



REGULAR COUNCIL MEETING AGENDA

Monday, October 3, 2016
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. COMMITTEE OF THE WHOLE

Opportunity for Public Input

- a. Bylaw 2997 - Financial Plan Amendment
Darrin Leite, Director of Corporate Services

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2. ADOPTION OF AGENDA

- a. Adoption of the October 3, 2016 Regular Agenda

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 19, 2016

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4. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 2999 - Zoning Amendment Bylaw
Third reading of a bylaw to amend City of Langley Zoning Bylaw to add a new Comprehensive Development Zone (CD43) (20180, 20190, 20200, 20210, 20220-20224 – 53A).
- b. Bylaw 2998 - Zoning Amendment Bylaw
Third reading of a bylaw to amend the City of Langley Zoning Bylaw to add a new Comprehensive Development Zone (CD42). (19660, 19674 and 19680 - 55A Avenue)

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5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Bylaw 2997 - Financial Plan Amendment
Final reading of a bylaw to amend the Financial Plan for 2015 - 2019.

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6. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – October 17, 2016
Regular Council Meeting – November 7, 2016 - Televised
- b. Metro Vancouver Update
Councillor Storteboom
- c. Tourism Langley Update
Councillor Martin
- d. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment
- e. Recreation Update
Kim Hilton, Director of Recreation, Culture and Community Services
- f. UBCM Debrief
Mayor Schaffer
- g. Neighbourhood Meetings
Mayor Schaffer

7. **BYLAWS**

- a. Bylaw 3003 110
Final reading of a bylaw to exempt certain lands and improvements from
municipal taxation for the year 2017.
- b. Bylaw 2964 116
First, second and third reading of a bylaw to close the road behind 20797
Langley Bypass.

8. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
 - 1. Metro Vancouver and Fraser Valley Council of Homelessness Tables 120
11th Annual Homelessness Action Week - October 9-15, 2016
File No. 0230.01
 - 2. Amanda Todd Legacy Society 123
World Mental Health Day - October 10, 2016
File No. 0230.01

c. New Business

9. **ADJOURNMENT**



EXPLANATORY NOTE

BYLAW No. 2997

The purpose of Bylaw No. 2997 is to amend the 2015 – 2019 Capital Improvement Plan.

1. **Road Rehabilitation (#70127)**

The City received a \$92,000 grant from Bike BC in order to create bike lanes on 48 Ave by Simonds Elementary School. The additional grant funds will be used to widen the roadway to accommodate the bike lanes and be added to the Road Rehabilitation project account.

2. **Maple Ridge Pump Station (#77006)**

The Greater Vancouver Water District is installing a large pump station in Maple Ridge that will enable large volumes of water from the Coquitlam Reservoir to be delivered across the Fraser River through the Barnston Island Main to supply Surrey, the Township and City of Langley. The City's contribution is 4.91% of \$46,500,000 project and \$75,000 additional funding was required to complete the project:

Casino Proceeds	\$ 175,000
Capital Works Reserve	<u>\$ (100,000)</u>
	\$ 75,000

3. **Timms Community Centre (#61317)**

The City is amending the funding source for the project increasing the funding from casino proceeds and reducing the funding from the Capital Works Reserve:

Casino Proceeds	\$ 616,000
Capital Works Reserve	<u>\$ (616,000)</u>
	\$ 0

4. **2015 Fire Pumper Truck (#65206)**

The City would like to replace a 1993 Fire Pumper Truck originally budgeted for in 2015. After the tender process was undertaken, the cost of the truck was determined to be higher than the allocated budget. It is proposed to increase the budget by \$111,000.

Fire Equipment Replacement Reserve	\$ 61,000
Capital Works Reserve	<u>\$ 50,000</u>
	\$ 111,000



**FINANCIAL PLAN 2015 – 2019, BYLAW 2015, No. 2951
AMENDMENT No. 4**

BYLAW No. 2997

A Bylaw to amend the Financial Plan for 2015 - 2019.

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 2015 – 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997”.

2. Amendment

- (1) Financial Plan 2015 – 2019 Bylaw, 2015, No. 2951 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 this nineteenth day of September, 2016.

OPPORTUNITY FOR PUBLIC INPUT this – day of --. 2016.

ADOPTED this – day of --. 2016.

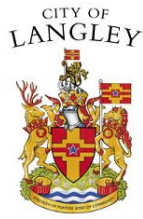
MAYOR

CORPORATE OFFICER

CITY OF LANGLEY
CAPITAL IMPROVEMENT PLAN - SUMMARY

Schedule "B"

<u>Capital Projects</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
General Government	1,328,665	138,700	549,500	72,500	532,500	47,500	32,500	47,500	32,500	47,500
Protective Services	1,084,700	740,000	830,000	47,000	80,000	180,000	50,000	35,000	50,000	35,000
Engineering Operations	8,657,775	3,650,000	2,325,000	3,625,000	1,775,000	2,880,000	2,392,000	1,400,000	7,535,000	23,594,000
Development Services	35,000	30,000	40,000	40,000	40,000	-	30,000	-	-	-
Parks & Recreation	1,442,910	1,522,500	1,623,000	3,015,000	673,000	655,000	563,000	860,000	358,000	11,080,000
Sewer Utility	1,028,000	2,506,500	2,110,000	3,973,500	983,500	1,700,000	3,683,985	2,687,500	4,606,745	19,181,525
Water Utility	814,000	925,000	2,144,225	663,415	550,000	647,930	525,000	525,000	1,244,200	1,242,775
Total Projects	14,391,050	9,512,700	9,621,725	11,436,415	4,634,000	6,110,430	7,276,485	5,555,000	13,826,445	55,180,800
<u>Available funding</u>										
Capital Works Reserve	1,659,475	428,830	1,388,685	678,060	508,685	669,360	613,645	911,060	688,685	327,295
Casino Revenues	5,921,410	5,075,690	4,895,690	5,505,690	2,415,690	1,565,690	3,665,690	2,215,690	9,975,690	25,310,000
Community Development	245,125	-	-	-	-	-	-	-	-	-
DCC's	516,035	1,373,886	1,368,100	3,805,573	433,991	2,784,076	1,775,835	1,234,401	1,955,572	27,270,021
Fire Department Equipment	926,000	480,000	120,000	-	-	-	-	-	-	-
Future Police Cost Reserve	32,200	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	3,222,940	-	-	-	-	-	-	-	-	500,000
Machinery Replacement	255,000	635,000	580,000	305,000	280,000	280,000	210,000	180,000	180,000	180,000
Municipal Road Network	386,900	153,980	-	-	-	-	-	-	-	-
Office Equipment	25,500	68,700	32,500	47,500	32,500	47,500	32,500	47,500	32,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	209,900	100,100	147,475	167,700	153,400	185,400	112,225	253,775	138,400	332,100
Sewer Future Capital	453,150	310,764	525,750	331,250	274,734	36,750	356,590	152,574	310,404	679,057
Special Bond Reserve	101,675	-	-	-	-	-	-	-	-	-
Water Future Capital	435,740	850,750	528,525	560,642	500,000	506,654	475,000	525,000	510,194	499,827
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	14,391,050	9,512,700	9,621,725	11,436,415	4,634,000	6,110,430	7,276,485	5,555,000	13,826,445	55,180,800



MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 19, 2016

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

Mayor Schaffer
Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom

Staff Present:

F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Mushata, Manager of Legislative Services
Rory Thompson, Fire Chief
Graham Flack, Deputy Director of Corporate Services
Kelly Gilday, Deputy Fire Chief
Paul Gilbert, Manager of Revenue and Business Systems

Others Present:

Public: 17
Press: 1

1. COMMITTEE OF THE WHOLE

Motion #16/156

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT Council commence Committee of the Whole.

CARRIED

- a. Development Variance Permit No. DVP 01-16
20041 Grade Crescent

Ms. Joyce, HY Engineering, spoke on behalf of the owner and advised the purpose of the subdivision is to construct two single family homes. She presented an overview of the sight, the minor variance required and proposed dwellings.

Mr. John Punt, 20051 Grade Crescent, stated:

- He is opposed to the development as proposed as he feels the two dwellings will crowd the street frontage; he would not be opposed to a second residence at the rear of the lot.

In response to a question, Mayor Schaffer advised a requirement could not be made to ensure the property is owned by the developer for several years.

- b. Development Permit Application No. DP 03-16
20151 Fraser Highway

Mr. Aaron Vornbrock, Urban Design Group Architects Ltd and Mr. G. Vleig, Creative Transportation Solutions, stated:

- The proposal is located within the existing Save-On-Foods development on Fraser Highway.
- The proposal is to construct a building that can accommodate multiple tenants; one which requires a drive-thru lane which will be located on the west side of the building.
- Dedicated parking for employees will be provided on the vacant lot north of Save-on-foods and will provide 68 stalls; only 30 stalls will be eliminated on the main site to accommodate the new building.
- An excess of 87 parking stalls will be provided over and above the City's requirements.
- Pedestrian and motorist safety will be enhanced on the site.

Councillor Arnold advised the Advisory Planning Commission is supportive of the proposal.

Motion #16/157

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

- a. Adoption of the September 19, 2016 Regular Agenda

Motion #16/158

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

THAT the September 19, 2016 agenda be adopted as circulated

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 12, 2016

Motion #16/159

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on September 12, 2016 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Variance Permit No. DVP 01-16
20041 Grade Crescent

Motion #16/160

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Single Family Residential Zone from 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the *Local Government Act* relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

BEFORE THE QUESTION WAS CALLED

In response to questions, the Director of Development Services and Economic Development stated:

- Both lots are well in excess of the minimum lot size requirement.
- Maximum lot coverage for the zone is 33% which both proposed lots will meet.
- There is already a lot with a similar lot frontage located east of the proposed lots.

THE QUESTION WAS THEN PUT AND

CARRIED

- b. Development Permit Application No. DP 03-16
20151 Fraser Highway

Motion #16/161

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT Development Permit Application DP 03-16 to accommodate the addition of a 493 sq m (5,309 sq ft) commercial building and drive-through restaurant to an existing shopping centre at 20151 Fraser Highway be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

BEFORE THE QUESTION WAS CALLED

In response to questions, Mr. Vornobrock stated:

- The lamps in the main parking lot will be replaced with LED lighting
- The existing lamp in the parking lot to the north of Save-On-Foods will be replaced with 2 LED lamps and the 4 lights located on the west side of Save-On-Foods will also be replaced to provide a well-lit pathway from the shopping centre to the north parking lot
- A decorative screen fenced will be erected on the south side to block headlights from the drive-thru traffic to the residential area

THE QUESTION WAS THEN PUT AND

CARRIED

5. COMMUNITY SPOTLIGHTS

- a. Roslyn Henderson - Big Brothers Big Sisters

Ms. Henderson advised September is Big Brother Big Sisters month across Canada. She also advised that Rob Ross, one of their volunteers is celebrating his 40th year with the organization and will be receiving the Sovereign's Medal for Volunteers and she will keep Council updated as to when it will be presented. She then provided additional information on the program and the Langley branch

- b. Carly Stromsten, Summer Eco Crew - Langley Environmental Partners Society

Ms. Stromsten presented the 2016 Summer Youth Employment Project highlighting the following projects:

- Blackberry removal at 10 different sites for a total of 800 square metres of blackberry removal;

- Tree guards installed at Brydon Lagoon and Portage Park to protect trees from beaver damage;
- Monitored Japanese knotweed injection sites where minimal to no growth was observed;
- 135 pounds of garbage was collected from parks and roadsides;
- They attended 8 different local events to provide public education;
- They harvested approximately 70 pounds of fruit for donation to the Langley Foodbank;
- Staff obtained various certificates and attended multiple workshops and gained valuable training and skills.

6. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – October 3, 2016 – Televised
Regular Council Meeting – October 17, 2016
- b. Metro Vancouver - Councillor Storteboom
 - The Tipping Fee and Solid Waste Disposal Regulation Bylaw describes solid waste regulations as well as tipping fees for waste and recycling at Metro Vancouver Transfer Stations, and is renewed annually.
 - Metro Vancouver is proposing several changes to the current Tipping Fee Bylaw for 2017, as described in the Zero Waste Committee July 14th, 2016 Agenda Report, Item 5.2, titled “Proposed 2017 Tipping Fee Bylaw Changes”. Proposed changes are related to:
 - Organics and Clean Wood Disposal Ban Enforcement Thresholds
 - Personal Hygiene Products
 - Disposal ban surcharges for loads containing Hazardous and Operational Impact Materials or Product Stewardship Materials
 - Surcharges for unsecured loads
 - Please go to the Metro Vancouver website for details.
- c. Library Happenings - Councillor Martin
Core programs like Babytime, Storytime and LEGO Club start again in September and carry on throughout the fall, with some special events on the schedule to celebrate Science Literacy Week, Culture Days and Customer Experience Day.
Babytime - Mondays, 2:00 pm - 2:30 pm
Make language fun! Start early with Babytime. Help your baby develop speech and language skills - enjoy bouncing, singing and rhyming with stories. Babytime is a fun, social bonding activity for babies and caregivers.
Storytime - Thursdays, 10:30 am - 11:00 am
Introduce kids to the love of books and language with Storytime! Children and caregivers will enjoy interactive stories, songs, rhymes, and more. Storytime prepares children to learn to read. On Thursday, September 22, to celebrate Science Literacy Week, storytime has a science-y twist!
Gross Out Science - Thursday, September 22 - 3:30 pm - 4:30 pm

Prepare to get slimed at the library! Kids of all ages can come and take part in an exciting science-themed project during Science Literacy Week. All supplies are provided. Please contact the library to register.

LEGO Club - Monday, September 26 - 4:00 pm - 5:30 pm

Love LEGO®? We provide the LEGO®, you bring your imagination! Come and play, create, and experiment. LEGO® Club is a fun-filled afternoon program for kids. Children under 5 must be accompanied by an adult.

Retirement Planning: CPP, OAS, and More - Thursday September 29 - 6:00pm – 7:30pm

Whether you're thinking about retirement, or already receiving your pension, join Service Canada to discover the many benefits available under each government program – CPP Survivor and Disability benefits, Credit Splitting, Pension Sharing, Child Rearing Provision, Old Age Security benefits, Guaranteed Income Supplement, Allowance, and Allowance for Survivor benefits. Find out how to apply, what your eligibility requirements are and much more.

Unquiet in the Library - Friday, September 30 - 2:00 pm - 3:00 pm

As part of local Culture Days celebrations, children can try their hand at transforming rocks into magnificent pieces of art, using paint and imagination. Then, at 2:30 pm, we welcome a talented trio from the Langley Ukulele Ensemble who will be playing a selection of songs for everyone's enjoyment.

Customer Appreciation Day - Wednesday, October 5, All Day

To celebrate International Customer Experience Day and mark the beginning of Canadian Library Month, we would like to thank you – our valued customers. Drop in any time on Customer Appreciation Day, participate in a mini scavenger hunt, enter prize draws and learn about all that the library has to offer.

Meditation for Stress Management - Saturday, October 15 - 2:30 pm - 4:00 pm

Did you know that Chronic Stress changes your brain structure and affects your physical and emotional wellbeing? Meditation is a self-empowerment tool that helps cleanse your brain from stress and other mental and emotional toxins that accumulate because of our fast paced lifestyles. Suman, from Peace Tree Innovations Society will teach you the science behind meditation and give you the simple tools of healing meditation to exercise your brain and relax and rejuvenate your mind and body.

d. **Neighbourhood Meetings - Mayor Schaffer**

All meetings will take place from 6:00 to 8:00 pm as follows:

Douglas & Nicomekl Neighbourhoods – Wednesday, October 5 at Nicomekl Elementary School

Simonds & Blacklock Neighbourhoods – Tuesday, October 11 at HD Stafford Middle School

Uplands & Alice Brown Neighbourhoods – Wednesday, October 19 at Alice Brown Elementary School

- e. Update on City Issues
- There will be a temporary relief shelter consisting of 30 mats opened at the Gateway of Hope on September 26 through funding from BC Housing.
 - BC Housing has also provided funding for one additional outreach worker at Stepping Stones.
 - Minister Polak will be hosting a community forum to discuss City issues; it is believed Minister Coleman will be hosting a similar forum in the Township several weeks later.
 - Business experiencing trespass by individuals should post No Trespassing signage on the site and contact the RCMP.
 - City staff are working with the Township to develop a bylaw to regulate shopping carts.
 - Phase I of the ten year vision for Transportation has come to the Mayor's Council; public consultation will begin in October.
 - Council and staff will be meeting to discuss issues arising from the Cruise-In event for further discussion with Cruise-In organizers.
 - The annual Terry Fox Run was held this past weekend and was a very successful event.

7. **BYLAWS**

- a. Bylaw 2991
Final reading of bylaw to regulate the collection of garbage, recyclables and organics and the use of waste disposal, transfer facilities and recycling depots within the City of Langley.

Motion #16/162

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Solid Waste Bylaw, 2016, No. 2991" be read a final time.

CARRIED

- b. Bylaw 3001
Final reading of a bylaw to amend the Municipal Ticket Information System Bylaw (Solid Waste Bylaw, Langley Floodplain Soil Deposit and Regulation and housekeeping items)

Motion #16/163

MOVED BY Councillor Arnold
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 7 Bylaw, 2016, No. 3001" be read a final time.

CARRIED

- c. Bylaw 2997
First, second and third reading of a bylaw to amend the Financial Plan 2015-2019 Capital Improvement Plan.

Motion #16/164

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the bylaw cited as the “Financial Plan 2015 - 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997” be read a first time.

THAT the bylaw cited as the “Financial Plan 2015 - 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997” be read a second time.

THAT the bylaw cited as the “Financial Plan 2015 - 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997” be read a third time.

CARRIED

- d. Bylaw 2998
First and second reading of a bylaw to amend the Zoning Bylaw (19660, 19674 and 19680 55A Avenue)

Motion #16/165

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 130, 2016, No. 2998” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 130, 2016, No. 2998” be read a second time.

CARRIED

- e. Bylaw 2999
First and second reading of a bylaw to amend the Zoning Bylaw (20180, 20190; 20200, 20210, 20220 53A Avenue)

Motion #16/166

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 131, 2016, no. 2999” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 131, 2016, no. 2999” be read a second time.

CARRIED

- f. Bylaw 3003
First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2017.

Motion #16/167

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a first time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a second time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a third time.

Amendment:

Motion #16/168

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT the Langley Foodbank be included in the Permissive Tax Exemption bylaw.

Councillor Storteboom stated the foodbank has been assisting those in our community for 27 years; it is estimated they provide over \$2 million of groceries each year.

The Director of Corporate Services advised the policy requires each applicant to be a registered non-profit organization which the Langley Foodbank is.

Councillor Martin stated she will not support the amendment. This was brought forward last year and there are requests from other non-profit organizations which put financial stresses on the City. All of these organization do good work in the community but the taxpayers cannot continue to subsidize them.

Councillor Albrecht recognized the valuable service of the three organizations requesting tax exemptions and questioned whether this could be referred back to staff.

Mayor Schaffer noted the staff recommendation is not to include the new applications in the bylaw.

Councillor Storteboom stated the beneficiaries of these organizations are residents of the City and he believes it a very worthy cause.

Councillor Pachal is aware of many people that benefit from the foodbank and supports the amendment.

THE QUESTION WAS THEN PUT AND

DEFEATED with Mayor Schaffer and Councillors Arnold, Albrecht and Martin opposed.

THE QUESTION ON THE MAIN MOTION WAS THEN PUT AND

CARRIED

8. ADMINISTRATIVE REPORTS

a. Homelessness Related Issues

The Chief Administrative Officer presented the report highlighting the following:

- He provided information on the issue of homelessness and reported what the City is doing to address homelessness both legally and within its limitations.
- The City has and will continue to solicit the province to develop a comprehensive, coordinated and sustainable province-wide Homelessness Action Plan.
- He provided year-to-date expenditures spent addressing issues arising from homelessness and call statistics related to homeless complaints for both the RCMP and City staff.
- The Gateway of Hope will open a 30 mat temporary relief shelter on September 26 which will provide a safe place for individuals to go in anticipation of the annual flooding at Nicomekl Park.
- He thanked BC Housing for providing funding to the Gateway of Hope for the 30 mat temporary relief shelter as well as funding an Outreach worker to the Stepping Stone Community Services Society to assist with the temporary relief shelter.

Members of Council thanked staff for their ongoing efforts to address the issues of homelessness and suggested a dedicated staff position may be necessary to address the issue of homelessness.

Motion #16/169

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT City Council receive this report for information.

CARRIED

- b. Award of Tender 2016-028 Engine 12 Replacement

Motion #16/170

MOVED BY Councillor Pachal

SECONDED BY Councillor Storteboom

THAT City Council approve the bid received from Hub Fire Engines & Equipment Ltd. for the replacement of Engine 12 in the amount of \$929,382 (plus taxes) subject to the adoption of the Financial Plan Amendment Bylaw No. 2997.

CARRIED

9. NEW AND UNFINISHED BUSINESS

- b. Correspondence

Motion #16/171

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the correspondence be received.

CARRIED

10. ADJOURNMENT

Motion #16/172

MOVED BY Councillor Storteboom

SECONDED BY Councillor Martin

That the meeting be adjourned at 8:54 pm.

CARRIED

MAYOR

CORPORATE OFFICER



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 131, 2016, BYLAW No. 2999
DEVELOPMENT PERMIT APPLICATION DP 05-16

To consider a Rezoning Application and Development Permit Application by CF Projects Inc. to accommodate a 4-storey, 80-unit apartment development.

The subject property is zoned RS1 Single Family Residential Zone and RM1 Low Density Residential Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Owner:	Sol 53A Investment Corp.
Civic Address:	20180, 20190, 20200, 20210, 20220 – 53A Avenue
Legal Description:	Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
Site Area:	4,128 m ² (44,430 sq ft)
Road Dedication:	333 m ² (3,588 sq ft)
Net Area:	3,794 m ² (40,842 sq ft)
Gross Floor Area:	7,174 m ² (77,224 sq ft)
Lot Coverage:	43.5 % (1,794 m ²)
Floor Area Ratio:	1.738
Parking Required:	121 spaces (includes 7 h/c, 16 visitor)
Parking Provided:	121 spaces (includes 7 h/c, 16 visitor)
Height:	4 Storeys (15.8 m)
Exterior Finishes:	“Hardie Plank” and “Hardie Panel” (fibre cement siding), stone facing, steel and glass balcony railings, wood trim, vinyl window frames
Current Zoning:	RS1 Single Family Residential Zone RM1 Low Density Residential Zone
Proposed Zoning:	CD43 Comprehensive Development Zone
OCP Designation:	High Density Residential (HDR)
DCC's:	\$787,392.50 (City: \$671,875, GVSDD: \$77,905, SD35: \$37,612.50)
Community Amenity Charge:	\$80,000



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 131**

BYLAW No. 2999

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD43) and to rezone the property located at 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 131, 2016, No.2999”.

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 – 41 (CD43) Zone: immediately after Comprehensive Development -42 (CD42) Zone:

“MM. CD43 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 80-unit 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 CD 43 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-973-428
Lot 72, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 006-906-770
Lot 73, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-906-451
Lot 74, District Lot 305, Group 2, New Westminster District, Plan 33503
- (d) PID: 001-848-623
Lot 75, District Lot 305, Group 2, New Westminster District, Plan 33503
- (e) PID: 000-443-999
Lot 76, District Lot 305, Group 2, New Westminster District, Plan 33503

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 13 pages and dated September 6, 2016 prepared for CF Projects Inc. by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc., 1 copies of which are attached to Development Permit 05-16.

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, the *Land Title* Act and the Development Cost Charge Bylaw.”

READ A FIRST AND SECOND TIME this nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this -- day of October, 2016.

READ A THIRD TIME this ----- day of -----, 2016.

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

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 02-16 DEVELOPMENT PERMIT APPLICATION DP 05-16

Civic Address: 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue
Legal Description: Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
Applicant: CF Projects Inc.
Owner: Sol 53A Investment Corporation





REPORT TO ADVISORY PLANNING COMMISSION

Subject: **RZ 02-16/DP 05-16**
20180, 20190, 20200, 20210, 20220-20224 – 53A
Avenue
CF Projects Inc.

File #: 6620.00

From: Gerald Minchuk, MCIP, RPP

Doc #: 142342

Date: September 6, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 02-16 and Development Permit Application DP 05-16 to accommodate a 4-storey, 80-unit condominium apartment building at 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider an application to rezone the subject properties for a 4-storey, 80-unit condominium apartment building.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential Zone and RM1 Low Density Residential Zone and are designated High Density Residential in the Official Community Plan. As such, the application is subject to the Multifamily Residential Development Permit Area Guidelines.



COMMENTS/ANAYLSIS:

Background Information:

Owner:	Sol 53A Investment Corp.
Civic Address:	20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue
Legal Description:	Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
Site Area:	4,128 m ² (44,430 sq ft)
Road Dedication:	333 m ² (3,588 sq ft)
Net Area:	3,794 m ² (40,842 sq ft)
Gross Floor Area:	7,174 m ² (77,224 sq ft)
Lot Coverage:	43.5 % (1,794 m ²)
Floor Area Ratio:	1.738
Parking Required:	121 spaces (includes 7 h/c, 16 visitor)
Parking Provided:	121 spaces (includes 7 h/c, 16 visitor)
Height:	4 Storeys (15.8 m)
Exterior Finishes:	“Hardie Plank” and “Hardie Panel” (fibre cement siding), stone facing, steel and glass balcony railings, wood trim, vinyl window frames
Current Zoning:	RS1 Single Family Residential Zone RM1 Low Density Residential Zone
Proposed Zoning:	CD43 Comprehensive Development Zone
OCP Designation:	High Density Residential (HDR)
DCC's:	\$787,392.50 (City: \$671,875, GVSDD: \$77,905, SD35: \$37,612.50)
Community Amenity Charge:	\$80,000

Engineering Requirements (PRELIMINARY ONLY):

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



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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) “Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995”.
3. Additional C71P fire hydrants are required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. Replacement of the existing 150mm AC watermain fronting the site on 53A Avenue with a 200mm PVC watermain is required.
5. A 3.0m x 3.0m corner truncation is required at the northwest property corner.
6. A road dedication along the 53A Avenue is required and shall be of sufficient width to design and construct to a City of Langley Local road standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting and street trees. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City’s Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
7. The full construction of the rear lane from the eastern property line to western property line is required. Rollover curb and gutter and storm drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
8. Rollover curb and gutter and storm drainage infrastructure for the laneway to the west of the site will be provided by the Development at 5290/5308 201A Street.



9. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
10. A stormwater management plan for the site, including 53A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
11. 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.

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

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



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

1. Underground hydro and telephone, and cable services to the development site are required.
2. Undergrounding of the overhead Hydro/ Telephone wires in the laneway south of the site is required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"



Development Services Comments:

The proposed development follows an earlier application in 2010 for a similar project on the same development site (RZ 06-10/DP 10-10). The current proposal is for a 4-storey, 80-unit apartment on a site consolidated from four single family lots and one duplex lot on 53A Avenue. The main entrance is located on 53A Avenue with visitor parking and vehicular access to an underground parkade located on a lane at the rear. A secondary building entrance is provided at the rear for visitors and residents using the surface parking along the lane.

The architectural design features a long, flat-roofed building employing balconies, loft roof elements and alternating patterns of exterior finishes to break up the facades. The main building entrance is offset from the centre resulting in an asymmetrical elevation and floorplan.

The site plan provides for significant road dedications along 53A Avenue (2.6 metres) and the north-south portion of the lane (2.0 metres). The road dedications are required to provide for adequate fire access and boulevard design.

The applicant prepared a CPTED (Crime Prevention Through Environmental Design) review of the proposed development and the plans submitted reflect the CPTED report.

The proposed development is intended to be accommodated in a Comprehensive Development zone (CD43) and is generally consistent with the Multifamily Residential Development Permit Area Guidelines.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.



To: Mayor Schaffer and Councillors

Date: September 6, 2016

Subject: RZ 02-16/DP 05-16 (20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue)

Page 7

BUDGET IMPLICATIONS:

The proposed development would contribute \$671,875 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges..

ALTERNATIVES:

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

Prepared by:



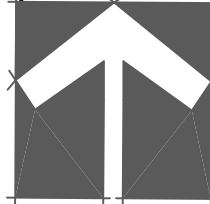
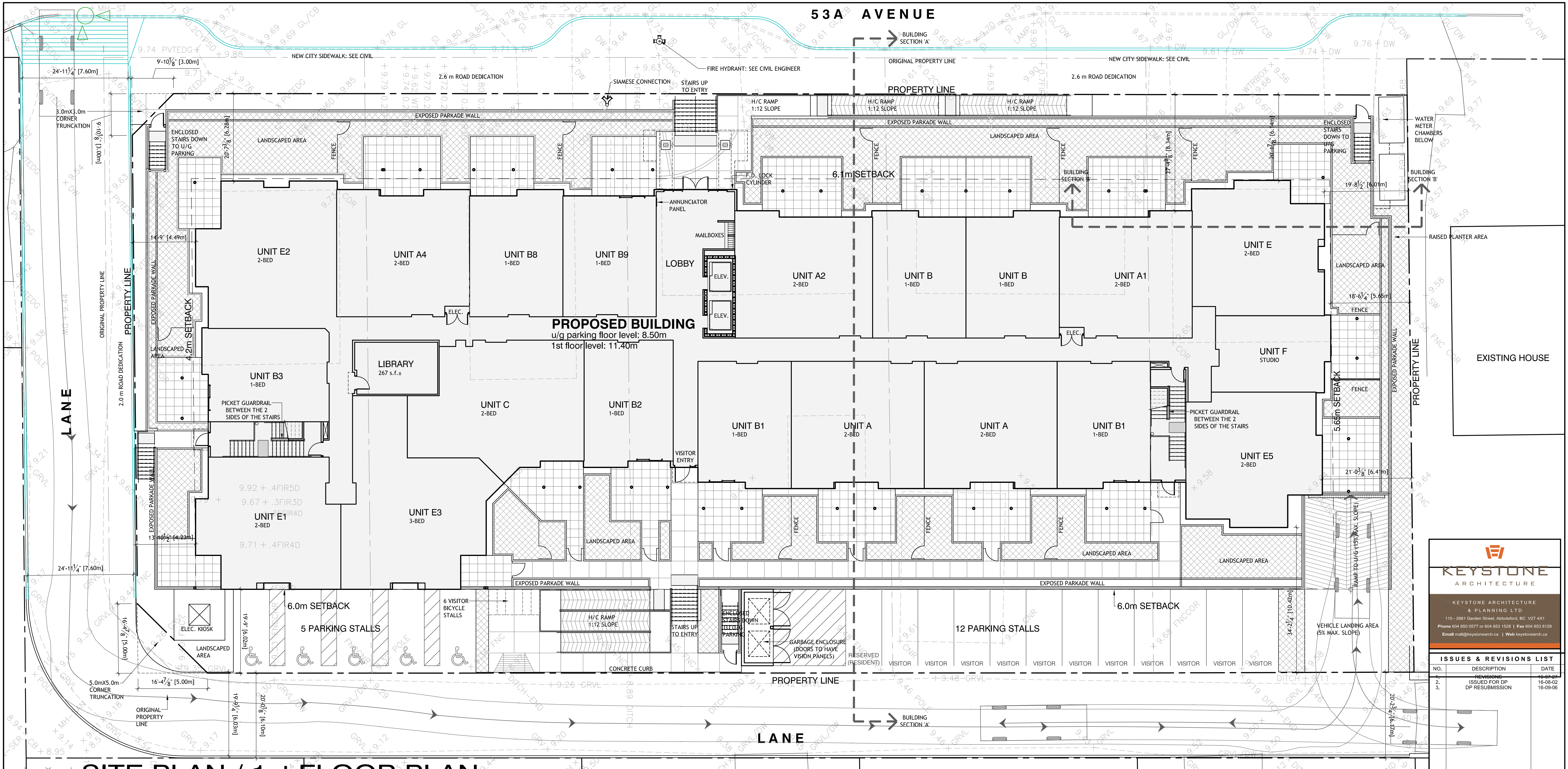
Gerald Minchuk, MCIP, RPP

Director of Development Services & Economic Development

RMB/

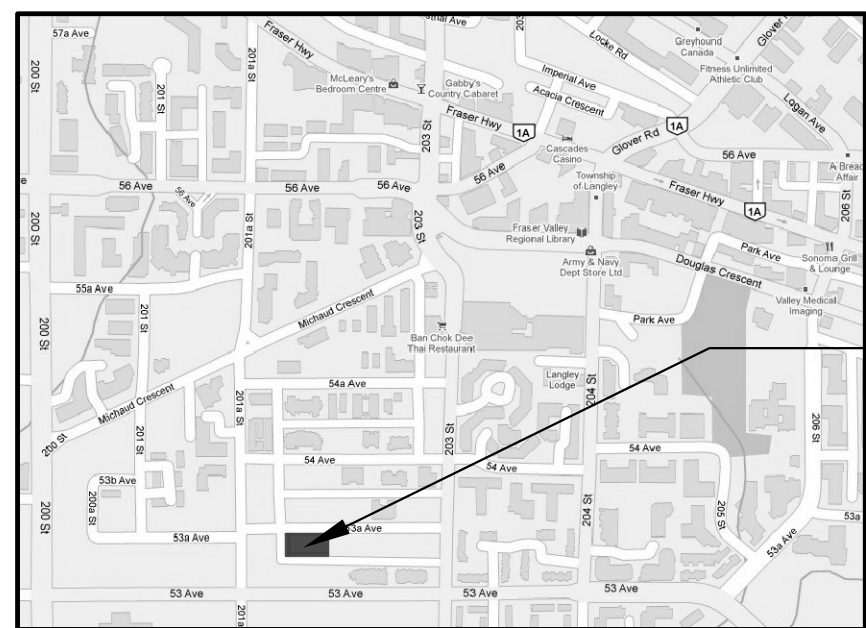
attachment





SITE PLAN / 1st FLOOR PLAN

20 UNITS
19,304 s.f.±
SCALE: 3/32" = 1'-0"



PROPERTY LOCATION

KEY MAP
N.T.S.

SITE DATA

Civic address: 20180, 20190, 20200, 20210, 20220-20224 -
53A Avenue, Langley, BC
Legal description: Lots 72 to 76, District Lot 305, Group 2,
New Westminster District Plan 33503
Proposed zoning: CD30 (Comprehensive Development Zone)
Site area:
- original: 44,430 s.f. (1.020 acres) - 0.413 ha
- road dedications: 3588 s.f.
- new area: 40,842 s.f. (0.938 acres) - 0.379 ha
Building area: 19,306 s.f. (1793.6 s.m.)
Lot coverage: 43.5% of original site area
Floor areas:
- u/g parking floor: 32,213 s.f.
- 1st thru 4th floors: 19,306 s.f. each
- gross floor area: 77,224 s.f.
Floor Area Ratio: 77,224 / 44,430 = 1.74
Density (uph): 80 units / 0.413 ha = 193.7 (max 198)

Units:
- studio: 6 units (482 s.f. - 522 s.f.)
- 1 bed: 19 units (612 s.f. - 641 s.f.)
- 1 bed + den: 6 units (686 s.f. - 714 s.f.)
- 2 bed: 44 units (730 s.f. - 1099 s.f.)
- 3 bed: 4 units (1032 s.f. - 1172 s.f.)
- 3 bed + den: 1 unit (1355 s.f.)
- total: **80 units**
Parking required:
- tenant parking:
- (6+19) units x 1.2 = 30.0 stalls
- (6+44) units x 1.3 = 65.0 stalls
- (4+1) units x 2.0 = 10.0 stalls
- total tenant parking required: 105 stalls
- visitor parking: 80 units x 0.2 = 16 stalls
- **total parking required: 121 stalls**
- h/c stalls required: 121 x 5% = 6.05 = 7 stalls

Parking provided:
- underground parking:
- 2 h/c stalls
- 22 small car stalls
- 80 standard stalls
- total: 104 u/g parking stalls
- surface parking:
- 5 h/c stalls
- 12 standard stalls
- total: 17 parking stalls
- totals:
- tenant parking provided: 105 stalls
- visitor parking provided: 16 stalls
- **total parking provided: 121 stalls**

Bicycle parking:
- tenant: 40 spaces in u/g parkade
- visitor: 6 spaces on grade
- total: 46 spaces
Storage lockers: 80 lockers (within each unit)
Indoor amenity space:
- 1st floor: 267 s.f. (library)
- 2nd floor: 972.4 s.f. (games/entertainment)
- 3rd floor: 972.4 s.f. (fitness)
- total: 2211.8 s.f.
Average grade: 9.54m

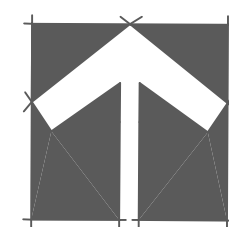
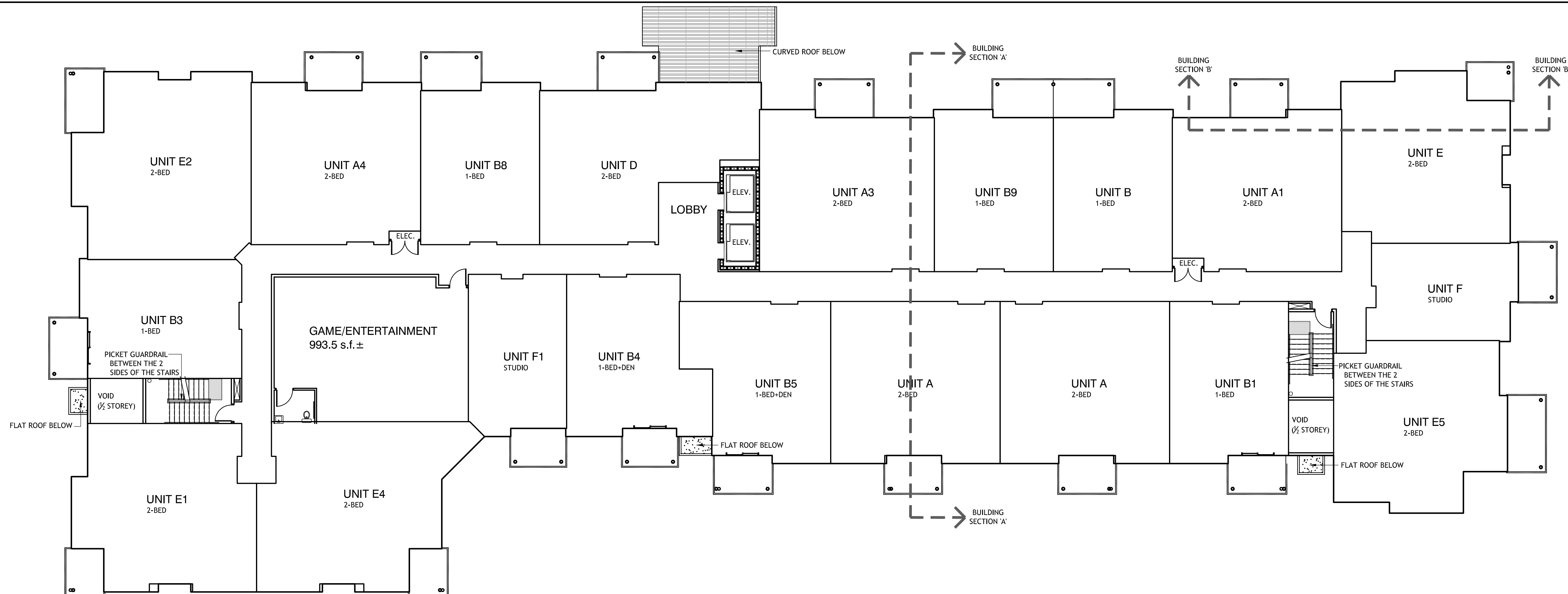


ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1.	REVISIONS	16-07-23
2.	ISSUED FOR DP	16-08-02
3.	DP RESUBMISSION	16-08-06

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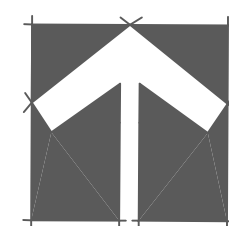
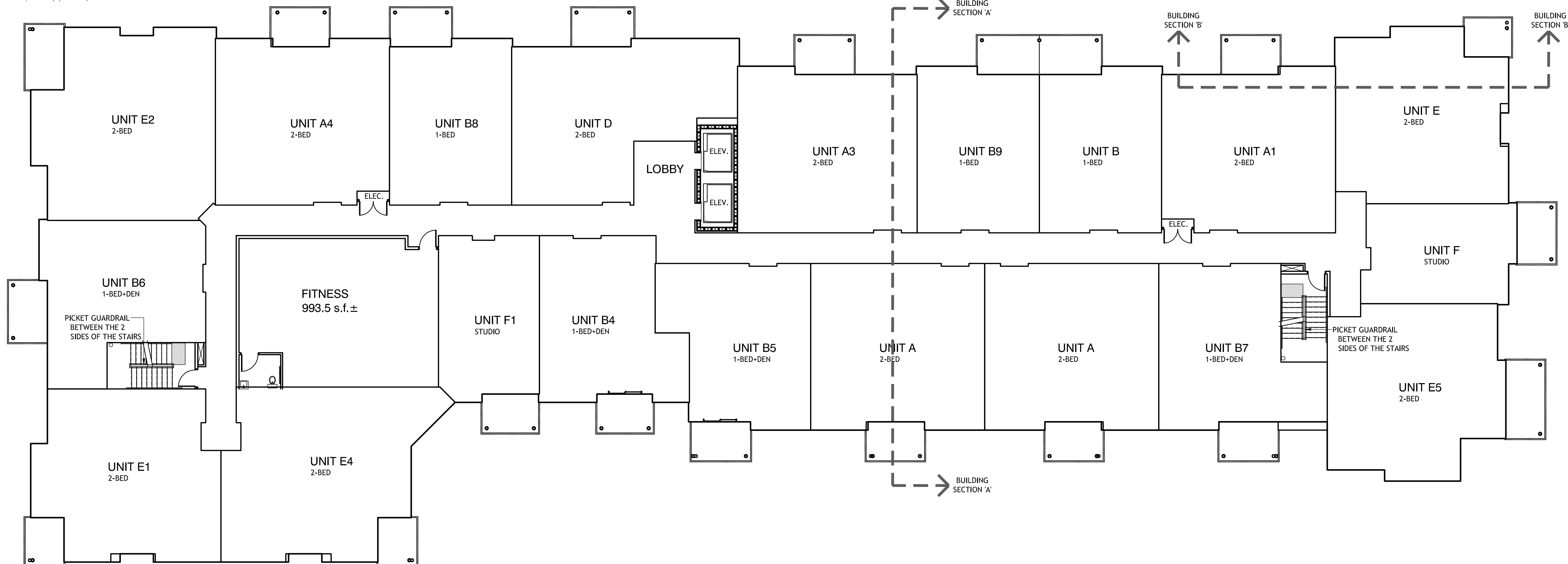
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PROJECT	
"THE LC" RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
SITE PLAN / 1st FLOOR PLAN	
Job No.: 10-114	DRAWING NO.
Scale: A5 NOTED	SK1
Start Date: MAR/10	
Drawn: LS	



2nd FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f.±
SCALE: 3/32" = 1'-0"



3rd FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f.±
SCALE: 3/32" = 1'-0"

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Phone 604 850 0577 or 604 853 1528 | Fax 604 853 8128
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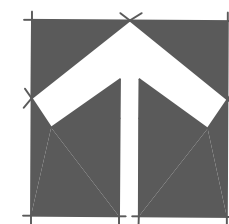
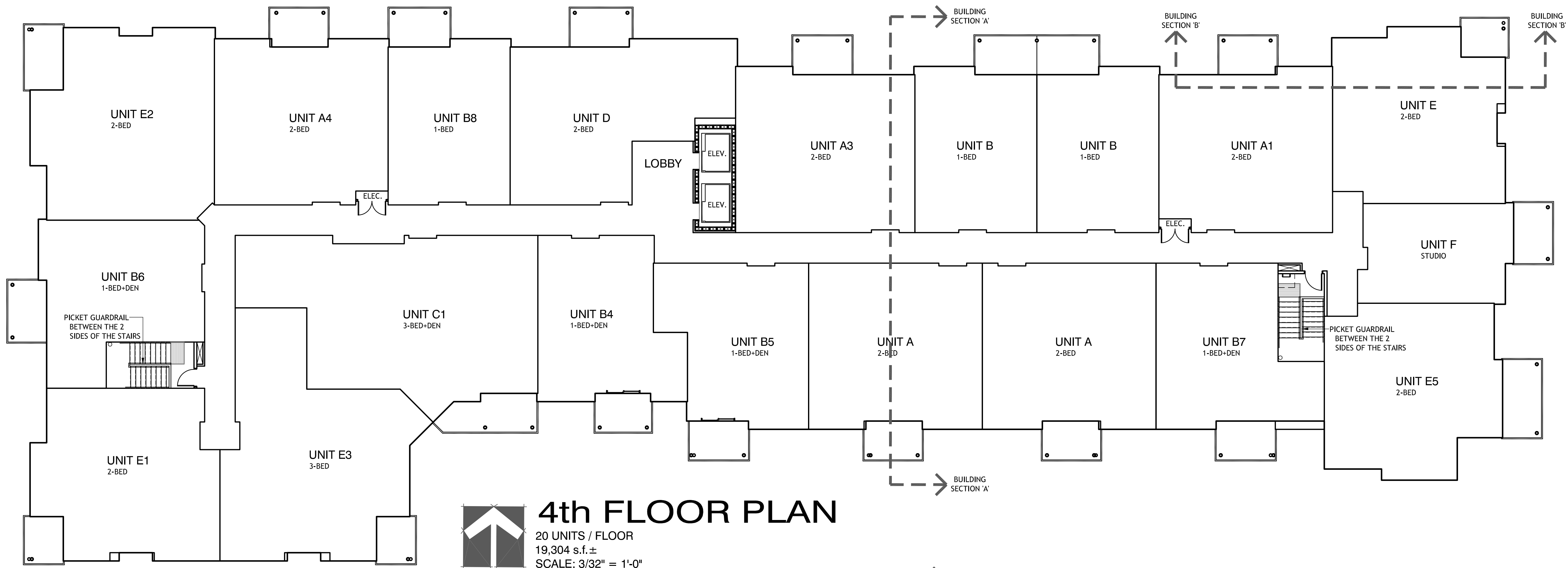
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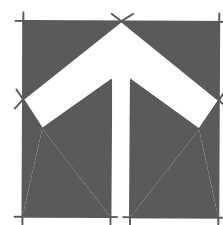
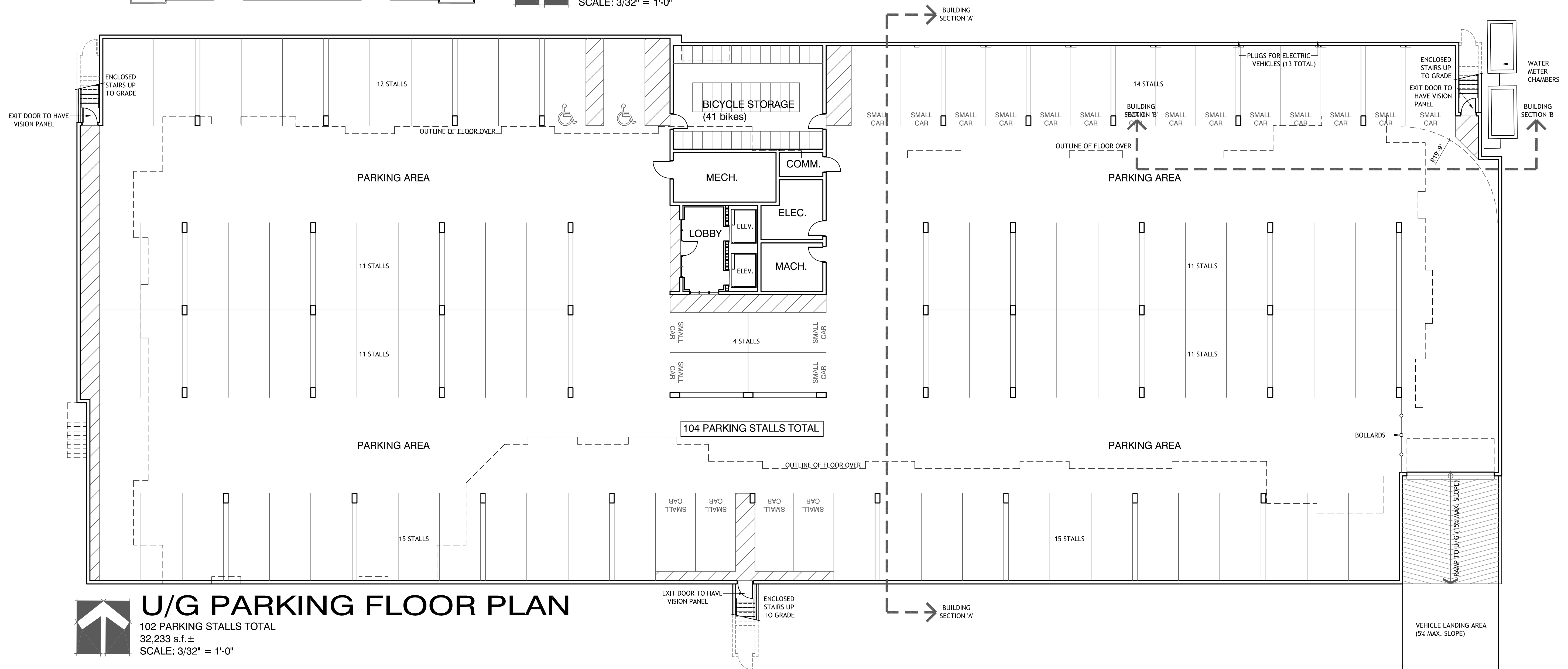
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"THE LC" RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
2nd FLOOR PLAN 3rd FLOOR PLAN	

Job No.:	10-114	DRAWING NO.
Scale:	A5 NOTED	SK2
Start Date:	MAR./10	
Drawn:	LS	



4th FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f. ±
SCALE: 3/32" = 1'-0"



U/G PARKING FLOOR PLAN

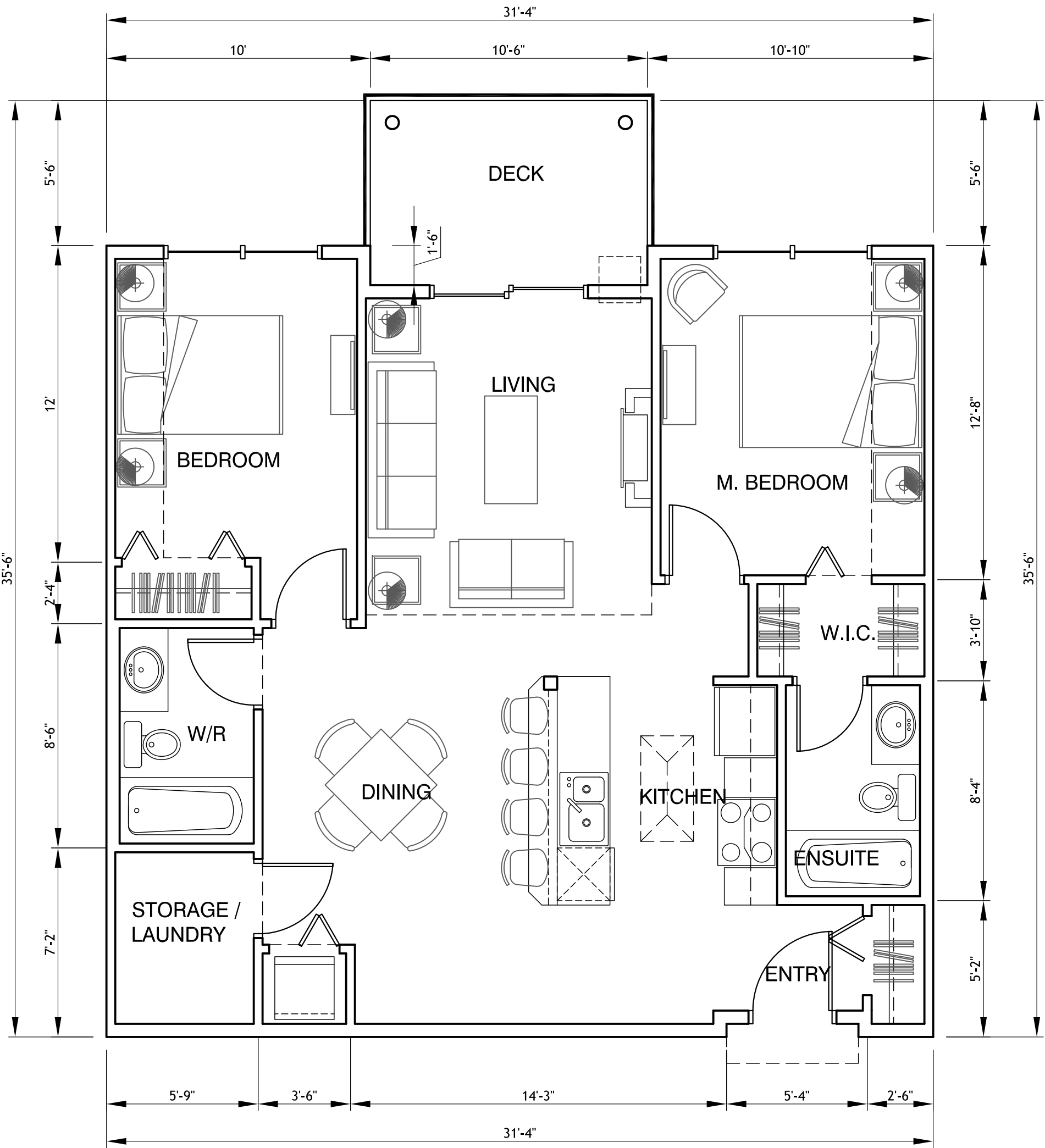
102 PARKING STALLS TOTAL
32,233 s.f. ±
SCALE: 3/32" = 1'-0"

KEYSTONE ARCHITECTURE & PLANNING LTD.
 110 - 2881 Garden Street, Abbotsford, BC V2T 4X1
 Phone 604 850 0577 or 604 853 1528 | Fax 604 853 8128
 Email mail@keystonearch.ca | Web keystonearch.ca

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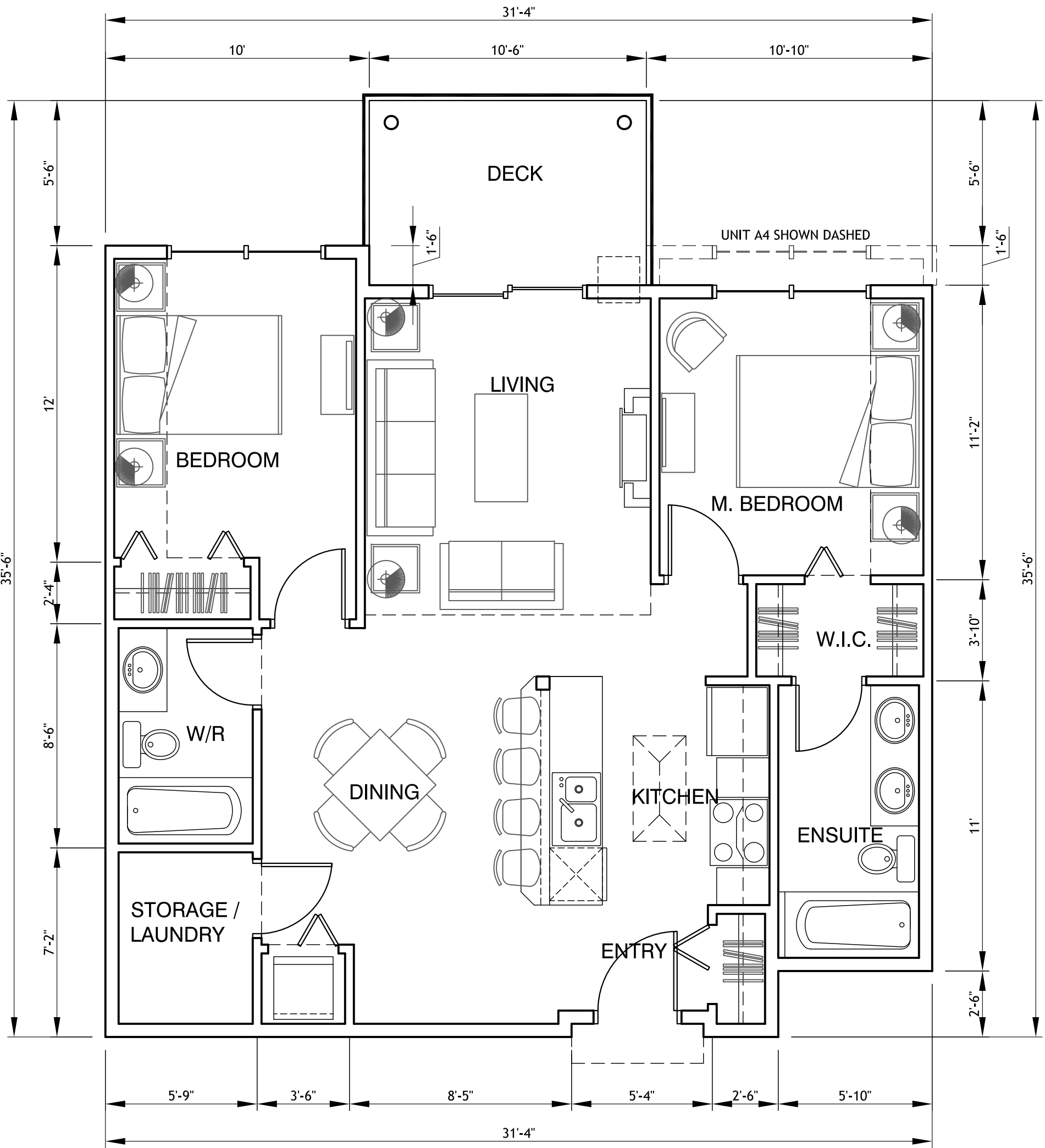
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53A AVENUE, LANGLEY, BC	
SHEET TITLE	
U/G PARKING FLOOR PLAN	
Job No.: 10-114	DRAWING NO.
Scale: AS NOTED	SK3
Start Date: MAR./10	
Drawn: LS	



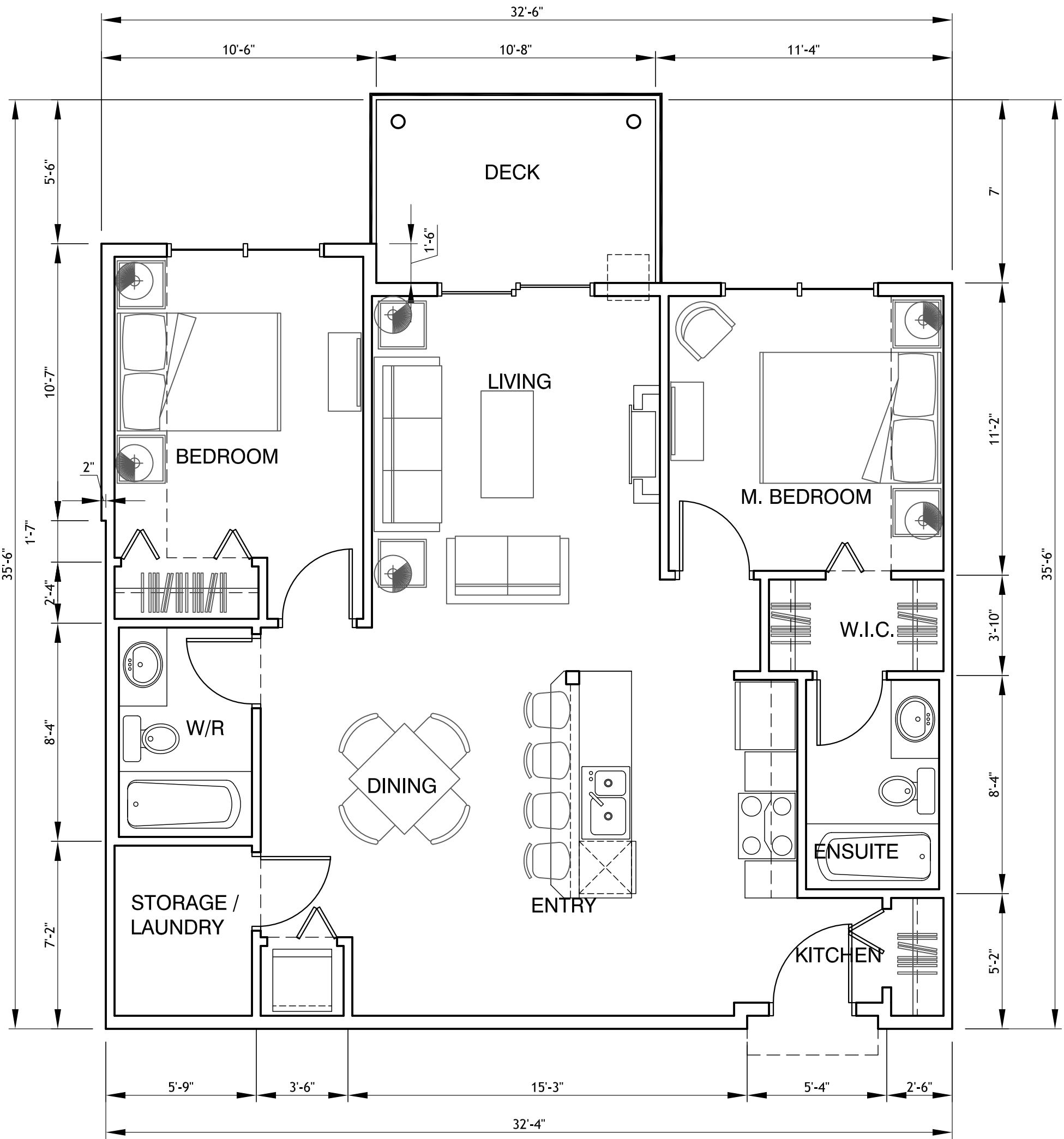
UNIT A

2-bedroom
922 s.f.±
No. of this type of unit: 8



UNIT A1 (A4 similar)

2-bedroom
891 s.f.± (A1); 908 s.f.± (A4)
No. of this type of unit:
- A1: 4
- A4: 4



UNIT A2 (A3 similar)

2-bedroom
935 s.f.±
No. of this type of unit:
- A2: 1
- A3: 3



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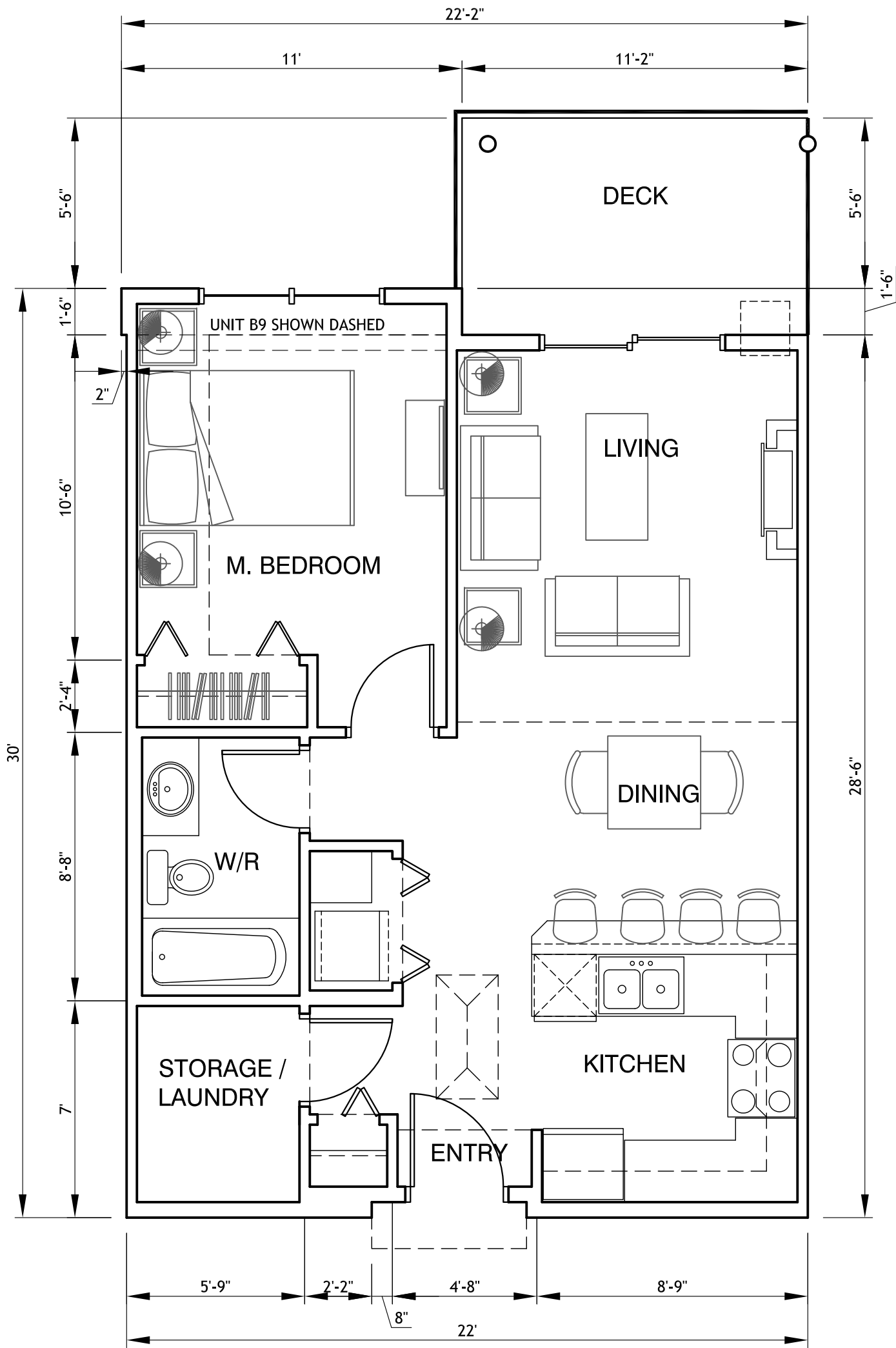
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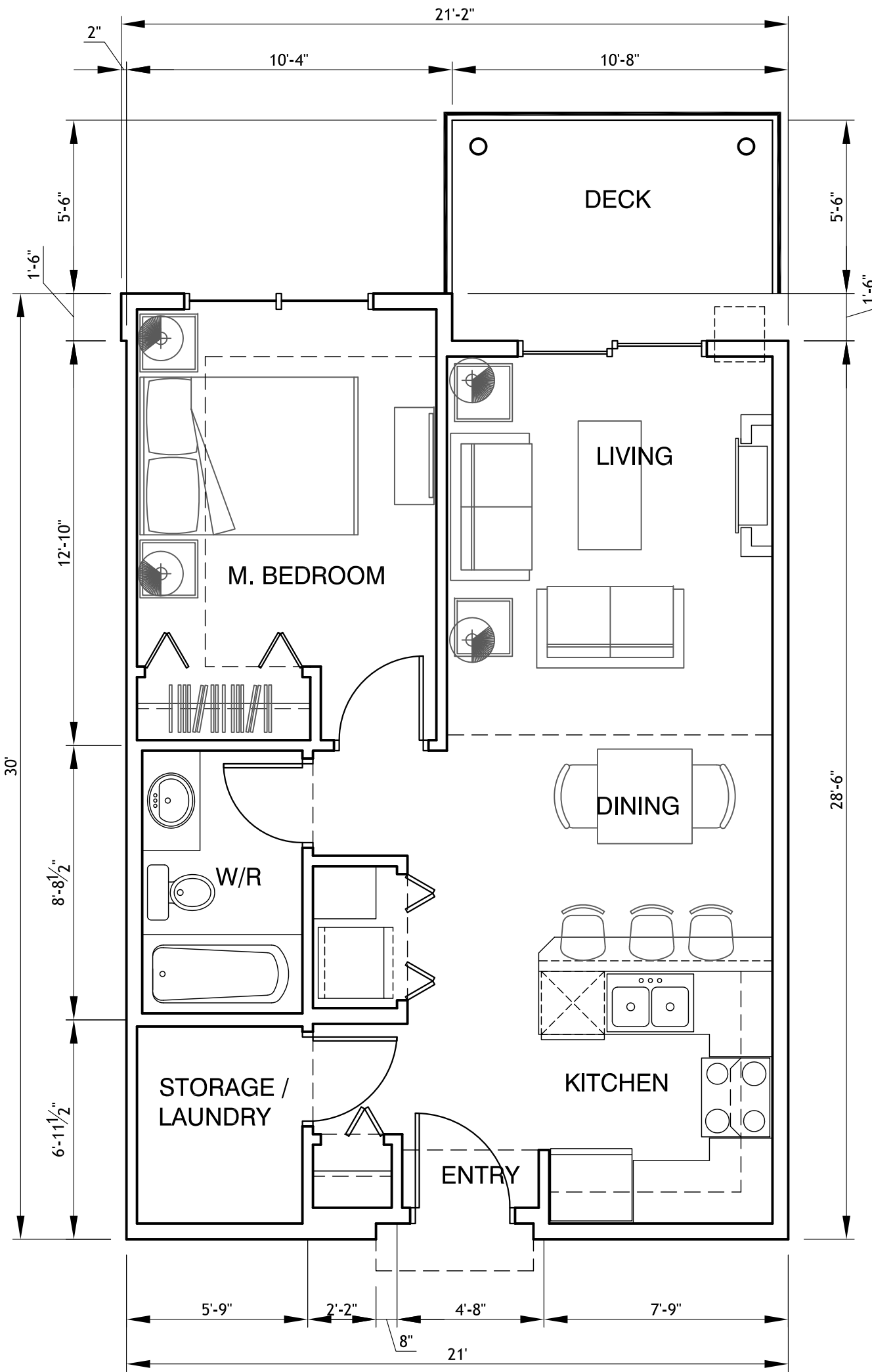
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SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
ENLARGED UNIT PLANS	

Job No.:	10-114	DRAWING NO.
Scale:	1/4"=1'-0"	SK4
Start Date:	MAR./10	
Drawn:	LS	



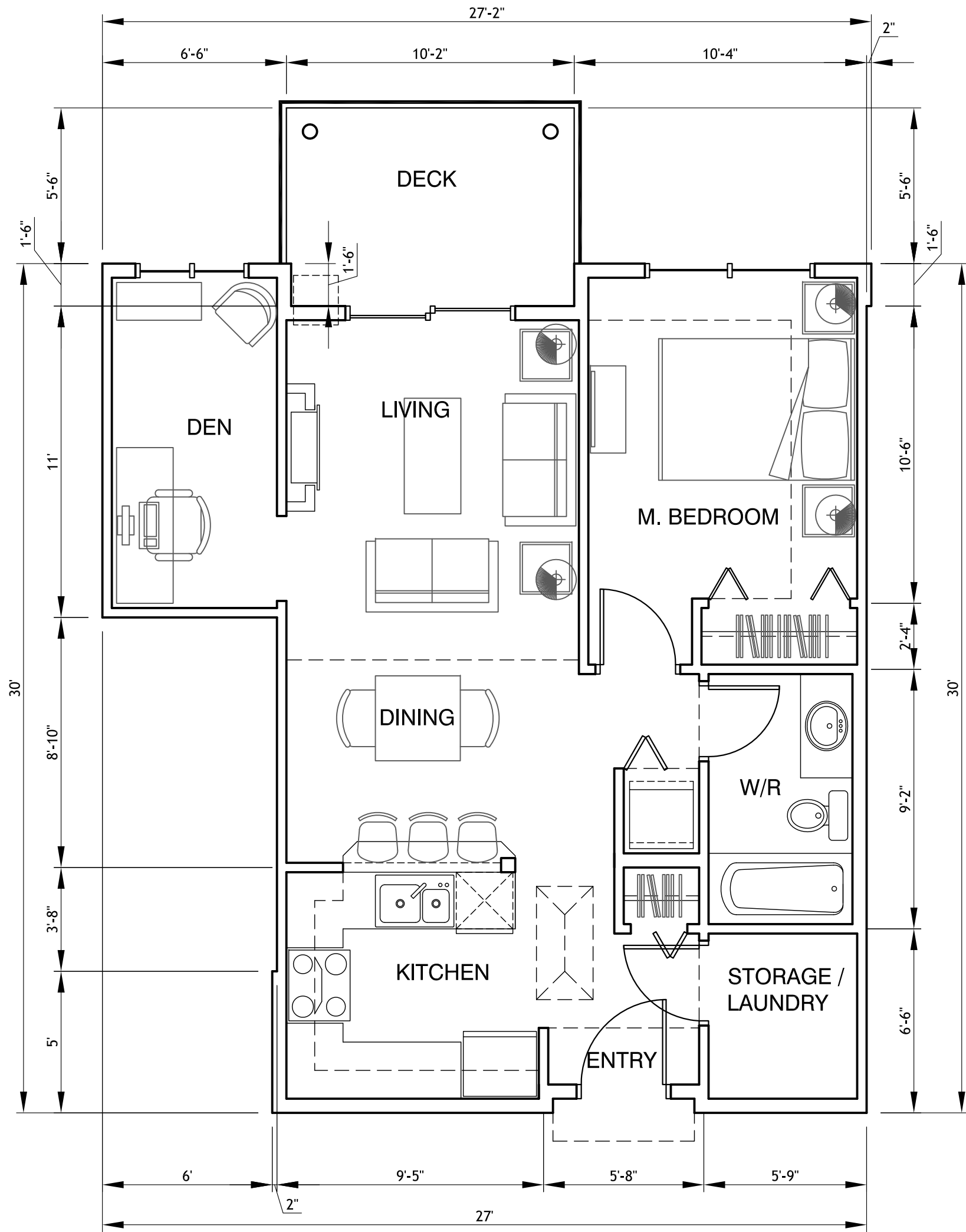
UNIT B (B1, B3, B8, B9 similar)

1-bedroom
641 s.f.± (B, B1, B3, B8); 625 s.f.± (B9)
No. of this type of unit:
- B: 4
- B1: 3
- B3: 2
- B8: 4
- B9: 1



UNIT B2

1-bedroom
612 s.f.±
No. of this type of unit: 1



UNIT B4

1-bedroom + den
686 s.f.±
No. of this type of unit: 3



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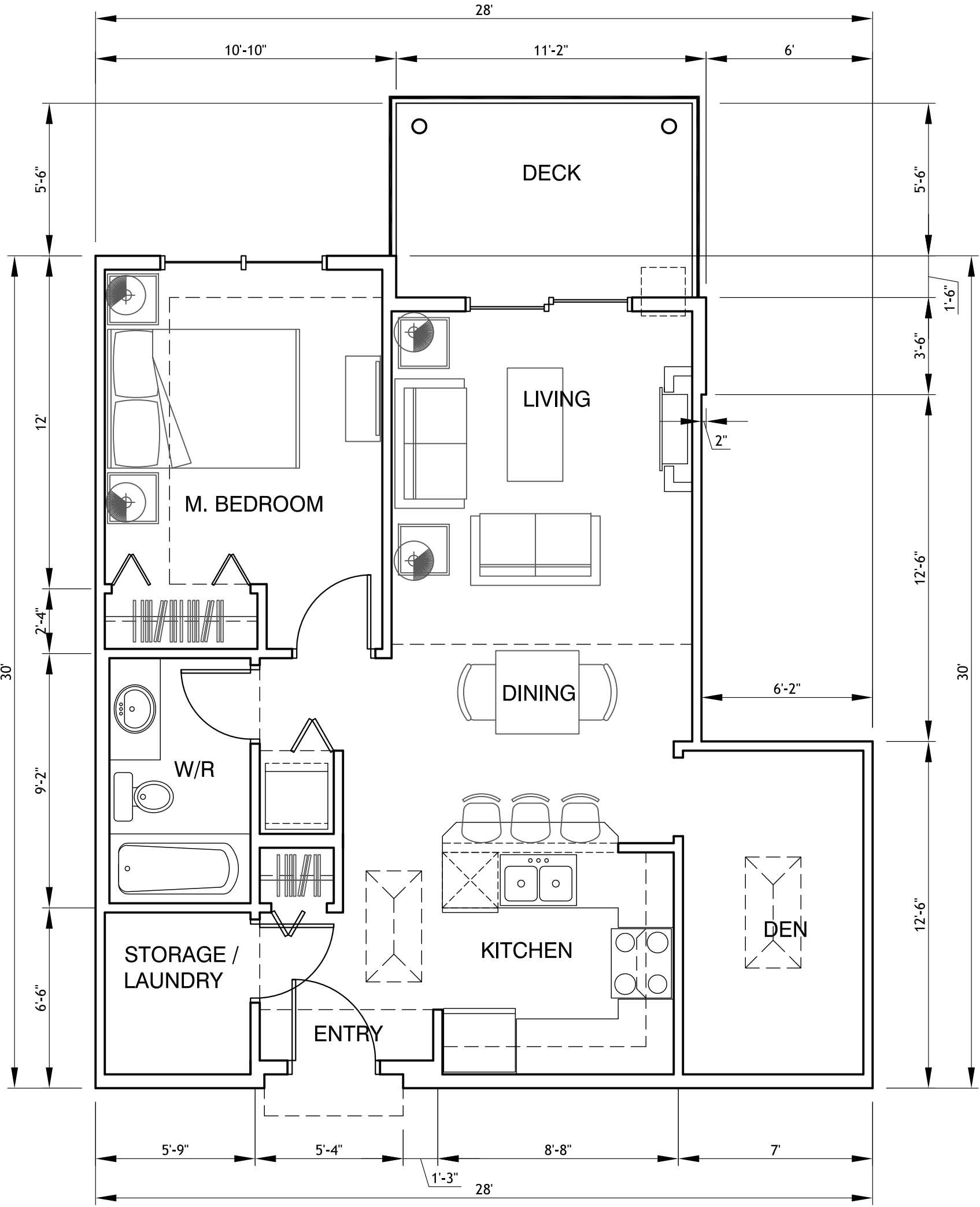
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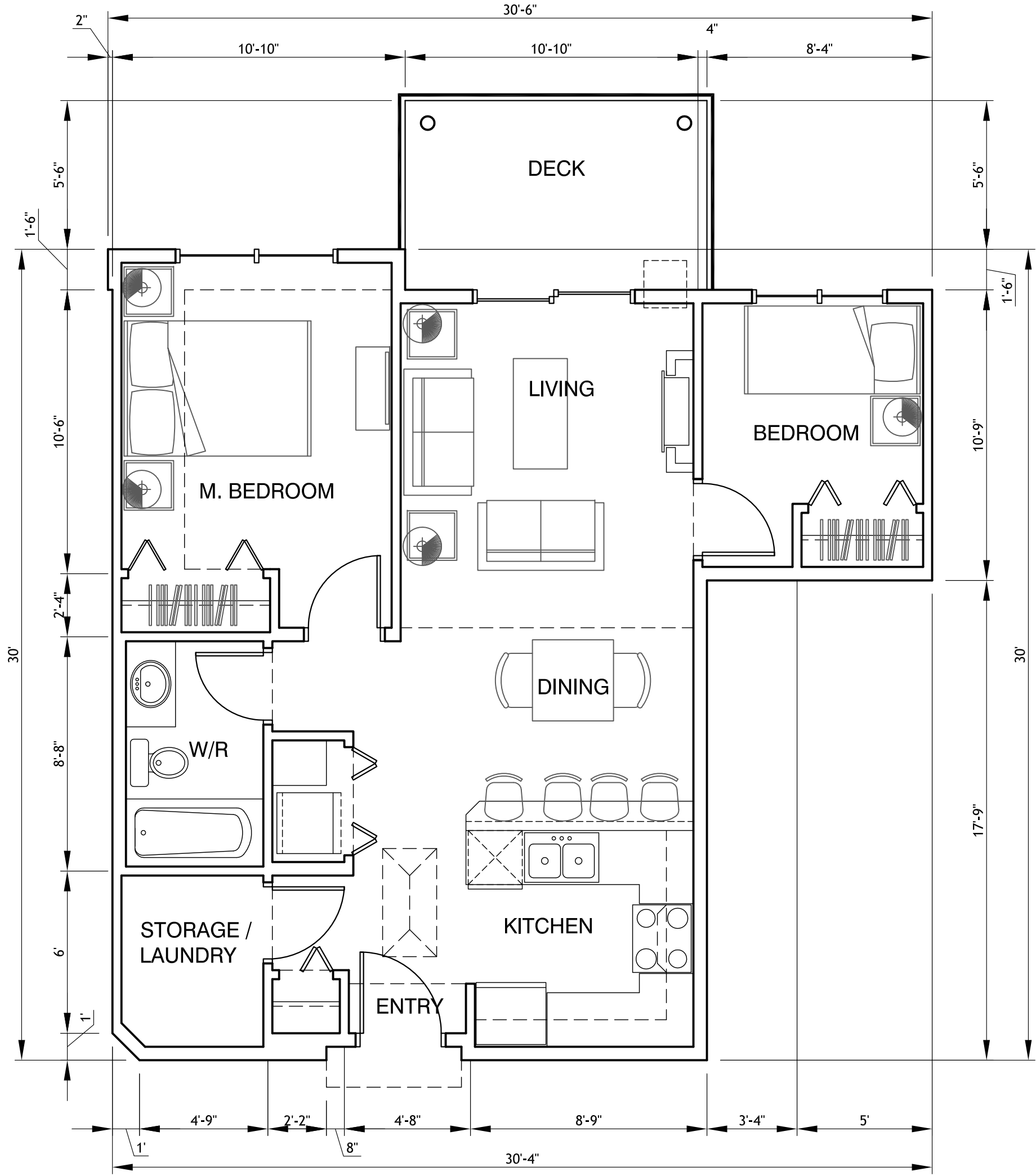
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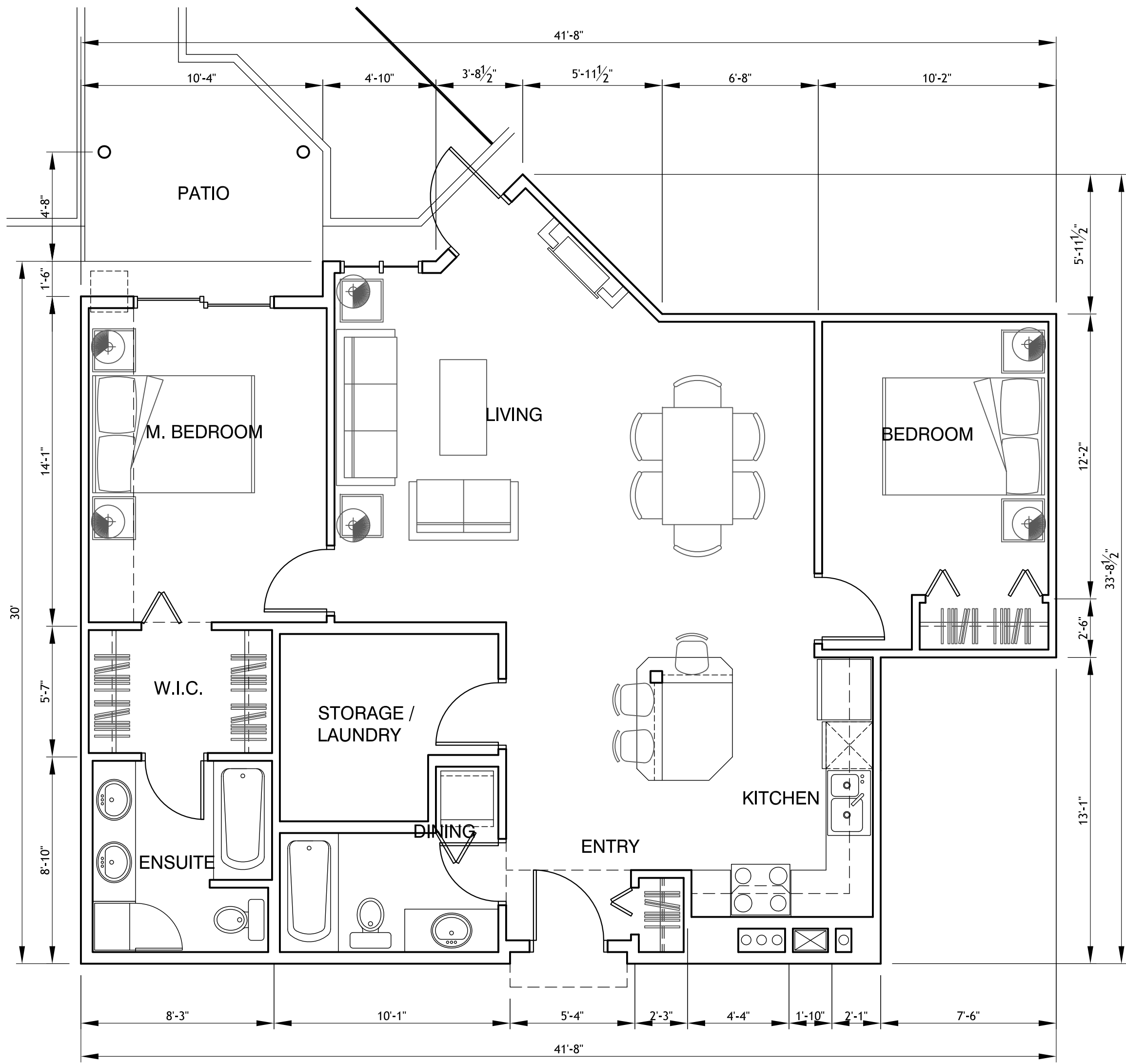
PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
ENLARGED UNIT PLANS	
Job No.:	10-114
Scale:	1/4"=1'-0"
Start Date:	MAR./10
Drawn:	LS
DRAWING NO.	SK5



UNIT B5
1-bedroom + den
714 s.f.±
No. of this type of unit: 3



UNIT B6 (B7 similar)
1-bedroom + den
730 s.f.±
No. of this type of unit:
- B6: 2
- B7: 2



UNIT C
2-bedroom
1107 s.f.±
No. of this type of unit: 1



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ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1.	REVISIONS	16-07-27
2.	ISSUED FOR DP	16-08-02

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PROJECT

**SOLARIS
RESIDENCES**

53A AVENUE,
LANGLEY, BC

SHEET TITLE

ENLARGED UNIT PLANS

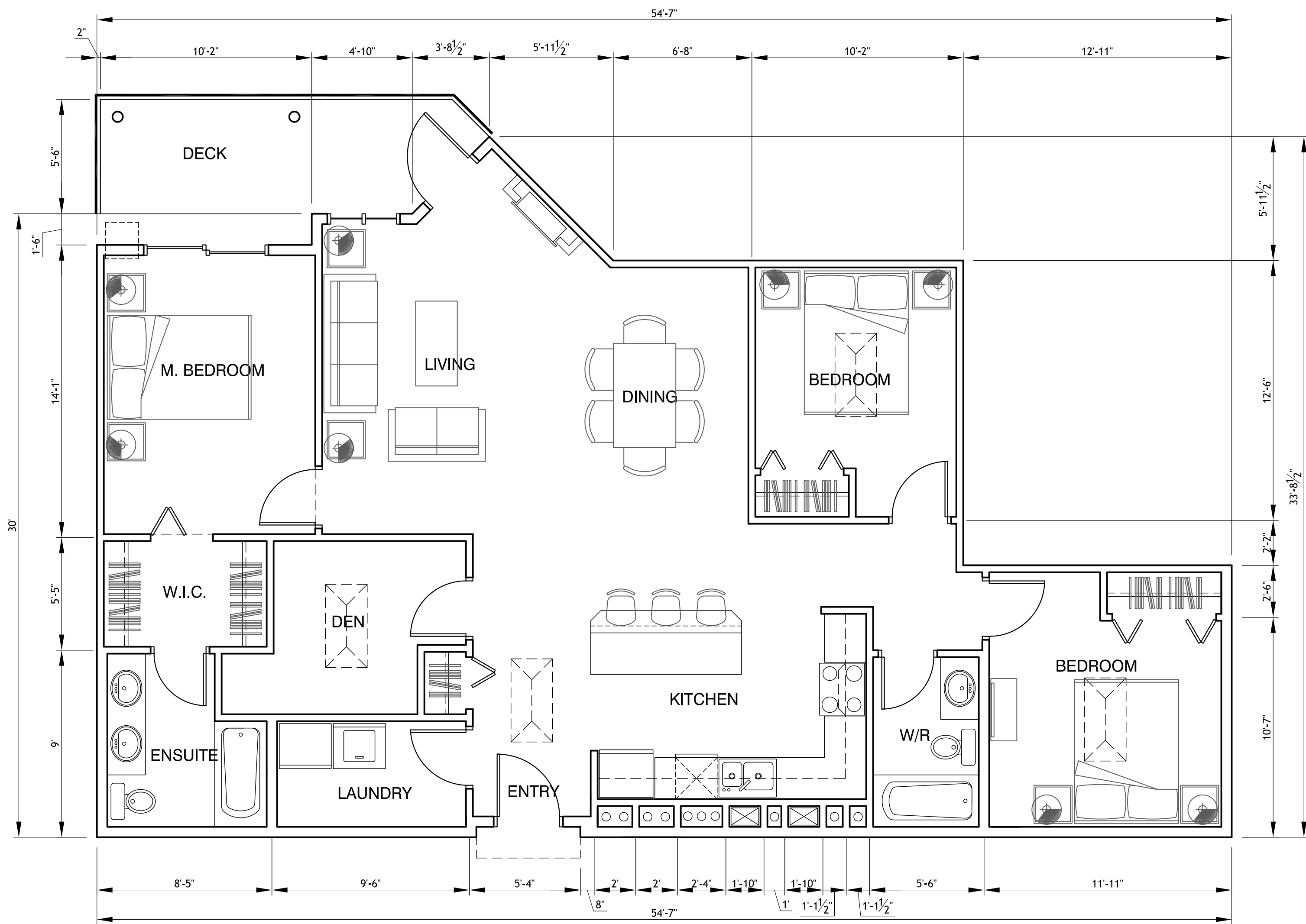
Job No.: 10-114

Scale: 1/4"=1'-0"

Start Date: MAR./10

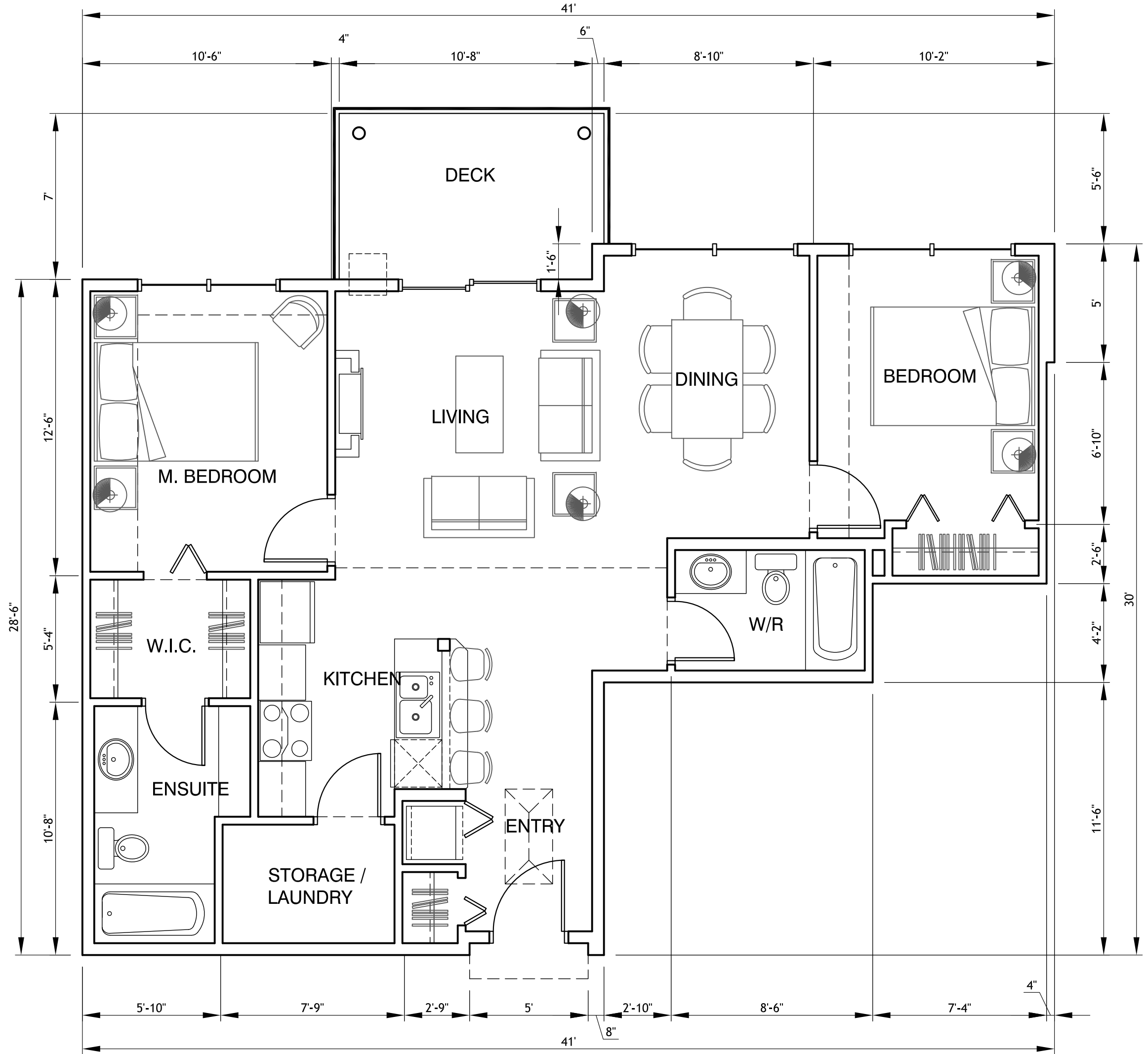
DRAWING NO.

SK6



UNIT C1

3-bedroom + den
1374 s.f. ±
No. of this type of unit: 1



UNIT D

2-bedroom
942 s.f. ±
No. of this type of unit: 3



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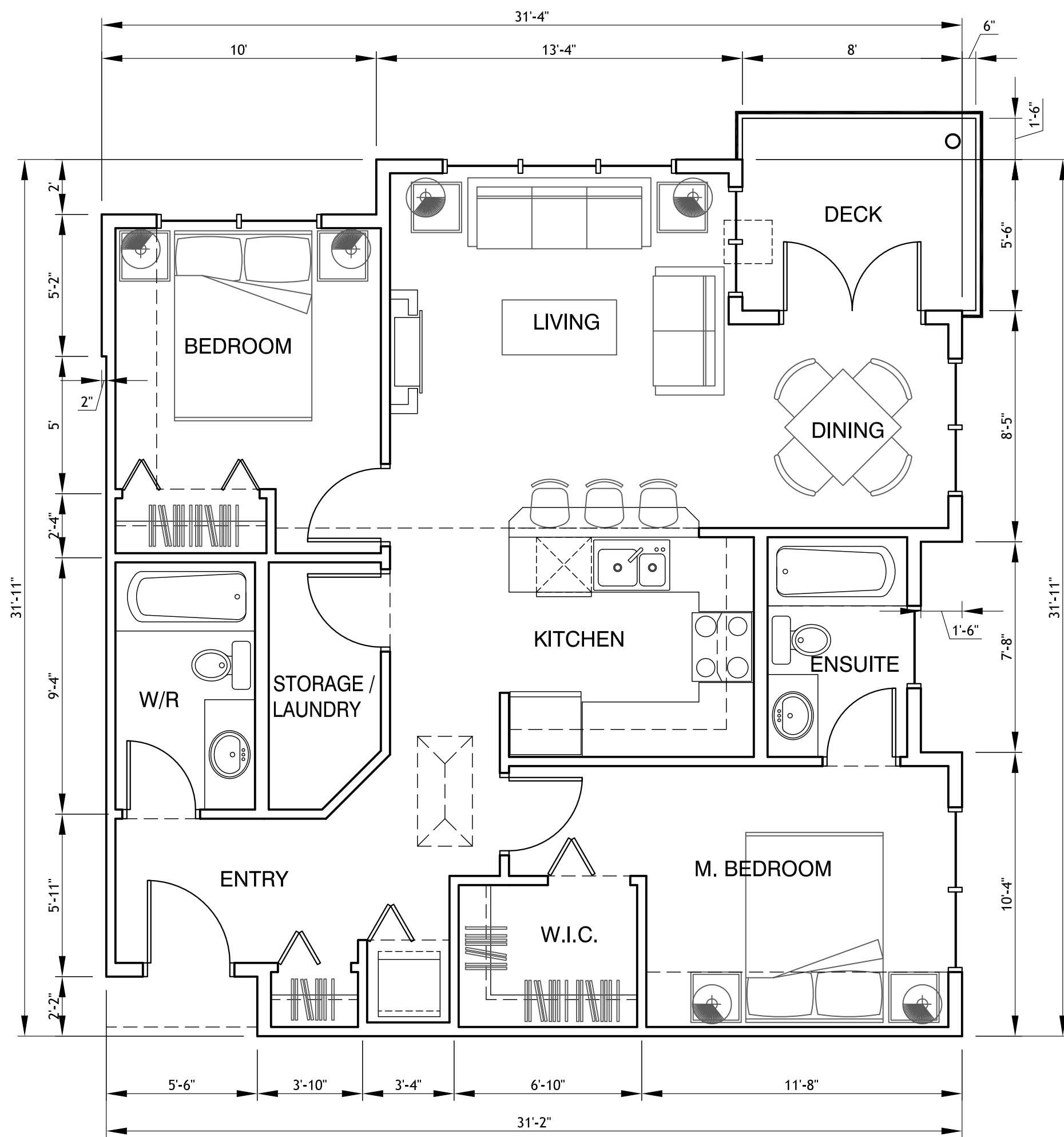
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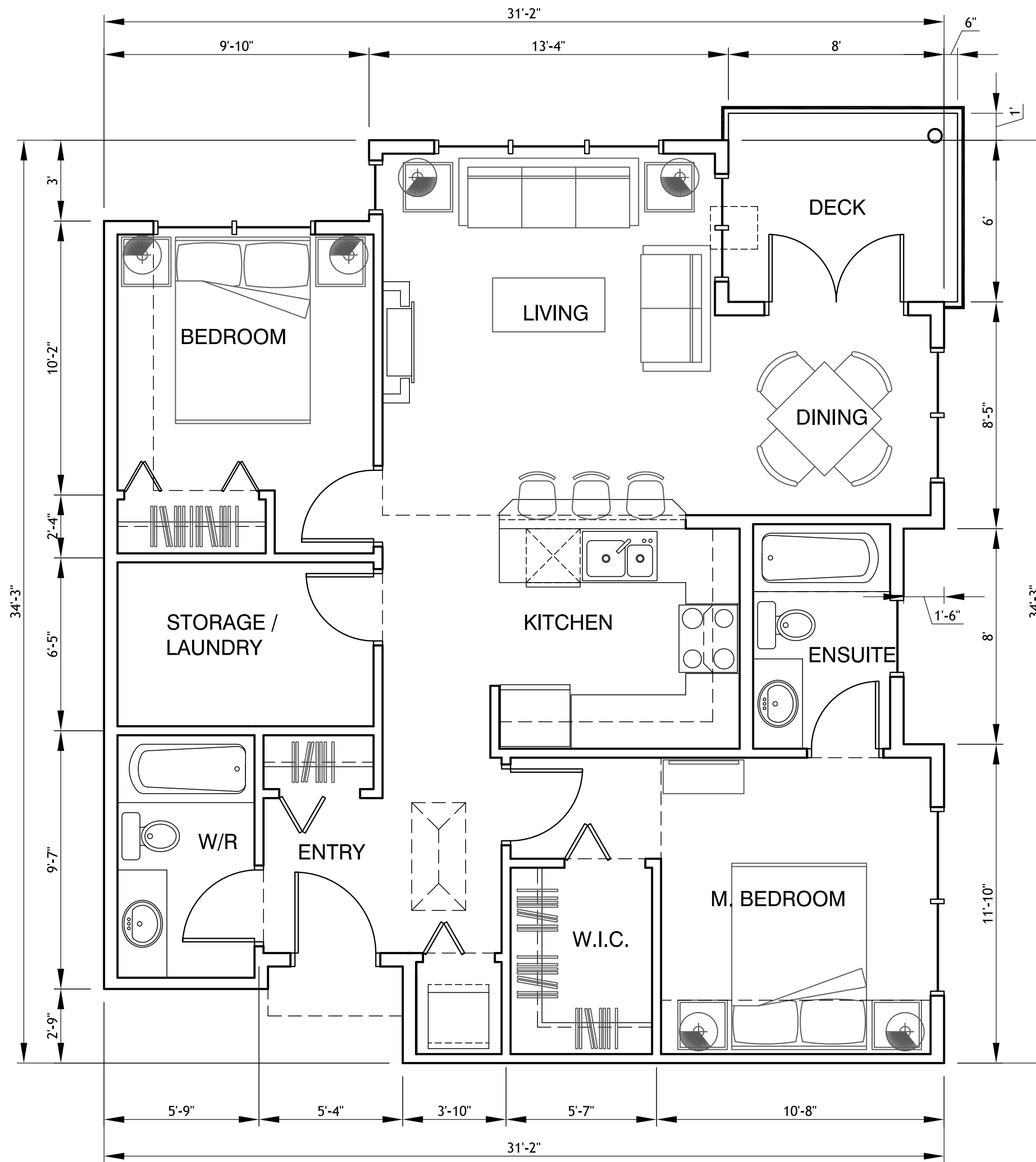
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PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
ENLARGED UNIT PLANS	
Job No.:	10-114
Scale:	1/4"=1'-0"
Start Date:	MAR./10
Drawn:	LS
DRAWING NO.	SK7



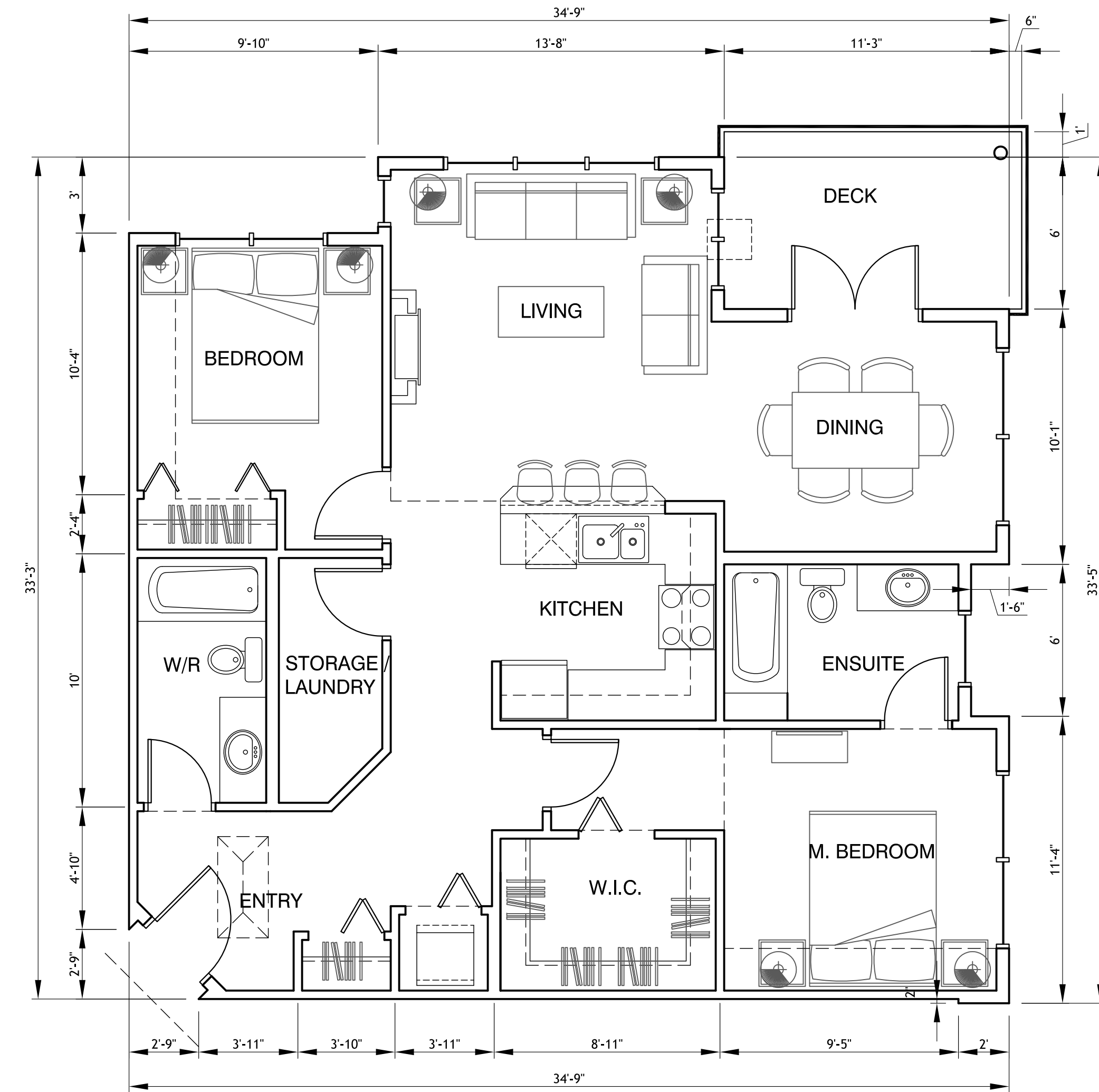
UNIT E

2-bedroom
912 s.f. ±
No. of this type of unit: 4



UNIT E1

2-bedroom
946 s.f. ±
No. of this type of unit: 4



UNIT E2

2-bedroom
1044 s.f. ±
No. of this type of unit: 4

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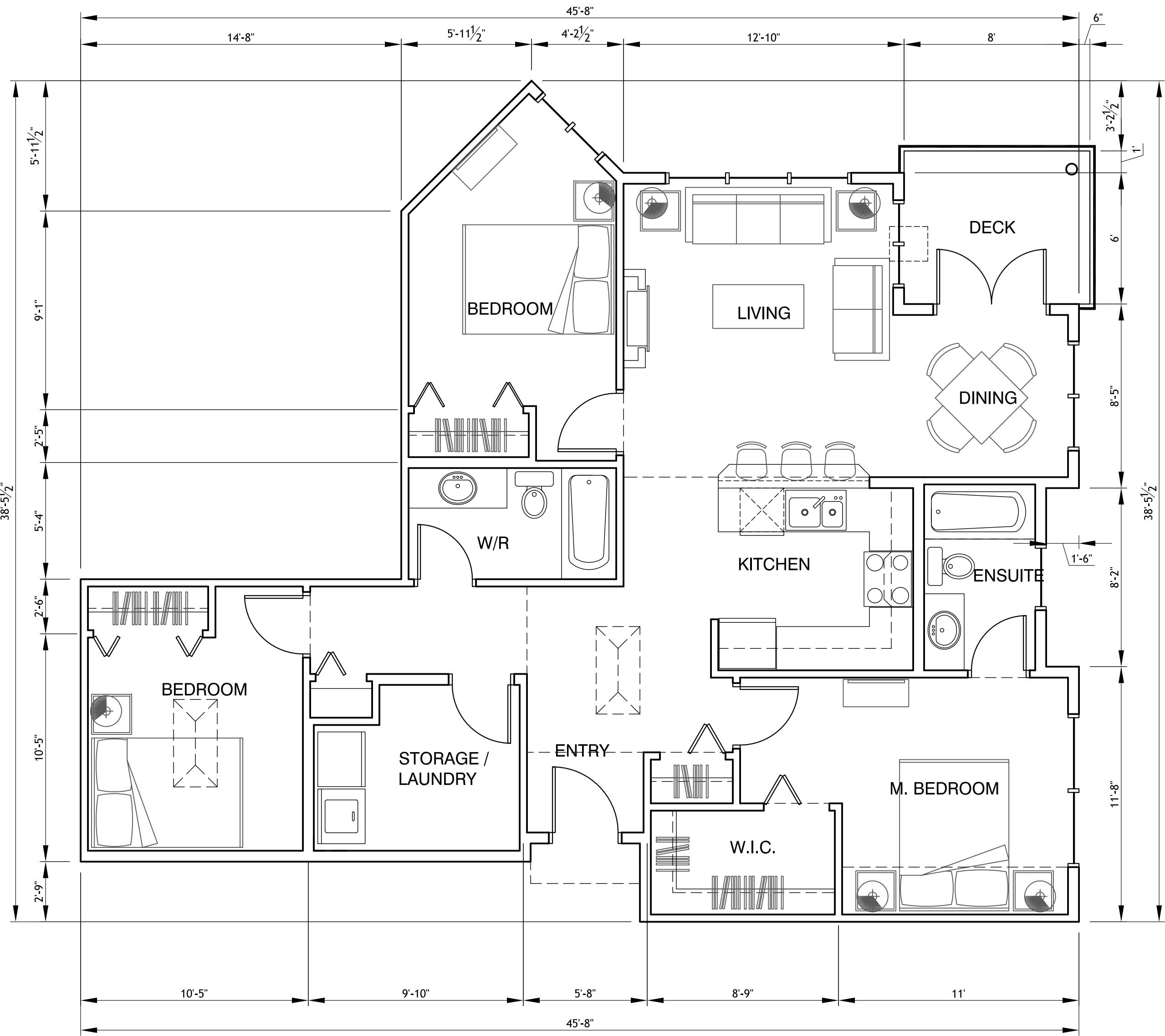
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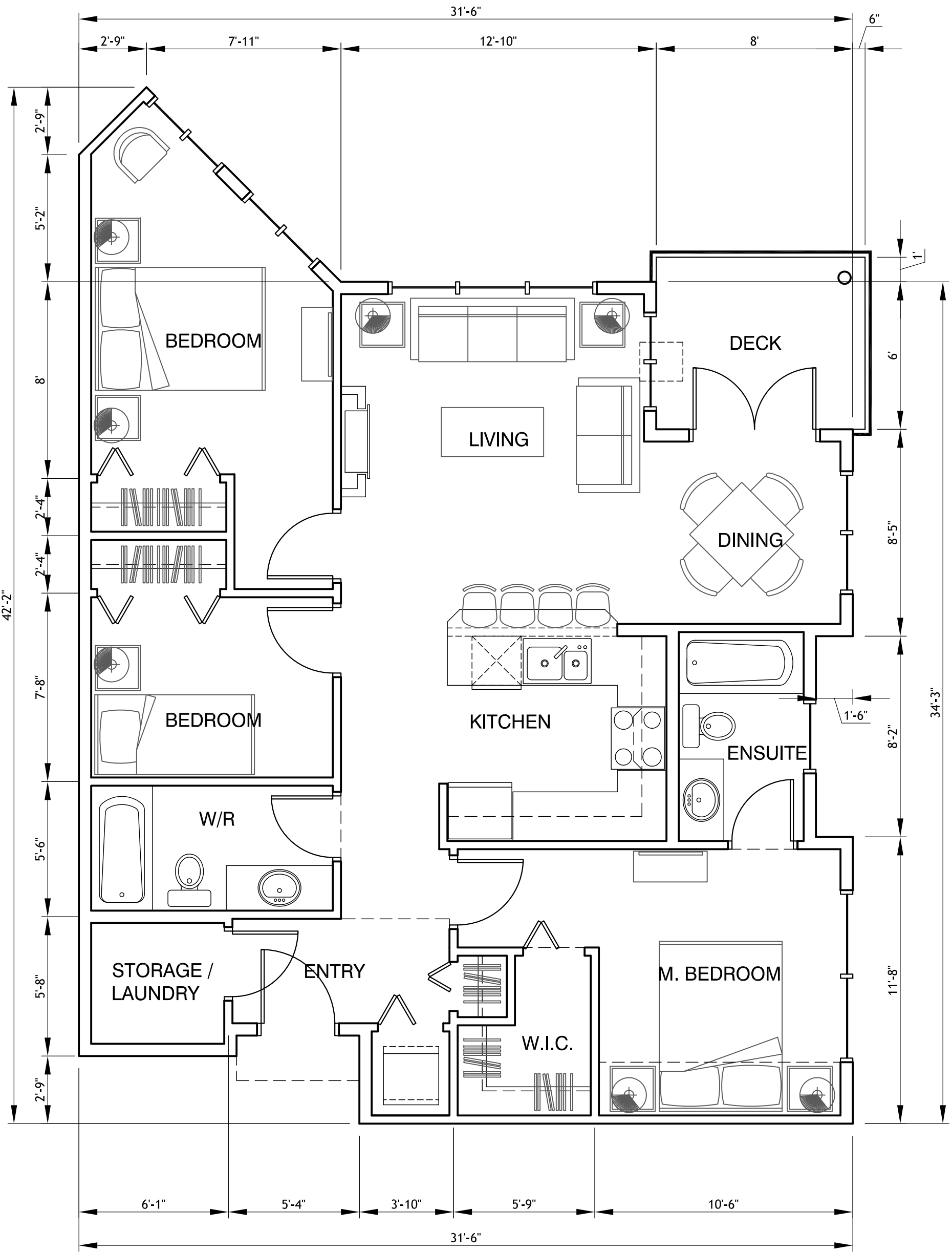
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PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
ENLARGED UNIT PLANS	
Job No.: 10-114	DRAWING NO.
Scale: 1/4"=1'-0"	SK8
Start Date: MAR./10	
Drawn: LS	



UNIT E3

3-bedroom
1176 s.f.±
No. of this type of unit: 2



UNIT E4

2-bedroom + den
1023 s.f.±
No. of this type of unit: 2



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PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
ENLARGED UNIT PLANS	

Job No.:	10-114	DRAWING NO.
Scale:	1/4"=1'-0"	SK9
Start Date:	MAR./10	
Drawn:	LS	

UNIT E5

2-bedroom
914 s.f.±
No. of this type of unit: 4

UNIT F

studio
482 s.f.±
No. of this type of unit: 4

UNIT F1

studio
522 s.f.±
No. of this type of unit: 2



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PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
ENLARGED UNIT PLANS	
Job No.: 10-114	DRAWING NO.
Scale: 1/4"=1'-0"	SK10
Start Date: MAR/10	
Drawn: LS	



- LEGEND - EXTERIOR ELEVATIONS**
- 1 STONE - COUNTRY LEDGESTONE CULTURED STONE
COLOR: BLACK RUNDLE CSV-391272
 - 2 HORIZONTAL FIBER CEMENT SIDING - HARDIPLANK LAP SIDING
COLOR: BENJAMIN MOORE R-9988 WILLOW
 - 3 FIBER CEMENT PANELS - HARDIE REVEAL PANEL SYSTEM
COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
 - 3b FIBER CEMENT PANELS - HARDIE REVEAL PANEL SYSTEM
COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
 - 4 POURED-IN-PLACE CONCRETE W/ REVEALS
COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
 - 5 STEEL AND GLASS RAILING - KAYCAN
COLOR: BLACK
 - 6a FASCIA - HARDIE PANEL
COLOR: BENJAMIN MOORE R-9988 WILLOW
 - 6b FASCIA - HARDIE PANEL
COLOR: BENJAMIN MOORE CC-546 METROPOLIS
 - 7 WOOD TRIM
COLOR: BENJAMIN MOORE HC-172 REVERE PEWTER
 - 8 STEEL COLUMNS - KAYCAN
COLOR: CHARCOAL
 - 9 METAL ROOFING - KAYCAN
COLOR: CHARCOAL
 - 10 VINYL SOFFITS - KAYCAN
COLOR: SANDALWOOD
 - 11 METAL FLASHING
COLOR: TO MATCH ADJACENT FINISH
 - 12 RESIDENTIAL VINYL FLANGE WINDOW
COLOR: WHITE
 - 13 ALUMINUM GUARDRAIL
COLOR: BLACK
 - 14 EAVES
COLOR: GREY

NORTH ELEVATION (FACING 53A AVENUE)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (FACING SOUTH LANE)
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



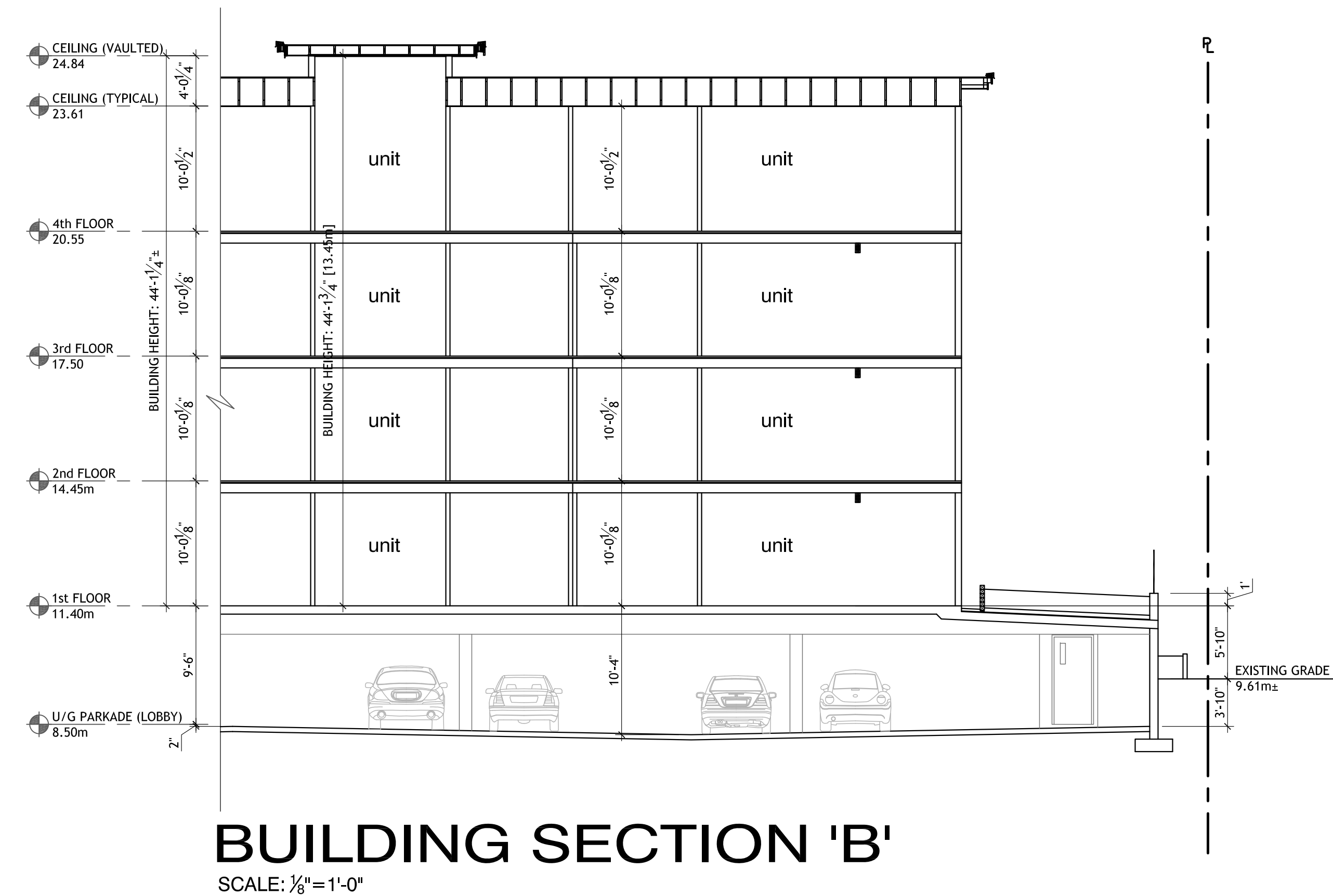
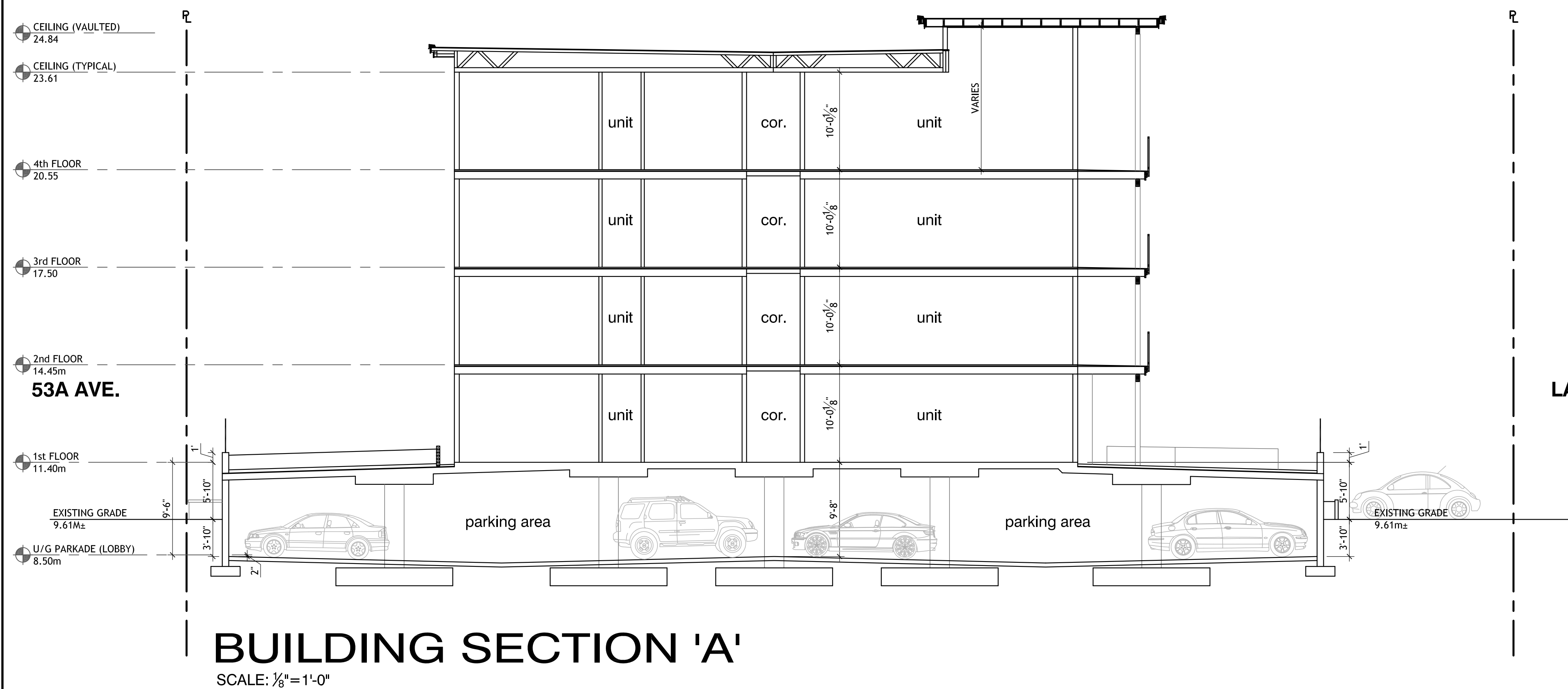
WEST ELEVATION (FACING WEST LANE)
SCALE: 3/32" = 1'-0"

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PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
EXTERIOR ELEVATIONS	
Job No.: 10-114	DRAWING NO.
Scale: A5 NOTED	SK11
Start Date: MAR/10	
Drawn: LS	

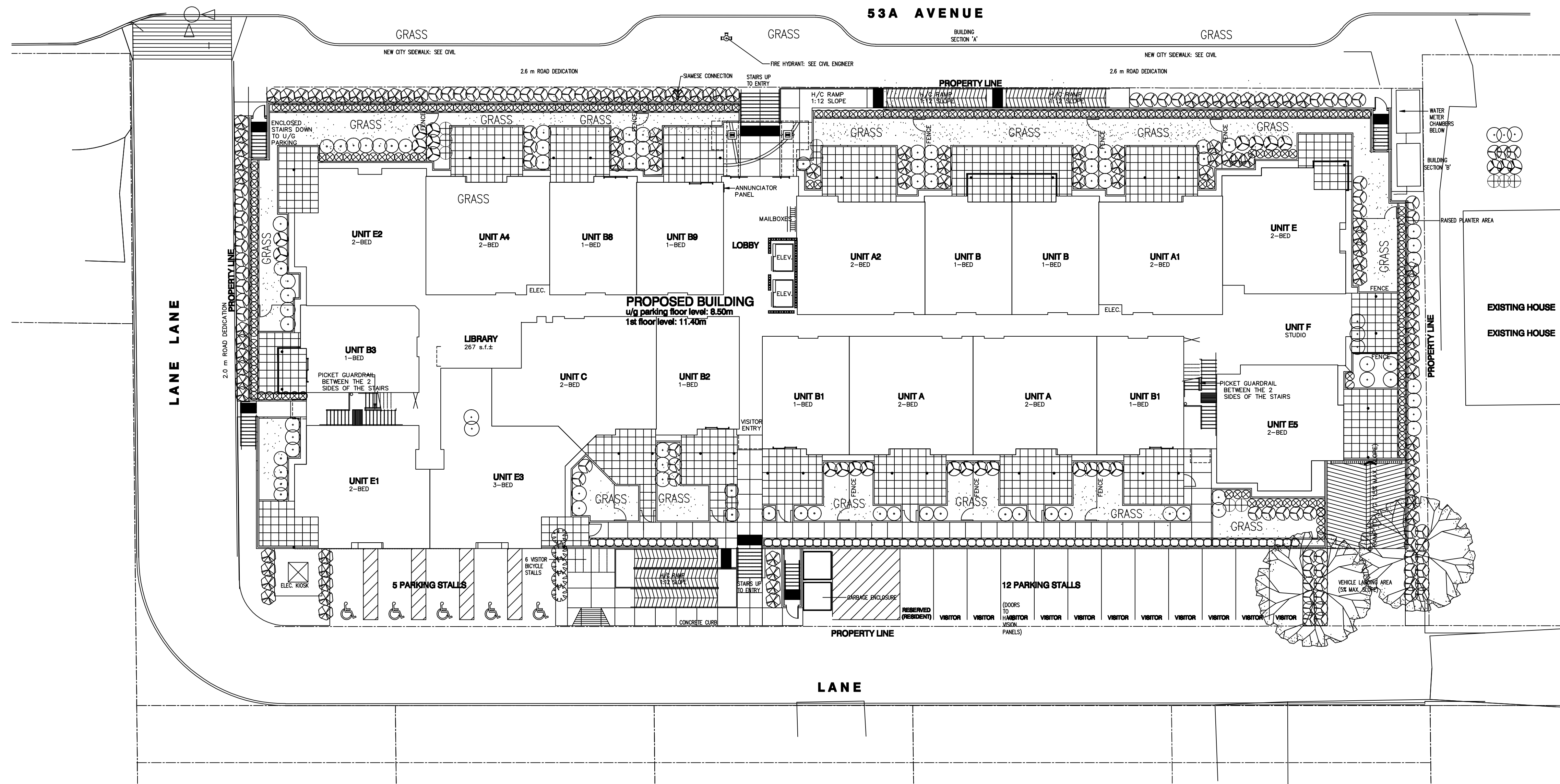


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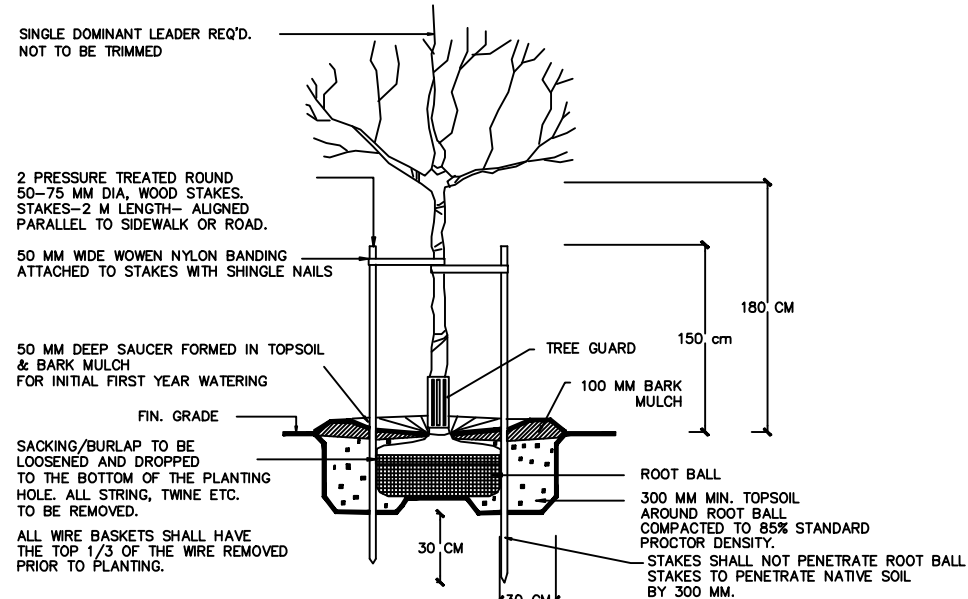
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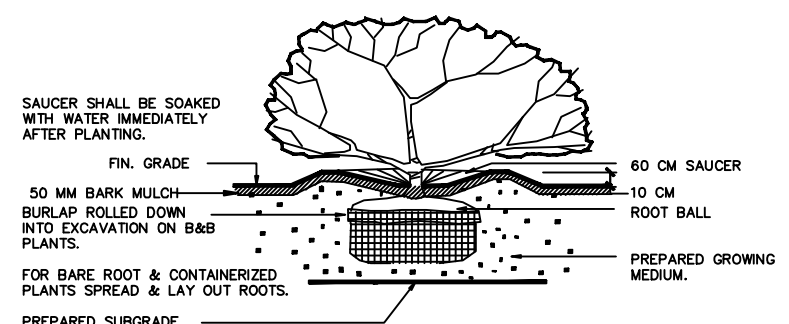
PROJECT	
SOLARIS RESIDENCES	
53A AVENUE, LANGLEY, BC	
SHEET TITLE	
BUILDING SECTIONS	
Job No.: 10-114	DRAWING NO.
Scale: A5 NOTED	SK12
Start Date: MAR./10	
Drawn: LS	



PLANT LIST							
KEY	BOTANICAL NAME	COMMON NAME	QTY.	MATURE HEIGHT	SIZE	SPACING	REMARKS
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2	15.00m	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'GUMPO PINK'	PINK AZALEA	28	0.60m	#2 POT	85 CM. O.C.	
	AZALEA JAPONICA 'GUMPO WHITE'	WHITE AZALEA	8	0.60m	#2 POT	85 CM. O.C.	
	BERBERIS BUXIFOLIA NANA	DWARF BOX-LEAFED BARBERRY	57	0.50m	#3 POT	90 CM. O.C.	
	RHODODENDRON FINNISH 'ELVIIRA'	FINNISH RHODODENDRON	48	0.60m	#3 POT	90 CM. O.C.	
	ROSA MEILAND 'WHITE'	WHITE MEILAND ROSE	76	0.50m	#3 POT	90 CM. O.C.	
	ROSA EXPLORER 'CHARLES ALBANEL'	EXPLORER ROSE	88	0.50m	#3 POT	90 CM. O.C.	
	PYRACANTHA x MOHAVE	FIRETHORN	223	2.00m	#3 POT	60 CM. O.C.	
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	95		#1 POT		



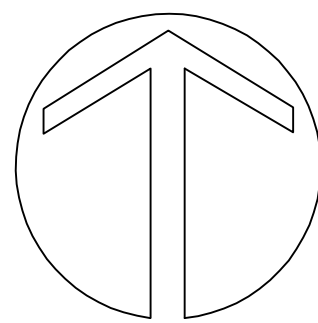
TREE PLANTING DETAIL
SECTION
N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION
N.T.S.

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. ALL SOURCES OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST.
- Min. growing medium depths over prepared subgrade shall be :
Lawn areas 150 mm
Ord. cover areas 230 mm
Shrub areas 450 mm
Tree pits 300 mm around root ball.
- Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
- On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood, wood, woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 50 mm and foreign objects. All planting beds shall receive min. 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect.
- The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
- The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.



SEP/16	REVISED SITE PLAN	2
SEP/10	STREET TREES	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONGUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

G.A. CONSTRUCTION LTD.
c/o KEYSTONE ARCHITECTURE & PLANNING LTD.
110 - 2881 GARDEN STREET
ABBOTSFORD, B.C.
V2T 4X1

PHONE (604) 850-0577

TITLE

PLAN VIEW

LANDSCAPE PLAN
SOLARIS RESIDENCES
CONDOMINIUM DEV.

20180,20190,20200,20210,2020-24 53A AVENUE
LANGLEY, B.C.

SCALE	1:200	DATE	AUG/10
DRAFT	CHK'D		
ENG.	CHK'D		
APPR'D	AS BUILT		

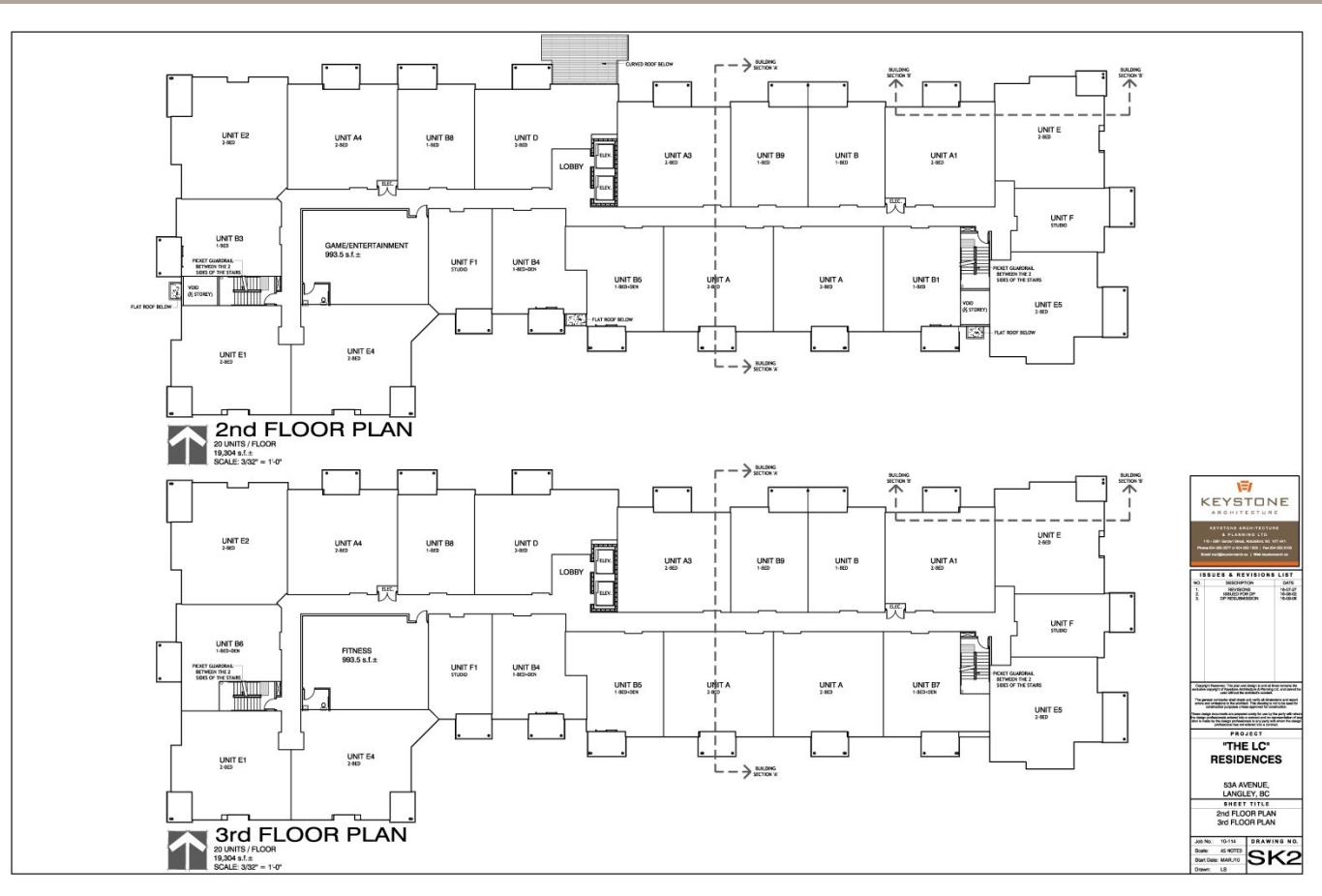
PRINTED	JOB No.
	DRAWING No.
	L-1

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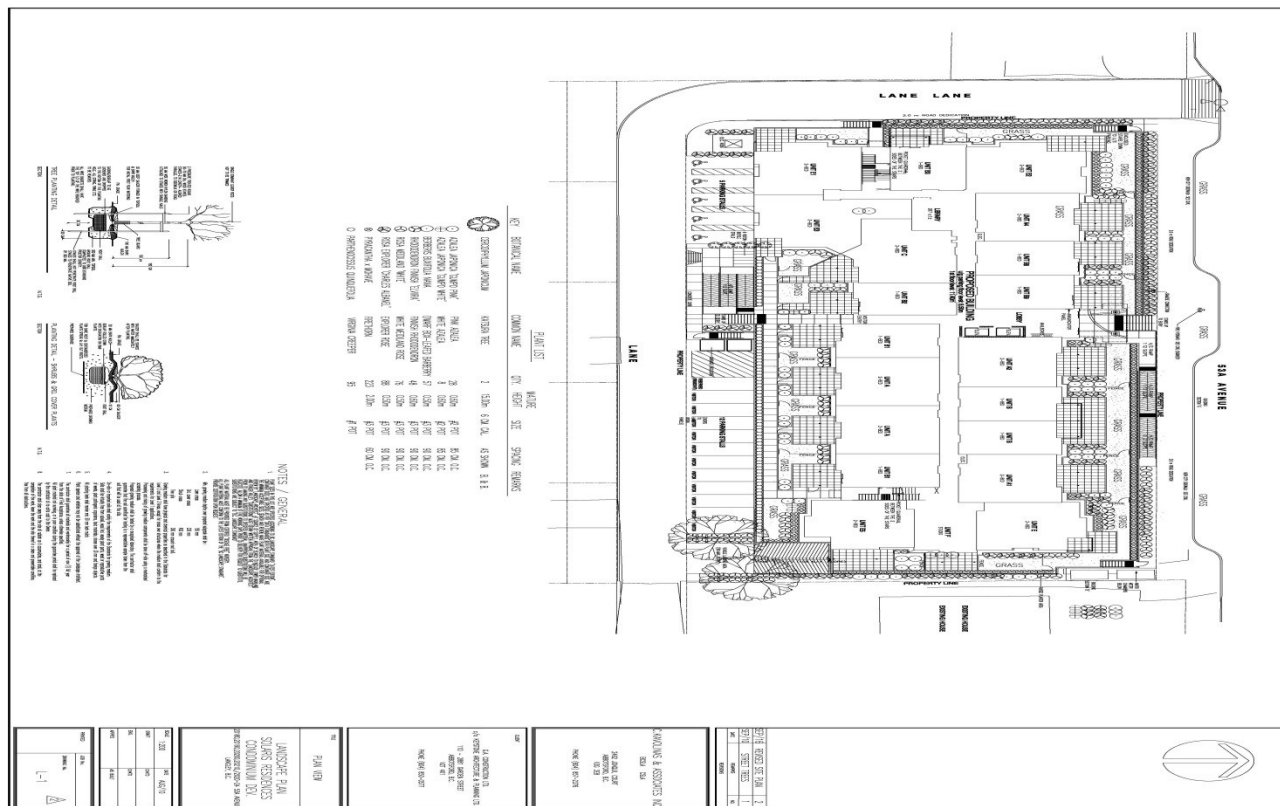
Solaris – Second & Third Floor Plans







Solaris – Landscape Plan





Crime Prevention Through Environmental Design **(CPTED) Principles**

- **Natural Surveillance:**

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking is for tenants only; visitor parking is surface only
- Site lighting will evenly illuminate all public areas

- **Natural Access Control:**

- There are 2 clearly-defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property
- The tenant underground parking access is gated and controlled by residents

- **Territoriality**

- Clearly defined spaces and physically and visually direct people from public to semi-public to semi-private to private spaces
- Each 1st floor unit has a private grassed yard area, which increases the sense of ownership
- Clear signage used to avoid any confusion

- **Maintenance & Management**

- We recommend that the owner implement initial programs, such as:
 - Landscape maintenance program, to avoid overgrowth
 - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours
 - Community spirit programs, such as block parties, Block Watch, etc., which will heighten the sense of ownership



Project Sustainability Principles

- **Bike Parking:**

- 40 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the visitor entry

- **Electric Car Parking:**

- We have made allowance for 13 electric car parking stalls in the parkade

- **New Energy Code Requirements:**

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

- **Exterior Lighting:**

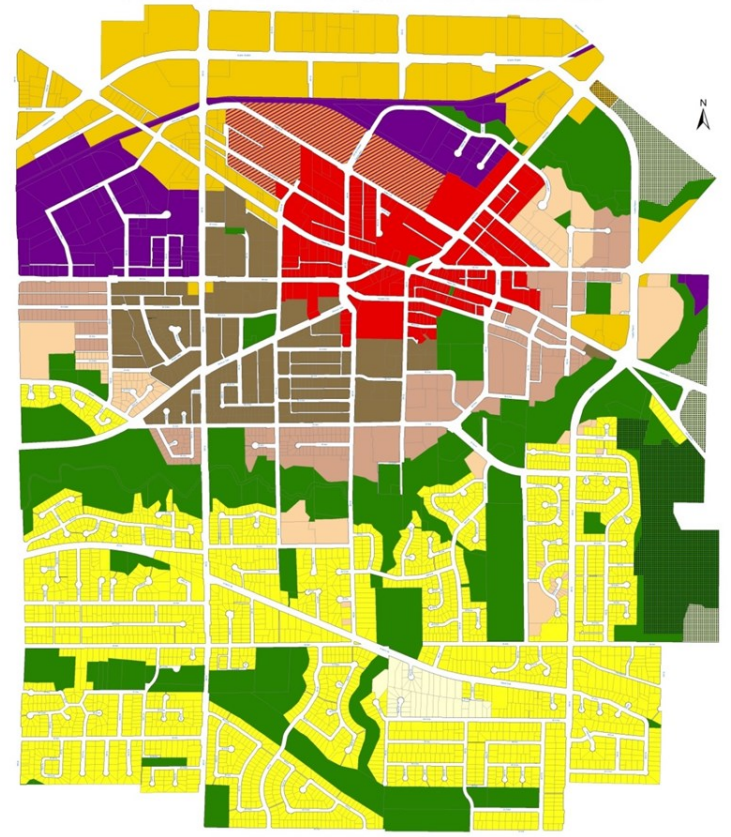
- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

- **Heat Island Effect:**

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



**CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP**



Adopted April 24, 2006

Map Amendment

Bylaw No. 2600 - February 23, 2006

Bylaw No. 2601 - March 23, 2006

Bylaw No. 2602 - November 13, 2006

Bylaw No. 2603 - November 13, 2006

Bylaw No. 2604 - September 16, 2010

Legend

 Single Detached	 Medium Density Residential	 Urban Center	 Agriculture
 Office/Institutional	 High Density Residential	 Community Center	 Recreation
 Community Office	 Medium Density Residential	 Office/Institutional	 Agriculture
 Office/Institutional	 Office/Institutional	 Office/Institutional	 Office/Institutional

1:4,000

CITY OF LANGLEY

Prepared by:
Development Services Department



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

- The City's OCP Bylaw states:
 - ✓ "Underground parking access should be from lanes" and
 - ✓ "Provide visitor parking at-grade" and
 - ✓ "Provide resident parking underground"
- ✓ Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**SEPTEMBER 14, 2016
7:00 PM**

- Present:** Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
George Roman
Jamie Schreder
- Staff:** Gerald Minchuk, Director of Development Services & Economic Development
- Absent:** Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

CARRIED

2) **DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16
20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone from 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

CARRIED

OPPOSED: Member Doyle

3) **REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT
APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE
F.ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman
SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

**4) REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT
APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A
AVENUE –KEYSTONE ARCHITECTURE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpis, Keystone Architecture. Mr. Wykpis presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report.

NEXT MEETING

Thursday, October 13, 2016

5) ADJOURNMENT

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 130, 2016, BYLAW No. 2998
DEVELOPMENT PERMIT APPLICATION DP 04-16

To consider a Rezoning Application and Development Permit Application by Superstar Homes Ltd. to accommodate a 19 unit townhouse development.

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

Background Information:

Applicant:	Fred Adab Architects Inc.
Owner:	Superstar Homes Ltd.
Civic Addresses:	19660, 19674 and 19680 - 55A Avenue
Legal Description:	Lot 133 and Lot 134, Section 3, Township 8, New Westminster District Plan 44597, and Parcel “A” (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
Site Area:	3088 m ² (.76 acre)
Lot Coverage:	39.6%
Gross Floor Area:	2448.6 m ²
Floor Area Ratio:	.79
Total Parking Required:	38 stalls (plus 4 visitor stalls)
Total Parking Provided:	38 stalls (plus 4 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 42-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$ 254,320.75(\$ 62,632.50 SF DCC Credit)
Community Amenity Charge:	\$19,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 130**

BYLAW NO. 2998

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD42) and to rezone the property located at 19660, 19674 and 19680 -55A Avenue to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 130, 2016, No.2998”.

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 – 42 (CD42) Zone: immediately after Comprehensive Development -41 (CD41) Zone:

“N.N. CD42 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 19-unit townhouse development.

2. Permitted Uses

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

- (a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

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

3. Site Dimensions

The following lot shall form the site and shall be zoned CD 42 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 007-327-781
Parcel “A” (Explanatory Plan 15281) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
- (b) PID: 007-571-429
Lot 133, Section 3, Township 8, New Westminster District Plan 44597
- (c) PID: 002-358-611
Lot 134, Section 3, Township 8, New Westminster District Plan 44597

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 18 pages and dated October, 2016 prepared for Superstar Homes Ltd. by Fred Adab Architects Inc. , 1 copies of which are attached to Development Permit 04-16.

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, the *Land Title* Act and the Development Cost Charge Bylaw.”

READ A FIRST AND SECOND TIME this nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this -- day of --, 2016.

READ A THIRD TIME this -- day of --, 2016.

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this -- day of --, 2016.

FINALLY ADOPTED this -- day of --, 2016.

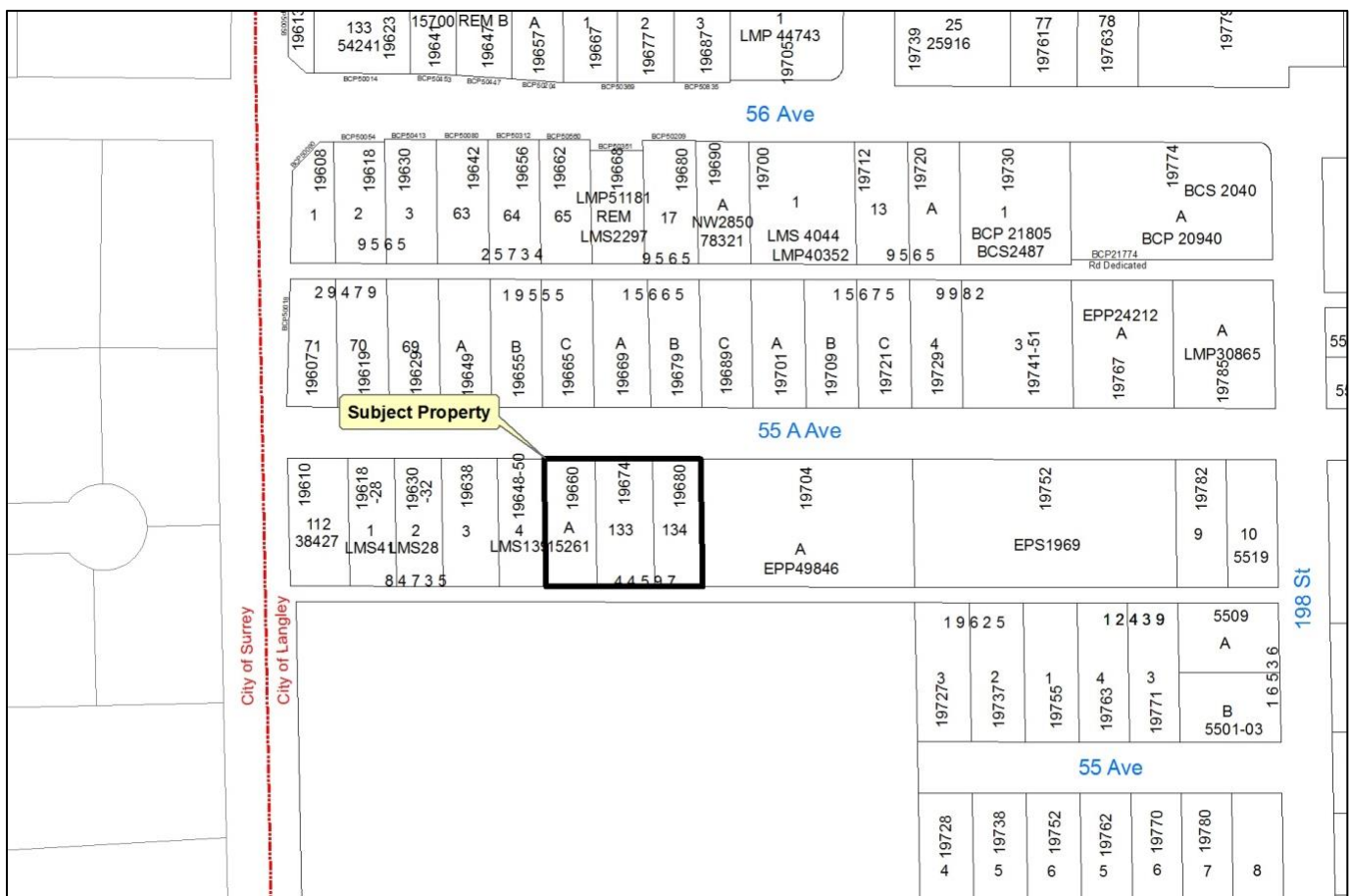
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 01-16 DEVELOPMENT PERMIT APPLICATION DP 04-16

Civic Address: 19660, 19674, 19680 – 55A Avenue
Legal Description: Parcel "A" (Explanatory Plan 15261), Lot 8, Section 3, Township 8, New Westminster District, Plan 9565; Lots 133 & 134, Section 3, Township 8, New Westminster District, Plan 44597
Owner/Applicant: Superstar Homes Ltd.





ADVISORY PLANNING COMMISSION COMMITTEE REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-16/ Development
Permit Application DP 04-16**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #: 142341

Date: August 17, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate 19-unit townhouse development at 19660, 19674 and 19680 - 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's report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Fred Adab Architect Inc. to accommodate a 19-unit townhouse development.

POLICY:

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



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Fred Adab Architects Inc.
Owner:	Superstar Homes Ltd.
Civic Addresses:	19660, 19674 and 19680 - 55A Avenue
Legal Description:	Lot 133 and Lot 134, Section 3, Township 8, New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
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Variances Requested:	None
Development Cost Charges:	\$ 254,320.75(\$ 62,632.50 SF DCC Credit)
Community Amenity Charge:	\$19,000 (@\$1,000/unit)

Engineering Requirements:

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the



- existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) “Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995”.
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant will be required in the laneway south of the site. This would require a right-of-way or easement connecting the laneway to 55A Avenue.
 4. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City’s Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer’s engineer.
 5. The full construction of the rear lane from the eastern property line to western property line is required. A temporary hammer-head turn around must be provided at the west end of the lane. The hammerhead must be constructed on-site within an easement. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
 6. New water, sanitary and storm sewer service connections are required. The developer’s engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer’s expense. All existing services shall be capped at the main, at the Developer’s expense, upon application for Demolition permit.
 7. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
 8. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
 9. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines.



Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

10. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

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

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.



9. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The applicant is proposing to develop an attractive 19-unit, 3-storey townhouse complex on a site currently occupied by three older homes, located on the south side of 55 A Avenue west of 198th Street. Immediately to the east, is a future 28-unit, 3 storey townhouse complex, which is next to the recently completed "Marquee" 32 unit, 3-storey townhouse complex. Immediately to the west, are older single family residential homes.

The proposed townhouse unit sizes range from 1,150 ft² to 1,390 ft² and offer two-bedroom, three-bedroom, and four-bedroom suites. Architectural expression and exterior finishing material demonstrates an urban character with emphasis on a west coast contemporary theme with articulations and detailing. From a massing point of view, the buildings are organized in four separate blocks follows the same urban concept envisioned for the townhouse development to the east side with various sizes and floor plans. The layout of the site plan and orientation of the blocks creates the desired open space and enhanced landscaping. The proposed townhouses along 55A Avenue have direct pedestrian access to the road to create an attractive streetscape and a new urban concept for the neighborhood. All buildings feature vertical bay windows, roof-top patios, and a number of decorative elements including wood trims, brackets, wood posts and railings are incorporated in the design to accentuate the architectural articulation. A variety of materials is used with emphasis on richer and urban elements (brick) along the 55A Avenue frontage and at the main entry leading to the courtyard. A combination of stone, hardy shingle and hardy plank treatments are used on the remaining façades of the blocks facing 55A Avenue with vinyl siding accents. Vehicular access is provided from the rear of the site to secured garages accommodating two vehicles per suite with four convenient off-street parking spaces designated for visitors.

The proposed development generally complies with the Multifamily Residential Development Permit Area Guidelines for townhouse developments.



Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$254,320.75 to Development Cost Charge accounts and \$19,000 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

attachments



19660,19674,19680, 55A AVENUE, LANGLEY



**SUPERSTAR HOMES JOHALCON
PROPERTIES 101273 LTD.**
5801 KETTLE CRESCENT,
SURREY, B.C. V3S 8R6
TEL : 604 317 6039

HY ENGINEERING
200-9128 152ND STREET
SURREY, B.C. V3R 4E7
TEL : 604 583 1616
FAX : 604 583 1737

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

GREWAL & ASSOCIATES
204 -15299 68TH AVENUE
SURREY-BC, V3S 2C1
TEL : 604-597-8567

BENT PICTURE DESIGN GROUP INC.
306 - 4464 WEST 10TH AVENUE,
VANCOUVER, BC, V6R 2H9
TEL : 604 222 9200
FAX : 604 222 9212

- A-1.0 PROJECT CONTACTS LIST
- A-1.1 CONTEXT PLAN - PROJECT STATISTICS
- A-1.2 AERIAL MAP - CONTEXT PHOTOS
- A-1.3 SITE PLAN
- A-1.4 PERSPECTIVE VIEW OF SITE
- A-1.5 DESIGN RATIONALE-1
- A-1.6 DESIGN RATIONALE-2
- A-1.7 STREETScape
- A-1.8 COLOURED ELEVATIONS
- A-1.9 EXTERIOR FINISH
- A-2.1 BLOCK 1 - 2 FLOOR PLANS (TYP.)
- A-2.2 BLOCK 3 FLOOR PLANS
- A-2.3 BLOCK 4 FLOOR PLANS
- A-3.1 BLOCK 1-2 ELEVATIONS (TYP.)
- A-3.2 BLOCK 3 ELEVATIONS
- A-3.3 BLOCK 4 ELEVATIONS
- A-4.1 SECTIONS



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER BC V7P 3M4
TEL: (604) 887-3823 FAX: (604) 867-6023
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I have design discussions and proposals solely for the Labor Party with whom the design professional has entered into a contract and there are no representatives of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

5	07-11-10	ISSUED FOR EMP
NO	DATE	(H/NOON) ISSUED

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19850, 19874, 19880
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
COVER PAGE
CONTACT LIST/ INDEX

DATE: APR 2016	SHEET NO: A-1.0
SCALE: NL	
DESIGN: FN	
CHARGE: AA	
PROJECT NO: 003	



**F. ADAB
ARCHITECTS
INC.**

#130-1000 HOOSIESTYLE ORESOMI
NORTH VANCOUVER, BC V1V 3Y4
TEL: (604) 267-0400 FAX: (604) 671-1123
E-MAIL: info@algonquin.com

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I	27-11-16	ISSUED FOR DP.
NO	DATE	REVISION ISSUED

PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
19650, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY B.C.

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

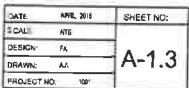
DATE: APR 2018	SHEET NO:
DRAWN: NA	A-1.2
DESIGN: FL	
CHECKED: AJ	
PROJECT NO: 101	

[illegible]

BLOCK 1 AND 2					BLOCK 3 AND 4				
UNIT TYPE	A	B	C	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ FT.)	1540	1150	1370	1310	1347	1170	1300	1330	
TOTAL AREA (SQ FT.)	5360	2200	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM : 4
 NO OF 3 BED RM : 10
 NO OF 4 BED RM : 5
 TOTAL NO OF UNITS : 19

TOTAL NET AREA : 24724 SQ. FT.
 LOT AREA : 32049 SQ. FT.





These studies are also flawed by the fact that they do not take into account the possibility that the observed association between the use of a particular type of contraceptive and the risk of HIV infection may be due to the fact that the use of a particular type of contraceptive is associated with the use of other risk-reducing behaviors.

[illegible]

PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
19690 19674 19680
55-A AVENUE LANGLEY
FOR
SUPERSTAR HOMES
JOHALCAN PROPERTIES
101273 LTD.
5801 - KETTLER CRESCENT
SURREY B.C.

DRAWING TITLE
PERSPECTIVE VIEW
OF SITE

DATE: APR 2016	SHEET NO
NAME: N/A	A-1.4
DESIGN: P.A.	
DRAWN: A.A.	
PROJECT: VU 100	

The proposed development is the 3rd project designed by FAA on the south side of the 55A Avenue. The first development "Marquee" was completed in 2013. The 2nd development is in the process of obtaining the building permit.

The lane is asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane which is presently gravel road will be paved by the developer to the east of this site.

The remaining neighboring lots to the west could be developed separately and there would be no orphan lot remained as a result of this development.

OPEN SPACES / LANDSCAPING

Along the 55A Avenue frontage, trees with emphasis on vertical elements are introduced to enhance the urban character and expression created by architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Landscaping to the west property lines provides buffering to the adjacent lot

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the townhouse developments to the east side.

The form and character introduces an articulated architectural expression with a contemporary vocabulary. At the same time design vocabulary and finishing materials expresses an urban character with emphasis on west coast architecture.

The exterior form is modulated with repetitive bay windows and decorative cornices. A number of decorative elements including wood brackets, wood posts and semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

#120-1000 ROOFT VOLT CRESCENT
NORTH MACDONALD RD. WYOMING
TEL: (304) 547-1823 FAX: (304) 547-2022
E-MAIL: info@magnumvolt.com

According to the author, a number of factors of the environment are likely to be important when the participant is asked to perform the task. These factors include the nature of the task, the nature of the environment, the nature of the participant, and the nature of the task-environment interaction.

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402

These results can be used to generate a map of the gas in the galaxy, which shows the spiral structure and the central concentration, and they can be used to study the distribution of gas in the galaxy and the distribution of gas in the galaxy.

[illegible]

FOR
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DATE: APRIL 2014	SHEET NO.
SCALE: 1/8"	A-1.5
TITLE: EA	
DRAWN: A.A.	
PROJECT NO: 1029	

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

1. Use of low emission adhesives, paint and flooring.
2. Use of building materials with high recycled content and from local sources.
3. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010.
4. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device.
5. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.
6. All units have private patios on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety measure for the proposed development.

- Territoriality*
- Natural Surveillance*
- Hierarchy of Space*
- Access and Perimeter Control*

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

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

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



#130-1000 RIDGEVIEW CRESCENT
NORTH VANCOUVER BC V1P 1J4
TEL: (604) 987-3043 FAX: (604) 987-3053
E-MAIL: info@jennibjones.com

1. In defining a machine as a device with property
2. such that one can find a set of instructions which
3. will cause it to perform a certain task, the meaning
4. of the word "machine" is not clear. It is not clear
5. what the instructions are, and it is not clear
6. what the task is.

Our plans will never will be successful, no all
amendments will be you. The others will be of value
if any new condition will be shown in drawing.

These findings, along with evidence from other studies, suggest that the use of the 22-item scale for the study of personality has been associated with a number of other variables, and that the use of this instrument is a valid and reliable method for the study of personality. The use of the 22-item scale is also a valid and reliable method for the study of personality.

[illegible]

PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
19704 55 A AVENUE LANGLEY

FOR
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE

DESIGE RATIONALE 2

DATE	APR 2014	SHEET NO. A-1.6
SCALE	N/A	
DESIGN	F.A.	
DRAWN	N/A	
PROJECT NO.	7531	



The growing dependence of service is the primary all of Asia. According to the new way of the separation of the law, the persons on all-ministerial shown on the a strong in the use of this specific power only are not yet been used otherwise. (The author is a member of the staff of the Office of the Secretary of Defense, Department of Defense, Washington, D.C.)

Comments will only be accepted for all comments on the job. This office will be fully open at a convenient time and place, please do not miss.

These design scenarios are a prelude to a study for the use of the proxy software. The design professional has created a proxy and associated forms and has represented a series of design scenarios to the design professional to analyze / who will analyze the design / and financial impact of a proxy of a scenario.



28 UNITS

2 TOWNHOUSE DEVELOPMENTS TO THE EAST

T	087-96-96	COLUMBIA FIRE DEPT.
(N)	DATC	POROSON ISSUED

PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
13660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE

STREETSCAPE

DATE	APR 2018	SHEET NO. A-1.7
SCALE	N/A	
DESIGN	P.E.	
DRAWN	A.R.	
PROJECT NO.	1001	



FOR THE BOOSCHULT CRESCENT
NORTH VANCOUVER, BC V7H 2H4
TEL: (604) 967-3000 FAX: (604) 967-3033
E-MAIL: na@booschult.com

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These sample documents are prepared solely for the use by the jury with which the design professional has entered into contract and they are not representations of a legal form for the design professional to use, only as a guide. The design professional has not drafted this document.

[illegible]

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19660, 19674, 19860
65 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY B.C.

DRAWING TITLE:
**BLOCK 3 & 4
ELEVATIONS**

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/8"=1'-0"	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

A-1.8

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fascias are introduced to further articulate the architectural vocabulary.



NORTH (FRONT) ELEVATION -
BLOCK 3



STONE
SUEDE DRYSTACK LEDGESTONE
BORAL



HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.

6" HORIZONTAL HARDIE SIDING
CL 3224M SERAPH - BY GP.



VINYL SHINGLES
65-SPICE BY KAYCAN

6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYKAN



Railing and windows
CL 3127N BLACK RUSSIAN BY GP



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER BC V7P 3H4
TEL (604) 687-3003 FAX (604) 987-3333
E-MAIL: mike@salmoncreekbc.ca

[illegible][illegible]

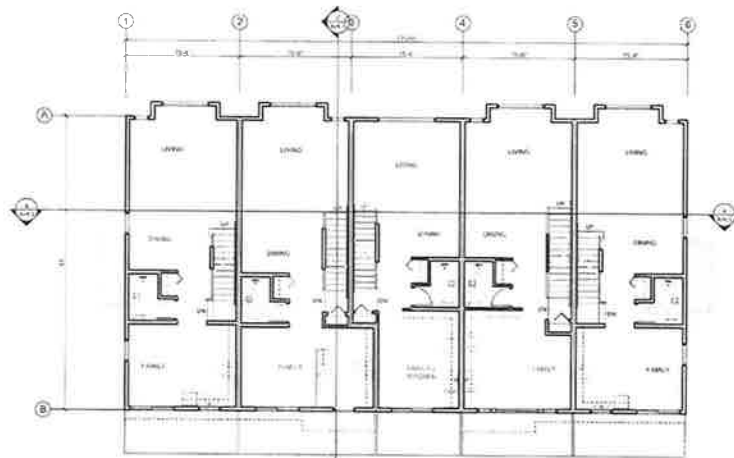
PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
10050, 10674, 10680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

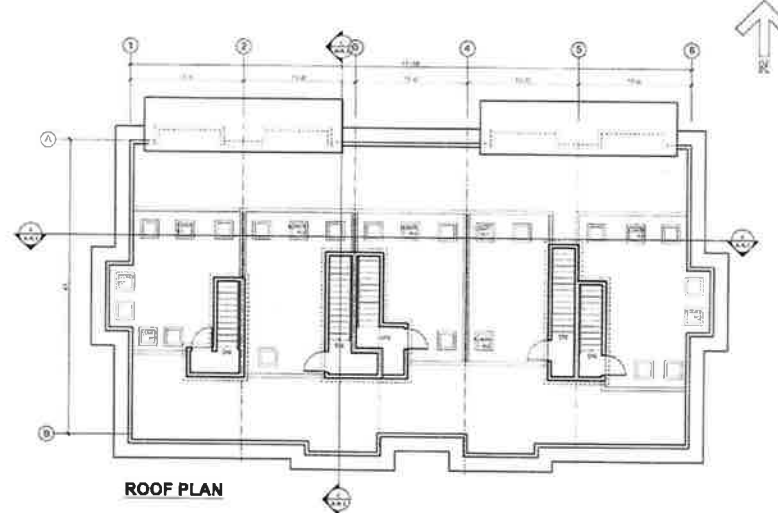
DRAWING TITLE:

EXTERIOR FINISH
AND OPEN SPACE

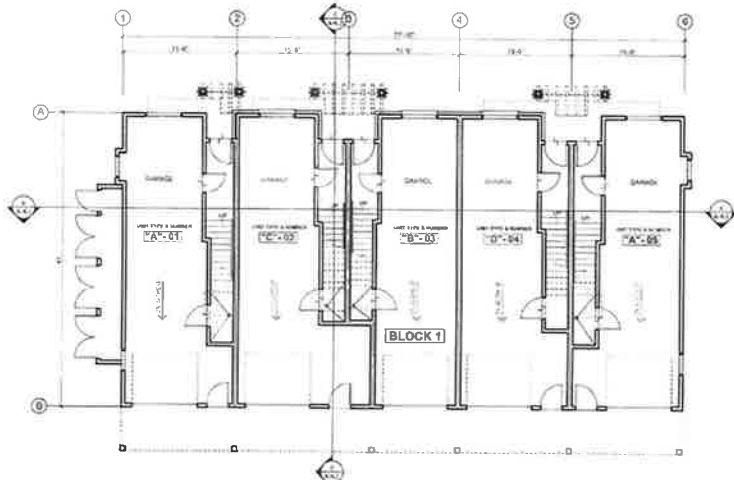
DATE: APRIL 2016	SHEET NO:
SCALE: N/A	A-1.9
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1001	



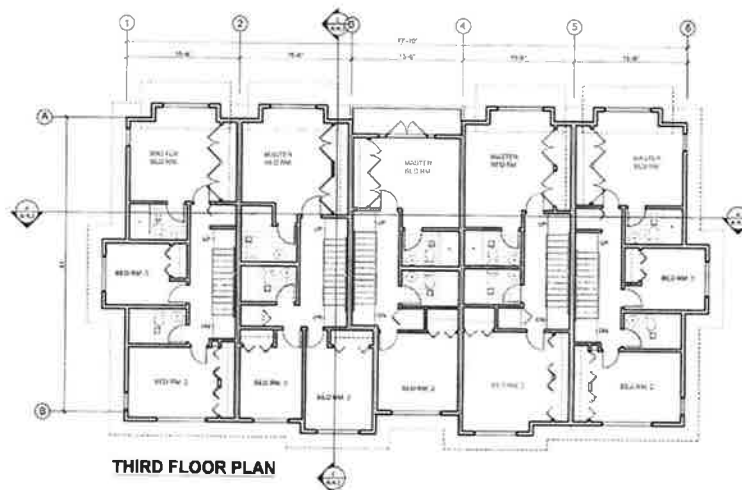
SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN-BLOCK 1
BLOCK 2 IS REVERSED



THIRD FLOOR PLAN



**F. ADAB
ARCHITECTS
INC.**

8100-1888 HODGETT DRIVE
NORTH VANCOUVER, BC V7P 3G1
TEL: (604) 441-1111 FAX: (604) 441-1112
EMAIL: info@f.adab.com

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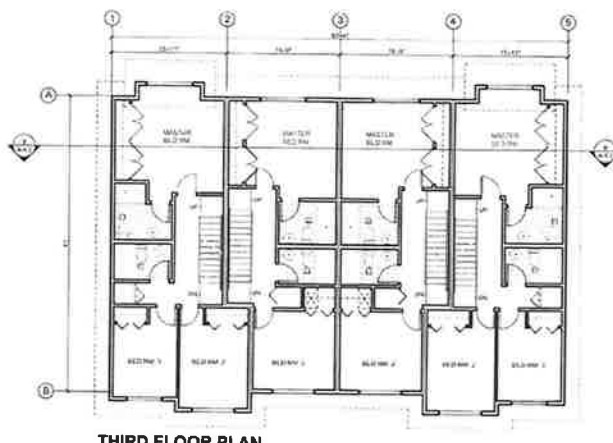
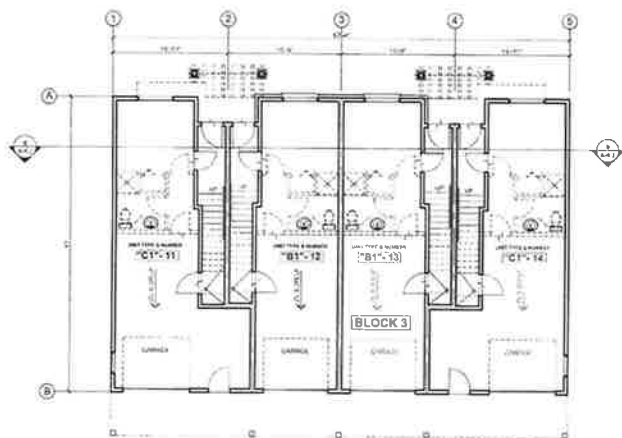
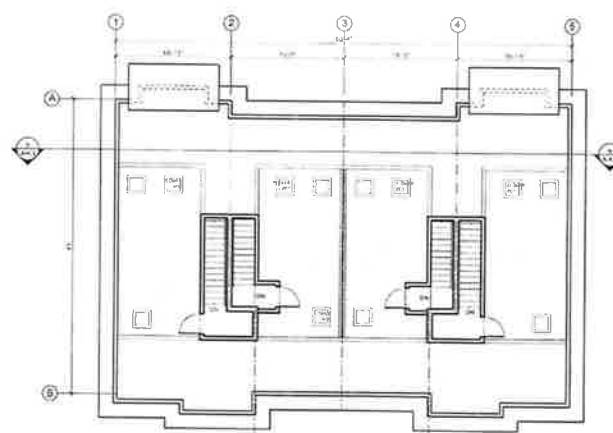
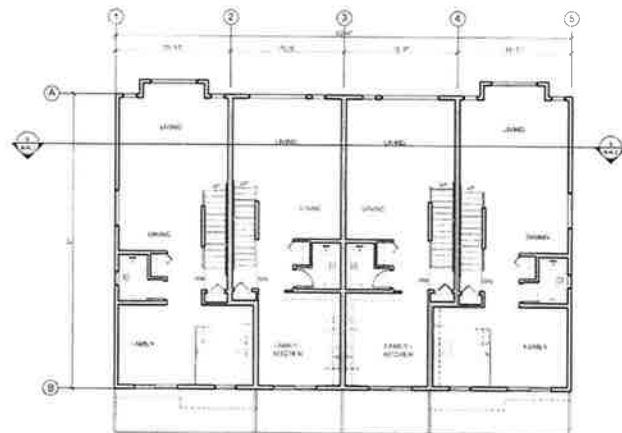
This drawing is a copy of the original drawing. It is not to be used for construction purposes without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing.

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCKS 1 AND 2 TYP.
FLOOR PLANS

DATE: APRIL 2016 SHEET NO:
SCALE: 1/8"=1'-0"
DESIGNER: F.A.
CHECKER: F.A.
DRAWN BY: F.A.
PRODUCED BY: F.A.

A-2.1



**F. ADAB
ARCHITECTS
INC.**

8104 WARDROBE STREET
NORTH VANCOUVER, BC V7P 1H4
TEL: 206-861-4611 FAX: 206-861-2222
E-MAIL: info@bluebird.com

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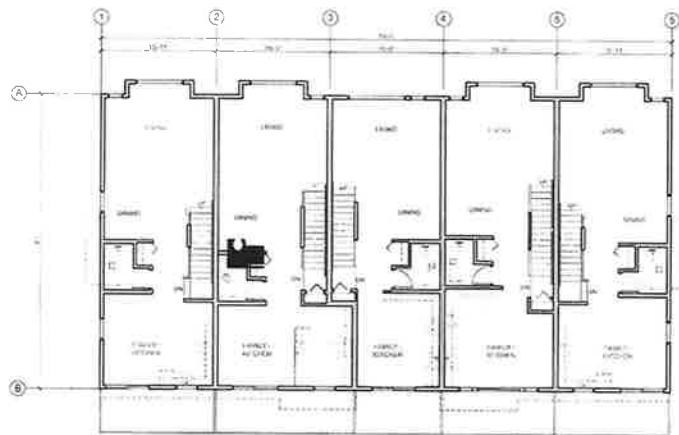
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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
1966D, 19674, 19680
55 A AVENUE, LANGLEY

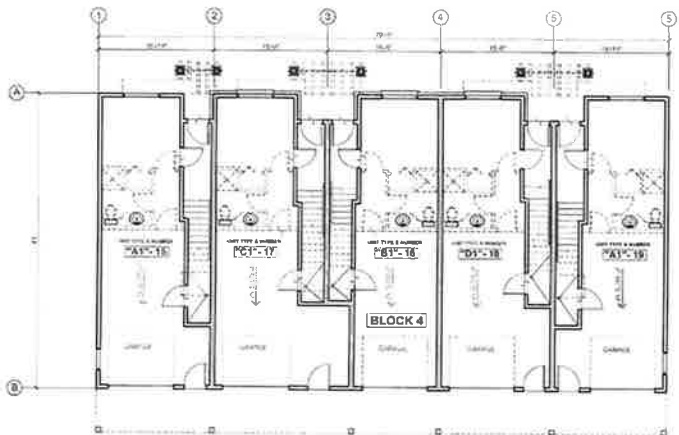
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
#801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

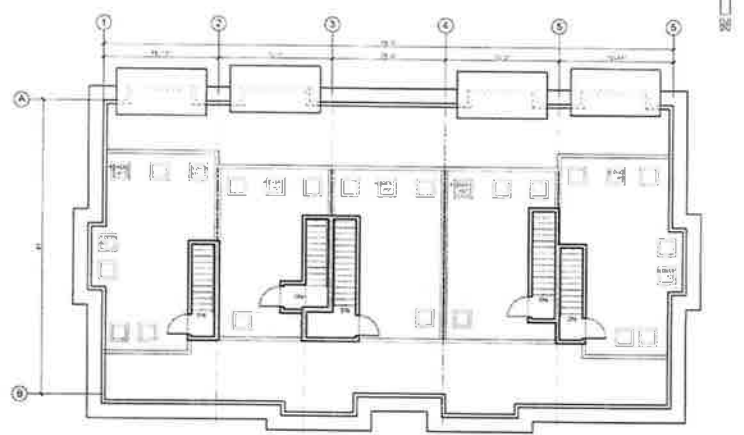
DATE	APRIL 2016	SHEET NO A-2.2
SCALE	1/8" = 1'-0"	
DESIGN	F.A.	
BY-CHECK	AA	
PROJECT NO	100	



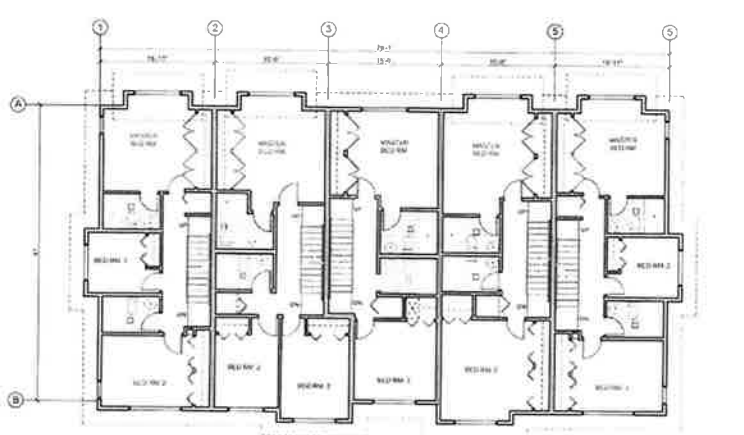
SECOND FLOOR PLAN



FIRST FLOOR PLAN-BLOCK 4



ROOF PLAN



THIRD FLOOR PLAN



**F. ADAB
ARCHITECTS
INC.**

#130-1036 ROOFTOP 1 DR. 2001
NORTH VANCOUVER, BC V7P 3B4
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WWW.FADABARCHITECTS.COM

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If there are any changes to the design or construction of the building, they must be made in writing and signed by the architect. The architect is not responsible for the design and construction of any other building or structure shown on this drawing.

1	1st Floor	1st Floor	1st Floor
2	2nd Floor	2nd Floor	2nd Floor
3	3rd Floor	3rd Floor	3rd Floor
4	4th Floor	4th Floor	4th Floor
5	5th Floor	5th Floor	5th Floor
6	6th Floor	6th Floor	6th Floor
7	7th Floor	7th Floor	7th Floor
8	8th Floor	8th Floor	8th Floor
9	9th Floor	9th Floor	9th Floor
10	10th Floor	10th Floor	10th Floor
11	11th Floor	11th Floor	11th Floor
12	12th Floor	12th Floor	12th Floor
13	13th Floor	13th Floor	13th Floor
14	14th Floor	14th Floor	14th Floor
15	15th Floor	15th Floor	15th Floor
16	16th Floor	16th Floor	16th Floor
17	17th Floor	17th Floor	17th Floor
18	18th Floor	18th Floor	18th Floor
19	19th Floor	19th Floor	19th Floor
20	20th Floor	20th Floor	20th Floor

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19550 19674 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 4
FLOOR PLANS

DATE	10/10/2018	SCALE	1/8" = 1'-0"
DRAWN	10/10/2018	BY	10/10/2018
CHECKED	10/10/2018	BY	10/10/2018
DESIGNED	10/10/2018	BY	10/10/2018
PROJECT NO.	101273	PROJECT NAME	101273

A-2.3



**NORTH (FRONT) ELEVATION -
BLOCK 2**



**NORTH (FRONT) ELEVATION -
BLOCK 1**



**SOUTH (REAR) ELEVATION -
BLOCK 1**



**EAST SIDE ELEVATION - BLOCK 1
(BLOCK 2 WEST ELEVATION IS REVERSED)**



**WEST SIDE ELEVATION - BLOCK 1
(BLOCK 2 EAST ELEVATION IS REVERSED)**

EXTERIOR FINISHES

1. STONE
SUEDE DRYSTACK LEDGESTONE
BY MOHAI
2. HARDBOARD SHIMULES
CL 2716A MAPLE PFC - BY GP
3. VINYL BRICKLES
50-01-02: WY-KAYCAN
4. 8" HORIZONTAL HARDBOARD
/ BANG BOARD
CL 3221M SEARAPH - BY GP
5. 6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYCAN
6. BRACKETS
CEDAR WOOD - CLEAR STAIN
7. HARDBOARD
CL 3221M SEARAPH - BY GP
8. TRIMS, BATTENS, FASCIA
CL 3222D FATE - BY GP
9. WINDOWS
WYNY - BLACK
10. RAILING
ALUMINUM - BLACK
GLASS (SAFE-TY) - CL 13AK
11. GUTTER AND DOWN PIPE
VINYL - WHITE
12. PRIVACY SCREEN
PRE-FABRICATED METAL AND
OBSCURE GLASS
13. COLUMN
BASE - SUEDE DRYSTACK LEDGESTONE -
BY MOHAI
TOP - CL 3221M SEARAPH - BY GP
TRIMS - CL 3222D FATE - BY GP
14. TRELLIS
CEDAR WOOD - CLEAR STAIN
15. GARAGE DOOR
CL 3222D FATE - BY GP
16. GUARD RAIL
1/2"X2" METAL AND HORIZONTAL
CEDAR WOOD - CLEAR STAIN
17. ENTRY DOOR
- B: DOCKS 122
- R: DOCKS 122
- L: DOCKS 122
CL 1711M NORTON - BY GP
CL 1711M NORTON - BY GP
CL 1711M NORTON - BY GP



**F. ADAB
ARCHITECTS
INC.**

1751 FIVE HUNDRETH OAKDAVE
WILLOWDALE, ONT. M2C 3G1
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1	DATE	DESCRIPTION
2		
3		
4		
5		
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7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19880, 19874, 19860
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCKS 1 AND 2
ELEVATIONS

DATE	APRIL 2016	BY: F. ADAB
REVISED	APRIL 2016	BY: F. ADAB
DESIGNED	N.A.	
PROJECT NO.	1021	

A-3.1



**F. ADAB
ARCHITECTS
INC.**

1175-1055 WOODBINE T. DRIVE UNIT 1
NORTH VANCOUVER, B.C. V7P 3H4
TEL: (604) 603-0825 FAX: (604) 603-0822
E-MAIL: fadab@fadamad.com

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Consent to publish and reproduce the drawings and plans for the purpose of construction. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

These drawings are prepared for the purpose of the construction of the building. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

EXTERIOR FINISHES

- 1 STONE
SUCK DRYSTACK LUTHER STONE
BY BORAL
- 2 HARDIE SHINGLES
CL 2715A MAPLE PIC - BY GP
- 3 VINYL SHINGLES
SS-SPICE BY KAYCAN
- 4 8" HORIZONTAL HARDIE BOARD
CL 3224M SCRAPPI - BY GP
- 5 8" HORIZONTAL VINYL SIDING
73-STON-ORBIT - BY KAYCAN
- 6 BRACKETS
O-DARK WOOD - CLEAR STAIN
- 7 HARDIE BOARD
CL 3224M SCRAPPI - BY GP
- 8 THREE BATTENS, FASCIAS
CL 3225D FATH - BY GP
- 9 WINDOWS
VINYL - BLACK
- 10 RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
- 11 CUTTER AND DOWN PIPE
VINYL - WHITE
- 12 PRIVACY SCREEN
POLY-ETHYLENE TEREPHTHALATE AND
OPACOL GLASS
- 13 COLUMN
BASE: SUEDE DRYSTACK LUTHER STONE
BY BORAL
TOP: CL 3224M SCRAPPI - BY GP
TRUSS: CL 3225D FATH - BY GP
- 14 TRELLIS
CLEAR WOOD - CLEAR STAIN
- 15 GARAGE DOOR
CL 3225D FATH - BY GP
- 16 GUARD RAIL
8"X2" VERTICAL AND HORIZONTAL
CLEAR WOOD - CLEAR STAIN
- 17 LKTRY DOOR
BLOCKS 1-2 CLV 1108M TIVOL - BY GP
BLOCK 3 CLV 1108M TIVOL - BY GP
BLOCK 4 CLV 1108M TIVOL - BY GP



**NORTH (FRONT) ELEVATION -
BLOCK 4**



**SOUTH (REAR) ELEVATION -
BLOCK 1**



**EAST SIDE ELEVATION - BLOCK 4
(WEST ELEVATION IS REVERSED)**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19860, 19874, 19880
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
6801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE
BLOCK 4
ELEVATIONS

DATE	09/18/22	SHEET NO.
BY	AF	
CHECKED	AF	
PROJECT NO.	198	

A-3.3



1. The first step is to identify the problem. In this case, the problem is that the company is not making enough profit. The second step is to analyze the problem. The third step is to develop a solution. The fourth step is to implement the solution. The fifth step is to evaluate the results.

Architectural section drawing of a three-story building. The drawing shows the 1st floor (Garage), 2nd floor (Dining), and 3rd floor (Ensuite, Master Bed Room, Dining). The roof is labeled T.O. PEAK, T.O. RAILING, and T.O. ROOF. Dimensions are provided for various sections: 15'-8" TYPE 'A', 15'-8" TYPE 'D', 15'-4" TYPE 'C', 15'-4" TYPE 'B', and 15'-4" TYPE 'A'. The total width is 77'-10". The height of the 3rd floor is 10'-0". The drawing is numbered 1 through 6 at the top.

Architectural section drawing of a four-unit residential building. The drawing shows a cross-section with four units, each containing a Master Bedroom, Living area, and Kitchen. The roof is flat with a 15'-11" Type 'C1' section and a 15'-9" Type 'B1' section. The building is supported by a foundation with columns. Dimensions are provided for the roof, floor, and overall height. The drawing is labeled "WEST ELEVATION" on the right side.

[illegible]

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19680, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5901 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE
SECTIONS
A-A, B-B & C-C

DATE	10/10/2011	SHEET NO.
PROJECT	102	
DESIGN	1.1	
DRAWN	1.1	
PROJECT NO	101	

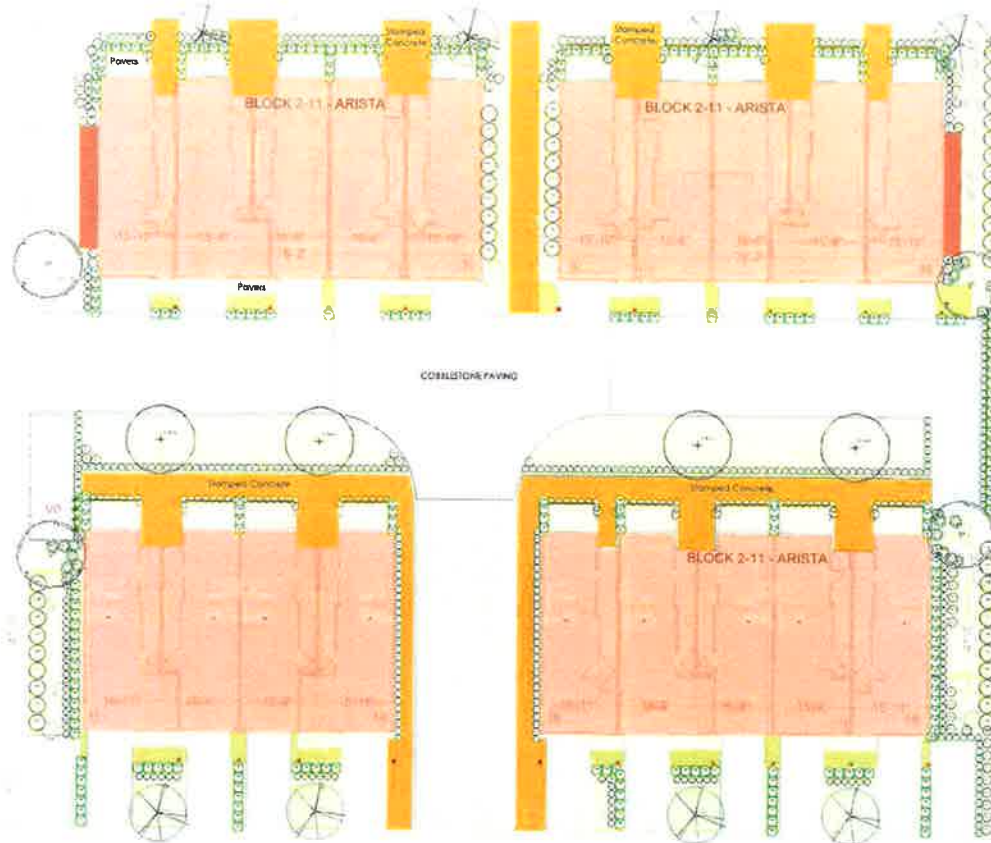
A-4.1

DESIGN RATIONALE AND SUMMARY

THIS MULTIFAMILY DEVELOPMENT IS AMIDST A RAPIDLY CHANGING AREA WHERE A NUMBER OF SUCH DEVELOPMENTS HAVE SPRUNG UP IN THE PAST FEW YEARS. OUR DESIGN CONCEPT ADVOCATES A SEDATE AND SOFT TONE THAT MERGES WITH THE GENERAL TRANSFORMATION OF THE AREA.

THE CELLULAR NATURE OF A MULTIFAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES PRIVATE PATIOS FROM ONE ANOTHER IS EMERALD CEDAR. (ITALIA OCCIDENTALIS EMERALD). THE COLUMNAR HEDGE PLANT IS USED IN TANDER WITH SMALLER SPHEREDUCAL SPINOSA JAPONICA & AQUIA JAPONICA TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE PLANNING EDGE OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE BRILLIANT LIPS AND PINK GREEN HULA LILY. ANY GROUND LIMITED MAINTENANCE AND LEAF LITTER, ALSO THEY ARE PROVED BY VARYING CLIMATIC CORROSION AND SOILS. ACER HEDGE IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGE OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATIONAL DOORWOOD AND ALL ELEGANT SERVICE BERRY FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED WITH STAMPED CONCRETE TO ALLOW FOR AIR FLOWING A RICHNESS TO THE STREETSCAPE. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS WITH A SLUR TEXTURED PAVER ALLOWS FOR DISTINCT DEFINITION AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE PLANTAGE ALSO ALLOWING FOR THE GROUND ABSORPTION AND PERMEABILITY WE ALSO PROPOSED TO USE AN ELEMENT OF A LOW BACKGROUND SCATTERED TENCE IN LAYING WITH THE PLANTS (AS SHOWN IN THE PICTURES) TO OFFER WELL DEFINED AND DISTINCTLY PLEASANT SPACES.



Washed Fence Background (Round Plants)



Slatted Fence Background (Vertical Rose)



Slatted Fence Background (Japanese Plant)

Recommended Plant List

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC-C	4	Acer chlorophyllum	Vine Maple	30 m. H	
AC-HS	8	Acer rubrum 'Red Sunset'	Red Sunset Frial Maple	7 cm. dbh	
C-Sav	4	Camelia sasanqua	Chinese Dogwood	4 cm. dbh	
angle	254	Thuja occidentalis 'Smaragd'	Smaragd Cedar	1.75 m. H	

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC	84	Aster japonicus	Japanese Aster	30 pot	
BL	4	Blechnum japonicum	Deer Fern	12 pot	
BR	349	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	12 pot	
MO	45	Monarda aquilegifolia	Chagrin grass	12 pot	
MO	39	Monarda aquilegifolia	Chagrin grass	12 pot	
MO	15	Monarda aquilegifolia	Chagrin grass	12 pot	
MO	101	Monarda aquilegifolia	Chagrin grass	12 pot	
MO	0	Monarda aquilegifolia	Chagrin grass	12 pot	

STUDIO/PICTURE LANDSCAPE

bent picture
LANDSCAPE ARCHITECTS
1001 129th Street, Surrey, BC, V4A3X7

19660-19680 55A Av
Langley, BC
004 785 1400
sarah@bentpicture.com

Landscape Plan
LA-01-01

Project No.	Project	Created By	Author
Reviewed By	Client	Stage	Environment/Working/Planning
Comments	Comments		
Activities	Comments		

NOTES
This is merely a concept scheme intended to convey the intent of the landscape design for this development. This may not be used for the purpose of actual installation.

1

Scale 1/8" = 10'

N

PROJECT STATISTICS

CIVIC ADDRESS :

19660, 19674, 19680 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :

PARCEL "A", LOT 8, PLAN 9565, LOTS 133 AND 134
BOTH OF PLAN 44597, ALL OF SECTION 3, TOWNSHIP 8 NWD.

LOT AREA :

33240 SQ.FT.=3088 SQ.M.=0.76 ACRES

ZONING :

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

LOT COVERAGE :

ALLOWED : 41% OF LOT AREA = 0.41X33240=13628.4
PROVIDED : 39.6% OF LOT AREA = 13185 / 33240

FLOOR AREA :

PROVIDED : 26358 SQ.FT. = 2448.6 SQ.M.

NO. OF UNITS : 19

DENSITY :

ALLOWED : MAX. 50.18 UNITS/ACRE = 124 UNITS / HA.
PROPOSED : 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

FAR :

PROVIDED : 26358 / 33240 = 0.79

BUILDING HEIGHT :

ALLOWED : 3 STOREYS
PROVIDED : 3 STOREYS

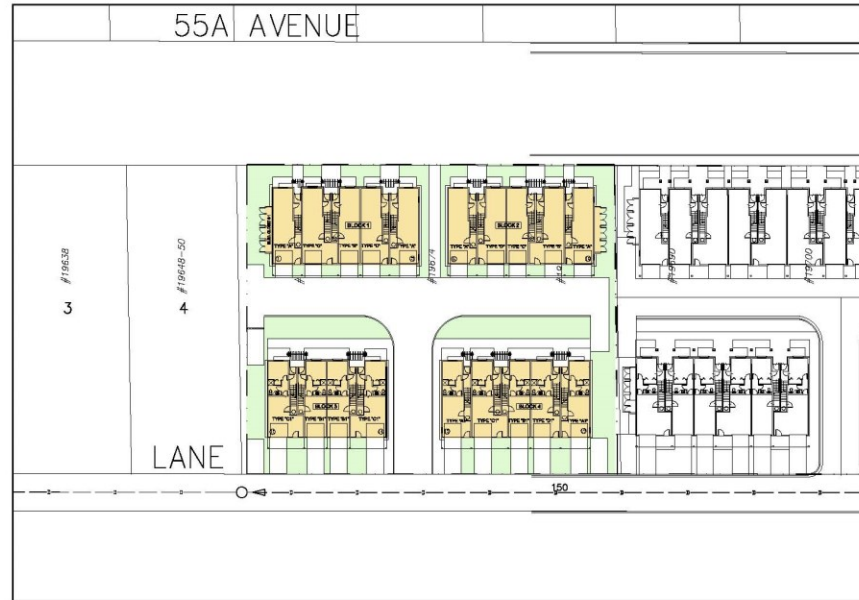
SETBACKS :

ALLOWED : NORTH : 6.0 m = 20.0'
INTERIOR : MIN. 3.96 m = 13'-0"
EXTERIOR : MIN. 3.96 m = 13'-0"

PROVIDED : NORTH PL. : 3.65 m = 12'-0"
SOUTH PL. : 5.89 m = 19'-4"
EAST PL. : AVERAGE : 3.58m = 11.75'
WEST PL. : AVERAGE : 3.65m = 12'-0"

PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 38 STALLS
VISITORS : 0.2 X UNITS = 0.2 X19=3.8
PROVIDED : 2 STALLS / TOWNHOUSE : 38 STALLS
VISITORS : 4



	BLOCKS 1 AND 2				BLOCKS 3 AND 4				
UNIT TYPE	A	B	C	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	-
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1310	1347	1170	1390	1330	-
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM : 4
NO OF 3 BED RM : 10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

TOTAL NET AREA : 24724 SQ.FT.
LOT AREA : 33240 SQ.FT.



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1	07-11-18	ISSUED FOR O.P.
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19660, 19674, 19680
55 A AVENUE, LANGLEY
FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**STATISTICS
CONTEXT MAP**

DATE:	APRIL 2018	SHEET NO:
SCALE:	N.T.S.	
DESIGN:	FA	
DRAWN:	A.A.	
PROJECT NO:	1301	

A-1.1



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1	07-11-10	ISSUED FOR DP
NO.	DATE	REVISION/ ISSUE

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

DATE:	APRIL 2016	SHEET NO: A-1.2
SCALE:	NA	
DESIGN:	FA	
DRAWN:	A.A	
PROJECT NO:	1001	



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FOR:
101273 BC. LTD.
5801 KETTLE CRESCENT
SURREY, B.C.

DATE: APR. 2016	SHEET NO: A-1.3
SCALE: NTS.	
DESIGN: FA	
DRAWN: A.A.	
PROJECT NO: 1001	



NO OF 2 BED RM : 4
NO OF 3 BED RM : 10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

SITE PLAN



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1	07-11-10	ISSUED FOR DIP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19690, 19674, 19680
65 A AVENUE, LANGLEY

FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**PERSPECTIVE VIEW
OF SITE**

DATE:	APRIL 2016	SHEET NO.
SCALE:	1/8"=1'-0"	A-1.4
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

Design Rationale

Site Characteristics and Context

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The official community plan allows for a density of 70 units per acre and up to 4 storeys in height. The proposed development introduces greatly reduced density for the site. The site is presently occupied by 3 homes and is almost flat. The project consists of 19 three storey two, three and four bedroom town homes. The average size of the two bedroom home is 1,200 sq ft. the three bedroom townhouse is 1,450. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is an asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane, which is presently a gravel road, will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the renderings provided in the rezoning submission package. There are no developments adjacent to the site toward the west.

The remaining neighbouring lots to the west could be developed separately and there would be no orphan lot remaining as a result of this development.

Outdoor space for the units are provided by large 2nd floor balcony / decks, patios with soft landscaping at the main floor level, and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

Orientation, Massing

The development proposal complies with the official community plan by providing the following features :

- Units have ground oriented entries toward the public road
- Vehicular access is provided from lane and on internal road
- Private patios and balconies are provided for each unit
- Garage doors do not face the public road

OPEN SPACES / LANDSCAPING

The open spaces and landscape concept follow the same design criteria envisioned for the streetscape along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements have been introduced to enhance the urban character and expression created by the architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping along the west property line provides buffering to the adjacent lot.

Urban Design, Form and Character

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the townhouse developments to the east side.

The townhouses along 55A have direct pedestrian access to the road to respond to a streetscape and an urban concept that has been planned for the neighborhood.

The form and character introduces an articulated architectural expression with a contemporary vocabulary. At the same time the design vocabulary and finishing materials expresses an urban character with emphasis on a west coast architectural style.

The architectural expression of the buildings provides a recognizable form and character expressing the identity of a "base and top" with transition in massing and change to the material and colour.

The exterior form is modulated with repetitive bay windows and decorative cornices. A number of decorative elements including wood brackets, wood posts and semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with Individual trellis canopies, posts and strong colour expression emphasizing on the urban character, pedestrian friendly environment and direct access to the street, private patios at grade and balconies on the 2nd floor provide active engaging interest fostering vitality.



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1	07-11-16	ISSUED FOR DP			
NO.	DATE	REVISION / REMARKS			

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
18704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
8025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
DESIG RATIONALE

DATE:	APRIL 2016	SHEET NO:
SCALE:	N/A	
DESIGN:	P.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

A-1.5

The design concept offers a pedestrian friendly environment by introducing ground oriented entries.

The following design strategies and elements will be introduced:

1. Use of low emission adhesives, paint and flooring.
2. Use of efficient building materials with high recycled content and from local sources.
3. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010.
4. All exterior walls and roofs are designed with high energy conservation measures. Rigid insulation is used under slab on grade and all units will have HRV system.
5. Where possible, operating windows are located on opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows function as shading devices.
6. Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.
7. All units have private patios on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.
8. An energy efficient lighting system and use of dimmers will be incorporated in the electrical system



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[illegible]

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
SUSTAINABILITY

DATE: APRIL 2018	SHEET NO:
SCALE: N/A	A-1.6
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1001	

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety for the proposed development.

- A. Natural Surveillance
- B. Access and Perimeter Control
- C. Hierarchy of Space
- D. Territoriality

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

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

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

Stone has been introduced at the base of the building blocks to present a durable and high quality base free of graffiti.

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

Private patios, view from balconies and identifiable entries have created a sense of ownership for every unit. This is accentuated by defined landscape buffering.



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[illegible]

DRAWING TITLE:
**CRIME PREVENTION
THROUGH DESIGN - CPTD**

DATE: APRIL 2018	SHEET NO:
SCALE: N/A	A-1.6a
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1001	



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– 28 UNITS

2 TOWNHOUSE DEVELOPMENTS TO THE EAST

I	07-11-98	ISSUED FOR D ⁿ
NOL	DATE	REVISION/ ISSUED

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
STREETSCAPE

DATE: APRIL 2016	SHEET NO: A-1.7
SCALE: N/A	
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1001	



NORTH (FRONT) ELEVATION -
BLOCK 4



EAST SIDE ELEVATION - BLOCK 4
(WEST ELEVATION IS REVERSED)



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1	07-11-18	ISSUED FOR DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19880, 19874, 19880
55 A AVENUE, LANGLEY

FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**BLOCK 3 & 4
ELEVATIONS**

DATE: APRIL 2015	SHEET NO: A-1.8
SCALE: 1/8"=1'-0"	
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1001	

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

A variety of building materials is used with emphasis on richer and urban elements (Stone) at the main façade along the street. Vinyl siding is introduced at the rear of the buildings.

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fascias are introduced to further articulate the architectural vocabulary.



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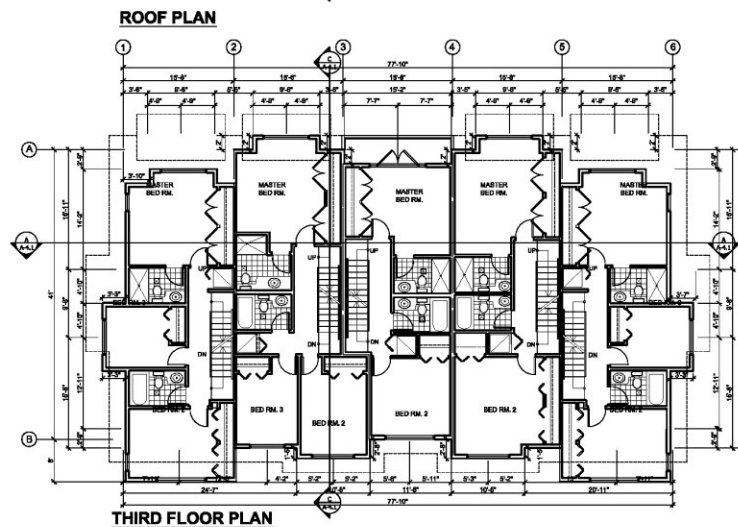
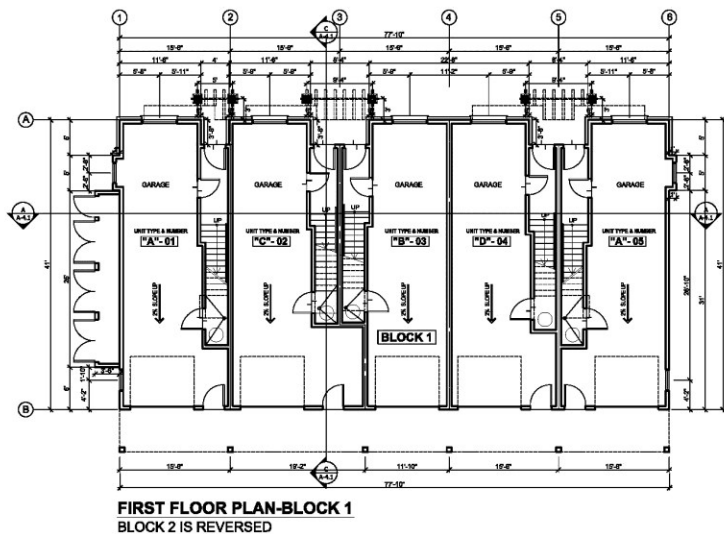
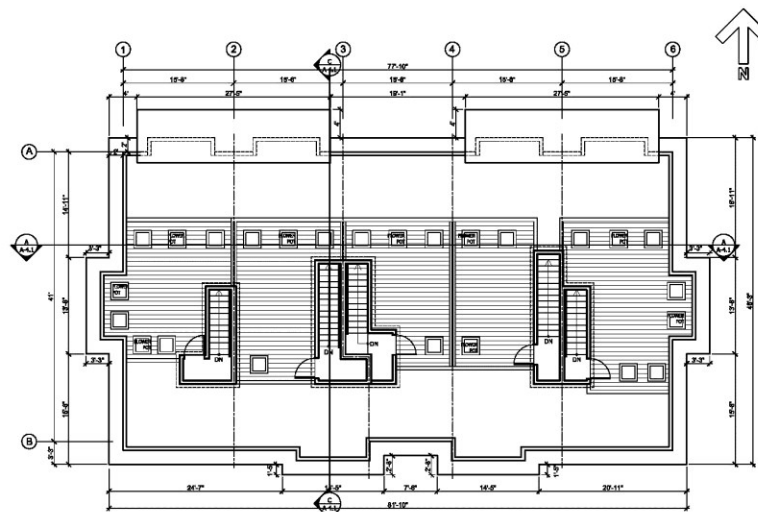
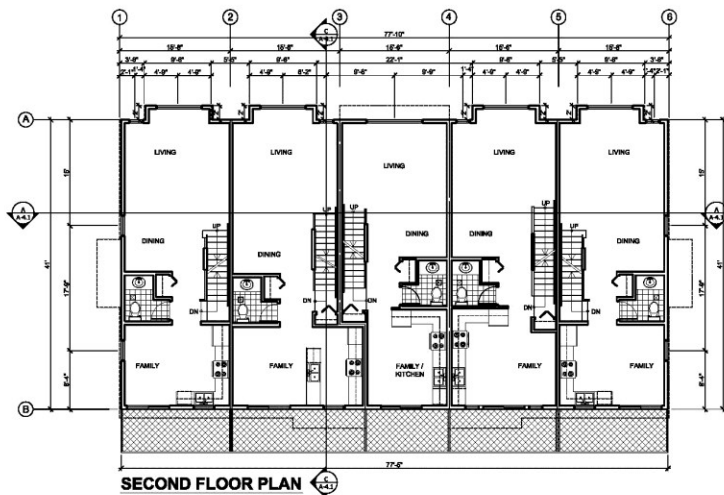
PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19880, 19574, 19660
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:

EXTERIOR FINISH AND OPEN SPACE

DATE:	APRIL 2016	SHEET NO: A-1.9
SCALE:	N/A	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	



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1	03-11-16	REBUILT FOR DIP
NO.	DATE	REVISION/ISSUED

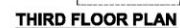
PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19600, 19674, 19680
55 AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCKS 1 AND 2 TYP.
FLOOR PLANS

DATE:	APRIL 2016	SHEET NO.:
SCALE:	1/8"=1'-0"	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO.:	1001	

A-2.1



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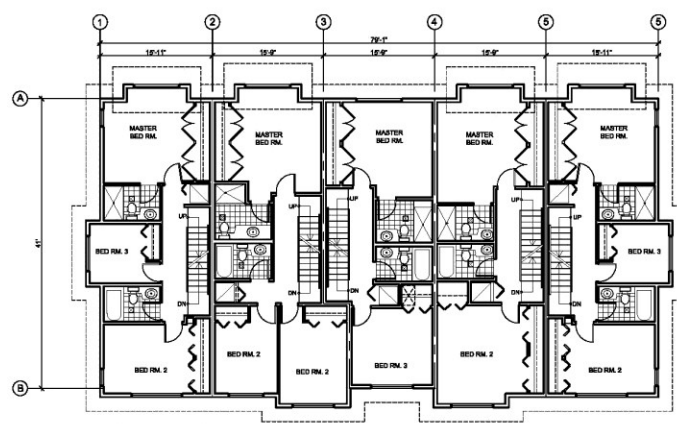
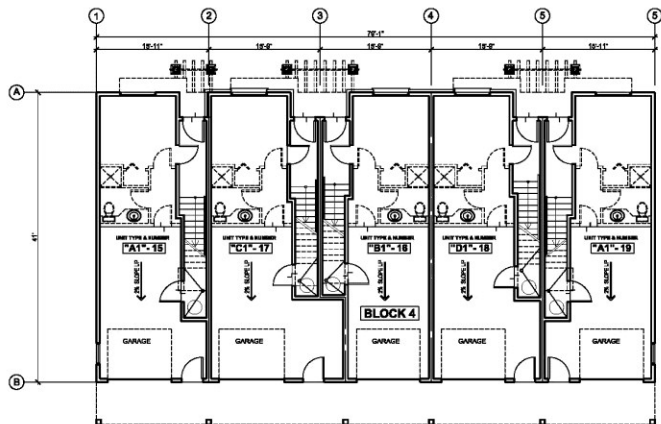
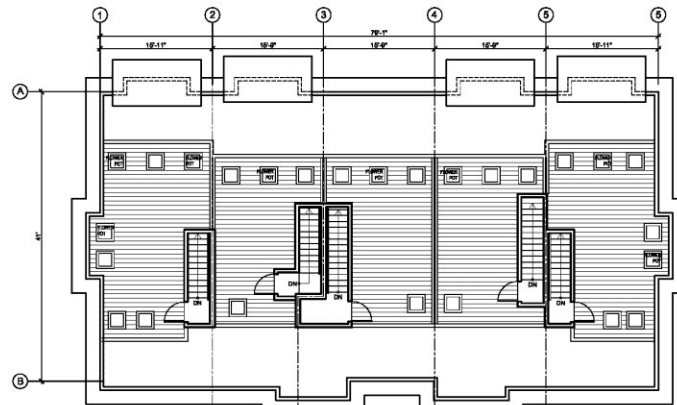
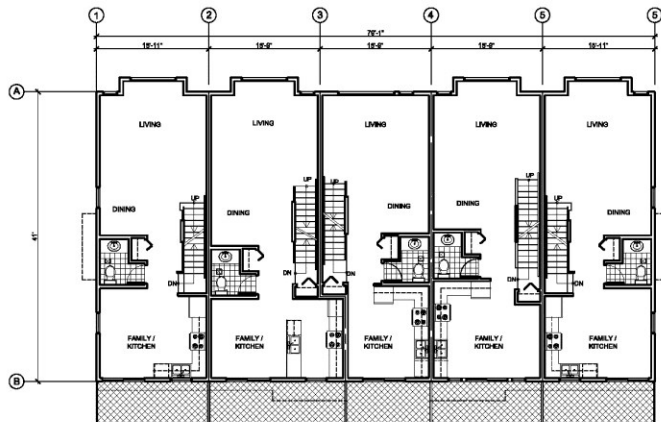
1	07-11-16	ISSUED FOR DIP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

DATE:	APRIL 2018	SHEET NO: A-2.2
SCALE:	1/16"=1'-0"	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	



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[illegible]

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:

**BLOCK 4
FLOOR PLANS**

DATE: APRIL 2016	SHEET NO:
SCALE: 1/16"=1'-0"	A-2.3
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1001	



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EXTERIOR FINISHES

1. STONE
BLUISH GRAY STACK LEDGESTONE -
BY BOPAL
2. HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.
3. VINYL SHINGLES
SS-SPICE BY KATYKAN
4. 6" HORIZONTAL HARDIE SIDING
/ HAND BOARDS
CL 3224M SERAPH - BY GP.
5. 6" HORIZONTAL VINYL SIDING
73-STONECREST BY KATYKAN
6. BRACKETS
CEDAR WOOD - CLEAR STAIN
7. HARDIE BOARD
CL 3224M SERAPH - BY GP.
8. TRIMS, BATTENS, FASCIAS
CL 3220 FATE - BY GP.
9. WINDOWS
VINYL - BLACK
10. RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
11. GUTTER AND DOWN PIPE
VINYL - WHITE
12. PRIVACY SCREEN
PULP-FABRICATED METAL AND
OBSCURE GLASS
13. COLUMN
BASE: BLUISH GRAY STACK LEDGESTONE -
BY BOPAL
TOP: CL 3224M SERAPH - BY GP.
TRIMS: CL 3220 FATE - BY GP.
14. TRELLIS
CEDAR WOOD - CLEAR STAIN
15. GARAGE DOOR
CL 3220 FATE - BY GP.
16. GUARD RAIL
2"x2" VERTICAL AND HORIZONTAL
CEDAR WOOD - CLEAR STAIN
17. ENTRY DOOR
- BLOCK 1: CLV 1150N NERITIC - BY GP.
- BLOCK 3: CLV 1150N TIGRES - BY GP.
- BLOCK 4: CLV 1171N WORKING CLASS - BY GP.

1	07-11-18	ISSUED FOR GP
NO.	DATE	REVISION / ISSUED

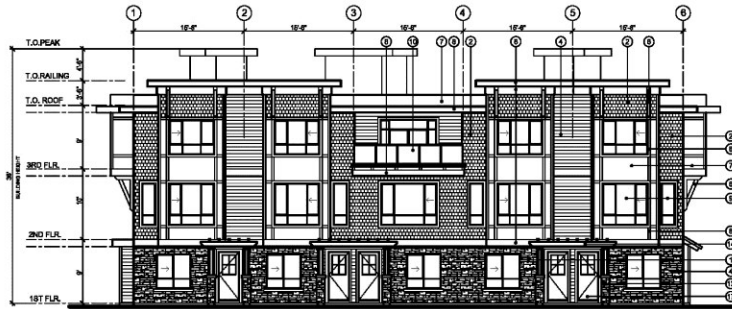
PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19600, 19674, 19690
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCKS 1 AND 2
ELEVATIONS

DATE:	APRIL 2016	SHEET NO.:
SCALE:	1/16"=1'-0"	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO.:	1001	

A-3.1



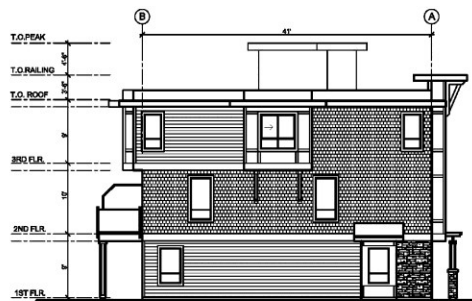
**NORTH (FRONT) ELEVATION -
BLOCK 2**



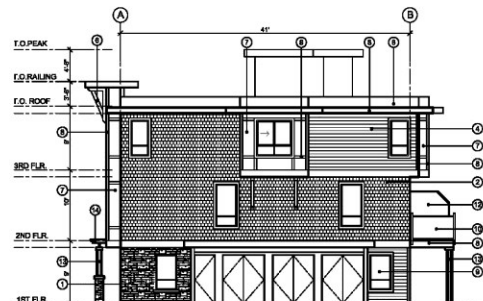
**NORTH (FRONT) ELEVATION -
BLOCK 1**



**SOUTH (REAR) ELEVATION -
BLOCK 1**



**EAST SIDE ELEVATION - BLOCK 1
(BLOCK 2 WEST ELEVATION IS REVERSED)**



**WEST SIDE ELEVATION - BLOCK 1
(BLOCK 2 EAST ELEVATION IS REVERSED)**



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3M4
TEL: (604) 967-3855 FAX: (604) 967-3855
EMAIL: info@fadam.com

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1	07-11-16	ISSUED FOR DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19080, 19074, 19080
55 A AVENUE, LANGLEY

FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**BLOCK 3
ELEVATIONS**

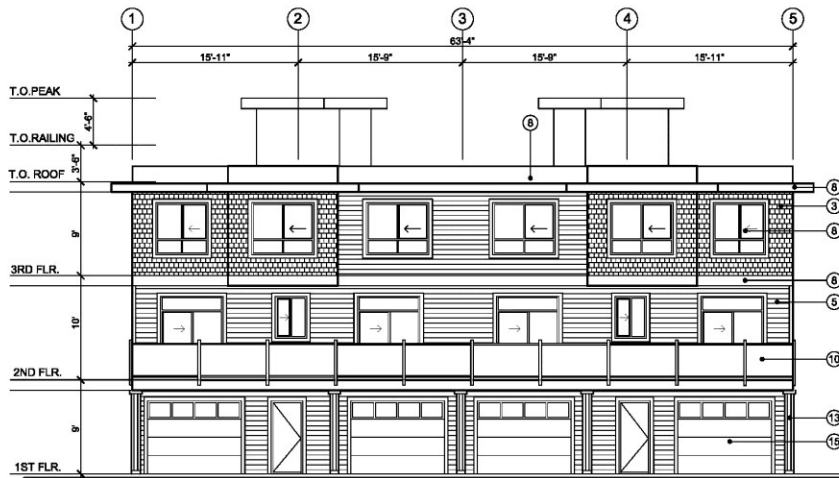
DATE:	APRIL 2018	SHEET NO.:
SCALE:	1/8" = 1'-0"	A-3.2
DESIGN:	TA	
DRAWN:	A.A.	
PROJECT NO.:	1001	

EXTERIOR FINISHES

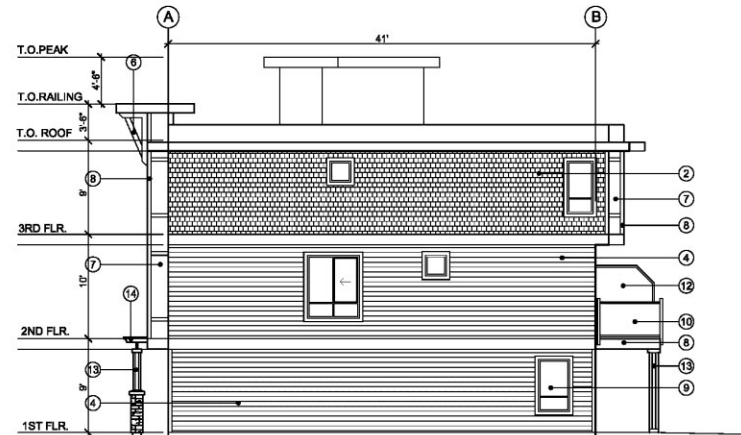
1. STONE
BLUISH DRYSTACK LEDGESTONE - BY BORAL
2. HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.
3. VINYL SHINGLES
SS-SPICE BY KAYCAN
4. 6" HORIZONTAL HARDIE SIDING
1 HAND BOARD
CL 3224M SERAPH - BY GP.
5. 6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYCAN
6. BRACKETS
CEDAR WOOD - CLEAR STAIN
7. HARDIE BOARD
CL 3224M SERAPH - BY GP.
8. TRIMS, BATTENS, FASCIAS
CL 3225D FATE - BY GP.
9. WINDOWS
VINYL - BLACK
10. RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
11. GUTTER AND DOWN PIPE
VINYL - WHITE
12. PRIVACY SCREEN
PULP-FABRICATED METAL AND
OPAQUE GLASS
13. COLUMN BASE: BLUISH DRYSTACK LEDGESTONE -
BY BORAL
TOP: CL 3224M SERAPH - BY GP.
TRIMS: CL 3225D FATE - BY GP.
14. TRIMMEL
CEDAR WOOD - CLEAR STAIN
15. GARAGE DOOR
CL 3225D FATE - BY GP.
16. GUARD RAIL
2"x2" VERTICAL AND HORIZONTAL
CEDAR WOOD - CLEAR STAIN
17. ENTRY DOOR
BLOCKS 1&2: CLV 1104N NERETIC - BY GP.
BLOCK 3: CLV 1158N THORIS - BY GP.
BLOCK 4: CLV 1171N WORKING CLASS - BY GP.



**NORTH (FRONT) ELEVATION -
BLOCK 3**



**SOUTH (REAR) ELEVATION -
BLOCK 3**



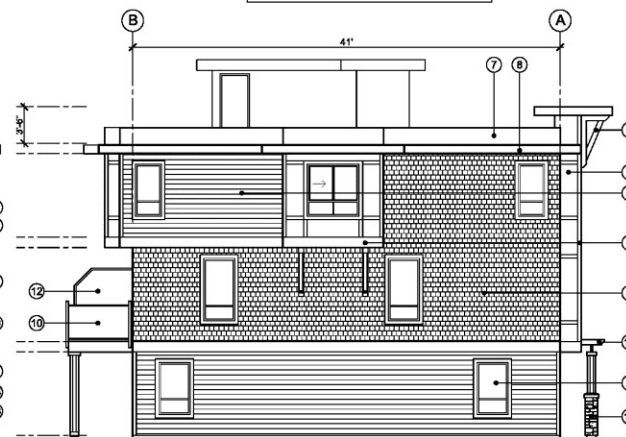
**WEST SIDE ELEVATION -
BLOCK 3**



**NORTH (FRONT) ELEVATION -
BLOCK 4**



**SOUTH (REAR) ELEVATION -
BLOCK 1**



**EAST SIDE ELEVATION - BLOCK 4
(WEST ELEVATION IS REVERSED)**

EXTERIOR FINISHES

- 1 STONE
SUEDE DRYSTACK LEDGESTONE -
BY BORAL
- 2 HARDIE SHINGLES
CL. 2715A MAPLE PE - BY GP.
- 3 VINYL SHINGLES
62-SPICE BY KAYCAN
- 4 8\"/>

**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V1P 1S4
TEL: (604) 967-3033 FAX: (604) 967-3035
E-MAIL: rnh@fadamadab.com

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1	07-11-18	REBUILT FOR GP
ML	DATE	REVISION / ISSUED

PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
10800, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**BLOCK 4
ELEVATIONS**

DATE:	APRIL 2018	SHEET NO.:
SCALE:	NTS	
DESIGN:	FA	
DRAWN:	A.A.	
PROJECT NO.:	1001	

A-3.3



F. ADAB ARCHITECTS INC.

978-990 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3M4
TEL: (604) 855-0853 FAX: (604) 855-0853
E-MAIL: info@f.adabarchitects.com

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NO.	DATE	REVISION / NOTES
1	07-11-18	ISSUED FOR O.P.

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660-19674-19680
56TH LANGLEY AVENUE
FOR:
SUPERSTAR HOMES
6801 KETTLE CRESCENT,
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE:	APR/2018	SHEET NO.:
SCALE:	1/8" = 1'-0"	
DESIGN:	F.A.	
DRAWN:		
PROJECT NO.:	1001	

L-1

DESIGN RATIONALE AND SUMMARY

THIS MULTI-FAMILY DEVELOPMENT IS AMIDST A RAPIDLY CHANGING AREA WHERE A NUMBER OF SUCH DEVELOPMENTS HAVE SPRUNG UP IN THE PAST FEW YEARS. OUR DESIGN CONCEPT ADVOCATES A RESILIENT SCHEME THAT MERGES WITH THE GENERAL TRANSFORMATION OF THE AREA.

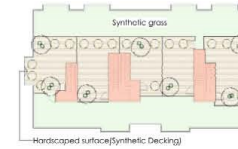
THE CELLULAR NATURE OF A MULTI-FAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES (PRIVATE PATIOS FROM ONE ANOTHER) IS EMERALD CEDAR, (THUSA OCCIDENTALIS/SMARAGD), THIS COLUMNAR HEDGE PLANT IS USED IN TANGENT WITH SMALLER SHRUBS SUCH AS SPREAD JAPONICA & AZALEA JAPONICA TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE PLANNING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AT PROVIDING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS. ACER RUBRUM IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATURAL DOGWOOD AND ALLEGHENY SERVICEBERRY FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED WITH STAMPED CONCRETE TO ALLOW FOR AFFORDING A RICHNESS TO THE STREETSCAPE. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS WITH A FINE TEXTURED PAVEMENT ALLOW FOR DISTINCT DEFINITION AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE ALSO ALLOWING FOR THE GROUND ABSORPTION AND PERMEABILITY WE ALSO PROPOSED TO USE AN ELEMENT OF A LOW BACKGROUND SLATTED FENCE IN LAYERING WITH THE PLANTS (AS SHOWN IN THE PICTURES) TO OFFER WELL DEFINED AND DISTINCTLY PLEASANT SPACES.

DESIGN CONCEPT OF ROOFTOP AREA.

THIS DEVELOPMENT BOASTS OF CREATIVE EXPLORATION IN TERMS OF THE ROOFTOP USABLE SPACES. THE ARCHITECTS HAVE ENVISAGED A RECESSED USABLE HARDCAPED SURFACES THAT AFFORD PRIVACY TO ADJOINING BLOCKS AND DEVELOPMENTS.

AN INTERPLAY OF SYNTHETIC GRASS AND HANDSCAPE IS VISUALIZED HERE WITH THE SYNTHETIC GRASS ALLOWING A VISUAL RELIEF AND HARD AREAS WITH POTS DEFINING THE ACTIVITY AREAS. THE DETAILS, STRUCTURAL INTEGRITY AND FINAL FORM TO BE EVALUATED EXPRESSLY BY THE STRUCTURAL ENGINEERS AND THE ARCHITECTS. ONCE AGAIN, ON MAINTENANCE FLOOR HAS BEEN USED HERE TO ALLOW FOR LONGEVITY ONE SMALL MEDIUM TREE IS ALLOTTED TO A UNIT WITH THE EXCEPTION OF THE END UNITS WHERE THERE HAS BEEN FOUND NECESSARY. ONCE AGAIN, NATIVE FLOWERING PLANTS LIKE OREGON GRAPES AND POLYETHICUM UNDER THE TREES HAVE BEEN PROPOSED TO ALLOW FOR A VARIETY OF TEXTURES KEEPING THE MAINTENANCE LOW.



Harland Top of Deck (15'-0" x 10'-0")



Variety of Surface Treatment options



Slatted Fence Background (Minimal Foliage)



Rooftop garden interplay of Synthetic Grass and Handscapes



Slatted Fence Background (Surface Foliage)

Recommended Plant List

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	4	Acacia dealbata	Wattle	3.0m. Ht	
2	5	Acacia dealbata 'Red Sunset'	Red Sunset Wattle	7.0m. cul.	
3	1	Camellia japonica	Japanese Camellia	6.0m. cul.	
4	256	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.75m. Ht.	
5	600	Aspidistra japonica	Japanese Aspidistra	60.0cm	
6	4	Beachum spicata	Beachum	60.0cm	
7	30	Buxus microphylla 'Winter Guard'	Winter Guard Boxwood	60.0cm	
8	40	Monarda mollis	Monarda	60.0cm	
9	20	Physalis peruviana	Physalis	60.0cm	
10	10	Salix purpurea 'Wein'	Salix	60.0cm	
11	10	Skimmia japonica	Skimmia	60.0cm	

NOTES
This is merely a concept scheme intended to convey the intent of the landscape design for this development. This may not be used for the purpose of actual installation.

Scale: 1/8" = 1'-0"



APC Concept Landscape



19660-19680 55A Av
Langley, BC

1361 129th Street, Surrey, BC, V4A3K7


604 783 1450

ruchardall@gmail.com

Landscape Plan
LA-01-03

Drawn By:	Ruchir	Checked By:	Ruchir
Reviewed By:	Ruchir	Design Development:	
Contractors:		Consultants:	
Activities:		Comments:	APC Concept Landscape



The City of Langley		MUNICIPAL PROJECT No.	
	PRELIMINARY ROADWORKS – LANE		
	19860, 19674 & 19860 – 55A AVENUE		
	PROJECT No.	184485	SHEET No.
			SK3
			REV.



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**SEPTEMBER 14, 2016
7:00 PM**

- Present:** Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
George Roman
Jamie Schreder
- Staff:** Gerald Minchuk, Director of Development Services & Economic Development
- Absent:** Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

CARRIED

2) **DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16
20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone from 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

CARRIED

OPPOSED: Member Doyle

3) **REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT
APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE
F.ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman
SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) **REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A AVENUE –KEYSTONE ARCHITECTURE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpis, Keystone Architecture. Mr. Wykpis presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report.

NEXT MEETING

Thursday, October 13, 2016

5) **ADJOURNMENT**

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



EXPLANATORY NOTE

BYLAW No. 2997

The purpose of Bylaw No. 2997 is to amend the 2015 – 2019 Capital Improvement Plan.

1. Road Rehabilitation (#70127)

The City received a \$92,000 grant from Bike BC in order to create bike lanes on 48 Ave by Simonds Elementary School. The additional grant funds will be used to widen the roadway to accommodate the bike lanes and be added to the Road Rehabilitation project account.

2. Maple Ridge Pump Station (#77006)

The Greater Vancouver Water District is installing a large pump station in Maple Ridge that will enable large volumes of water from the Coquitlam Reservoir to be delivered across the Fraser River through the Barnston Island Main to supply Surrey, the Township and City of Langley. The City's contribution is 4.91% of \$46,500,000 project and \$75,000 additional funding was required to complete the project:

Casino Proceeds	\$ 175,000
Capital Works Reserve	<u>\$ (100,000)</u>
	\$ 75,000

3. Timms Community Centre (#61317)

The City is amending the funding source for the project increasing the funding from casino proceeds and reducing the funding from the Capital Works Reserve:

Casino Proceeds	\$ 616,000
Capital Works Reserve	<u>\$ (616,000)</u>
	\$ 0

4. 2015 Fire Pumper Truck (#65206)

The City would like to replace a 1993 Fire Pumper Truck originally budgeted for in 2015. After the tender process was undertaken, the cost of the truck was determined to be higher than the allocated budget. It is proposed to increase the budget by \$111,000.

Fire Equipment Replacement Reserve	\$ 61,000
Capital Works Reserve	<u>\$ 50,000</u>
	\$ 111,000



**FINANCIAL PLAN 2015 – 2019, BYLAW 2015, No. 2951
AMENDMENT No. 4**

BYLAW No. 2997

A Bylaw to amend the Financial Plan for 2015 - 2019.

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 2015 – 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997”.

2. Amendment

- (1) Financial Plan 2015 – 2019 Bylaw, 2015, No. 2951 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 this nineteenth day of September, 2016.

OPPORTUNITY FOR PUBLIC INPUT this – day of --. 2016.

ADOPTED this – day of --. 2016.

MAYOR

CORPORATE OFFICER

CITY OF LANGLEY
CAPITAL IMPROVEMENT PLAN - SUMMARY

Schedule "B"

<u>Capital Projects</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
General Government	1,328,665	138,700	549,500	72,500	532,500	47,500	32,500	47,500	32,500	47,500
Protective Services	1,084,700	740,000	830,000	47,000	80,000	180,000	50,000	35,000	50,000	35,000
Engineering Operations	8,657,775	3,650,000	2,325,000	3,625,000	1,775,000	2,880,000	2,392,000	1,400,000	7,535,000	23,594,000
Development Services	35,000	30,000	40,000	40,000	40,000	-	30,000	-	-	-
Parks & Recreation	1,442,910	1,522,500	1,623,000	3,015,000	673,000	655,000	563,000	860,000	358,000	11,080,000
Sewer Utility	1,028,000	2,506,500	2,110,000	3,973,500	983,500	1,700,000	3,683,985	2,687,500	4,606,745	19,181,525
Water Utility	814,000	925,000	2,144,225	663,415	550,000	647,930	525,000	525,000	1,244,200	1,242,775
Total Projects	14,391,050	9,512,700	9,621,725	11,436,415	4,634,000	6,110,430	7,276,485	5,555,000	13,826,445	55,180,800
<u>Available funding</u>										
Capital Works Reserve	1,659,475	428,830	1,388,685	678,060	508,685	669,360	613,645	911,060	688,685	327,295
Casino Revenues	5,921,410	5,075,690	4,895,690	5,505,690	2,415,690	1,565,690	3,665,690	2,215,690	9,975,690	25,310,000
Community Development	245,125	-	-	-	-	-	-	-	-	-
DCC's	516,035	1,373,886	1,368,100	3,805,573	433,991	2,784,076	1,775,835	1,234,401	1,955,572	27,270,021
Fire Department Equipment	926,000	480,000	120,000	-	-	-	-	-	-	-
Future Police Cost Reserve	32,200	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	3,222,940	-	-	-	-	-	-	-	-	500,000
Machinery Replacement	255,000	635,000	580,000	305,000	280,000	280,000	210,000	180,000	180,000	180,000
Municipal Road Network	386,900	153,980	-	-	-	-	-	-	-	-
Office Equipment	25,500	68,700	32,500	47,500	32,500	47,500	32,500	47,500	32,500	47,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	209,900	100,100	147,475	167,700	153,400	185,400	112,225	253,775	138,400	332,100
Sewer Future Capital	453,150	310,764	525,750	331,250	274,734	36,750	356,590	152,574	310,404	679,057
Special Bond Reserve	101,675	-	-	-	-	-	-	-	-	-
Water Future Capital	435,740	850,750	528,525	560,642	500,000	506,654	475,000	525,000	510,194	499,827
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	14,391,050	9,512,700	9,621,725	11,436,415	4,634,000	6,110,430	7,276,485	5,555,000	13,826,445	55,180,800



EXPLANATORY MEMO

2017 PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3003

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

The bylaw presented continues all exemptions included in the 2016 Permissive Property Tax Exemption Bylaw for a 1 year period.

Properties owned or occupied by the City

Community Police Office

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

Non-profit occupiers of City land

The BC Assessment Authority considers any municipal owned land which is leased to a second party to be taxable. Under Section 224 of the *Community Charter* the City has the authority to provide a permissive exemption to these properties if they are occupied by a Non-profit Agency. In 2016, these exemptions reduced the City's portion of taxation revenue by \$90,965, which is 0.37% of the annual property taxes.

1. Langley Seniors Resource Society. The senior's centre is constructed on land leased from the City. The land and improvements became taxable in 1996 triggered by the registration of the lease. It was not the intent of the lease to change the taxable status of the facility; therefore, City Council approved a permissive exemption for the 1996 tax year, and has done so since.
2. Langley Stepping Stones Rehabilitative Society. In 1995, the Stepping Stones Society constructed a new facility on land leased to them by the City. When the lease was registered at the Land Titles Office the property reverted to a taxable status for the year 1996. City Council approved a permissive exemption for the 1996 tax year, and has done so since.
3. A portion of City Park owned by the City and leased to the Langley Community Music School Society (4809 207th Street). The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.
4. Outdoor Langley Lawn Bowling Club. This is the Club's current outdoor facility adjacent to Douglas Park (20471 54th Ave). The property became taxable after the

BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.

5. Langley Community Services which leases the City owned land at 5339 207th Street. The property became taxable after the BC Assessment Authority undertook a review of non-municipal use of City owned land in 1997. City Council first approved a permissive exemption for the 1998 tax year.
6. The Governing Council of the Salvation Army has constructed a shelter at 5787 Langley Bypass on land leased from the City of Langley. To reduce the operating costs of the new facility the City passed a permissive exemption for this property which commenced in 2009. In 2011 this property was assessed as a supportive living facility and the majority of the property assessment was reduced to \$2 similar to other designated facilities within the City. The entire property is being included in the bylaw, to ensure its exemption status is continued if the property class was to change.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Langley Seniors Resource Society	20605 51B Ave	\$ 32,427	\$ 12,559	\$ 44,986
Langley Stepping Stones	20101 Michaud Cr	4,540	2,726	7,266
Langley Community Music School	4901 207 St	27,576	21,358	48,934
Langley Lawn Bowling (Outdoor)	20471 54 Ave	16,064	6,222	22,286
Langley Community Services	5339 207 St	8,297	4,983	13,280
Governing Council of the Salvation Army	5787 Langley Bypass	2,061	1,238	3,299
		\$ 90,965	\$ 49,086	\$ 140,051

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

Other existing Permissive Exemptions

There are 13 other properties within the City that currently have permissive exemptions. The properties are all non-profit and fall within our current *Tax Exemption Policy*. In 2016, these exemptions reduced the City's portion of taxation revenue by \$93,887, which is 0.38% of the annual property taxes.

1. A property owned by the Provincial Rental Housing Corporation and used for the Ishtar Transition House. The organization's original property was first exempted in 1983. They have since relocated to another property in the City but continued to be exempted each year since then.
2. Global School Society, a non-profit society which operates a Montessori school. Although this property receives a partial statutory exemption for the building and the land directly beneath it, the City has historically provided a permissive exemption for the remaining property, similar to churches. This exemption has been in place since 2001.
3. Southgate Christian Fellowship currently leases space at the Langley Mall (5501 204 St.). The property is not eligible for a statutory exemption like other churches because it is not the registered owner. In order to treat the church consistently with the other churches in

the community, Council provided a permissive exemption for the church occupied space in 2009.

4. Langley Care Society. In 2005, the City was informed by BC Assessment they would be revoking a partial property tax exemption from the Langley Lodge located at 5451 204 St. The property had been receiving the partial exemption since 1974, the year following its opening. The City granted a permissive exemption which took effect in 2006 to continue the tax exemption on the property. During 2009 this society expanded its facility and requested an extension of the permissive exemption to cover the newly constructed facility. In 2010, the City continued the same exemption based on the original & new building value using the historical percentage of 18% for land and 93% for the buildings.
5. Langley Hospice Society purchased a property located at 20660 48 Ave in the fall of 2009. In the fall of 2010 City Council approved a permissive exemption which has been in place since.
6. Langley Association for Community Living approached the City in 2010 requesting permissive exemptions for 8 properties owned by the association used to support adults with developmental disabilities and children with special needs. In the fall of 2010 City Council approved a permissive exemption which has been in place since.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Ishtar Transition Housing		\$ 2,742	\$ 1,647	\$ 4,389
Global School Society	19785 55A Ave	3,317	2,569	5,886
Southgate Christian Fellowship	5501 204 St	19,661	7,614	27,275
Langley Care Society	5451 204 St	55,199	33,151	88,350
Langley Hospice Society	20660 48 Ave	3,495	2,099	5,594
Langley Association for Community Living	208-20239 Michaud Cr	612	368	980
Langley Association for Community Living	210-20239 Michaud Cr	650	390	1,040
Langley Association for Community Living	19977 45A Ave	2,014	1,210	3,224
Langley Association for Community Living	4570 209A St	1,989	1,194	3,183
Langley Association for Community Living	4830 196 St	2,309	1,387	3,696
Langley Association for Community Living	210-5650 201A St	497	298	795
Langley Association for Community Living	218-5650 201A St	627	377	1,004
Langley Association for Community Living	312-5650 201A St	775	465	1,240
		\$ 93,887	\$ 52,769	\$ 146,656

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

New applications for 2017

The City has received three new applications requesting permissive exemptions for 2017. Brief descriptions of the applications are below. The applicants are eligible for a permissive exemption under the Community Charter. In conjunction with the policy, City Council can consider applications for permissive property tax exemptions from non-profit organizations which are viewed to provide a benefit to the residents of the City on a case by case basis.

- Langley Memorial Hospital Auxiliary (20560 Fraser Hwy) – The Langley Memorial Hospital Auxiliary purchased the property in December 2014 and operates Penny Pinchers at this location. A small portion of one of the buildings is being leased to a private company and that portion would be not included in a permissive exemption if it was to be granted.
- Langley Food Bank (Portions of 5768 & 5784 203 St) – The Langley Food Bank has leased its current location (5768 203 St) since 1997, adding additional storage space at 5784 203 St in 2010.
- Canadian Red Cross (106-20530 Langley Bypass) – The Canadian Red Cross has leased its current location since February 2016.

Organization	Property Address	Permissive Exemption City	Permissive Exemption Other	Permissive Exemption Total
Langley Memorial Hospital Auxiliary	20560 Fraser Hwy	\$ 22,454	\$ 17,390	\$ 39,844
Canadian Red Cross	106-20530 Langley Bypass	1,511	1,170	2,681
Langley Food Bank	5768 203 St	2,498	1,935	4,433
Langley Food Bank	5784 203 St	3,557	2,755	6,312
		\$ 30,020	\$ 23,250	\$ 53,270

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

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



PERMISSIVE TAX EXEMPTION

BYLAW NO. 3003

A bylaw to exempt certain lands and improvements from municipal
taxation for the year 2017

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

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

1. Schedule “A” is attached to and forms parts of this bylaw.
2. The lands and improvements on the properties listed in Schedule “A” are hereby exempt from taxation under section 197(1)(a) [municipal property taxes] under the Community Charter, S.B.C. 2003, c. 26 for the calendar year of 2017 in accordance with the percentages set out in Schedule “A”.
3. This Bylaw may be cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003”.

READ A FIRST, SECOND AND THIRD TIME this nineteenth day of September, 2016.

NOTICE FOR THE PERMISSIVE TAX EXEMPTION was placed in the Langley Times Newspaper this twenty third and thirtieth day of September, 2016.

ADOPTED this – day of --, 2016.

MAYOR

CORPORATE OFFICER



PERMISSIVE TAX EXEMPTION BYLAW NO. 3003

Schedule “A” List of Exempt Properties

Organization	Property Address	Property Roll #	Legal Description	Percentage of Exemption
Langley Community Music School	4901 207 St	000010	DL 304 NWD	100%
Community Police Office (City of Langley)	#100-20408 Douglas Cr	001730	LT 2 DL 36 NWD PL NWP9350	40% (Land & Improvements attributable to the main floor leased for the CPO)
Langley Community Services	5339 207 St	003471	LT 1 DL 36 GR 2 PL BCP25710	100%
Langley Care Society	5451 204 St	003520	LT 88 DL 36 NWD PL 43610	18% of Land & 93% Improvements
Langley Seniors Resource Society	20605 51B Ave	006531	LT 1 DL 36 NWD PL NWP86944	100%
Langley Lawn Bowling (Outdoor)	20471 54 Ave	007950	LT 247 DL 36 NWD PL NWP60882	100%
Governing Council of the Salvation Army	5787 Langley Bypass	021080	LT 67 DL 37 NWD PL NWP57552	100%
Langley Stepping Stones	20101 Michaud Cr	030029	LT 2 DL 305 NWD PL LMP09453	100%
Southgate Christian Fellowship	5501 204 St	035450	LT 375 DL 36 NWD PL NWP46221	100% (Class 8)
Langley Association for Community Living	#208 - 20239 Michaud Cr	044065	LT 15 DL 305 NWD PL LMS2725	100%
Langley Association for Community Living	#210 - 20239 Michaud Cr	044066	LT 16 DL 305 NWD PL LMS2725	100%
Langley Association for Community Living	#210 - 5650 201A St	052730	LT 30 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	#218 - 5650 201A St	052737	LT 37 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	#312 - 5650 201A St	052754	LT 54 DL 309 NWD PL BCS3568	100%
Langley Association for Community Living	19977 45A Ave	072151	LT 1 SEC 34 TWP 7 NWD PL NWP85148	100%
Langley Hospice Society	20660 48 Ave	090670	LT 33 SEC 35 TWP 7 NWD PL NWP25953	100%
Langley Association for Community Living	4570 209A St	100970	LT 99 SEC 36 TWP 7 NWD PL 37498	100%
Langley Association for Community Living	4830 196 St	113253	LT 3 SEC 3 TWP 8 NWD PL LMP30562	100%
Global School Society	19785 55A Ave	120462	SEC 3 TWP 8 NWD PL LMP30865	100%
Ishtar Transition Housing		120800	LT 5 SEC 3 TWP 8 NWD PL NWP12439	100%



EXPLANATORY MEMO

ROAD CLOSURE BYLAW NO. 2964

The purpose of Bylaw 2964 is to remove the dedication of highway and to close the portion of road located behind 20797 Fraser Highway as the City intends to sell the property and the road is no longer required.



ROAD CLOSURE BYLAW NO. 2964

A Bylaw to Close Road behind 20797 Langley Bypass.

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close all or a portion of a highway to traffic and remove the dedication of the highway if, prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langley deems it expedient to close to traffic and remove the dedication of highway from that portion of public highway comprising approximately 958.1 square metres, created by the deposit of Plan 29755, which area is shown outlined in bold black on the Road Closure Plan;

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in the newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

AND WHEREAS Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Title

- (1) This bylaw shall be cited as the "Road Closure Bylaw No. 2964, 2016".

2. Authorization and Road Closure

- (1) Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a copy of the reference plan of highway closure EPP54839 prepared by Jonathan F. Squires, BCLS #940 completed and checked on the 24th day of August, 2015 (the "Road Closure Plan")
- (2) The City hereby authorizes the closure to traffic and removal of highway dedication of the approximate 958.1 square metre portion of highway created by the deposit of Plan 29755, labeled "PCL. A" on the Road Closure Plan (the "Closed Road").

- (3) On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
- (4) The Chief Administrative Officer and Corporate Officer are authorized to execute all deeds of land, plans, and other documentation necessary to effect this road closure.

READ A FIRST, SECOND AND THIRD TIME this day of , 2016.

OPPORTUNITY FOR PUBLIC COMMENT this day of , 2016.

APPROVAL OF THE MINISTRY OF TRANSPORTATION was received this
day of , 2016.

FINALLY ADOPTED this day of , 2016.

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MAYOR

CORPORATE OFFICE

SCHEDULE "A"
REFERENCE PLAN OF CLOSED ROAD EPP54839

**REFERENCE PLAN TO ACCOMPANY CITY OF LANGLEY ROAD CLOSURE
AND CANCELLATION BYLAW NO. 2964 OVER PART OF ROAD
DEDICATED BY PLAN 29755, DISTRICT LOT 308,
GROUP 2, NEW WESTMINSTER DISTRICT.**

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER
BCGS 92G.017

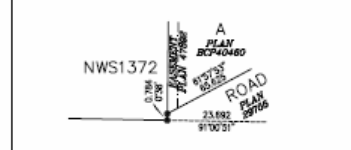
15 7.5 0 15 30 45

All Distances are in Metres.
The intended plot size of this plan is
432mm in height by 560mm in width
(C size) when plotted at a scale of 1:750

LEGEND:

- Denotes Control Monument found.
- Denotes Standard Iron Post found.
- Denotes Standard Iron Post placed.
- MF Denotes Nothing found

DETAIL - Not To Scale



UTM COORDINATES
N 5440581.193
E 525468.810
79H9547

Grid Bearings are derived from observations between
geodetic control monuments 79H9547 & 89H5075

**Integrated Survey Area No 45
City of Langley NAD83 (CSRS) 4.0.0 BC1GVRD**

This plan shows horizontal ground level distances
except where otherwise noted. To compute grid
distances multiply ground-level distances by the
combined factor of 0.9996096 which has been
derived from geodetic control monument 89H5075

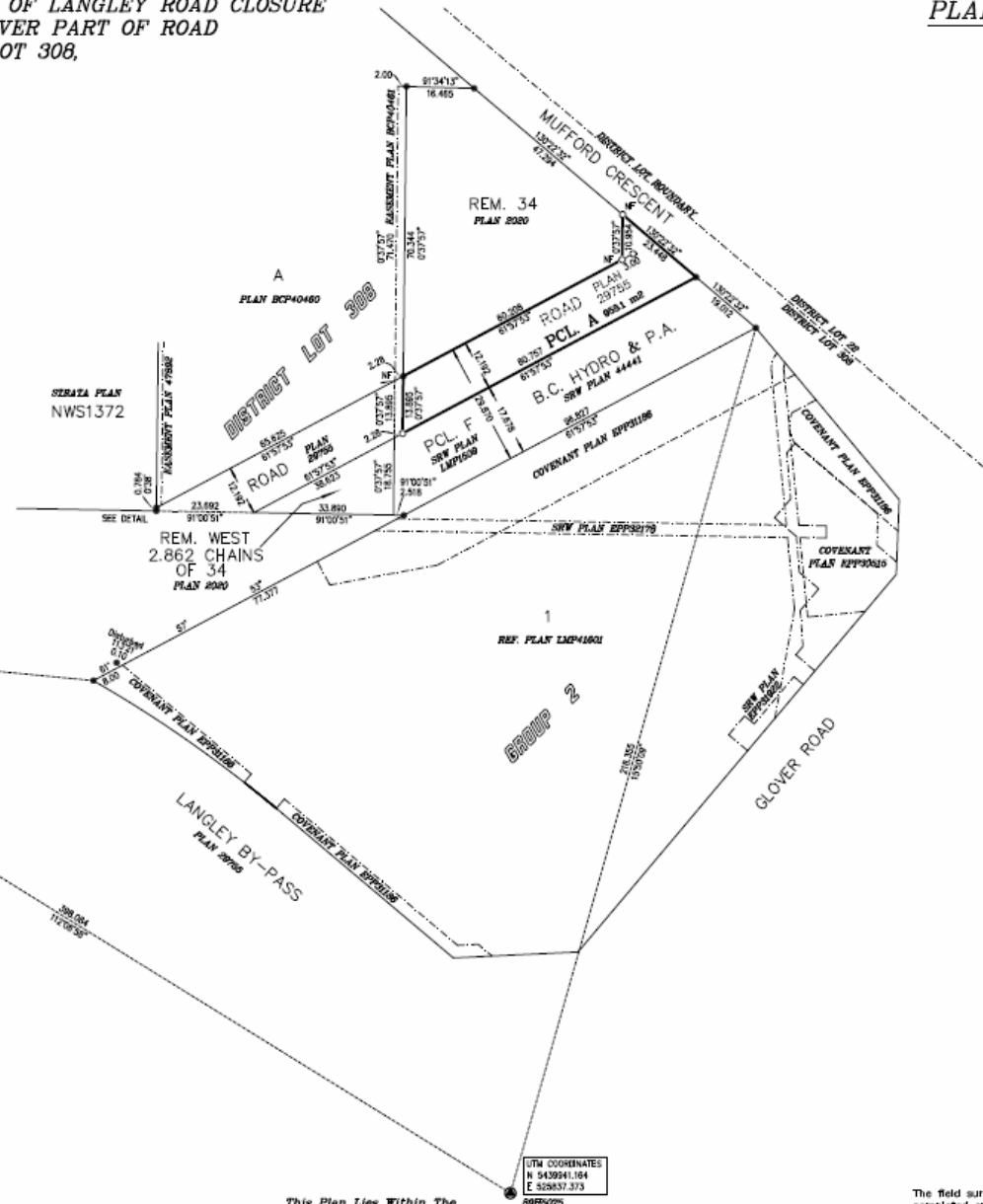
Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5830 198A Street
Coomesville BC

FILE JL1587_RCL

*This Plan Lies Within The
Greater Vancouver Regional District*

UTM COORDINATES
N 5439941.164
E 525837.373
89H5075

PLAN EPP54839



The field survey represented by this plan was
completed on the 24th day of August, 2015.
Jonathan F. Squires, B.C.S. #940

The Metro Vancouver and Fraser Valley Council of Homelessness Tables

August 10, 2016

The Metro Vancouver and
Fraser Valley Council of
Community Homelessness Tables
C/o 104 - 13938 102 Avenue,
Surrey BC V3T 1P3
Canada

Mayor and Council
City of Langley
20399 Douglas Crescent
Langley, British Columbia
V3A 4B3

Dear Mayor Schaffer and Members of Council,

The Metro Vancouver and Fraser Valley Council of Homelessness Tables together with our community partners across the region are pleased to announce Metro Vancouver's ***11th Annual Homelessness Action Week (HAW) from October 9 to 15, 2016 this year.***

We are delighted to welcome our friends and neighbors from the Fraser Valley Community Homelessness Tables as they join with Metro Vancouver organizations to provide opportunities for homeless citizens in their communities to 'Connect' with a series of activities, resources and services to broaden individual networks throughout ***'Homelessness Action Week in British Columbia 2016'***.

As declared in Australia in 2010, October 10th is World Homelessness Action Day, with over 50 countries participating in awareness events. Many municipalities in British Columbia support Homelessness Action Week here at home and for the past 7 years the Government of British Columbia has declared this week as ***'Homelessness Action Week'*** throughout the province.

'Get Informed, Get Involved' has been chosen as the theme of this year's HAW throughout our region. In choosing this theme we are inviting neighbors to become educated about the reasons why homelessness exists in our region and to understand that persons of all ages and social backgrounds can experience homelessness at some time in their lives. Community support with everyone working collaboratively towards solutions to homelessness –can help to reduce and prevent homelessness from growing.

We are requesting that the City of Langley support HAW in 2016 by proclaiming the week of October 9 to 15, 2016 as Homelessness Action Week in your city. Metro Vancouver and the Fraser Valley's Homelessness Action Week provide an opportunity to:

- Build community support for solutions to homelessness by raising public awareness and understanding of homelessness in the region with a strong emphasis on showcasing successes;


- Support Connect Events to engage and assist people who are homeless with access to professional and medical services and personal products such as hygiene kits and clothing, and create a caring community which includes vulnerable citizens living in extreme poverty ; and
- Actively involve communities, the private sector, and service providers throughout Metro Vancouver in jointly planning and hosting events.

We have attached a sample Homelessness Action Week proclamation that your Council can use if you find it appropriate. Please feel free to modify the sample to suit the City of Burnaby's needs or prepare your own.

We would appreciate receiving a scanned copy of the proclamation if it is possible – please send to the undersigned at friendshipblvd@gmail.com.

For more information about Homelessness Action Week - visit our website www.stophomelessness.ca. If you have any questions or comments about this request, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jonquil Hallgate". The signature is written in a cursive, flowing style.

Jonquil Hallgate
Chair, Metro Vancouver and Fraser Valley Council
of Community Homelessness Tables
friendshipblvd@gmail.com
604 961 - 2170

**SAMPLE RESOLUTION OF PROCLAMATION FOR
HOMELESSNESS ACTION WEEK 2016**

A resolution proclaiming October 9 to 15, 2016 Homelessness Action Week in the Municipality of _____.

Whereas: Every day in our municipality there are men, women, seniors, youth, and children who do not have a place to call home; and

Whereas: Community action and participation are essential in addressing and eliminating issues and circumstances that contribute to homelessness; and

Whereas: During this week, activities and events will be offered and the community will be encouraged to learn about the many issues related to homelessness, the community and government agencies that offer services and support 'that work' for persons who are homeless, and what each of us as citizens can do to creatively and collectively address homelessness in our communities.

Therefore, I, _____ Mayor of _____ proclaim October 9 to 15, 2016 as Homelessness Action Week and encourage all citizens to recognize and support efforts to put an end to homelessness in our community.

From: Jan Mc [<mailto:janicebarbar@gmail.com>]
Sent: July-21-16 8:18 PM
To: WebInfo
Cc: Carol Todd Admin Team
Subject: City of Langley - world mental health day Oct 10, 2016.

Dear Mayor Ted Schaffer,

World Mental Health Day is on October 10th, and was initiated in 1992 by the World Federation for Mental Health. The need for awareness related to bullying and mental health is a worldwide concern that continues to need much advocating and awareness messaging. Too many people of all ages continue to suffer from the effects of bullying and the distresses that have resulted.

On behalf of Carol Todd & the Amanda Todd Legacy Society, we are hoping we can count on the City of Langley's support for our 4th annual awareness event, Light Up Purple, for World Mental Health Day on October 10th. The World Federation for Mental Health has again provided their support for this campaign in 2016.

We respectfully ask that Mayor Ted Schaffer issue a Proclamation in support of World Mental Health Day or add this as a discussion item for your upcoming Council meetings in September or October, (if you don't issue proclamations.)

The Legacy is again calling on support from businesses, organizations, schools & landmarks around the world to Light Up Purple for World Mental Health Day. Having buildings, bridges or landmarks within your city light up in purple lights, speaking with staff about mental health, and participating in other purple ways (clothing, ribbons, balloons, etc.) will help bring much needed attention to the significance of purple and mental health & wellness. Please visit our website www.lightuppurple.com to find out more about this important initiative. We would love to include you on our list of Caring Supporters.

The Legacy was founded after Carol's daughter Amanda passed away on October 10, 2012. Amanda had a dream of helping kids, and as part of her legacy, that is what we are trying to do as well. We - as caring communities of parents, friends, families, and youth, businesses and work colleagues - believe we need to make a united stand. A stand upon which the entire world can see, embrace, light up purple and say no more to bullying, to help reduce the stigma and judgement of mental health, and to bring awareness that bullying can and does bring about mental illness distresses. The world must stand together and make a difference - to notice what needs to be changed and to encourage others to speak up, reach out, and no longer be a bystander.

Some of the places around the world already confirmed as participating in 2016: Vancouver City Hall, Las Vegas City Hall, Niagara Falls, Newry Town Hall (Ireland), CN Tower, BC Place, Pacific Science Center (Seattle), LAX Airport Pylons, bridges in Oklahoma, Boston and Ontario. We expect many more organizations to confirm their support and participation in the coming months. Each year, we hope to add more cities, structures, organizations and schools.

Thank you for your consideration and we hope to hear from you soon. We look forward to your participation in Light Up Purple for World Mental Health Day in 2016!

Sincerely,
Jan McNeill
Project Assistant, Light Up Purple 2016

www.amandatoddlegacy.org
www.lightuppurple.com

Twitter: @AToddLegacy, @c_todd, @lightuppurple

Facebook: Amanda Todd Legacy - Staying Strong; Light Up Purple on Oct 10 - World Mental Health Day
#lightuppurple #LUP2016 #WMHD #worldmentalhealthday



AMANDA TODD LEGACY **'THE DREAM OF HELPING KIDS'**

amandatoddlegacy.org | info@amandatoddlegacy.org

The Amanda Todd Legacy Society would like to invite you to participate in the 4th Annual Light Up Purple campaign for World Mental Health Day (WMHDay) on October 10th, 2016. WMHDay was first celebrated in 1992 as an initiative of the World Federation for Mental Health.

We are pleased to see an increased awareness in mental illness by the growing involvement in Light Up Purple over the past three years. People, schools, businesses, organizations and landmarks from all around the world have joined together to show their support through illumination, proclamation, and wearing purple. This year we hope to expand of our list of supporters and encourage all to participate in this event.

Amanda's lasting message is based on her 'Dream of Helping Kids'. Her story continues to be shared in many countries around the world with people of all ages. Awareness and understanding with respect to exactly what mental health is and how we can educate around it, is so very important.

The You Tube video Amanda created depicts the struggles she felt after endless years of torment due to bullying, cyberbullying and exploitation. It has been viewed cumulatively over 47 million times and within it, she shares her thoughts - "I'm struggling to stay in the world, because everything just touches me so deeply. I'm not doing this for attention. I'm doing this to be an inspiration and to show that I can be strong. I did things to myself to make the pain go away, because I would rather hurt myself than someone else. Haters are haters but please don't hate, although I'm sure I'll get them. I hope I can show you guys that everyone has a story and everyone's future will be bright one day, you just gotta pull through. I'm still here aren't I?"

The world needs to stand together as one to MAKE A DIFFERENCE for our children now in the present and into the future. By educating and empowering all children and adults to speak up, reach out, and to not 'be a bystander'. We must advocate for change to avoid additional casualties. As caring communities of parents, youth, families, friends, classmates, co-workers and neighbours, we must STAND UNITED. Together we can show the entire world by lighting up purple that we say NO to bullying and the stigma of mental illness.

Please support the #lightuppurple campaign on October 10th by helping to #makeadifference by standing together to create awareness towards mental health and cyberbullying.

Carol Todd
Founder, Amanda Todd Legacy Society
www.amandatoddlegacy.org



World Federation for Mental Health

May 30, 2016

Amanda Todd Legacy Society
Attn: Carol Todd

To Whom It May Concern,

The World Federation for Mental Health is proud to support the **Light Up the World Purple Awareness Campaign** as part of an international effort to increase awareness about mental health and the effects of bullying.

As the creators of World Mental Health Day we are always on board to support campaigns that bring international awareness to mental health issues. Your Light Up the World Purple project is important to create awareness regarding the effects of bullying on a person's mental health. We understand the significance of this date in your family and know how important it is to make sure that October 10th - World Mental Health Day is used to highlight the awareness campaign. It is hoped that we can help spread the word about all that you are doing.

If possible, try to send us pictures of the event so that we can post them on our website to show the world your event!

I would be happy to send you our WFMH logo to use for your WMHDAY Event and if there is anything else we can do, please let me know.

Thank you and good luck with your campaign!

Deborah

Deborah Maguire
WFMH, Director of Administration
WMHDAY Coordinator



PROCLAMATION

WORLD MENTAL HEALTH DAY

- WHEREAS** World Mental Health Day is an education campaign designed to encourage people to talk about, reflect upon and engage with others on the importance of mental health and the reality of mental illness; and
- WHEREAS** nearly 1 in 5 Canadians will suffer a mental disorder in their lives with the remaining 4 Canadians affected by a mental illness through a family member, friend or co-worker. Of the 10 leading causes of disability worldwide, 5 are mental disorders, including: depression, schizophrenia, bipolar disorder, substance abuse disorder and obsessive compulsive disorder; and
- WHEREAS** stigma is the number one reason people do not seek or receive treatment, experience workplace and social discrimination, and experience barriers to recovery;
- NOW THEREFORE I,** Darrell Mussatto, Mayor of the City of North Vancouver, do hereby proclaim October 10, 2015 as **WORLD MENTAL HEALTH DAY** in the City of North Vancouver.

So proclaimed on Monday, October 5, 2015

Mayor Darrell Mussatto