



REGULAR COUNCIL MEETING AGENDA

Monday, November 19, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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- e. Progress Update – Langley City Nexus of Community
Francis Cheung, Chief Administrative Officer

5. **BYLAWS**

- a. Bylaw 3068 - Zoning Amendment 24
Final reading of a bylaw to rezone the properties located at 20105, 20109, 20119 and 20129 53A Avenue from RS1 Single Family Residential Zone to CD60 Comprehensive Development Zone to accommodate a 48 unit, 4 storey condominium apartment
 - 1. Development Permit No. 10-18 51
20105, 20109, 20119 and 20129 53A Avenue
- b. Bylaw 3078 - Zoning Amendment 59
Final reading of a bylaw to rezone the properties located at 19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD63 Comprehensive Development Zone to accommodate a 41 unit, 3 storey townhouse development
 - 1. Development Permit No. 13-18 91
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- c. Bylaw 3092 - Financial Plan Amendment 99
First, second and third reading of a bylaw to amend the 2018 – 2022 Financial Plan

6. **ADMINISTRATIVE REPORTS**

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8. **ADJOURNMENT**



MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 29, 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
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
K. Kenney, Corporate Officer

1. ADOPTION OF AGENDA

- a. Adoption of the October 29, 2018 Regular Agenda

MOVED BY Councillor van den Broek

SECONDED BY Councillor Pachal

THAT the October 29, 2018 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from October 15, 2018

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on October 15, 2018 be adopted as circulated.

CARRIED

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

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the minutes of the special (pre-closed) meeting held on October 15, 2018 be adopted as circulated.

CARRIED

c. Public Hearing Minutes from October 15, 2018

MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT the minutes of the public hearing meeting held on October 15, 2018 be adopted as circulated.

CARRIED

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

Since our most recent City Council Meeting I attended the Metro Vancouver Board of Directors financial workshop and the final series of committee meetings for this term. These meetings reviewed past accomplishments, wrapped up outstanding business and identified multiple frameworks for the future.

In review, Metro Vancouver is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing.

Metro Vancouver continues adjusting to our changing world as a regional service provider and climate leader. Friday, the Board approved my Climate Action Committee's Ecological Health Framework as an environmental lens for policy and procedure. Moving forward, Climate 2050 Strategic Framework is being developed to help us weather some of the major storms, floods and wildfires that are affecting our region. Innovative new projects include changing out to electric vehicle use, using

biosolids as an alternative fuel source, and replacing our gas-powered generators with solar energy. Our Coquitlam Water Treatment Plant is upgraded with a new type of disinfection system and work is ongoing to expand the Annacis Island Wastewater Treatment Plant.

Overall, I am happy to report that Langley City and our region continue to be well-served by the Metro Vancouver Regional District. It has been a privilege to serve, I hope that the next four year term will be as productive.

In closing, please know that you are invited to register for this year's eighth annual Zero Waste Conference, which is taking place next month and puts the spotlight on the journey to a circular economy.

c. Library Happenings - Councillor Martin

Twenty two folks ventured out one recent evening to celebrate Canada through our rocks and minerals. The group was fascinated by the presenter's show and tell, and they reported learning a lot about geology in one relatively short program. One rock fan even requested that the library run more programs of this nature in the future!

Of course, the City of Langley Library offers an array of wonderful programs like this one, as well as access to a vast collection of materials through the Fraser Valley Regional Library. We believe that it is our friendly and expert service, however, that keeps people coming back again and again. Recently staff were gifted a lovely package of cookies with a note from a family that read "We love visiting the library and always borrow a large amount of books. Thank you for your friendly help!"

Langley Creative Writers Meetup

Tuesdays, October 30 and November 13, 6:30 – 8:30 pm

This is an opportunity for creative writers to gather and share their work/ideas for feedback and encouragement.

Intro to Online Travel Planning

Tuesday, November 6, 6:30 - 8:30 pm

More and more people are interested in doing their own travel planning, from researching destinations to booking hotels and flights. There are tens of thousands of websites that can include a bewildering array of reviews, conflicting prices, and deceptive photos. Is there a way to sort through all this? Marian Buechert is a world traveler who has visited six continents over the past 45 years and the author of the travel blog, Calidris.ca. Please call or visit the library to register.

VIVE Playground

Friday, November 9, 11:00 am – 3:00 pm

Experience the thrill of virtual reality (VR) at the library! Drop in and put on the HTC VIVE goggles, and let the real world wash away. VR is an immersive, computer-generated, 3D, interactive environment. (Please note that priority will be given to students at this extended long weekend program).

FVRL's "Playground" video was shown.

Please visit our website at fvrl.ca for a full listing of events.

- d. Discover Langley City - Councillor Albrecht

Administration

DLC has hired a part-time Marketing Intern (14 hours/week) to assist with building the foundations needed to move forward with the marketing plans in 2019. Joshua Penner is a 5th year Beedie School of Business BBA candidate at Simon Fraser University, concentrating in Marketing, Operations Management, and a certificate in Business Analytics and Decision Making (BADM).

New and Expanded Office Space for DLC

DLC has relocated its office to a more suitable location that is part of the four offices that are currently leased by the DLBA. This includes a larger office for the Manager of Operations, providing space for meetings and functionality, a reception area for the Marketing Intern and additional storage. This new configuration provides a bright and professional space for DLC to accomplish their mandate.

MRDT Reporting

DLC is currently working on updating the 2019 – 2022 Strategic Plan. This involves strategic tactics incorporating the knowledge that has been accumulated throughout the past year, which we have used to analyze market conditions in Langley City and our surrounding communities.

The annual performance review for MRDT will be completed by the end of October 2018. This will include an overview and report on outcomes based on the first-year tactical plan.

Marketing

Stakeholder Engagement

DLC has made it a priority to reach out to the tourism community in Langley City, working diligently to increase the numbers. We currently have 39 tourism-related stakeholders, and our intentions are to keep growing this number as we discover and connect with more businesses and individuals.

Website

DLC has been working hard to identify all tourism attractions in Langley City. After one year in operation, the result of these findings has made it necessary to reorganize and review the layout and priorities of the Discover Langley City website. This has been a time-consuming process, but we are confident that once we make the necessary changes we will be able to drive much more traffic to our site and make it a valuable resource for our visitors looking to explore and spent time in our City.

On behalf of the UBCM Executive Board, Councillor Albrecht presented the UBCM Long Service Award to Ted Schaffer recognizing his service to the City of Langley as Councillor from 1990 – 2008, and from 2011-2013 and as Mayor from 2013 to 2018.

e. **Remembrance Day - Mayor Schaffer**

Everyone is welcome to join Langley Legion Branch 21 and the City for a Remembrance Day Ceremony at Douglas Park at the Cenotaph on November 11.

f. **Langley Christmas Bureau Opening - Mayor Schaffer**

The Langley Christmas Bureau will open on Monday, November 5th, at 120 19860 Langley bypass, in a 6000 sq. ft. building near Bed Bath and Beyond which was donated by Wesgroup Properties for 3 months and with the assistance of Martini Construction, has installed interior walls, washrooms and HVAC in the building.

The Children's Wish Breakfast will begin at 6:00 am on Tuesday, November 27th, the Day of Giving, some special events include:

- arrival of Mr. and Mrs. Clause by RCMP helicopter at 6:45 am
- Long line Christmas toy drop from a cargo net at 8:15 am sponsored by Gateway Casinos and Sky Helicopters.

g. Councillor Jack Arnold

Councillor Arnold advised this is his last meeting other than a Youth Committee meeting. His time on Council the last 28 years has been fulfilling and productive. Now he will have more time to spend travelling in his motorhome as he won't need to be back for Council meetings. He intends to attend the BC Lions' practices in the near future and may travel to games out of province. He thanked and said goodbye to all the people he worked with and to the people watching.

h. Mayor Ted Schaffer

As the City of Langley has just finished its municipal election, I would like to thank all the candidates who put their names forward to run and I would like to welcome Teri James and Rosemary Wallace as the newly elected councillors. And Val van den Broek as the new City mayor! I know they will have the City's best interests at heart top of mind and keep it moving forward in a positive forward direction. I wish them the very best!

Now as with all organizations, when someone new comes aboard, someone must be leaving, so...

After serving the City of Langley for 28 years, Jack Arnold will not be returning as councillor. He has served the community well in his role as Councillor, Chair, Vice Chair, and City representative on far too many committees to mention. The City will miss his passion and commitment as well as his outgoing personality. Jack has worked hard, putting in many long hours, some more interesting than others.

On behalf of this Council, the City of Langley, and myself on a personal note, we wish you all the very best in your ventures ahead, thank you Jack.

And for myself as my mayoral term is coming to an end, I would like to thank the community for supporting me in my ever challenging position. I feel very humbled, honored and privileged to have served the City of Langley for 25 years. Fulfilling my role on council would not have been possible without the support of my wonderful wife Jean, my family, these council colleagues, previous council colleagues, with whom I've had the pleasure of working with very closely, the great staff who work tirelessly to keep us moving in a positive direction, sitting at the tables and those that cannot be here today, and you the citizens of this wonderful community of ours.

The city has been in the midst of a growing stage these past four years: the Timms Community Centre, Al Anderson Pool upgrades, Penzer Parkour and Bike Park, almost every single park and playground, bike paths, traffic calming, infrastructure upgrades, working with Fraser Health and the development industry have all created a city that is poised to take

on the upcoming rapid transportation network that will make the City of Langley the true centre of the Fraser Valley.

But a community is not built by one man, nor one woman, one mayor, one council, but by people like you and me who believe. Over the past few years the City has received many awards and letters of recognition. I would like to believe that for all the work that we have done we find ourselves in a better position today, but I also recognize that there is always more to do.

Times are changing very quickly and to keep up with change we must adapt. There is US Airforce motto that states, "The difficult we do immediately, the impossible takes a little longer."

I encourage our next council team to stay focused, keep moving forward and keep our community one that we can be proud of.

In closing I would like to thank my wife Jean, my two daughters, Kirstin and Jennifer and their families. And a special thank you to the people I've worked with the closest - Debra, Paula, Gerald and Francis.

I leave you with some parting words that were given to me by an old friend:

"Until we meet again, some other time, in some other place, yesterday was yesterday, today is today, but today is also tomorrow, for tomorrow is expecting you to do something today to build a smoother path for those who follow behind."

Thank you.

4. BYLAWS

a. Bylaw 3035 - Zoning Amendment

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

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100, Amendment No. 141, 2018, No. 3035" be read a final time.

CARRIED

1. Development Permit No. 14-17

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

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

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.

CARRIED

b. Bylaw 3036 - Zoning Amendment

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

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100, Amendment No. 142, 2018, No. 3036" be read a final time.

CARRIED

1. Development Permit No. 15-17

19607, 19619, 19629, 19649, 19655-55A Avenue

MOVED BY Councillor van den Broek

SECONDED BY Councillor Martin

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.

CARRIED

c. Bylaw 3077 - Zoning Amendment

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

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

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

CARRIED

1. Development Permit No. 12-18

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

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

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.

CARRIED

d. Bylaw 3055 - Zoning Amendment

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 m² (4,000 ft²)

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 147, 2018, No. 3055” be read a final time.

CARRIED

e. Bylaw 3081 - Zoning Amendment

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

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

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

CARRIED

5. **ADMINISTRATIVE REPORTS**

a. Results of 2018 Local Government and School Trustee Elections

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

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.

CARRIED

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT staff report back to Council with respect to amending the Election Procedure Bylaw to allow for mail ballot voting and modification of special voting opportunity requirements.

CARRIED

6. **NEW AND UNFINISHED BUSINESS**

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

Councillor Martin noted that she had served on Council with Jack Arnold for 28 years and Ted Schaffer for 25 years. She told them they will be missed, thanked them for their friendship over the years and wished them both the best in the future.

7. **ADJOURNMENT**

MOVED BY Councillor Arnold
SECONDED Mayor Schaffer

THAT the meeting adjourn at 7:42 pm.

CARRIED

MAYOR

CORPORATE OFFICER



**MINUTES OF THE INAUGURAL MEETING
OF THE 39TH COUNCIL FOR THE CITY OF LANGLEY
HELD IN CITY HALL
20399 DOUGLAS CRESCENT**

**ON MONDAY, NOVEMBER 5, 2018
AT 7:00 P.M.**

Present: Mayor van den Broek
Councillors Albrecht, James, Martin, Pachal, Storteboom
and Wallace

F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services/ Deputy CAO
G. Minchuk, Director of Development Services and
Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community
Services
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer
D. Joyal, Executive Assistant

Honoured Guests: The Honourable Judge Rob Hamilton, British Columbia
Provincial Court
Former Mayor Ted Schaffer
Chief Marilyn Gabriel, Kevin Kelly, Michael Kelly-Gabriel,
Kwantlen First Nation
Pastor Steve Nicholson, Christian Life Assembly
Jack McLeod, Piper

Honour Guard: Cst. Deanna Law
Cst. Jason Kennard
Firefighter Dave Skidmore
Firefighter Ryan Nordan

A procession consisting of Piper, Honour Guards and Council members entered Council chambers.

Councillor Elect Storteboom led the group singing O Canada.

Kevin Kelly thanked Council for the honour of performing at the Inaugural ceremony. On behalf of the Kwantlen First Nation, he expressed his appreciation for the friendships that have developed over the years and that they look forward to the future. The members performed a Welcome & Honour song after which

Chief Marilyn Gabriel expressed her appreciation to the past Mayor and Council for their hard work and welcomed the new Council sharing well wishes and personal experiences. Knowing the tough job they have ahead of them, she raised her hands to Council offering her gratitude for the time and energy they will put in to continuing the work of the past and paving the way to an exciting future for the community.

The Corporate Officer called the Inaugural Meeting of the 2018 - 2022 Langley City Council to order and asked the Honorable Judge Hamilton of the Provincial Court of British Columbia to administer the Oaths of Office.

Judge Hamilton administered the Oath of Office to Mayor-elect Val van den Broek for a term ending in 2022.

Former Mayor, Ted Schaffer prepared to bestow the Chain of Office on Mayor van den Broek noting that he was honoured and privileged to place the chain of office on Mayor elect van den Broek. He acknowledged the responsibilities, authority and dignity that are attached to the office of Mayor and knows that the new Council will move the City forward in a positive and productive direction.

He placed the Chain of Office on Mayor Schaffer.

Judge Hamilton administered the Oath of Office to the following Councillors-elect for a term ending in 2022:

Paul Albrecht
Teri James
Gayle Martin
Nathan Pachal
Rudy Storteboom
Rosemary Wallace

The aforementioned Councillors then took their places as members of the Thirty-Ninth Council of the City of Langley.

Mayor van den Broek invited Pastor Steve Nicholson, from Christian Life Assembly to deliver the Invocation. He expressed that it was his honour to be part of the Inaugural ceremony and congratulated the Mayor and members of Council on their success. He considered it a privilege to pray for the new leadership and wished them the best in the work they will undertake in leading the community.

Mayor van den Broek introduced the new Council and recognized the following people in attendance:

- **Council:** Rudy Storteboom, Rosemary Wallace, Gayle Martin, Teri James, Nathan Pachal and Paul Albrecht.
- **Guests of Honour** - The Honourable Judge Rob Hamilton; former Mayors Ted Schaffer, Joe Lopushinsky, Aubrey Searle; former Councillors Jack Arnold and Terry Smith, Kwantlen First Nations Chief Marilyn Gabriel, Kevin Kelly and Michael Kelly-Gabriel; Pastor Steve Nicholson, and Mr. Jack McLeod, Piper.
- **RCMP** - Inspector Peter Jadis;
- **RCMP Honour Guard:** Cst. Jason Kennard and Cst. Deanna Law
- **Fire Rescue Service Honour Guard:** Firefighters Dave Skidmore and Ryan Nordan

1) INAUGURAL ADDRESS

Mayor van den Broek delivered her Inaugural Address:

Inaugural Address
Mayor Van van den Broek
November 5, 2018

As the City of Langley's 39th Council, I and fellow Council members Paul Albrecht, Teri James, Gayle Martin, Nathan Pachal, Rudy Storteboom & Rosemary Wallace would like to thank everyone for attending this special event with us tonight. We're grateful & excited as a team to keep moving the City forward in a positive direction. As an experienced Council, we can immediately hit the ground running. So many great projects have been accomplished in recent years and we will continue to build on that. We were elected to speak to the concerns of the citizens & it's now our responsibility to do that in an open & constructive way.

We also have a responsibility to provide a healthy quality of life for our citizens. Previous Council started by opening the new Timms Recreation Center, refreshing our parks, trail system & playgrounds. We built community gardens & dog parks. Places for families to picnic & children to play. There has been very positive feedback & we will continue to grow & improve these spaces to support social & physical activities.

A safe community is essential & is a direct result of partnerships – a coordinated effort. This is why I'm continuing the Crime Prevention Task Group with Councillor Pachal. Working with RCMP, ICBC, City staff & volunteers, the task group can encourage & foster crime prevention strategies. Education & awareness is the key to building a safer community.

Homelessness is the most pressing social issue. There are various reasons people are homeless. It is a complex problem as most people do not choose homelessness and there are other underlying medical matters such as mental health & drug addiction. Council will resume working with other communities, the Provincial & Federal Governments to seek solutions for a regional plan.

Volunteers – To them I say thank you in advance. The City couldn't function without this remarkable network of people. We invite everyone in the community to get involved in your community. This could be in the form of attending yearly neighbourhood open houses or attending community events, donating your time to a committee or taskforce. We can't do this alone; you can help us achieve our goals.

This is an exciting time for the City of Langley as we are on the verge of many transformations. Transportation is one. We are part of a regional plan that has already started improved bus services. Options will continue to grow as we do. The continued support and collaboration with neighbouring communities such as the Township of Langley, City of Surrey, Corporation of Delta, & the City of White Rock will help us achieve our goals. Many people live south of the Fraser and rely on Translink to get them to school, doctors' appointments, and work. The more options students, seniors, families & individuals have will decrease the impact on our environment & improve quality of life.

The City of Langley has an incredible support system within its boundaries. Our partnerships with the DLBA, Discover Langley, Chamber of Commerce & numerous other organizations are invaluable. Councillor Paul Albrecht & Councillor Teri James will co-chair the Economic Development Committee to keep our current businesses prospering & to seek out new businesses & encourage them to relocate here. Langley City shattered growth & development records in 2017, which also means job growth & prosperity. Revitalization & improvements in residential & commercial areas have been made and more are to come. From exciting projects like a new brew pub downtown, to family friendly townhouses, being built, we are closer to being a smart growth walkable & vibrant City.

Taxation remains an important issue for residents. A major portion of our incomes is going to the ever-increasing costs of living & housing. There's usually little money left over. With no impact to the taxpayer, casino proceeds have & will continue to help with infrastructure projects & much needed community services. Council will continue to be fiscally responsible & with the support of our amazing City staff, we can make the difficult financial decisions that lie ahead.

At this time, I'd like to thank Mayor Ted Schaffer for his long-time service and devotion to this community. You sir, are truly remarkable and I'm glad to be able to say that I had the chance to work with you. Your compassion and thoughtfulness for this city and all its residents is priceless. I wish nothing but the best for you and your lovely family.

In the next 4 years I look forward to working with our incredible staff members who truly work hard every day to make this community great.

Fellow Council members – We will create the Langley City of the Future. We come from all walks of life, different perspectives & experiences. We will have differences of opinion at this table, but those differences will only serve to challenge us and to ensure we arrive at the best possible decisions. We will show our community it is possible to disagree, but still maintain a mutual respect and attitude of teamwork, that at the end of the day focuses on moving our city forward...together.

Tonight I stand before you as your new Mayor and I am truly humbled. I will continue the great work and success of the past but will bring new ideas forward for an ever-changing City. I value the quality of life for our community & endeavor to continue its progress so residents are proud of where they live. I will represent not only those who speak loudly and often, but also those whose voices are not readily heard.

Because of all of you and your support for me we can continue to "MOVE FORWARD" In Langley City making it the place to be!

2) APPOINTMENT OF DEPUTY MAYOR

MOVED BY Councillor Albrecht
SECONDED BY Councillor Wallace

THAT the Deputy Mayor rotation be appointed as follows:

Councillor Gayle Martin – Nov. 5, 2018 to Dec. 31, 2018

Councillor Rosemary Wallace – Jan. 1 to Feb. 28, 2019

Councillor Rudy Storteboom – Mar. 1 to Apr 30, 2019

Councillor Teri James – May 1 to Jun 30, 2019

Councillor Nathan Pachal – Jul. 1 to Aug 31, 2019

Councillor Paul Albrecht - Sep. 1 – Oct 31, 2019

THE QUESTION WAS CALLED and same was

CARRIED

3) OTHER BUSINESS

Mayor van den Broek invited each member of Council to say a few words. Each Council member had an opportunity to thank their supporters.

Mayor van den Broek invited everyone to join Council in the CKF Boardroom for refreshments following the meeting.

ADJOURNMENT: 7:50 p.m.

MOVED BY Councillor Martin
SECONDED BY Councillor James

THAT this meeting now adjourn.

CARRIED

MAYOR

Certified Correct:
pdk

DEPUTY CORPORATE OFFICER



MINUTES OF A SPECIAL COUNCIL MEETING

Thursday, November 8, 2018

8:30 a.m.

**CKF Boardroom, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
R. Bomhof, Director of Engineering, Parks and Environment
G. Minchuk, Director of Development Services and Economic Development
K. Hilton, Director of Recreation, Culture and Community Services
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer
R. Thompson, Fire Chief
G. Flack, Deputy Director of Corporate Services
B. Godlonton, Deputy Fire Chief

1. ADOPTION OF AGENDA

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the November 8, 2018 special meeting agenda be adopted as amended to add another item to the Closed Meeting related to Community Charter section 90 (2) (b).

CARRIED

2. MOTION TO COMMENCE A CLOSED SESSION

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT Council resolve into a closed session as the subject matter being considered relates to an item which complies with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

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

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

CARRIED

Council resolved into a closed session at 8:31 a.m. and rose and reported at 8:43 a.m.

3. RESOLUTIONS RELEASED FROM CLOSED SESSION

a. Appointment to Metro Vancouver Board of Directors

“THAT Mayor Val van den Broek be appointed to the Metro Vancouver Board of Directors for 2019; and

THAT Councillor Gayle Martin be appointed as an alternate.”

b. Appointment to Fraser Valley Regional Library Board

“THAT Councillor Gayle Martin be appointed to the Fraser Valley Regional Library Board for 2019; and

THAT Councillor Teri James be appointed as an alternate.”

4. **ADJOURNMENT**

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the meeting adjourn at 8:44 a.m.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Friday, November 9, 2018

8:30 a.m.

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Storteboom
Councillor Wallace

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

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

MOVED BY Councillor Albrecht
SECONDED BY Councillor James

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

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

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

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

(n) the consideration of whether a council meeting should be closed under a provision of this subsection or sub (2);

(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

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

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*.

CARRIED

2. **ADJOURNMENT**

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the Special (pre-closed) Council meeting adjourn at 8:31am.

CARRIED

MAYOR

CORPORATE OFFICER



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group of organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit. Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: October 26, 2018

REQUESTED MEETING DATE: November 19, 2018

NAME: Kristina Gervais

ORGANIZATION NAME: Discover Langley City

ADDRESS: Unit 201, 20559 Fraser Hwy, Langley, BC V3A 4G3

CONTACT NUMBER: 604-674-9733

EMAIL ADDRESS: tourism@downtownlangley.com

TOPIC: Update on Discover Langley City

AUDIO/VISUAL NEEDS: Power Point Presentation

ACTION YOU WISH COUNCIL TO TAKE: Information only



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

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

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

Background Information:

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



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

BYLAW No. 3068

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

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 151, 2018, No. 3068”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 60 (CD60) Zone: immediately after Comprehensive Development -59 (CD59) Zone:

“EEE. CD60 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

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

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

1. Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD60 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

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

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 15 pages and dated May 30, 2018 prepared by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 10-18.

5. **Special Regulations**

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

6. **Other Regulations**

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

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

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

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

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

READ A THIRD TIME this ninth day of July, 2018.

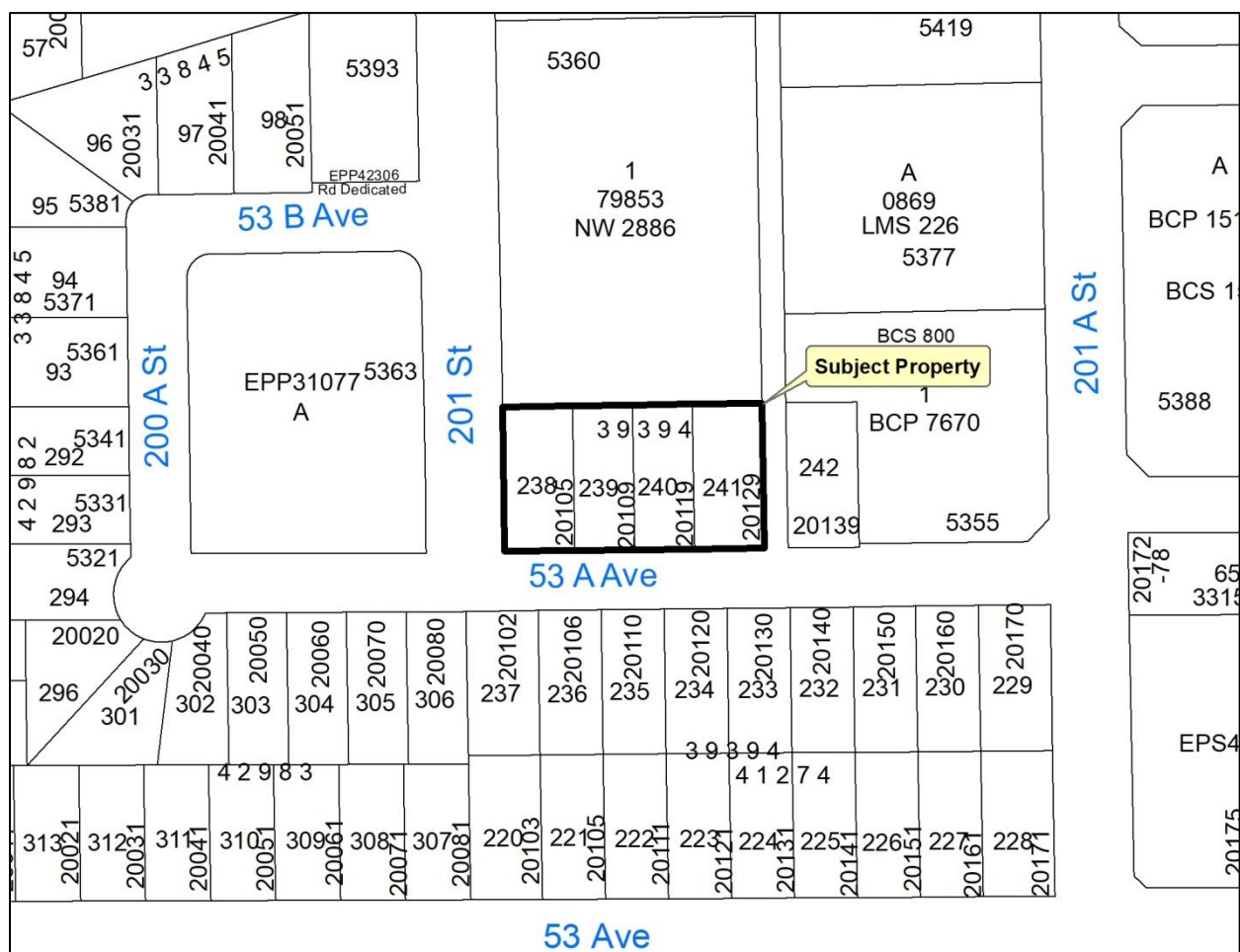
FINALLY ADOPTED this -- day of --, 2018.

MAYOR

CORPORATE OFFICER



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





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: May 29, 2018

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

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

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

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

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

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

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

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

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

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

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

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

Discussion:

The proposed development is located on the northeast corner of 53A Avenue and 201st Street. The subject site proposes a four-storey, 48 –unit condominium apartment, with unit sizes ranging from 580 ft² to 998 ft².

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

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

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

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

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

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

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



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, JUNE 13, 2018
7:00 PM**

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

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

Absent: Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

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

CARRIED

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

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

MOVED BY Commission Member Mullin
SECONDED BY Commission Member Millsip

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

CARRIED

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

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

MOVED BY Commission Member Mullin
SECONDED BY Commission Member Madsen

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

CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4)

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

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

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

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

CARRIED

5)

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

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

MOVED BY Commission Member Beimers

SECONDED BY Commission Member Mullin

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

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

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Mullin

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

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

53A AVENUE CONDOS

MULTI-FAMILY RESIDENTIAL / LANGLEY, B.C.



RKDI (LANGLEY) HOMES LTD.

T 904.214.3487 | 210 - 11580 CAMBIE RD
F 904.214.3449 | RICHMOND, BC, V6X 5Z5



KEYSTONE ARCHITECTURE & PLANNING LTD.

T 904.850.0577 | 110 - 2881 GARDEN STREET
F 1.855.398.4578 | ABBOTSFORD, BC, V2T 4X1

SHEET SCHEDULE

SD1-0	COVER PAGE
SD1-1	SITE PLAN
SD1-2	PROJECT INFO
SD1-3	CONTEXT PLAN
SD1-4	P1 LEVEL PLAN
SD1-5	1st LEVEL PLAN
SD1-6	2nd LEVEL PLAN
SD1-7	3rd LEVEL PLAN
SD1-8	4th LEVEL PLAN
SD1-9	ROOF PLAN
SD1-10	BUILDING ELEVATIONS
SD1-11	BUILDING ELEVATIONS
SD1-12	SITE PERSPECTIVES
SD1-13	UNIT PLANS
SD1-14	SECTIONS



53A. AVENUE CONDOS

20105, 20109, 20110, & 20129 - 53A AVENUE, LANGLEY, B.C.

COVER PAGE

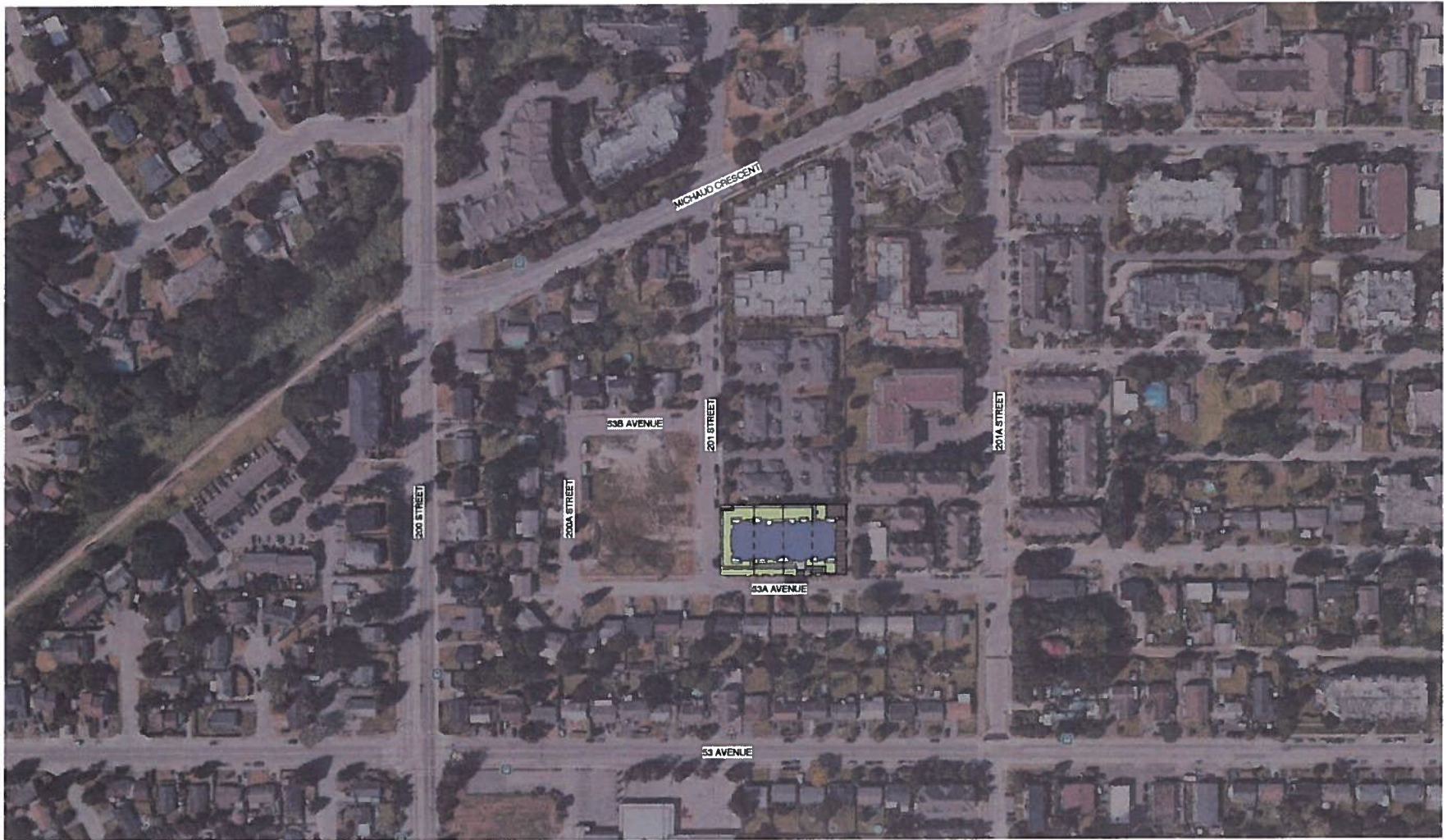
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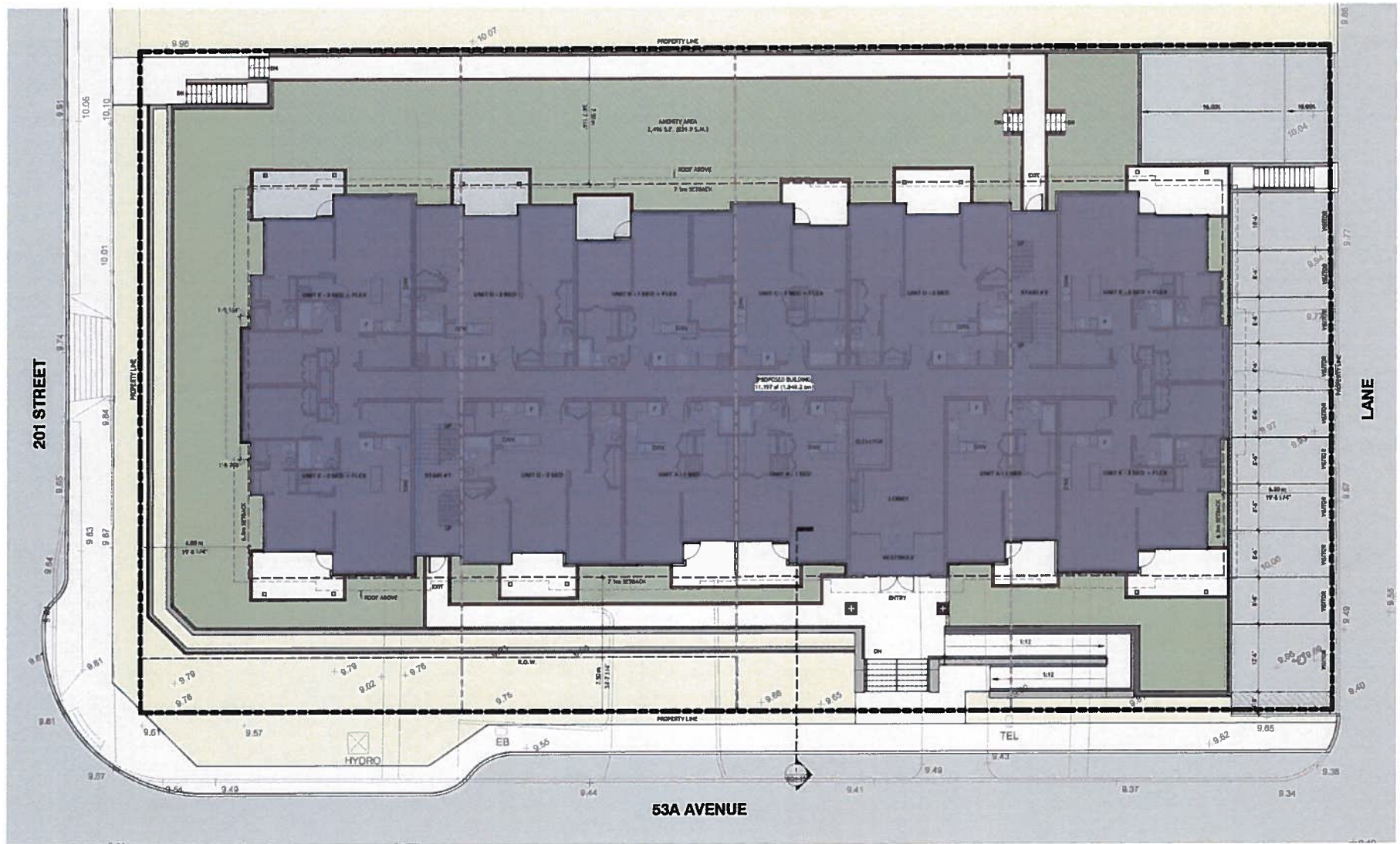
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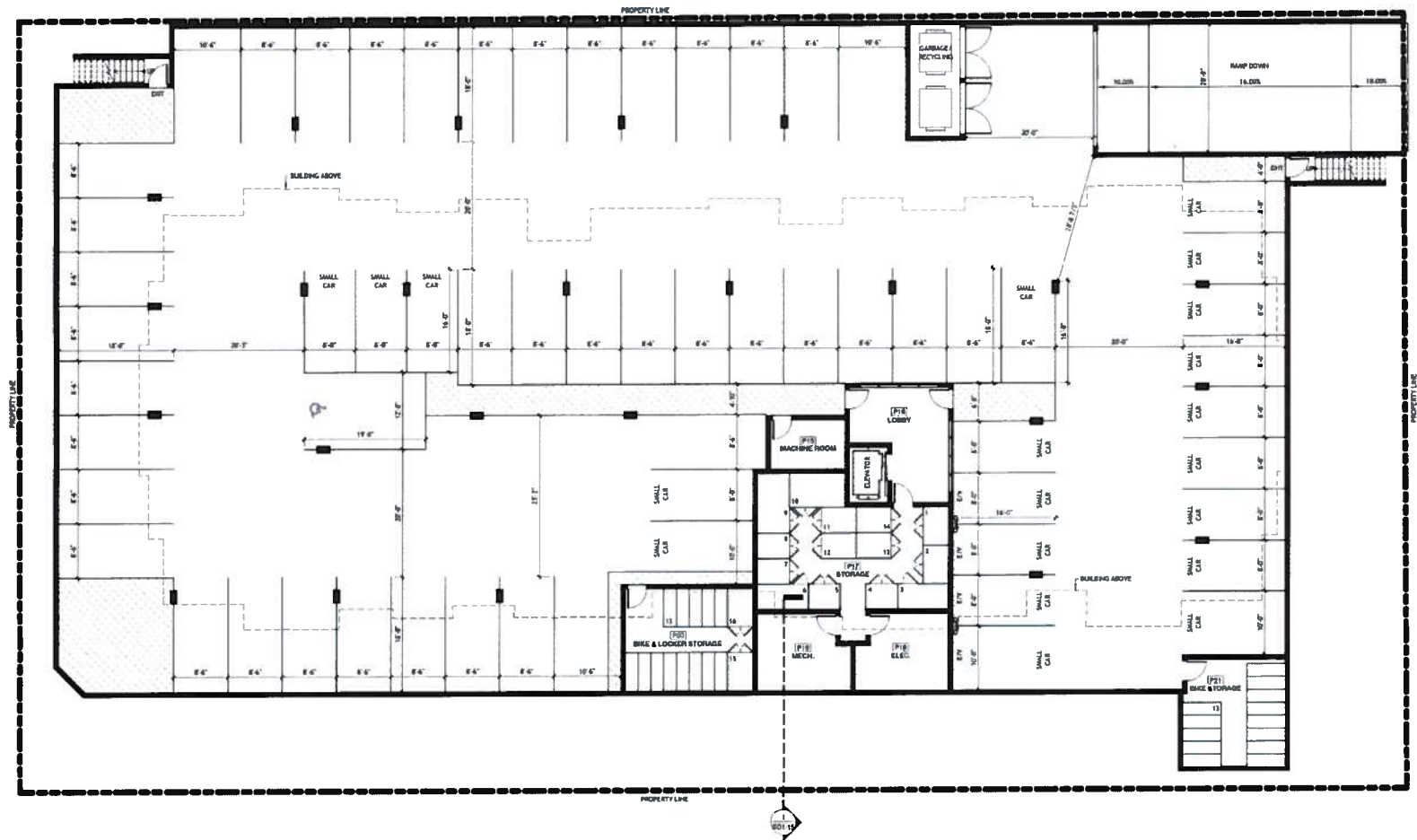
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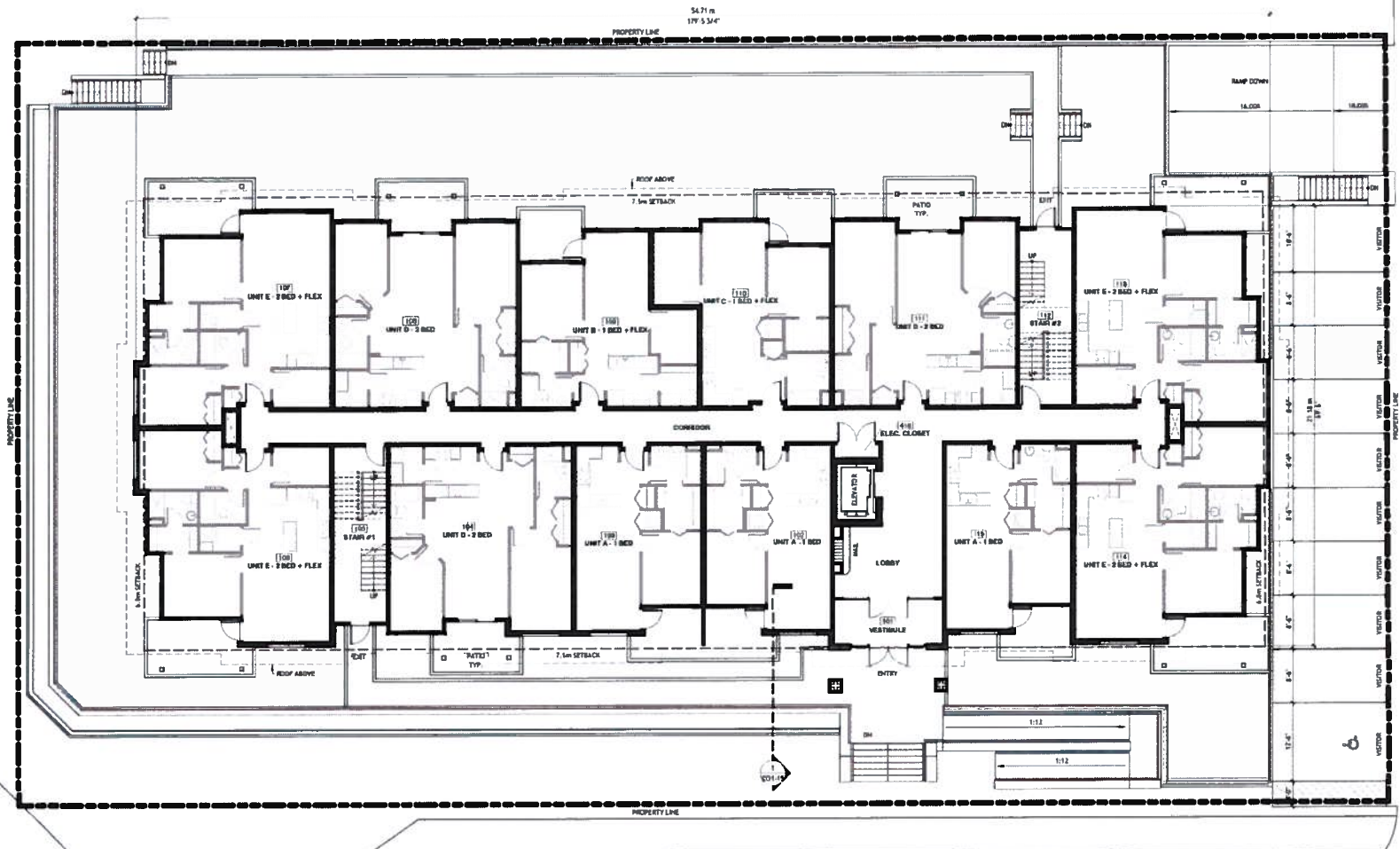
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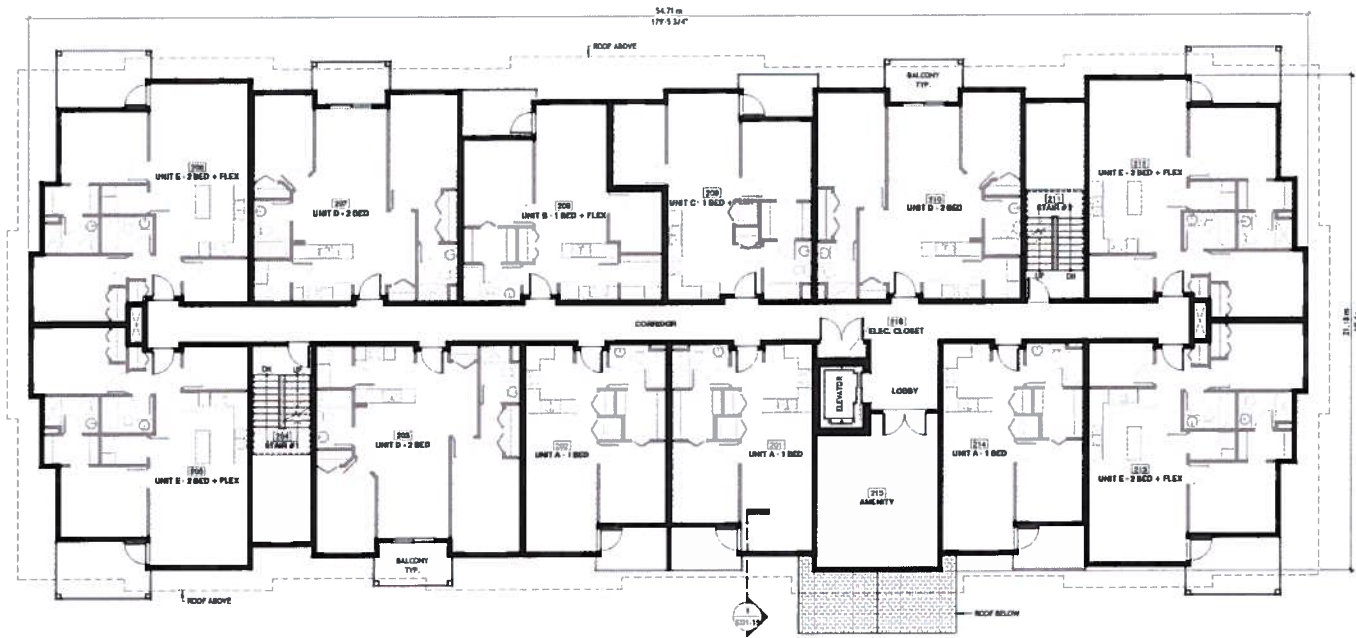
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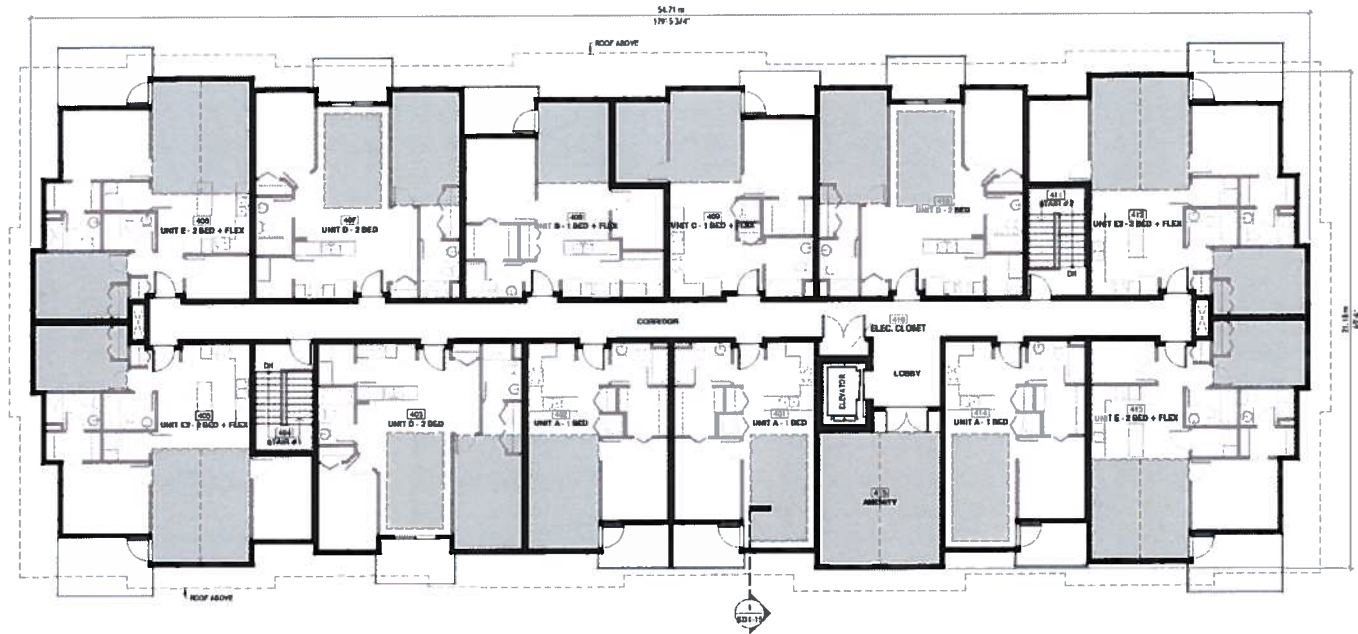
53A AVENUE





GENERAL NOTE

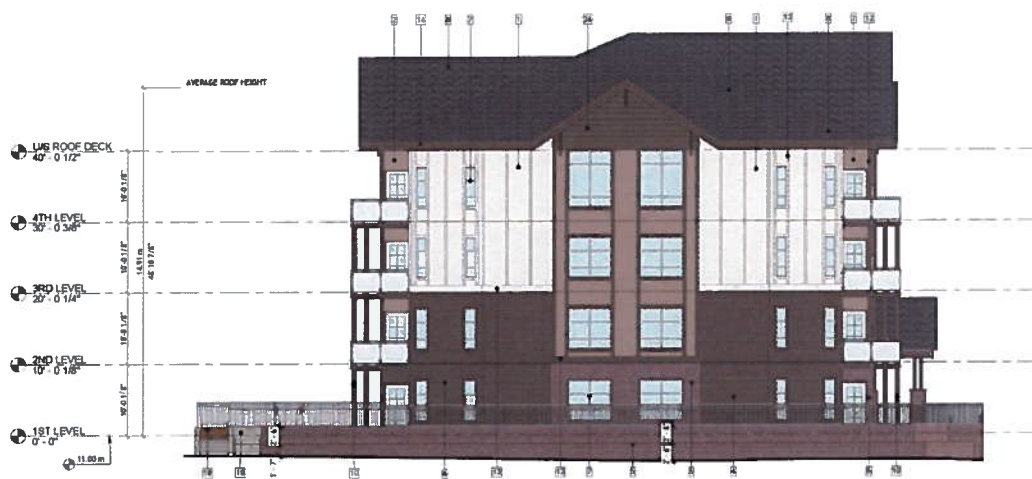
■ INDICATES VAULTED CEILING





SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: COBBLE STONE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
- JAMES HARDIE, COLOUR: TIMBER BARK
- 3 CEMENT BOARD CEMENTAL HORIZONTAL LAP SIDING 1" EXPOSED:
- JAMES HARDIE, COLOUR: TIMBER BARK
- 4 MANUFACTURED BRICK VENEER:
- NATURAL MATERIALS, COLOUR: TIDAL BROWN
TEXTURE: MESSINA
- 5 ASPHALT ROOF SHINGLES "CAMBRIDGE":
- 30, COLOUR: HARTFORD SLATE
- 6 WINDOW YRNL:
- COLOUR: WHITE
- 7 SLIDING PATIO DOOR YRNL:
- COLOUR: WHITE
- 8 ALUMINUM BALCONY RAILING:
- COLOUR: ANODIZED ALUMINUM
- 9 CEMENT BOARD CEMENTAL PANEL CLAD COLUMN:
- JAMES HARDIE, COLOUR: TIMBER BARK
- 10 HEAVY TIMBER (PAINTED):
- BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE TIMBER BARK
- 11 HARDIE TRIM (ELASTIC GRAPES):
- JAMES HARDIE, COLOUR: TIMBER BARK
- 12 HARDIE TRIM (ELASTIC GRAPES):
- JAMES HARDIE, COLOUR: COBBLE STONE
- 13 WOOD FASCIA BOARD (PAINTED):
- BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE TIMBER BARK
- 14 METAL FLASHING:
- UNFINISHED, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTENDED METAL GUARD:
- COLOUR: ANODIZED ALUMINUM
- 16 EXTENDED ALUMINUM RAILING:
- COLOUR: ANODIZED ALUMINUM
- 17 CONCRETE WALL:
- COLOUR: CLEAR SEALER
- 18 PLANTERS (LANDSCAPE TIES):
- COLOUR: NATURAL WOOD
- 19 ALUMINUM STAIRFRONT SECTION:
- COLOUR: WHITE
- 20 EXTENDED METAL DOOR:
- COLOUR: TYPICAL
- 21 METAL CLUTTER:
- BENJAMIN MOORE, COLOUR: "TOD"
- 22 PERFORATED VINYL SOFFITS:
- VAYLAN, COLOUR: TO MATCH JAMES HARDIE COBBLE STONE
- 23 CEMENT BOARD SIDING:
- JAMES HARDIE, COLOUR: TIMBER BARK



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



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

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE, COLOUR: COBBLE STONE
2	CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE, COLOUR: TANNED BROWN
3	CEMENT BOARD CEBAMMILL HORIZONTAL LAP SIDING (4" EXPOSURE): JAMES HARDIE, COLOUR: TUMBER BARK
4	MANUFACTURED BRICK VENEER: "NATURAL MATERIALS", COLOUR: TEAL BROWN TEXTURE: MASON
5	ASPHALT ROOF SHINGLES (CAMBRIDGE): "60", COLOUR: THAYARD SLATE
6	WINDOW VENTIL: COLOUR: WHITE
7	SLIDING PATIO DOOR VENTIL: COLOUR: WHITE
8	ALUMINUM BALCONY RAILING: COLOUR: ANODIZED ALUMINUM
9	CEMENT BOARD CEBAMMILL PANEL CLAB COLUMN: JAMES HARDIE, COLOUR: TUMBER BARK
10	HEAVY TIMBER (PAINTED): "BECKHANN MOORE", COLOUR: TO MATCH JAMES HARDIE TUMBER BARK
11	HARDIE TRIM (PLASTIC GRAB): JAMES HARDIE, COLOUR: TUMBER BARK
12	HARDIE TRIM (PLASTIC GRAB): JAMES HARDIE, COLOUR: COBBLE STONE
13	WOOD FASCIA BOARD (PAINTED): "BECKHANN MOORE", COLOUR: TO MATCH JAMES HARDIE TUMBER BARK
14	METAL FLASHING: "GUTTEX", COLOUR: TO MATCH SURROUNDING HARDIE
15	EXT. ROOF METAL GUARD: COLOUR: ANODIZED ALUMINUM
16	EXT. ROOF ALUMINUM RAILING: COLOUR: ANODIZED ALUMINUM
17	CONCRETE WALL: COLOUR: CLEAR SEALER
18	PLANTERS (LANDSCAPE TIES): COLOUR: NATURAL WOOD
19	ALUMINUM STORE FRONT SECTIONS: COLOUR: WHITE
20	EXTENSION METAL ROOF: COLOUR: THAYARD SLATE
21	METAL GUTTER: "BECKHANN MOORE", COLOUR: "60"
22	PERFORATED VINYL SOFFIT: "RAYCAN", COLOUR: TO MATCH JAMES HARDIE COBBLE STONE
23	CEMENT BOARD SHAKES: JAMES HARDIE, COLOUR: TUMBER BARK



SOUTH/WEST PERSPECTIVE



SOUTH/EAST PERSPECTIVE



NORTH/EAST PERSPECTIVE



NORTH/WEST PERSPECTIVE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

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

Natural Access Control:

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

Territoriality

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

Maintenance & Management

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

ADDITIONAL PROJECT FEATURES

H/C Accessibility:

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

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 26 tenant bike stalls provided in the parkade

Electric Car Parking:

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

New Energy Code Requirements:

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

Exterior Lighting:

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

Heat Island Effect:

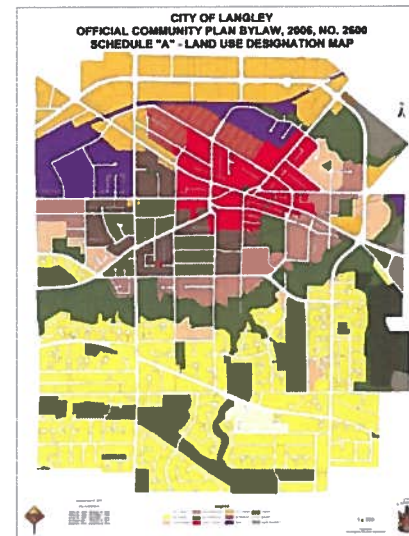
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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

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

48 units proposed

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



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL



CITY OF LANGLEY

MOTION

Development Permit No. 10-18

THAT Development Permit Application DP 10-18 to accommodate a 48 unit, four (4) storey condominium apartment located at 20105, 20109, 20119, 20129 - 53A 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 08-18/
Development Permit Application DP 10-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: May 29, 2018

COMMITTEE RECOMMENDATION:

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

PURPOSE OF REPORT:

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

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

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

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

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

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

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

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

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

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

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

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

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

Discussion:

The proposed development is located on the northeast corner of 53A Avenue and 201st Street. The subject site proposes a four-storey, 48 –unit condominium apartment, with unit sizes ranging from 580 ft² to 998 ft².

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

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

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

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

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

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

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

Fire Department Comments:

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

Advisory Planning Commission:

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

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



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):



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

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

The subject properties are currently zoned RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated "Medium Density Residential" are subject to a Development Permit to address building form and character.

Background Information:

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



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 155**

BYLAW No. 3078

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

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

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

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 155, 2018, No. 3078".

2. Amendment

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 63 (CD63) Zone: immediately after Comprehensive Development - 62 (CD62) Zone:

"HHH. CD63 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 41-unit townhouse development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
 - i. Home Occupations excluding bed and breakfast and child care centre.

3. Site Dimensions

The following lot shall form the site and shall be zoned CD63 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-538-395
Lot 112, Section 3, Township 8, New Westminster District, Plan 38427
- (b) PID: 017-337-941
Strata Lot 1, Section 3, Township 8, New Westminster District
Strata Plan LMS41 Together With An Interest In The Common
Property In Proportion To The Unit Entitlement Of The Strata Lot
As Shown On Form I;
- (c) PID: 017-337-950
Strata Lot 2, Section 3, Township 8, New Westminster District
Strata Plan LMS41 Together With An Interest In The Common
Property In Proportion To The Unit Entitlement Of The Strata Lot
As Shown On Form I;
- (d) PID: 017-323-169
Strata Lot 1, Section 3 Township 8, New Westminster District
Strata Plan LMS28 Together With An Interest In The Common
Property In Proportion To The Unit Entitlement Of The Strata Lot
As Shown On Form I;
- (e) PID: 017-323-177
Strata Lot 2, Section 3 Township 8, New Westminster District
Strata Plan LMS28 Together With An Interest In The Common
Property In Proportion To The Unit Entitlement Of The Strata Lot
As Shown On Form I;
- (f) PID: 015-882-209
Lot 3, Section 3, Township 8, New Westminster District Plan
84735

- (g) PID: 017-483-395
Strata Lot 1, Section 3, Township 8, New Westminster District
Strata Plan LMS139 Together With An Interest In The Common
Property In Proportion To The Unit Entitlement Of The Strata Lot
As Shown on Form 1;
- (h) PID: 017-483-409
Strata Lot 2, Section 3, Township 8, New Westminster District
Strata Plan LMS139 Together With An Interest In The Common
Property In Proportion To The Unit Entitlement Of The Strata Lot
As Shown on Form 1;
- (i) Portion of Closed Road (574.3m²) shown on Plan EPP83409.

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 26 pages prepared by F. Adab Architects (dated July 9, 2018) Inc. and PMG Landscape Architecture (dated July 18, 2018) one copy of which is attached to Development Permit No. 13-18.

5. Special Regulations

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

6. Other Regulations

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

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

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

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

READ A THIRD TIME this seventeenth day of September, 2018.

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

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

MAYOR

CORPORATE OFFICER



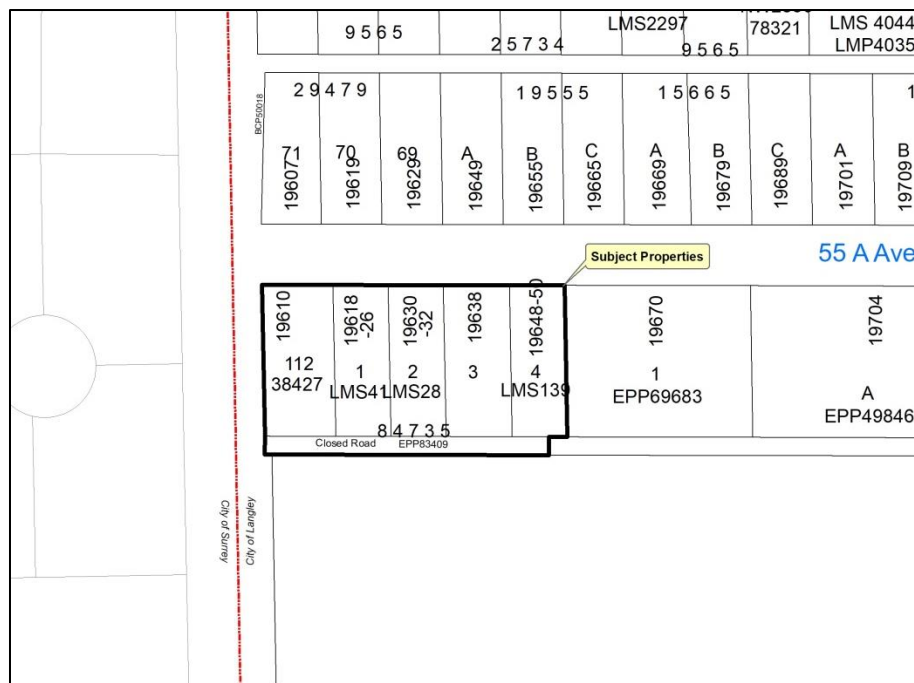
REZONING APPLICATION RZ 11-18 DEVELOPMENT PERMIT APPLICATION DP 13-18

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

Legal Description: Lot 112, Section 3, Township 8, New Westminster District, Plan 38427; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District Strata Plan LMS41; Strata Lots 1 & 2, Section 3 Township 8, New Westminster District, Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan LMS139, Portion of Closed Road (574.3m²) shown on Plan EPP83409

Applicant: Leone Homes Inc.

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





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: July 19, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 11-18 and Development Permit Application DP 13-18 to accommodate a 41- unit, three storey townhouse development located at 19610, 19618-26, 19630-32, 19638, and 19648-50 -55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Leone Homes Inc. for a 41 unit, three storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **41 unit townhouse development**. These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
2. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
3. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
5. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu

amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.

6. The full construction of a lane along the east frontage of the development between 55A Ave. and the lane south of 55A Ave. is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
7. The developer will be required to replace existing retaining wall on the south edge of the existing lane dedication at the back of 19649 53 Ave and reinstate the existing white fence along the property line. A separate building permit will be required for the wall if it exceeds 1.2 m (3.9 ft) in height.
8. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
9. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
10. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
11. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

The applicant's proposal comprises of a three storey, 41-unit townhouse development, with unit sizes ranging from 1,334 ft² to 1,520 ft². Each townhouse unit will have access to a private fenced in yard as well as a private roof top patio. The main access to all the units is to occur from the internal lanes. Parking is accommodated through tandem and side by side parking garages for each unit. In addition, 8 visitor spaces are conveniently spread throughout the site to facilitate guest use and shorten walking distance to all units.

The proposed architectural style for these townhouses will be a contemporary modern style with roof overhangs and flat roofs, creating a cohesive residential community with a common design theme throughout. Exterior finishes include, brick, hardie siding panelling, and stucco.

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, AUGUST 8, 2018
7:00 PM**

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

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

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

CARRIED

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

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

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

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

CARRIED

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

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

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

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

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

CARRIED

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

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

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

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

CARRIED

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

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

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

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

CARRIED

Discussion:

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

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

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

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

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

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



LIST OF DRAWINGS

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN - PROJECT STATISTICS
- A-1.2 AERIAL MAP - CONTEXT PHOTOS
- A-1.3 SITE PLAN
- A-1.4 PERSPECTIVE VIEW FROM 55A AVE
- A-1.5 COLOURED ELEVATIONS
- A-1.6 EXTERIOR FINISH
- A-2.1a FLOOR PLANS - BLOCK 1 (1ST & 2ND FLOORS)
- A-2.1b FLOOR PLANS - BLOCK 1 (3RD FLOOR & ROOF PLAN)
- A-2.2a FLOOR PLANS - BLOCKS 2-3 (1ST & 2ND FLOORS)
- A-2.2b FLOOR PLANS - BLOCKS 2-3 (3RD FLOOR & ROOF PLAN)
- A-2.3a FLOOR PLANS - BLOCKS 4-5-6-7 (1ST & 2ND FLOORS)
- A-2.3b FLOOR PLANS - BLOCKS 4-5-6-7 (3RD FLOOR & ROOF PLAN)
- A-3.1a ELEVATIONS (SOUTH & EAST) - BLOCK 1
- A-3.1b ELEVATIONS (NORTH & WEST) - BLOCK 1
- A-3.2a ELEVATIONS (NORTH) - BLOCKS 2-3
- A-3.2b ELEVATIONS (EAST & SOUTH) - BLOCKS 2-3
- A-3.3a ELEVATIONS (SOUTH) - BLOCKS 4-5-6-7
- A-3.3b ELEVATIONS (WEST & NORTH) - BLOCKS 4-5-6-7
- A-4.1 BLOCK 1 SECTIONS
- A-4.2 BLOCKS 2-3 SECTIONS
- A-4.3 BLOCKS 4-5-6-7 SECTIONS
- A-5.1 DESIGN RATIONALE - SITE CHARACTERISTICS AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
- A-5.2 DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES - CPTED
- L1 LANDSCAPE PLAN
- L2 PLANTING PLAN
- L3 LANDSCAPE DETAILS

CONTACT LIST:

OWNER:

LEONE HOMES INC.
238-13688 CAMBIE ROAD
RICHMOND, B.C. V6V 3K3
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F. ADAB ARCHITECTS INC.
1301 - 1005 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3N4
TEL. 604 567 3003

SURVEYOR:

GREWAL & ASSOCIATES.
204-112280, 66TH AVE.
SURREY, B.C. V3S 2C1
TEL. 604 567 8587

CIVIL ENGINEER:

CENTRAS ENGINEERING LTD
2116-2630 CROYDON DR.
SURREY, B.C. V3S 6T3
TEL. 604 782 0827

LANDSCAPE ARCHITECT:

PMG LANDSCAPE ARCHITECTS
C100-1185 STILL CREEK DRIVE,
SURREY, B.C. V5C 6G8
TEL. 604 297 0011



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1728-1888 ROOSEVELT CRESCENT
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E-MAIL: info@f-adab.com

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NO.	DATE	REVISION
1	07-05-15	SHOULD FOR APC MEETING
2	08-10-15	REVISION 100-100

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13688 CAMBIE ROAD,
RICHMOND, B.C. V6V 3K3

DRAWING TITLE:
COVER PAGE
CONTACT LIST/INDEX

DATE	OCT 2017	SHEET NO.
SCALE	1/8" = 1'-0"	
DESIGN	J.A.	
DRAWN	J.A.	
PROJECT NO.	1003	

A-1.0

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

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

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

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

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

PROVIDED: BLOCK 1 : 13,336 SQ.FT. = 1,238.96 SQ.M.
BLOCKS 2-3 : 8,918 SQ.FT. = 828.32 SQ.M.
BLOCKS 4-5-6-7 : 8,103 SQ.FT. = 752.79 SQ.M.

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

DENSITY :
PROPOSED : 31.2 UNIT / ACRE

ALLOWED : 3 STORYS
PROVIDED : 3 STORYS

PROVIDED:

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

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



4130 1500 ROOSEVELT / CHESTNUT
NORTH VANCOUVER, BC V7P 3H4
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1	07-09-18	BUILD FOR APC METHOD
NO.	DATE	REVISION / BUILD

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
18615-15646
55A AVENUE, LANGLEY
FOR
LEONE HOMES INC.
238 - 13686 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**STATISTICS -
CONTEXT PLAN**

DATE	OCT 2017	SHEET NO A-1.1
SCALE	NTS	
DESIGN	AA	
DRAWN	AA	
PROJECT NO	1053	



**F. ADAB
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Comments are only to be submitted by the members of the G. The letter to be received of my comments and questions must be signed.

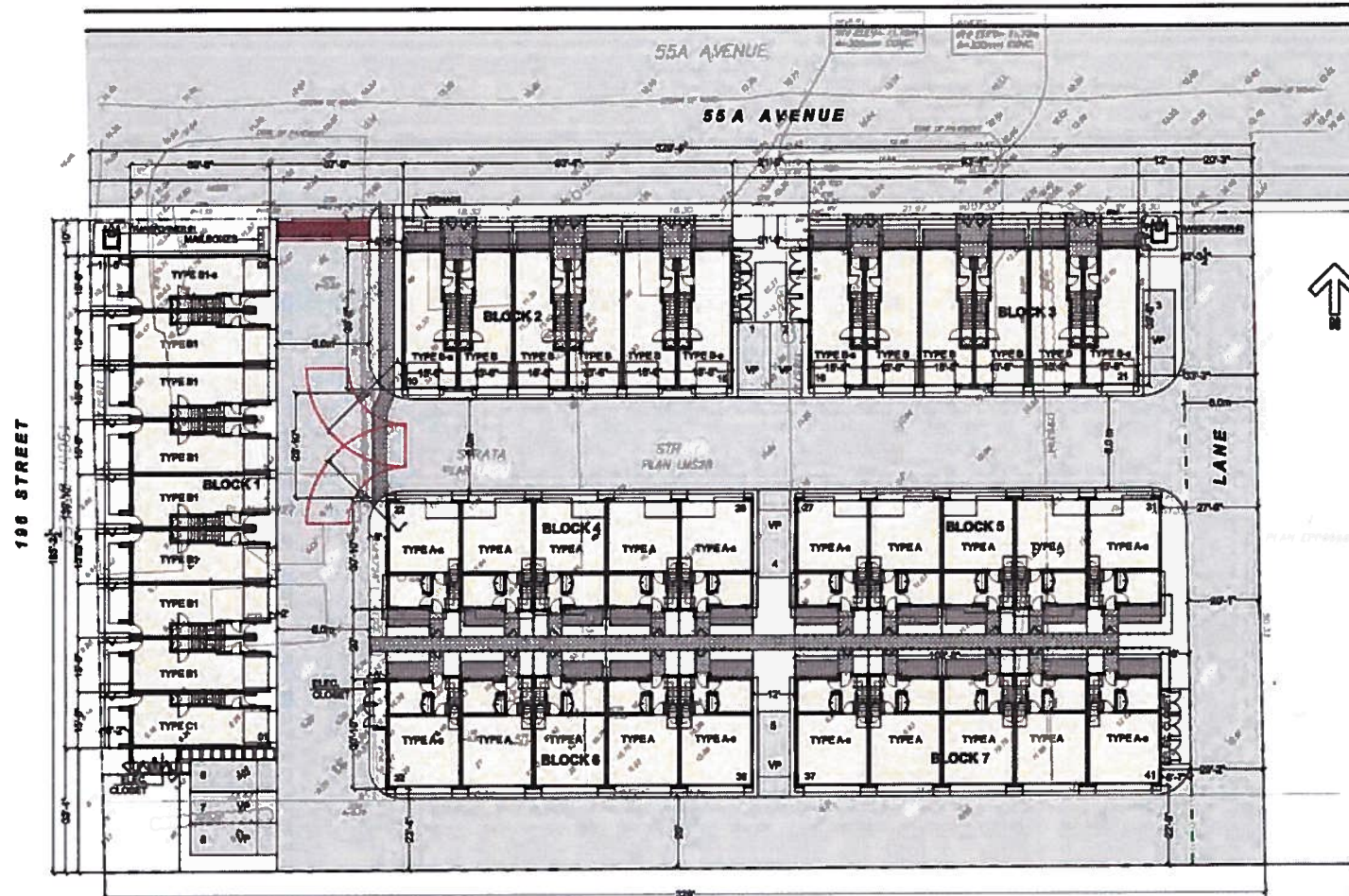
These group comments are provided only to the G. The group will then be the group president and others in a group and there are no representatives of the G. The group president is the only one who can be the group president and the others are G. members.

1	04-01-18	MEETING FOR APC MEETING
NO	DATE	REVISIONS / REMARKS

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
19810-19840
56A AVENUE, LANOLEY
FOR
LEONE HOMES INC.
238 - 13806 CAMBIE ROAD
RICHMOND, B.C. V6V 2G3

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

DATE	OCT 2017	SHEET NO A-1.2
SCALE	NA	
DESIGN	AA	
DRAWN	AA	
PROJECT NO	1000	



**F. ADAB
ARCHITECTS
INC.**

8120-4000 MONROVIA, T. CALIF. 90608
 CATHY WAGGONER, INC. VTP 004
 TEL. (909) 262-4000 FAX (909) 262-4000
 E-MAIL: cathy@waggoner.com

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Participants will unity and be responsible to all decisions on the job. We agree all to abstain of any disagreements and continue down as working.

Team design documents are prepared solely by the user in 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 other than the design professional has not entered into a contract.

[illegible]

PROJECT TITLE
41 UNIT TOWNHOUSE
DEVELOPMENT
18915-18948
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
235 - 1395 CAMBIE ROAD
RICHMOND, B.C. V6V 5C3

DRAWING TITLE:
SITE PLAN

DATE	OCT 2017	SHEET NO. A-1.3
DESIGN	STB	
CURVE	AA	
GRADE	AA	
PROJECT NO.	1000	



**F. ADAB
ARCHITECTS
INC.**

FOR THE RECORD CONTACT
HARTWIGSON@VFP.ORG
TEL: (914) 832-2000 FAX: (914) 832-2000
EMAIL: hartwigs@vfp.org

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[illegible]

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
18716-18748
95A AVENUE, LANGLEY
FOR
LEONE HOMES INC.
229 - 12609 CAMBIE ROAD,
RICHMOND, B.C. V6V 2C3

DRAWING TITLE:
ROOF PATIO -
SECTION THROUGH
FLOORS

DATE: OCT 2007	SHEET NO: A-1.5a
SCALE: 1/4"	
DESIGN: A.A.	
CONTRACT: A.A.	
PROJECT NO: 0000	



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UNIT AREA: 1408 SQ.FT GARAGE: 400 SQ.FT TOTAL AREA: 1808 SQ.FT	UNIT AREA: 1402 SQ.FT GARAGE: 400 SQ.FT TOTAL AREA: 1802 SQ.FT
---	---

1	07-09-86	SERIES PERMANENT RESIDENCE
NOS.	DATES	PROVISION / SERIES

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
10816-10848
85A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 15008 CAMBIE ROAD
RICHMOND, B.C. V6V 2G1

DRAWING TITLE:
BLOCKS 2 & 3
FLOOR PLANS

DATE:	OCT 2007	SHEET NO. A-2.2
SCALE:	NEL	
DESIGN:	AA	
CHECK:	AA	
PROJECT NO.	1000	

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

1. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces.
2. The building envelope, glazing, and mechanical system will be designed based on the new energy code and in compliance with ASHRE 90, 2010
3. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products.
4. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.
5. All units have private patios at grade, decks on 2nd floor and outdoor amenity on the roof decks, contributing to livability of the units and creating a family oriented environment.
6. Mechanical system is equipped with heat recovery system "HRV" for recycling the heat energy.
7. All units have vehicular electric chargers in the garage.

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

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

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows and the balconies along the 55 A Avenue and the lane ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Lights are also installed next to the signage and mail box. Outdoor lights are regulated by photo cell system.
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Brick has been introduced at the base of the buildings representing a durable and high quality base free of graffiti.
- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.



**F. ADAB
ARCHITECTS
INC.**

8725-0000 RECEIVING/COMMUNITY
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0-0000 www.87250000.com

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Candidates will verify and be responsible for all accuracy of the job. This offer will be subject to

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I	07-09-60	ISSUED FOR INFO WASHINGTON
POL.	CASE	REFUSAL / 000,000

PROJECT TITLE:
41 UNIT TOWNHOUSE
DEVELOPMENT
10910-10948
98A AVENUE LANGLEY
FOR:
LEONE HOMES INC.
238 - 13888 CAMDIE ROAD
RICHMOND, B.C. V6V 2G1

ORIGINS TITLE:
DESIGN RATIONALE -2

DATE	OCT 1987	SHEET NO. A-5.
SCALE	NR	
DESIGN	AA	
CRITERIA	AA	
REVISIONS	1.000	



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pmg
LANDSCAPE
ARCHITECTS

Suite C101 - 4181 West Green Street
Burnaby British Columbia V5C 5G9
P 604 294-0111 F 604 294-0232

SCALE

NO.	DATE	REVISION DESCRIPTION	BY	CHK
1	12 MAY 20	ISSUED FOR PERMIT	PM	
2	12 MAY 20	ISSUED FOR PERMIT 100 LATCH	PM	

CLIENT
LEONE HOMES

PROJECT
**RESIDENTIAL
DEVELOPMENT**
**55A AVENUE
LANGLEY, BC**

With F. Adak Architects

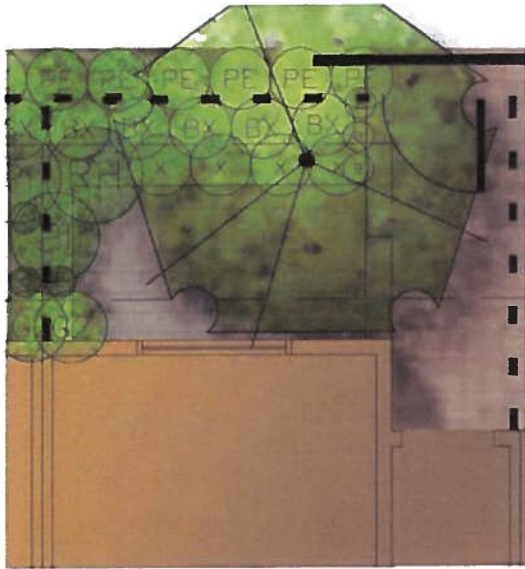
DRAWING TITLE
**LANDSCAPE
PLAN**

DATE	12 MAY 20	DRAWING NUMBER
SCALE	1/8" = 1'-0"	L1
DRAWN		OF 3
DESIGN		
CHECKED	PM	

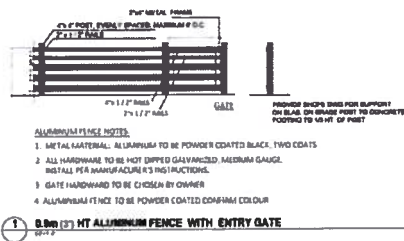
12 MAY 20 20

PMG PROJECT NUMBER

18-306



PATIO DETAIL 1:20



PAVER COLOURS



ROUNDED PEBBLES IN GAPS



CHARCOAL-RANDOM-20%



GRAY-FIELD



ENGINEERED BASE WITH GRAVEL AT VISITOR PARKING



BUXUS



PENNISETUM



ACER CAPILLIPES



STYRAX



PLANTING
PALLETTE



CORNUS

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pmg
LANDSCAPE
ARCHITECTS
Suite C102 - 4188 Red Creek Drive
Burnaby, British Columbia, V5C 6G8
P: 604.294.0211 F: 604.294.0222

SCALE

NO	DATE	REVISION DESCRIPTION	DR
1	10.03.2018	ISSUED FOR PERMIT	PM
2	10.03.2018	REVISED PERMIT	PM

CLIENT

LEONE HOMES

PROJECT

RESIDENTIAL
DEVELOPMENT

55A AVENUE
LANGLEY, BC

With F. Adair Architects

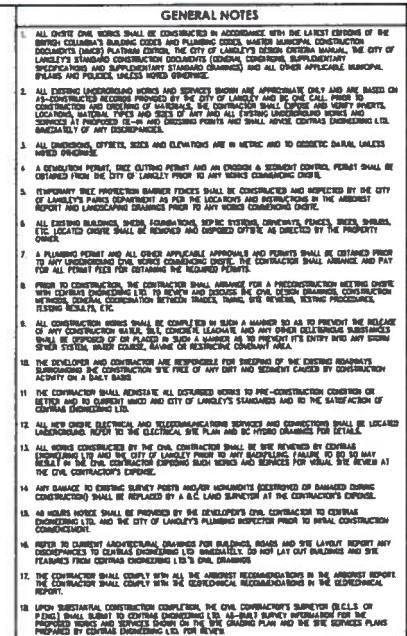
DRAWING TITLE

LANDSCAPE
DETAILS

DATE	SCALE	DRAWING NUMBER
10.03.2018	1:50	L3

PMG PROJECT NUMBER

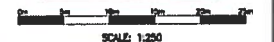
15-106





KEY PLAN LEGEND

	ELEVATED GROUND SURFACE ELEVATION
	EXISTING BUILDING FOOTPRINT
	EXISTING ROAD TO BE REMOVED AS INDICATED BY THE PROJECT FOOTPRINT
	EXISTING TRACK TO BE RETAINED AS DIRECTED BY THE PROJECT FOOTPRINT
	REMAINDER SITE INSPECTION BARRIER FOOTPRINT AS INDICATED
	ASPHALT PAVEMENT
	OVERLAID DRAINAGE DITCH
	INVENTORY FENCE
	STORM SEWER
	CIP
	STORM SEWER MANHOLE
	STORMWATER CLEANOUT
	STORM SEWER CLEANOUT
	CATCH BASIN
	LAWN DRAIN
	STORM WATER INLET & GRIT SEPARATOR
	UNDERDRAINS STORM WATER DETENTION TANK (UNPAVED SYSTEM)
	EXISTING WATER LINE
	FIRE LINE
	GATE VALVE
	REDUCER
	FIRE HYDRANT
	UNDERDRAINS WATER METER CHAMBER

**NOT FOR
CONSTRUCTION**



REVISIONS / SUBMISSIONS	No.	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	CITY OF LANGLEY			
							KEY PLAN			
ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MCHAMBER# NUMBER			LEONE HOMES INC. #238 - 13986 CAMBIE ROAD RICHMOND, BC V6V 2K3 PHONE: 604-720-0377	 CENTRAS Engineering Ltd CROYDON BUSINESS CENTRE 4710-44TH CROYDON DRIVE SURREY, BC V3S 4T3 PH: 604-763-4027 FAX: 604-763-4028	41 UNIT TOWNHOUSE DEVELOPMENT PROJECT SITE ADDRESS 19410-19418-28/19430-32/19438/19468-60 55A AVENUE, LANGLEY, BC	 August 28, 2018	SECTION CEL DRAWING NUMBER 18028-C2			
LOCATED AT:		REVISION CEL								
AND HAVING ELEVATION OF:		REVISION CEL								
LOT 112 OF PLAN 38427, LOT 2 OF STRATA PLAN LAM302, LOT 1 OF STRATA PLAN LAM302, LOT										



CITY OF LANGLEY

MOTION

Development Permit No. 13-18

THAT Development Permit Application DP 13-18 to accommodate a 41- unit, three (3) storey townhouse development located at 19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

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

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: July 19, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 11-18 and Development Permit Application DP 13-18 to accommodate a 41- unit, three storey townhouse development located at 19610, 19618-26, 19630-32, 19638, and 19648-50 -55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Leone Homes Inc. for a 41 unit, three storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

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

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **41 unit townhouse development**. These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
2. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
3. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
5. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu

amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.

6. The full construction of a lane along the east frontage of the development between 55A Ave. and the lane south of 55A Ave. is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
7. The developer will be required to replace existing retaining wall on the south edge of the existing lane dedication at the back of 19649 53 Ave and reinstate the existing white fence along the property line. A separate building permit will be required for the wall if it exceeds 1.2 m (3.9 ft) in height.
8. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
9. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
10. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
11. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

The applicant's proposal comprises of a three storey, 41-unit townhouse development, with unit sizes ranging from 1,334 ft² to 1,520 ft². Each townhouse unit will have access to a private fenced in yard as well as a private roof top patio. The main access to all the units is to occur from the internal lanes. Parking is accommodated through tandem and side by side parking garages for each unit. In addition, 8 visitor spaces are conveniently spread throughout the site to facilitate guest use and shorten walking distance to all units.

The proposed architectural style for these townhouses will be a contemporary modern style with roof overhangs and flat roofs, creating a cohesive residential community with a common design theme throughout. Exterior finishes include, brick, hardie siding panelling, and stucco.

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

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

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):



EXPLANATORY NOTE

BYLAW No. 3092

The purpose of Bylaw No. 3092 is to amend the 2018 – 2022 Capital Improvement Plan.

1. Traffic Signal Upgrade - 200 St & Logan Ave

The conduit, conductors and junction boxes at 200 St & Logan Avenue need to be replaced. The total project cost of \$122,000 will be funded by casino proceeds.

2. Traffic Calming (#60139)

Install traffic calming measures at school zone sites throughout the City. The total project cost of \$75,000 will be funded \$30,500 from ICBC and 44,500 by casino proceeds.

3. 203 St Fibre Optic Cable, Douglas Crescent to Fire Hall

The Fibre Optic Cable that connects between City Hall and the Fire Hall has been damaged. The replacement of a section of the cable is proposed partially funded by a developer contribution. The project cost is \$40,000 with \$10,000 funded by a developer and \$30,000 by casino proceeds.

4. Official Community Plan

The City will engage a consultant to update the Official Community Plan (OCP) to bring the Nexus Vision elements into policy and to inform and engage the community in implementing the Vision Plan. The new OCP will set the stage for the advent of fixed rail rapid transit, broaden the zoning toolkit and regulate the design quality. The project budget is \$150,000 funded by casino proceeds.

5. Zoning Bylaw

The zoning bylaw needs to be aligned with the objectives and policies of the new Official Community Plan to provide the tools to implement the desired land-use changes. The project budget is \$60,000 funded by casino proceeds.

6. Nicomekl River District Neighbourhood Plan

Develop a neighbourhood plan to guide redevelopment along the Nicomekl River as identified in the Nexus Vision Plan. The project budget is \$100,000 funded by casino proceeds.

7. Transit Hub Design

The City will partner with TransLink to improve the transit exchange on Logan Avenue in anticipation of the introduction of the B-Line rapid bus service. The limited stop, high-frequency bus route will significantly increase the connectiveness of downtown Langley to the Expo Line in Surrey. The project budget is \$30,000 funded by casino proceeds.

8. Performing Arts Centre Feasibility Study, Phase 2

The funds will be used to conduct Phase 2, a more detailed market analysis of the project, refine and confirm the project scope, construction costs and annual operating costs. The cost of the project is \$50,000 funded by casino proceeds.

9. Roger's Hometown Hockey Event

The City has been selected to host the January 12/13, 2019 free, family friendly event to celebrate Canada's national winter sport. To city will contribute \$25,000 towards the event funded by casino proceeds.

10. 2019 Community Day Event

The City will be celebrating the 25th anniversary of the annual community day festival. Additional funds of \$6,000 will be used to make the celebration extra special, funded by casino proceeds.

11. Capital Asset Appraisal

The City plans to undertake an appraisal of the City's buildings for insurance valuation purposes. The cost of the project is \$30,000 funded by casino proceeds.

12. MIA Risk Management (#75124)

The Municipal Insurance Association has provided a \$16,630 grant to the City of Langley to be used to address any risk management issues that might otherwise lead to claims against the City.

13. Wire Theft Deterrents

The City has experienced an increase in wire theft and has requested \$15,000 to install theft deterrents which will be funded by casino proceeds.

14. Pedestrian Button Replacement

The City would like to replace pedestrian buttons at a number of crosswalk locations. The project will cost \$30,000 and will be funded by casino proceeds.

15. Contingency for Future Land Acquisition (#62030)

The City recently established a \$1 million Prosperity Fund that will be used to fund future property acquisitions as they are determined.



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

BYLAW No. 3092

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

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

1. Title

This bylaw shall be cited as the “Financial Plan 2018 – 2022 Bylaw, 2018, No. 3051, Amendment No. 2 Bylaw, 3092”.

2. Amendment

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

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

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

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

MAYOR

CORPORATE OFFICER

CITY OF LANGLEY
CAPITAL IMPROVEMENT PLAN - SUMMARY

Schedule "B"

<u>Capital Projects</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
General Government	3,896,940	107,500	567,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Protective Services	654,530	962,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000	82,000
Engineering Operations	6,661,048	3,790,700	5,160,200	4,043,975	5,272,395	2,677,115	5,333,990	3,552,700	2,691,690	21,442,140
Development Services	499,000	50,000	40,000	-	-	30,000	-	-	-	-
Parks & Recreation	2,892,165	1,191,500	1,593,000	1,940,000	1,245,000	1,175,000	830,000	740,000	795,000	11,180,000
Sewer Utility	3,361,055	1,225,635	1,193,500	1,289,025	1,231,250	883,750	1,883,870	2,017,615	1,105,355	8,853,745
Water Utility	590,000	535,000	1,100,325	1,251,090	1,114,910	892,405	2,794,910	1,558,805	926,925	2,771,280
Total Projects	18,511,738	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665
<u>Available funding</u>										
Capital Works Reserve	4,435,740	571,590	1,127,736	925,416	442,592	1,105,123	1,097,233	790,953	940,342	850,809
Casino Revenues	6,561,170	4,073,435	4,773,435	2,308,435	5,553,435	1,823,435	8,753,435	3,123,435	1,923,435	22,620,450
Community Works (Gas Tax)	127,675	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,801	133,800
DCC's	1,646,370	861,795	1,504,430	2,027,300	2,485,368	1,749,828	1,513,833	2,246,533	1,403,595	17,006,606
Fire Department Equipment	47,500	-	-	-	220,000	-	-	-	-	-
Future Police Cost Reserve	399,030	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	1,998,130	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	425,000	534,000	170,000	415,000	180,000	175,000	155,000	190,000	180,000	180,000
Municipal Road Network	-	-	-	1,690,000	-	-	-	-	-	1,600,000
Office Equipment	47,500	47,500	47,500	37,500	37,500	47,500	47,500	47,500	47,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	203,665	-	177,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Prosperity Fund	1,000,000	-	-	-	-	-	-	-	-	-
Sewer Future Capital	945,750	470,215	460,000	384,140	535,860	33,585	703,970	623,900	267,298	685,000
Special Bond Reserve	84,208	-	-	-	-	-	-	-	-	-
Water Future Capital	590,000	535,000	625,125	640,000	640,000	640,000	955,000	640,000	640,000	640,000
Total Funding	18,511,738	7,862,335	9,769,525	8,674,090	10,341,055	5,820,770	13,472,270	8,008,620	5,648,470	44,376,665



CITY OF LANGLEY

MOTION

2019 Regular Council Meeting Dates

THAT the following dates be set as the dates for the Regular Meetings of Council in 2019:

January 14, 28, 2019
February 11, 25, 2019
March 11, 25, 2019
April 8, 29, 2019
May 13, 27, 2019
June 10, 24, 2019
July 8, 22, 2019
September 16, 30, 2019
October 7, 21, 2019
November 4, 18, 2019
December 9, 16, 2019

The Regular Meetings of Council will be held in the Council Chambers, Langley City Hall, 20399 Douglas Crescent, Langley BC at 7:00 p.m., unless otherwise noted.