, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $446,110.25 to Development Cost Charge accounts and $66,000 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, JANUARY 10, 2018 7:00 PM

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

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

Absent: Ron Madsen

1) RECEIPT OF MINUTES

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

THAT the minutes for the December 13, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) REZONING APPLICATION RZ 09-17/DEVELOPMENT PERMIT APPLICATION DP 15-17- 19607, 19619, 19629, 19649, 19655-55A AVENUE –F. ADAB ARCHITECTS INC.

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

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Biemers

That Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-storey townhouse development located at 19607, 19719, 19629, 19649, 19655-55A 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

4) NEXT MEETING

Wednesday, February 14th, 2018

5) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Schreder

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

33 UNIT TOWNHOUSE DEVELOPMENT

19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY

LIST OF DRAWINGS

A-1.0 PROJECT INDEX - CONTACTS LIST
A-1.1 CONTEXT PLAN - PROJECT STATISTICS
A-1.2 AERIAL MAP -CONTEXT PHOTOS
A-1.3 SITE PLAN
A-1.4 DESIGN RATIONALE - SITE CHARACTERISTICS AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
A-1.5 DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES
A-1.6 DESIGN RATIONALE - CPTED
A-1.7 PERSPECTIVE VIEW FROM 55A AVENUE
A-1.8 BLOCK 3 COLOURED ELEVATIONS & BIRD EYE VIEW
A-1.9 55A AVENUE STREETSCAPE
A-1.10 EXTERIOR FINISH

A-2.1a FLOOR PLANS - BUILDING 1(1ST & 2ND FLOOR)
A-2.1b FLOOR PLANS - BUILDING 1(3RD & 4TH FLOOR)
A-2.2a FLOOR PLANS - BUILDING 2(1ST & 2ND FLOOR)
A-2.2b FLOOR PLANS - BUILDING 2(3RD & 4TH FLOOR)
A-2.3a FLOOR PLANS - BUILDING 3 (1ST & 2ND FLOOR)
A-2.3b FLOOR PLANS - BUILDING 3(3RD & 4TH FLOOR)
A-2.4a FLOOR PLANS - BUILDING 4 (1ST & 2ND FLOOR)
A-2.4b FLOOR PLANS - BUILDING 4 (3RD & 4TH FLOOR)

A-3.1a ELEVATIONS - BUILDING 1
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A-3.2a ELEVATIONS - BUILDING 2
A-3.2b ELEVATIONS - BUILDING 2
A-3.3a ELEVATIONS - BUILDING 3
A-3.3b ELEVATIONS - BUILDING 3
A-3.4a ELEVATIONS - BUILDING 4
A-3.4b ELEVATIONS - BUILDING 4

A-4.1 BUILDING 1 SECTIONS
A-4.2 BUILDING 2 SECTIONS
A-4.3 BUILDING 3 SECTIONS
A-4.4 BUILDING 4 SECTIONS

L1 LANDSCAPE PLAN
L2 LANDSCAPE DETAIL

CONTACT LIST:

OWNER :

1126337 BC LTD .
14479 75 AVE
SURREY, B.C. V3S 3T5
TEL : 604 575 2214

ARCHITECT :

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

SURVEYOR:

CAMERON LAND SURVEYING LTD.
206-16055 FRASER HIGHWAY
SURREY, B.C. V4N 0G2
TEL : 604 597 3777
FAX : 604 597 3783

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 CREED DRIVE
BURNABY, B.C. V5C 6G9
TEL : 604 294 0011
FAX : 604 294 0022

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1	10-25-17	ISSUED FOR REZONING & DP

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33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
PROJECT INDEX - CONTACTS LIST

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PROJECT STATISTICS

CIVIC ADDRESS :
19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 69,70 &71 EXCEPT PLAN BCP50018, PLAN 29479, LOTS "A"&"B",
PLAN 19555, ALL OF SECTION 3, TOWNSHIP B,
NEW WESTMINSTER DISTRICT

LOT AREA :
53800 SQ.FT.=4998 SQ.M. = 1.235 ACRE

ZONING :
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -
MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :
PROPOSED : 23029 / 53800 : 42%

NO. OF UNITS : 33

FLOOR AREA :
52831 SQ.FT. = 4908 SQ.M.

DENSITY :
ALLOWED : 70 UNITS/ACRE
PROPOSED : 26.7 UNITS/ACRE

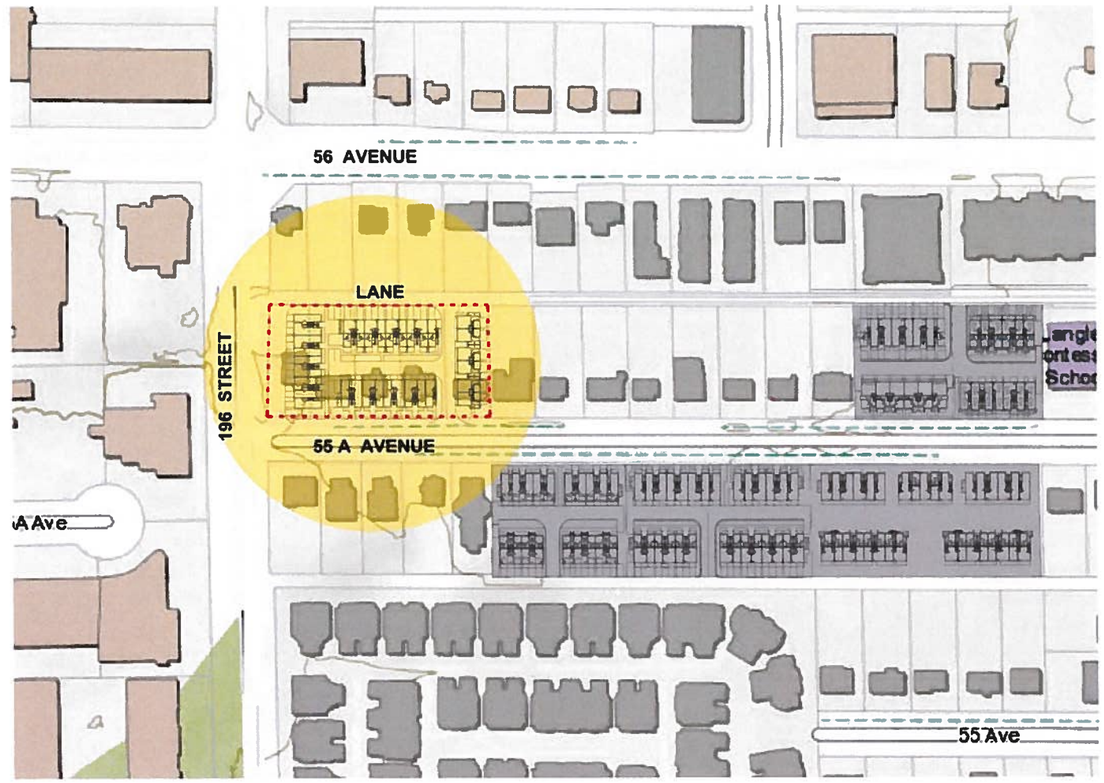
FAR :
52831 / 53800 = 0.982

BUILDING HEIGHT :
4 STOREYS (4TH STORY CONSISTS OF BAD ROOM & SUN DECK)

SETBACKS :

PROVIDED :
NORTH PL. : 11'-0" TO 21'-2"
SOUTH PL. : 11'-10" TO 14'-0"
EAST PL. : min. 11'-10"
max. 14'-5"
WEST PL. : min. 10'-0"
max. 12'-7"

PARKING :
2 STALLS / TOWNHOUSE : 66 STALLS
VISITORS : 0.2 X UNITS = 0.2 X33 = 7



UNIT MIX

UNIT TYPE	A	A1	A2	B	B1-B1s	B2	C	Cs	C2s	C1	C2	D, D-S	TOTAL
NO OF BED RM.	2	3	2	3	4	3	2	2	2	3	2	4	
NO OF UNIT	1	1	1	4	4	4	3	1	1	4	3	6	33
AREA	1680	1650	1430	1660	1660	1447	1497	1580	1360	1460	1248	1998	
TOTAL AREA	1680	1650	1430	6640	6640	5788	4491	1580	1360	5840	3744	11988	52831

NO OF 2 BED RM : 10 = 30%
NO OF 3 BED RM : 13 = 40%
NO OF 4 BED RM : 10 =30%
TOTAL NO OF UNITS : 33

TANDEM PARKING :18
1 CAR IN-1 CAR OUT : 9
DOUBLE CAR GARAGE : 6

VISITOR PARKING : 7

F. ADAB ARCHITECTS INC.

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
STATISTICS - CONTEXT PLAN

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

1

3

4

2

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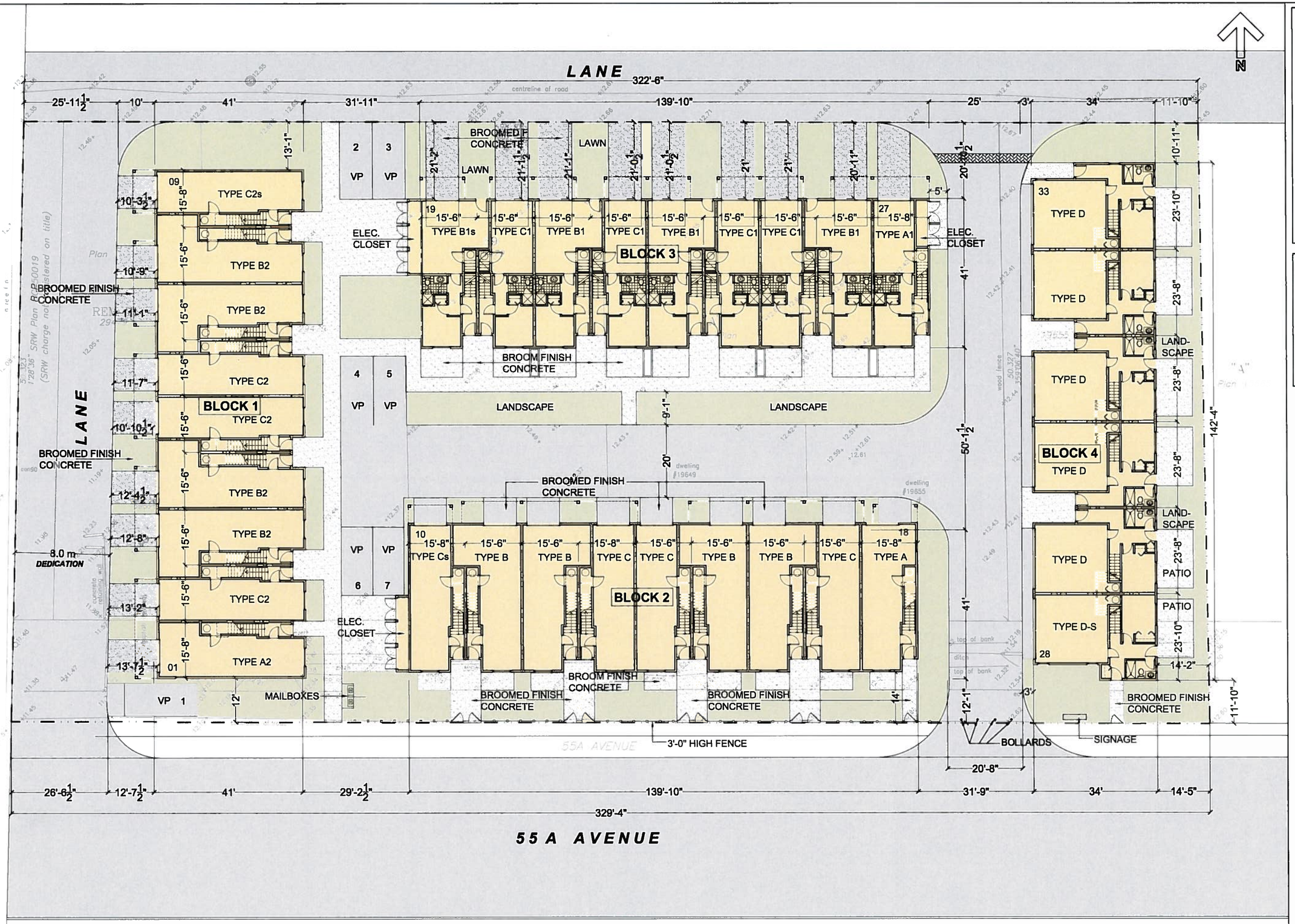
DRAWING TITLE:

AERIAL MAP-
CONTEXT PHOTOS

DATE:	OCT 2017	SHEET NO.
SCALE:	1/16"=1'-0"	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



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DRAWING TITLE:
SITE PLAN

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

Sustainability and Green Measures.

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

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

2. Variety of unit types and sizes are introduced for both small and large families with children

3. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device

4. The site is located in the urban fabric of the City and is close to the public transportation and amenities

5. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units

6. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010

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

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

9. The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line

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1126337 BC LTD
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SURREY, B.C. V3S 3T5

DRAWING TITLE:

DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and It takes into account 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:

Provision of identifiable territoriality
Provision of natural surveillance
Defining the hierarchy of space
Provision of access and perimeter control

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership

- The windows and the balconies along the 55A Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces

- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system

- The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people

- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site

- Stone has been introduced at the base of the building blocks presenting a durable and high quality base free of graffiti

- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.

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1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
DESIGN RATIONALE - CPTED

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PERSPECTIVE VIEW FROM 55A AVENUE

F. ADAB ARCHITECTS INC.

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FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.7
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

BIRD EYE VIEW

BLOCK 3 COULERED ELEVATION

F. ADAB ARCHITECTS INC.

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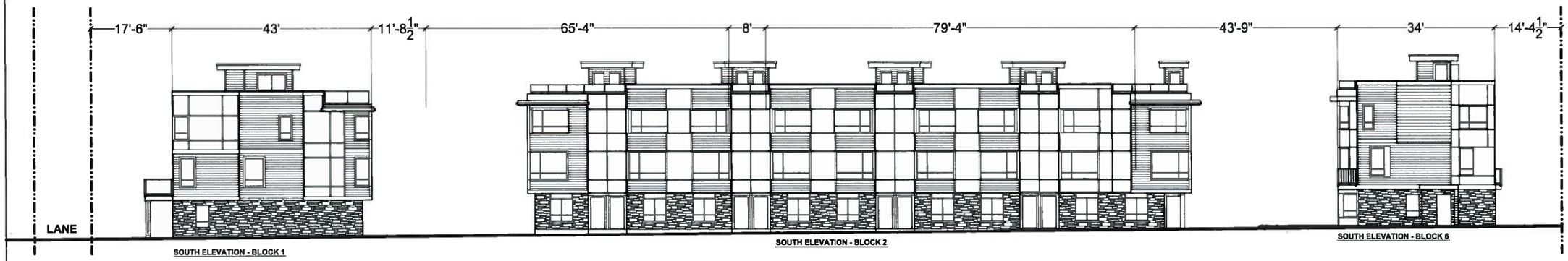
DRAWING TITLE:

BIRD EYE VIEW /
BLOCK 3
COLOURED ELEVATION

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.8
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



55A AVENUE STREETSCAPE

55A AVENUE STREETSCAPE RENDERING

F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: mfa@multigonfadab.com

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NO	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

55A AVENUE STREETSCAPE

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.9
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

Exterior Finishes and Colour

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

A variety of building materials is used with emphasis on richer and urban elements with stone at the base of the buildings, prefabricated panels and hardie siding. No vinyl siding is introduced on any facades of the buildings.

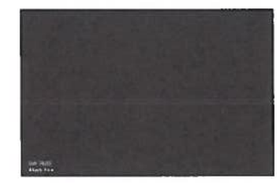
The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

Windows and railings are back resulting in further contrast between the exterior finishing materials.

BLACK COUNTRY LEDGESTONE
BY BORAL

CARAMEL CEDAR WOOD

HARDIE SIDING
REPOSE GRAY - SW 7015
BY SHERWIN WILLIAMS



HARDIE PANEL
BLACK FOX - SW 7020
BY SHERWIN WILLIAMS

BLOCK 4 FRONT ELEVATION

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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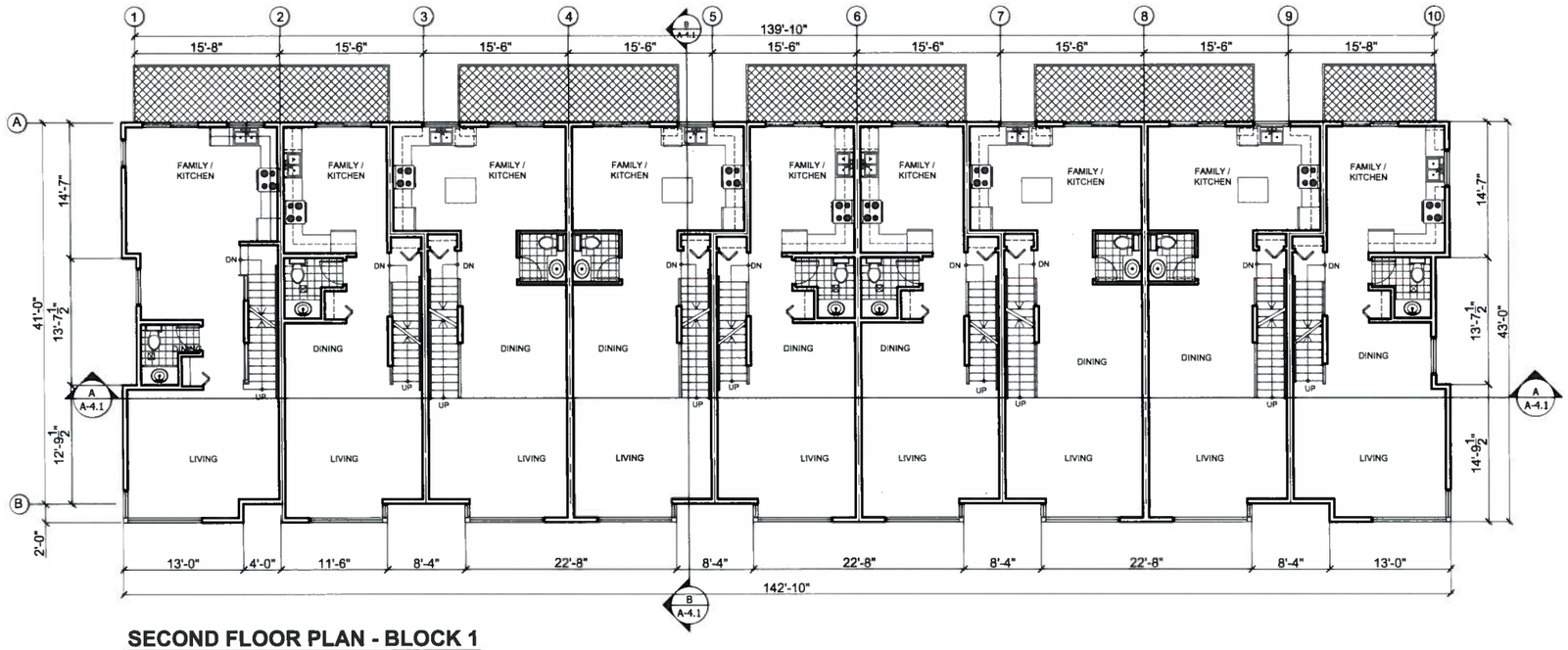
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

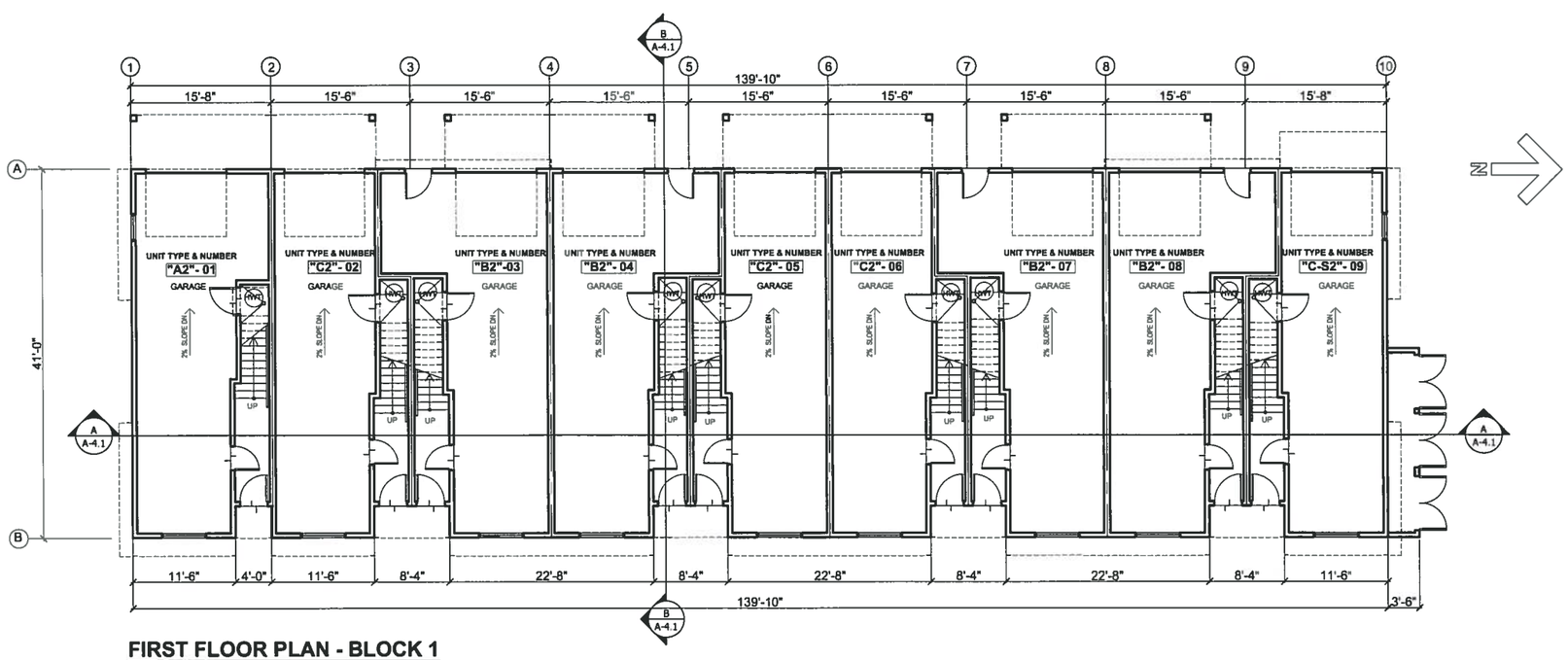
FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
EXTERIOR FINISH

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.10
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECOND FLOOR PLAN - BLOCK 1



FIRST FLOOR PLAN - BLOCK 1

F. ADAB ARCHITECTS INC.

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

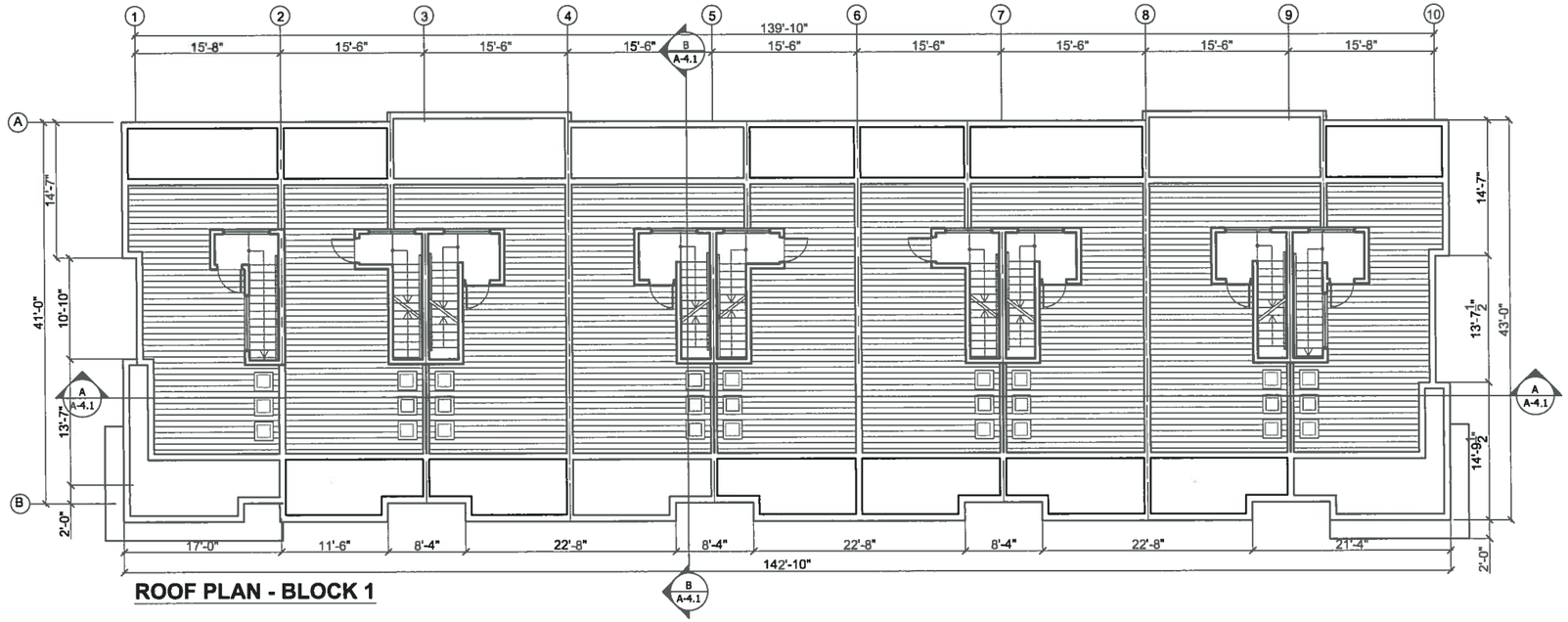
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

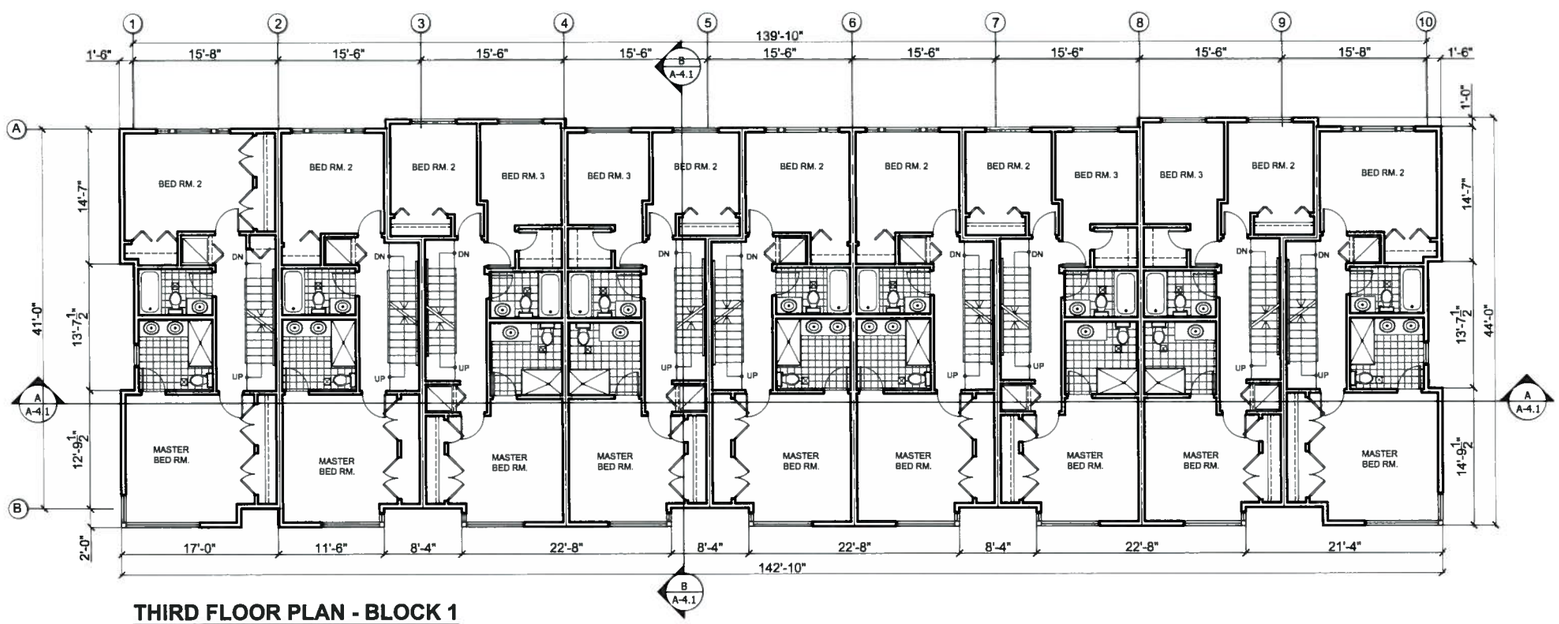
DRAWING TITLE:

BLOCK 1
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	SEP 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 1



THIRD FLOOR PLAN - BLOCK 1

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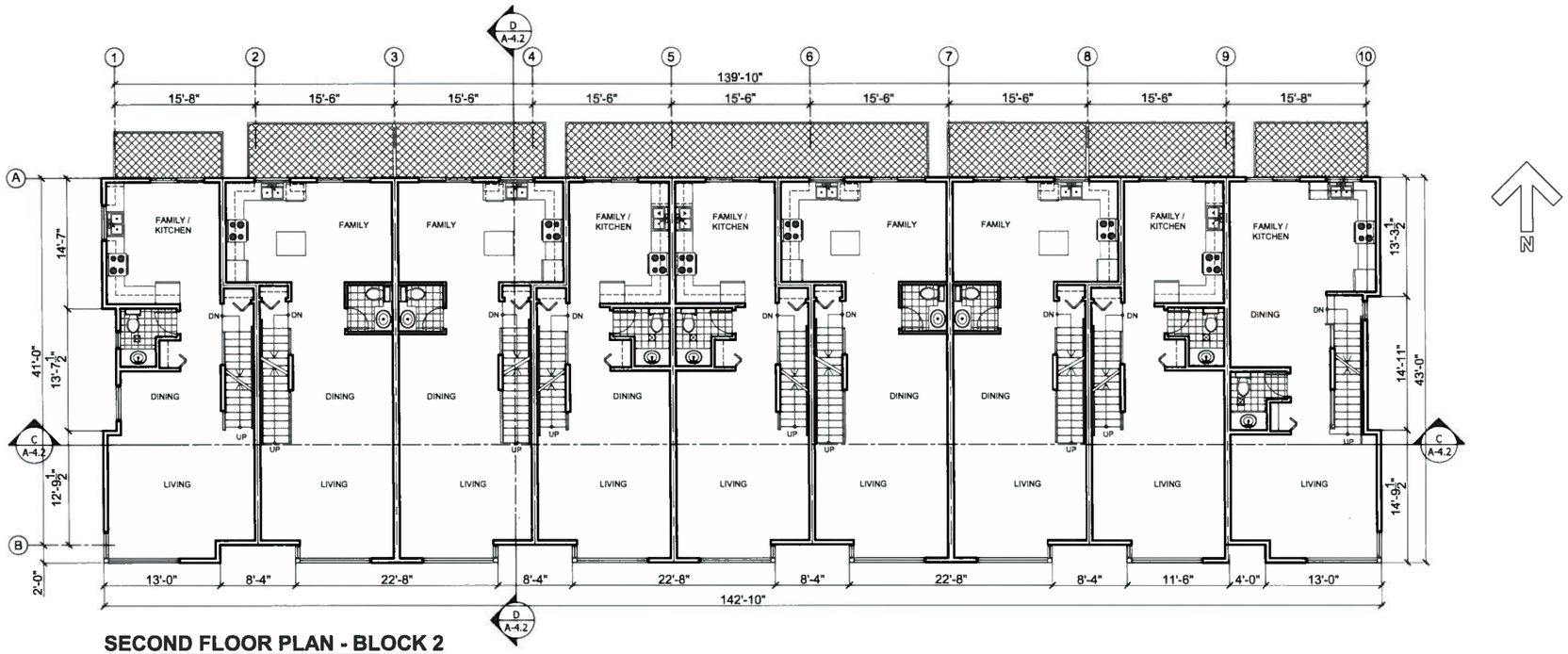
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

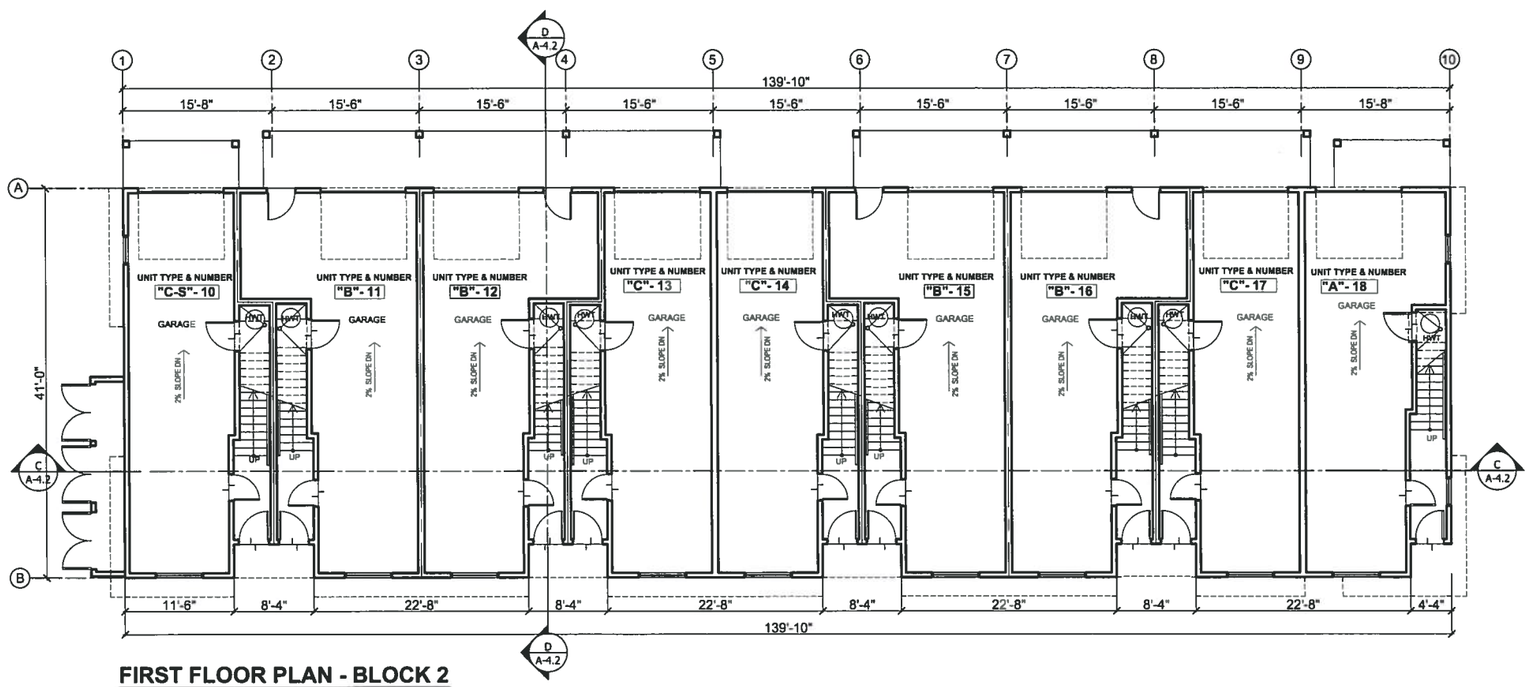
DRAWING TITLE:

BLOCK 1
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECOND FLOOR PLAN - BLOCK 2



FIRST FLOOR PLAN - BLOCK 2

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FOR:

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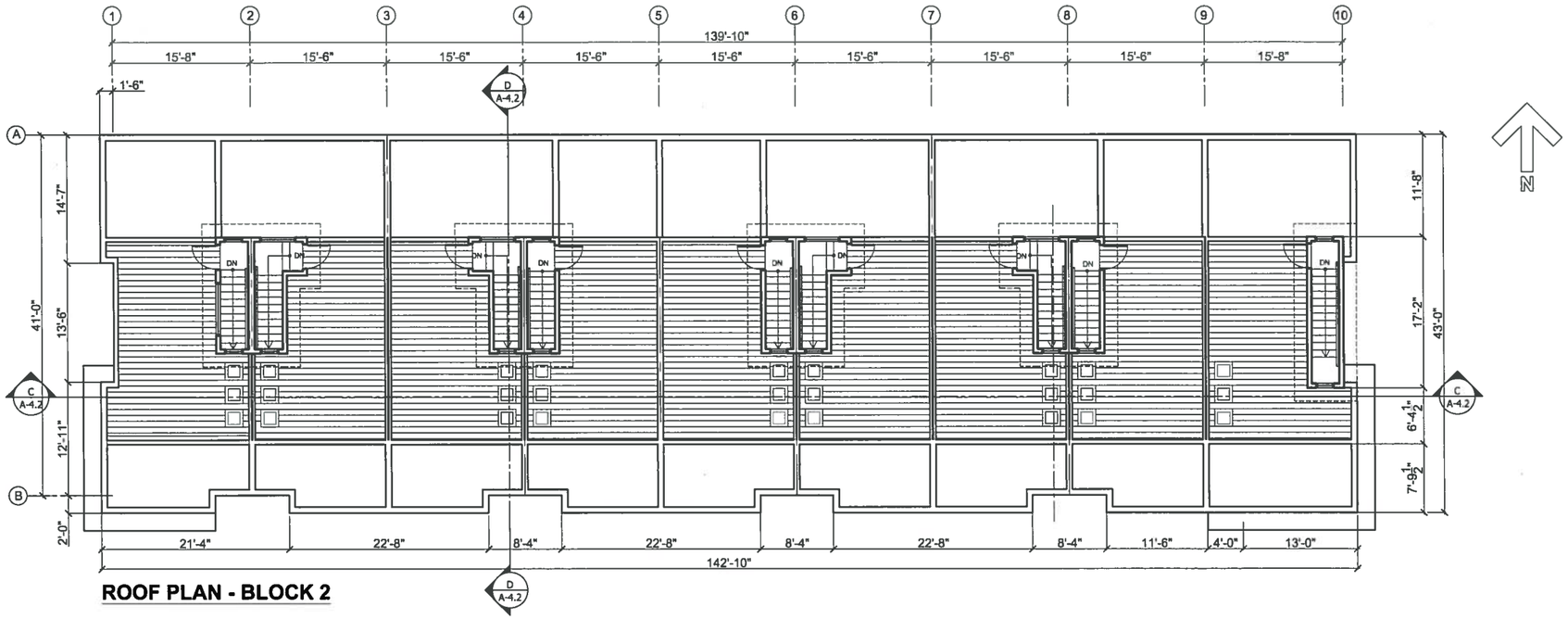
14479 75 AVE
SURREY, B.C. V3S 3T5

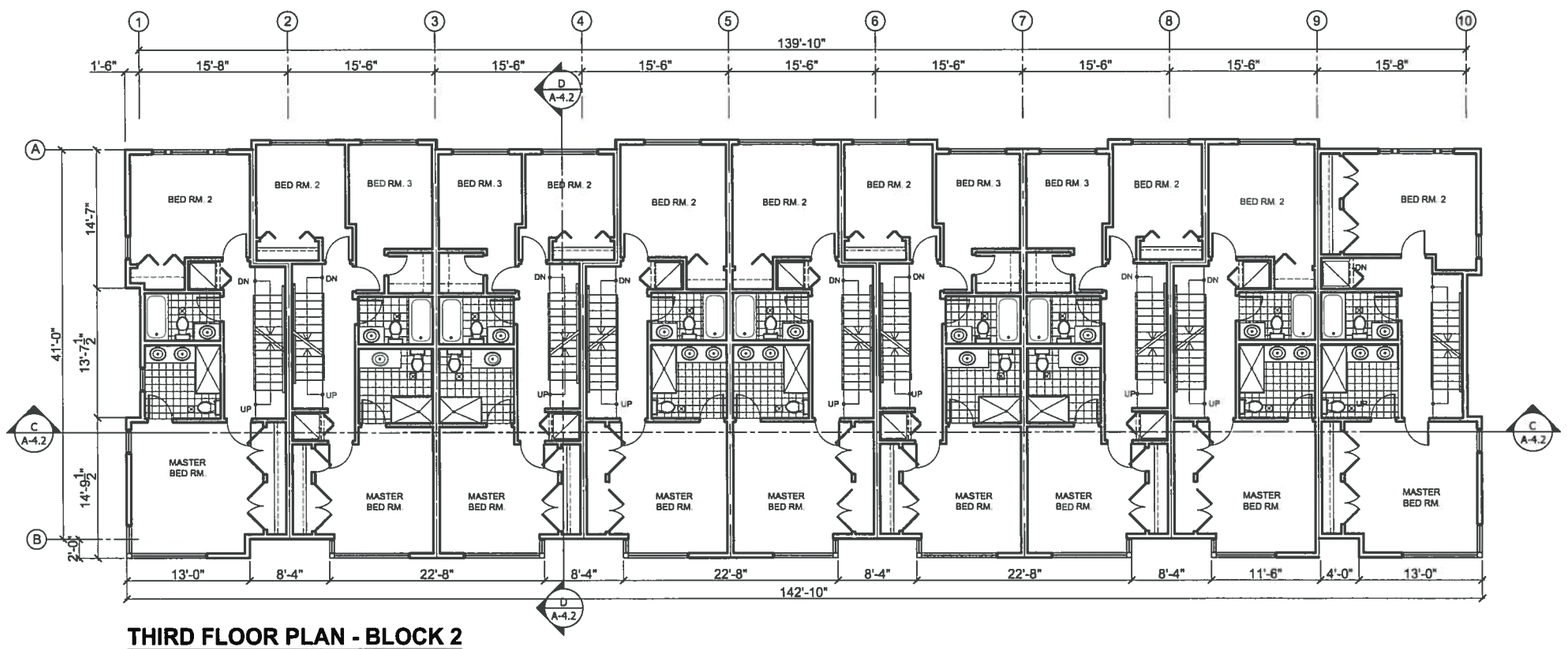
DRAWING TITLE:

BLOCK 2
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 2



THIRD FLOOR PLAN - BLOCK 2

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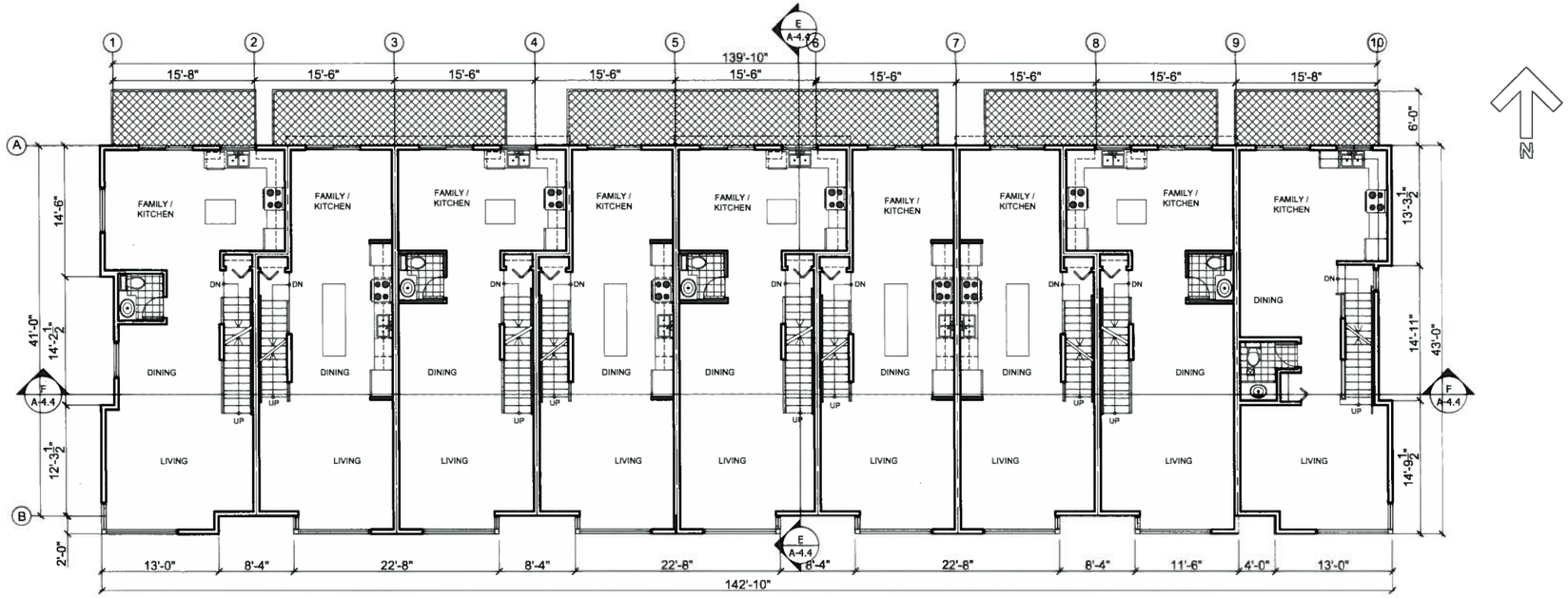
SURREY, B.C. V3S 3T5

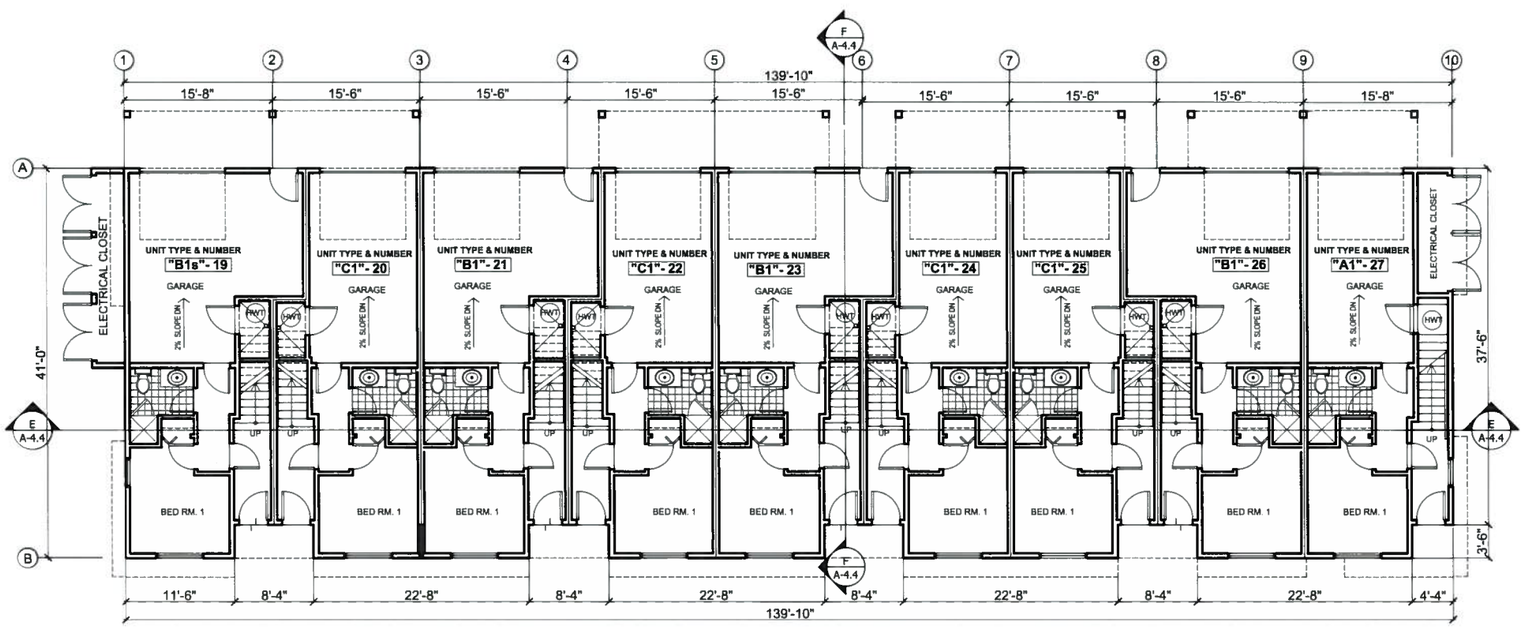
DRAWING TITLE:

BLOCK 2
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECOND FLOOR PLAN - BLOCK 3



FIRST FLOOR PLAN - BLOCK 3

F. ADAB ARCHITECTS INC.

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FOR:

1126337 BC LTD
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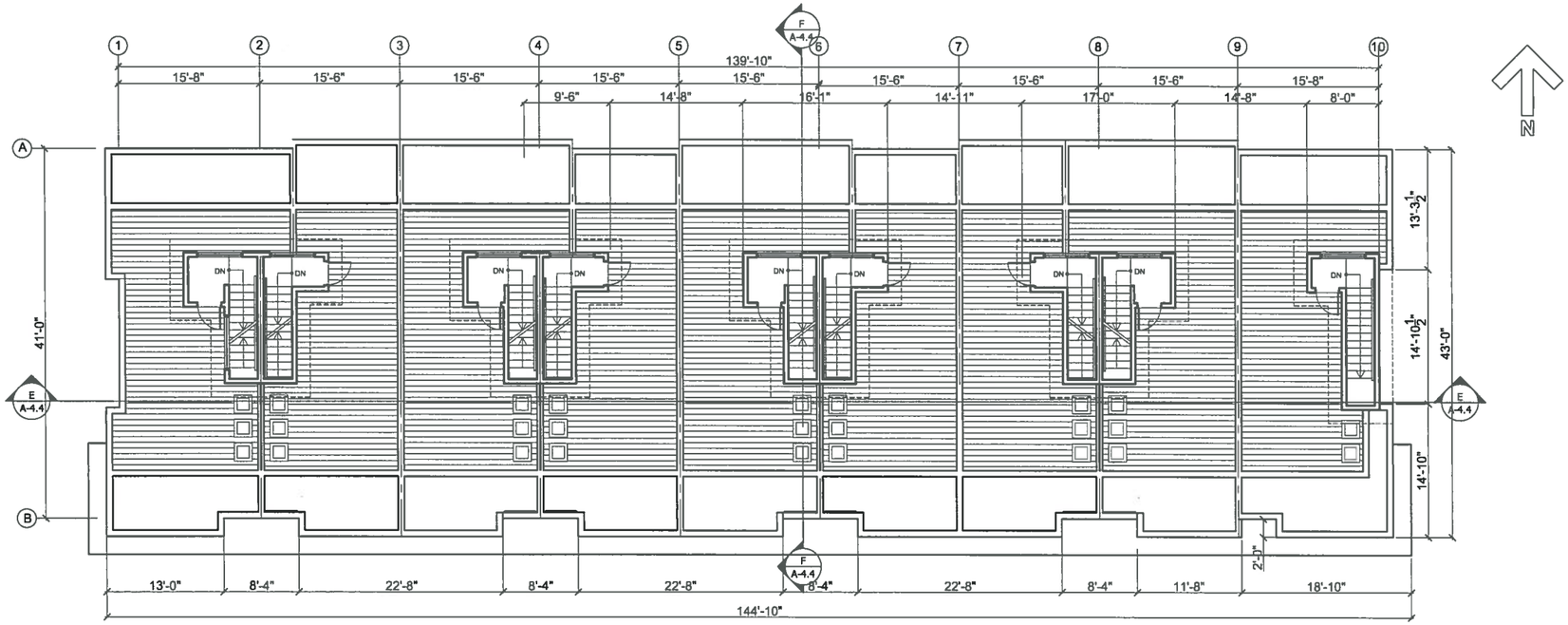
SURREY, B.C. V3S 3T5

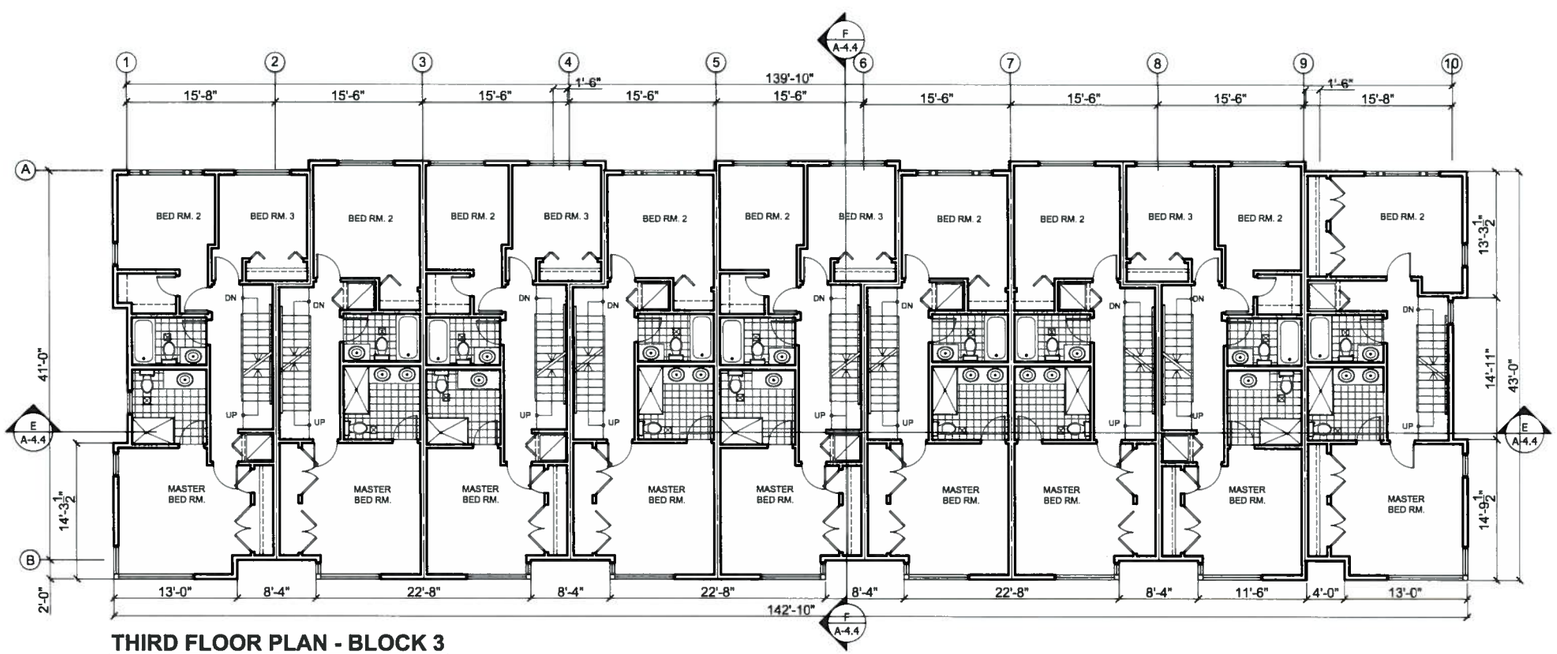
DRAWING TITLE:

BLOCK 3
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.3a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 3



THIRD FLOOR PLAN - BLOCK 3

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FOR:

1126337 BC LTD
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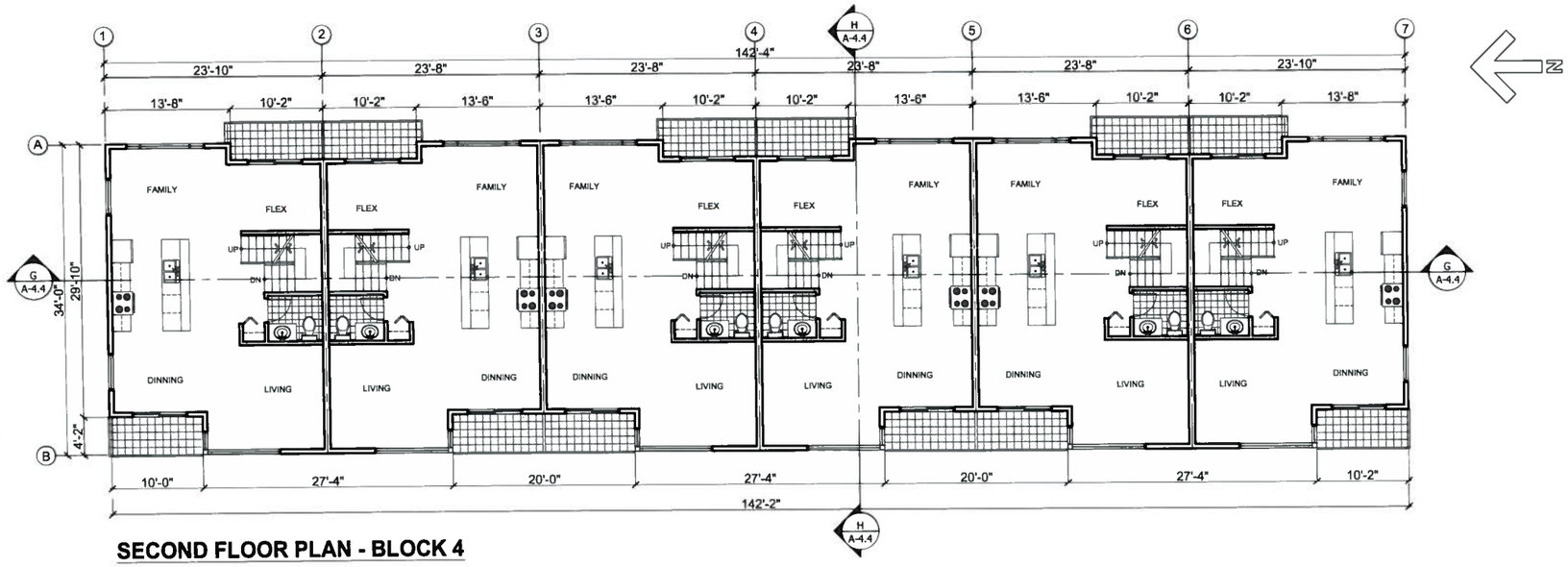
SURREY, B.C. V3S 3T5

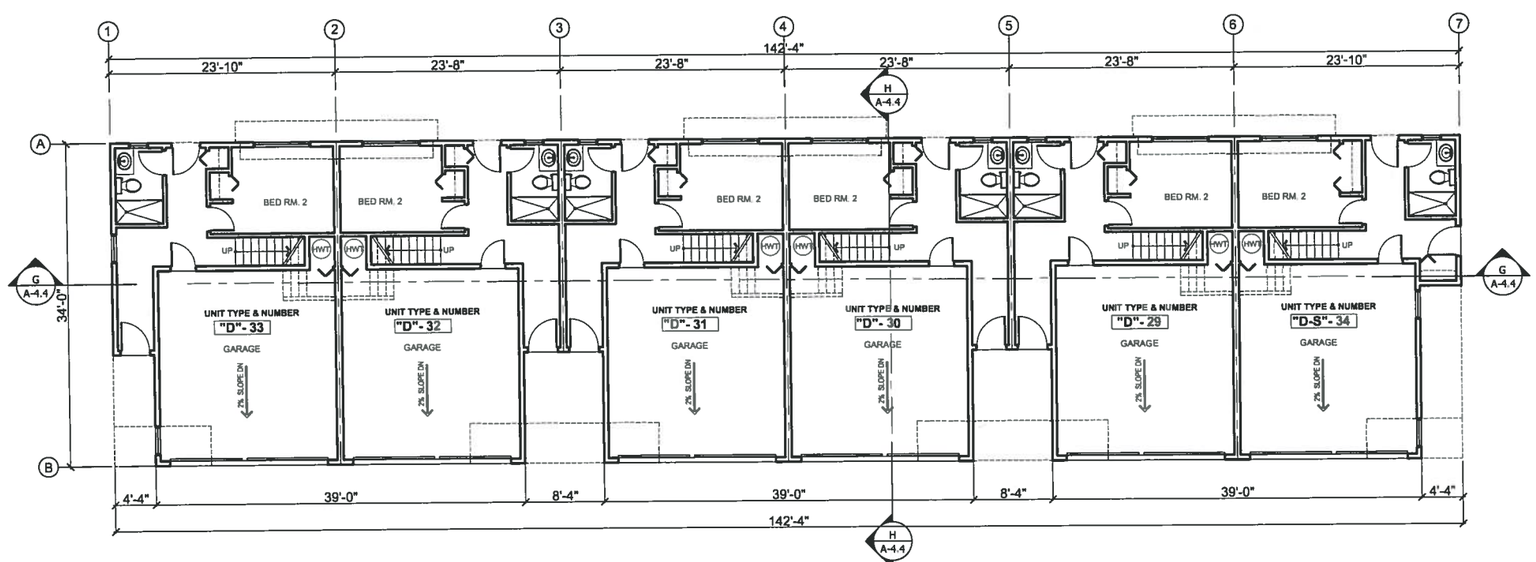
DRAWING TITLE:

BLOCK 3
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.3b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1703	



SECOND FLOOR PLAN - BLOCK 4



FIRST FLOOR PLAN - BLOCK 4

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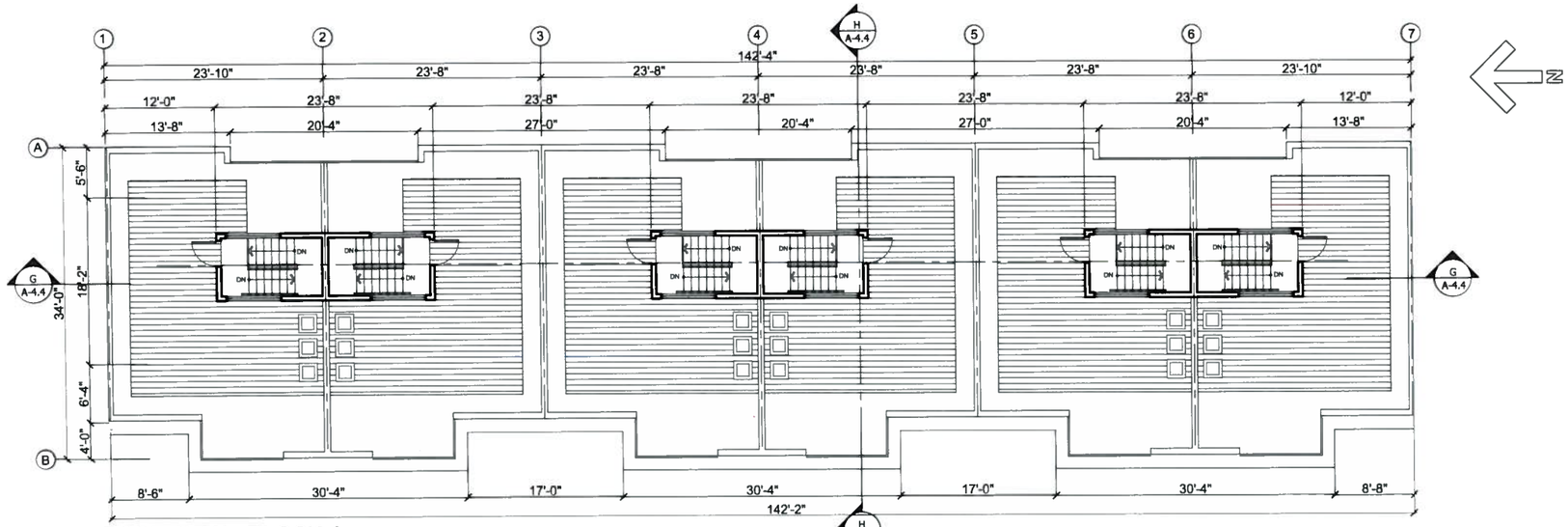
SURREY, B.C. V3S 3T5

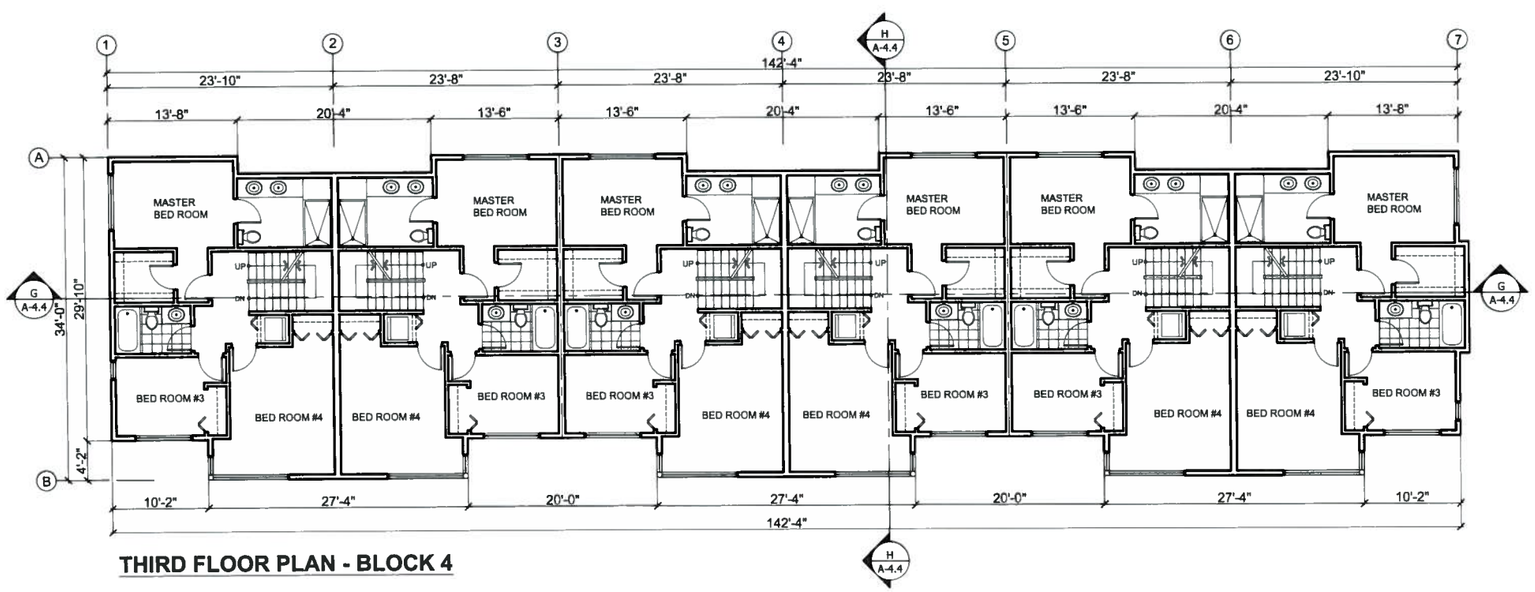
DRAWING TITLE:

BLOCK 4
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.4a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 4



THIRD FLOOR PLAN - BLOCK 4

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55A AVENUE, LANGLEY

FOR:

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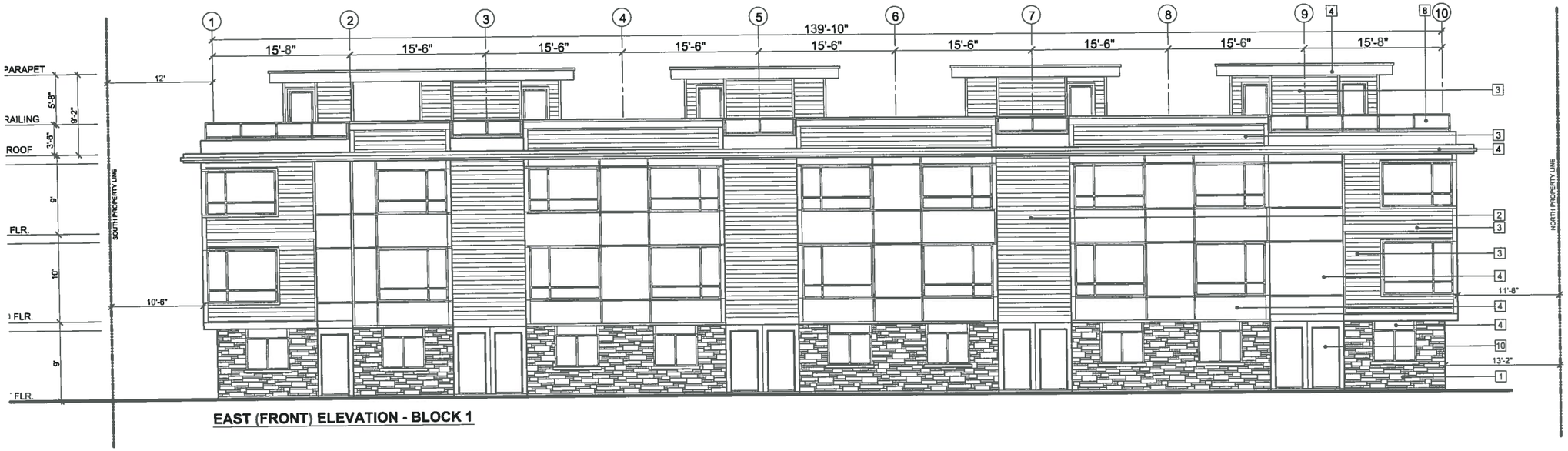
14479 75 AVE
SURREY, B.C. V3S 3T5

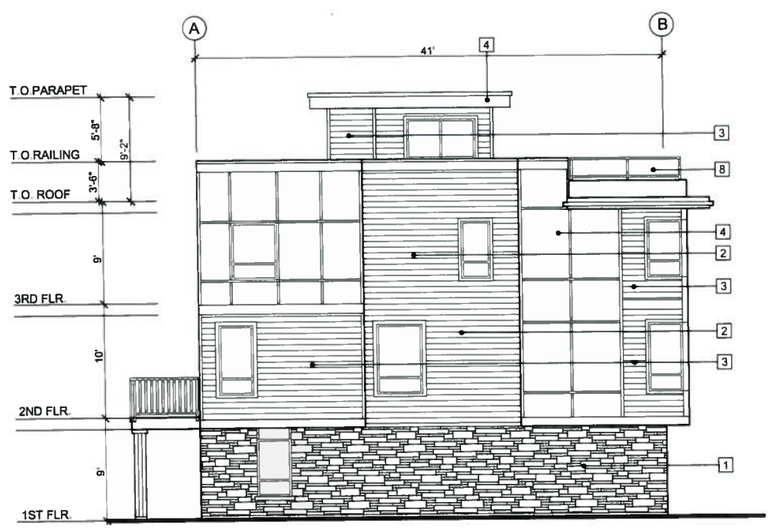
DRAWING TITLE:

BLOCK 4
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT. 2017	SHEET NO.
SCALE:	1/16"=1'-0"	A-2.4b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



EAST (FRONT) ELEVATION - BLOCK 1



SOUTH (SIDE) ELEVATION - BLOCK 1

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEAL** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 1 & 4 : SW2847 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

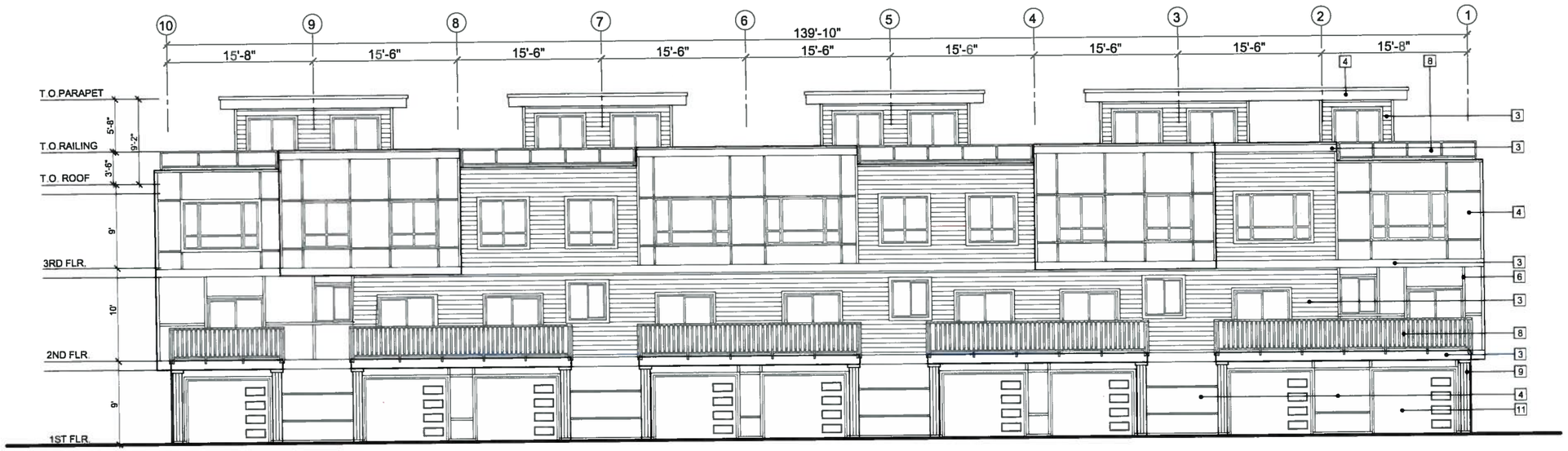
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S3T5

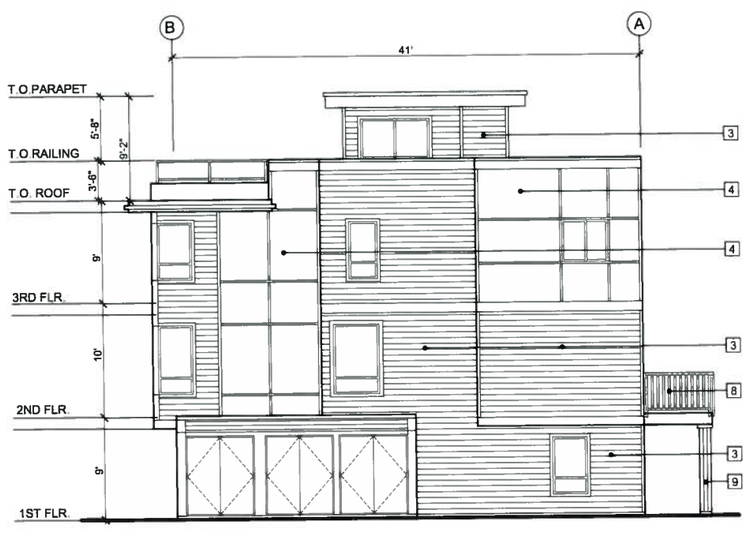
DRAWING TITLE:

BLOCK 1
ELEVATIONS

DATE	OCT 2017	SHEET NO.
SCALE	NTS.	A-3.1a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	



WEST (REAR) ELEVATION - BLOCK 1



NORTH (SIDE) ELEVATION - BLOCK 1

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEAL** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 1 & 4 : SW2847 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

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

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

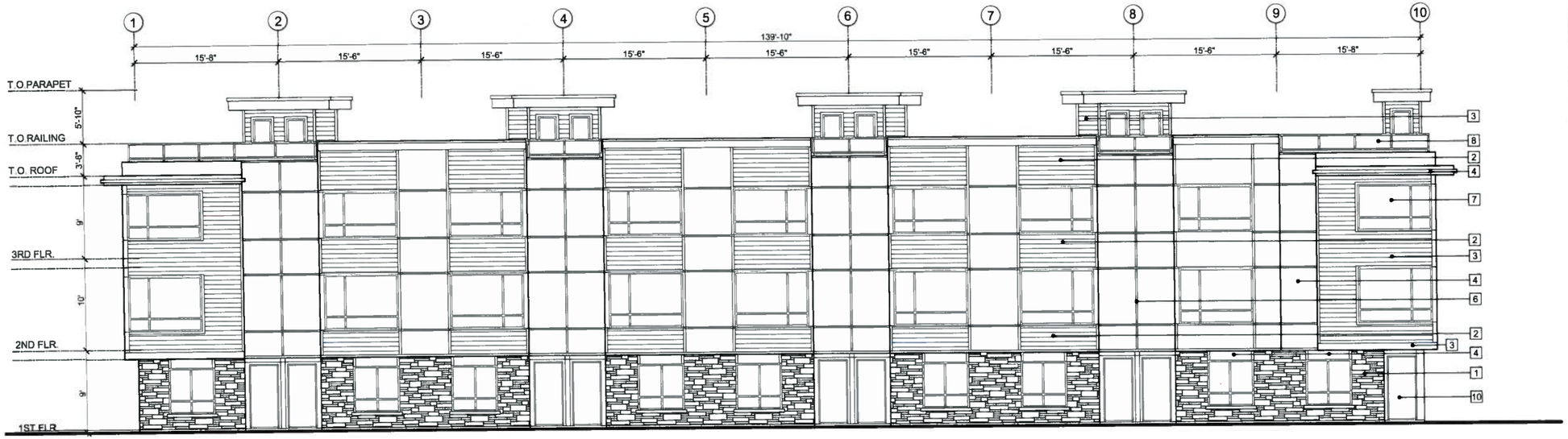
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S3T5

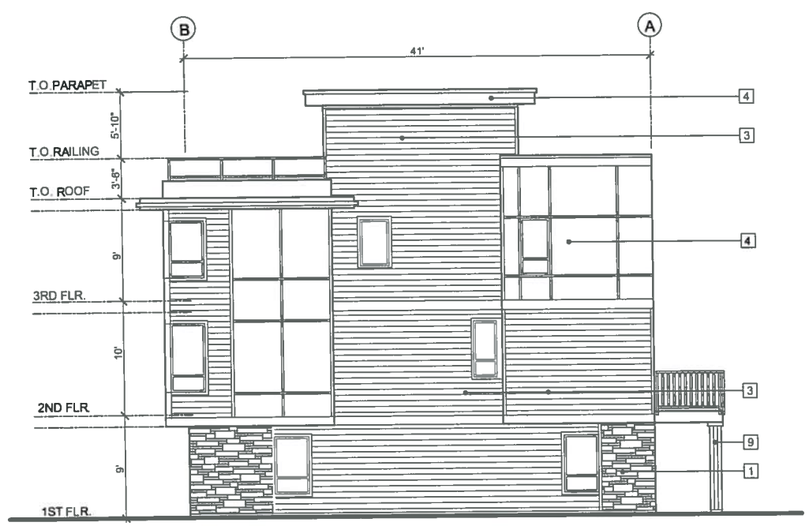
DRAWING TITLE:

BLOCK 1
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.1b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SOUTH (FRONT) ELEVATION - BLOCK 2



EAST (SIDE) ELEVATION - BLOCK 2

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEALS** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

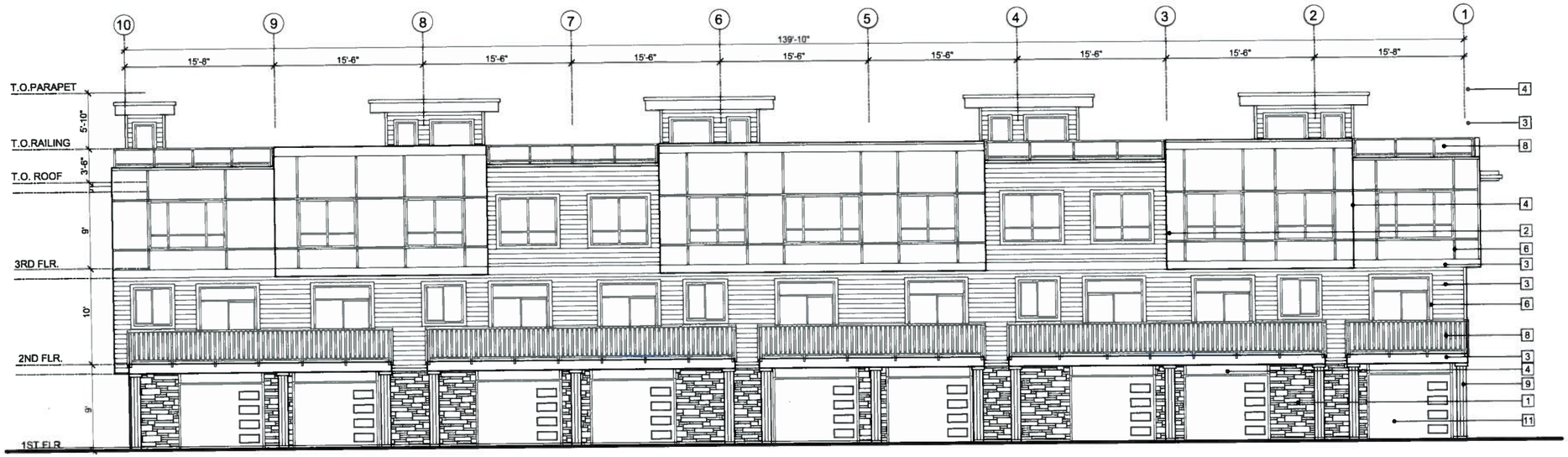
FOR:

1126337 BC LTD
14479 75TH AVE
SURREY, B.C. V3S 3T5

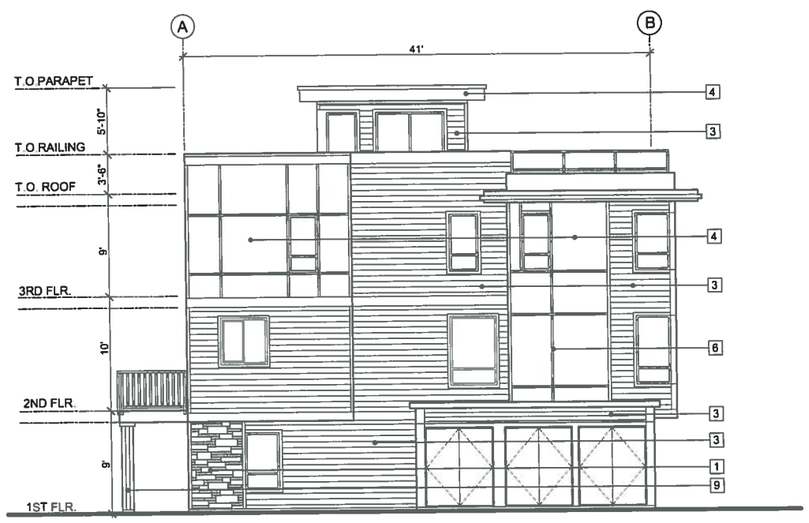
DRAWING TITLE:

BLOCK 2
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SOUTH (FRONT) ELEVATION - BLOCK 2



WEST (SIDE) ELEVATION - BLOCK 2

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL	
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER	
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS	
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
6	**REVEALS** BLACK	
7	**WINDOW** VINYL -BLACK	
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS	
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS	
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

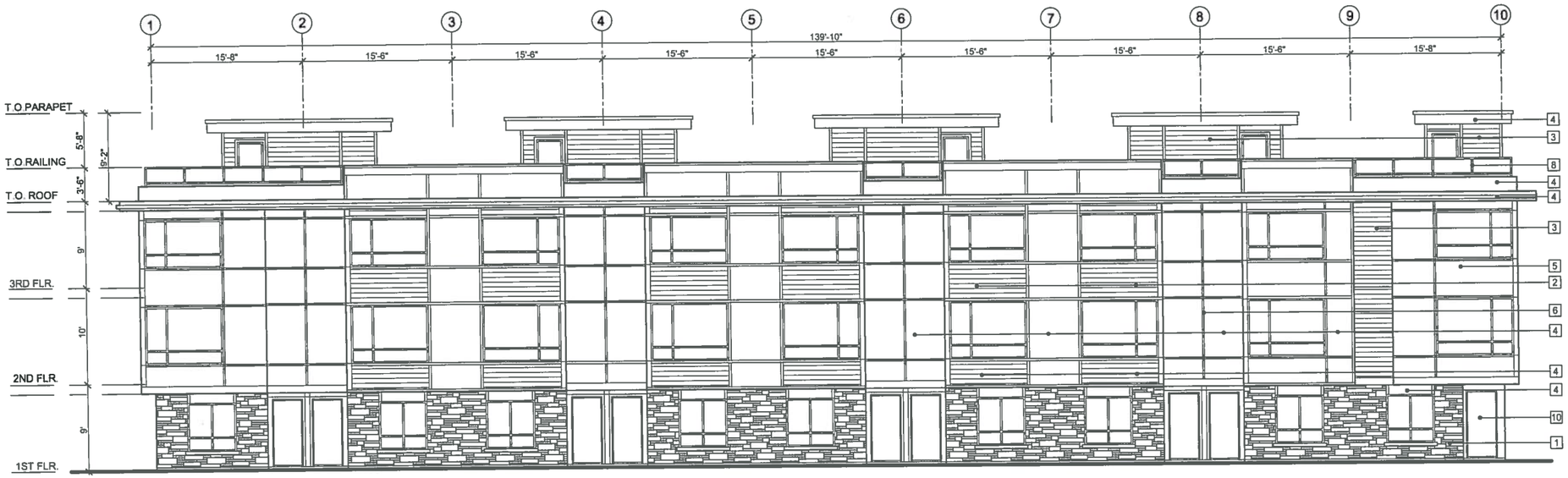
FOR:

1126337 BC LTD
14479 75TH AVE
SURREY, B.C. V3S 3T5

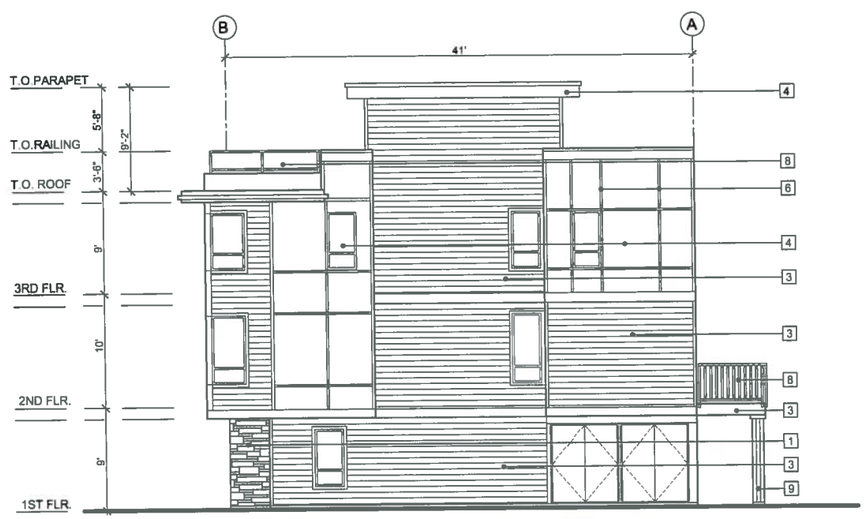
DRAWING TITLE:

BLOCK 2
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.2b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SOUTH (FRONT) ELEVATION - BLOCK 3



EAST (SIDE) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL	
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER	
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5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
6	**REVEALS** BLACK	
7	**WINDOW** VINYL -BLACK	
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS	
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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

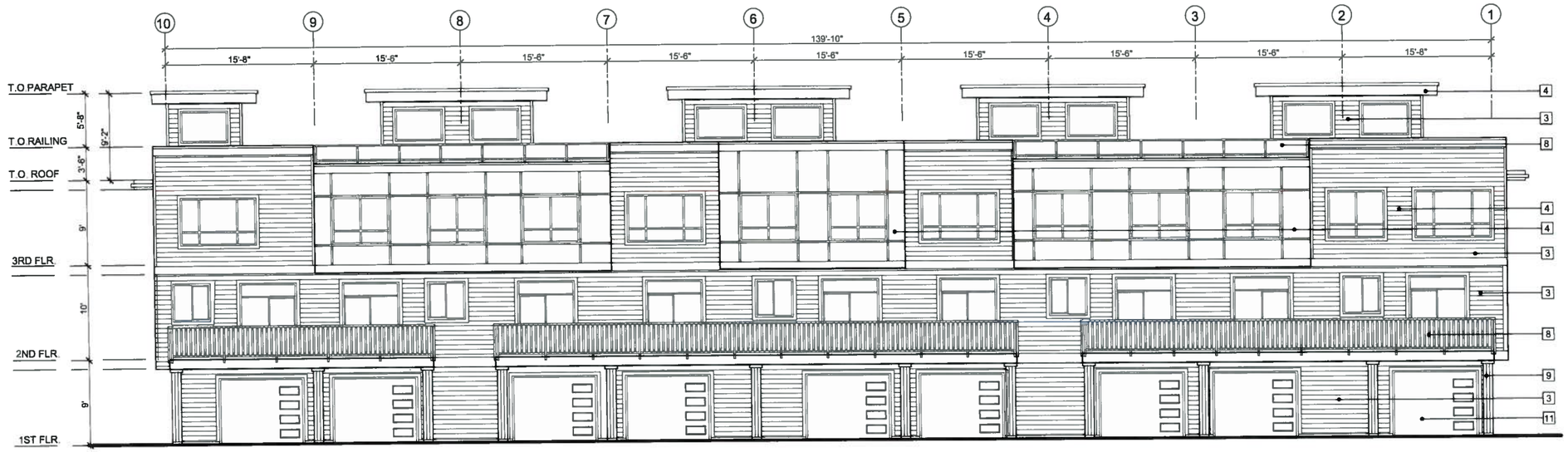
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

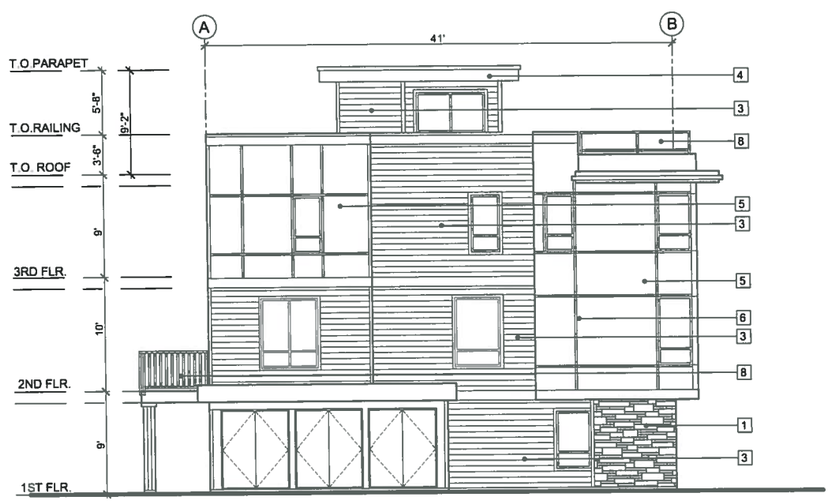
DRAWING TITLE:

BLOCK 3
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.3a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



NORTH (REAR) ELEVATION - BLOCK 3



WEST (SIDE) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
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5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEALS** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS
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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

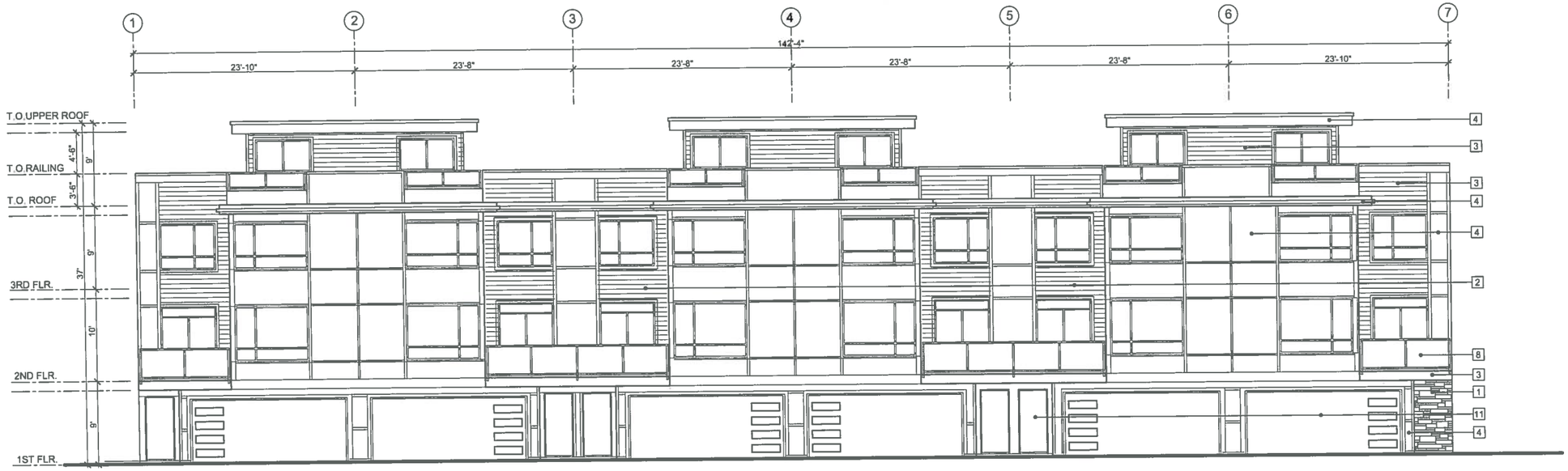
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

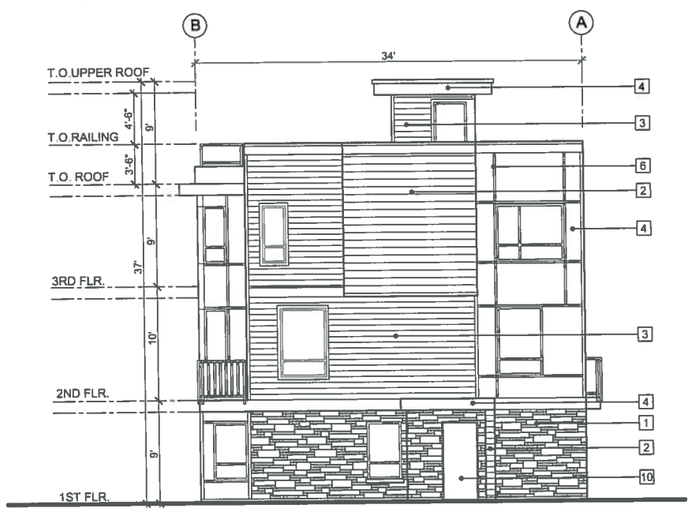
DRAWING TITLE:

BLOCK 3
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.3b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



WEST (FRONT) ELEVATION - BLOCK 4



SOUTH (SIDE) ELEVATION - BLOCK 4

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
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4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEALS** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 1&6 : SW 2847 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

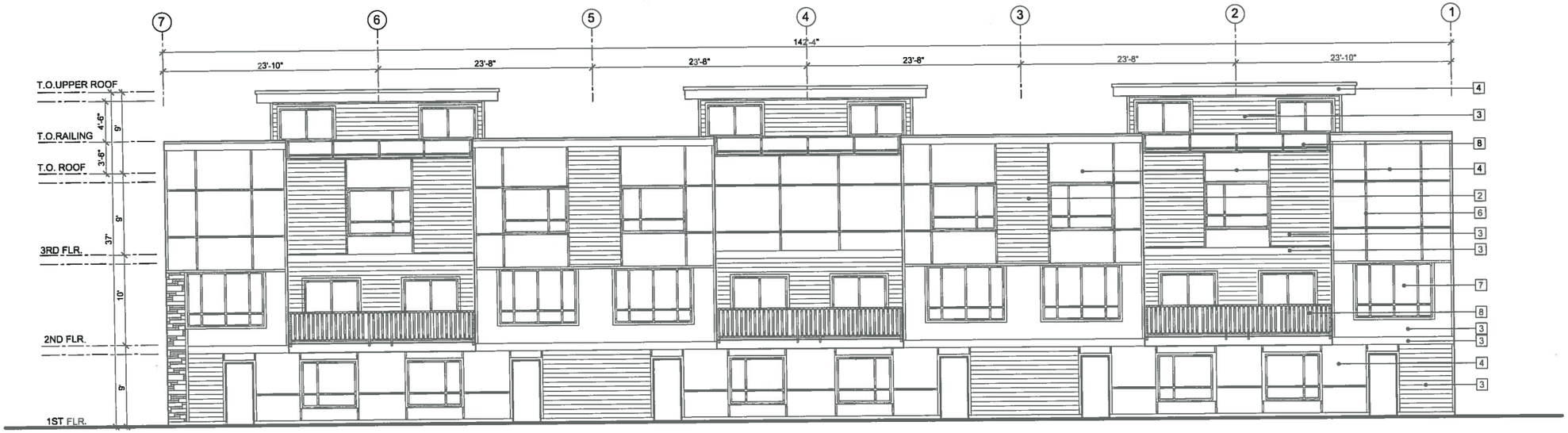
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

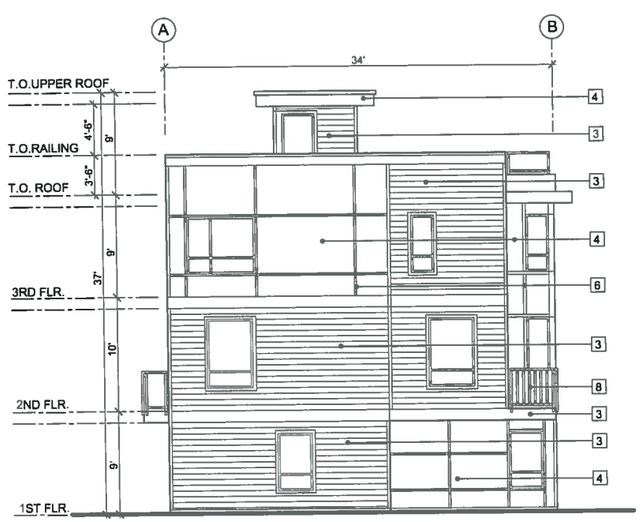
DRAWING TITLE:

BLOCK 4
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.4a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



EAST (REAR) ELEVATION - BLOCK 4



NORTH (SIDE) ELEVATION - BLOCK 4

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL	
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER	
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
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5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
6	**REVEALS** BLACK	
7	**WINDOW** VINYL -BLACK	
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR	
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 4
ELEVATIONS

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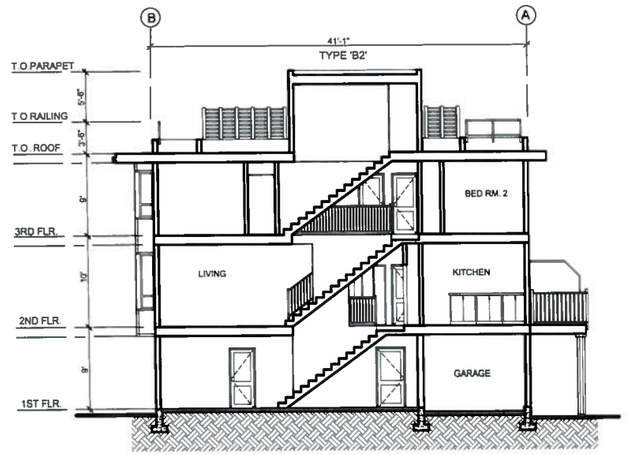
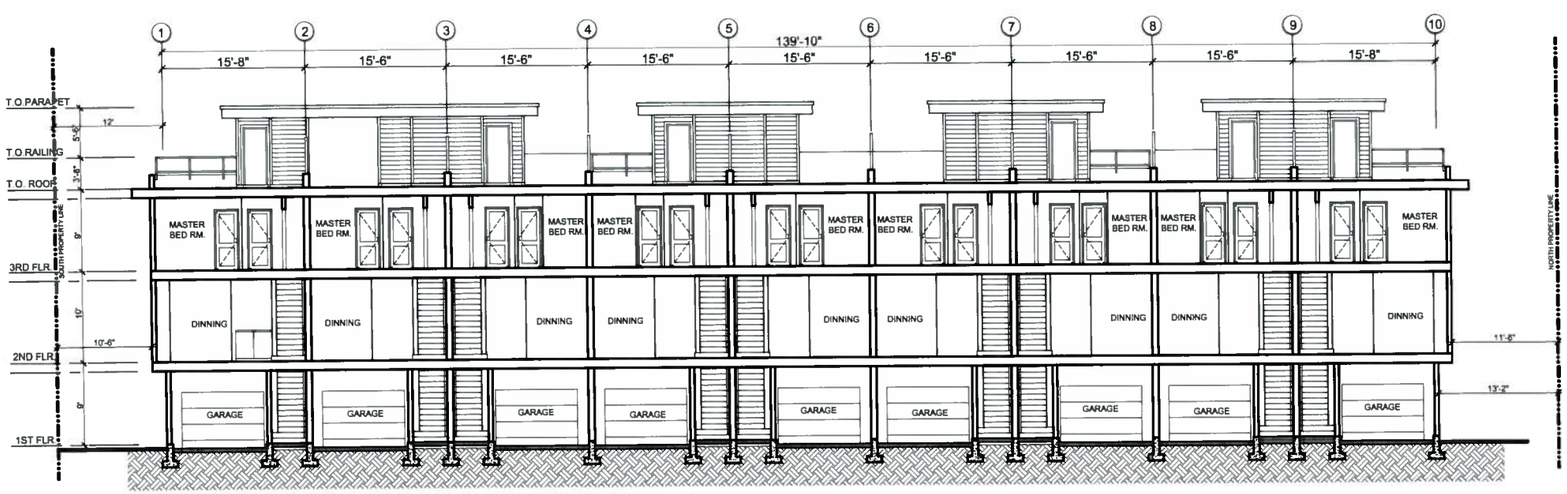
SCALE:	NTS.	A-3.4b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION B-B BLOCK 1



SECTION A-A BLOCK 1

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2	12-17-17	REVISED FOR REZONING & DP
1	09-30-17	ISSUED FOR DP

PROJECT TITLE:

33 UNITS TOWNHOUSE
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

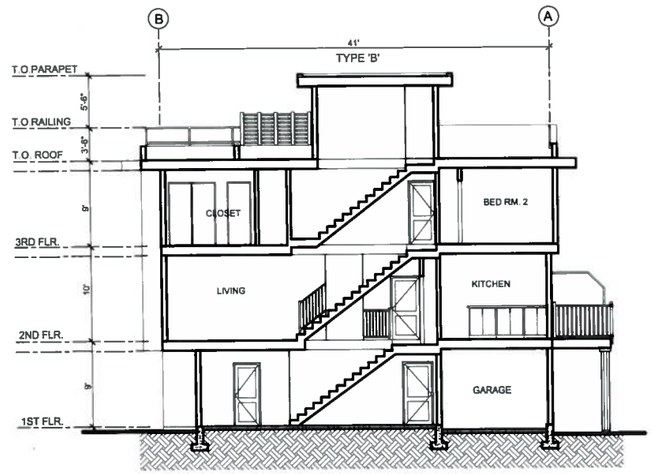
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

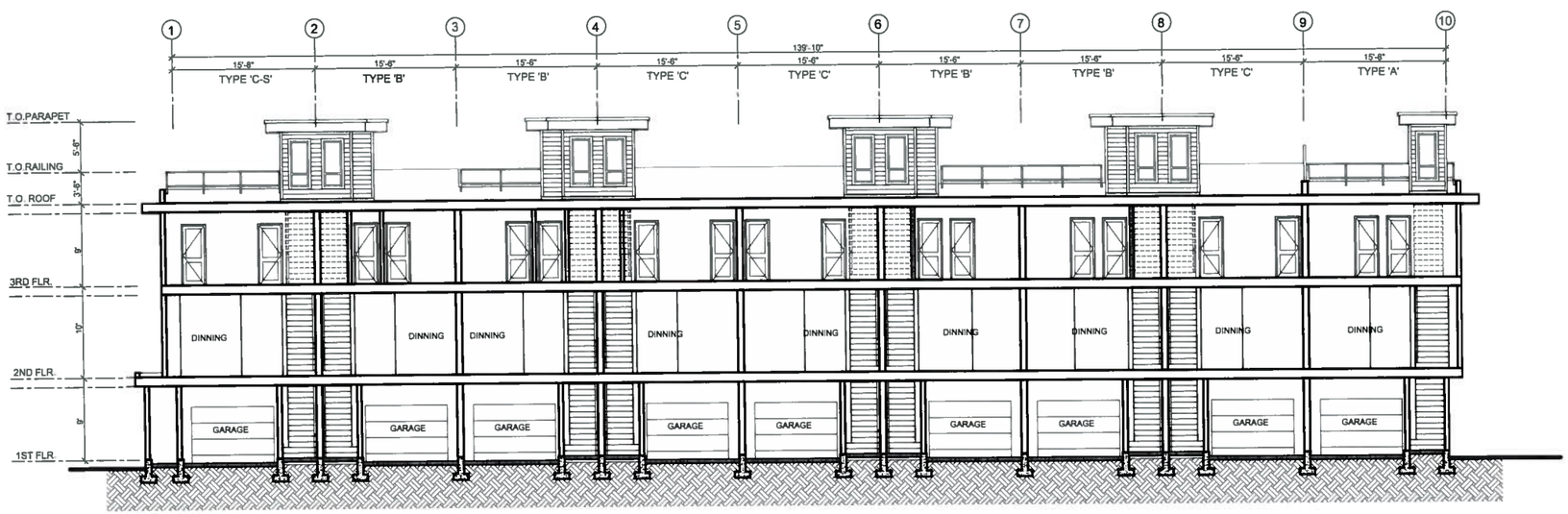
DRAWING TITLE:

BLOCK 1
SECTIONS

DATE:	SEP 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION D-D BLOCK 2



SECTION C-C BLOCK 2

F. ADAB ARCHITECTS INC.

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

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NO.	DATE	REVISION/ ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

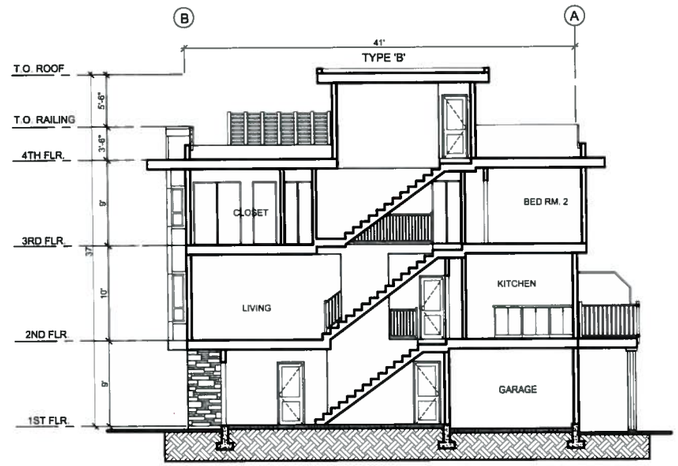
FOR:

1126337 BC LTD+
14479 75 AVE
SURREY, B.C.V3S 3T5

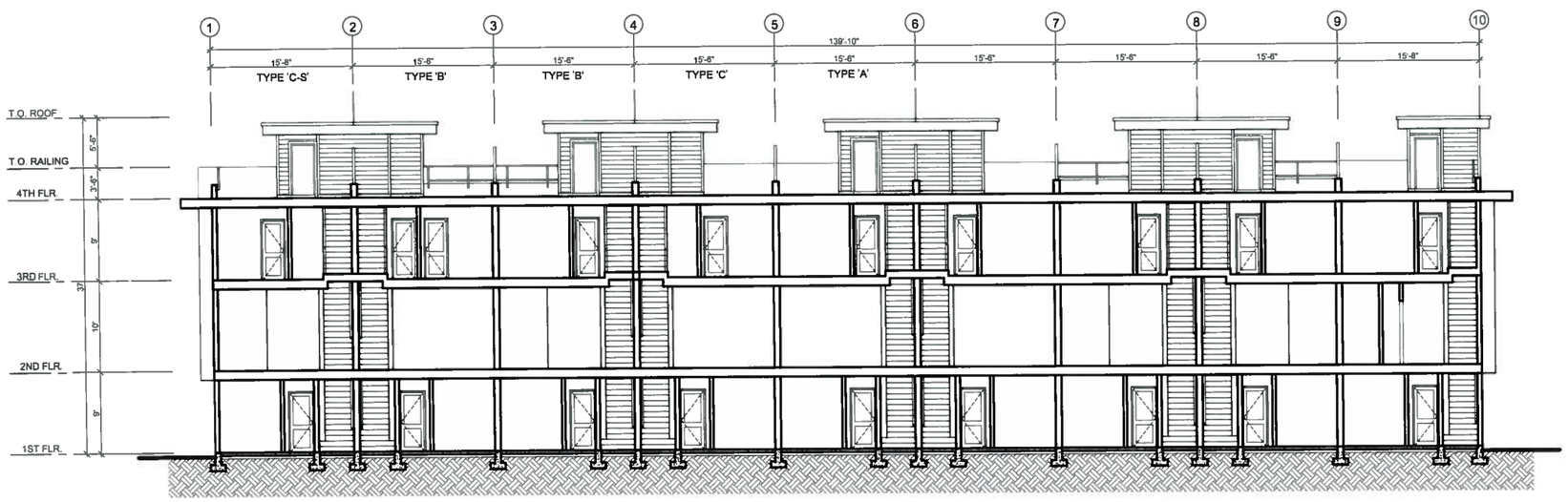
DRAWING TITLE:

BLOCK 2
SECTIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION F-F BLOCK 3



SECTION E-E BLOCK 3

F. ADAB ARCHITECTS INC.

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

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NO.	DATE	REVISION/ ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE.
SURREY, B.C.
V3S 3T5

DRAWING TITLE:

BLOCK 3
SECTIONS

DATE:	OCT 2017	SHEET NO:
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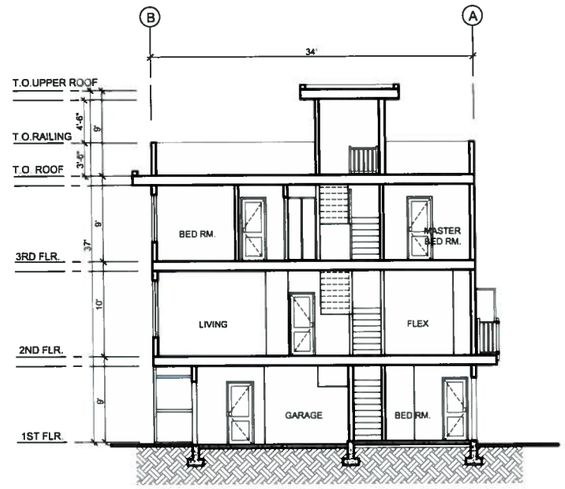
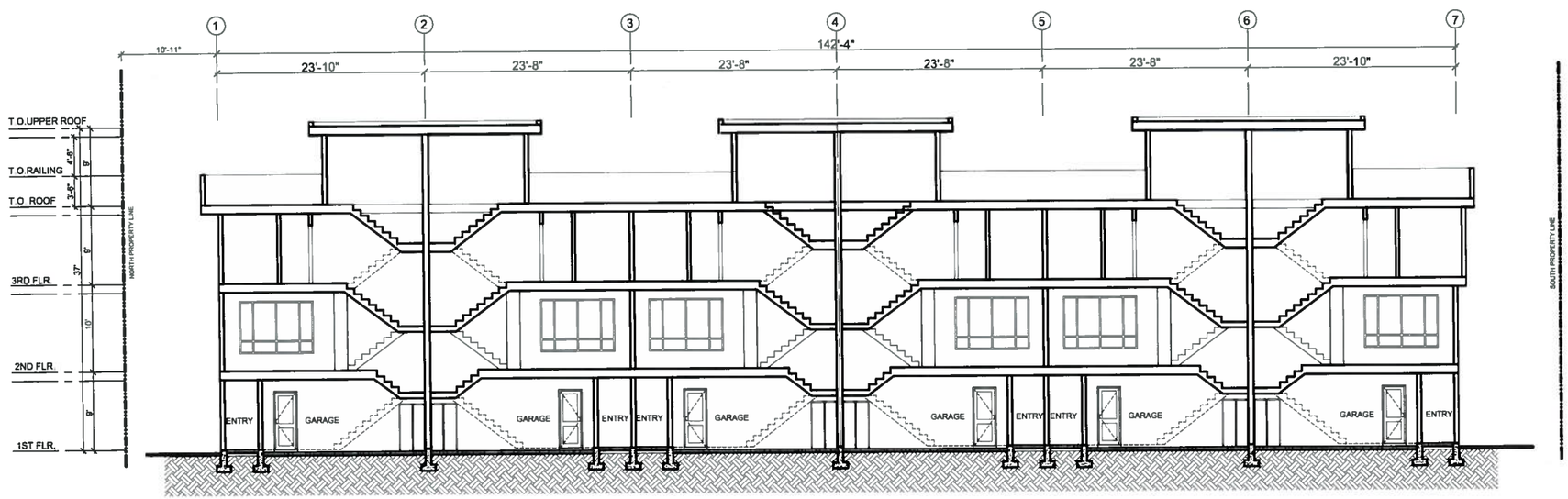
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION H-H BLOCK 4



SECTION G-G BLOCK 4

F. ADAB ARCHITECTS INC.

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

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NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 4
SECTIONS

DATE:	OCT 2017	SHEET NO.
SCALE:	1/16"=1'-0"	A-4.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-182

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	8	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	6CM CAL; B&B
	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	3	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT; B&B
	7	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B SINGLE LEADER
SHRUB				
A2	8	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#3 POT; 40CM
B	70	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CE	23	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
HM	5	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
IC	59	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
R1	8	RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON; BLUSH PINK	#3 POT; 50CM
SK	44	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
Y	55	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VD	43	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
C	8	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
HA	141	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HS	119	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
M2	30	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
PO	180	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
LC	5	LYSIMACHIA CLETHROIDES	GOOSENECK LOOSESTRIFE	#1 POT
PV	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
QC				
V	45	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 20CM
X	56	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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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	17.NOV.30	NEW SITE PLAN	MM
1	17.OCT.20	REV. NOTATIONS	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

55A AVE.
LANGLEY, B.C.

DRAWING TITLE:

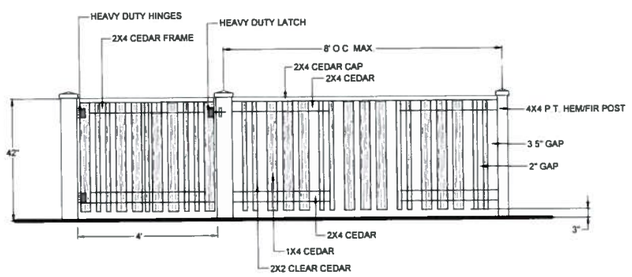
LANDSCAPE PLAN

DATE: 17. SEPT.22
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D:

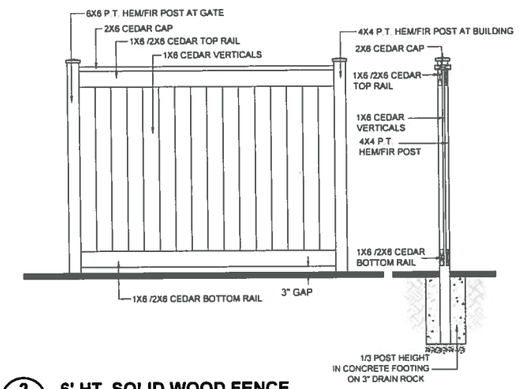
DRAWING NUMBER: **L1** OF 2

PMG PROJECT NUMBER: **17-182**

17182-3.ZIP



1 42" HT. WOOD PICKET FENCE
1/2"=1'-0"



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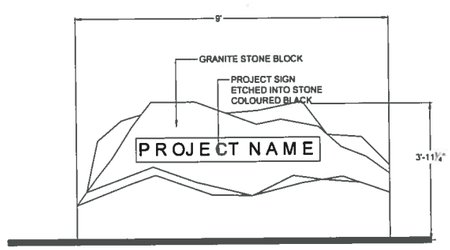

3 PROJECT SIGNAGE
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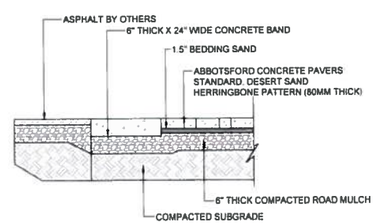
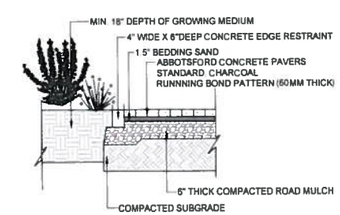


4 PAVERS IN ROAD
1/2"=1'-0"



5 PATIO PAVERS
1/2"=1'-0"

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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

CLIENT

PROJECT

TOWNHOUSE DEVELOPMENT

55A AVE.
LANGLEY, B.C.

DRAWING TITLE

LANDSCAPE DETAILS

DATE	17. SEPT.22	DRAWING NUMBER	
SCALE	AS NOTED		**L2**
DRAWN	MM		
DESIGN	MM		
CHK'D			**OF 2**
PMG PROJECT NUMBER			**17-182**

17182-1.ZIP

CITY OF LANGLEY

MOTION

Development Permit No. 15-17

THAT Development Permit Application DP 15-17 to accommodate a 33 unit, 3-Storey townhouse development located at 19607, 19619, 19629, 19649, 19655 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.

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-17**
Development Permit Application DP 15-17

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: December 15, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-Storey townhouse development located at 19607, 19619, 19629, 19649, 19655-55A 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 F. Adab Architects Inc. to accommodate a 33 unit, 3 Storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	1126337 BC Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Avenue
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m^2 (53,800 ft^2)
Lot Coverage:	44%
Total Parking Required:	75 stalls (including 7 visitor stalls)
Total Parking Provided:	75 stalls (including 7 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 51 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$446,110.25 (includes 5 SF credits)
Community Amenity Charge:	$66,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **33 unit townhouse development.** These requirements may be subject to change upon receipt of a development application.

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant is required within a ROW in the lane north of the site.
4. 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. 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.
5. The full construction of the rear lane north of the site and construction of an 8.0m wide lane along the west side of the site, to 55A Avenue, is required. A corner truncation is required at the intersection of the lanes. A decorative concrete wall along the 196 Street fence line, adjacent the lane, is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lanes. There will be no vehicle access to the site from 55A Avenue.
6. 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.
7. Undergrounding of the existing overhead Hydro and Telus is required along the 55A Avenue frontage.
8. A stormwater management plan for the site, including 55A Avenue and the lanes, 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.

9. 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 the lane, and must apply to DFO for approval.
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 existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage and tie-in at 196 Street. Replace existing fire hydrant.

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

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

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

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

be installed outside away from any structure in a vault as per the City's specifications.

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”

Discussion:

The applicant is proposing to redevelop the last five existing single family residential properties at the north-west corner of 55A Avenue with an attractive, 3 storey, 33 unit townhouse development. Vehicular access is provided from the rear lane and internal roads. Units are oriented toward the 55 A Avenue where possible. Resident parking is provided in enclosed secure garages with a combination of tandem parking and side by side double garages.

The current unconstructed gravel lane to the north will be upgraded and constructed by the developer. In addition, an 8.0m wide lane will be dedicated and constructed along the western side of the site in order to allow for the lane to be connected to 55A Avenue.

The form and character of the townhouse complex integrates a variety of exterior finishes, including cultured stone, hardie siding/board and horizontal siding, providing a contemporary west coast architectural expression. All units will have private root top decks providing desired outdoor amenity space.

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

The subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at their January 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 29, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $446,110.25 to Development Cost Charge accounts and $66,000 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):

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

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

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

Background Information:

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

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

BYLAW NO. 3077

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

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

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

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 154, 2018, No. 3077".

2. Amendment

(1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 62 (CD62) Zone: immediately after Comprehensive Development - 61 (CD61) Zone:

"GGG. CD62 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 127-unit condominium development.

2. Permitted Uses

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

(a) Multiple-Unit Residential; and

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

3. Site Dimensions

The following lot shall form the site and shall be zoned CD62 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

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

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

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

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

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

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

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

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 22 pages and dated July 6, 2018 prepared by Points West Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 12-18.

5. Special Regulations

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

6. Other Regulations

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

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

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

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

READ A FIRST AND SECOND TIME this twenty third day of August, 2018.

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

READ A THIRD TIME this fifteenth day of October, 2018.

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

_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

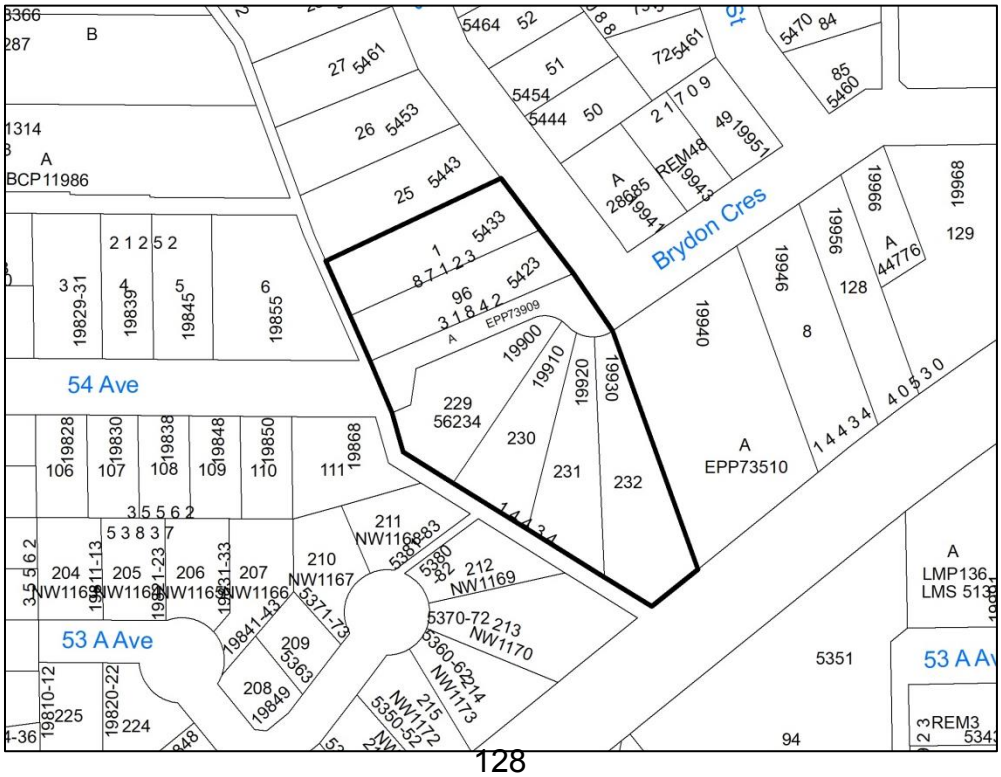
REZONING APPLICATION RZ 10-18
DEVELOPMENT PERMIT APPLICATION DP 12-18

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

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

Applicant: **Points West Architecture**

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



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: July 20, 2018

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **127 Unit Condominium Apartment.** These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Design and construct a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail.
3. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
5. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains must be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

6. The Developer must replace the existing 450mm AC sanitary sewer main through the site in the statutory right-of-way. The 100mm AC sanitary service is to be abandoned. Works to be designed by the Developers engineer and approved by the City Engineer.
7. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.
8. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
9. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
10. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
11. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
13. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.

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

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).

3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a $20,000 bond for the installation of a water meter to current standards.

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

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
7. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall accommodated on the site and be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”

Discussion:

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

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

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at

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

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:

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

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

CITY OF
LANGLEY

MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM

WEDNESDAY, AUGUST 8, 2018
7:00 PM

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

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

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

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

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

CARRIED

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

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F..Adab Architects Inc. and Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

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

CARRIED

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

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

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

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

of Closed Road on Plan EPP73909 be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

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

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

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery" located at 20555-56th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

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

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

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

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

CARRIED

Discussion:

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

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

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

BRYDON CRESCENT BY REDDALE

136 UNIT DEVELOPMENT

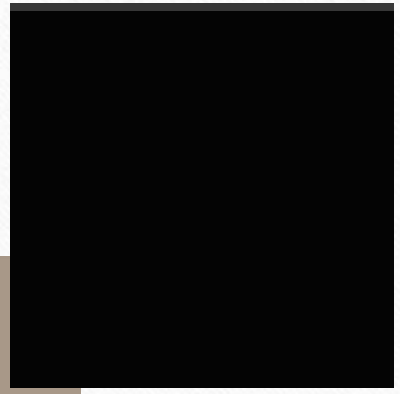
IN LANGLEY, BC

points west

ARCHITECTURE

BRYDON CRESCENT BY REDDALE

COLOUR SCEME
FOR BRYDON CRESCENT



CPTED PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

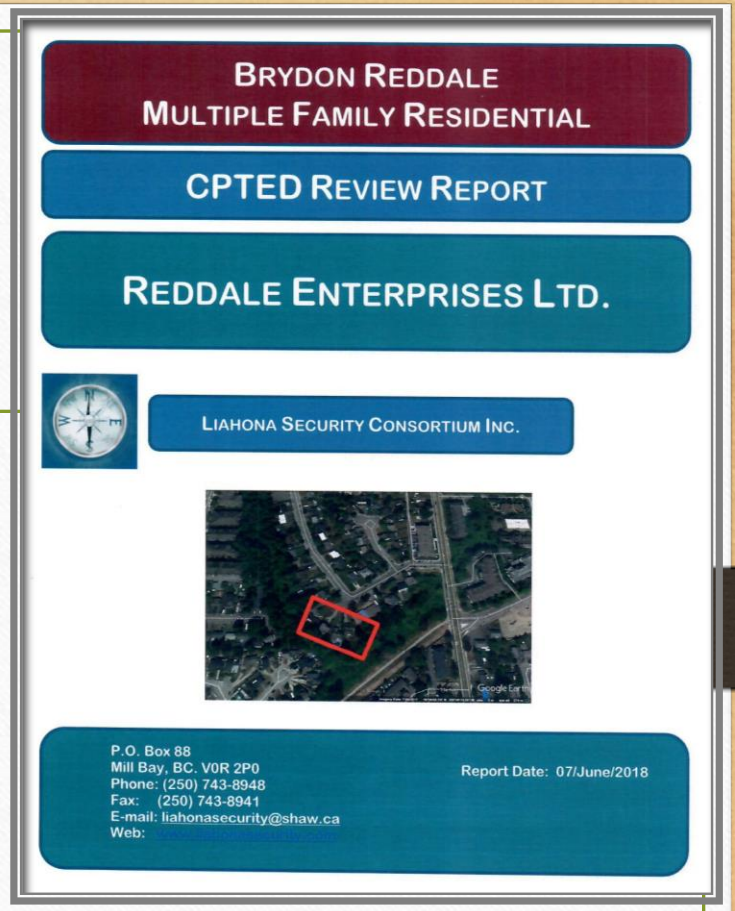
- Clear viewing points of the entire property from the residential unit windows & balconies.
- Secure underground parking for residents.
- Site lighting will evenly illuminate all public areas.

Natural Access Control:

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

Maintenance & Management (Owner will initial programs such as):

- Landscape maintenance program to avoid overgrowth.
- Building maintenance program to repair/remove any vandalism or graffiti within 24-48 hours.



Territoriality:

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

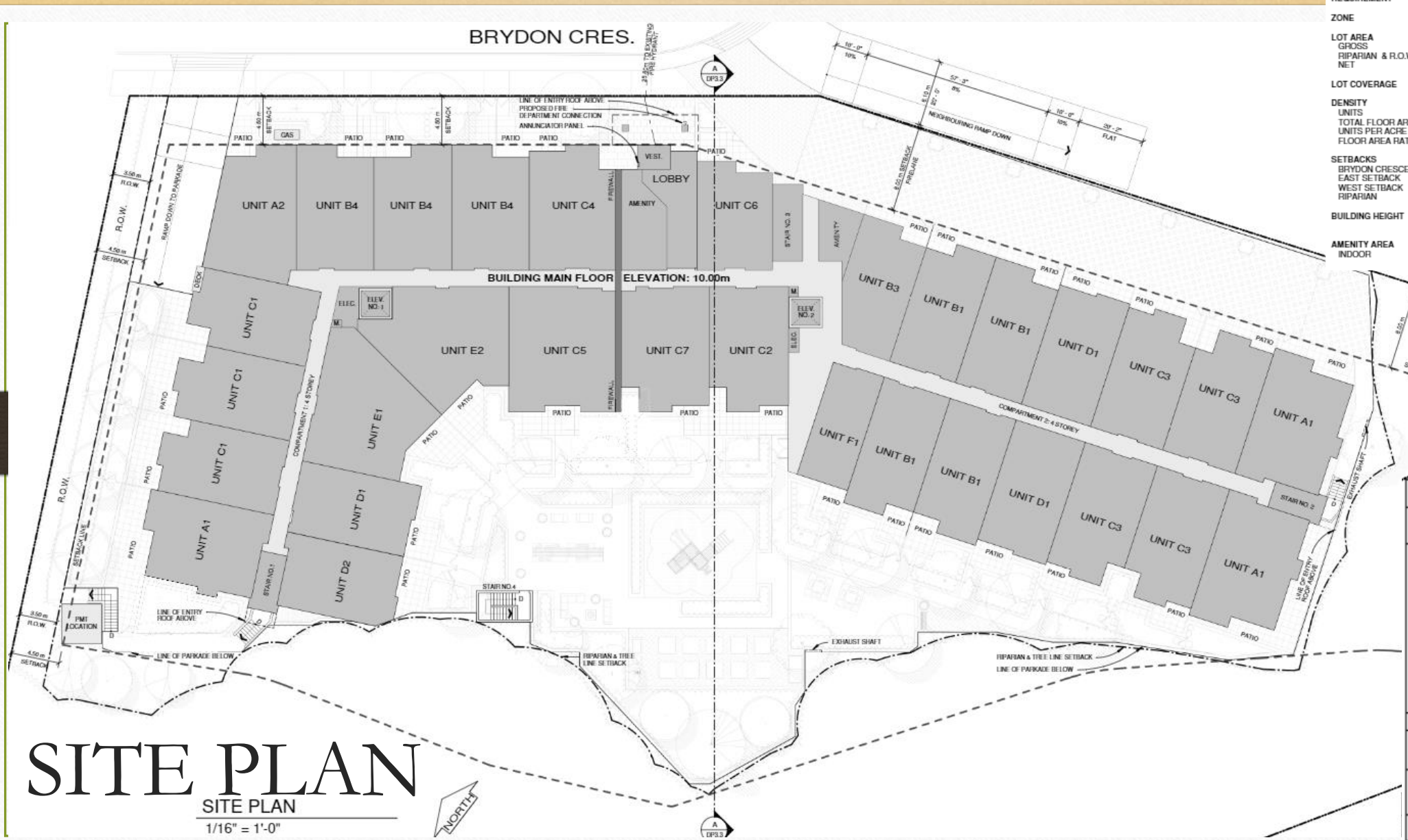
SUSTAINABILITY

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

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

PROJECT DATA

LEGAL DESCRIPTION		
REQUIREMENT	PERMITTED	PROVIDED
ZONE	RM3	RM3
LOT AREA		
GROSS	1,850 SQM MIN.	10,289.44 SQM (2.54 AC)
RIPARIAN & R.O.W.	-	4,625.89 SQM
NET	-	5,663.55 SQM
LOT COVERAGE	40%	28.69%
DENSITY		
UNITS	-	127
TOTAL FLOOR AREA	-	11,812.06 SQM (2.92 AC)
UNITS PER ACRE	80	50.00
FLOOR AREA RATIO	-	1.15
SETBACKS		
BRYDON CRESCENT	7.5m	4.5m
EAST SETBACK	7.5m	4.5m
WEST SETBACK	7.5m	4.5m
RIPARIAN	-	VARIES
BUILDING HEIGHT	4 STOREYS	4 STOREYS
AMENITY AREA INDOOR	NO. OF UNITS (127) x 2.3 SQM = 292.1 SQM	294.5 SQM



SITE PLAN

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

BUILDING INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SQF	UNITS
A1/A1+	2	927/978	12
A2	2	956	4
B1	1	805	16
B2	1	889	3
B3	1	754	4
B4	2	847	12
C1	2	815	15
C2	1	857	4
C3	2	861	16
C4	2	945	4
C5	2	1226	4
C6	1	718	4
C7	2	953	4
D1/D1+	2	800/844	12
D2	2	783	4
E1 ADAPT.	2	1181	4
E2 ADAPT.	2	1204	4
F1	1	578	1
TOTAL			127

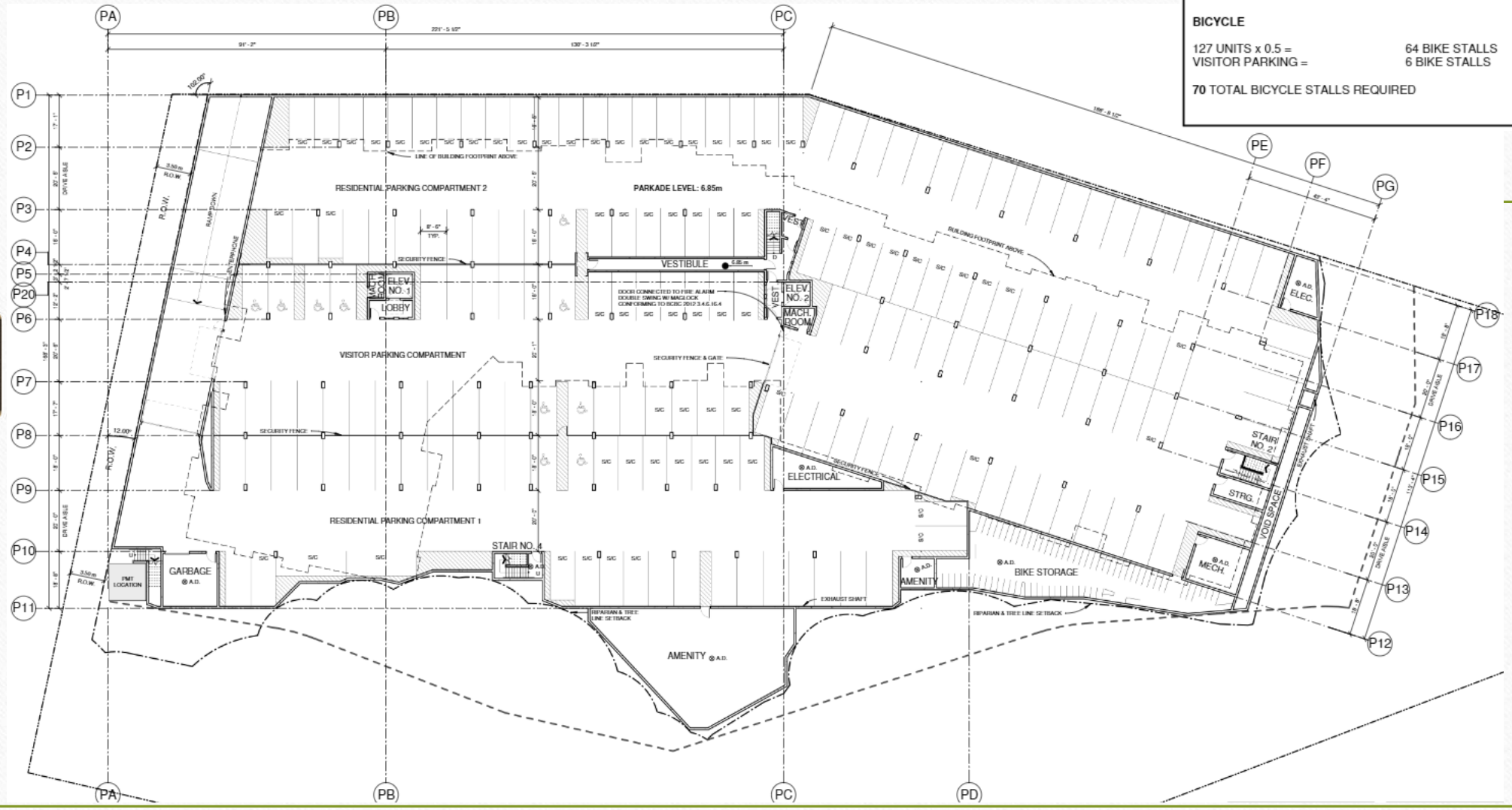
FLOOR AREA - SQF (SQM)

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

MAX COMPARTMENT AREA - SQF (SQM)

COMPARMENT	TOTAL AREA
COMPARTMENT 1	14,323 (1,330.65)
COMPARTMENT 2	17,463 (1,622.37)

PARKADE LEVEL



PARKING SUMMARY

REQUIRED PARKING

AUTOMOBILE

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

189 TOTAL PARKING STALLS REQUIRED

BICYCLE

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

70 TOTAL BICYCLE STALLS REQUIRED

PROVIDED PARKING

AUTOMOBILE

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

189 TOTAL PARKING STALLS PROVIDED

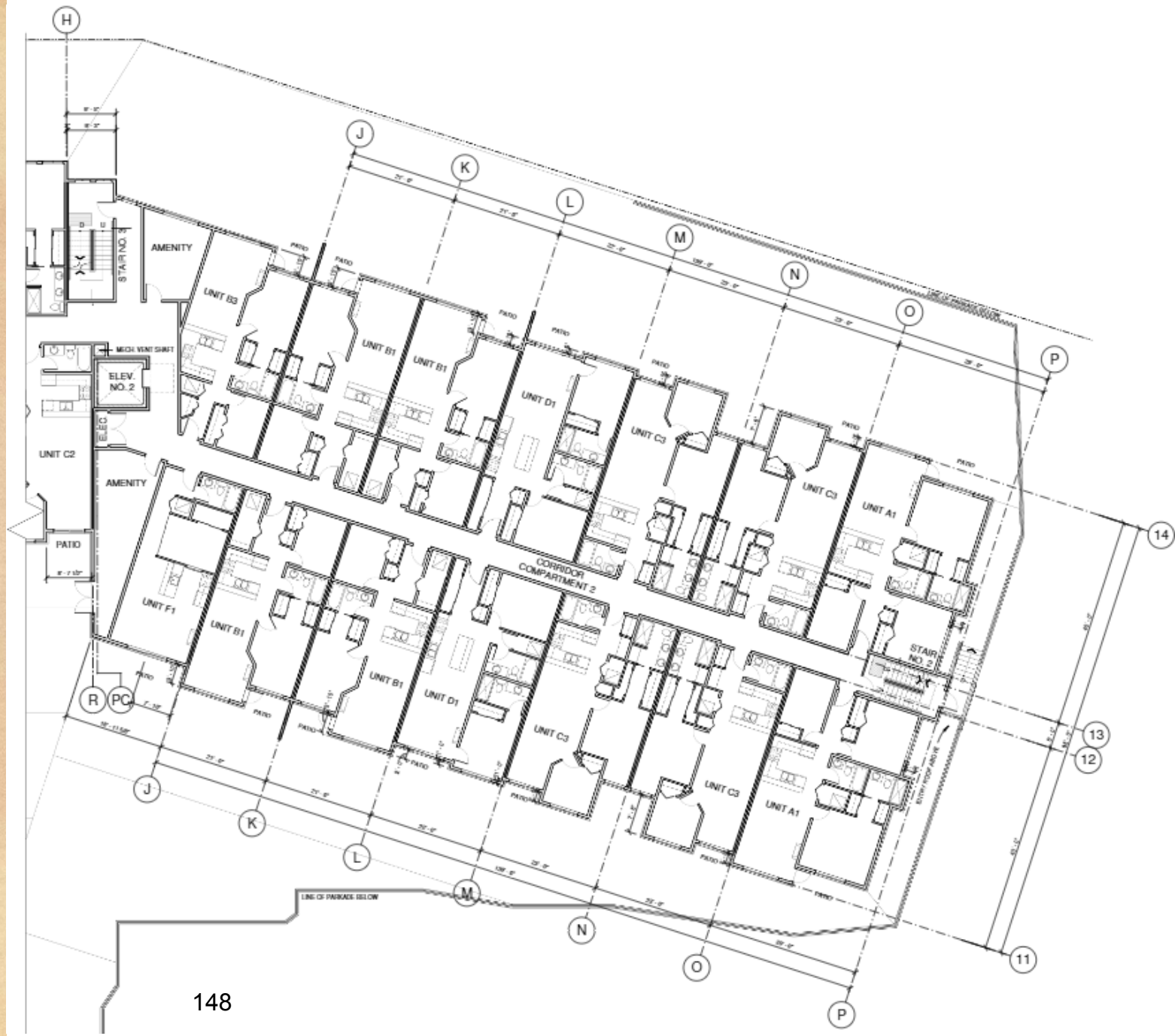
BICYCLE

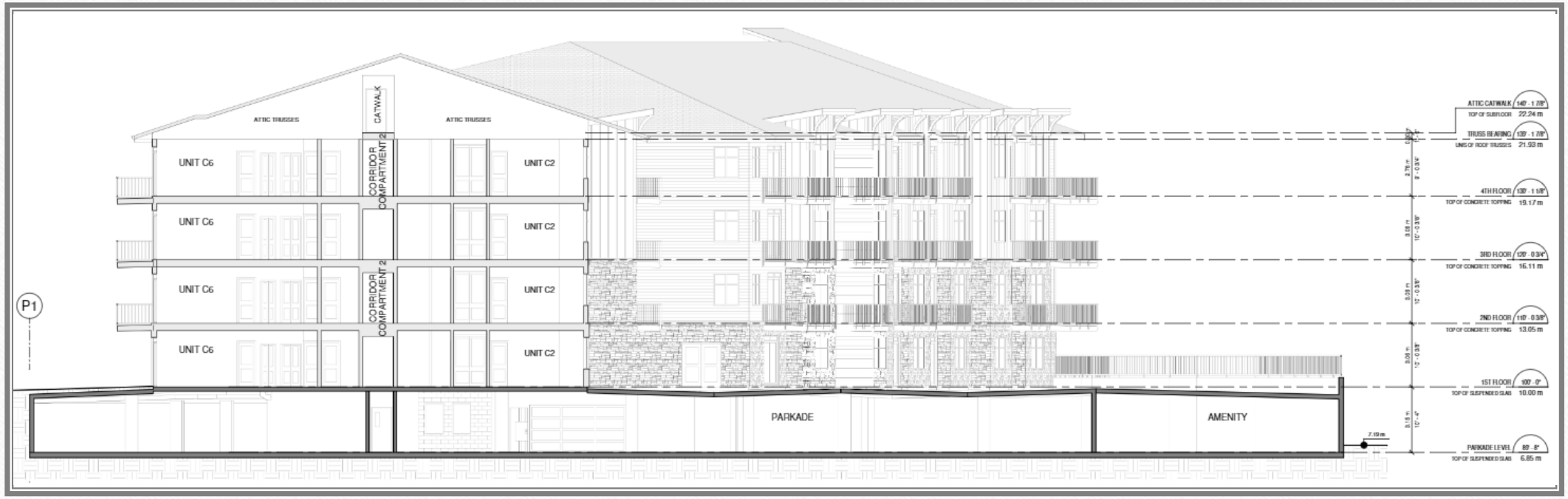
64 BIKE STALLS
6 BIKE STALLS

70 TOTAL BICYCLE STALLS PROVIDED

1ST FLOOR PLAN
~
COMPARTMENT 1

1ST FLOOR PLAN
~
COMPARTMENT 2




ATTIC TRUSSES
CATWALK
ATTIC TRUSSES
UNIT C6
CORRIDOR COMPARTMENT 2
UNIT C2
UNIT C6
UNIT C2
UNIT C6
CORRIDOR COMPARTMENT 2
UNIT C2
UNIT C6
UNIT C2
P1
PARKADE
AMENITY
7.19 m
ATTIC CATWALK 140' - 1 7/8"
TOP OF SUBFLOOR 22.24 m
TRUSS BEARING 139' - 1 7/8"
UNIS OF ROOF TRUSSES 21.93 m
4TH FLOOR 130' - 1 1/8"
TOP OF CONCRETE TOPPING 19.17 m
3RD FLOOR 120' - 0 3/4"
TOP OF CONCRETE TOPPING 16.11 m
2ND FLOOR 110' - 0 3/8"
TOP OF CONCRETE TOPPING 13.05 m
1ST FLOOR 100' - 0"
TOP OF SUSPENDED SLAB 10.00 m
PARKADE LEVEL 89' - 8"
TOP OF SUSPENDED SLAB 6.85 m

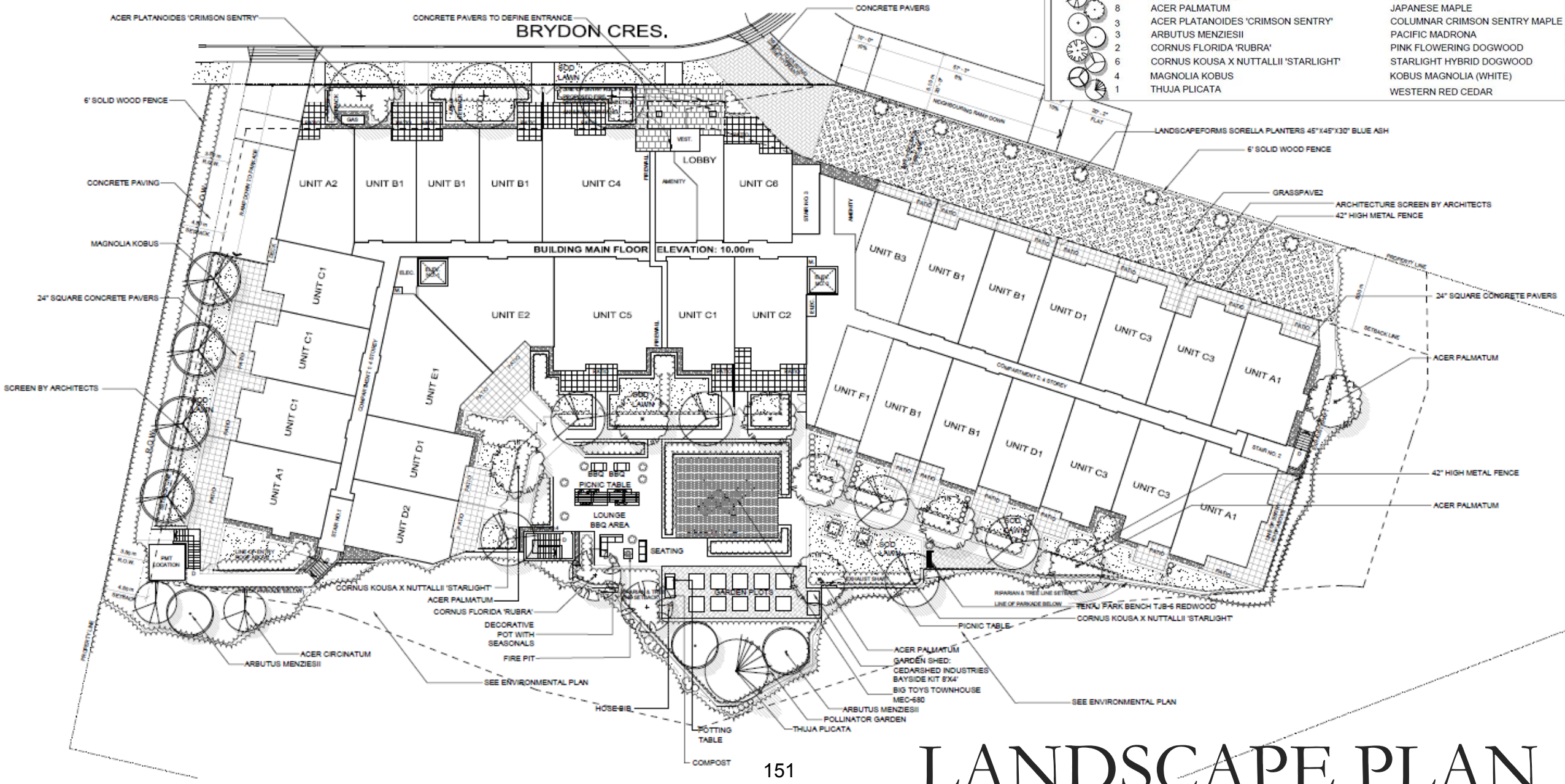
SECTION

LANDSCAPE BY

pmg
LANDSCAPE ARCHITECTS

PLANT SCHEDULE

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



LANDSCAPE PLAN

PLANT SCEDULE

PLANT SCHEDULE

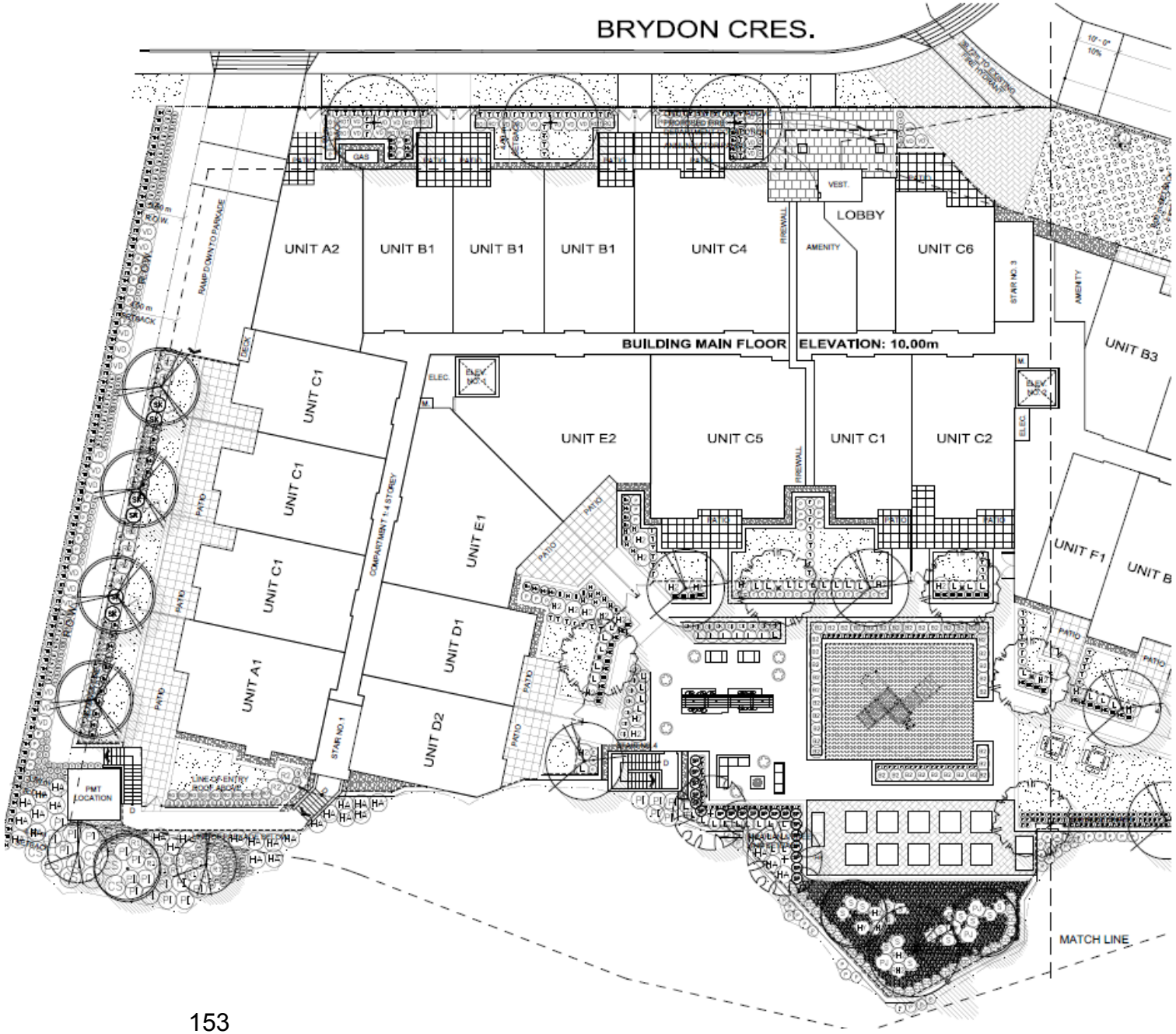
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	3	ARBUTUS MENZIESII	PACIFIC MADRONA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

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

SHRUB PLAN

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
B	18	BUXUS MICROPHYLLA 'GREEN VELVET'	BOXWOOD
C	36	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD
CC	30	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC
CS	10	CORNUS SERICEA	RED OSIER DOGWOOD
HA	33	HOLODISCUS DISCOLOR	OCEANSPRAY
H2	24	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	BIGLEAF HYDRANGEA;
HY	2	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA
I	3	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS
J	7	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
MN	96	MAHONIA NERVOSA	LONGLEAF MAHONIA
P1	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE
PJ	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA
L	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
R2	9	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL
RH2	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK
R1	34	ROSA NUTKANA	NOOTKA ROSE
SK	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
S	17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
SP	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
T	105	TAXUS BACCATA	ENGLISH YEW
TH	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
B2	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
VD	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
GRASS			
CK	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE
H	17	HAKONECHLOA MACRA ' AUREOLA'	JAPANESE FOREST GRASS
HE	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
S1	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
PERENNIAL			
Ho	36	HOSTA VAR	HOSTA;
SE	4	SEDUM 'AUTUMN JOY'	STONECROP
GC			
A	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
E	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK
F	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
GA	30	GAULTHERIA SHALLON	SALAL
O	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
P	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
TI	712	THYMUS SERPHLLUM	MOTHER OF THYME



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GC			
A	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
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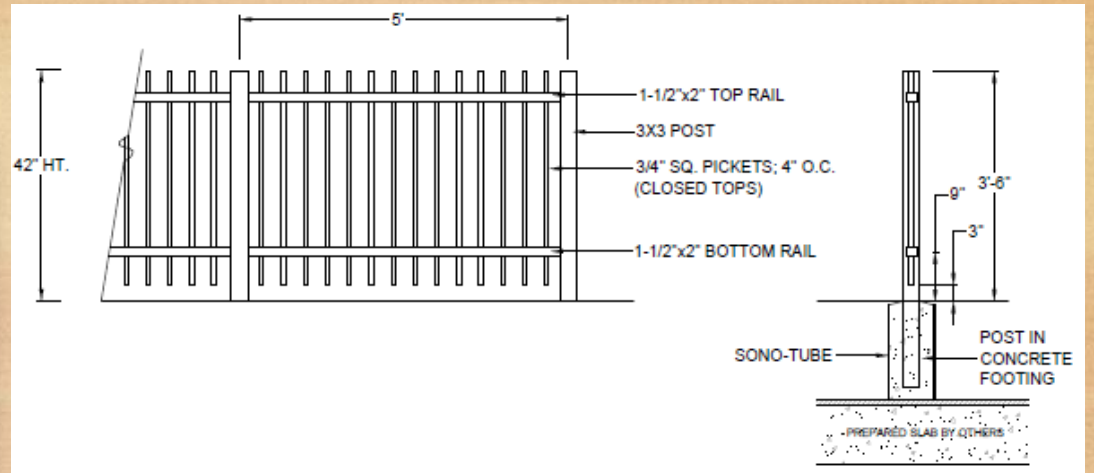
LANDSCAPE DETAILS

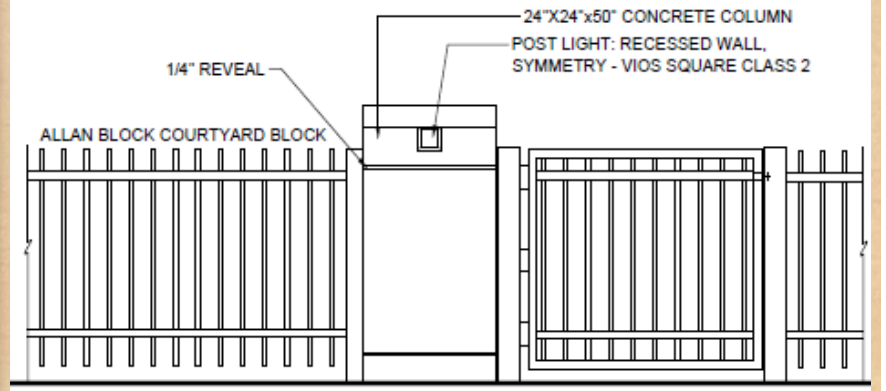


NOTE:

ALL METAL PICKETS TO BE FINISHED IN BLACK

1 42" HIGH METAL FENCE DETAIL

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

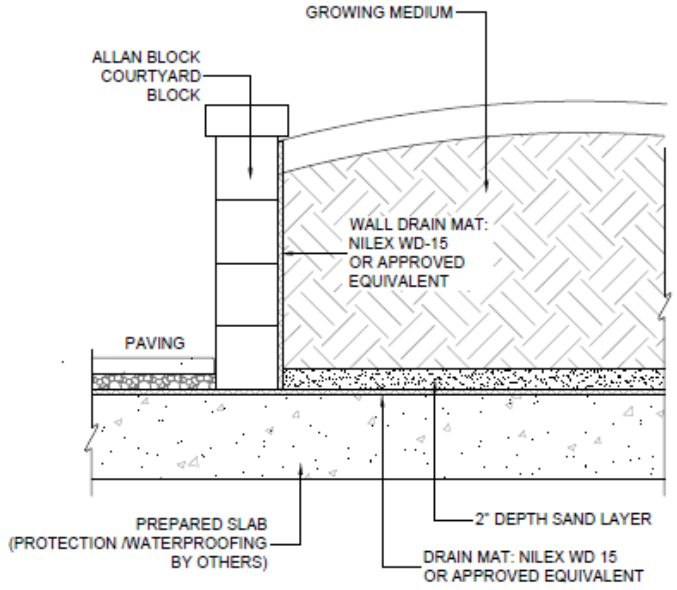


NOTE:

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

2 ADDRESS COLUMN AND GATE

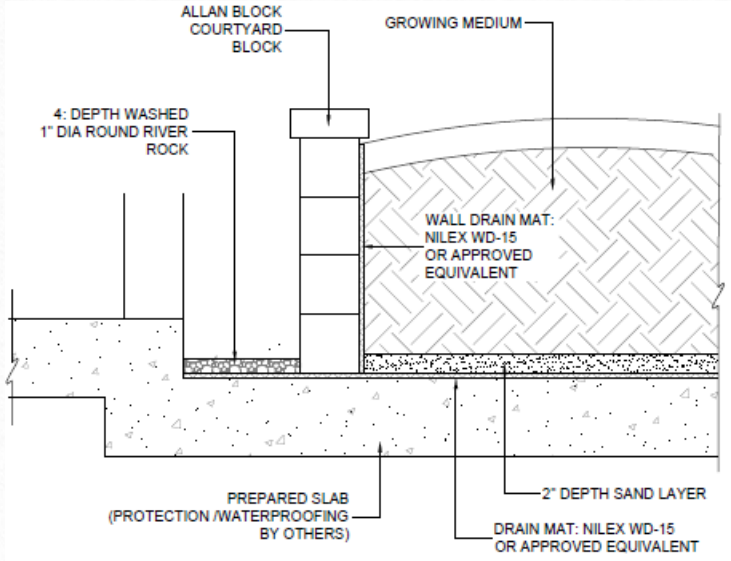
SCALE: 1/2"=1'-0"



3 CONCRETE WALL ON SLAB

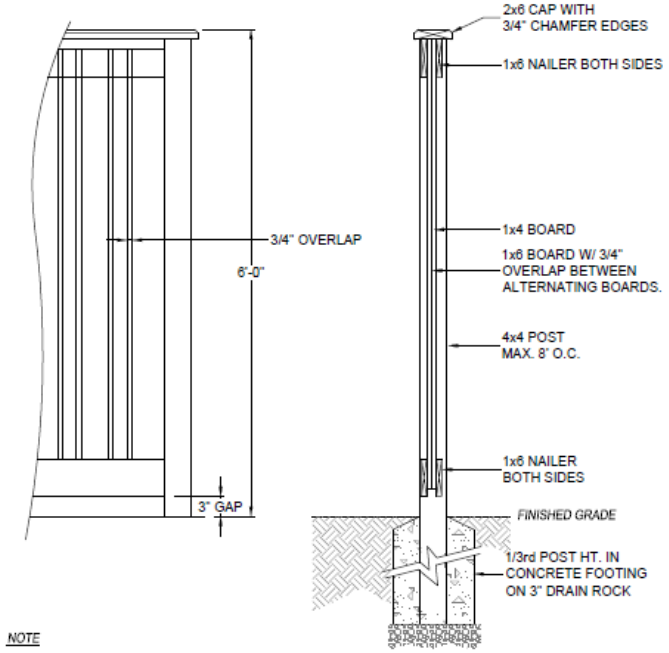
SCALE: 1"=1'-0"

LANDSCAPE DETAILS



4 DRAIN STRIP AT BUILDING

SCALE: 1"=1'-0"

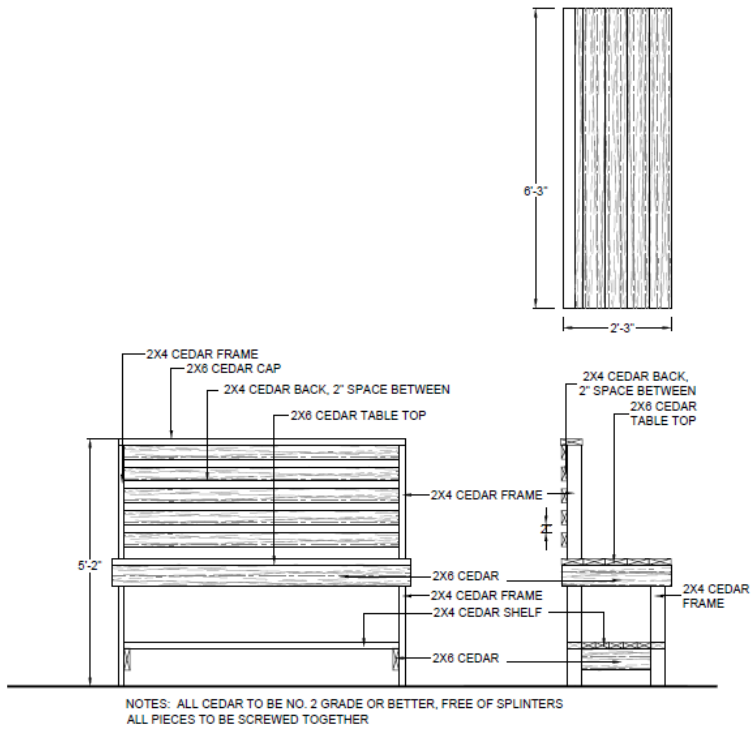


NOTE

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

5 6'- 0" HEIGHT SOLID WOOD FENCE

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



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

6 POTTING TABLE/ BENCH

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

LANDSCAPE DETAILS

LANDSCAPEFORMS SORELLA PLANTER

RATANA LOUNGE SEATING

BAYVIEW PICNIC TABLE

BRYDON CRESCENT

BY REDDALE

CITY OF LANGLEY

MOTION

Development Permit No. 12-18

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

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: July 20, 2018

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **127 Unit Condominium Apartment.** These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Design and construct a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail.
3. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
5. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains must be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

6. The Developer must replace the existing 450mm AC sanitary sewer main through the site in the statutory right-of-way. The 100mm AC sanitary service is to be abandoned. Works to be designed by the Developers engineer and approved by the City Engineer.
7. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.
8. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
9. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
10. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
11. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
13. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.

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

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).

3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a $20,000 bond for the installation of a water meter to current standards.

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

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
7. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall accommodated on the site and be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”

Discussion:

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

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

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at

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

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:

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

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 147, 2018, BYLAW NO. 3055

To consider a Rezoning Application by Wesgroup to permit retail sales uses to be limited to 25% of the total gross floor building area on the property located at 19868 Langley Bypass.

The subject property is currently zoned C2 Service Commercial Zone in Zoning Bylaw No. 2100 and designated "Service Commercial" in the Official Community Plan.

Background Information:

Applicant:	Wesgroup
Owner:	Langley City Square Properties Ltd.
Civic Addresses:	19868 Langley Bypass
Legal Description:	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
Site Area:	49,962 m^2
Lot Coverage:	34%
Total Parking Required:	546 spaces
Total Parking Provided:	548 spaces
Existing Zoning:	C2 Service Commercial Zone
Proposed Zoning:	CD56 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 147
BYLAW NO. 3055

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD56) and to rezone the property located at 19868 Langley Bypass 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. 147, 2018, No. 3055".

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 – 56 (CD56) Zone: immediately after Comprehensive Development -55 (CD55) Zone:

"AAA. CD56 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a commercial development consisting of approximately 49,962 m^2 (537,791 ft^2) of floor area.

2. Permitted Uses

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

(a) Uses permitted in the Service Commercial (C2) Zone; however:

i. Retail Store uses are limited to 25% of the total gross floor building area to be constructed on the site; and

(b) Retail Warehouse uses with an individual commercial retail unit less than 371.6m^2 (4,000 ft^2) are not permitted.

3. **Site Dimensions**
The following lot shall form the site and shall be zoned CD 56 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 002-161-877
Lot 69, Section 10, Township 8, District Lot 310, Group 2,New Westminster District Plan 39945 Except:
Firstly: Part Subdivided By Plan 53640
Secondly: Part on Statutory Right Of Way Plan 40248
Thirdly: Part Road On Plan NWP88141 And
Fourthly: Part Now Road On Plan EPP48107

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 attached to Development Permit 07-14.

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 nineteenth day of March, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this 9th day of April, 2018.

READ A THIRD TIME this 9th day of April, 2018.

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

FINALLY ADOPTED this -- day of , 2018.

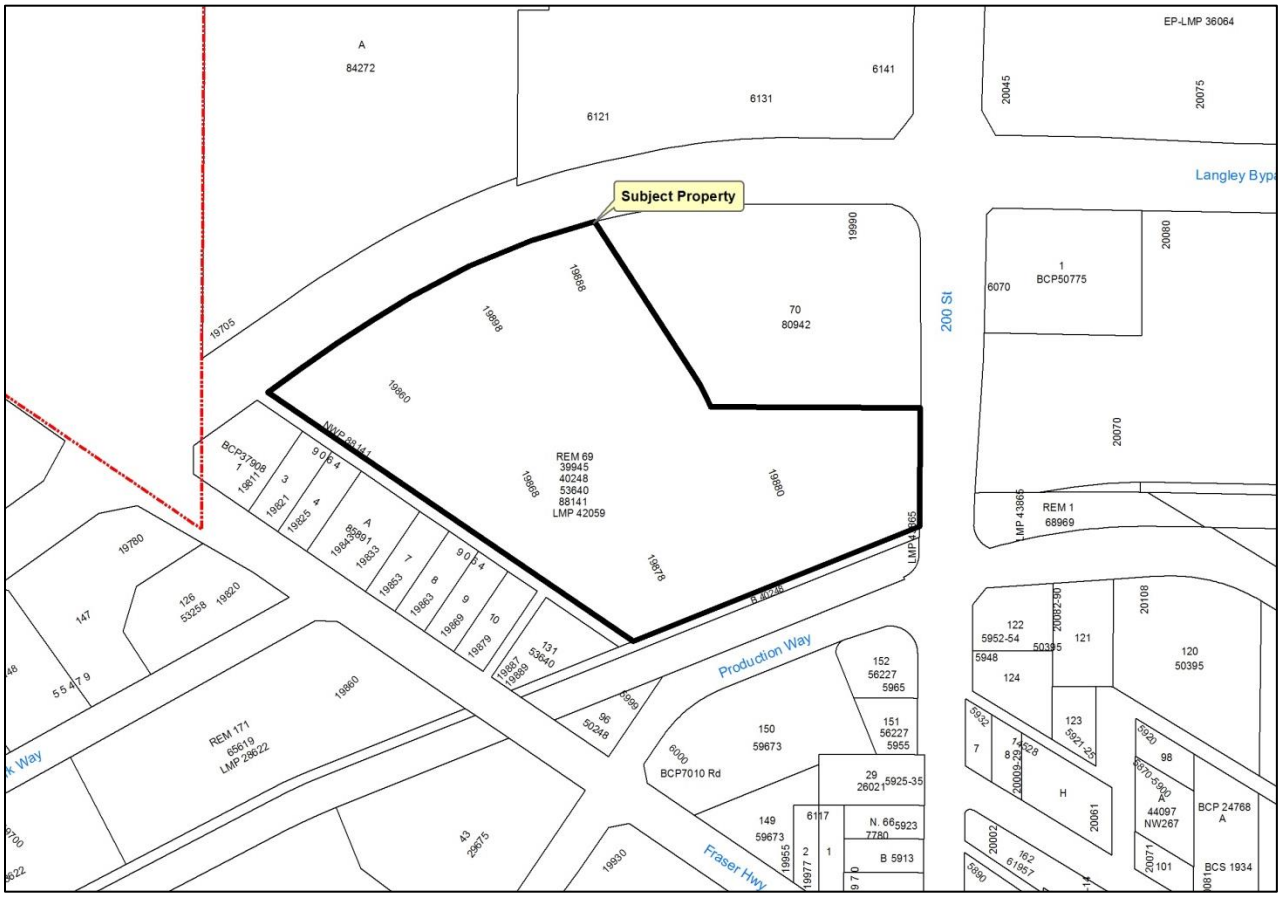
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 04-18

Civic Address:	**19868 Langley Bypass**
Legal Description:	**Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided by Plan 53640; Secondly: Part on Statutory Right of Way Plan 40248; Thirdly: Part Road on Plan NWP88141; Fourthly: Part Now Road On Plan EPP48107**
Applicant:	**Wesgroup**
Owner:	**Langley City Square Properties Ltd.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 04-18 -19868 Langley Bypass -Wesgoup**

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: March 2, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 04-18 to permit a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 371.6 m^2 (4,000 ft^2) for the development located at 19868 Langley Bypass be approved.

PURPOSE OF REPORT:

To consider a Rezoning Application by *Wesgroup* to amend the Zoning Bylaw regulation for "retail warehouse" use as it relates to the commercial shopping centre located a 19868 Langley Bypass to permit a maximum of 25% of the total gross floor building area for individual tenants to be less than 371.6 m^2 (4,000 ft^2).

POLICY:

The subject property is zoned C2 Service Commercial Zone and designated as Service Commercial in the Official Community Plan.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Wesgroup
Owner:	Langley City Square Properties Ltd.
Civic Addresses:	19868 Langley Bypass
Legal Description:	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
Site Area:	49,962 m^2
Lot Coverage:	34%
Total Parking Required:	546 spaces
Total Parking Provided:	548 spaces
Existing Zoning:	C2 Service Commercial Zone
Proposed Zoning:	CD56 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None

Engineering Requirements:

Conduct safety audit of the access on the west side of the site at intersecting lanes from the Langley Bypass and Fraser Highway. The construction of any of the recommended safety improvements should be completed by the developer.

Discussion:

The subject property is currently zoned C2 Service Commercial Zone. This zone is intended to accommodate and regulate the development of commercial uses which require large format sites, and are generally not accommodated in downtown core commercial areas. To differentiate retail activity within the C2 Zone, retailing is defined as Retail Warehouse which

only permits retailing of good and services provided that individual commercial retail units (CRU's) are not less than 371.6 m^2 (4,000 ft^2).

The owner of Langley City Square, *Wesgroup*, has successfully attracted and created an outstanding large format retail development prominently located along the Langley Bypass, consisting of 537,791 ft^2. In doing so, it has fulfilled the original vision and intent of the City's C2 Zone. Despite the success of the overall development, there remain a few vacant spaces on the site that they believe would be ideally suited for smaller scale tenants and complement to the vibrancy of the site, occupying less than 4,000 ft^2.

As a result, the owner's are requesting exemption of the 4,000 ft^2 requirement for retail warehouse tenants, that would only be applicable to a maximum of 25% of the total leasable area of the site.

Staff support this request which is consistent how the City regulated other large format retail developments located along the Langley Bypass.

CD1 Zone 20075 Langley Bypass	140,000 ft^2	25% Small Format Retail
CD8 Zone 20155 Langley Bypass	13,000 ft^2	10% Small Format Retail
CD10 Zone 20100 Langley Bypass	233,000 ft^2	25% Small Format Retail
Proposed CD56 Zone 19868 Langley Bypass	**182,119 ft^2**	**25% Small Format Retail**

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at

the March 14, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

No additional DCC's are applicable to this request.

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, MARCH 14, 2018
7:00 PM

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

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

Absent: Dan Millsip

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Mullin

THAT the minutes for the February 14, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) REZONING APPLICATION RZ 03-18/DEVELOPMENT PERMIT APPLICATION DP 04-18-20689 & 20699 EASTLEIGH CRESCENT

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian Dagneault, Dagneault Planning Consultants Ltd., and Tim Ankenman, Ankenman Marchand Architects, who presented the proposed applications. Following discussion on building form and character, enhancing east and west elevation with more glazing, landscaping, substitute pavers or stamped concrete where artificial grass is proposed along laneways, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 03-18/Development Permit Application DP 04-18 to accommodate a 23 unit, 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) REZONING APPLICATION RZ 07-17/DEVELOPMENT PERMIT APPLICATION DP 11-17- 5520, 5521, 5511, 5501, 5591-199A STREET AND PORTION OF ROAD DEDICATED ON PLAN 33088

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Carl Humphrey, Senior Designer, Wensley Architecture Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 07-17/Development Permit Application DP 11-17 to accommodate a 39 unit, 3-storey townhouse development

located at 5520, 5521, 5511, 5501, 5591-199A Street and Portion of Road Dedicated on Plan 33088 be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) REZONING APPLICATION RZ 04-18 -19868 LANGLEY BYPASS

The Director Development Services & Economic Development provided a brief overview of the planning historical context for the proposed rezoning application, and introduced Fabian Leitner, Director of Development and Customer Care, Wesgroup, who presented the proposed rezoning application. Following discussion on minimum commercial unit size and overall project building form and character.

MOVED BY Commission Member Biemers
SECONDED BY Commission Member Cormier

That Rezoning Application RZ 04-18 to allow a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 4,000 ft^2 for the development located at 19868 Langley Bypass be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) Next Meeting:

Wednesday, May 9th, 2018

5) ADJOURNMENT

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Coburn

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

CARRIED

J. H. Arnold

ADVISORY PLANNING COMMISSION CHAIRMAN

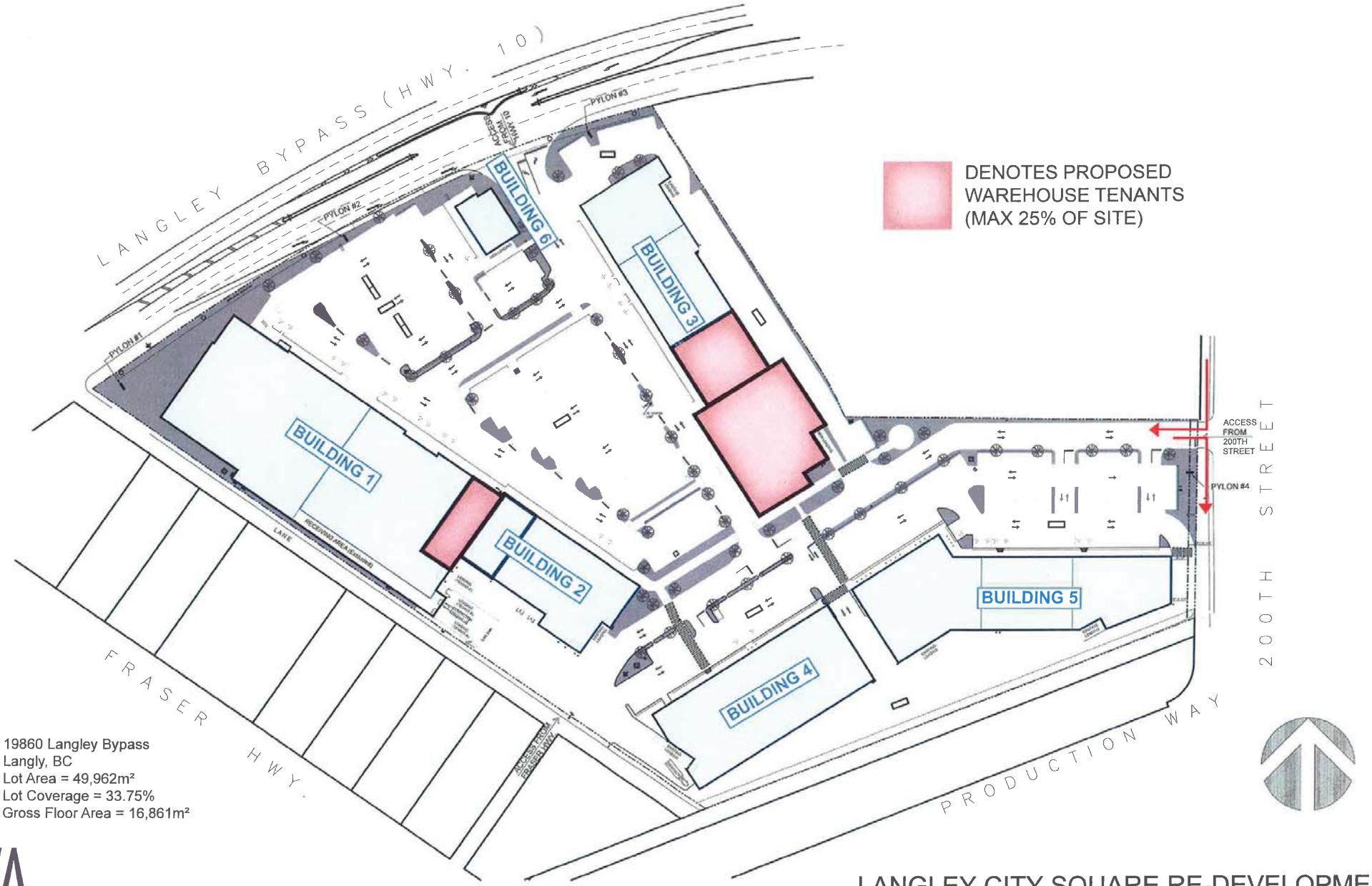
Gerald Minchuk

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

Langley City Square by **WESGROUP**

Langley City Square by WESGROUP



19860 Langley Bypass
Langly, BC
Lot Area = 49,962m²
Lot Coverage = 33.75%
Gross Floor Area = 16,861m²

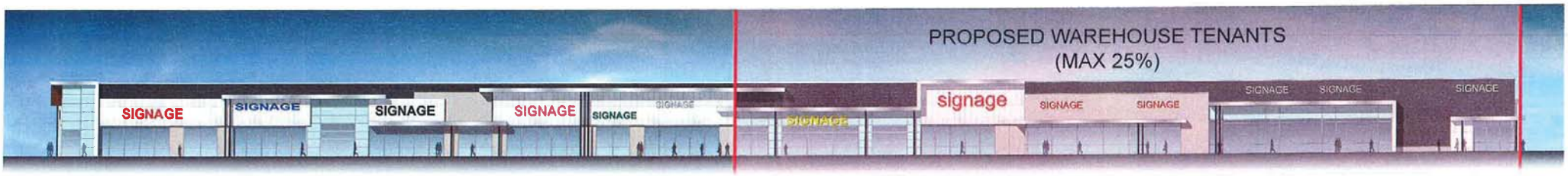
WA
WENSLEY ARCHITECTURE LTD

LANGLEY CITY SQUARE RE-DEVELOPMENT

FEBRUARY, 2018

1- NORTH ELEVATION - BUILDING 2
(FACING PARKING LOT)

2- WEST ELEVATION - BUILDING 1 SIDE
(FACING LANGLEY BYPASS)



3- SOUTH ELEVATION - BUILDING 3
(FACING PARKING LOT)

4- WEST ELEVATION - BUILDING 3
(FACING LANGLEY BYPASS)

WA
WENSLEY ARCHITECTURE LTD

LANGLEY CITY SQUARE RE-DEVELOPMENT
FEBRUARY, 2018

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 seventeenth day of September, 2018.

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

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

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

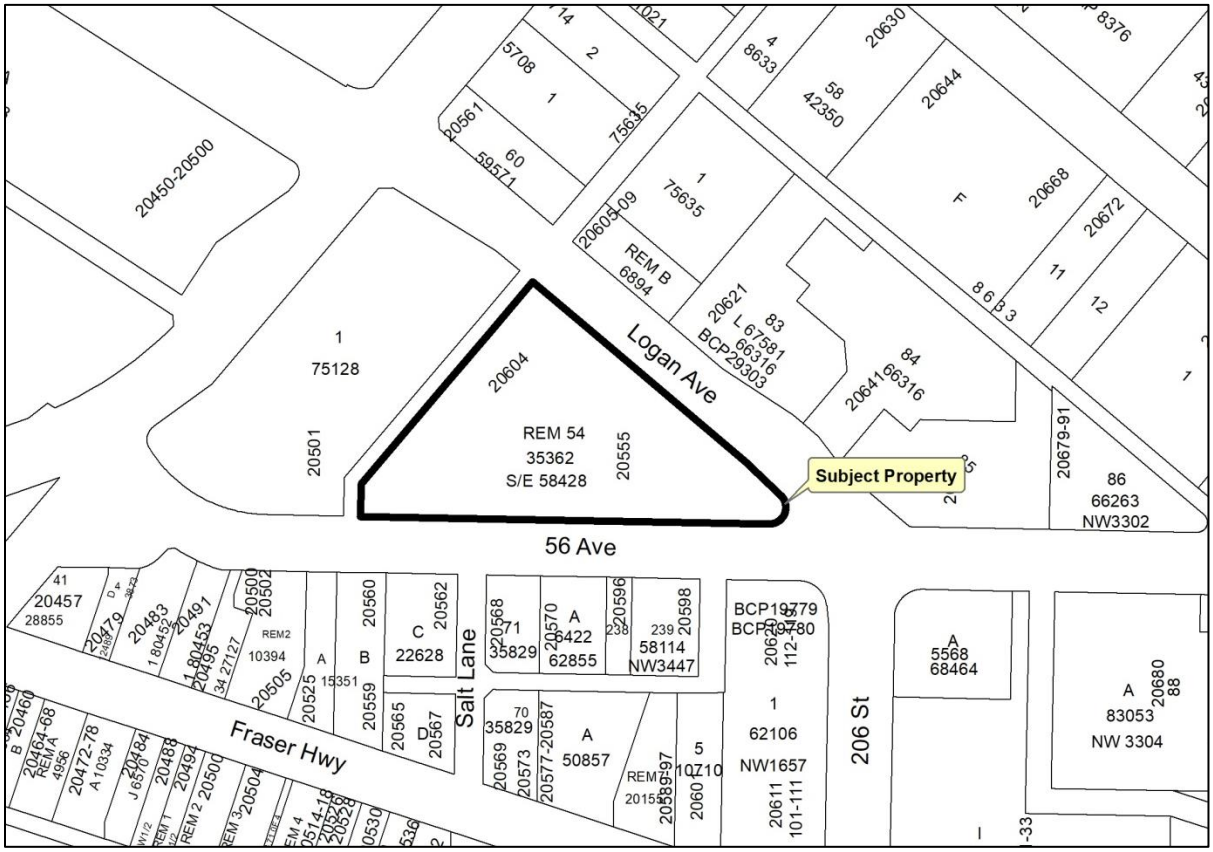
_____
MAYOR

_____
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):

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 Millsip, 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!

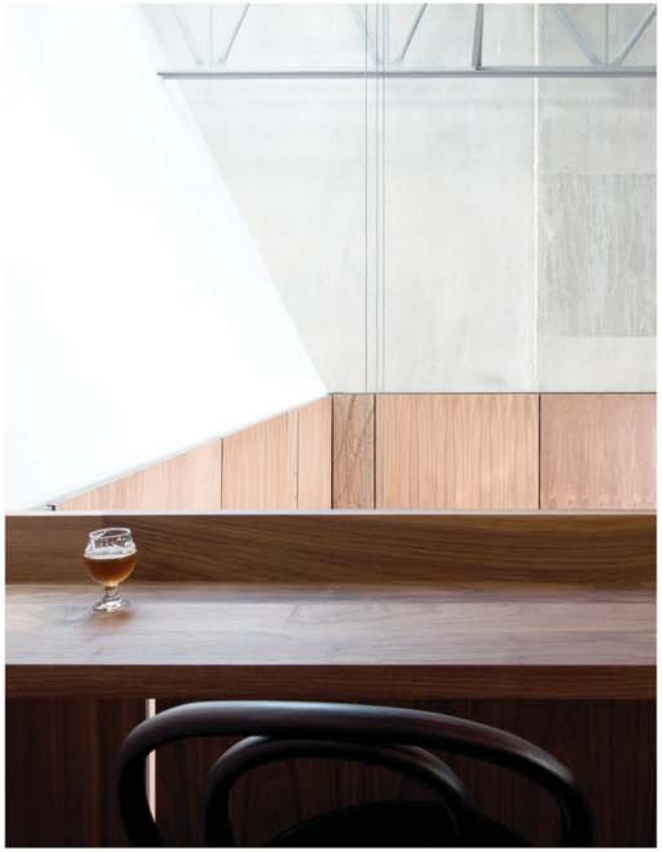
Breweries

Brassneck Brewery

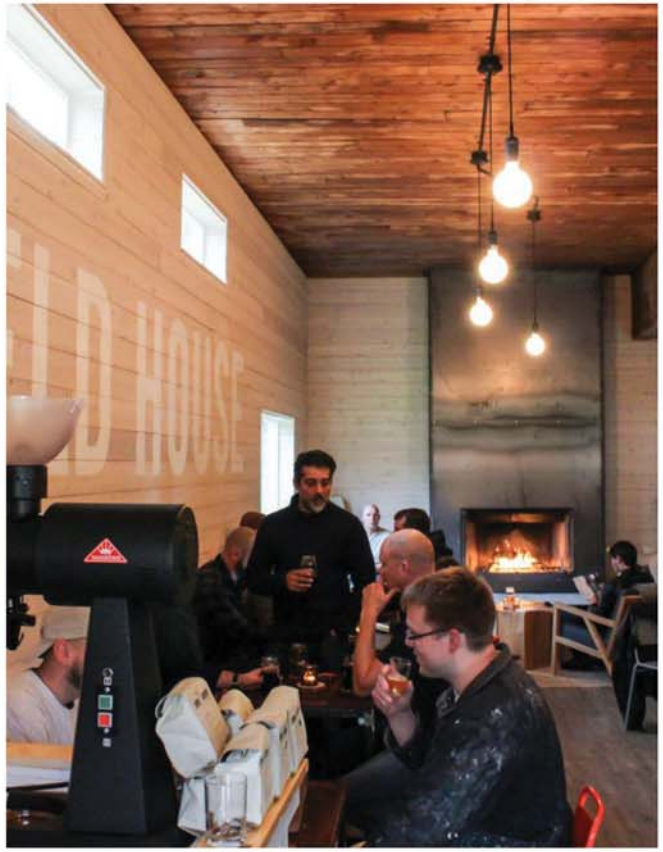
FARM COUNTRY BREWING

#5 - 20555 56th Avenue
Langley BC

Dageraad Brewery



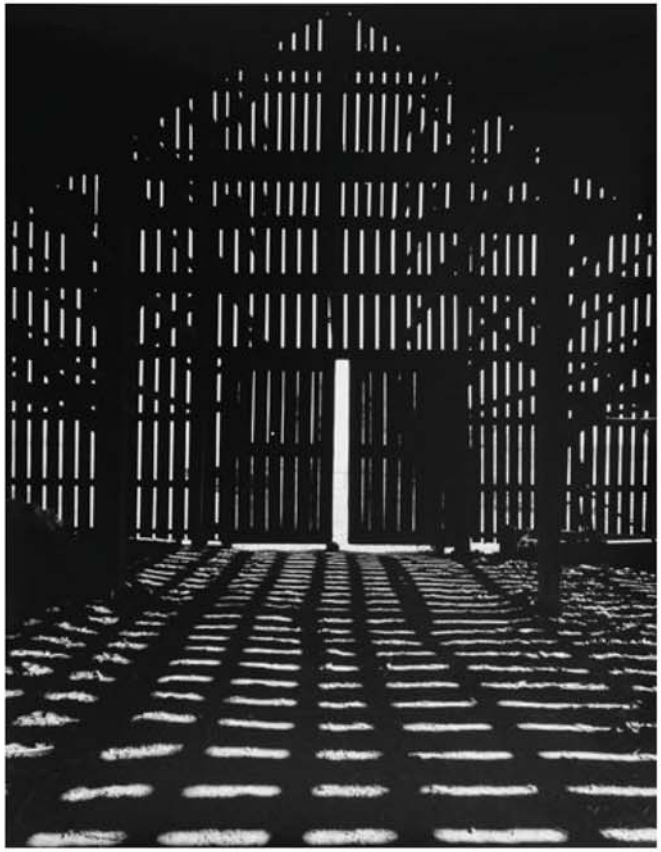
Field House Brewery



SIMCIC + UHRICH ARCHITECTS

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

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

#5 - 20555 56th Avenue
Langley BC

SIMCIC + UHRICH ARCHITECTS

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

Site Plan

Hours of Operation

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

Occupant Load

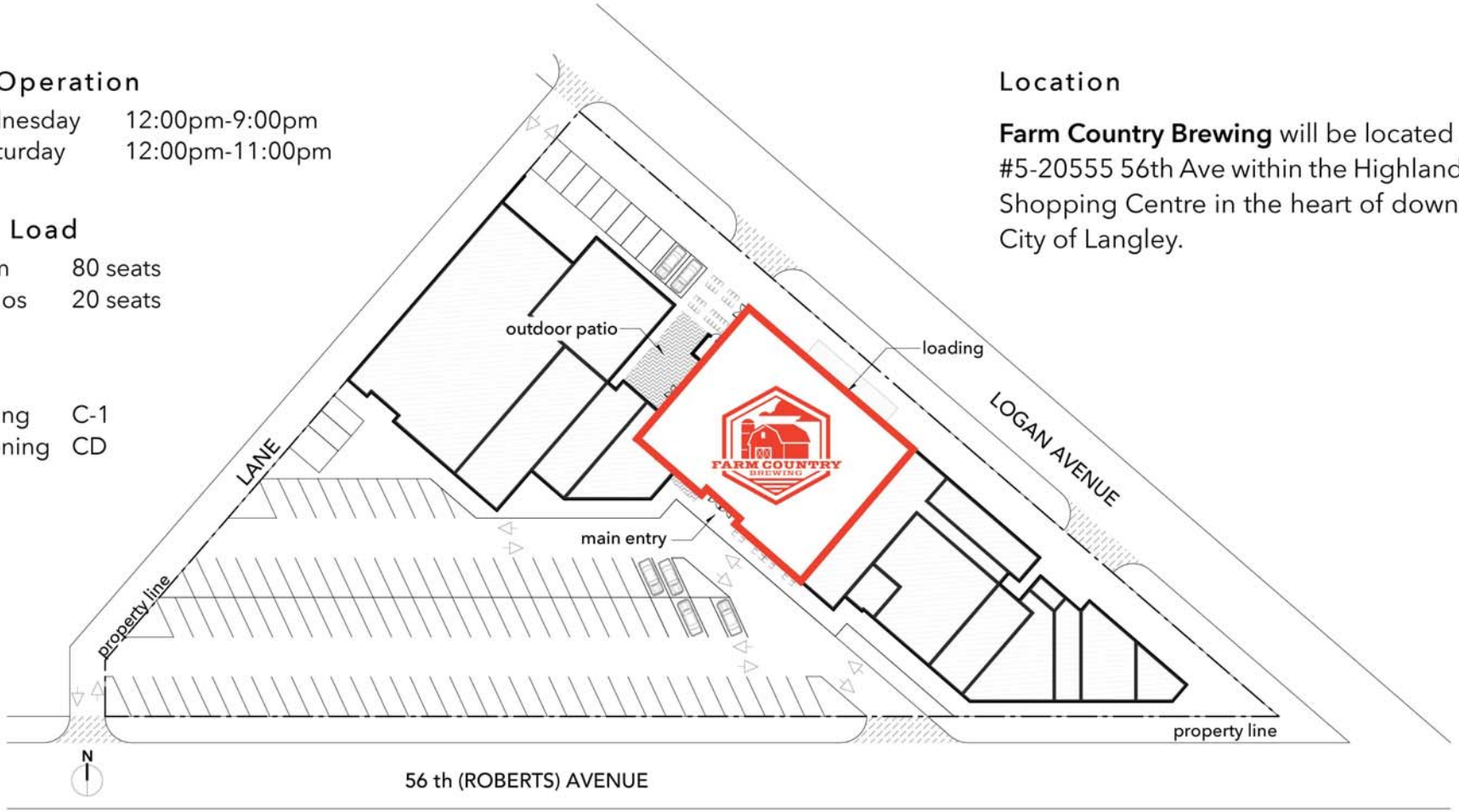
Tasting Room	80 seats
Outdoor Patios	20 seats

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.



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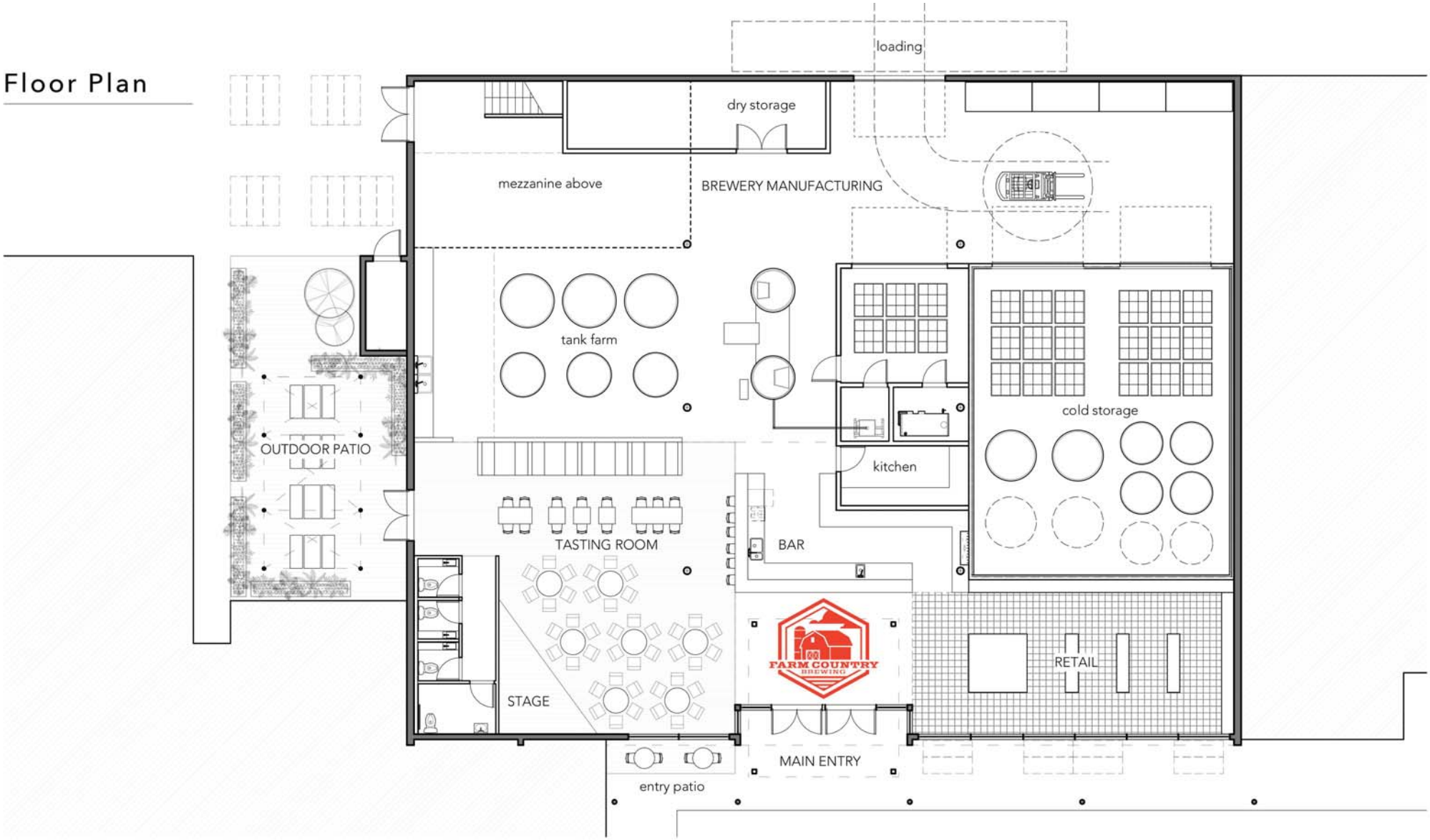
Floor Plan



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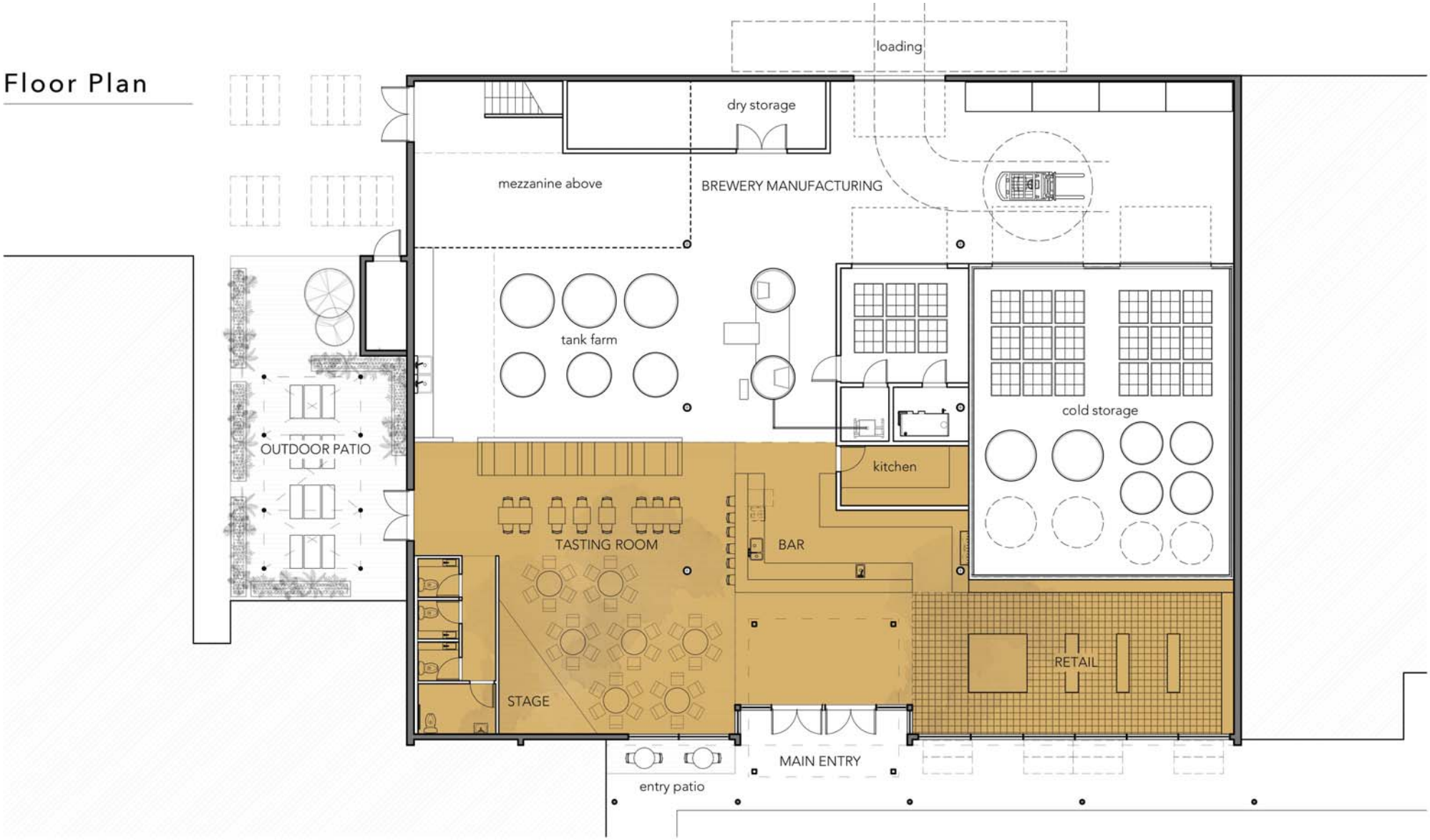
Floor Plan



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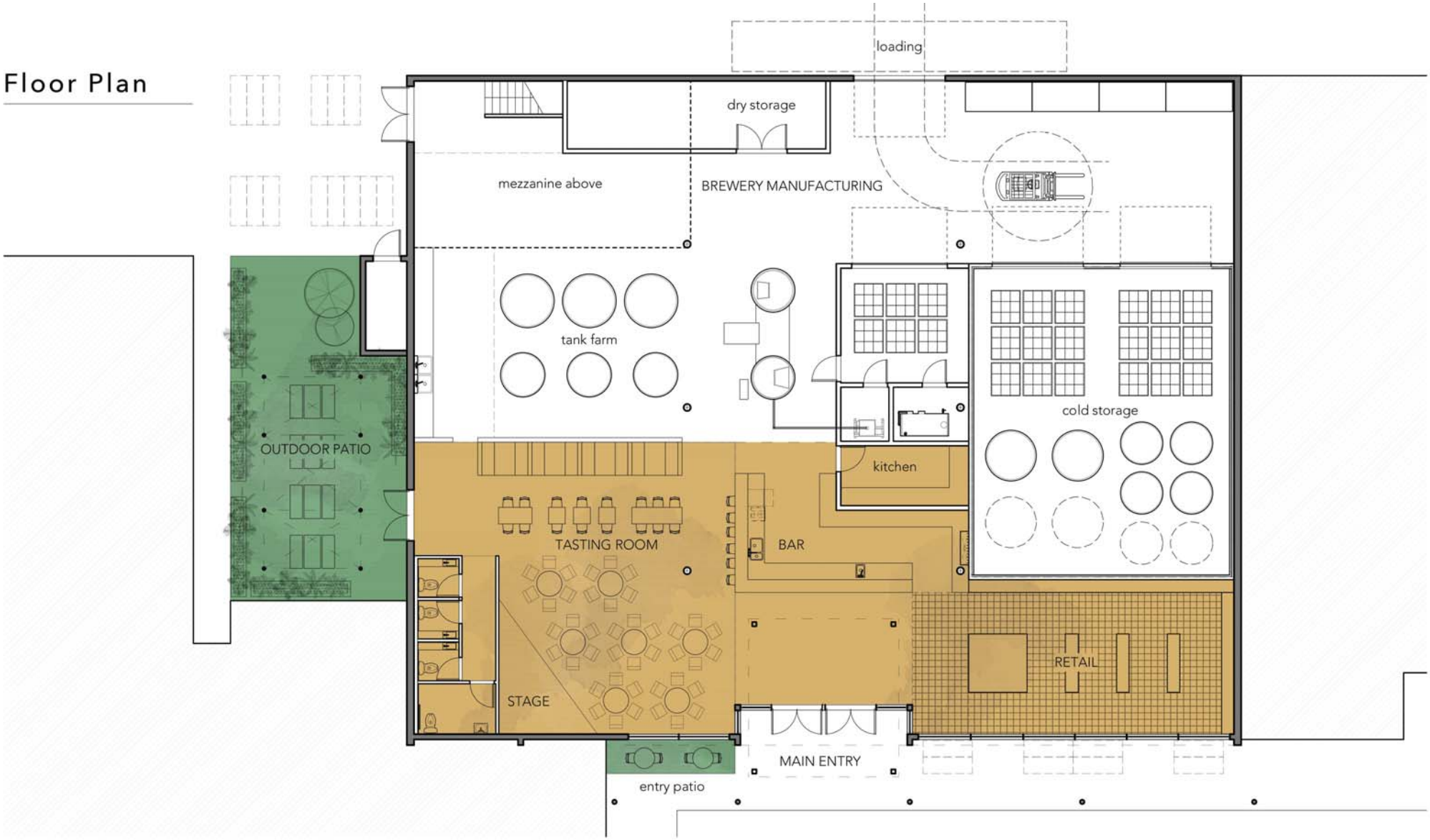

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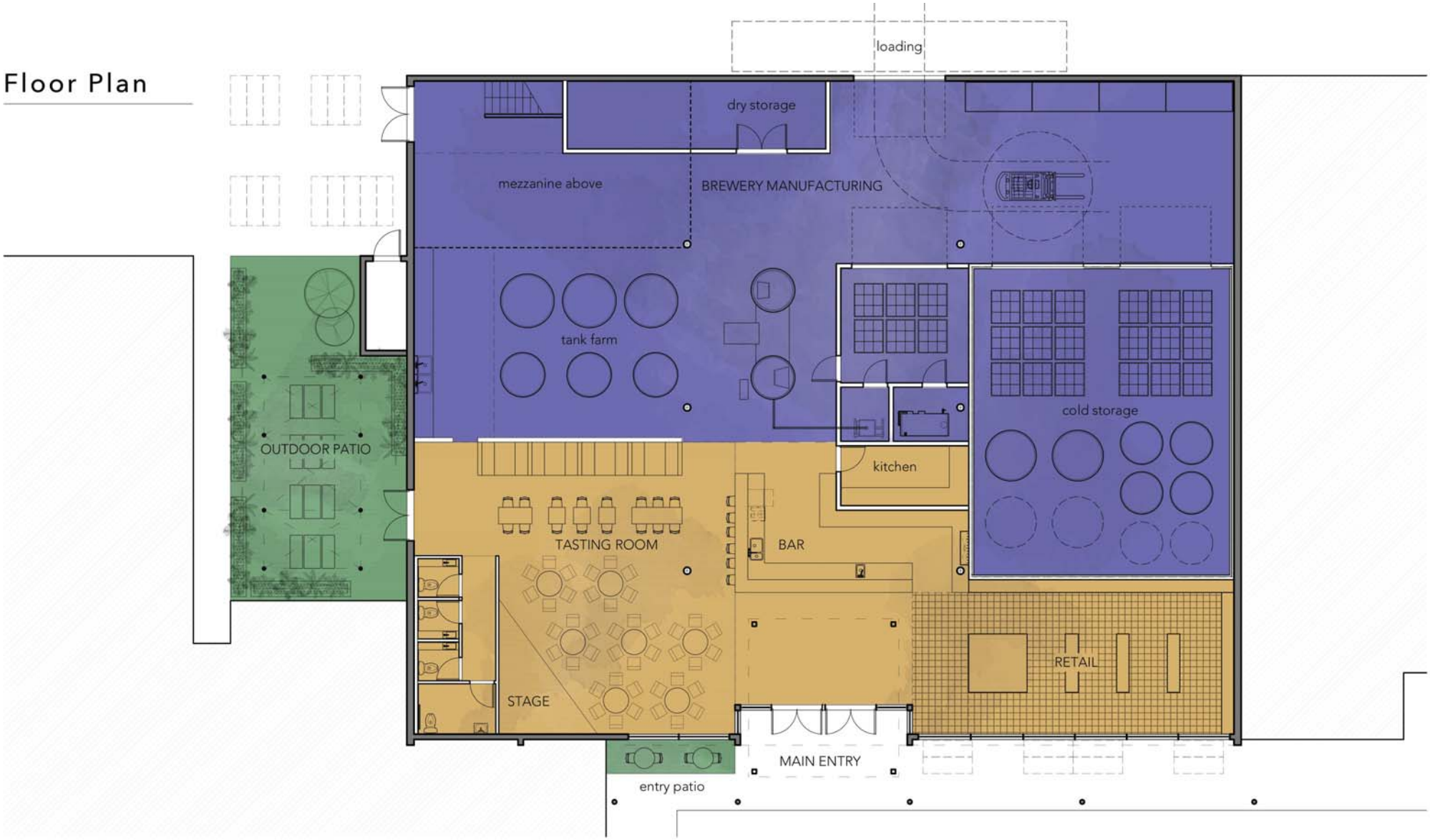

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Langley BC

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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]

FARM COUNTRY BREWING

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REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Results of 2018 Local Government and School Trustee Elections**

Report #:

File #: 4200.00

Doc #:

From: Kelly Kenney
Chief Election Officer

Date: October 24, 2018

RECOMMENDATION:

THAT the report of the Chief Election Officer dated October 24, 2018 regarding results of the 2018 Local Government and School Trustee Elections be received for information.

PURPOSE:

To submit to Council the results of the 2018 Local Government and School Trustee Elections.

POLICY:

Section 158 of the Local Government Act reads as follows:
158(1) Within 30 days after the declaration of official results under section 98 for an election by acclamation or under section 146 for an election by voting, the chief election officer must submit a report of the election results to the local government.

(2) In case of an election by voting, the report under subsection (1) must include a compilation of the information on the ballot accounts for the elections.

(3) If the results of the election are changed by a judicial recount or on an application under section 153 [application to court] after the report under subsection (1) is submitted, the designated local government officer must submit to the local government a supplementary report reflecting the changed results.

COMMENTS/ANALYSIS:

The purpose of this report is to submit the Official Election Results and the Ballot Paper Account pertaining to the local government elections for Mayor, Councillors and School Trustees.

Voting opportunities were held as follows:

Advance Voting - Timms Community Centre – October 9, 10, 11 and 17
Special Voting - Evergreen Timbers Assisted Living/ Langley Senior Resources Society – October 18
General Voting - Nicomekl Elementary School – October 20

Ballot counting on Election Night (October 20) was slightly delayed as there were voters still in the polling station at 8:00 pm; however, after all electors had voted, the results tapes were run and the unofficial results were tabulated and projected for viewing by those in attendance by 8:30 pm.

The determination of election results was undertaken on October 22nd and concluded October 23, 2018 as it included re-counting of all ballots at the request of a candidate. The official election results were declared on Wednesday October 24, 2018.

4891 of 18,332 eligible voters (18,288 resident electors and 44 non- resident electors) cast their ballot which translates into a voter turnout of 26.7% compared to 24.1% in 2014, 20.9% in 2011 and 21.1% in 2008. Elections were held to elect the Mayor, Councillors and School Trustees at all four of these elections.

For your information, I have included a copy of the following documents with this report:
a) Official Election Results
b) Declaration of Official Election Results
c) Ballot Accounts
d) Historical Statistics

I would like to take this opportunity to recognize the superb efforts of the election staff on Election Day. Their professionalism and energy made things run very efficiently and effectively.

BUDGET IMPLICATIONS:

The election budget is $50,000.

ALTERNATIVES:

N/A

Respectfully Submitted,

Kelly Kenney
Chief Election Officer

Attachments:
1. Official Election Results
2. Declaration of Official Election Results
3. Ballot Accounts
4. Historical Statistics

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.
Chief Administrative Officer

City of Langley
2018 Local Government Election
Official Results

	Advance Voting (Oct. 9, 10, 11 ,17)	Special Voting (Oct. 18)	General Voting Machine 1 (Oct. 20)	General Voting Machine 2 (Oct. 20)	Total Votes	%
Office of Mayor:						
VAN DEN BROEK, Val	702	21	754	970	**2,447**	50.0%
FASSBENDER, Peter	600	15	715	910	**2,240**	45.8%
OH, Serena	46	9	30	61	**146**	3.0%
Office of Councillor:						
PACHAL, Nathan	714	14	801	1,044	**2,573**	52.6%
WALLACE, Rosemary	645	20	690	919	**2,274**	46.5%
ALBRECHT, Paul	632	16	617	833	**2,098**	42.9%
MARTIN, Gayle	547	17	540	736	**1,840**	37.6%
STORTEBOOM, Rudy	504	13	606	704	**1,827**	37.4%
JAMES, Teri	541	19	563	695	**1,818**	37.2%
KILBY, Bruce	526	15	525	701	**1,767**	36.1%
MERCIER, Andrew	484	13	526	667	**1,690**	34.6%
JACOBS, Jeff	325	11	430	528	**1,294**	26.5%
SOLYOM, Mike	290	7	343	469	**1,109**	22.7%
ARNOLD, Jack	308	11	298	399	**1,016**	20.8%
STINGL, David	192	12	265	316	**785**	16.0%
MILLER, Dana L.	187	10	237	289	**723**	14.8%
CAINE, Randy	204	5	218	268	**695**	14.2%
ALLISON, Dave	155	15	154	205	**529**	10.8%
DOHERTY, Corey	108	8	130	179	**425**	8.7%
School Trustee:						
WARD, Tony	511	17	635	798	**1,961**	40.1%
COBURN, Shelley	517	17	578	752	**1,864**	38.1%
ASHDOWN, Candy	544	19	544	697	**1,804**	36.9%
AUSTIN, Marshall	284	10	334	448	**1,076**	22.0%
JEFFREY, Sindy	249	7	280	377	**913**	18.7%

Eligible Voter Turnout:

Eligible Electors	18,332
Ballots Cast	4,891
Voter Turnout	26.7%

Dated at Langley, BC
this 24th day of October, 2018.

KELLY KENNEY

Chief Election Officer

LGA s.146(2)(a)

CITY OF LANGLEY

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2018

OFFICE OF MAYOR

I, Kelly Kenney, Chief Election Officer, do hereby declare elected, Val van den Broek, who received the highest number of valid votes for the office of Mayor.

Dated at Langley, BC

This 24th day of October, 2018.

Kelly Kenney
Chief Election Officer

LGA s.146(2)(b)

CITY OF LANGLEY

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2018

OFFICE OF COUNCILLOR

I, Kelly Kenney, Chief Election Officer, do hereby declare elected the following candidates, who received the highest number of valid votes for the office of Councillor.

1. Paul Albrecht
2. Teri James
3. Gayle Martin
4. Nathan Pachal
5. Rudy Storteboom
6. Rosemary Wallace

Dated at Langley, BC

This 24th day of October, 2018.

Kelly Kenney
Chief Election Officer

LGA s.146(2)(b)

CITY OF LANGLEY

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2018

SCHOOL TRUSTEE

I, Kelly Kenney, Chief Election Officer, do hereby declare elected the following candidates, who received the highest number of valid votes for the office of School Trustee.

1. Shelley Coburn
2. Tony Ward

Dated at Langley, BC

This 24th day of October, 2018.

Chief Election Officer

Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

ADVANCE VOTING
TIMMS COMMUNITY CENTRE
OCTOBER 9, 10, 11 & 17 2018

OFFICE OF MAYOR

Number of valid votes cast:

FASSBENDER	600
OH	46
VAN DEN BROEK	702

(1)	Number of ballots received for use (see Note 1)			2000
(2)	Ballots without objection	1368		
(3)	Ballots accepted subject to objection under s.140			
(4)	Ballots rejected without objection			
(5)	Ballots rejected subject to objection under s.140			
(6)	Spoiled ballots that were replaced under s.128	25		
(7)	**Number of ballots given to the electors** (2+3+4+5+6)		1393	
(8)	Unused ballots (see Note 2)		607	
(9)	Number of ballots not accounted for		0	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree			2000

Presiding Election Official

THIS FORM MUST BE COMPLETED IN DUPLICATE.
Place one copy in the ballot box and return one copy to the Chief Election Officer

Note 1: If you have combined ballots from another of the same type of voting opportunity, include the number of ballots that were received for use at that voting opportunity. (LGA s.137)

Note 2: If you have combined ballots from another of the same type of voting opportunity, include the number of unused ballots from that voting opportunity. (LGA s.137)

Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

ADVANCE VOTING
TIMMS COMMUNITY CENTRE
OCTOBER 9, 10, 11 & 17 2018

OFFICE OF COUNCILLOR

Number of valid votes cast:

ALBRECHT	632
ALLISON	155
ARNOLD	308
CAINE	204
DOHERTY	108
JACOBS	325
JAMES	541
KILBY	526
MARTIN	547
MERCIER	484
MILLER	187
PACHAL	714
SOLYOM	290
STINGL	192
STORTEBOOM	504
WALLACE	645

(1)	Number of ballots received for use (see Note 1)			2000
(2)	Ballots without objection	1368		
(3)	Ballots accepted subject to objection under s.140			
(4)	Ballots rejected without objection			
(5)	Ballots rejected subject to objection under s.140			
(6)	Spoiled ballots that were replaced under s.128	25		
(7)	**Number of ballots given to the electors** (2+3+4+5+6)		1393	
(8)	Unused ballots (see Note 2)		607	
(9)	Number of ballots not accounted for		0	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree			2000

Presiding Election Official

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Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

ADVANCE VOTING
TIMMS COMMUNITY CENTRE
OCTOBER 9, 10, 11 & 17 2018

OFFICE OF SCHOOL TRUSTEE

Number of valid votes cast:

JEFFREY	249
ASHDOWN	544
AUSTIN	284
WARD	511
COBURN	517

(1)	Number of ballots received for use (see Note 1)		2000
(2)	Ballots without objection	1368	
(3)	Ballots accepted subject to objection under s.140		
(4)	Ballots rejected without objection		
(5)	Ballots rejected subject to objection under s.140		
(6)	Spoiled ballots that were replaced under s.128	25	
(7)	**Number of ballots given to the electors** (2+3+4+5+6)	1393	
(8)	Unused ballots (see Note 2)	607	
(9)	Number of ballots not accounted for	Ø	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree		2000

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Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

SPECIAL VOTING
SENIORS FACILITIES
OCTOBER 18, 2018

OFFICE OF MAYOR

Number of valid votes cast:

FASSBENDER	15
OH	9
VAN DEN BROEK	21

(1)	Number of ballots received for use (see Note 1)		296
(2)	Ballots without objection	46	
(3)	Ballots accepted subject to objection under s.140		
(4)	Ballots rejected without objection		
(5)	Ballots rejected subject to objection under s.140		
(6)	Spoiled ballots that were replaced under s.128	2	
(7)	**Number of ballots given to the electors** (2+3+4+5+6)	48	
(8)	Unused ballots (see Note 2)	248	
(9)	Number of ballots not accounted for	Ø	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree		296

Presiding Election Official

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Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

SPECIAL VOTING
SENIORS FACILITIES
OCTOBER 18 2018

OFFICE OF COUNCILLOR

Number of valid votes cast:

ALBRECHT	16
ALLISON	15
ARNOLD	11
CAINE	5
DOHERTY	8
JACOBS	11
JAMES	19
KILBY	15
MARTIN	17
MERCIER	13
MILLER	10
PACHAL	14
SOLYOM	7
STINGL	12
STORTEBOOM	13
WALLACE	20

(1)	Number of ballots received for use (see Note 1)			296
(2)	Ballots without objection	46		
(3)	Ballots accepted subject to objection under s.140			
(4)	Ballots rejected without objection			
(5)	Ballots rejected subject to objection under s.140			
(6)	Spoiled ballots that were replaced under s.128	25		
(7)	**Number of ballots given to the electors** (2+3+4+5+6)		48	
(8)	Unused ballots (see Note 2)		248	
(9)	Number of ballots not accounted for		0	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree			296

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Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

SPECIAL VOTING
SENIORS FACILITIES
OCTOBER 18, 2018

OFFICE OF SCHOOL TRUSTEE

Number of valid votes cast:

JEFFREY	7
ASHDOWN	19
AUSTIN	10
WARD	17
COBURN	17

(1)	Number of ballots received for use (see Note 1)			296
(2)	Ballots without objection	46		
(3)	Ballots accepted subject to objection under s.140			
(4)	Ballots rejected without objection			
(5)	Ballots rejected subject to objection under s.140			
(6)	Spoiled ballots that were replaced under s.128	2		
(7)	**Number of ballots given to the electors** (2+3+4+5+6)		48	
(8)	Unused ballots (see Note 2)		248	
(9)	Number of ballots not accounted for		0	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree			296

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MACHINE #1 & #2

Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

GENERAL VOTING
NICOMEKL SCHOOL
OCTOBER 20, 2018

OFFICE OF MAYOR

Number of valid votes cast:

FASSBENDER	1625
OH	91
VAN DEN BROEK	1724

(1)	Number of ballots received for use (see Note 1)		4100
(2)	Ballots without objection	3477	
(3)	Ballots accepted subject to objection under s.140		
(4)	Ballots rejected without objection		
(5)	Ballots rejected subject to objection under s.140		
(6)	Spoiled ballots that were replaced under s.128	45	
(7)	**Number of ballots given to the electors** (2+3+4+5+6)	3522	
(8)	Unused ballots (see Note 2)	578	
(9)	Number of ballots not accounted for	0	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree		4100

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MACHINE #1 & #2

Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

GENERAL VOTING
NICOMEKL SCHOOL
OCTOBER 20, 2018

OFFICE OF COUNCILLOR

Number of valid votes cast:

ALBRECHT	1450
ALLISON	359
ARNOLD	697
CAINE	486
DOHERTY	309
JACOBS	958
JAMES	1258
KILBY	1226
MARTIN	1276
MERCIER	1193
MILLER	526
PACHAL	1845
SOLYOM	812
STINGL	581
STORTEBOOM	1310
WALLACE	1609

(1)	Number of ballots received for use (see Note 1)		4100
(2)	Ballots without objection	3477	
(3)	Ballots accepted subject to objection under s.140		
(4)	Ballots rejected without objection		
(5)	Ballots rejected subject to objection under s.140		
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(8)	Unused ballots (see Note 2)	578	
(9)	Number of ballots not accounted for	Ø	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree		4100

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MACHINE #1 & #2

Form No. 5-16

Local Government Act
Section 141

CITY OF LANGLEY

BALLOT ACCOUNT

GENERAL VOTING
NICOMEKL SCHOOL
OCTOBER 20, 2018

OFFICE OF SCHOOL TRUSTEE

Number of valid votes cast:

JEFFREY	657
ASHDOWN	1241
AUSTIN	782
WARD	1433
COBURN	1330

(1)	Number of ballots received for use (see Note 1)			4100
(2)	Ballots without objection	3477		
(3)	Ballots accepted subject to objection under s.140			
(4)	Ballots rejected without objection			
(5)	Ballots rejected subject to objection under s.140			
(6)	Spoiled ballots that were replaced under s.128	45		
(7)	**Number of ballots given to the electors** (2+3+4+5+6)		3522	
(8)	Unused ballots (see Note 2)		578	
(9)	Number of ballots not accounted for		0	
(10)	**TOTAL** (7+8+9) No. 1 & No. 10 must agree			4100

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Local Government Election
CITY OF LANGLEY - HISTORICAL STATISTICS

	Day of the Week	2018 Number of Votes	2016 By-Election Number of Votes	2014 Number of Votes	2011 Number of Votes	2008 - Number of Votes	2005- Number of Voters	2002 - Number of Voters	1999 - Number of Voters	1996 - Number of Voters	1993 Number of Voters - Unable to Acquire
ADVANCE POLLING											
Eleventh Day before the Election (1 to 8 pm)	**Tuesday**	**187**	**119**	**159**	**117**	159	86	48	26	130	
Tenth Day before the Election (8 am to 8 pm)	**Wednesday**	**237**	**98**	**153**	**160**	138	109	67	25	41	
Ninth Day before the Election (8:30 am to 4:30 pm)	**Thursday**	**229**	**98**	**115**	**107**	59	51	49	11	89	
Third Day before the Election (8:00 am to 8 pm)	**Wednesday**	**715**	**279**	**362**	**255**	240	89	84	34	163	
Second Day before the Election	**Thursday**			**0**	**0**				37	250	
TOTAL			**594**	**789**	**639**	**596**	**335**	**200**	**107**	**673**	**175**
		1368									
SPECIAL POLLING											
Second Day Before the Election	**Thursday**	**46**	**17**	**40**	**37**	**47**	105	110	98	236	171
GRAND TOTAL of People Voting before the General Voting Day		**1414**	**611**	**829**	**676**	**643**	**440**	**310**	**205**	**909**	**346**
		7.71%	**3.47%**	**4.77%**	**3.94%**	**3.81%**	**2.63%**	**2.52%**	**1.68%**	**7.06%**	
Voter Turnout Percentage		26.7%	11.8%	24.1%	20.9%	21.1%	19.6%	30.7%	23.8%	30.6%	36.3%
Number of Eligible Voters per Election		**18332**	**17613**	**17362**	**17163**	16,869	16,713	12,303	12,204	12,870	
Number of Actual Voters		**4891**	**2076**	**4187**	**3583**	3558	3281	3780	2830	3935	4308
Percentage of Actual Voters Voting at Advance Polls.		28.9%	29.4%	19.8%	18.9%	18.1%	13.4%	8.2%	7.2%	23.1%	8.0%