



REGULAR COUNCIL MEETING AGENDA

Monday, December 3, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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1. <u>ADOPTION OF AGENDA</u>	
a. Adoption of the December 3, 2018 Regular Agenda	
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7. MAYOR'S REPORT

- a. Upcoming Meetings
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- b. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment

8. BYLAWS

- a. Bylaw 3090 - Zoning Amendment and Development Permit No. 16-18 28
Third reading of a bylaw to rezone the properties located at 5398, 5410, 5448 - 208 Street from RS1 Single Family Residential Zone to CD66 - Comprehensive Development Zone to accommodate a 40 unit, four (4) storey condominium apartment development
- b. Bylaw 3093 - Waterworks Regulation Bylaw 87
First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw
- c. Bylaw 3094 - Solid Waste Bylaw 90
First, second and third reading of a bylaw to amend the Solid Waste Bylaw
- d. Bylaw 3095 - Sanitary Sewer and Storm Sewer Rates Bylaw 93
First, second and third reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates

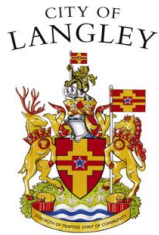
9. ADMINISTRATIVE REPORTS

- a. Award of Tender T2018-024, City Park Renewal 97

10. NEW AND UNFINISHED BUSINESS

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

11. ADJOURNMENT



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. The 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 nineteenth day of November, 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



MINUTES OF A REGULAR COUNCIL MEETING

Monday, November 19, 2018

7:00 p.m.

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

1. ADOPTION OF AGENDA

- a. Adoption of the November 19, 2018 Regular Agenda

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the November 19, 2018 agenda be adopted as circulated.

MOVED BY Councillor Wallace
SECONDED BY Councillor Rosemary

THAT the November 19, 2018 agenda be amended by adding "Release of In-Camera Resolution - Discover Langley City Fee for Service Agreement" to the Agenda under Section 7. New Business.

CARRIED

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED
and same was

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from October 29, 2018

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on October 29, 2018 be adopted as circulated.

CARRIED

- b. Inaugural Meeting Minutes from November 5, 2018

MOVED BY Councillor James

SECONDED BY Councillor Wallace

THAT the minutes of the Inaugural Council Meeting held on November 5, 2018 be adopted as circulated.

CARRIED

- c. Special Meeting Minutes from November 8, 2018

MOVED BY Councillor Pachal

SECONDED BY Councillor James

THAT the minutes of the special meeting held on November 8, 2018 be adopted as circulated.

CARRIED

- d. Special (Pre-Closed) Meeting Minutes from November 9, 2018

MOVED BY Councillor Albrecht

SECONDED BY Councillor Wallace

THAT the minutes of the special (pre-closed) meeting held on November 9, 2018 be adopted as circulated.

CARRIED

3. COMMUNITY SPOTLIGHTS

a. Discover Langley City

Kristina Gervais, Manager of Operations, Discovery Langley City, provided information on Discover Langley City as follows:

- Organization
- Who we are
- Our priorities are to promote Langley City as a destination to our residents as well as visitors by highlighting our unique tourism assets
- We seek out cooperative marketing opportunities for our stakeholders to leverage the power of partnerships and implement communication and marketing initiatives to raise the profile of the area; we believe this will showcase Langley City and ultimately increase overnight stays
- Our Tactics for 2019:
 - Tourism Product Development
 - Stakeholder Development/ Consumer and Local Resident Program.
 - Website
 - Marketing of Langley City is based on the theme of “Experience the Wonder” The theme will position Langley City as a destination for “Simple Escapes”
 - The goal of the “Experience the Wonder” campaign is to help drive awareness of Langley City’s “wonders” and “simplicities”
 - Mural Walk
 - Social Media

4. MAYOR’S REPORT

a. Upcoming Meetings

Regular Council Meeting – December 3, 2018
Regular Council Meeting – December 10, 2018

b. Library Happenings
Councillor Martin

Scrabble Club - Wednesdays, 1:30 – 3:30 pm

Titles & Tea Book Club - Tuesday, November 20, 2:00 – 3:00 pm
Join us to discuss this month's chosen work of fiction in a casual and welcome setting. Book sets are provided by the library. If you would like to join the book club, please talk to our staff.

Writers Critiques and Readings - Wednesday, November 21, 7:00 – 8:30 pm
If writing is your passion, this is the gathering for you. Prose writers (new and experienced) of almost any genre will read their work publicly, followed by group feedback. A partnership with the Langley Writers' Guild.

Art Critiques - Monday, November 26, 6:45 – 8:45 pm
Visual artists at every stage of their careers are invited to bring their artwork and receive constructive feedback from a professional artist, as well as the group. Sponsored by the Langley Arts Council.

URLearning - Tuesday, November 27, 2:00 – 3:30 pm
Do you need help with your digital devices? Bring those gadgets - cell phones, tablets, cameras, laptops - to the library and let our staff answer your questions.

Langley Creative Writers Meetup - Tuesday, November 27, 6:30 – 8:30 pm
This is an opportunity for creative writers to gather and share their work/ideas for feedback and encouragement. Please register online at <https://www.meetup.com/Langley-Creative-Writers-Meet-Up/>

Sleep Apnea - Wednesday, December 5, 7:00 – 8:00 pm
Join Elisabeth McLeod, Registered Respiratory Therapist and Certified Asthma Educator, to learn how snoring may point to obstructive sleep apnea, a serious condition where one's breathing repeatedly stops and starts during sleep. You'll learn about common symptoms of sleep apnea, as well as how it is diagnosed and can be treated to improve sleep, and quality of life!

Langley Weavers and Spinners Guild - Thursday, December 6, 10:30 am – 1:30 pm

New members are welcome, and all levels of experience are embraced.

Quiver Masks and Green Screen Christmas Cards - Saturday, December 8, 1:00 – 2:30 pm

Learn how you can transform your beautiful colouring sheets into an animated three dimensional work of art. Take a festive photo with our Green Screen background and leave with a free full colour print out, perfect for sharing with friends and family this holiday season.

For more information you can go onto the website: FVRL.ca and there is a full listing of events there.

Just before I close I'd like to remind everybody the Salvation Army Kettle Campaign is well under way. If anybody would like to volunteer to stand by a kettle for a couple of hours or more you can contact the Gateway of Hope at 604-514-7375 or Kettles@GatewayofHope.ca. That way you can be part of giving hope today.

c. Engineering Update

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

- Training – Working Around Asbestos Cement Pipe
- Annual Water Main Flushing
- Fall Planters
- Christmas Decorations
- Conder Park Trail System
- Sidewalk on 46A, 206 Street to 208 Street
- 50 Avenue Culvert Replacement
- Douglas Crescent, 206 Street to 208 Street
- Duncan Way: Multi Use Pathway
- Traffic Signal Replacements at Glover & Eastleigh and Glover and Duncan

Other Current Projects:

- Traffic Signal Replacement - 200 St at 50 St

d. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on upcoming special events and programs for December as follows:

Special Events

- Langley Christmas Bureau opened November 5th
- Children's Wish Breakfast, November 27
- Breakfast with Santa, December 1
- Langley City's Magic of Christmas, December 1

Programs

- Texas Hold'em
- Youth Adventure Club
- Youth Sports Drop-in
- Youth Night and Teen Time

e. Progress Update – Langley City Nexus of Community

Francis Cheung, Chief Administrative Officer, provided an update on the Langley City Nexus of Community visioning document, advising that:

- this document projects a vision for the city for the next 20 to 30 years;
- the plan is action focused and we want to:
 - Demonstrate early wins
 - Revisit and align departmental plans
 - Identify target dates for implementation items
 - Align vision across organization as a whole
 - Establish how each department fits into the plan
 - Develop budgets
 - Spread the word within our organization and outside of it
- There are 22 specific recommendations plus the outreach plan within the implementation strategy for the visioning document;
- There are number of budget amendments relating to these recommendations and timelines and deadlines have been established to move forward with a number of these recommendations.

Mr. Cheung showed a promotional video that has been created to be shown at town hall meetings, economic development forums and stakeholder group meetings.

In response to a question from Council, staff advised that the video would be put on the City's website.

5. **BYLAWS**

a. Bylaw 3068 - Zoning Amendment

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

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

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

CARRIED

1. Development Permit No. 10-18

20105, 20109, 20119 and 20129 53A Avenue

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

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.

CARRIED

b. Bylaw 3078 - Zoning Amendment

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

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

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

CARRIED

1. Development Permit No. 13-18

19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

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.

BEFORE THE QUESTION WAS CALLED Council discussed having staff reinforce to the developer the need to be sensitive to construction traffic, parking and hours of work.

THE QUESTION WAS CALLED and same was

CARRIED

c. Bylaw 3092 - Financial Plan Amendment

First, second and third reading of a bylaw to amend the 2018 – 2022 Financial Plan

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the bylaw cited as the “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 2, Bylaw, 3092” be read a first time.

THAT the bylaw cited as the “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 2, Bylaw, 3092” be read a second time.

THAT the bylaw cited as the “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 2, Bylaw, 3092” be read a third time.

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

- staff have been in discussions with TransLink regarding the B Line and implementation is scheduled for Fall of next year; as this will have implications to bus only lanes in the city, the City will be undertaking additional traffic counts and analysis and will share that information with TransLink and provide an update to Council in the next few weeks on the status;
- staff would include in that update to Council what the City is doing to accommodate the increase in bus traffic;
- the fibre optic cable replacement is required as it was initially installed just below the asphalt making it very vulnerable to damage by excavation and has resulted in damage to the cable too many times; as a section of the line crosses in front of a development, the developer will be making a contribution towards the required work;
- Telus has not expressed an interest in partnering for the fibre optic cable installation.

THE QUESTION WAS CALLED and same was

CARRIED

6. ADMINISTRATIVE REPORTS

7. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. 2019 Regular Council Meeting Dates

MOVED BY Councillor James
SECONDED BY Councillor Wallace

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.

CARRIED

b. Correspondence

c. New Business

1. Release of Resolution from November 19, 2018 Closed Meeting - Discover Langley City Fee for Service Agreement

“THAT the City of Langley extend the Fee for Service Agreement with the Downtown Langley Business Association on behalf of the Service Provider, “*Discover Langley City*” from January 1, 2019 to December 31, 2022 to serve as the tourism destination marketing organization for the City.”

8. ADJOURNMENT

MOVED BY Councillor Martin
SECONDED BY Councillor James

THAT the meeting adjourn at 8:08 pm.

CARRIED

MAYOR

CORPORATE OFFICER



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

**Monday, November 19, 2018
5:26 p.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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
K. Kenney, Corporate Officer

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

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

CARRIED

2. **ADJOURNMENT**

MOVED BY Councillor James
SECONDED BY Councillor Albrecht

THAT the Special (pre-closed) Council meeting adjourn at 5:27pm.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, November 19, 2018

7:00 p.m.

**Council Chambers, 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

1. CALL TO ORDER

Mayor van den Broek read a statement regarding the procedures to be followed for the Public Hearing.

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

Notice was placed on the City Hall notice board on November 6th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the November 8th and November 15th editions of the Langley Advance. Once piece of correspondence was received and had been circulated on-table to Council.

2. BUSINESS

- a. Bylaw 3090 - Zoning Amendment and Development Permit No. 16-18
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5398, 5410, 5448 - 208 Street from RS1 Single Family Residential Zone to CD66 - Comprehensive Development Zone to

accommodate a 40 unit, four (4) storey condominium apartment development.

The Mayor invited Patrick Yang, Pacific West Architecture to present the proposed bylaw and development permit application.

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

- Context photos of area surrounding proposed development
- Site plan
- Floor plan – basement
- Floor plan – first Floor
- Floor plan – second Floor
- Floor plan – third and fourth Floor
- Unit plans
- Building elevation renderings
- Building material
- 3D Building renderings
- CPTED principles
- Official Community Plan compliances
- Sustainability features

Ms. Lu Xu, landscape architect, Landscape Pacific Landing, provided information on the landscape design as follows:

- Landscape plan
- Amenities
- Plantings
- Landscape design details

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

Joanne Pinar, 5450 208th Street, stated that:

- she lives in the building on the north side of the proposed building where currently there are very tall fir trees affording privacy for her and her neighbours; will the trees be retained?
- private access road for neighbouring retirement home off Fraser Highway connects to her building but is not to be used by residents of her building; it is possible that the residents of the proposed building may try to use this private access road to get to their building;
- will the street parking in the area be kept as street parking for the neighbourhood?

- her building only has 2 visitor parking stalls, so visitors have to park on Douglas Crescent; with new development this will add to the scarcity of on-street parking availability in the area; upgrades on Douglas Crescent have taken away parking spaces currently available in that area.

In response to the speaker's questions staff advised that:

- no parking is proposed to be eliminated off of Douglas Crescent as a result of this project; the curb bulges being installed in that area are only to improve site lines and visibility;
- there won't be access to the building off of Douglas Crescent, access will be off 208th Street;
- the mature street trees will have to be removed as part of redevelopment of the site in order to facilitate the underground parkade facility.

The Mayor called for further representations from those in attendance on the proposed bylaw and development permit. Anna, who lives in the area of 208th Street and Douglas Crescent, stated that:

- there are already many condominiums in the area with more single family homes being sold to build more condos which does provide more places to live; however, there has been a lot of construction noise and traffic due to all the development in this area;
- she has less sunshine in her apartment due to the construction of new buildings in the area;
- she would like the area to stay single family.

Staff advised that this proposed project complies with OCP designation for this area.

The Mayor called for further representations from those in attendance on the proposed bylaw and development permit. There were no further speakers.

In response to a question from Council, staff advised that:

- curb extensions will be installed on both sides of Douglas Crescent.

In response to questions from Council, Mr. Yang and Ms. Xu advised that:

- a construction parking management plan will be proposed and provided to Council when it considers third reading of the Zoning Bylaw amendment;
- the plan for the east wall can be reviewed to determine if security and air quality can be improved for report back to Council on this when the bylaw is considered for third reading; more plantings will be put in that area to improve the appearance.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor James

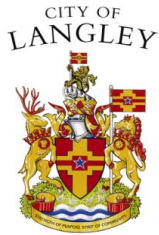
SECONDED BY Councillor Pachal

THAT the Public Hearing close at 7:24pm.

CARRIED

MAYOR

CORPORATE OFFICER



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 nineteenth day of November, 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

"The Place to Be!"

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 or organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit.

Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: Nov 1, 2018

REQUESTED MEETING DATE: Dec 3, 2018

NAME: City of Langley Staff

TOPIC: Long Service Award Recognition



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: SEPTEMBER 5, 2018 REQUESTED MEETING DATE: DECEMBER 3, 2018

NAME: MAGIC OF CHRISTMAS PARADE COMMITTEE C/O TERA EDELL

ORGANIZATION NAME: MAGIC OF CHRISTMAS PARADE COMMITTEE
(if applicable)

ADDRESS: TIMMS COMMUNITY CENTRE - 20399 DOUGLAS CRESCENT, LANGLEY BC

CONTACT NUMBER: 604-514-2902

EMAIL ADDRESS: TEDELL@LANGLEYCITY.CA

TOPIC: COMMITTEE MEMBERS AND MAYOR TO PRESENT AWARDS TO

WINNING PARADE ENTRIES FROM THE CHRISTMAS PARADE ON DECEMBER 1, 2018.

AUDIO/VISUAL NEEDS (if yes, specify) NONE

ACTION YOU WISH COUNCIL TO TAKE: MAYOR TO JOIN A DELEGATION FROM
THE PARADE COMMITTEE TO PRESENT THE AWARD(S) AND TAKE A PHOTOGRAPH.



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 158, 2018, BYLAW No. 3090
DEVELOPMENT PERMIT APPLICATION DP 16-18**

To consider a Rezoning Application and Development Permit Application by Pacific West Architecture to accommodate a 4-storey, 40-unit condominium apartment development.

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

Background Information:

Applicant:	Pacific West Architecture
Owners:	Gui Gong and Wei Liu,
Civic Addresses:	5398, 5410, 5448-208 th Street
Legal Description:	Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901, and Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232, and Lot 3 District Lot 36, Group 2, New Westminster District Plan 20232.
Site Area:	2,316.3 m ² (24,932.6 ft ²)
Lot Coverage:	44.5 %
Total Parking Required:	69 spaces (including 8 visitor spaces)
Total Parking Provided:	69 spaces (including 8 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$470,086.50 (Includes \$73,723.50 DCC Credit)
Community Amenity Charges:	\$80,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 158**

BYLAW No. 3090

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD66) and to rezone the property located at 5398, 5410, 5448-208th Street to the new zone.

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

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

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090".

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 – 66 (CD66) Zone: immediately after Comprehensive Development - 65 (CD65) Zone:

"KKK. CD66 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 40-unit condominium apartment development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and
- (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 CD66 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-684-015
Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901;
- (b) PID: 002-198-690
Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232;
- (c) PID: 008-709-378
Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232.

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 21 pages prepared by Pacific West Architecture (dated September 21, 2018) Inc. and Royal Pacific Landing Ltd. Landscape Architecture (dated September 20, 2018) one copy of which is attached to Development Permit No. 16-18.

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 fifteenth day of October, 2018.

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

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

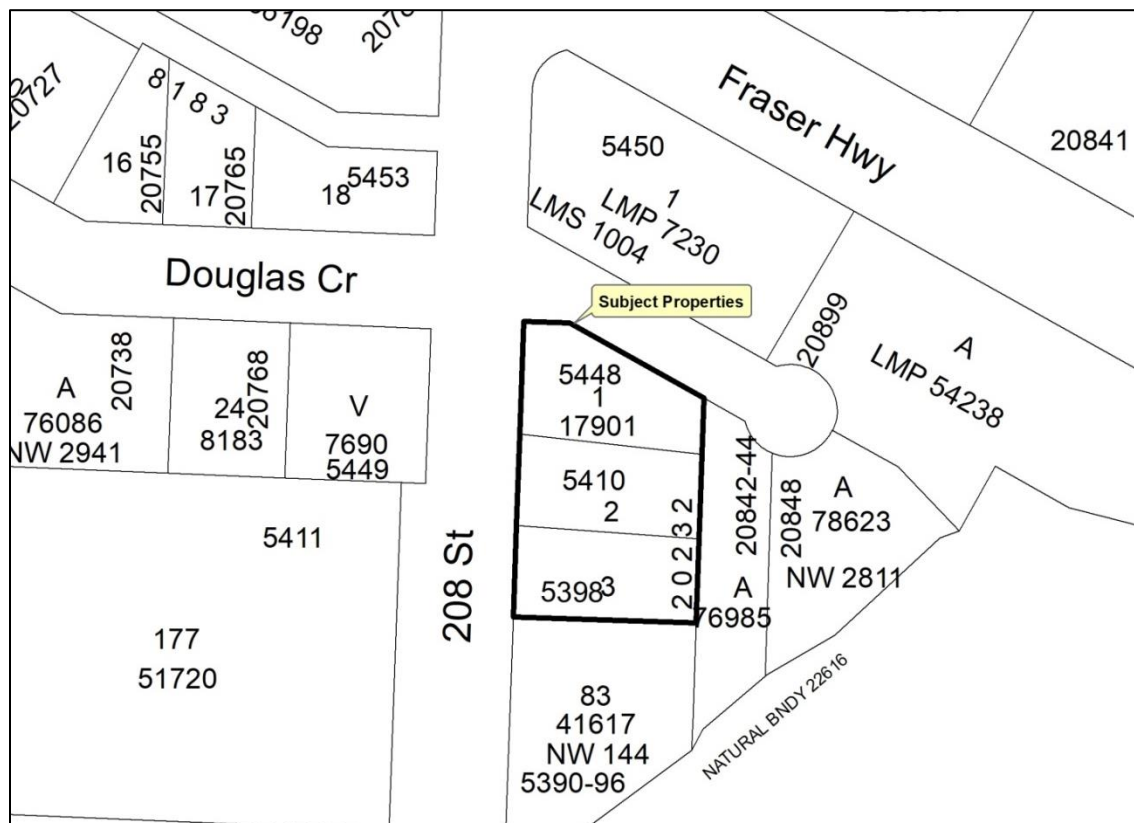
FINALLY ADOPTED this -- day of --, 2018.

MAYOR

CORPORATE OFFICER



Civic Address: 5398, 5410, 5448 – 208 Street
Legal Description: Lot 1, District Lot 36, Group 2, New Westminster District, Plan 17901; Lots 2 & 3, District Lot 36, Group 2, New Westminster District, Plan 20232
Applicant: Pacific West Architecture
Owner: G. Gong, W. Liu



Nov.26, 2018

Patrick Xu Yang
Architect.AIBC
Principal, Architect

Pacific West Architecture
Inc.

1200 West 73rd Ave
(Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Cell: 604 616 7892
Fax: 604 267 7056
www.pwaarchitecture.com

Attn:

Gerald Minchuk, MCIP, RPP
Director Of Development Services & Economic Development
City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3

**Re: Response to City Public Hearing comment
5398, 5410, 5448 - 208 Street, City of Langley.
Planning File#: RZ 15-18
Development Permit Application: DP 16-18**

#1 Construction/ Traffic Management Plan

The following is the response to council's comment regarding Construction /
Traffic Management Plan on Public Hearing Meeting on Monday, November 19,
2018.

Sincerely,



Patrick Xu Yang Architect.AIBC
Principal, Architect

Pacific West Architecture Inc.

5390, 5410, 5448 208 Street

City of Langley

**Construction / Traffic
Management Plan
Rev-3**

Prepared By:



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- #01 – Daily Traffic Control Log
- #02 – Incident Report Form
- #03 – Traffic Control Plans
- #04 – Communications Protocol

1.0 Traffic Control Plan

1.1 Introduction

This traffic management plan is a site-specific document created for Pacific West Architecture Inc.

This document has the purpose to:

- Maintain traffic through and around the construction work site, with minimal traffic disruptions and provide provisions for local access.
- Protect the general public from inadvertent harm arising from activities during construction
- Maintain mobility of construction equipment, materials and workers in and out of the work zones.
- Comply with contractual requirements

1.2 Project Description

This traffic management plan (TMP) has been drafted for the development and construction processes required the property located at 5398,5410, 5448 208 St in the City of Langley.

1.3 Affected Intersections

The following intersections will be affected:

- Douglas crescent at 208 Street

1.4 Affected Lanes

The sidewalk and curb lane will be affected by the construction works required for the development.

1.5 Lane Configuration

The existing lane configuration within the work zone consists of a roadway with one (1) lane in each direction.

One lane of traffic in each direction will be maintained at all times along 208 St and local access will be maintained at all times on Douglas Crescent.

The minimum lane width shall be 3.25m.

1.6 Project Location

The Site is located at 5398, 5410, 5448 208 St City of Langley, BC.

1.7 Access to Site

To minimize traffic disruptions when accessing or leaving a work zone, the following procedures will be followed:

1. Construction vehicle operators will use good judgment when entering and exiting work zones.
2. Construction vehicle operators entering and exiting work zones will use 4-way flashers and/or rotating beacons.
3. Construction vehicle operators will coordinate with the Traffic Control Personnel to join in with the flow of traffic.

The access to the Work Site for heavy truck traffic shall only be on designated trucking routes. Trucks shall take the shortest route from the truck route to the actual Work Site.

1.8 Milestones

Project Start Date: Spring 2019

Project Substantial Completion: Dec/2019

1.9 Hours of Operation

Pacific West Architecture Inc. has scheduled construction activities as follows:

Monday to Friday..... 7:00am – 5:00pm
Saturday (noise limited to 85dBA)7:00am – 5:00pm
Sunday and Statutory Holidays.....no work allowed

1.10 Delays / Closures

Pacific West Architecture Inc. is committed to minimizing the impact to pedestrians, and the traveling public as much as possible. At least one (1) lanes of traffic will be maintained at all times throughout construction to accommodate local residents, business and emergency services.

Pacific West Architecture Inc. will store all material and equipment inside the work area and will not interfere with the free and safe passage of public traffic, or in such a manner that it may create a hazard to the public. Pacific West Architecture Inc. will provide or construct, and maintain, temporary bridges across open trenches, temporary piping and wherever necessary, to provide vehicle and/or pedestrian access to houses, buildings, other properties and road crosswalks. Access to residential and business properties must be maintained at all times. If access is blocked during construction, an alternate access must be provided.

In compliance of the City of Langley heavy vehicle regulations, Pacific West Architecture Inc. will ensure that all heavy trucks utilize the assigned truck routes to and from the site. Trucks shall take the shortest route from the truck route to the actual Work Site.

1.11 Site Length

It is 1 city block.

1.12 Type of Traffic

Local traffic from the Cul-de-sac along the affected roadway will experience minimal impacts. Pacific West Architecture Inc. will ensure a high level of safety and mobility for all traffic on the Road, especially at points of entry or departure by the Contractor's construction equipment. Contractors will be made aware of these time frames which are typical daily commuting - Am and Pm work times & School drop-off and pick-up time frames.

1.13 Speed Limits

Maximum posted work zone speed limit is 50 Km/h.
Existing speed limit is 50 Km/h

1.14 Traffic Control Drawings

The custom traffic control drawings developed for the project are contained in Appendix #3, and incorporate the guidelines, procedures, and specifications established in the following publications:

- Ministry of Transportation *Traffic Control Manual for Work on Roadways (2015 edition)*;
- WorkSafe BC Occupational Health and Safety Regulation;

1.15 Key Construction Personnel

Contractor: Pacific West Architecture Inc.

Main 604.267.7072

1200 West 73rd Ave (Airport Square), Suite 1100 Vancouver, BC V6P 6G5

www.pwaarchitecture.com

Title	Contact	Phone
Pacific West Architecture Inc. Principal Architect	Patrick Yang	C: 604-616-7892 pyang@pwaarchitecture.com

Traffic Engineer Valley Traffic Systems	Daryl Sarauer, P.Eng	W 604-513-0210 F: 604-513-3661 C: 778-580-7641 daryls@valleytraffic.ca
--	-------------------------	--

2.0 Public Information Plan

2.1 Introduction

Pacific West Architecture Inc. will communicate in coordination with City of Langley and affected stakeholders via an Advisory Letter.

This advisory letter will be distributed to all properties within a 1 block radius which may be affected by construction not less the one (1) week and not more than two (2) weeks prior the construction. The Advisory Letter will outline the construction boundaries and general site access/egress and a contact number for the site representative for the project. For apartment Buildings with restricted access we will conduct the Building management group to ensure proper notification.

2.2 Construction Signage

Project signs will be installed at least one week prior to the start of work.

Construction signage (black on Diamond Grade orange reflective sheeting) will be erected as required to clearly convey messages to the traveling public. During working hours when the contractor is on the road, there also will be construction signs setup before the work zone. All signage will conform to the BC Ministry of Transportation and Traffic Control Manual for Work on Roadways (2015 edition).

2.3 City of Langley

The City of Langley Representative will be routinely notified of scheduled work plans during project meetings.

2.4 Emergency Services and Municipalities

Pacific West Architecture Inc. in coordination with City of Langley will provide Notification to all emergency services (Hospital, Police, Fire and Ambulance), all municipalities impacted by the work, transit and any other major stakeholders (see Communication Check List below) two (2) weeks prior to any changes in traffic pattern. Notification will be done by fax or e-mail.

2.5 Radio Stations

Not applicable

2.6 Newspapers

Not applicable.

2.7 Traffic Control Log

The Traffic Control Supervisor (or designate) will complete a daily traffic control log whenever traffic control measures are instituted. This log will be kept on file in the contractor's office and a copy will be made available upon request by any governing body or regulatory authority

Communications Check List

Type of Communication	Organization	Phone	Fax/e-mail
Phone	City of Langley- Alexis Mazerole	778-835-9724	
Phone	City of Langley - Hirod Gill	604-514-2929	
Written	BC Truckers Association	604- 888-5319	604- 888-2941
Written	RCMP – Langley	604-514-2870	
Written	Ambulance Service BC Fatima	O:604-660-2185 C:604-2300114	media@bcehs.ca
Written	BC Emergency Health Services	O:604-660-6897	caddatar@bcehs.ca
Written	Langley Fire Department	604-514-2880	604-530-3853
Written	BC Hydro Raj Sandhu	604-543-6067	raj.sandhu@bchydro.com
Written	Fortis BC Erin Sagarbarria	604-543-6067	TBD
Written	Shaw Bill Lo	604-629-3218	bill.lo@sjrb.ca
Written	Telus Robby Kirk	6044532051	TBD
Written	Workers Compensation Board (24h)	1 888 967-5377 1-866-922-4357	1 888 922-8807
Phone	WorkSafeBC	1-888-621-7233	prevnop@worksafebc.com
Phone	Langley General Hospital	604-534-4121	

3.0 Incident Management Plan

To assist in establishing the standards for incident management and response for the construction site, Valley Traffic Systems has developed Incident Management Procedures, which forms one component within the comprehensive project Traffic Management Plan.

In order to maintain a successful and effective Incident Management Plan, all incident response team members will meet specific criteria and be knowledgeable about the resources available to them. It is important for the team members to understand the importance of effective and efficient incident management procedures.

3.1 Incident Definition

An incident is defined as a motor vehicle collision, with or without injuries, with the potential of: reducing public safety; reducing worker safety; and negatively impacting the existing level of service of the road(s) within and preceding the work zone. Possible sources of incidents include construction activities (including temporary traffic control activities) and/or the natural traffic activities occurring within the work zone. Examples of possible incidents might include vehicle stalls, hazardous spills, construction vehicle operators/equipment accessing/egressing the work area or damage from falling objects. Adverse weather conditions, such as heavy rain, fog or icing conditions, increase the potential for an incident occurrence.

The Traffic Supervisor will regularly drive through the work zone to monitor if any incidents have occurred within the work zone and take any measures deemed necessary to reduce risk of any incidents.

3.2 Obscure Hazard

The hazards known within the site are, but are not limited to:

- High vehicular volume
- Overhead utilities
- Vehicle stalls
- Hazardous spills
- Excavation drop off
- Construction vehicle/equipment accessing/egressing the work area
- Adverse weather conditions, such as heavy rain, fog or icing condition
- Car Accident
- Disable vehicle
- Emergency road repair

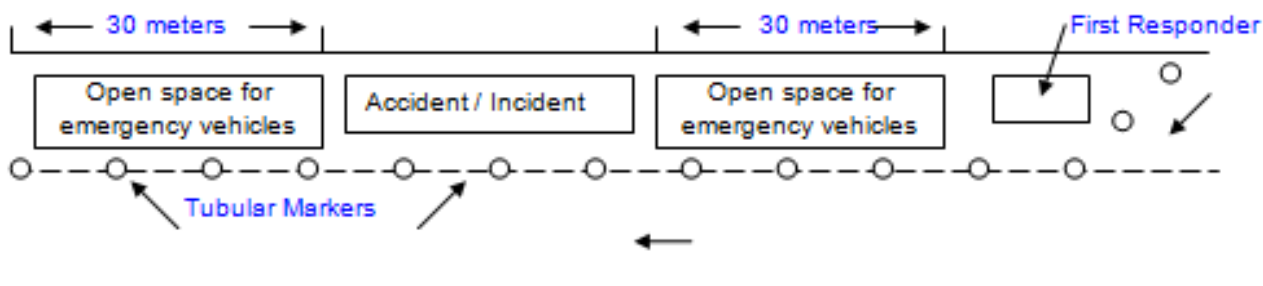
3.3 Incident Response

The Traffic Control Personnel will direct and coordinate the movement of traffic safely and expeditiously around incidents and will assist in providing access to and from the incident for emergency vehicles. If the incident results in a full blockage of the road right-of-way, then the area will be secured to ensure public and worker safety. Incident Management will be carried out regardless whether the contractor is or is not onsite.

The following steps will be carried out to assist and minimize the impacts to all affected:

1. Secure area by stopping traffic a safe distance and re-direct traffic from the obstruction. Manage traffic using proper traffic control devices and traffic control techniques.
2. If necessary, arrange for first aid and emergency evacuation of injured persons.

3. Report all breakdowns to the Foreman.
4. Traffic Control Supervisor will notify emergency personnel of the accident. The following authorities are listed in priority sequence:
5. Call 911 (Fire Services, Ambulance, and/or RCMP will be dispatched)
6. Call the City of Langley Representative
7. Remove the obstruction from the traveled road right-of-way.
8. Restore traffic as soon as possible using proper traffic control devices and traffic control techniques.
9. Manage traffic accommodations and work with the foreman to minimize the impact on traffic patterns (this may involve stopping work and removal of traffic accommodations until the incident has been mitigated and vehicle queues have cleared).
10. Gather as much information as possible about the incident (i.e. time, date, pictures, etc.).
11. The first responder to arrive at the incident site will establish a minimum space of 30 meters ahead and behind the incident to provide adequate parking for emergency response services vehicles



12. The Traffic Supervisor will be responsible for updating the City of Langley Representative (as identified in the Comm checklist) with information with respect to traffic conditions and actions taken. As soon as the roadway is cleared the City of Langley Representative will be informed immediately.

Pacific West Architecture Inc. shall ensure access to existing fire hydrants is available at all times and to liaise with fire department regarding direction of access to hydrants.

Pacific West Architecture Inc. is obligated to first response if they are working in the immediate area of the incident.

3.4 Notification

In the event of an incident, Emergency Services will be contacted if warranted. The Project Supervisor will inform all crews working within the area of the incident and inform them of the possibility emergency crews will be entering the work zone.

The City of Langley Representative on the project will be notified by the TCS of all delays impacting traffic. Further, the City of Langley Representative will be notified immediately of all incidents occurring within the work zone with the following information:

- A description of the response measures taken as a result of the incident up to the time of the notification phone call;
- An explanation of further measures anticipated to achieve final clearance of the incident; and
- An estimation of the amount of time required before final clearance of the incident can be achieved.

In addition to the above, the City of Langley Representative will be notified immediately upon final clearance of the incident.

3.5 Review of Incidents

An Incident Response Team consisting of Superintendent and the Traffic Control Supervisor will be formed for this project. The team members will know the importance of an effective and efficient Incident Management Plan.

After every incident within the construction zone, the Incident Management Team will meet and discuss what happened, why did it happen, how could it have been prevented and what measures will be taken on Site to help reduce similar types of incidents from occurring in the future. For Example, skid marks or devices that have been moved, knocked over, or damaged may indicate that traffic control changes are required.

The City of Langley Representative will be informed of all conclusions reached by the Incident Response Team.

3.6 Emergency Contact List

Emergency Response Agencies / Assistance

AGENCY		Emergency Contact Number
RCMP		911
BC Ambulance		911
Fire Department		911
Work Safe BC		1-888-621-7233
Work Safe BC	After Hours	1-866-922-4357
Provincial Emergency Program		1-800-663-3456
BC Hydro	Power Outages & Electrical Emergencies	1-888-769-3766
Fortis Gas	Gas Emergencies	1-866-436-7847
Dangerous Goods Spill	Spills >100L (24/7)	1-800-663-3456
Dangerous Goods Spill	Spills <100L (8:30 to 4:30)	1-604-360-3256
Call Before You Dig		1-800-474-6886

4.0 Implementation Plan

4.1 Introduction

Pacific West Architecture Inc. will at all times make provisions for traffic through the Site in accordance with contract requirements for the convenience and the safety of the workers on the Project, the safety of the traveling public, driver expectancy and the protection of the workers.

All traffic control procedures will be in accordance with the BC Ministry of Transportation Traffic Control Manual for Work on Roadways (2015 edition) and the WorkSafe BC Occupational Health & Safety Regulation Part 18. Safety Apparel and Traffic Control Retro-Reflectivity signs and devices will be as per Traffic Management Manual for Work on Highway (2015 edition)

City of Langley will be kept informed and updated when approved changes to the Traffic Management Plan are required. Unplanned closures shall be immediately notified to the City of Langley Representative.

4.2 Traffic Control Supervisor

The Traffic Control Supervisor (TCS) for this project TBD. The TCS or qualified designate will be responsible for all the traffic control required by this project. The person or qualified designate will be available at all times both when the contractor is working and during weekends or other periods when the contractor's forces are not active on the project. The site shall be checked a minimum once every per day whether there are construction activities or not. The TCS or qualified designate will respond to calls from the police, City of Langley or any other stakeholder concerning traffic control and shall remedy any deficiencies in a timely manner.

The TCS or qualified designate will also be responsible to ensure that:

1. Daily traffic control logs are completed.
2. The required traffic control devices are in place as per the traffic management plan and that these devices are properly maintained and checked during the hours of construction and will be checked to ensure that all traffic control devices are in place during non-working hours at least once.
3. The original intent of the traffic control plan is maintained.
4. To ensure that each member of the traffic control operation wears the required personal protective clothing and equipment as per WorkSafe BC regulations.
5. All Traffic Control Personnel (TCP) during active work hours are positioned in a safe location clear of all potential hazards.
6. All TCP are performing their duties competently and safely.
7. All signs will be maintained regularly to allow for maximum visibility. All signs will remain clear of dirt and any other materials, which may reduce their visibility.

8. Revisions to the traffic control plan and minor changes to accommodate site conditions are finalized with the Traffic Engineer.
9. All changes and adjustments will be recorded and submitted daily and/or weekly to the Project Site Office and made available upon request.
10. If an incident occurs, the TCS will respond immediately in a safe and proper manner, in accordance with the Incident Management Plan (Section 3.0).
11. Records of inspections and changes will be maintained by the TCS throughout the project.
12. Have full line of authority over all of the traffic control personnel on site.
13. Direct the implementation of the traffic control plan, public information plan, and incident management plan.
14. Traffic operations are monitored to determine the effectiveness of the traffic control plan.
15. Ensure compliance with the requirements of Part 18 of the WCB Occupational Health and Safety Regulation regarding supervision of traffic control persons at the work zone.
16. Attend regular meetings with the City of Langley Representative to discuss performance, issues and plans.
17. Not be the Construction Manager or Project Superintendent
18. Oversees modifications to the Traffic Management Plans
19. Ensure the Traffic Management Plan is up to date.

4.3 Traffic Control Personnel

1. All TCP will be qualified to perform this job and have valid certification from an acceptable body to the Ministry Representative.
2. All TCP will at all times adhere to the BC Ministry of Transportation Traffic Management Manual for Work on Roadways (2015 edition) and WorkSafe BC Regulations.
3. TCPs quickly become familiar with their work zone, assess the Traffic Management Plan through the eyes of a visiting driver who is arriving at the zone in the worst foreseeable conditions. This will help them to anticipate traffic control issues and identify required changes to the Traffic Control Plan.
4. TCP will implement the set up and take down of lane closures and/or detours.
5. TCP will work together as a team when working in groups of two or more.
6. TCP will understand and follow the Traffic Management Plan.
7. TCP will communicate with the traveling public effectively by using standard traffic control motions and signals that are precise and deliberate to be clearly understood by road users.
8. TCP will assist pedestrians and cyclists through the work zone.

4.4 Signage

1. All signage and supports shall conform to the BC Ministry of Transportation Traffic Control Manual for Work on Roadways (2015 edition).
2. Signage will be located as shown in the Traffic Control Drawings found in this document- see Appendix 3

3. Long term signs will be post-mounted and mounted at approximately the same height and position as permanent installations. Signs required for short-term duration operations shall be mounted on windmaster portable sign stands or equivalent.
4. Any permanent signs that conflict with the work of this project will be covered or removed while it conflicts and will be uncovered or reinstalled at the end of the Work.
5. All signs will be maintained regularly to allow for maximum visibility. All signs will remain clear of dirt and any other materials, which may reduce their visibility.
6. All signage will be set up so as to command the respect of vehicles, cyclists and pedestrians in order to ensure the safety of both the traveling public and the workers.

4.5 Access and Egress from Work Zone

To minimize traffic disruptions when accessing or leaving a work zone, the following procedures will be followed:

1. Construction vehicle operators shall proceed under the direction of a TCP to help them in and out as required.
2. Construction vehicle operators entering and exiting work zones will use 4-way flashers and/or rotating beacons.

Access to business/residences shall be maintained at all times.

4.6 Truck Staging

The staging area for trucks will be staged adjacent to the site so as to not affected vehicular traffic movements in the area. For the smaller utilities works such as watermain and tie ins the staging area is planned to be within the worksite.

4.7 General Considerations

All traffic control will be implemented to minimize disruption to traffic flow and to provide maximum safety to traveling public, cyclists and workers.

Lane Closures may be curtailed by the City of Langley Representative if there is serious inconvenient to traffic such and significant queuing or delays. In the event of a traffic incident or an emergency, the Contractor shall vacate any traffic control measures if this lane is occupied by him, to allow the lane to be reopened to traffic.

The traveling public will encounter an advance warning area, which will allow them time to adjust their driving pattern before they encounter any traffic delays or detours.

Pacific West Architecture Inc. will provide access to emergency vehicles through the site at all times.

All accepted changes or modifications to the Traffic Management Plan will be submitted to the City of Langley for approval.

All C-4 and C-1 signs will have flags attached to the top.

Permanent signage, which conflicts with construction signage will be either removed or covered up. It must get approval from the City and reinstated after.

All Construction signs will conform to the Technical Circular T-09/05 (Revised in March 2, 2006 and issued in September 16, 2005)

Pacific West Architecture Inc. shall use Moduloc Fencing to separate all active construction zones from pedestrian and vehicle traffic using flaggers as required. Fencing will be positioned back of any sidewalk/ pedestrian walkways to ensure all trip hazards are eliminated.

Pedestrian access along 208 Street to be maintained during construction of frontage and sidewalk works.

Parking arrangements will be coordinated with St. Josephs Catholic Church. Parking requirements will vary dependent on scheduled trades requirements for the construction site.

4.8 Dust and Dirt Control

The paved surface or gravel surface shall have dust control measures to ensure visibility.

All loose dirt, gravel, and debris are to be removed from the trucks prior to departing the site. To ensure the roadways are clean and free of dust, dirt, and debris, the Contractor will complete daily manual road-sweeping activities. The Contractor will also complete motorized road-sweeping activities as often as required to ensure that the area immediately adjacent to the construction site is kept clean.

APPENDIX # 01

Daily Traffic Control Log

Daily Traffic Control Log

Work Zone Location: _____

Type of Traffic Control Implemented: _____

Direction of Traffic Control Implemented:

☐ Eastbound ☐ Westbound ☐ Northbound ☐ Southbound

Name of Street: _____

Time Implemented: _____ Time Removed: _____

Work Zone Location: _____

Type of Traffic Control Implemented: _____

Direction of Traffic Control Implemented:

☐ Eastbound ☐ Westbound ☐ Northbound ☐ Southbound

Name of Street: _____

Time Implemented: _____ Time Removed: _____

Work Zone Location: _____

Type of Traffic Control Implemented: _____

Direction of Traffic Control Implemented:

☐ Eastbound ☐ Westbound ☐ Northbound ☐ Southbound

Name of Street: _____

Time Implemented: _____ Time Removed: _____

Page ____ of ____

Notes:



VALLEY
TRAFFIC SYSTEMS

APPENDIX # 02

Incident Report Form

Incident Management Report

Date of Incident (dd/mm/yy): _____

Date of Report (dd/mm/yy): _____

Incident Report by: _____

Signature: _____

Type of Incident:

Fire ☐

Motor Vehicle Accident ☐

Other: ☐ _____

Direction of Incident:

Road Name:

☐ Northbound

☐ Southbound

☐ Eastbound

☐ Westbound

Key Times:

Time Incident Occurred:

Time Incident Cleared:

Location Description /

Work Zone:

Construction Related:

☐

Yes

☐

No

Photologged:

☐

Yes

☐

No

Description
of Incident,
if MVA

Number of Vehicles

Types of Vehicles

Emergency
Services:

RCMP Attended

☐

Yes

☐

No

File #

Ambulance Attended

☐

Yes

☐

No

Fire Trucks Attended

☐

Yes

☐

No

Injuries or Fatalities

☐

Yes

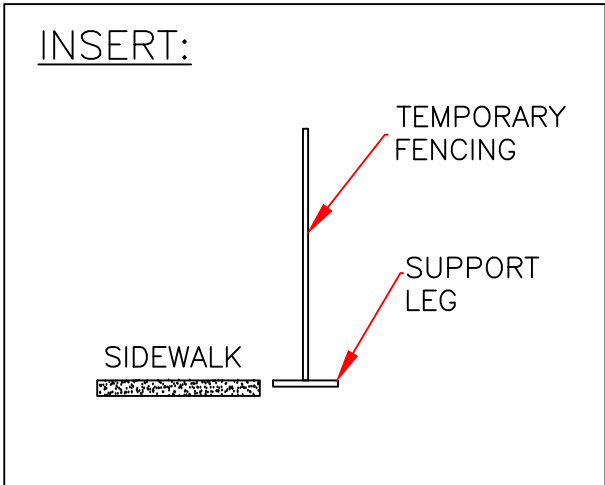
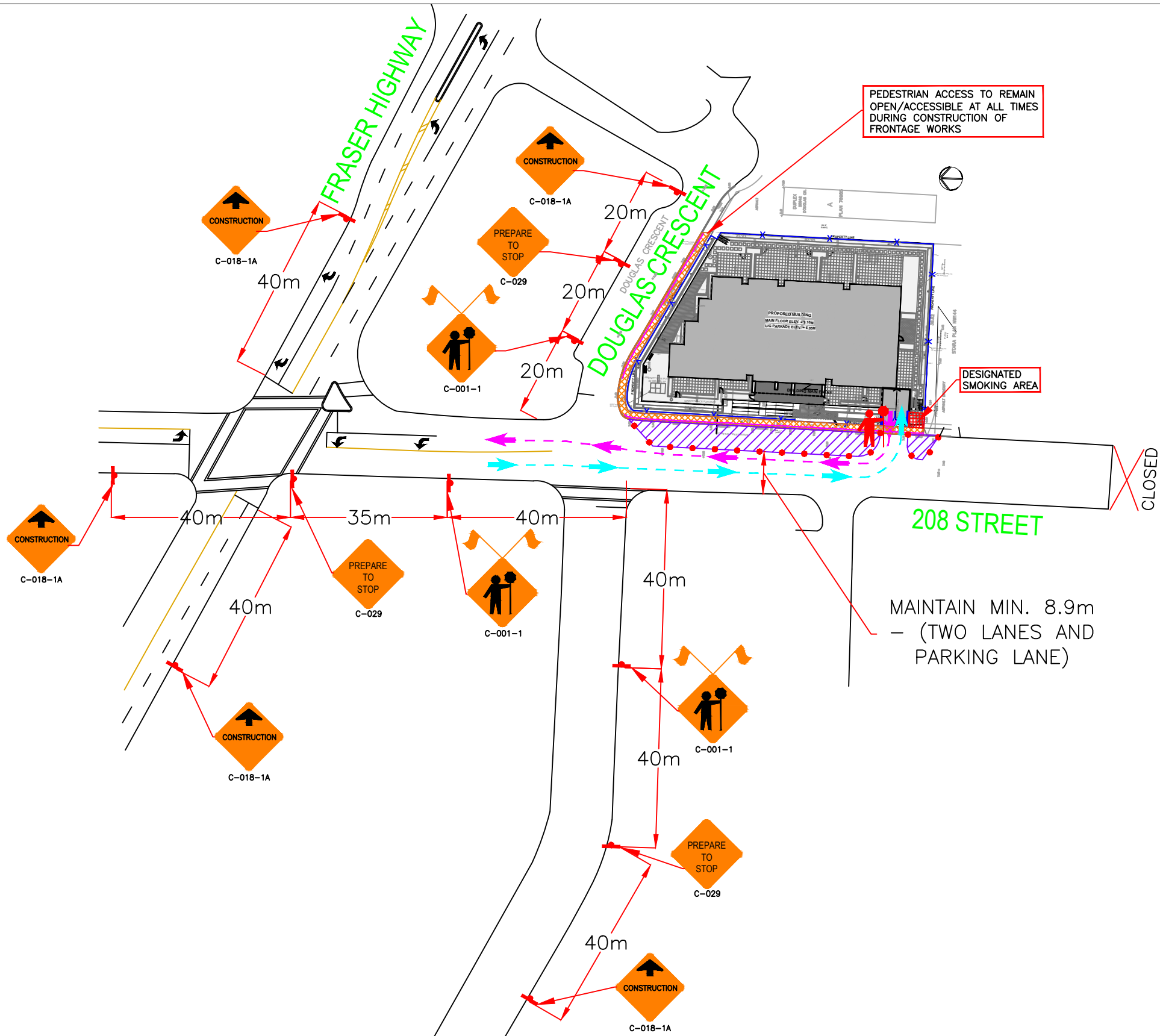
☐

No

If Yes, which:

Distribution: Within 24-hour to Project Team:
Construction Project Manager
Construction Project Supervisor
Construction Project Supervisor

APPENDIX # 03 TRAFFIC CONTROL PLANS



LEGEND:

	Advanced Warning Sign
	Traffic Control Person
	Closure Area
	Delineator
	Hoarding Area /Temp Fencing
	Access Route
	Egress Route
	Parking Restricted

VALLEY
TRAFFIC SYSTEMS
VALLEY TRAFFIC SYSTEMS, INC.
TRAFFIC MANAGEMENT DIVISION
9770 199A STREET
LANGLEY BC V1M 2X7
PHONE: 604-513-0210
FAX: 604-513-3661

REVISIONS:

DATE	DETAILS

- NOTES:**
1. Dates: TBD
 2. Hours of Operation: TBD
 3. Duration: TBD
 4. Traffic Plan based on a 50 km/h speed zone
 5. TCP's to assist pedestrian and cyclists are required
 6. Existing lane alignment to be reinstated at the end of each shift
 7. Construction Vehicle Parking at St. Joseph Church as required.
 8. Traffic specifications based on the Traffic Management Manual for Work on Roadways(2015)

MUNICIPAL PROJECT NO.
MUNICIPAL CONTACT:
ONSITE CONTACT:
BUS STOP(S) TO BE REMOVED:
PARKING METERS TO BE REMOVED:

PACIFIC WEST ARCHITECTURE			
LANGLEY: 5398,5410, 5448 208TH STREET			
	ENGINEER SEAL	Traffic Control Plan: ACCESS /EGRESS, LANE CLOSURE AND HOARDING	
	SCALE: NTS	DATE: 28.11.2018	VTS PROJ. NO. 17140
		DWG. NO. DWG01	REV: 01
		BY: AS	

Nov.26, 2018

Patrick Xu Yang
Architect.AIBC
Principal, Architect

Pacific West Architecture
Inc.

1200 West 73rd Ave
(Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Cell: 604 616 7892
Fax: 604 267 7056
www.pwaarchitecture.com

Attn:

Gerald Minchuk, MCIP, RPP
Director Of Development Services & Economic Development
City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3

**Re: Response to City Public Hearing comment
5398, 5410, 5448 - 208 Street, City of Langley.
Planning File#: RZ 15-18
Development Permit Application: DP 16-18**

#2 Openings at parkade walls

The following is the response to council's comment regarding if there is a chance to add openings at south and east parkade walls on Public Hearing Meeting on Monday, November 19, 2018.

For the south and east parkade walls, the current limit distances to property lines are 0. The underground parking Major Occupancy Classification is F2. According to BC Building Code 2012, table 3.2.3.1 E, the maximum area of unprotected opening is 0. It is only possible to have openings along the walls if there is more than 1.2m setback from property lines. In order to accommodate, the underground parking area will be reduced and the parking stall numbers could not meet City's zoning bylaw requirement. The narrow "Gap" between the walls and neighbour sites will be hard to maintain. It will hard to provide natural surveillance and will cause safety issues by against CPTED principles. The direct openings to property lines may also cause discomfort and complaints from neighbour sites.

Patrick Xu Yang
Architect.AIBC
Principal, Architect

Pacific West Architecture
Inc.

1200 West 73rd Ave
(Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Cell: 604 616 7892
Fax: 604 267 7056
www.pwaarchitecture.com

When we start to prepare Building Permit set of drawings, we will work closely with mechanical engineer to make sure there is enough ventilation rate for the parkade by using natural, mechanical or mixed-mode ventilation system.

Based on above analysis, we hope City accept the current architectural and landscape treatments as shown in the application drawings.

Sincerely,



Patrick Xu Yang Architect.AIBC
Principal, Architect



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 15-18/
Development Permit Application DP 16-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: September 28, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 located at 5398, 5410, 5448- 208th Street to accommodate a 4-storey, 40 unit condominium development 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 Pacific West Architecture to accommodate a 4 storey, 40 Unit condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Xu Yang/ Pacific West Architecture
Owners:	Gui Gong, Wei Liu,
Civic Addresses:	5398, 5410, 5448 -208 th Street
Legal Description:	Lot 1, District Lot 36, Group2, New Westminster District Plan 17901; Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232; Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232
Site Area:	24,932.6 ft ² (2,316.3 m ²)
Lot Coverage:	44.5%
Total Parking Required:	69 spaces, including 8 visitor spaces
Total Parking Provided:	69 spaces, including 8 visitor spaces
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost	\$470,086.50 (Includes \$73,723.50 DCC
Charges:	Credit)
Community Amenity	\$80,000.00
Charge:	
Exterior Finishes :	Brick, Hardie Board Vertical and Horizontal Siding, Wood Accents

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **40-Unit Condominium Development**. These requirements may be subject to change upon receipt of a development application.

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

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.

11. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost
12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project frontage.

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

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

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

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

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.

3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The applicant is proposing to redevelop three existing single family residential properties with an attractive, 40 unit, 4-storey condominium apartment building. Access to the underground parkade for tenant and visitor parking is off 208th Street. The proposed development offers a wide variety of suites, with 2 one-bedroom, 30 two-bedroom, and 8 three-bedroom suites. A variety of architectural elements are incorporated into the design including brick, hardie board vertical and horizontal paneling, contribute to the contemporary architectural form and character of the building.

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the October 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the October 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$326,733.00 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, OCTOBER 10, 2018
7:00 PM**

Present: Councillor Jack Arnold (Chairman)
Councillor Paul Albrecht, (Vice-Chairman)
John Beimers
Shelley Coburn, School District No. 35
Kimberley Lubinich
Jamie Schreder

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

Absent: Trish Buhler
Ron Madsen
Dan Millsip
Kim Mullin
Cst. Lisa Cormier

1) RECEIPT OF MINUTES

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Coburn

THAT the minutes for the September 12, 2018 Advisory Planning
Commission meeting be received.

CARRIED

**2) DEVELOPMENT PERMIT APPLICATION DP 15-18- 20427,
20437, 20445, 20453, 20463 PARK AVENUE**

The Deputy Director of Development Services & Economic
Development provided a brief overview of the planning context for the
proposed Development Permit application and introduced Lukas

Wykpis and Eric Poxleitner, Keystone Architecture & Planning Ltd. and Travis Martin, VDZ Associates Ltd, who presented the proposed development. Following discussion on the 2-storey townhouses, adaptable units, balcony design, rooftop treatment, electric vehicle parking, off-site improvements and school capacity, it was:

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Schreder

THAT Development Permit Application DP 15-18 to accommodate a 6-storey, 93 unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units located at 20427, 20437, 20445, 20453, 20463 Park 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

3) REZONING APPLICATION RZ 15-18 / DEVELOPMENT PERMIT APPLICATION DP 16-18- 5398, 5410, 5448 - 208 STREET

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Patrick Yang, Pacific West Architecture and Lu Xu, Royal Pacific Landing Ltd. who presented the application. Following discussion on architectural design, CPTED security measures for the entry and amenity patios, deck materials and parkade podium wall treatments, it was:

MOVED BY Commission Member Lubinich
SECONDED BY Commission Member Schreder

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 to accommodate a 4-storey, 40-unit condominium development located at 5398, 5410, 5448-208th 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

4) **Next Meetings:**

Wednesday, November 14, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Lubinich

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

***DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC
DEVELOPMENT***

Certified Correct

NICOMEKL GARDEN APARTMENT

CIVIC ADDRESS: 5398, 5410, 5448 208TH STREET, LANGLEY,BC



CONTACT LIST

ARCHITECT: Pacific West Architecture Inc. Suite 1120,1200 West 73rd Ave VANCOUVER, BC, V6P 6G5 T. 604.616.7892 CONTACT: PATRICK YANG	LANDSCAPE: Royal Pacific Landing Ltd T. 604.616.7892 E. lu@royalpl.com CONTACT: LU XU	CIVIL: Centras Engineering Ltd.. #216-2630 Croydon Drive, Surrey, BC V3S 6T3 T. 604-782-8927 E. steve@centras.ca CONTACT: Steve O Connell	CPTED: Liahona Security Consortium Inc. P.O. Box 68 Mill Bay, BC. V0R 2P0 T. 250-743-8948 E. liahonasecurity@shaw.ca	SURVEY: Isaak Osman & Associates 20809 LOGAN AVE LANGLEY, BC T. 604-533-2411
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A1.00	COVER PAGE
A1.01	CONTEXT
A1.02	SITE PLAN & STATISTICS
A2.01	FLOOR PLAN - PARKING LEVEL
A2.02	FLOOR PLAN - GROUND FLOOR
A2.03	FLOOR PLAN - 2ND FLOOR
A2.04	FLOOR PLAN - 3RD- 4TH FLOOR
A2.05	UNIT PLAN
A2.06	UNIT PLAN
A2.07	UNIT PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A5.01	BUILDING PERSPECTIVE & MATERIAL
A5.02	PERSPECTIVE
L1	LANDSCAPE SITE PLAN
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE DETAILS

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PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

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CONTEXT PLAN
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1) 5411 208th ST.



2) 5448 208th ST.



3) 5463 208th ST.



10) 20842 Douglas Crescent



4) 5398 208th ST.



5) 5410 208th ST.



6) 5448 208th ST.



11) 5392 208th ST.



7) 5458 208th ST.



8) 20899 Douglas Crescent



9) 20848 Douglas Crescent

<p>pacific west architecture</p> <p>1300 West 72nd Ave (Airport Square) Suite 1130 Vancouver B.C. V6P 6Z6 Office: 604 267 7072 Fax: 604 267 7006 Email: info@pacificwestarchitecture.com www.pacificwestarchitecture.com</p>																																	
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PROJECT DATA:

Civic Address:	5398, 5410, 5448 208 Street, Langley, BC	
Legal Description:	PID: 000-684-015 Plan NWP 20232 Lot 3 PID: 002-198-690 Plan NWP 20232 Lot 2 PID: 000-684-015 Plan NWP 17903 Lot 1	
Existing Zoning:	RS1	
Proposed Zoning:	CD Zoning	
Site Area:	24,932.6 sq. ft. (2316.3 sq. m.)	
Lot Coverage:	11,095 sq. ft. / 24932.6 sq. ft. = 44.5%	
Zoning Districts	Zoning Requirement	Proposed Design
Density	173 Units / Hectare	40 Units
Building Height:	4 Storeys	4 Storeys
Setbacks:		
Front	25'-5" (7.7m)	
Back	32'-2" (9.8m)	
North Side	14'-9" (4.5m)	
South Side	21'-6" (6.6m)	
Amenity Space:	34.76 s.f./unit x 40 units = 990.4 sq. ft.	991 sq. ft.
Parking:		
1 Bedroom	2 unit x 1.2 spaces/unit = 2.4 spaces	
2 Bedroom	30 unit x 1.4 spaces/unit = 42 spaces	
3 Bedroom	8 unit x 2 spaces/unit = 16 spaces	
Total Residential Parking	60.4	61 spaces
Visitors Parking	40 x 0.2 = 8	8 spaces
Total	68.4 spaces	69 spaces
Accessible Stalls	69 x 5% = 3.45	4 spaces
Small Car Spaces	69 x 40% = 27.6	36 spaces (52%)
Storage Lockers:		
	Secure storage lockers for each dwelling unit	40 storages

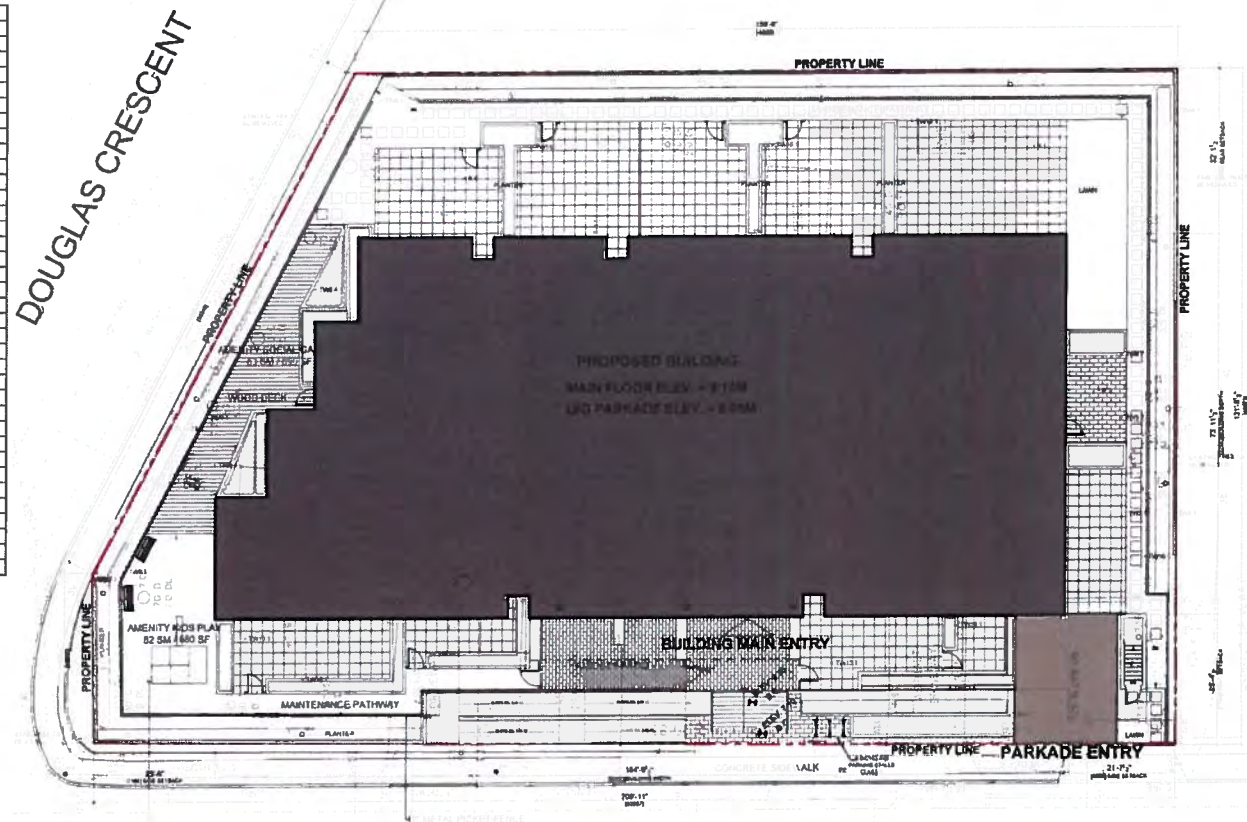
FLOOR AREA

	Floor Area(SQ.FT.)
First Floor	11095(1030 m ²)
Second Floor	10938(1016m ²)
Third Floor	10938(1016m ²)
Fourth Floor	10938(1016m ²)
Total Area	43909(4079m ²)

UNIT BREAKDOWN

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom
First Floor	1	6	2
Second Floor	1	8	2
Third Floor	0	8	2
Fourth Floor	0	8	2
Total Units Per Type	2	30	8
Max Distribution (%)	5%	80%	15%
Adaptable Units	Required (5%)		Provided
	1		2

DOUGLAS CRESCENT



208 STREET

1 SITE PLAN
Scale: 3/32" = 1'-0"



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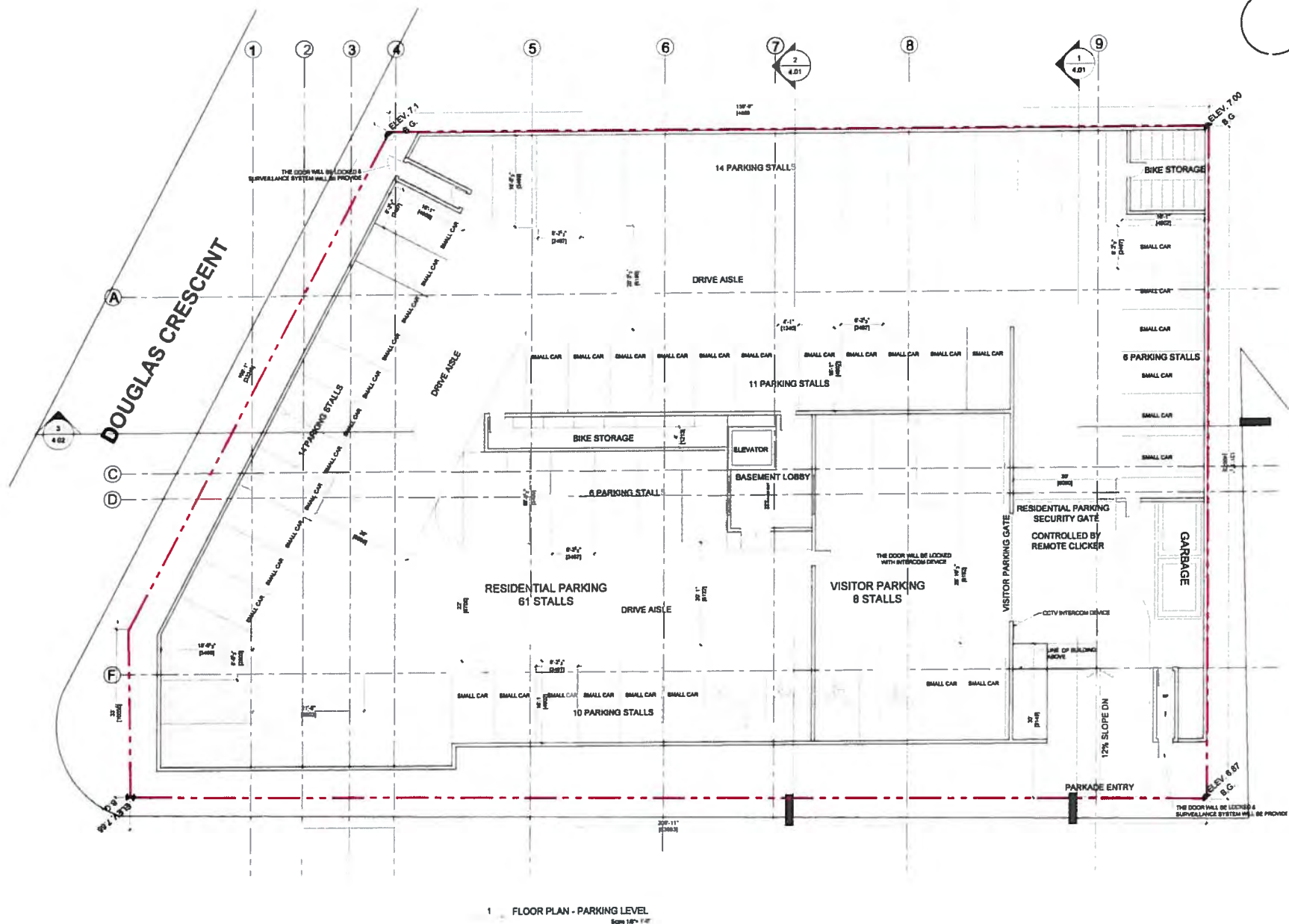
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5398, 5410, 5448 208TH
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SITE PLAN
STATISTICS

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LANGLEY, BC

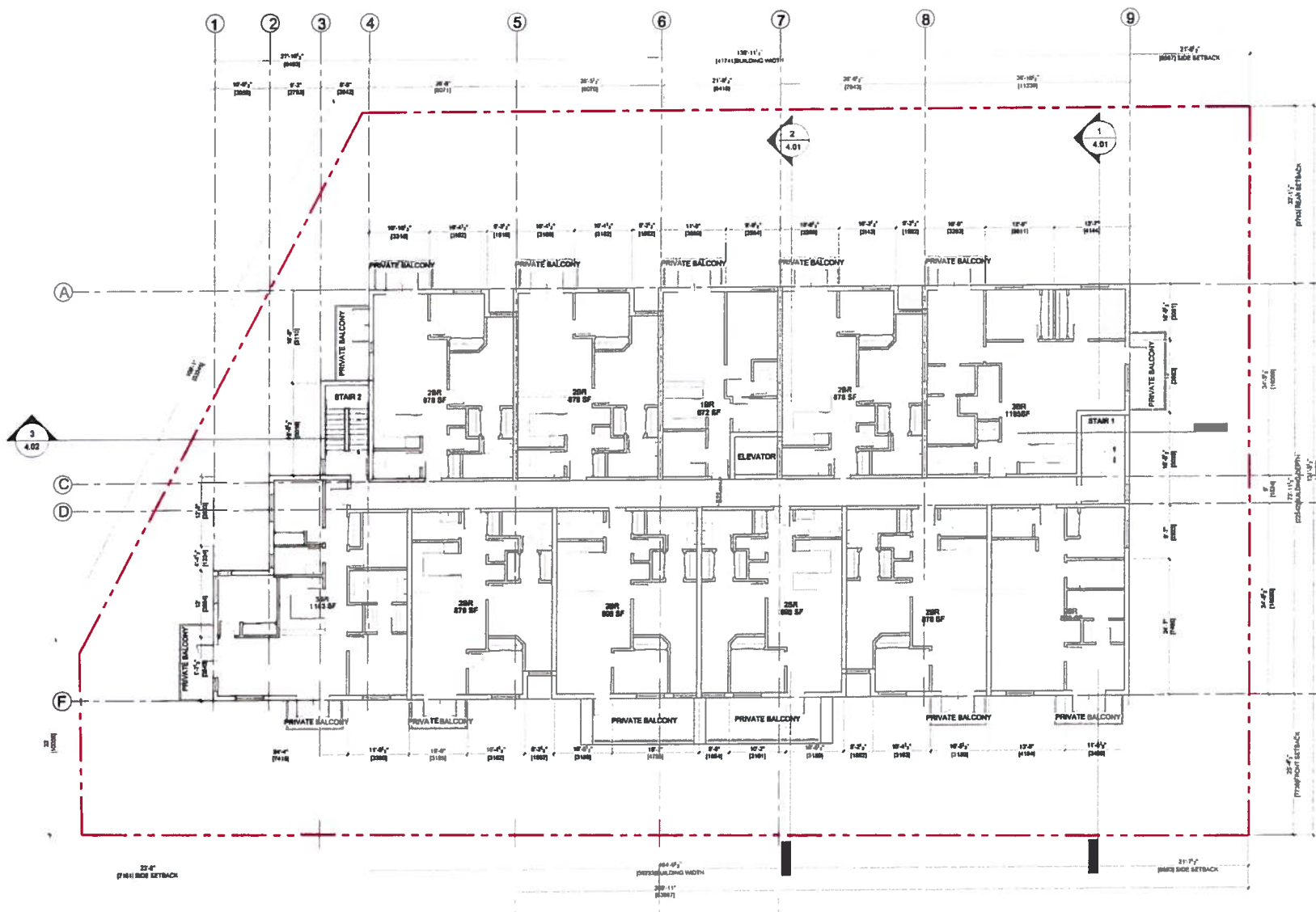
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**FLOOR PLAN -
PARKING LEVEL**

DRAWING NO.


A2.01





1 FLOOR PLAN - 2ND FLOOR
Scale 1/8" = 1'-0"





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5398, 5410, 5448 208TH STREET

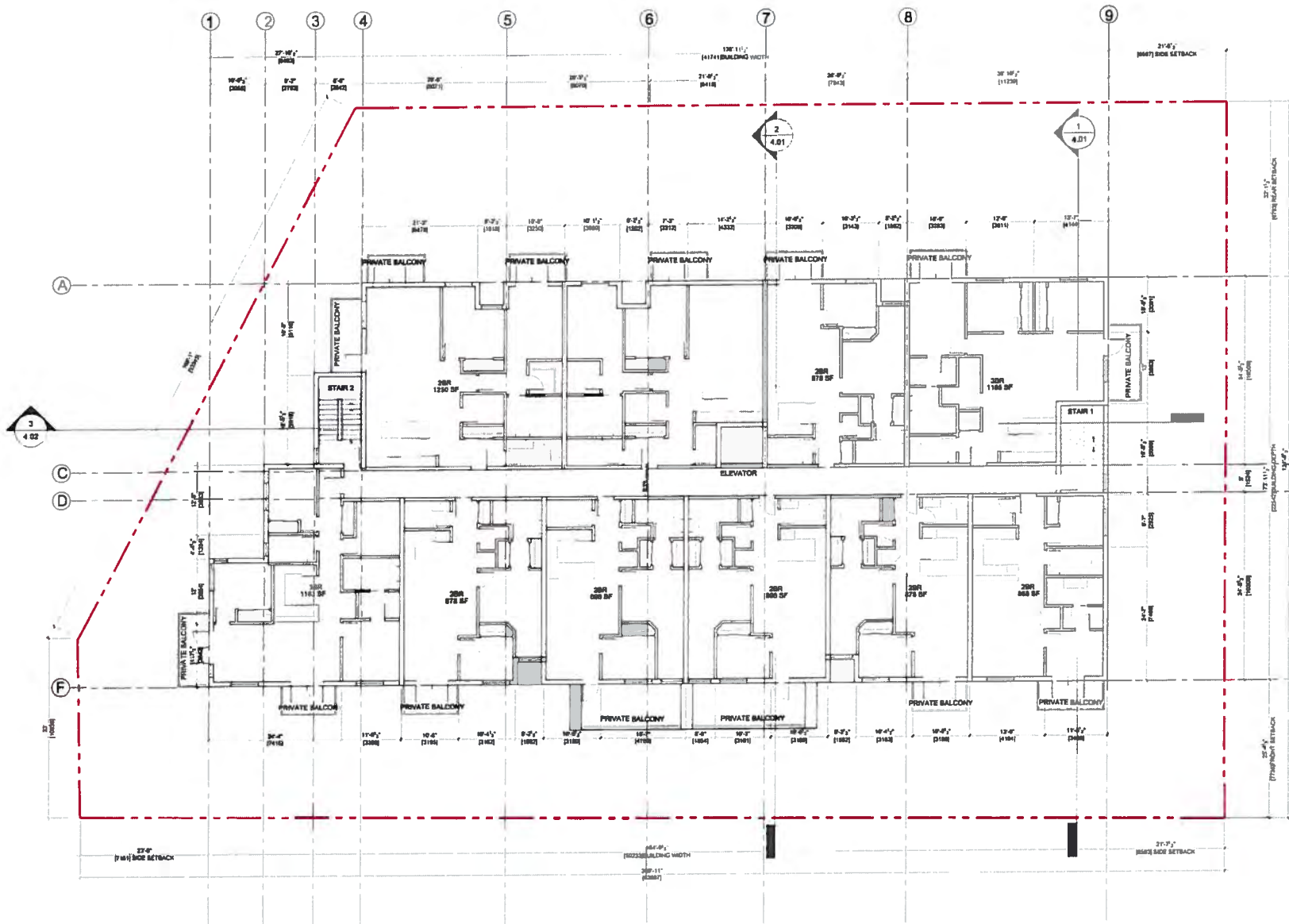
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FLOOR PLAN - 2ND FLOOR

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1 FLOOR PLAN - 3RD-4TH FLOOR
Scale 1/8" = 1'-0"



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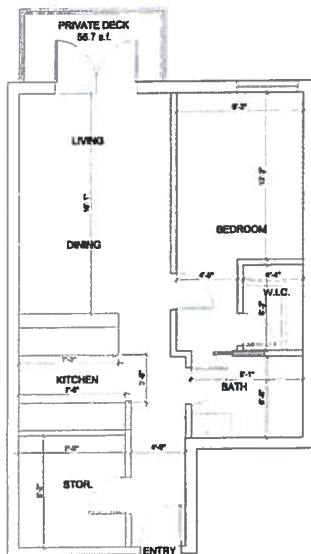
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FLOOR PLAN -
3RD-4TH FLOOR

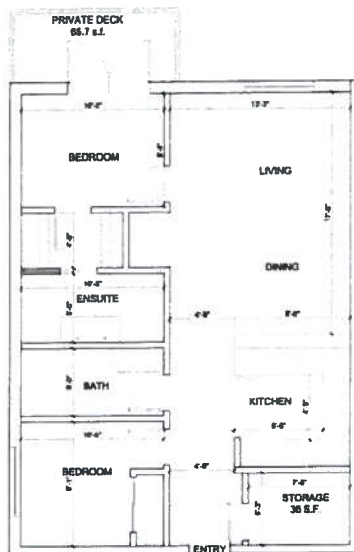
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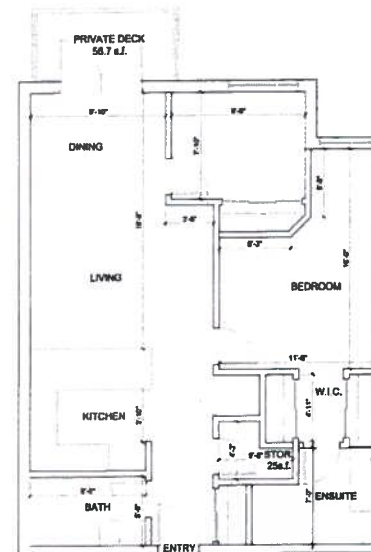
1 BEDROOM
663.39 S.F.

1 UNIT PLAN - ONE BEDROOM
Scale 1/4" = 1'-0"



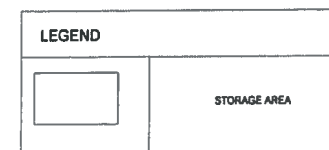
2 BEDROOM
868 S.F.

2 UNIT PLAN - TWO BEDROOM TYPE 1
Scale 1/4" = 1'-0"



2 BEDROOM
878 S.F.

3 UNIT PLAN - TWO BEDROOM TYPE 2
Scale 1/4" = 1'-0"



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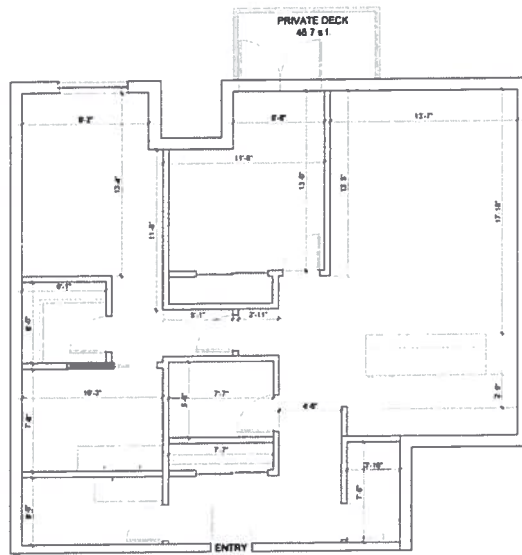
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UNIT PLAN

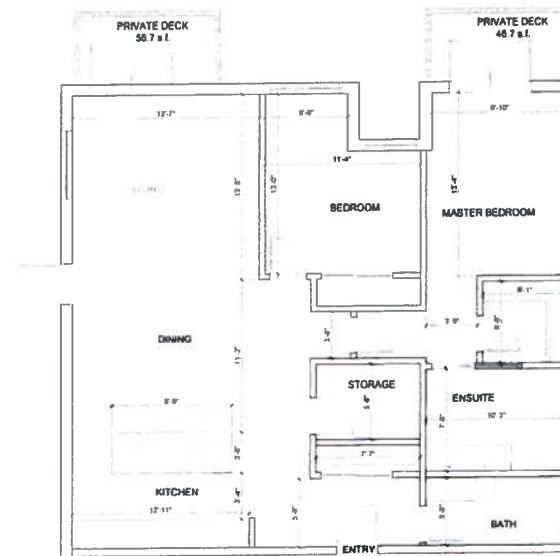
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**2 BEDROOM
1271 S.F.**

1 UNIT PLAN - TWO BEDROOM TYPE 3
Scale: 1/4" = 1'-0"



**2 BEDROOM
1250 S.F.**

1 UNIT PLAN - TWO BEDROOM TYPE 4
Scale: 1/4" = 1'-0"

LEGEND	
	STORAGE AREA



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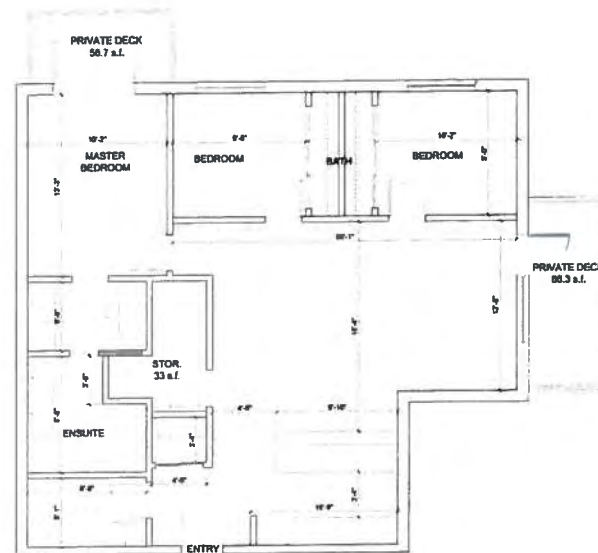
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3 BEDROOM
1183 S.F.

1 UNIT PLAN - THREE BEDROOM TYPE 1
Scale: 1/4" = 1'-0"



3 BEDROOM
1165 S.F.

1 UNIT PLAN - THREE BEDROOM TYPE 2
Scale: 1/4" = 1'-0"

LEGEND	
	STORAGE AREA



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REVISIONS	
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PROJECT
5398, 5410, 5448 208TH
STREET
LANGLEY, BC

DRAWING TITLE
UNIT PLAN

Drawing No.
A2.07



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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A3.01



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



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

MATERIAL LEGEND	
1	HARDBE PANEL VERTICAL SIDING (SELECT CEDARNELL) - COLOUR 'ARCTIC WHITE'
2	CEMENT BOARD HORIZONTAL LAP SIDING (F EXPOSURE) - COLOUR 'CORRUS STONE'
3	CEMENT BOARD HORIZONTAL LAP SIDING (F EXPOSURE) 'JAMES HARDE' COLOUR 'TRAIL GRAY'
4	BRICK 'STACK BOND' - COLOUR 'TRIST'
5	WINDOW WYLL - COLOUR 'DARK GRAY'
6	SLIDING PATIO DOOR WYLL - COLOUR 'DARK GRAY'
7	ALUMINUM BALCONY RAILING WITH GLASS INSERT - COLOUR 'BLACK'
8	WOOD FASCIA BOARD (PAINTED) 'BEAUMONT MOORE' COLOUR 'YELLOW (EC-445)'
9	METAL FLASHING 'CENTER' COLOUR 'CHARCOAL GREY'
10	EXTERIOR ALUMINUM RAILING - COLOUR 'BLACK'
11	CONCRETE WALL W REVEAL LINES
12	ALUMINUM STOREFRONT - COLOUR 'CLEAR ANODIZED'
13	EXTERIOR METAL DOOR 'BEAUMONT MOORE' COLOUR 'DARK GRAY'
14	HARDBE PANEL VERTICAL SIDING (SELECT CEDARNELL) COLOUR 'COUNTRYMAN RED'
15	WOOD SLAT DOOR
16	WOOD TRELLIS

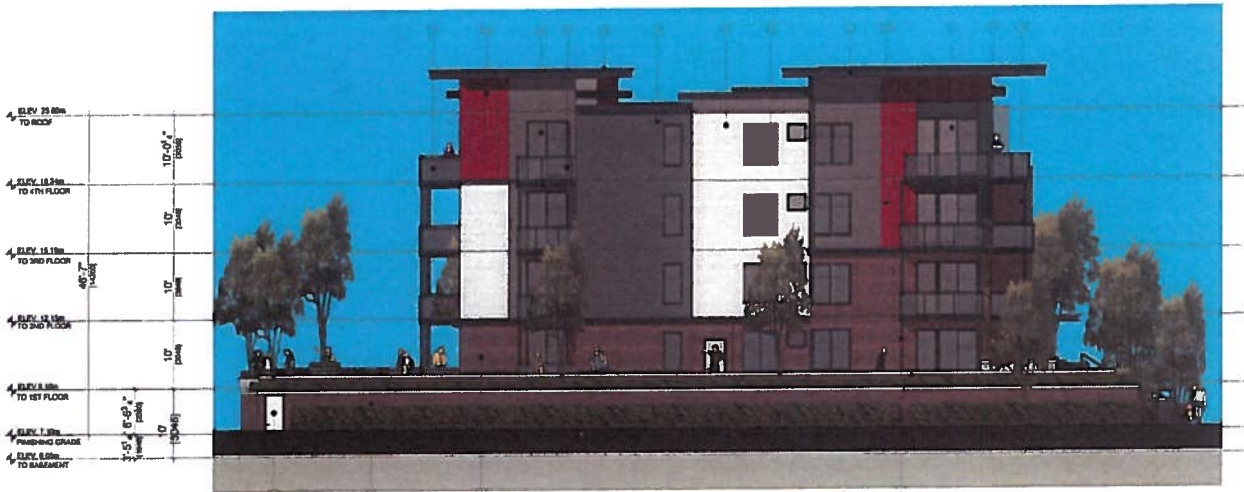


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1 EAST ELEVATION
Scale 1/8" = 1'-0"



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

MATERIAL LEGEND	
1	HARDE PANEL SIDING (SELECT CEDARWALL) COLOUR "ARCTIC WHITE"
2	CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) COLOUR "CORBEL STONE"
3	CEMENT BOARD HORIZONTAL LAP SIDING (8" EXPOSURE) JAMES HARDIE COLOUR "PEARL GRAY"
4	BRICK "STACK BOND" COLOUR "RED"
5	WINDOW VINYL COLOUR "DARK GRAY"
6	SLIDING PATIO DOOR VINYL COLOUR "DARK GRAY"
7	ALUMINUM BALCONY RAILING WITH GLASS INFILL COLOUR "BLACK"
8	WOODEN FASCIA BOARD PAINTED "BENJAMIN MOORE" COLOUR "YELLOW (CC-647)"
9	METAL FLASHING "DEXTER" COLOUR "CHARCOAL GREY"
10	EXTERIOR ALUMINUM RAILING COLOUR "BLACK"
11	CONCRETE WALL W/ REVEAL LINES
12	ALUMINUM STOREFRONT COLOUR "CLEAR ANODIZED"
13	EXTERIOR METAL DOOR "BENJAMIN MOORE" COLOUR "DARK GRAY"
14	HARDE PANEL VERTICAL SIDING (SELECT CEDARWALL) COLOUR "COUNTRYLANE RED"
15	WOOD SLAT DOOR
16	WOOD TRELLIS

REVISIONS

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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A3.02



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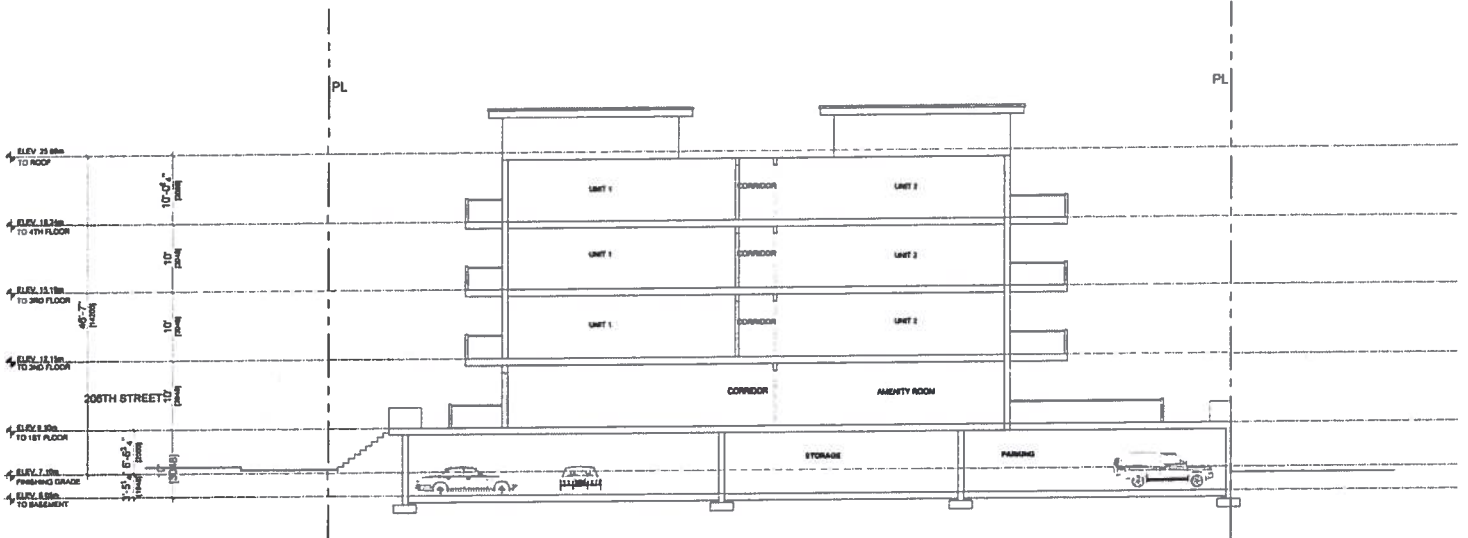
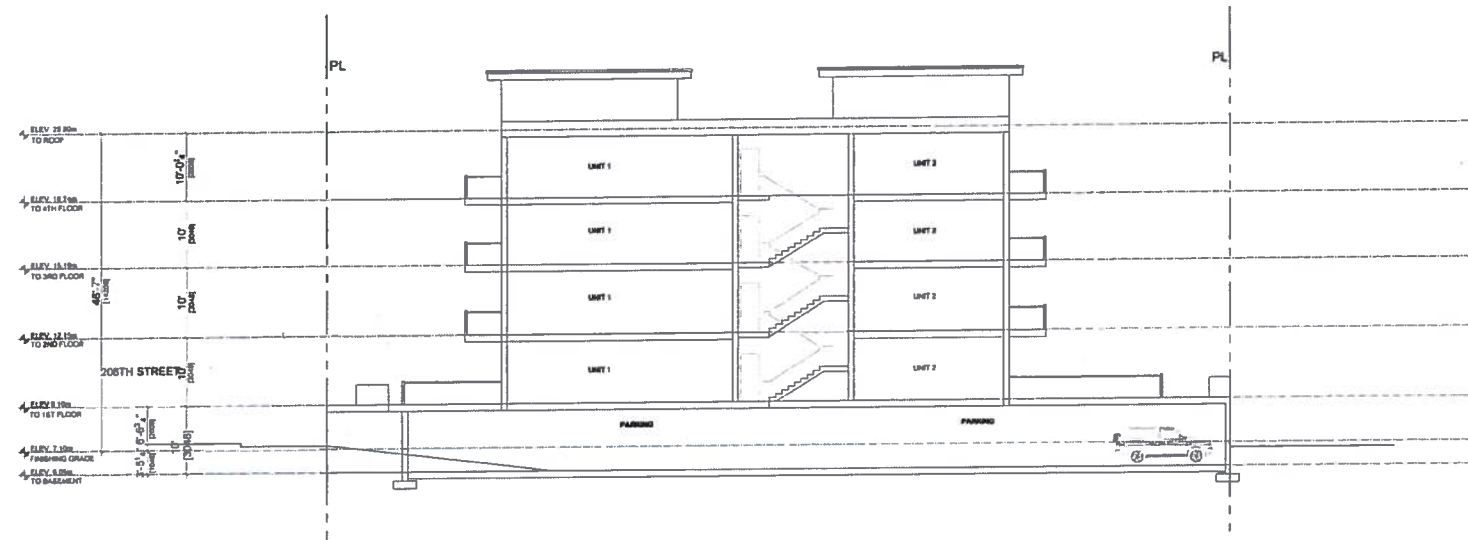
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PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
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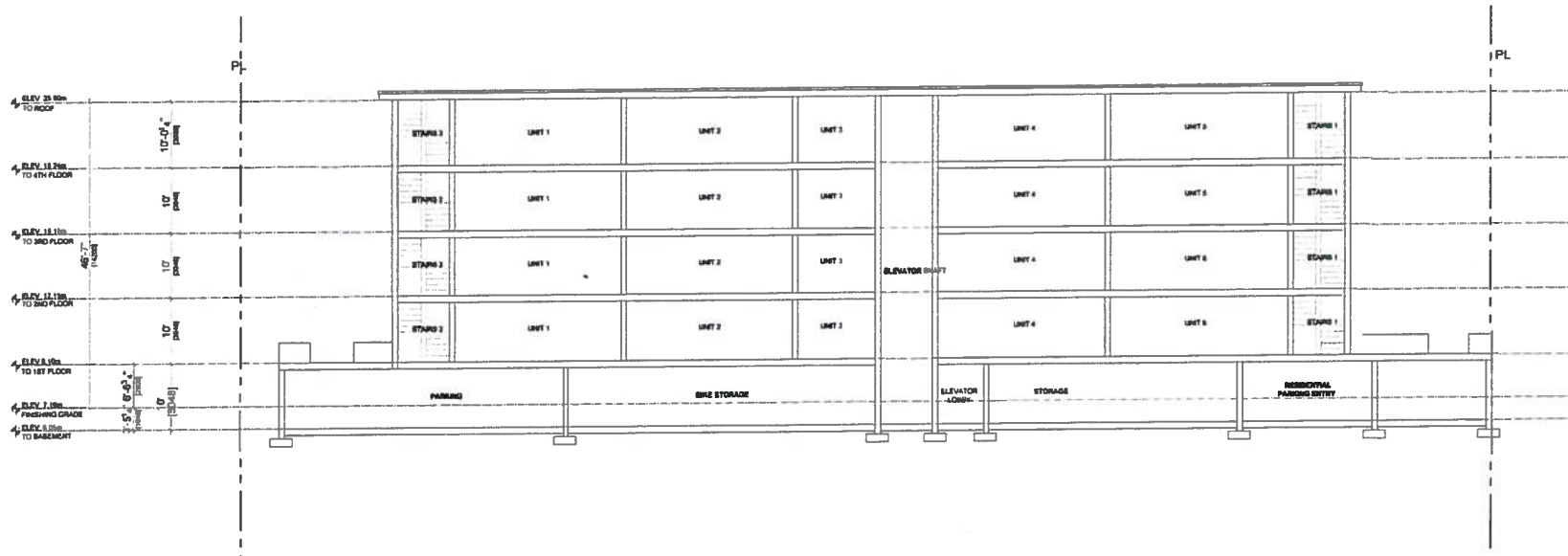




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1 SECTION 3
Scale 1/8" = 1'-0"

REVISIONS

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DATE

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11 ISSUED FOR RESIDING APPLICATION 2016-01-21

12 ISSUED FOR RESIDING APPLICATION 2016-01-21

PROJECT MANAGER AHS

DRAWN BY WW

CHECKED BY PJ

DATE CHECKED

CONSULTANT

PROJECT

5398, 5410, 5448 208TH STREET

LANGLEY, BC

DRAWING TITLE

SECTION

DRAWING NO.

A4.02



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7	REVIEWED FOR RELINQUISH APPLICATION 2016-01-27
8	ISSUED FOR RELINQUISH APPLICATION 2016-02-21
PROJECT NUMBER	A10
DRAWN BY	HW
CHECKED BY	PT
DATE CHECKED	
CONSULTANT	

PROJECT
5398, 5410, 5448 208TH STREET
LANGLEY, BC

DRAWING TITLE
BUILDING PERSPECTIVE
& MATERIALS

DRAWING NO.
A5.01



BRICK VENEER
MUTUAL MATERIALS
COLOR: RED



HARDIE PANEL VERTICAL
SIDING (SELECT CEDARMILL)
COLOR: COUNTRYLANE RED



HARDIE PANEL VERTICAL
SIDING (SELECT CEDARMILL)
COLOR: ARCTIC WHITE



CEMENT BOARD LAP SIDING
COLOR: PEARL GREY



CEMENT BOARD LAP SIDING
COLOR: COBBLE STONE



PREFINISHED METAL
FLASHING
COLOR: CHARCOAL GREY



GUARDRAILS
COLOR: BLACK



1 PERSPECTIVE- FROM 208 STREET



1 PERSPECTIVE- FROM DOUGLAS CRESCENT



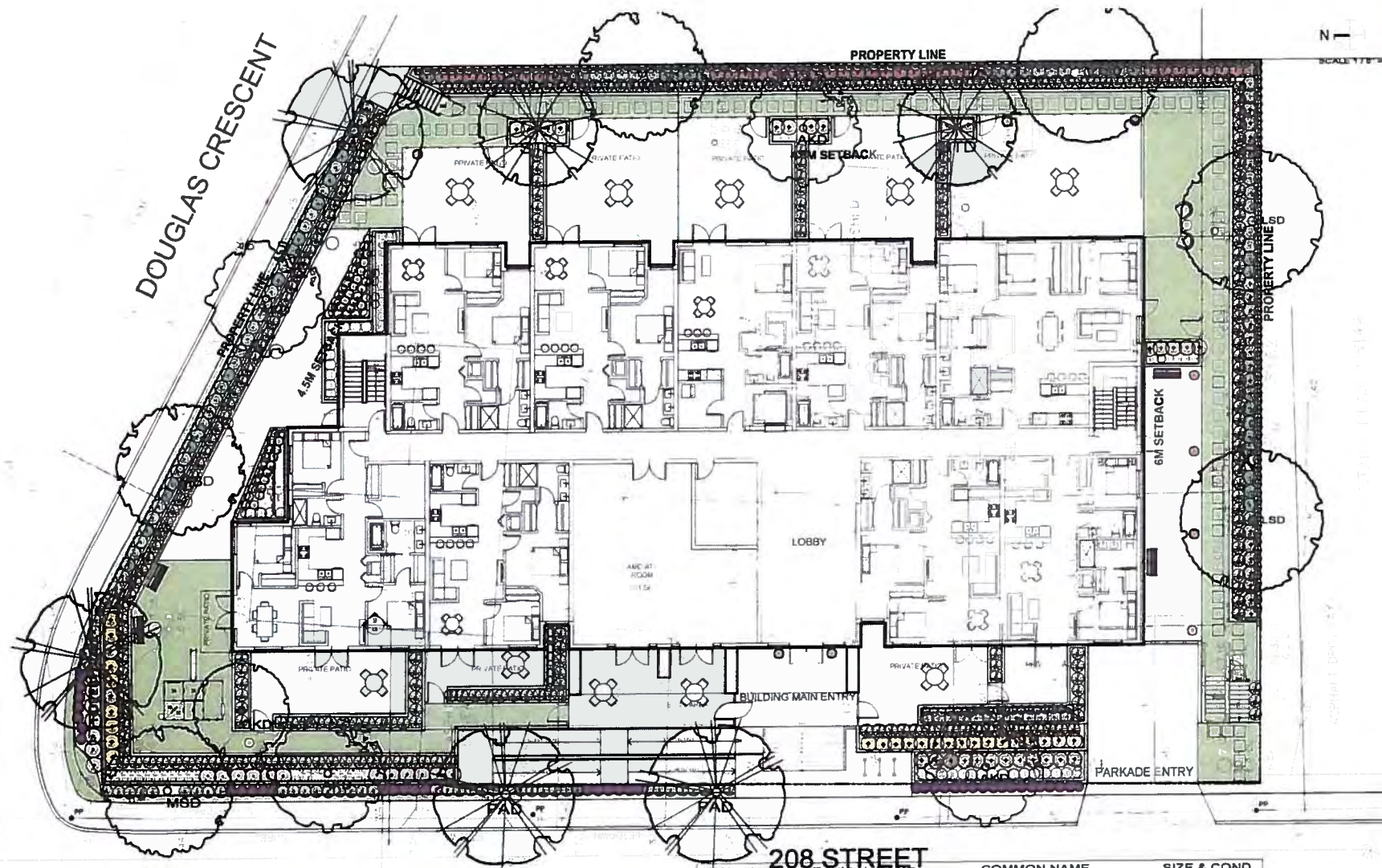
**pacific
west
architecture**

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Vancouver B.C. V6P 6G6
Office: 604.267.7072
Fax: 604.267.7066
Email: info@pacificwestarchitecture.com
www.pacificwestarchitecture.com

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KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES & HEDGES				
TMC	271	TAXUS MEDIA 'M EDDIE'	EDDIE YEW	4 FT HT. 20" O.C. B & B
AKD	4	ACER PALMATUM 'BLOODGOOD'	CORAL BARK JAPANESE MAPLE	2.5M HT. B & B
CKD	2	CORNUS KOUSA 'SATOMI'	PINK DOGWOOD	6CM CAL. B & B
LSO	3	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	5M HT. B & B
MSD	3	MAGNOLIA X SOULANGEANA	SALICER MAGNOLIA	8-10 CM CAL. B & B
PAO	4	PRUNUS SERRULATA 'YONANZAN'	DOUBLE FLOWER CHERRY	8-10 CM CAL. B & B
STD	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL. B & B

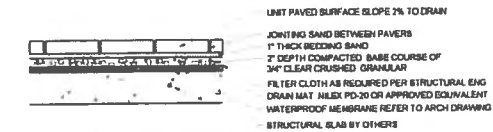
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
SHRUBS & GROUNDCOVERS				
AZ	18	AZALEA BLOOM-A-THON PINK DOUBLE	REBLOOMING AZALEA (PINK)	#5 @ 3' O.C.
CD	32	COTONEASTER DAMMERI	LITTLE-LEAF COTONEASTER	#3
PJ	34	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#2 POT @ 2' O.C.
PM	90	POLYSTICHUM MUNITZEM	WESTERN SWORD FERN	36" B&B @ 3'-6" O.C.
RD	46	RHODOCHORON NACY EVANS	NACY EVANS RHODO (CREAM YELLOW)	#5
SJ	39	SKIMMIA JAPONICA RUBELLA	JAPANESE SKIMMIA	#1 30CM O.C.
SP	84	GALUTHERIA SHALLOM	SALAL	#2 30CM O.C.
HE	44	HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	#3 POT @ 18" O.C.
LA	41	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 30CM O.C.
OX	34	OXALIS OREGANA	REDWOOD SPURGE	#2 POT @ 18" O.C.
SE	79	SEDUM AUTUM JOY FIRE	STONECROP	#2
HE	188	HEDERA HELIX	ENGLISH IVY	

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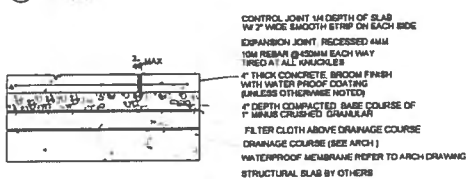
PROJECT NUMBER: 5398, 5410, 5448
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 CHECKED BY: LA
 DATE CHECKED: 2014-10-28
 CONSOLE: 1011

LANDSCAPE PLANTING PLAN

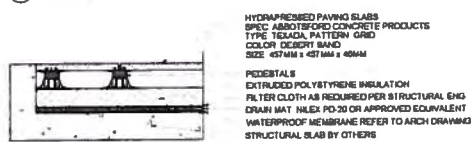
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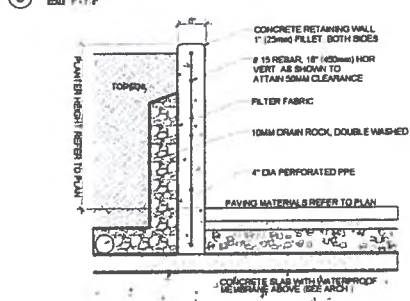
1 UNIT PAVERS ON STRUCTURAL SLAB
SCALE: 1" = 1'-0"



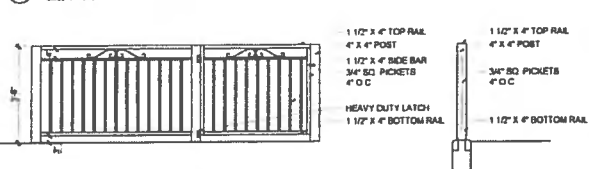
2 CONCRETE ON STRUCTURAL SLAB
SCALE: 1" = 1'-0"



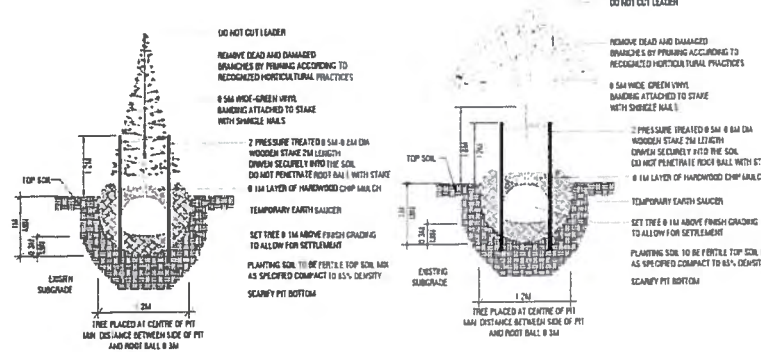
3 HYDRAPRESSED SLAB ON PEDESTALS ON STRUCTURAL SLAB
SCALE: 1" = 1'-0"



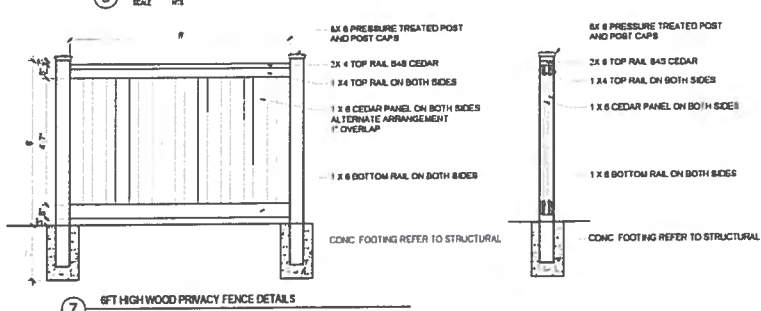
4 CONCRETE WALL ON STRUCTURAL SLAB
SCALE: 1" = 1'-0"



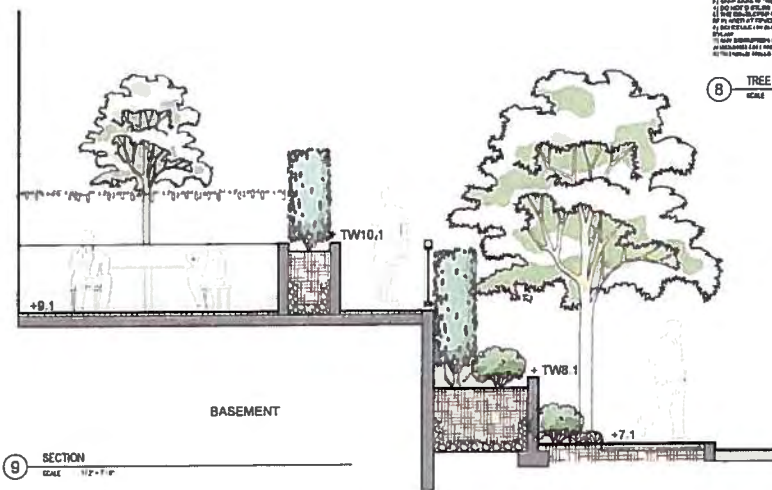
5 42" HIGH METAL PICKET GATE & FENCE DETAILS
SCALE: 1/2" = 1'-0"



6 TYPICAL PLANTING DETAILS
SCALE: 1/2" = 1'-0"



7 6FT HIGH WOOD PRIVACY FENCE DETAILS
SCALE: 1/2" = 1'-0"

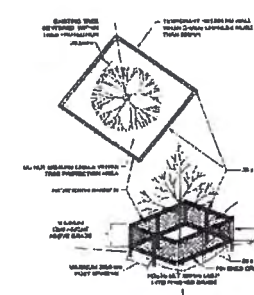
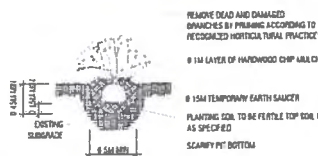


8 TREE PROTECTION DETAILS
SCALE: 1/2" = 1'-0"

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

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCMA GUIDELINES
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL
3. ANALYZE TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS 150MM (6")
 - B. GROUND COVERS 200MM (8")
 - C. SHRUBS 450MM (18")
 - D. TREE PITS 1200MM (48") WITH 300MM (12") (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOO
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 300MM (12") O.C.
7. 17MM BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS
8. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL



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RPL

ROYAL PACIFIC LANDSCAPE LTD.
太平洋景观园林设计有限公司
www.royalpl.com
604-338-5035
ru@royalpl.com

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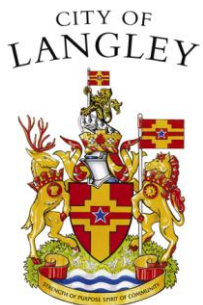
EXPLANATORY NOTE

WATERWORKS REGULATION BYLAW, 2004, No. 2550, AMENDMENT No. 21 BYLAW, 2018

BYLAW No. 3093

The purpose of Bylaw No. 3093 is to increase the water user rate structure in 2019 by increasing the consumption charge by \$0.08/CM. This overall increase is to offset the increase in the GVWD rate reflecting the continued water quality improvement capital projects, as well as increases in City wages and supplies.

The consumption based charge will increase to \$1.31 per cubic meter and the flat fee will remain at \$75.00. Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2019 will be \$507.30 (an increase of \$26.40 over 2018), and \$323.90 (an increase of \$15.20 over 2018) for a Strata Dwelling.



WATERWORKS REGULATION BYLAW, 2004, No. 2550,
AMENDMENT NO. 21 BYLAW, 2018

BYLAW No. 3093

A Bylaw to amend the Waterworks Regulation Bylaw.

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

Title

1. This bylaw may be cited as the “Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 21 Bylaw, 2018, No. 3093”.

Amendments

- (1) By deleting Schedule “A” – Waterworks Bylaw and replacing it with the attached Schedule “A” – Waterworks Bylaw, attached to and forming part of this bylaw.

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER

SCHEDULE "A" - WATERWORKS BYLAW

CLASS OF CONSUMER	RATE
(a) Low-volume Consumer	
(i) A per annum flat rate per dwelling unit of	\$75.00
plus a	
volumetric rate of	\$1.31
per cubic metre of water consumed as determined by using	
consumption in the previous year for the premise owned or	
occupied by the consumer.	
(ii) If a new premise is being charged the volumetric rate will be	
determined by the Collector having regard to similar premises and	
historical water consumption.	
(b) High-volume Consumer	
(i) A bi-monthly flat rate of	\$13.89
plus a	
volumetric rate of	\$1.46
per cubic metre of water consumed in the past two months.	
(ii) The minimum charge payable by a high-volume consumer is	\$13.89
per two-month period.	



EXPLANATORY NOTE

SOLID WASTE BYLAW, 2016, No. 2991, AMENDMENT No. 2, BYLAW No. 3094

The purpose of Bylaw No. 3094 is to increase the municipal garbage collection service fee by \$8 in 2019. This increase is to offset the 5% increase in Metro Vancouver garbage tipping fees.

The flat fee will increase to \$198 (an increase of \$8 over 2018).



SOLID WASTE BYLAW, 2016, No. 2991
AMENDMENT No. 2, 2018

BYLAW No. 3094

A Bylaw to amend the Solid Waste Bylaw.

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

Title

1. This bylaw may be cited as the “Solid Waste Bylaw, 2016, No. 2991 Amendment No. 2, 2018 Bylaw No. 3094”.

Amendments

- (1) By deleting Schedule “A” and replacing it with the attached Schedule “A”, attached to and forming part of this bylaw.

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER



SOLID WASTE BYLAW, 2016,

BYLAW No. 2991

SCHEDULE "A"

Every Owner of a Dwelling Unit receiving Municipal Garbage Collection Services provided by the City is required to pay the amount of \$198.00 per year. For new construction, the charge shall be pro-rated for the first year of service according to the actual number of months that the service is provided.



EXPLANATORY NOTE

SANITARY SEWER AND STORM SEWER RATES AND REGULATION BYLAW, 2003, No. 2494 AMENDMENT No. 17, BYLAW No. 3095

The purpose of Bylaw No. 3095 is to accommodate the sewer user rate structure in 2019 to increase the charge by \$0.08/CM. This increase is to offset the increase in the GVS&DD levy for 2019, as well as increases in wages and supplies.

The consumption based charge will increase to \$1.19 per cubic meter (based on 80 % of water consumption) and the flat fee will remain at \$75.00. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2019 will be \$389.16 (an increase of \$21.12 over 2018), and \$255.88 (an increase of \$12.16 over 2018) for a Strata Dwelling.



**SANITARY SEWER AND STORM SEWER RATES AND
REGULATION BYLAW, 2003, No. 2494,
AMENDMENT No. 17, 2018,**

BYLAW No. 3095

**A Bylaw to amend the Sanitary Sewer and Storm Sewer Rates
Regulation Bylaw, 2003, No. 2494**

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

Title

1. This bylaw may be cited as the “Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 17, 2018 Bylaw No. 3095”.

Amendment

1. The "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, and any amendments are hereby amended by deleting Schedule “A” Rates –and inserting the Schedule “A” – Rates, attached to and forming part of this bylaw.

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

ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER



SANITARY SEWER AND STORM SEWER RATES

SCHEDULE “A” – Rates

1. Consumption Rates

Annual Low Volume Consumer Rates

- 1.1 To all low volume consumers with annual billings, the following charges apply:
- (a) \$75.00 per dwelling unit per annum; plus
 - (b) a consumption charge of \$1.19 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.
- 1.1.1 As an exception to section 1.1 of this Schedule, Township of Langley residential units are charged \$389.16 per unit when no consumption data is available.

Annual High Volume Consumer Rates

- 1.2 To all high volume consumers with annual billings, the following charges apply:
- (a) \$75.00 per dwelling unit per annum; plus
 - (b) a consumption charge of \$1.19 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.
- 1.2.1 For the purposes of billing high volume consumer use to the Township of Langley under any existing sewer use agreements, section 1.2 of this Schedule will apply.
- 1.2.3 As an exception to section 1.2 of this Schedule, in cases where water consumption data is not available for the Township of Langley, then the billings will be calculated using consumption data from like units in the City of Langley as determined by the Collector.

Bi-monthly High Volume Consumer Rates

1.3 To all high volume consumers who are listed in Schedule B, the following charges will apply:

- (a) \$13.89 per dwelling unit every two months; plus
- (b) a consumption charge of \$1.32 per cubic metre based on eighty percent (80%) of the water consumption used during the previous two months.

2. Deposits

a) Sanitary and Storm Sewer Service Connection Deposits

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer connection, prior to installation.

b) Culvert Deposits

A deposit, to be determined by an estimate, will be required for each culvert, prior to installation.

c) Disconnection Deposit

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer disconnection, prior to disconnection.

3. Re-inspection Rate

The rate will be \$55.00 per re-inspection.

4. Call out Rate

The rate will be \$75.00 per call out.

5. Abatement Program Rate

The rate will be \$55.00 per application.

6. Penalty Interest Rate

The rate will be as the same interest rate charged in the Tax Penalty Addition Bylaw, 1983, No. 1267 and its amendments.



REPORT TO COUNCIL

To: **Mayor van den Broek and Councillors**

Subject Award of Tender T2018-024, City Park Renewal

From: Rick Bomhof
Director of Engineering, Parks & Environment

File #: 5736.00
Report #:

Doc #: 161594

Date: November 28, 2018

RECOMMENDATION:

1. That Council award the Tender T2018-024 City Park Renewal to Cedar Crest Lands (B.C.) Ltd based on their bid of \$627,772.00 (excluding GST)
2. That Council Authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for the Tender 2018-024 City Park Renewal to Cedar Crest Lands (B.C.) Ltd

PURPOSE:

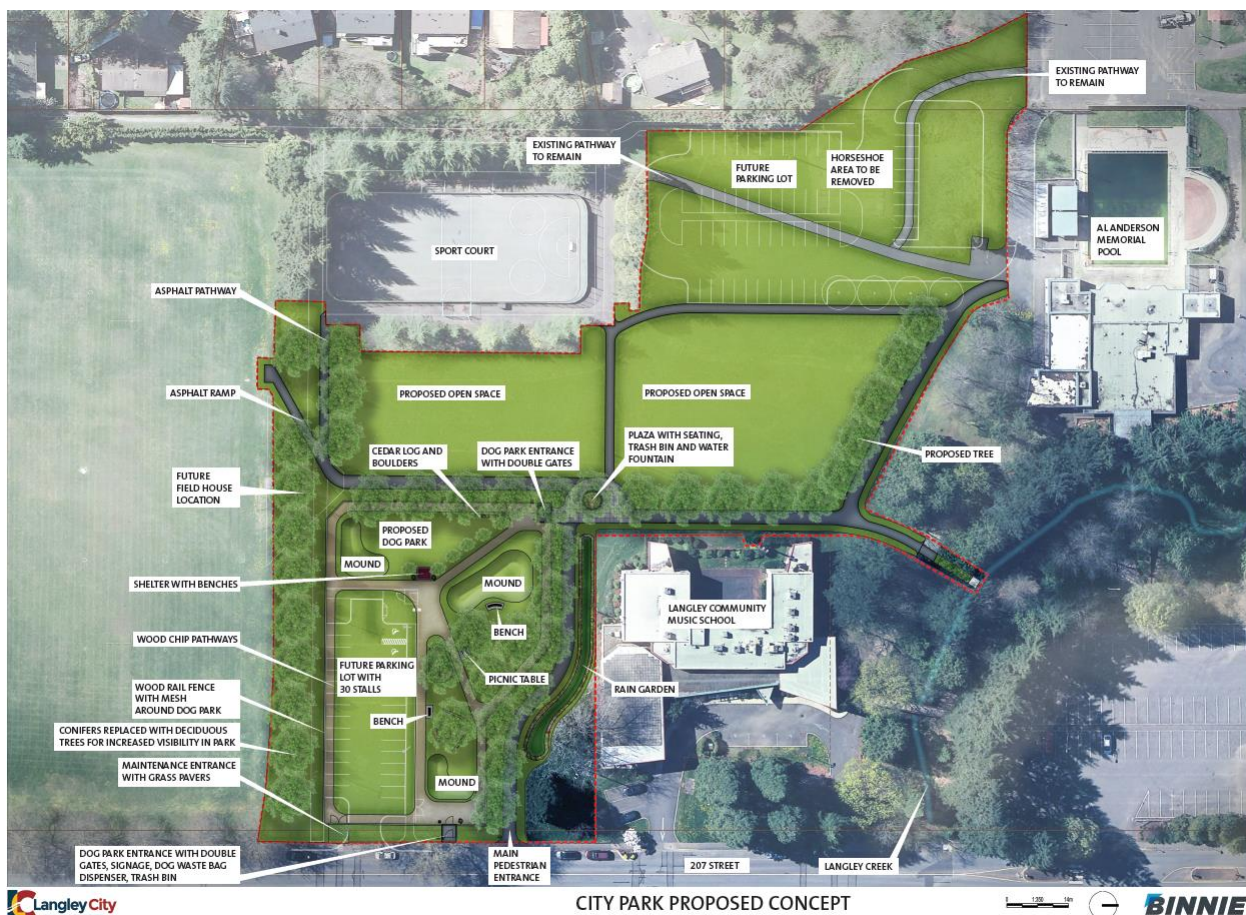
The purpose of this report is to seek authorization from Council to award the tender 2018-024 City Park Renewal to Cedar Crest Lands (B.C.) Ltd.

POLICY:

Purchasing Policy FN-12- City Council approval required for entering contracts for goods or services over \$375,000

COMMENTS/ANALYSIS:

This project is part of the City Park Master Plan and the 2018 Capital Plan. The work includes drainage and irrigation in the former football field practice area, a fenced dog off-leash park, paved pathways, new trees, raingarden, picnic table's benches, a flexible passive use area and event space lawn. The scope of work is highlighted below:



The project was posted on BC Bid and was open to all bidders. A total of five (5) contractors submitted bids with the lowest bidder being Cedar Crest Lands (\$627,772). The next lowest bidder was \$737,889 and the highest bid received was for \$795,778 (all prices exclude GST)

A list of Bidders and bid prices is provided below for reference. The tender analysis was completed by Geoff Mallory, Manager of Park Operations and by the city's consultant R.F Binnie & Associates Ltd..

Rank	Contractor	Tender Price (excluding GST)
1	Cedar Crest Lands (B.C) Ltd	\$627,772.00
2	Sajo Inc.	\$737,889.00
3	Canadian Landscape & Civil Services Ltd.	\$788,843.00
4	TGK Irrigation Ltd.	\$791,604.00
5	Wilco Civil inc.	\$795,775.00

The low bid is compliant with the tender requirements and within the available budgets allocated so it is recommended that Tender 2018-024 City Park Renewal be awarded to Cedar Crest Lands (B.C.) Ltd. based on their bid of \$627,772.00 (excluding GST).

BUDGET IMPLICATIONS:

Budget Breakdown	Budget
Tender Price	\$627,772.00
<u>Design / Contract Admin</u>	<u>\$40,100.00</u>
Total Project Cost	\$667,882.00
 Total funding Available	 \$700,000.00

ALTERNATIVES:

None

Respectfully Submitted,



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

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer