



REGULAR COUNCIL MEETING AGENDA

Monday, January 14, 2019
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

- a. Adoption of the January 14, 2019 Regular Agenda

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from December 10, 2018 1
- b. Special (Pre-Closed) Meeting Minutes from December 5, 2018 13

3. COMMUNITY SPOTLIGHT

- a. Langley Community Music School 15
Carolyn Granholm, Principal

4. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – January 28, 2019
Regular Council Meeting – February 11, 2019
- b. Library Happenings - Councillor Martin
- c. Engineering Update
Rick Bomhof, Director of Engineering, Parks and Environment

5. BYLAWS

- a. Bylaw 3091 - Zoning Amendment and Development Permit No. 17-18 16
First and second reading of a bylaw to rezone properties located at 5460, 5470, 5480, 5490, 5500, 5510 199A Street to accommodate a 5 storey, 104 unit condominium development.

b.	Bylaw 3096 - Zoning Amendment & Development Permit No. 18-18 First and second reading of a bylaw to rezone the properties located at 20172-20178 53A Avenue to accommodate a 4 storey, 14 unit "stacked townhouse" development.	43
c.	Bylaw 3097 - Discharge of Land Use Contract Bylaw First and second reading of a bylaw to authorize the discharge of Land Use Contract No. 01-73 from the property located at 5139 209A Street.	72
d.	Bylaw 3047 - Smoking Regulation Bylaw Final reading of a bylaw to amend the City's Smoking Regulation Bylaw.	76
e.	Bylaw 3073 - Municipal Ticket Information System Bylaw Final reading of a bylaw to amend the Municipal Ticket Information System Bylaw. (Smoking Regulation Bylaw)	84

6. ADMINISTRATIVE REPORTS

a.	2018 Annual Report for City Committees	89
b.	2017 – 2021 Strategic Plan Amendments	103
c.	City Park Infrastructure Grant Application	124
d.	Out of Province Conference Request – Mayor van den Broek	127
e.	Out of Province Conference Request – Councillor Martin	131

7. NEW AND UNFINISHED BUSINESS

a.	Motions/Notices of Motion	
1.	Federation of Canadian Municipalities - Election to the Board of Directors & Appointment to Standing Committees	135
b.	Correspondence	
c.	New Business	

8. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 10, 2018

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

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

Absent: Councillor James

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

1. ADOPTION OF AGENDA

- a. Adoption of the December 10, 2018 Regular Agenda

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT the December 10, 2018 agenda be adopted as amended by adding Award of Animal Control Contract 2019-2023 to the agenda as Item c. under the Administrative Reports section and Gateway of Hope video as Item 4 (b) under the Mayor's Report section.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from December 3, 2018

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on December 3, 2018 be adopted as circulated.

CARRIED

3. COMMUNITY SPOTLIGHTS

a. Magic of Christmas Parade Committee

Parade Entry Award Presentation

Councillor Albrecht, Chair of the Magic of Christmas Parade Committee and Christine Patouillete, representing the Langley Advance, sponsor of this year's parade, announced the winners in the three Christmas parade entry categories:

Corporate – Lisa's School of Dance

Non-Profit – Christmas Bureau

Community – Langley Community Services

The winners were presented with certificates and gift baskets.

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – January 14, 2019

Regular Council Meeting – January 28, 2019

b. Library Happenings - Councillor Martin

- Holiday Story time
Thursday, December 13, 10:30 – 11:30 am
Join us for a special holiday themed story time with festive books and jolly songs to make the season bright!
- Christmas Sing-along
Wednesday, December 19, 2:30 – 3:30 pm
First Capital Chorus, a Langley-based barbershop harmony group, will be sharing their favourite seasonal songs and carols at the City of Langley Library. Take a break from the hustle and bustle of the season to enjoy hot apple cider and sing-along with the group.
- For a full listing of events and holiday hours please visit our website at fvrl.ca.

Councillor Martin introduced a video produced by the Gateway of Hope about one of their employees Tyler Weatherup, who was the recipient of the annual Hero Award at the Vancouver Salvation Army Hope in the City breakfast.

Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on activities in December as follows:

Special Events:

- City Sparkles Light Tour & Shop Local – December 6, 13 & 20
- Langley City Youth Social Media Contest
- Holiday Chaos – December 21
- Youth Night Christmas Pajama Party – December 22
- Rogers Hometown Hockey – January 12 & 13, 2019

Programs:

- 2019 Winter Recreation Guide now available
- Choose to Move Information Session - January 12, 2019
- ActivAge – starting January 21, 2019
- Pilates – starting January 8, 2019

d. Discover Langley City - Councillor Albrecht

Marketing

Consumer Marketing

The Discover Langley City (DLC)'s first consumer e-newsletter with a list of events happening over the holidays was sent out. This was then shared via social media. The response from those receiving it was positive and the DLC will be doing this on a monthly basis.

The goal is to have the DLC website used as a community resource, so all community festivals and events are posted there as well.

Conference Resource Guide

The Conference Resource Guide lists any businesses and services within the City that a meeting planner could need to plan their event. The goal is to make it so easy to plan a meeting or conference, that people are more likely to hold them here.

These resources will be posted on the DLC website, with a link to the individual businesses.

Industry Partnerships

DLC staff attended the Metro Vancouver Destination Development Planning Session. This session brought together tourism professionals from throughout Metro Vancouver to begin the process of thinking through a 10-year Vision for the Metro Vancouver Planning Area – including vision,

goals, markets, and development themes. This is one in a series of working sessions to be continued.

DLC met with Langley City Recreation Department to discuss strategies to work together in 2019. The focus of DLC is to support Langley City events by promoting them via our marketing efforts including social media and e-newsletters. This is an important partnership as Festivals and Events are our strongest attractions.

Sponsorship

DLC has updated its Marketing in Partnership Sponsorship Form to make it more user friendly and encourage people to apply for grants from DLC.

Sponsorship has been confirmed for 2 major events that are expected to bring a significant number of overnight visitors. These two events are:

Canadian Festival of Chili and BBQ \$5,000
Canadian Racquetball Tournament \$1,000

5. BYLAWS

a. Bylaw 3061 - Zoning Amendment Bylaw

Final reading of a bylaw to rezone the properties located at 19727, 19737, 19755 and 19763 55 Avenue from RS1 Single Family Residential Zone to CD57 Comprehensive Development Zone to accommodate a 36 unit, 3 storey townhouse development

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Zoning Bylaw, 1996, No. 2100, Amendment No. 148, 2018, No. 3061" be read a final time.

CARRIED

1. Development Permit No. 06-18

19727, 19737, 19755, 19763 -55 Avenue

MOVED BY Councillor Albrecht

SECONDED BY Councillor Wallace

THAT Development Permit Application DP 06-18 to accommodate a 36-unit, three-storey townhouse development located at 19727, 19737, 19755, 19763 – 55 Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

CARRIED

b. Bylaw 3093 - Waterworks Regulation Bylaw

Final reading of a bylaw to amend the Waterworks Regulation Bylaw

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 21 Bylaw, 2018, No. 3093” be read a final time.

CARRIED

c. Bylaw 3094 - Solid Waste Bylaw

Final reading of a bylaw to amend the Solid Waste Bylaw

MOVED BY Councillor Pachal

SECONDED BY Councillor Wallace

THAT the bylaw cited as the “Solid Waste bylaw, 2016, No. 2991 Amendment No. 2, 2018 Bylaw No. 3094” be read a final time.

CARRIED

d. Bylaw 3095 - Sanitary Sewer and Storm Sewer Rates Bylaw

Final reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 17, 2018 Bylaw No. 3095" be read a third time.

CARRIED

6. **ADMINISTRATIVE REPORTS**

a. Smoking Bylaw Amendment Bylaw No. 3047

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT Council support the rescinding of third reading of Smoking Bylaw Amendment Bylaw No. 3047 and subsequent amendment of the bylaw to reflect changes as outlined in attachment 1 to the report of the Corporate Officer dated November 6, 2018.

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

- the intention of the staff report is to have the bylaw receive third reading as amended at tonight's Council meeting;
- at this time staff is not intending to install no smoking signage in parks, rather the new regulations will be communicated to the public through various City media and advertisement in the local newspaper.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Bylaw 3047 - Smoking Amendment Bylaw

Rescinding of third reading, subsequent amendment and third reading as amended of a bylaw to amend the Smoking Regulation Bylaw.

MOVED BY Councillor Wallace
SECONDED BY Councillor Albrecht

THAT third reading of the bylaw cited as "Smoking Regulation Bylaw, 2010, No. 2792, Amendment No. 2, 2018, No. 3047 be rescinded.

CARRIED

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT Smoking Bylaw Amendment Bylaw No. 3047 be amended as indicated in Attachment 1 to the report of the Corporate Officer dated November 6, 2018.

CARRIED

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Smoking Regulation Bylaw, 2010, No. 2792, Amendment No. 2, 2018, No. 3047" be read a third time as amended.

CARRIED

2. Bylaw 3073 - MTI Bylaw Amendment

First, second and third reading of a bylaw to amend the Municipal Ticketing Information Bylaw (Smoking Regulation Bylaw)

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 12, 2018, No. 3073" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 12, 2018, No. 3073" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 12, 2018, No. 3073" be read a third time.

CARRIED

b. UBCM Community Child Care Planning Program

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT Council endorse the application for funding under the UBCM Community Child Care Planning Program.

CARRIED

c. Award of Animal Control Contract 2019-2023

MOVED BY Councillor Wallace
SECONDED BY Councillor Storteboom

1. THAT the Langley Animal Protection Society (LAPS) be awarded the animal control contract for a 5 year term from January 1, 2019 to December 31, 2023 in the amount of \$97,895 per year.
2. THAT the contract amount with LAPS be adjusted annually to reflect increases based on the Vancouver Consumer Price Index.

CARRIED

7. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. 2019 Delegate and Representative Appointments

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the following appointments be made for 2019:

Advisory Planning Commission

1. Councillor Storteboom (Chair)
2. Councillor Pachal (Vice Chair)
3. Gerald Minchuk (Staff)

Committee of the Whole – All Council

Community Day Committee

1. Councillor Wallace (Chair)
2. Councillor James (Vice Chair)
3. Geoff Mallory (Staff)
4. Kim Hilton (Staff)
5. Kyle Simpson (Staff)
6. Tera Edell (Staff)
7. Samantha Paulson (Staff)

Community Grant Committee – All Council

CPR Railway, Township and City Advisory Panel

8. Councillor Albrecht (Co-Chair)
9. Councillor Storteboom (Alternate)
10. Francis Cheung (Staff)

Crime Prevention Task Group

11. Councillor Pachal (Chair)

Discover Langley City

12. Councillor Albrecht
13. Councillor Storteboom (Alternate)

Downtown Langley Business Association

14. Councillor Storteboom

15. Councillor Albrecht (Alternate)

Economic Development Committee

16. Councillor Albrecht

17. Councillor James

Emergency Planning Committee

18. Councillor James (Chair)

19. Rory Thompson (Staff)

20. Francis Cheung (Staff)

Finance Committee – All Council

Fraser Health Municipal Advisory Council

21. Mayor van den Broek

22. Councillor Martin (Alternate)

Fraser Valley Regional Library

23. Councillor Martin

24. Councillor James (Alternate)

Gateway of Hope Community Council

25. Councillor Martin

26. Councillor Storteboom (Alternate)

Healthier Community Partnerships

27. Mayor van den Broek (Co-Chair)

28. Councillor Wallace (Alternate)

Homelessness Action Table

29. Councillor Martin

30. Francis Cheung (staff)

Joint School Board #35 / Municipal Liaison Committee

31. Councillor Wallace

32. Councillor James

- 33. Kim Hilton or designate (Staff)
- 34. Rick Bomhof or designate (Staff)

Langley Christmas Bureau

- 35. Mayor van den Broek (Chair)
- 36. Councillor James (Alternate)

Langley Human Dignity Coalition

- 37. Councillor Wallace

Langley Refugee and Immigrant Advisory Committee

- 38. Councillor Storteboom

Langley Senior Resources Centre Society

- 39. Mayor van den Broek
- 40. Councillor James (Alternate)
- 41. Kim Hilton (Staff)
- 42. Darrin Leite (Staff)

Langley Walk Committee

- 43. Councillor Albrecht
- 44. Councillor Wallace (alternate)

Local Government Awareness Day

- 45. Councillor Storteboom (Chair)
- 46. Councillor Martin

Lower Mainland District RCMP Mayors Forum

- 47. Mayor van den Broek

Langley Secondary School Round Table

- 48. Councillor Wallace

Magic of Christmas Parade Committee

- 49. Councillor Albrecht (Chair)
- 50. Councillor Wallace (Vice Chair)
- 51. Tera Edell (Staff)

Metro Vancouver Board of Directors

- 52. Mayor van den Broek
- 53. Councillor Martin (alternate)

Performing Arts Task Group

- 54. Councillor James (Co-Chair)
- 55. Councillor Wallace (Co-Chair)

Youth Commission

- 1. Councillor Wallace
- 2. Councillor Pachal (Alternate)

CARRIED

- b. Correspondence
- c. New Business

8. ADJOURNMENT

MOVED BY Councillor Wallace

SECONDED BY Councillor Albrecht

THAT the meeting adjourn at 7:31 pm.

CARRIED

MAYOR

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Wednesday, December 5, 2018

8:30 a.m.

Cascades Convention Centre
Michaud Room

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

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
K. Hilton, Director of Recreation, Culture and Community Services
H. Gill, Manager of Engineering Services

Absent: Councillor James

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

MOVED BY Councillor Albrecht

SECONDED BY Councillor Wallace

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

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

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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

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

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

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

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

THAT the Special (Pre-Closed) Council meeting adjourn at 8:31am.

CARRIED

MAYOR

CHIEF ADMINISTRATIVE OFFICER



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION /
COMMUNITY SPOTLIGHT

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

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

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

DATE: Nov 28/18 REQUESTED MEETING DATE: January 14/19

NAME: Carolyn Granholm, Principal

ORGANIZATION NAME: Langley Community Music School
(if applicable)

ADDRESS: 4899 207 St., Langley V3A 2E4

CONTACT NUMBER: 604-534-2848

EMAIL ADDRESS: cgranholm@langleymusic.com

TOPIC: LCMS is celebrating its 50th anniversary in 2019, and would like to thank Council for the support we have received, and highlight 50th anniversary celebratory events we have planned for the year.

AUDIO/VISUAL NEEDS (if yes, specify) projector/screen for powerpoint presentation

ACTION YOU WISH COUNCIL TO TAKE: _____



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 159, 2019, BYLAW No. 3091
DEVELOPMENT PERMIT APPLICATION DP 17-18**

To consider a Rezoning Application and Development Permit Application by Skyline Real Estate Consulting Inc. to accommodate a 5-storey, 104-unit condominium development .

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

Background Information:

Applicant:	Skyline Real Estate Consulting Inc.
Owner:	1160173 B.C. Ltd., 1117094 B.C. Ltd. G. Grewal, B. Grewal
Civic Addresses:	5460, 5470, 5480, 5490, 5500, 5510-199A Street
Legal Description:	Lots, 80, 81, 82, 83, 84, 85, Section 3, Township 8, New Westminster District, Plan 33088
Site Area:	1.33 acres
Lot Coverage:	40%
Total Parking Required:	155 stalls (including 21 visitor stalls)
Total Parking Provided:	158 stalls (including 21 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD67 (Comprehensive Development Zone)
OCP Designation:	High-Density Residential
Variances Requested:	None
Community Amenity Charges:	\$208,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 159**

BYLAW No. 3091

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD67) and to rezone the property located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 159, 2019, No. 3091”.

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 – 67 (CD67) Zone: immediately after Comprehensive Development -66 (CD66) Zone:

“LLL. CD67 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 104-unit condominium development.

2. Permitted Uses

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

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

- (a) PID: 001-172-719
Lot 80, Section 3, Township 8, New Westminster District Plan 33088
- (b) PID: 006-795-846
Lot 81, Section 3, Township 8, New Westminster District Plan 33088
- (c) PID: 001-582-677
Lot 82, Section 3, Township 8, New Westminster District Plan 33088
- (d) PID: 006-795-871
Lot 83, Section 3, Township 8, New Westminster District Plan 33088
- (e) PID: 004-389-085
Lot 84, Section 3, Township 8, New Westminster District Plan 33088
- (f) PID: 002-940-027
Lot 85, Section 3, Township 8, New Westminster District Plan 33088

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

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 22 pages and dated October 5, 2018 prepared by Keystone Architecture & Planning Ltd. and PMG Landscape Architects 1 copy of which is attached to Development Permit 17-18.

5. Special Regulations

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

6. Other Regulations

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

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

READ A FIRST AND SECOND TIME this day of , 2019.

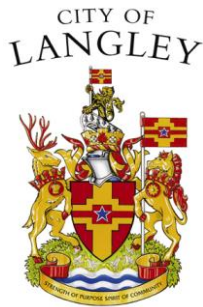
A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this day of , 2019.

READ A THIRD TIME this day of , 2019.

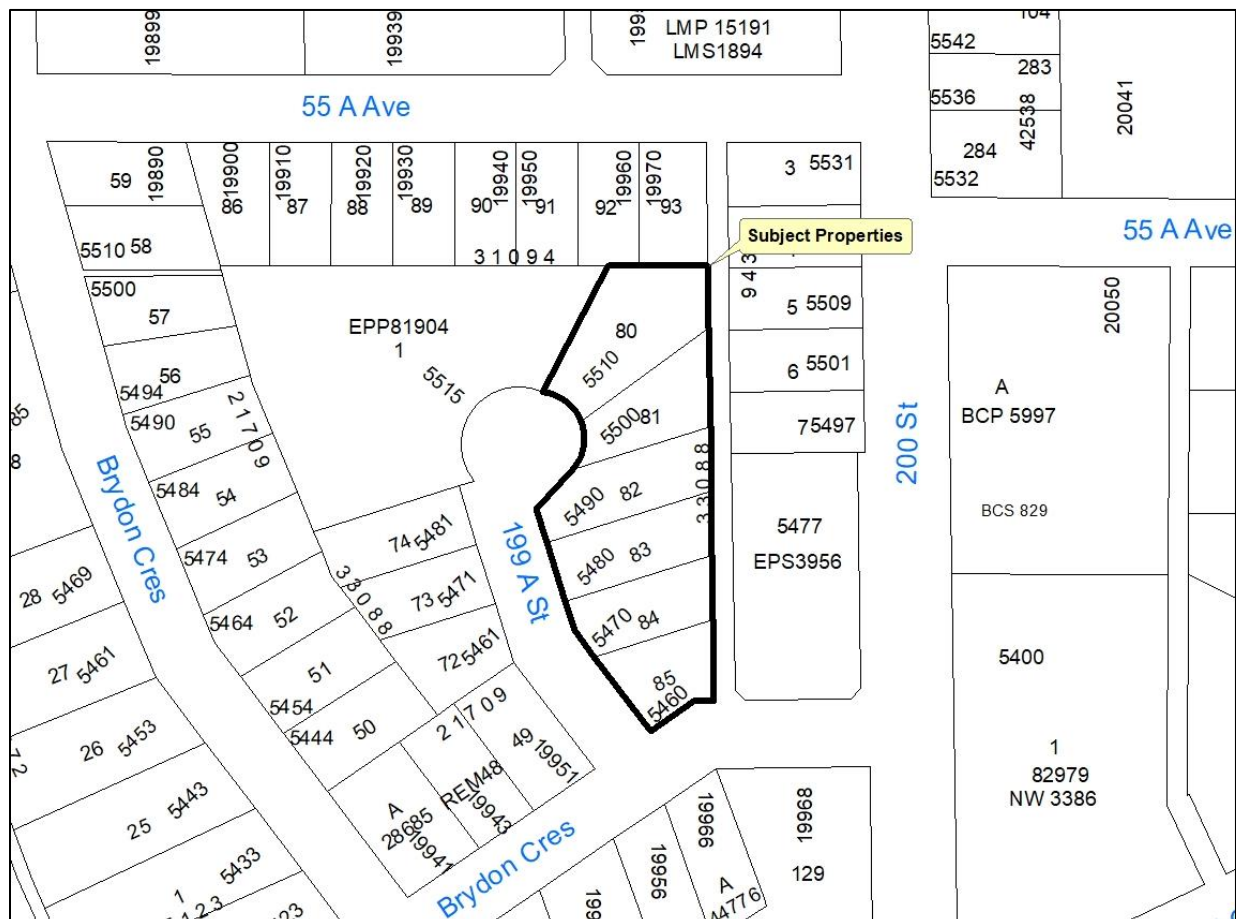
FINALLY ADOPTED this day of , 2019.

MAYOR

CORPORATE OFFICER



Civic Address: 5460, 5470, 5480, 5490, 5500, 5510 – 199A Street
Legal Description: Lots 80, 81, 82, 83, 84, 85, Section 3, Township 8, New
 Westminster District, Plan 33088
Applicant: Skyline Real Estate Consulting Inc.
Owner: 1160173 B.C. Ltd.; 1117094 B.C. Ltd.; G. Grewal, B. Grewal





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ -16-18
Development Permit Application DP-17-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: November 14, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ-16-18/ Development Permit Application DP-17-18 to accommodate a 5 storey, 104-unit condominium development located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Skyline Real Estate Consulting Inc. to accommodate a 5-storey, 104-unit condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Skyline Real Estate Consulting Inc.
Owners:	1117094 B.C. Ltd., 1160173 B.C. Ltd., G.&B. Grewal
Civic Addresses:	5460, 5470, 5480, 5490, 5500, 5510-199A
Legal Description:	Lots, 80, 81, 82, 83, 84, 85, Section 3, Township 8, New Westminster District Plan 33088
Site Area:	1.33 acres
Lot Coverage:	40.5 %
Total Parking Required:	155 stalls (including 21 visitor stalls)
Total Parking Provided:	158 stalls (including 21 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD67 (Comprehensive Development Zone)
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$1,266,459 (includes \$147,447 SF Credit)
Community Amenity Charges:	\$208,000.00

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **104 unit condominium development**. These requirements may be subject to change upon receipt of a development application.

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

- a) **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. The City plans to construct a pedestrian bridge across Baldi Creek and related trail works located approximately 200m southwest of the proposed development. This will provide a connection to a proposed new walkway between Brydon Crescent and the Baldi Creek Trail located south of the proposed development. The City requires the developer to contribute \$200,000 towards the cost of the bridge design, construction and trail improvements.
3. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows 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".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
5. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
6. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. Works to be designed by the Developers engineer and approved by the City Engineer.
7. The street lighting fronting the site shall be analyzed by an approved lighting consultant and upgraded to current City of Langley Standards.
8. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
9. Modifications to the double cul-de-sac bulb fronting the site shall be designed and constructed as per the City of Langley Subdivision and Development Control Bylaw. City infrastructure, hydro/tel and gas shall be

relocated, at the Developer's expense, to suit the new design. New curb and gutter, asphalt roadway, sidewalks and street trees are required within the new cul-de-sac.

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 storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$40,000 bond for the installation of a water meters 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. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
6. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage

Amenities in Multi-family and Commercial Developments - June 2015 Update”.

Discussion:

The applicant is proposing to redevelop six existing single family residential properties with an attractive, 104 unit 5-storey condominium apartment building. Access to the underground parkade and visitor parking for tenant parking is off the rear lane. The proposed condominium offers a wide variety of suites and floor-plans, with 5 one-bedroom, 5 one-bedroom and den, 94 two-bedroom and den suites. A variety of architectural elements are incorporated into the design.

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

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

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the December 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 14, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,266,459.00 to Development Cost Charge accounts and \$208,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



Rick Bomhof, Director of Engineering,
Parks & Environment

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, DECEMBER 12, 2018
7:00 PM**

Present: Councillor Paul Albrecht (Chairman)
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Cst. Kyobela, Langley RCMP
Kimberley Lubinich
Dan Millsip

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

Absent: Ron Madsen
Kim Mullin
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Millsip

THAT the minutes for the October 10, 2018 Advisory Planning
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 16-18 / DEVELOPMENT PERMIT
APPLICATION DP 17-18- 5460, 5470, 5480, 5490, 5500, 5510-
199A STREET**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application and introduced Lukas Wykpis and Steven Bartok, Keystone Architecture & Planning Ltd. who presented the proposed development. Following discussion on the architectural design and scale, fire -fighting access, adaptable units, CPTED measures, building form and character, light color roof treatment, bike lanes, amenity spaces, off-site improvements context with adjacent developments, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Lubinich

THAT Rezoning Application RZ 16-18 /Development Permit Application DP 17-18 to accommodate a 5-storey, 104 unit strata development, located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

3) **REZONING APPLICATION RZ 17-18 / DEVELOPMENT PERMIT
APPLICATION DP 18-18- 20172-20176-53A AVENUE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Jaswinder Singh and Rajinder Singh, Flat Architecture Inc. who presented the applications. Following discussion on architectural design, CPTED security measures, building form and character, parking, amenity spaces, context with adjacent developments, south elevation enhancement it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

THAT Rezoning Application RZ 17-18 / Development Permit Application DP 18-18 to accommodate a 4-storey, 14-unit stacked townhouse development located at 20172-20176-53A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

4) **Next Meetings:**

Wednesday, February 13, 2019

5) **ADJOURNMENT**

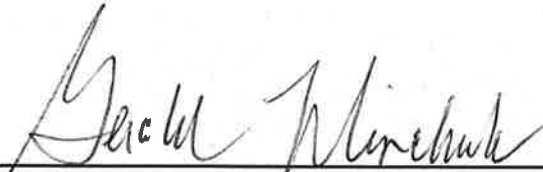
MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:55 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



sheet schedule

SD0.01	COVER PAGE	SD2.01	UNIT PLANS
SD1.01	PROJECT DATA	SD2.02	UNIT PLANS
SD1.02	CONTEXT PLANS	SD2.03	UNIT PLANS
SD1.20	SITE PLAN	SD2.04	UNIT PLANS
SD1.21	SITE SECTIONS	SD2.05	UNIT PLANS
SD1.31	SHADOW STUDY	SD3.01	P1 LEVEL PLAN
SD1.32	3D MASSING PERSPECTIVES	SD3.02	1st & 2nd LEVEL PLANS
SD1.33	3D MASSING PERSPECTIVES	SD3.03	3rd - 5th LEVEL PLANS
SD1.34	3D MASSING PERSPECTIVES	SD3.04	ROOF LEVEL PLAN
		SD4.01	BUILDING ELEVATIONS
		SD4.02	BUILDING ELEVATIONS
		SD5.01	DEVELOPMENT INFORMATION
		SD5.02	Unnamed

keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way
F 1.855.398.4578 | abbotsford, bc v2s 2b1



SKYLINE APARTMENTS
198A STREET & BRYDON CRESCENT, LANGLEY, BC

COVER PAGE
SCALE:

ISSUED FOR DEVELOPMENT PERMIT

19/12/24 REVISION K
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD0.01



bridge community church



nicomekl elementary school



neighbouring apartment
(brydon cresc. & 200 street)



nearby apartment
(53a avenue)

location

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF LANGLEY ON 199A ST. AND BRYDON CRESC. IT IS SURROUNDED BY EXISTING RESIDENTIAL HOMES. THERE ARE MANY NEARBY APARTMENT BUILDINGS. WITHIN HALF A KILOMETER LIES BRIDGE COMMUNITY CHURCH AND NICOMEKL ELEMENTARY SCHOOL.

- bridge community church
- nearby aptm.
(53a avenue)
- adjacent townhouse development
- skyline aptm.
development location
- neighbouring aptm.
(brydon cresc. & 200st.)
- nicomekl elementary school (0.5km away)



location map/langley



199a looking southeast



199a turnaround



corner of 199a st. & brydon cresc.



lane

skyline aptm.
development location



aerial view looking n/e



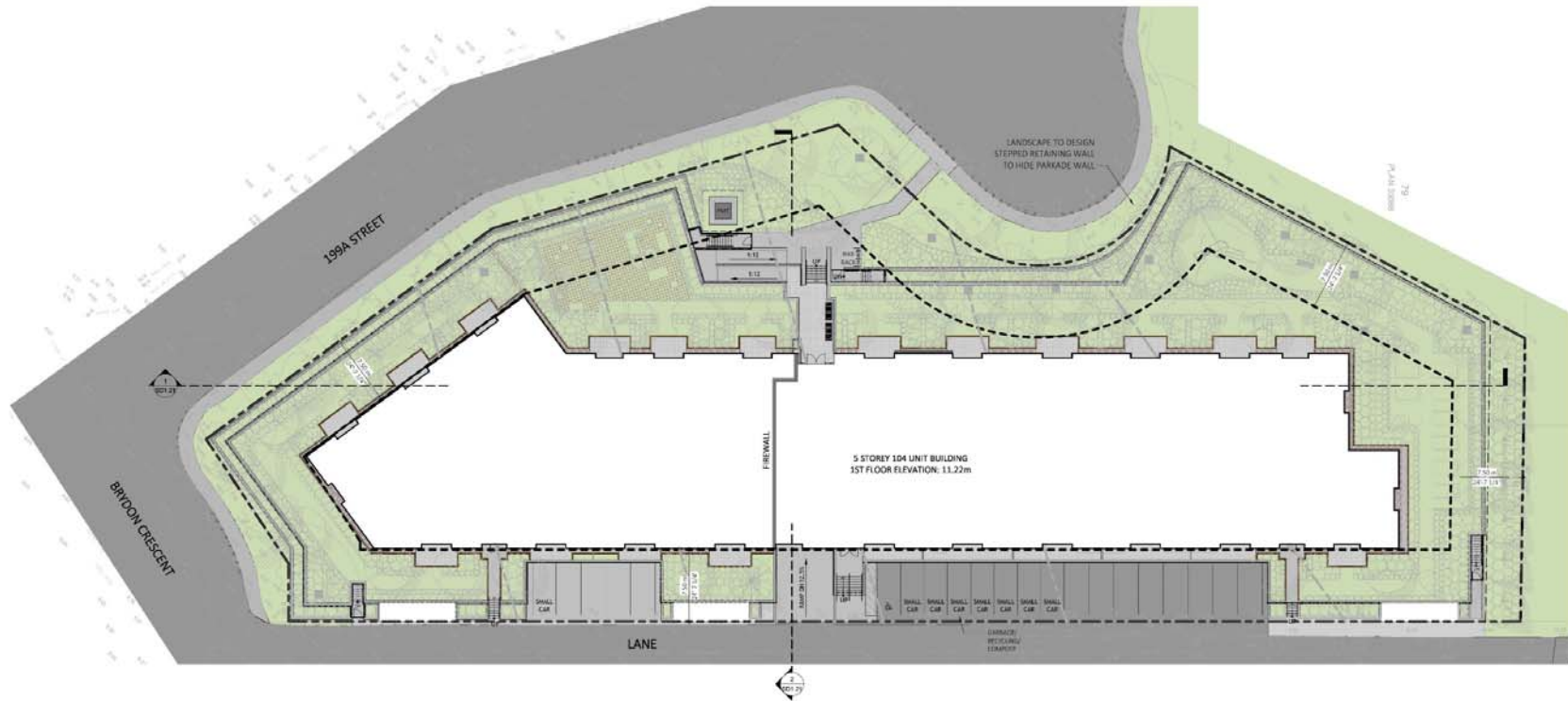
SKYLINE APARTMENTS
199A STREET & BRYDON CRESCENT, LANGLEY, BC

CONTEXT PLANS
SCALE: N.T.S.



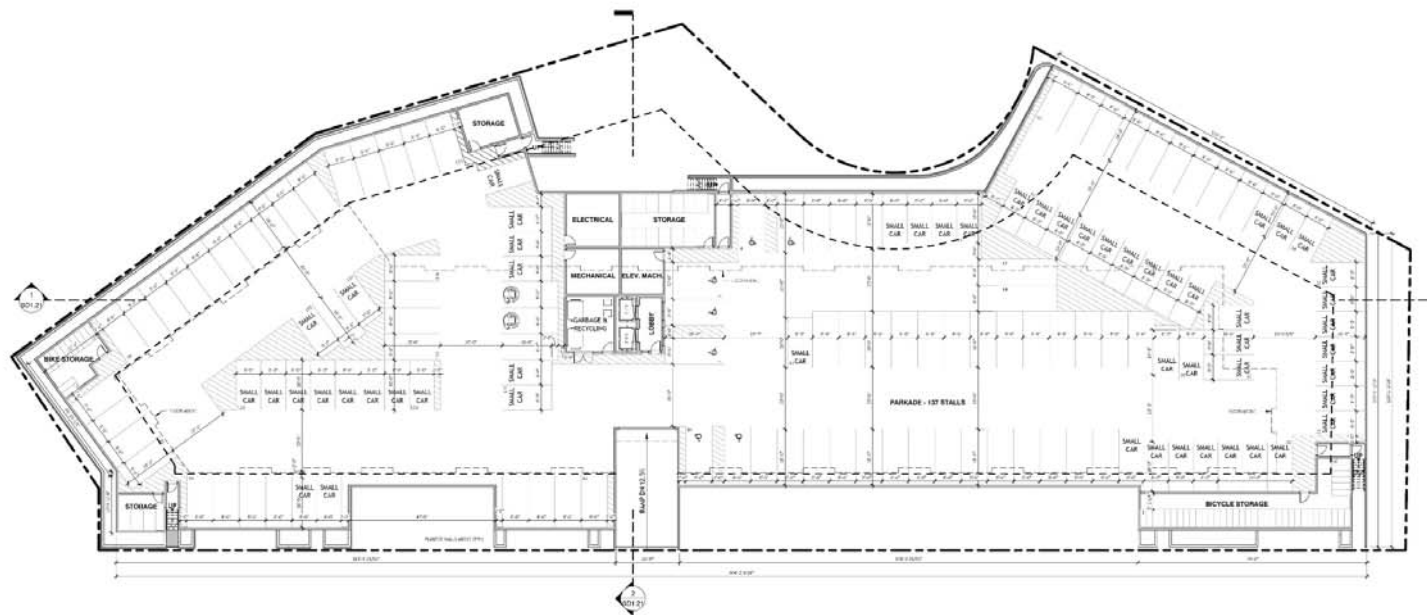
ISSUED FOR DEVELOPMENT PERMIT
19/12/24 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD1.02



site plan
1/16" = 1'-0"

 <p>keystonearch.ca</p>	<p>SKYLINE APARTMENTS 199A STREET & BRYDON CRESCENT, LANSLEY, BC</p>	<p>SITE PLAN SCALE: 1/16" = 1'-0"</p>	<p> ISSUED FOR DEVELOPMENT PERMIT 19/12/24 REVISION K CITY OF LANSLEY FILE # PROJECT NUMBER: 18-123</p>	<p>SD1.20</p>
--	---	--	---	----------------------



SKYLINE APARTMENTS
198A STREET & BRYDON CRESCENT, LANGLEY, BC

P1 LEVEL PLAN
SCALE: 1/16" = 1'-0"

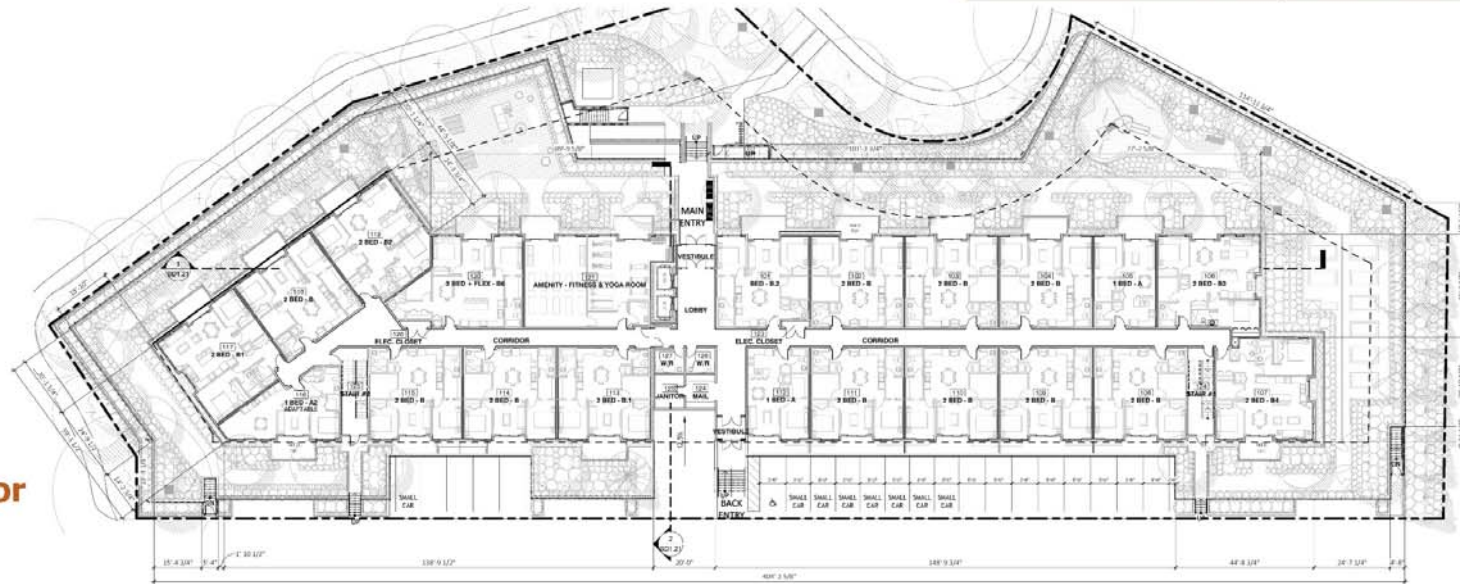


ISSUED FOR DEVELOPMENT PERMIT
19/12/24 REVISION K
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD3.01

1st floor

1/16" = 1'-0"



2nd floor

1/16" = 1'-0"



SKYLINE APARTMENTS
199A STREET & BRYDON CRESCENT, LANGLEY, BC

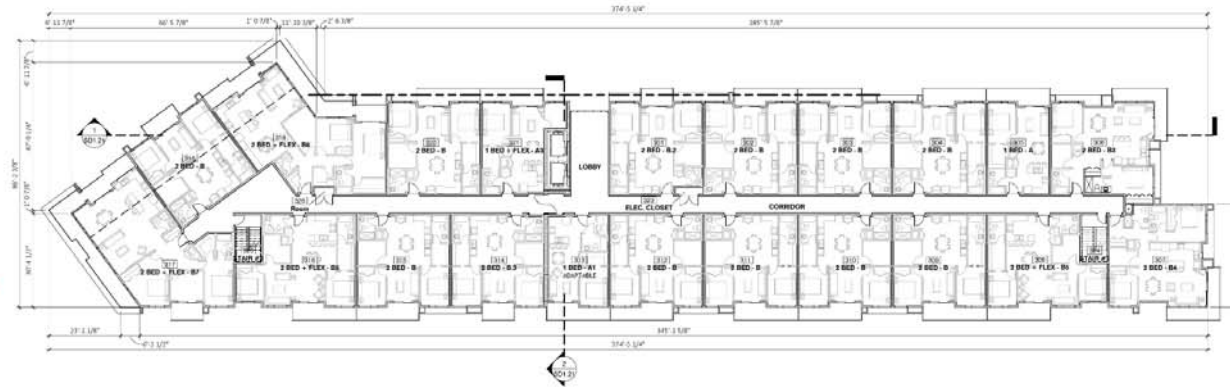
1st & 2nd LEVEL PLANS
SCALE: 1/16" = 1'-0"



ISSUED FOR DEVELOPMENT PERMIT
19/12/24 REVISION K
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD3.02

3rd floor
1/16" = 1'-0"



4th-5th floor
1/16" = 1'-0"



SKYLINE APARTMENTS
199A STREET & BRYDON CRESSENT, LANSLEY, BC

3rd - 5th LEVEL PLANS
SCALE: 1/16" = 1'-0"



ISSUED FOR DEVELOPMENT PERMIT
19/12/24 REVISION #
CITY OF LANSLEY FILE #
PROJECT NUMBER: 18-123

SD3.03

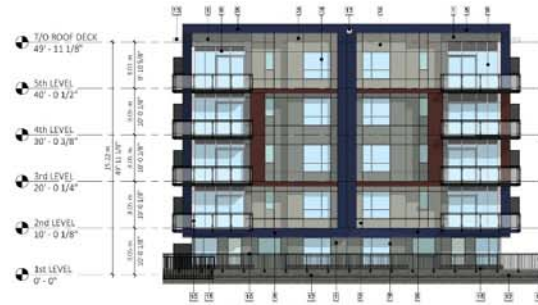


west elevation (north half)

3/32" = 1'-0"

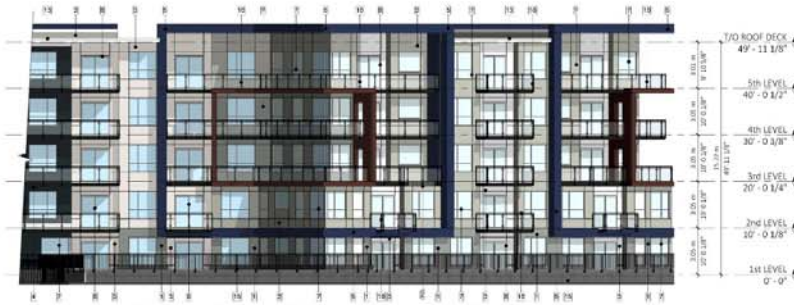
material legend

- [1] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)
"SHADES HARDEN" COLOUR: NIGHT GRAY
- [2] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)
"SHADES HARDEN" COLOUR: GRAY SLATE
- [3] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)
"SHADES HARDEN" COLOUR: PEARL LARK
- [4] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)
"SHADES HARDEN" COLOUR: EVENING BLUE
- [5] ALUMINUM RACKS COMPONENT (ALU 1)
ARCHITECTURAL PANEL SYSTEM, COLOUR: BLUE
- [6] ALUMINUM RACKS COMPONENT (ALU 1)
ARCHITECTURAL PANEL SYSTEM, COLOUR: RED
- [7] WINDOW VINYL
COLOUR: "SHADES EXT. 2" WHITE INT.
- [8] SLIDING PATIO DOOR VINYL
COLOUR: "SHADES EXT. 2" WHITE INT.
- [9] ALUMINUM GLAZED SYSTEM
COLOUR: "CLEAR ANODIZED"
- [10] ALUMINUM METAL DECK RAILING
COLOUR: BLACK
- [11] EXTERIOR METAL DECK
"WILLOW WALKWAY" COLOUR: BLACK 21.03-01
- [12] CONCRETE WALL
COLOUR: "GRAY C/M AND GRAY/WHITE COATING"
- [13] FIBREGLASS BOARD (SANDWICH)
"SHADES HARDEN" COLOUR: ARCTIC WHITE
- [14] STEEL TRUSS
COLOUR: STEEL DARK GRAY
- [15] BRICK
"REDEAR BRICK" COLOUR: DARK GRAY
- [16] CORRUGATED METAL
COLOUR: RED



north elevation

3/32" = 1'-0"



west elevation (south half)

3/32" = 1'-0"



SKYLINE APARTMENTS
198A STREET & BRYDON CRESCENT, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: As indicated

ISSUED FOR DEVELOPMENT PERMIT

13/12/24 REVISION K
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD4.01



material legend

- [1] CEMENT BOARD (SMOOTH PANEL BEING IN-BAY TRIM ALUM. REVEALS)
- "SMOOTH" BOARD - COLOUR: MIST GRAY
- [2] CEMENT BOARD (SMOOTH PANEL BEING IN-BAY TRIM ALUM. REVEALS)
- "SMOOTH" BOARD - COLOUR: GRAY SLATE
- [3] CEMENT BOARD (SMOOTH PANEL BEING IN-BAY TRIM ALUM. REVEALS)
- "SMOOTH" BOARD - COLOUR: PEARL GRAY
- [4] CEMENT BOARD (HORIZONTAL) LIP BEING IN-BAY TRIM ALUM. REVEALS
- "SMOOTH" BOARD - COLOUR: PEARL GRAY
- [5] ALUMINUM FACED COMPOSITE (ALU)
- "ARCHITECTURAL PANEL SYSTEM, COLOUR: MIST GRAY"
- [6] ALUMINUM FACED COMPOSITE (ALU)
- "ARCHITECTURAL PANEL SYSTEM, COLOUR: RED"
- [7] WINDOW UNIT
- COLOUR: GRAY EXT. / WHITE INT.
- [8] SLIDING PATIO DOOR UNIT
- COLOUR: GRAY EXT. / WHITE INT.
- [9] ALUMINUM GLAZED SYSTEM
- COLOUR: "SLAT" ANODIZED
- [10] ALUMINUM GLAZED SYSTEM
- COLOUR: "SLAT"
- [11] KATHRECK METAL DOOR
- "BENJAMIN MOORE" COLOUR: "BLACK 2133 30"
- [12] CONCRETE WALL
- COLOUR: "GRAY 1200 ANTI-GRAFFITI COATING"
- [13] WOOD FENCED BOARD (SMOOTH)
- "BENJAMIN MOORE" COLOUR: "ANTIQUE WHITE"
- [14] STEEL TRUSS
- COLOUR: STEEL: DARK GRAY
- [15] BRICK
- "ARCHITECTURAL BRICK" COLOUR: DARK GRAY
- [16] CONCRETE PAVING
- COLOUR: RED



SKYLINE APARTMENTS
199A STREET & BRYDON CRESCENT, LANGLEY, BC

BUILDING ELEVATIONS
SCALE: As indicated

ISSUED FOR DEVELOPMENT PERMIT
19/12/24 - REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD4.02



SKYLINE APARTMENTS
198A STREET & BRYDON CRESCENT, LANGLEY, BC

3D MASSING PERSPECTIVES
SCALE: 1/2" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
19/12/24 REVISION A
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD1.32



south/east perspective



south/west perspective



north/west perspective



north/east perspective

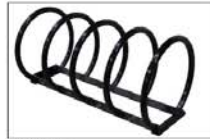


SKYLINE APARTMENTS
198A STREET & BRYDON CRESCENT, LANGLEY, BC

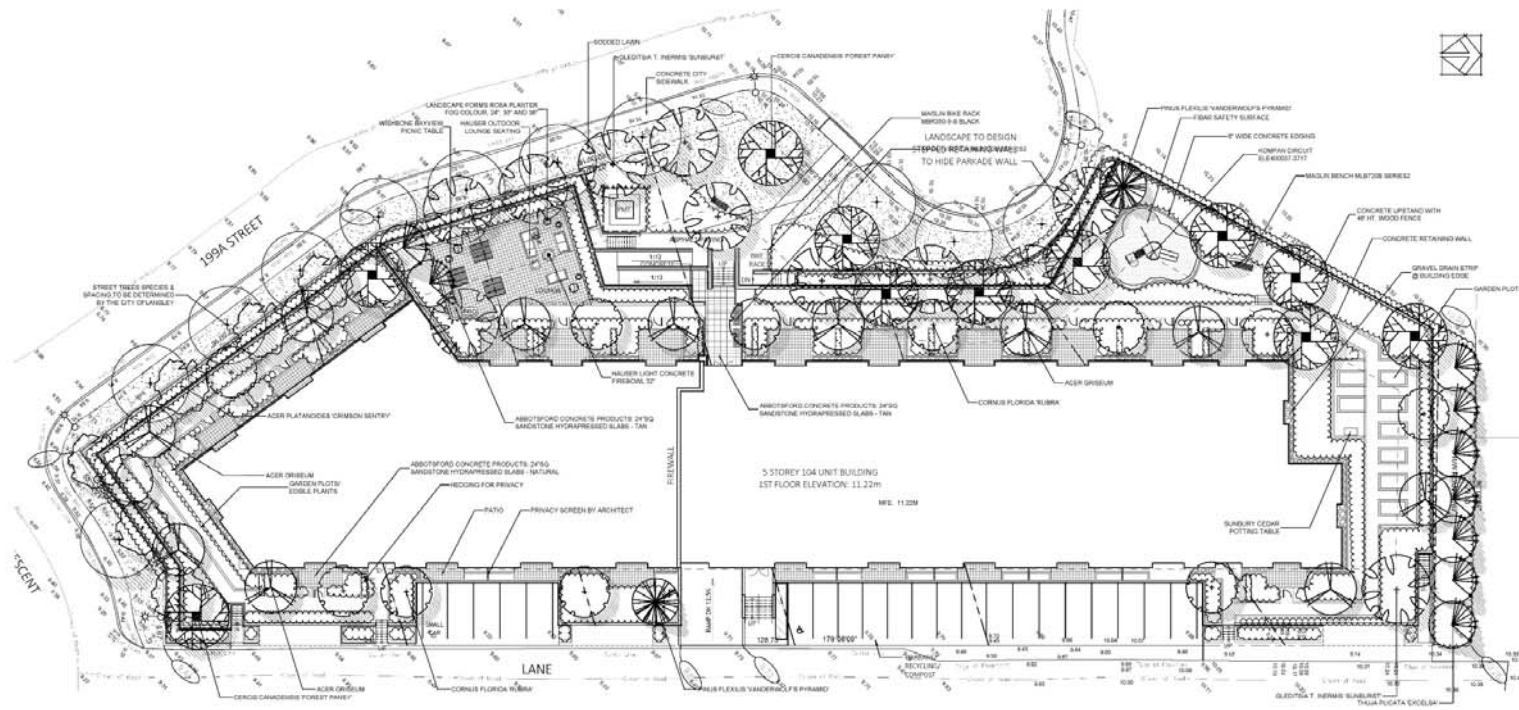
3D MASSING PERSPECTIVES
SCALE: 1/2" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT
19/12/24 REVISION K
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD1.33



PLANT SCHEDULE				PWS PROJECT NUMBER: 16077	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE (FEET/INCHES)	
NO.					
11		ACER DRUMMII	PARISHS MAPLE	80 CM CL. 100 STD. 90B	
9		ACER PLATANIFOLIOS 'GEMMUN SENTRY'	COLUMBINE GEMMUN SENTRY MAPLE	80 CM CL. 100 STD. 90B	
11		CERCIS CANADENSIS 'EMERALD FOREST'	FOREST HAWK REDBUD	80 CM CL. 114 STD. 90B	
12		CORNUS FLORIDA 'NOVA'	PINK FLOWERING DOGWOOD	80 CM CL. 100B	
11		EUROSTACHIS 'HERMAN VANDERKOP'	SUN-SPRING HONEY LOCUST	100 CM CL. 104 STD. 50B	
8		FRAXINUS FLAGS 'VANDERKOP'S PYRAMID'	VANDERKOP'S PYRAMID LAMBER PRUNE	3M 2M HT.	
8		FRAXINUS FLAGS 'EXCELSA'	WESTERN RED CEDAR	2 1/2M HT. 30B	

[illegible]

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 588 Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 • f: 604 294-0022

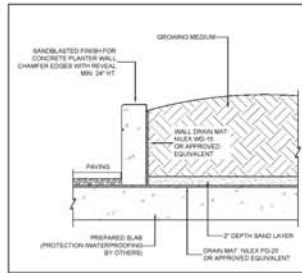
The Seal of the Commonwealth of Massachusetts is located in the top right corner of the document. It features a shield with a Native American figure holding a bow and arrow, with a five-pointed star above. A crest above the shield shows a bent arm holding a sword. A ribbon or scroll wraps around the shield, containing the state motto.

NO.	DATE	REVISION DESCRIPTION	CHK.
1	08-08-2010	ISS. AS PER AECIL COMMENTS	MM
2	08-08-2010	ISS. AS PER AECIL COMMENTS	MM

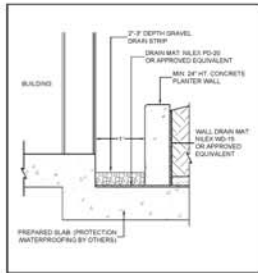
PROJECT:
SKYLINE APARTMENTS
BRYDON & 199 A
LANGLEY, B.C.

DRAWING TITLE:
**LANDSCAPE
PLAN**

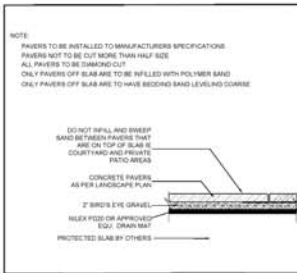
DATE: 10 SEP 12 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM L1
DESIGN: MM
CHECK: MDV OF 2



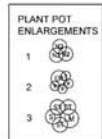
1 PLANTER WALL ON SLAB
TYPICAL



2 DRAIN ROCK STRIP AT BUILDING
TYPICAL

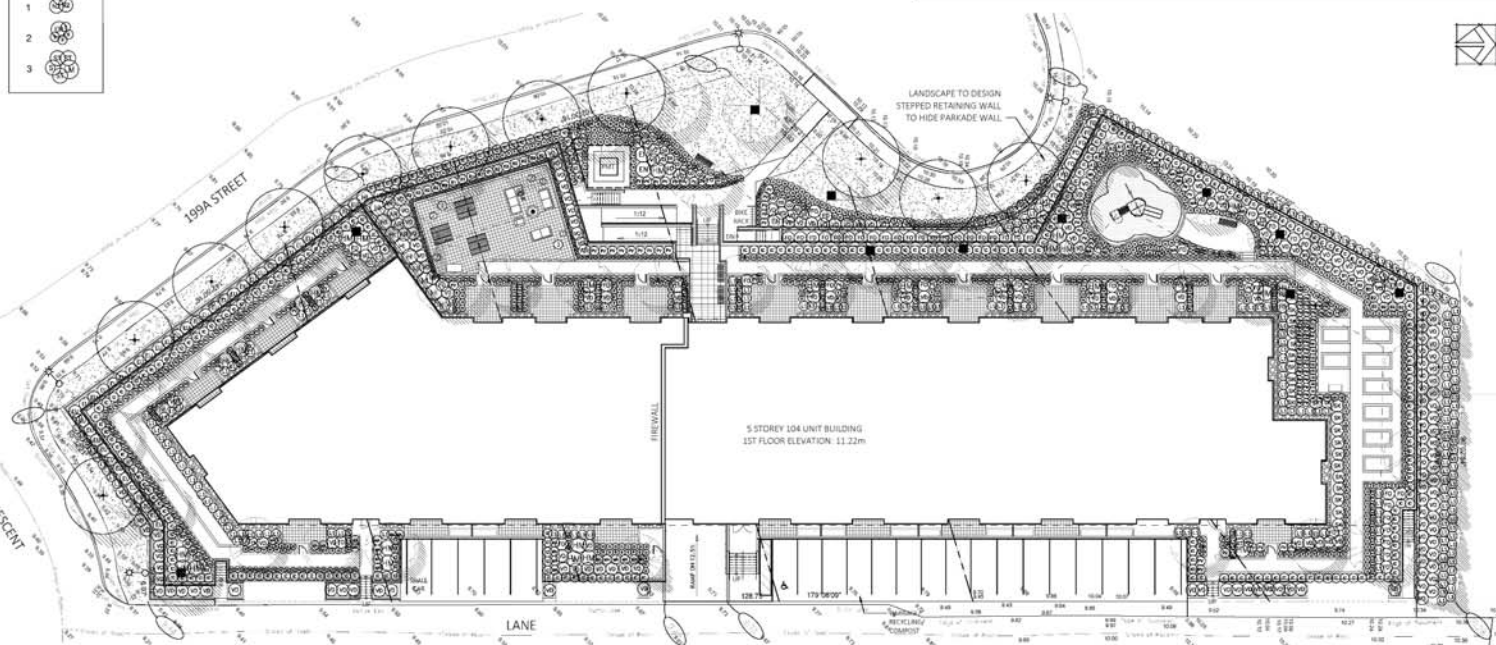


3 HYDRAPRESSED SLABS ON SLAB
TYPICAL



PLANT SCHEDULE			PMS PROJECT NUMBER: 18-177
REF.	SYMBOL	COMMON NAME	PLANTED SIZE / PREPARED
1	1	ARBITUS LINDO COMPACT	40 POT, 30CM
2	2	AZALEA JAPONICA PURPLE SPLENDOR	40 POT, 30CM
3	3	CORNUS ALBA VIRESC	40 POT, 30CM
4	4	EMANTHUS CAMPANULATUS	40 POT, 30CM
5	5	ECONYMIUS ALATA SELECT	40 POT, 30CM
6	6	FOETIDISSIMA MAJOR INDIST ARV	40 POT, 30CM
7	7	HYDRANGEA PANDOLATA LIME LIGHT	40 POT, 30CM
8	8	LEX ORNATA GREEN THUMB	40 POT, 30CM
9	9	SPINARIA JAPONICA LITTLE PRINCESS	40 POT, 30CM
10	10	SPINARIA JAPONICA LITTLE PRINCESS	40 POT, 30CM
11	11	TALUS A MEDIA VIOLET	40 POT, 30CM
12	12	VACCINIUM CUPRESS	40 POT, 30CM
13	13	VACCINIUM NORTWILLE	40 POT, 30CM
14	14	VACCINIUM OVALIFOLIUM	40 POT, 30CM
15	15	VIBURNUM CHINENSIS	40 POT, 30CM
16	16	VIBURNUM CHINENSIS	40 POT, 30CM
17	17	VIBURNUM CHINENSIS	40 POT, 30CM
18	18	VIBURNUM CHINENSIS	40 POT, 30CM
19	19	VIBURNUM CHINENSIS	40 POT, 30CM
20	20	VIBURNUM CHINENSIS	40 POT, 30CM
21	21	VIBURNUM CHINENSIS	40 POT, 30CM
22	22	VIBURNUM CHINENSIS	40 POT, 30CM
23	23	VIBURNUM CHINENSIS	40 POT, 30CM
24	24	VIBURNUM CHINENSIS	40 POT, 30CM
25	25	VIBURNUM CHINENSIS	40 POT, 30CM
26	26	VIBURNUM CHINENSIS	40 POT, 30CM
27	27	VIBURNUM CHINENSIS	40 POT, 30CM
28	28	VIBURNUM CHINENSIS	40 POT, 30CM
29	29	VIBURNUM CHINENSIS	40 POT, 30CM
30	30	VIBURNUM CHINENSIS	40 POT, 30CM
31	31	VIBURNUM CHINENSIS	40 POT, 30CM
32	32	VIBURNUM CHINENSIS	40 POT, 30CM
33	33	VIBURNUM CHINENSIS	40 POT, 30CM
34	34	VIBURNUM CHINENSIS	40 POT, 30CM
35	35	VIBURNUM CHINENSIS	40 POT, 30CM
36	36	VIBURNUM CHINENSIS	40 POT, 30CM
37	37	VIBURNUM CHINENSIS	40 POT, 30CM
38	38	VIBURNUM CHINENSIS	40 POT, 30CM
39	39	VIBURNUM CHINENSIS	40 POT, 30CM
40	40	VIBURNUM CHINENSIS	40 POT, 30CM
41	41	VIBURNUM CHINENSIS	40 POT, 30CM
42	42	VIBURNUM CHINENSIS	40 POT, 30CM
43	43	VIBURNUM CHINENSIS	40 POT, 30CM
44	44	VIBURNUM CHINENSIS	40 POT, 30CM
45	45	VIBURNUM CHINENSIS	40 POT, 30CM
46	46	VIBURNUM CHINENSIS	40 POT, 30CM
47	47	VIBURNUM CHINENSIS	40 POT, 30CM
48	48	VIBURNUM CHINENSIS	40 POT, 30CM
49	49	VIBURNUM CHINENSIS	40 POT, 30CM
50	50	VIBURNUM CHINENSIS	40 POT, 30CM
51	51	VIBURNUM CHINENSIS	40 POT, 30CM
52	52	VIBURNUM CHINENSIS	40 POT, 30CM
53	53	VIBURNUM CHINENSIS	40 POT, 30CM
54	54	VIBURNUM CHINENSIS	40 POT, 30CM
55	55	VIBURNUM CHINENSIS	40 POT, 30CM
56	56	VIBURNUM CHINENSIS	40 POT, 30CM
57	57	VIBURNUM CHINENSIS	40 POT, 30CM
58	58	VIBURNUM CHINENSIS	40 POT, 30CM
59	59	VIBURNUM CHINENSIS	40 POT, 30CM
60	60	VIBURNUM CHINENSIS	40 POT, 30CM
61	61	VIBURNUM CHINENSIS	40 POT, 30CM
62	62	VIBURNUM CHINENSIS	40 POT, 30CM
63	63	VIBURNUM CHINENSIS	40 POT, 30CM
64	64	VIBURNUM CHINENSIS	40 POT, 30CM
65	65	VIBURNUM CHINENSIS	40 POT, 30CM
66	66	VIBURNUM CHINENSIS	40 POT, 30CM
67	67	VIBURNUM CHINENSIS	40 POT, 30CM
68	68	VIBURNUM CHINENSIS	40 POT, 30CM
69	69	VIBURNUM CHINENSIS	40 POT, 30CM
70	70	VIBURNUM CHINENSIS	40 POT, 30CM
71	71	VIBURNUM CHINENSIS	40 POT, 30CM
72	72	VIBURNUM CHINENSIS	40 POT, 30CM
73	73	VIBURNUM CHINENSIS	40 POT, 30CM
74	74	VIBURNUM CHINENSIS	40 POT, 30CM
75	75	VIBURNUM CHINENSIS	40 POT, 30CM
76	76	VIBURNUM CHINENSIS	40 POT, 30CM
77	77	VIBURNUM CHINENSIS	40 POT, 30CM
78	78	VIBURNUM CHINENSIS	40 POT, 30CM
79	79	VIBURNUM CHINENSIS	40 POT, 30CM
80	80	VIBURNUM CHINENSIS	40 POT, 30CM
81	81	VIBURNUM CHINENSIS	40 POT, 30CM
82	82	VIBURNUM CHINENSIS	40 POT, 30CM
83	83	VIBURNUM CHINENSIS	40 POT, 30CM
84	84	VIBURNUM CHINENSIS	40 POT, 30CM
85	85	VIBURNUM CHINENSIS	40 POT, 30CM
86	86	VIBURNUM CHINENSIS	40 POT, 30CM
87	87	VIBURNUM CHINENSIS	40 POT, 30CM
88	88	VIBURNUM CHINENSIS	40 POT, 30CM
89	89	VIBURNUM CHINENSIS	40 POT, 30CM
90	90	VIBURNUM CHINENSIS	40 POT, 30CM
91	91	VIBURNUM CHINENSIS	40 POT, 30CM
92	92	VIBURNUM CHINENSIS	40 POT, 30CM
93	93	VIBURNUM CHINENSIS	40 POT, 30CM
94	94	VIBURNUM CHINENSIS	40 POT, 30CM
95	95	VIBURNUM CHINENSIS	40 POT, 30CM
96	96	VIBURNUM CHINENSIS	40 POT, 30CM
97	97	VIBURNUM CHINENSIS	40 POT, 30CM
98	98	VIBURNUM CHINENSIS	40 POT, 30CM
99	99	VIBURNUM CHINENSIS	40 POT, 30CM
100	100	VIBURNUM CHINENSIS	40 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFLECTION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND HOMEOWNERS MUST BE INSTALLED IN ACCORDANCE WITH THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BULBS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Oak Creek Drive
Burnaby, British Columbia, V5C 6G5
p: 604 294 0011 f: 604 294 3022

SCALE:

PROJECT:

SKYLINE APARTMENTS
BRYDON & 199 A
LANGLEY, B.C.

DRAWING TITLE:

**LANDSCAPE
SHRUB PLAN**

DATE: 08/09/12 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: MBV
DESIGN: MBV
CHECK: MBV

L2
OF 2

PMS PROJECT NUMBER: 18-177

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

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

Natural Access Control:

- There are two clearly-defined entry points.

Territoriality

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

Maintenance & Management

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

ADDITIONAL PROJECT FEATURES

Adaptable Units:

- 6 adaptable 1 bed or 1 bed + flex units

A/C:

- We have provided A/C rough in for each unit

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 52 tenant bike stalls provided in the parkade and 6 on the surface

Electric Car Parking:

- We have made allowance for electric car rough ins for all 137 parking stalls in the parkade

New Energy Code Requirements:

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

Exterior Lighting:

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

Heat Island Effect:

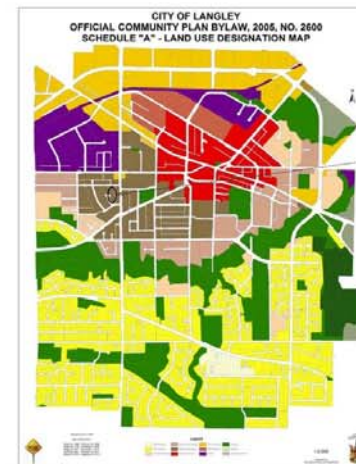
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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

- Land use designation proposed – High Density Residential
- Proposed Density 198 Units/Hectare.
198 x 0.537 Ha = 106 units.

104 units proposed

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



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL



SKYLINE APARTMENTS
198A STREET & BRYDON CRESCENT, LANGLEY, BC

DEVELOPMENT INFORMATION
SCALE: N.T.S.

ISSUED FOR DEVELOPMENT PERMIT
18/10/05 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD5.01



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 160, 2019, BYLAW No. 3096
DEVELOPMENT PERMIT APPLICATION DP 18-18**

To consider a Rezoning Application and Development Permit Application by Flat Architecture Inc. to accommodate 4-storey, 14-unit “stacked townhouse” development.

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

Background Information:

Applicant:	Flat Architecture Inc.
Owner:	1170676 B.C. Ltd.
Civic Addresses:	20172-20178-53A Avenue
Legal Description:	Lot 65, District Lot 305, Group 2, New Westminster District Plan 33157
Site Area:	11,162 square feet
Lot Coverage:	49.6 %
Total Parking Required:	26 stalls (plus 2 visitor stalls)
Total Parking Provided:	26 stalls (plus 2 visitor stalls)
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	CD68 (Comprehensive Development Zone)
OCP Designation:	High-Density Residential
Variances Requested:	None
Community Amenity Charges:	\$28,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 160**

BYLAW No. 3096

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD68) and to rezone the property located at 20172-20178 -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. 160, 2019, No. 3096”.

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 – 68 (CD68) Zone: immediately after Comprehensive Development -67 (CD67) Zone:

“MMM. CD68 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 14-unit stacked 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 68 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) 006-791-727
Lot 65, District Lot 305, Group 2, New Westminster District
Plan 33157

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 8pages and dated December 5, 2018, prepared by Flat Architecture Inc. and C. Kavolinas & Associates Inc. Landscape Architecture 1 copy of which is attached to Development Permit 18-18.

5. Special Regulations

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

6. Other Regulations

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

- (a) General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;

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

READ A FIRST AND SECOND TIME this day of , 2019.

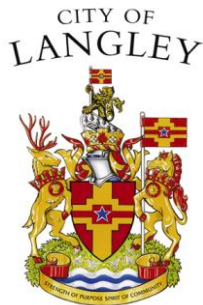
A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this day of , 2019.

READ A THIRD TIME this day of , 2019.

FINALLY ADOPTED this day of , 2019.

MAYOR

CORPORATE OFFICER



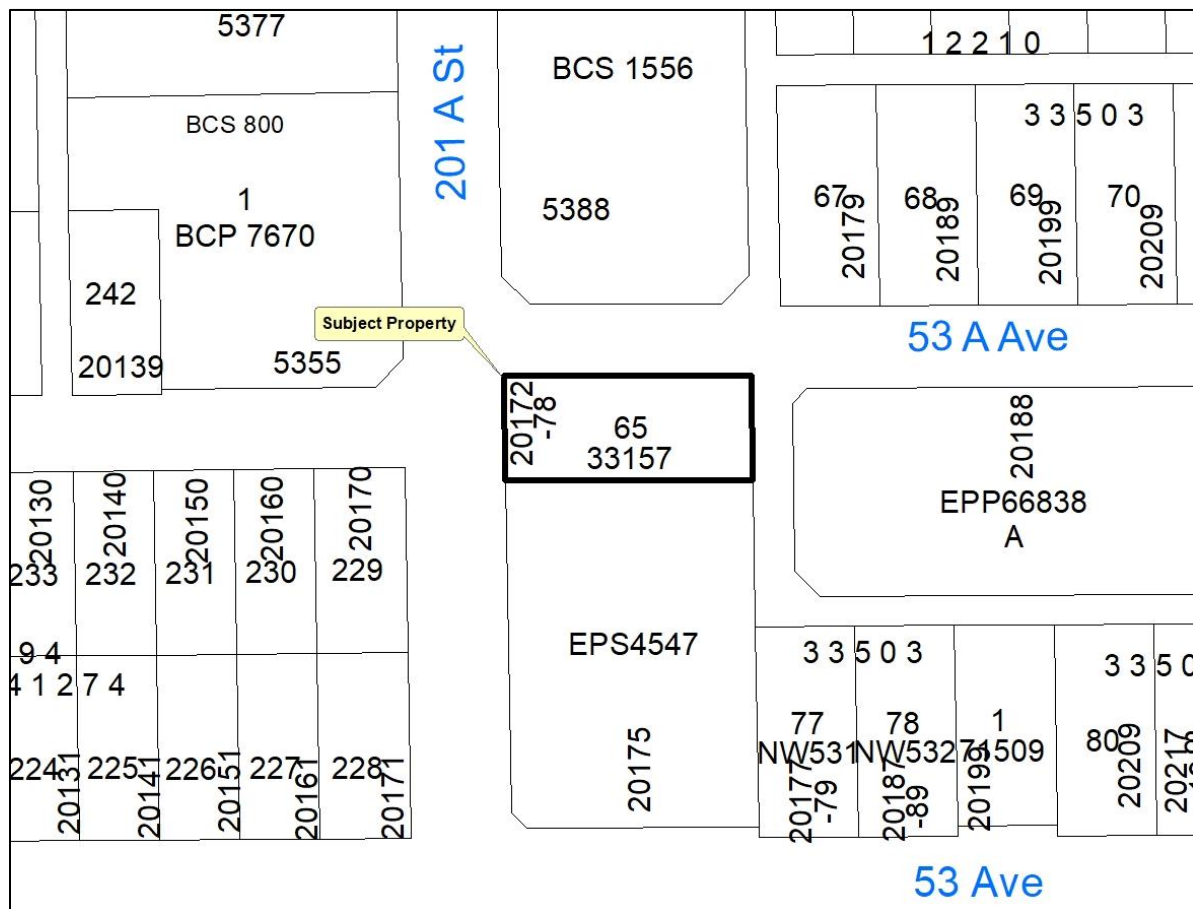
REZONING APPLICATION RZ 17-18 DEVELOPMENT PERMIT APPLICATION DP 18-18

Civic Address: 20172, 20174, 20178 – 53A Avenue

Legal Description: Lot 65, District Lot 305, Group 2, New Westminster District,
Plan 33157

Applicant: Flat Architecture

Owner: 1170676 B.C. Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-17-18**
Development Permit Application DP-18-18

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: November 27, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 17-18 / Development Permit Application DP 18-18 to accommodate a 4-storey, 14 unit “stacked townhouse” development located at 20172-20176 -53A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Flat Architecture Inc. to accommodate a 4-storey, 14 unit “stacked townhouse” development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Flat Architecture Inc.
Owner:	1170676 B.C. Ltd.
Civic Addresses:	20172-20176-53A Avenue
Legal Description:	Lot 65, District Lot 305, New Westminster District Plan 33157
Site Area:	11,162 ft ²
Floor Area Ratio:	1.52
Total Parking Required:	26 stalls plus 2 visitor stalls
Total Parking Provided:	26 stalls plus 2 visitor stalls
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	CD 68 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$155,268.25 (includes \$79,447 DCC Credit)
Community Amenity Charge:	\$28,000.00

Engineering Requirements:

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995." A detailed calculation in *MS Excel* format shall be submitted with all the pertinent formulas for review by the City.

3. Protection of retention trees on the site, adjacent properties and/or streets:

No person shall carry out demolition, excavation or construction on a site unless there are protection barriers in place, as per recommendation set out in an arborist's report.

With an application for issuance of a rezoning application, development permit, building permit or civic construction project the owner or the applicant on behalf of the owner must submit a report certified correct by an arborist that sets out:

- a. The condition, size (greater than 150 mm dia), and species of trees on property within 2 metres of any boundary of the site, and any adjacent to the site on boulevards or road right of way;
- b. Identify in sufficient detail, trees scheduled for removal and/or retention.
- c. The impact of the proposed development and construction on the health of the trees and potential hazards to them during or after construction
- d. Development or construction limitations
- e. Recommended construction practices to protect the trees during and after construction; and
- f. An undertaking from the arborist and the owner to the city that the arborist will perform or supervise performance of:
 - i. Pre-construction treatment of trees including root and branch pruning
 - ii. Regular on-site inspection during construction, and will report any offence against these requirements:
 - on the site trees to the Director of the Development Services or Deputy Director of Development Services; and
 - on any street trees adjacent to the site to the Director of Engineering, Parks and Environment or Manager of Engineering Services.
 - iii. Restorative landscape treatment including soil renovation
 - iv. Selection and planting of any replacement trees required for the "to be removed" trees during construction. If the site is not suitable to plant replacement trees, then calculate the tree replacement fee to be paid to the City of Langley.

- v. A post construction inspection of the site, and will prepare a report, certified correct by the arborist, for submission in a timely manner, to the Director of Development Services or Deputy Director of Development Services.
4. Design and construct a half-width road on 53A Avenue and 201A Street along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m) including pavement, barrier curb and gutter; 1.5m wide sidewalk; curb bulges; boulevard; driveway removal; street lighting; street trees and storm drainage. Additionally, any widening of the pavement structure required to meet the design road width will need to be designed by a geotechnical engineer.
5. A Property dedication of approximately 2m (to be determined during detailed design and legal survey) along the frontage of 53A Ave will be required to provide an ultimate Road Right of Way of approximately 16.5m. 3m corner truncations will also be required as part of the Road Right of Way on the north-west and north-east corners of the property.
6. Vehicular access to the site shall be from the laneway east of the site.
7. 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.
8. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
9. Existing street lighting along 53A Avenue and 201A Street shall be reviewed by an approved lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards. Proposed street lighting on 53A shall be post-top (AEL Contempo LED Series 245L) to match existing.
10. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in *MS Excel* format

- that includes all formulas for review by the City. The Developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. 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.
11. A storm water management plan for the site, including 53A Avenue, 201 Street and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.

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

1. A pavement reinstatement deposit and a pavement degradation fee to be calculated by the developer's consultant using the Pavement Cut Form as per the City of Langley's Pavement Cut Policy No. CO-57.
2. A Security Deposit of 100% (plus a 10% contingency) of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
3. 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).
4. 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.
5. 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, preparation and registration of documents with the Land Titles Office are the responsibility of the Developer.

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

Discussion:

The proposed infill site is located at the south east corner of 53A Avenue/201A Street. The applicant is proposing to redevelop an existing 4-unit townhouse complex with an innovative contemporary 14-unit "stacked" townhouse development. Seven two-storey units will be pedestrian-oriented, with direct street access onto 53A Avenue. Located above these ground-oriented units will be seven two-storey townhomes, with private roof-top patios. All tenant parking will be provided in the underground parkade, with access off of the lane, including convenient surface parking for visitors.

Exterior material is generally finished with hardie cladding with a generous mix of brick and metal cladding. Warm earth colour schemes are coordinated to complement the development and add visual interest to the project.

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

The subject property is currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 , which is intended to accommodate and regulate low density, ground-oriented townhouse development, and designated as High Density Residential in the Official Community Plan.

The proposed innovative “stacked townhouse” development plans cannot be accommodated by using an existing zoning category within our Zoning Bylaw. The subject development exceeds the existing density, height and siting provisions within our RM1 Low Density Residential Zone. Furthermore, the site is too small to qualify within the RM2 Multiple Residential Medium Density Residential Zone or RM3 Multiple Residential High Density Zone regulations. Therefore, to accommodate the proposed development, and in compliance with the current OCP designation of High Density Residential, Comprehensive Development Zoning is recommended.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the December 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 14, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$155,268.25 to Development Cost Charge accounts and \$28,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, DECEMBER 12, 2018
7:00 PM**

Present: Councillor Paul Albrecht (Chairman)
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Cst. Kyobela, Langley RCMP
Kimberley Lubinich
Dan Millsip

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

Absent: Ron Madsen
Kim Mullin
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Millsip

THAT the minutes for the October 10, 2018 Advisory Planning
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 16-18 / DEVELOPMENT PERMIT
APPLICATION DP 17-18- 5460, 5470, 5480, 5490, 5500, 5510-
199A STREET**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application and introduced Lukas Wykpis and Steven Bartok, Keystone Architecture & Planning Ltd. who presented the proposed development. Following discussion on the architectural design and scale, fire -fighting access, adaptable units, CPTED measures, building form and character, light color roof treatment, bike lanes, amenity spaces, off-site improvements context with adjacent developments, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Lubinich

THAT Rezoning Application RZ 16-18 /Development Permit Application DP 17-18 to accommodate a 5-storey, 104 unit strata development, located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

3) **REZONING APPLICATION RZ 17-18 / DEVELOPMENT PERMIT
APPLICATION DP 18-18- 20172-20176-53A AVENUE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Jaswinder Singh and Rajinder Singh, Flat Architecture Inc. who presented the applications. Following discussion on architectural design, CPTED security measures, building form and character, parking, amenity spaces, context with adjacent developments, south elevation enhancement it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

THAT Rezoning Application RZ 17-18 / Development Permit Application DP 18-18 to accommodate a 4-storey, 14-unit stacked townhouse development located at 20172-20176-53A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

4) **Next Meetings:**

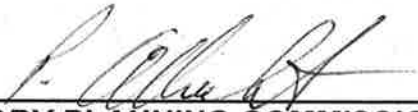
Wednesday, February 13, 2019

5) **ADJOURNMENT**

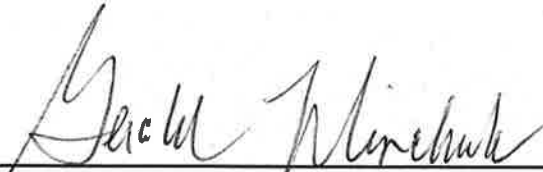
MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:55 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



DRAWING LIST:

ARCHITECTURAL

A00 COVER PAGE	A06 3RD FLR PLAN
A01 PROJECT DATA	A07 4TH FLR & ROOF PLAN
A02 CONTEXT PLAN AND EXISTING SITE CONDITION	A08 MATERIAL SAMPLE BOARD
A03 SITE PLAN	A09 3D VIEWS
A04 PARKADE	A10 3D VIEWS
A05 MAIN & 2ND FLR PLAN	

LANDSCAPE

A11 LANDSCAPE PLAN
A12 CONTEXT PLAN
A13 CPTED

14 UNIT STACKED TOWNHOUSE DEVELOPMENT

Development at 20172-53Ave. Langley, BC

FLAT
ARCHITECTURE 

Unit 209- 6321 King George Blvd
Surrey BC, V3K 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

14 UNIT STACKED TOWNHOUSE DEVELOPMENT AT 20172-53AVE. LANGLEY, BC

PROPOSED PROJECT:

FOUR STOREY STACKED TOWNHOUSE DEVELOPMENT

PROJECT DATA:

CIVIC ADDRESS: 20172 (LOT 65)
53 AVENUE TOWNSHIP OF LANGLEY, BC V3A 3V5

LEGAL ADDRESS: PLAN NWP33157 LOT 65
PID: 006-791-727 FOLIO: 032850

SIZE: 11,162.20 SQ.FT (1,037.00SM). (REFER TO SURVEY)

LOT DIM: NORTH 49.594 MT (162,710 FT)

SOUTH 49.600MT (162,730 FT)
WEST 20.896MT (68,5564FT)
EAST 20.926MT (68,6549FT)

ZONING: EXISTING RM-1 (MULTIPLE FAMILY RESIDENTIAL ZONE)

ACTUAL USE: MULTIPLE FAMILY RESIDENTIAL

DEVELOPMENT PERMIT AREA:

REZONING: FROM RM-1 TO CD

APPLICANT: FLAT ARCHITECTURE INC.

LEGAL DESCRIPTION:
PID:006-791-727 FOLIO: 032850 LEGAL: PLAN NWP33157 LOT 65

CIVIC ADDRESS:
20172 53A AVE.
LANGLEY, BC

ZONING INFORMATION:

ZONE:

EXISTING: RM-1
PROPOSED: CD

LOT AREA: 11,162.20 SFT (1,037.00 SMT)

GROSS SITE AREA = 1,131.00 SFT

DECK AREA = 10,011.20 SFT (930.04 SMT)

NET AREA = 4,991 / 10,011.20 = 49.83%

SITE COVERAGE LOT DENSITY: 15,588 SFT / 11,162 = 1.39

SETBACKS:

EAST SIDE : 25'-0" (7.61M)

WEST SIDE : 10'-2" (3.10M)

SOUTH SIDE (FROM NEIGHBOURING LOT) : 22'-8 1/2" (6.92M)

NORTH SIDE : 6'-6 1/2" (1.83M)

PARKING:

RESIDENTIAL: 3 BED-RM. 11 UNITS
22 STALLS
23 STALLS

2 BED-RM. WITH FLEX AREA : 03 UNITS
3.9 STALLS
4 STALLS

RESIDENTIAL VISITOR: 0.2 STALLS PER UNIT
2.8 STALLS
2.8 STALLS

TOTAL PROVIDED : 29 STALLS



UNIT TYPE	LV1.1	LV1.2	LV1.3	LV1.4	NOOK DECK	TOTAL	BEDROOMS	TOTAL FSR
TYPE A'	525.00 Sq Ft	590.00 Sq Ft	N/A	N/A	N/A	1,115.00 Sq Ft	5	5,375.00 Sq Ft
TYPE A1'	325.00 Sq Ft	545.00 Sq Ft	N/A	N/A	N/A	870.00 Sq Ft	2	2,180.00 Sq Ft
TYPE B'	N/A	N/A	510.00 Sq Ft	550.00 Sq Ft	78.00 Sq Ft	1,138.00 Sq Ft	2	2,278.00 Sq Ft
TYPE B1'	N/A	N/A	525.00 Sq Ft	565.00 Sq Ft	78.00 Sq Ft	1,168.00 Sq Ft	2	2,336.00 Sq Ft
TYPE B2'	N/A	N/A	510.00 Sq Ft	550.00 Sq Ft	78.00 Sq Ft	1,138.00 Sq Ft	2	2,278.00 Sq Ft
						14	14	15,588.00 Sq Ft



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
info@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
14 Units Development
at 20172-53 Ave.
Langley BC
OWNER: VIPAN SHARMA

DATE: 29 August 2018
DRAWN BY: HM
SCALE: AS NOTED
PROJECT NO: 18-223

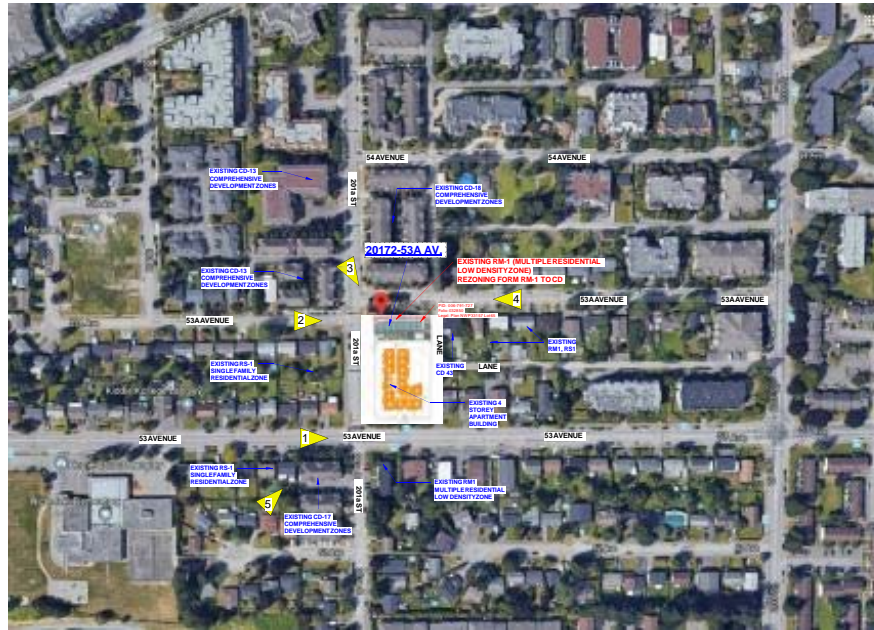
NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
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			

PROJECT DATA

PROJECT

A01

CONTEXT PLAN



VIEW 1
1/2" = 1'-0"

53 AVENUE & 2016 ST



VIEW 2
1/2" = 1'-0"

53A AVENUE & 2016 ST



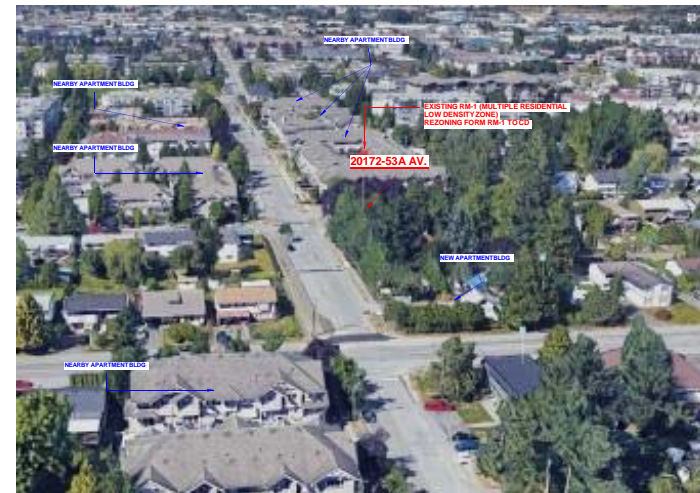
VIEW 4
1/2" = 1'-0"

53 AVENUE & LANE



VIEW 3
1/2" = 1'-0"

NORTHWEST



AERIAL VIEW

VIEW 5
1/2" = 1'-0"



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
14 Units Development
at 20172-53A Ave.
Langley BC
OWNER: VIPAN SHARMA

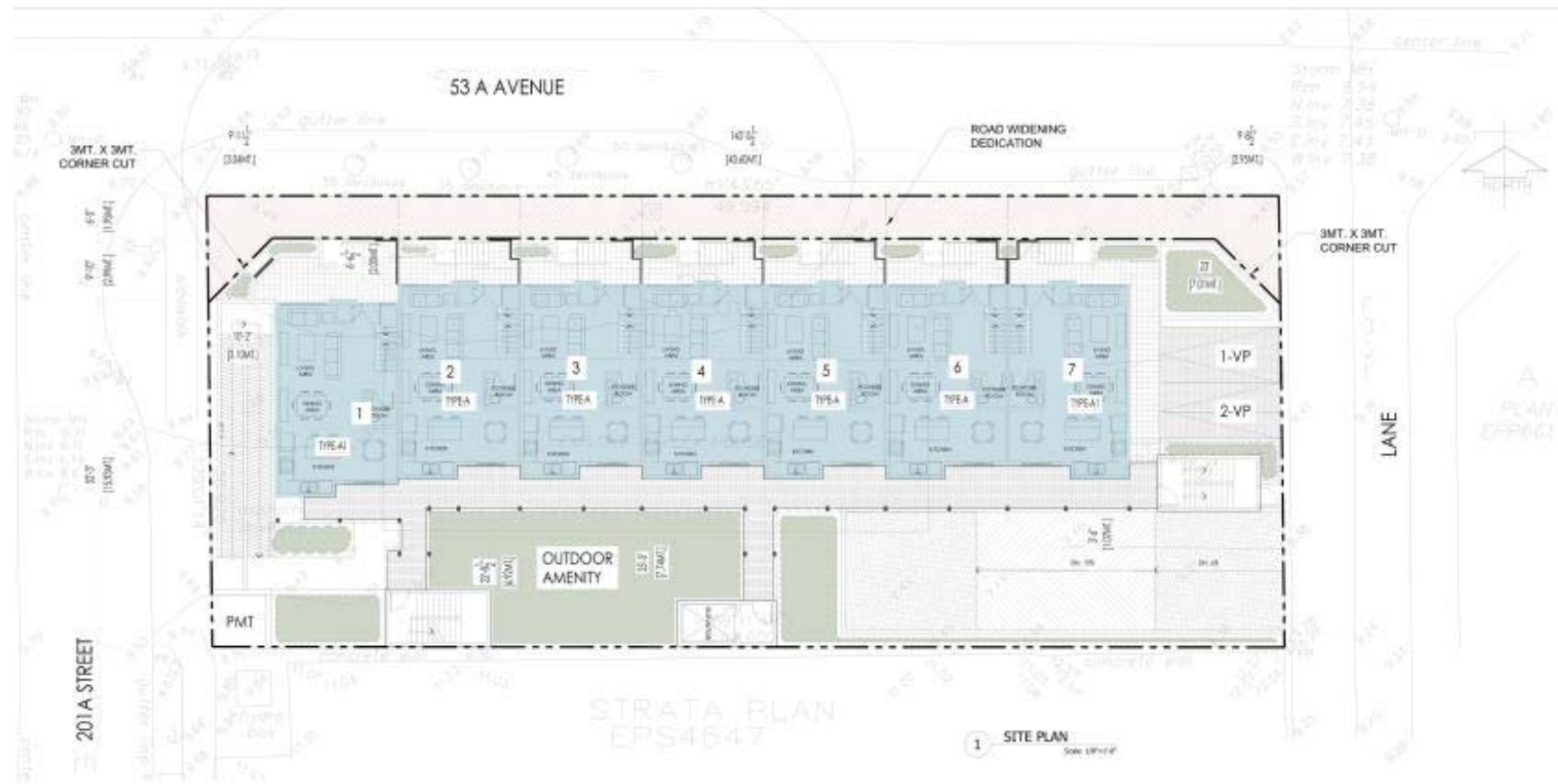
DATE	DESIGNED BY	PROJECT NO.	SCALE
29 August 2018	HM	18-223	As Noted
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

All rights reserved. This drawing is the property of FLAT! Architecture Inc. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FLAT! Architecture Inc.

CONTEXT PLAN

PROJECT

A02



NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMIT			
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

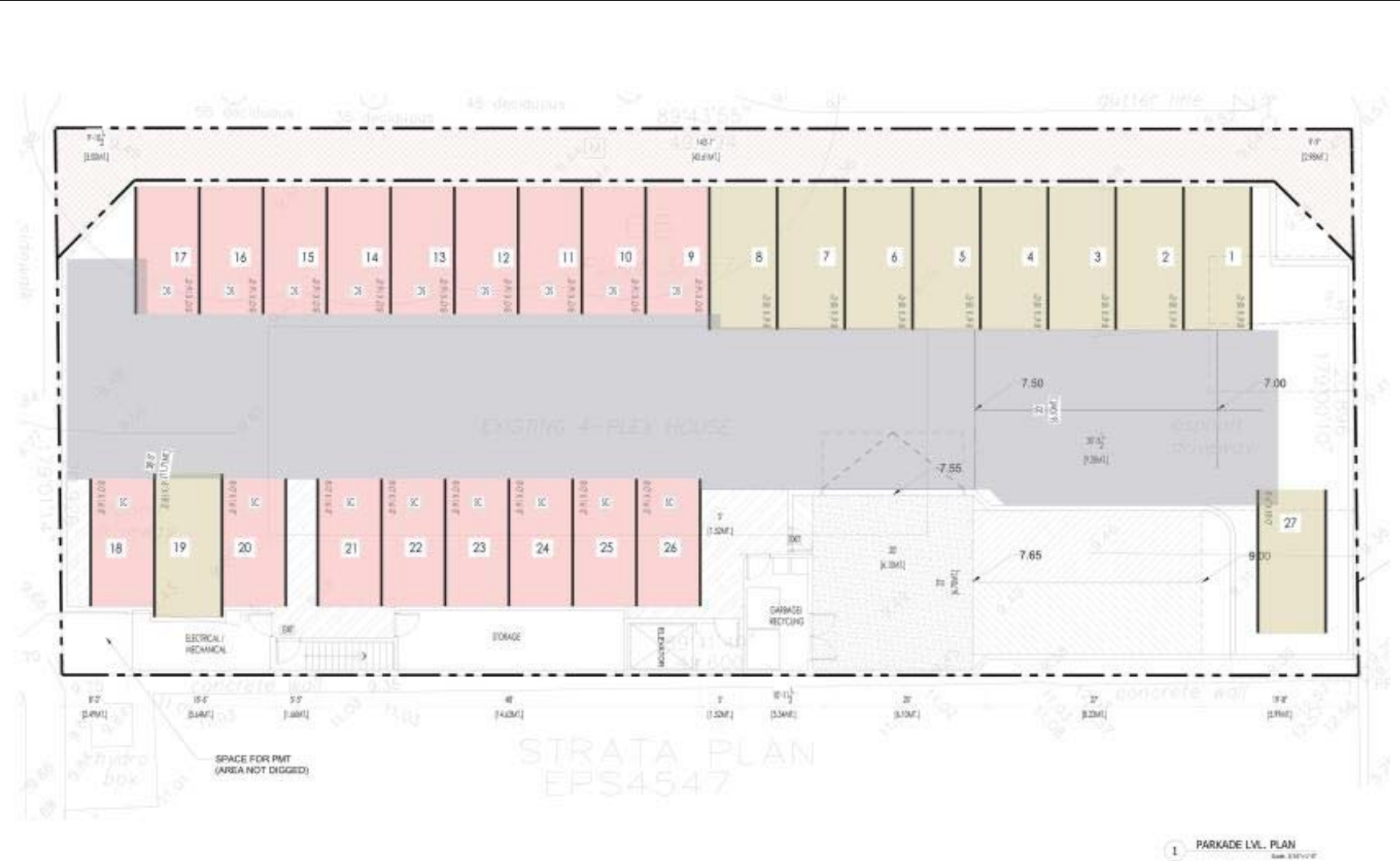
NO.	REVISION	DATE	BY	CHK

All rights reserved. This drawing is property of FLAT Architecture Inc. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FLAT Architecture Inc.

PARKADE

PROJECT

A4



NO.	DESCRIPTION	DATE	BY	CHK
1	1			
2	2			
3	3			
4	4			
5	5			
6	6			
7	7			
8	8			
9	9			
10	10			
11	11			
12	12			
13	13			
14	14			

All rights reserved. This drawing is the property of FLAT Architecture Inc. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FLAT Architecture Inc.

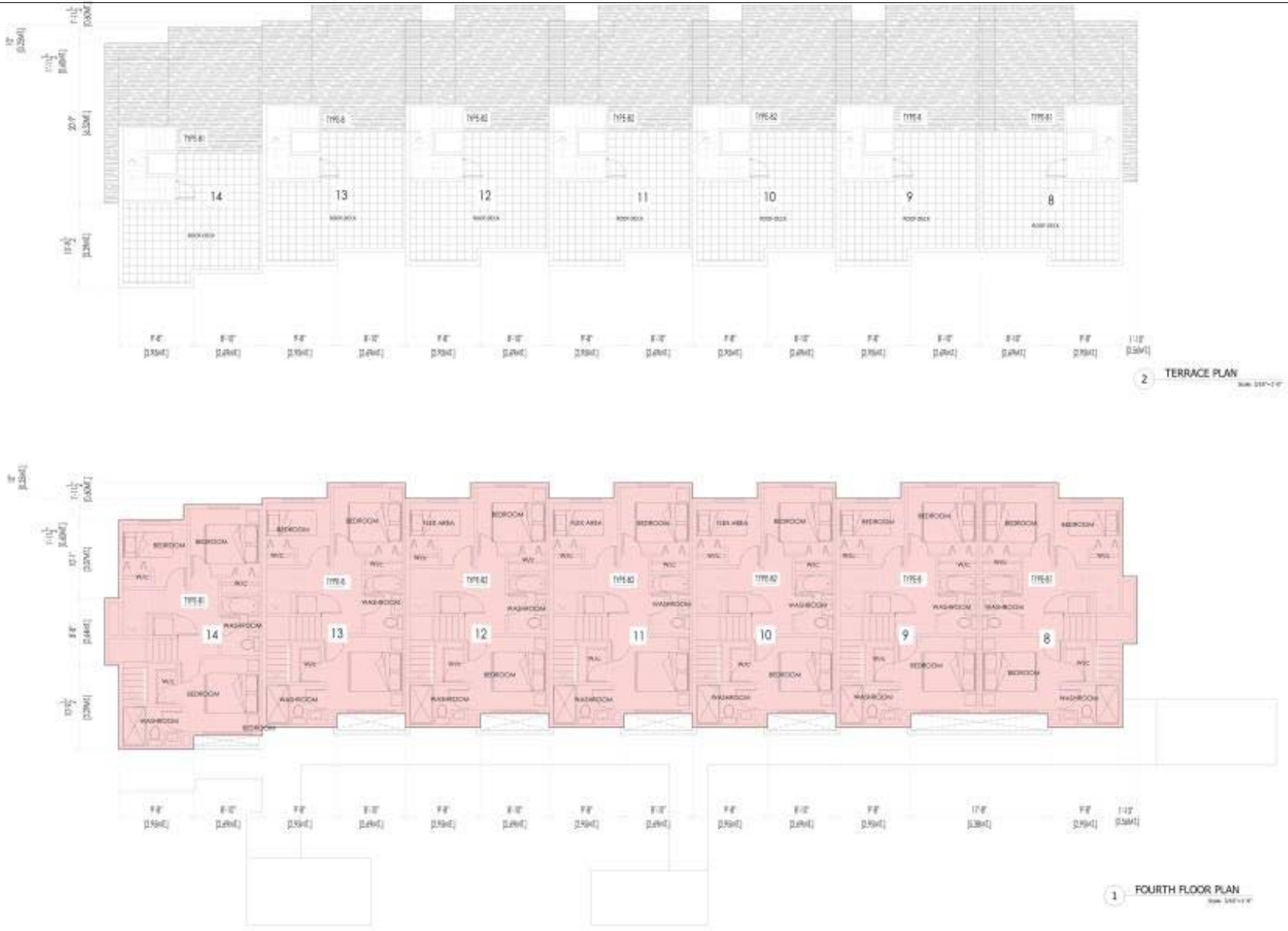
MAIN & 2 ND FLR
PLAN

PROJECT

A5



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT	
3	ISSUED FOR PERMIT	
4	ISSUED FOR PERMIT	
5	ISSUED FOR PERMIT	
6	ISSUED FOR PERMIT	
7	ISSUED FOR PERMIT	
8	ISSUED FOR PERMIT	
9	ISSUED FOR PERMIT	
10	ISSUED FOR PERMIT	
11	ISSUED FOR PERMIT	
12	ISSUED FOR PERMIT	
13	ISSUED FOR PERMIT	
14	ISSUED FOR PERMIT	
15	ISSUED FOR PERMIT	
16	ISSUED FOR PERMIT	
17	ISSUED FOR PERMIT	
18	ISSUED FOR PERMIT	
19	ISSUED FOR PERMIT	
20	ISSUED FOR PERMIT	







Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flataarchitecture.ca
contact@flataarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:

PROJECT INFO:
14 Units Development
at 20172-53 A Ave.

OWNER: VIPAN SHARMA

DATE
29

DATE
29 August

8 HM

8 HM

SCA

As Noted

PROJECT NO.

18-223

[illegible]

All rights reserved. This drawing is a property of FLAT Architecture Inc. No part of this drawing may be copied in any form or reproduced without written permission of FLAT Architecture Inc.

VIEWS

PROJECT

A10



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED REPORT PREPARED BY LIAHONA SECURITY CONSORTIUM INC.

The important CPTED principal is to create natural Surveillance with that placement of physical features, activities and people in such a way as to maximize visibility. Natural Surveillance is designed to promote the Kind of Supervision exercised by people going about their everyday business.

The townhouse Development have accomplishes natural surveillance strategies by incorporating within the design:

Long open sightlines

Roadways, parking stalls, pedestrian pathways are clearly visible.

Landscape placement supports open sightlines over, under and through the vegetation.

Pedestrian pathway along west & east side of the property area will be well marked with landscaping curbing and lighting.

The building is placed in East West direction. The pedestrian pathway gives clear natural surveillance of all townhouses units.

North side is connected with Pedestrian well-lit pathway.

The corridor on north side should be Lit property and public access to this to be restricted.

Use of Variety of Lighting Fixtures with different heights will eliminate shadowing and encourage positive gathering at the units entry areas.

PROJECT SUSTAINABILITY PRINCIPALS

The key solar passive design principles employed include:

East-west orientation with a maximum glazing to the north for winter solar gain (shade in summer) and minimal glazing to the east and west to minimize summer heat entry.

High thermal mass materials will be used on the inside of the building to absorb winter solar gain and stabilize internal temperature during summer.

High insulation value to roof and walls to minimize uncontrolled heat loss/gain, and pelmet curtains on the windows to reduce heat loss in winter.

A combination of brick veneer & hardie siding with exterior insulation will be used in order to increase internal thermal massing along with timber framed walling that will be used because the materials have lower embodied energy value and therefore a lower carbon footprint.

Low-e glazing is chosen thought to regulate the heat flow.

Lighting will be provided by a combination of LED down lights in the bedrooms and living areas, and compact fluorescent globes in occasional use areas and hall way.

Solar tubes help to "daylight" internal areas such as walk-in robes to reduce the need for artificial lighting.

Reversible ceiling fans will be installed in the bedrooms and living areas to provide downward cooling and upward circulation of warm air in winter.

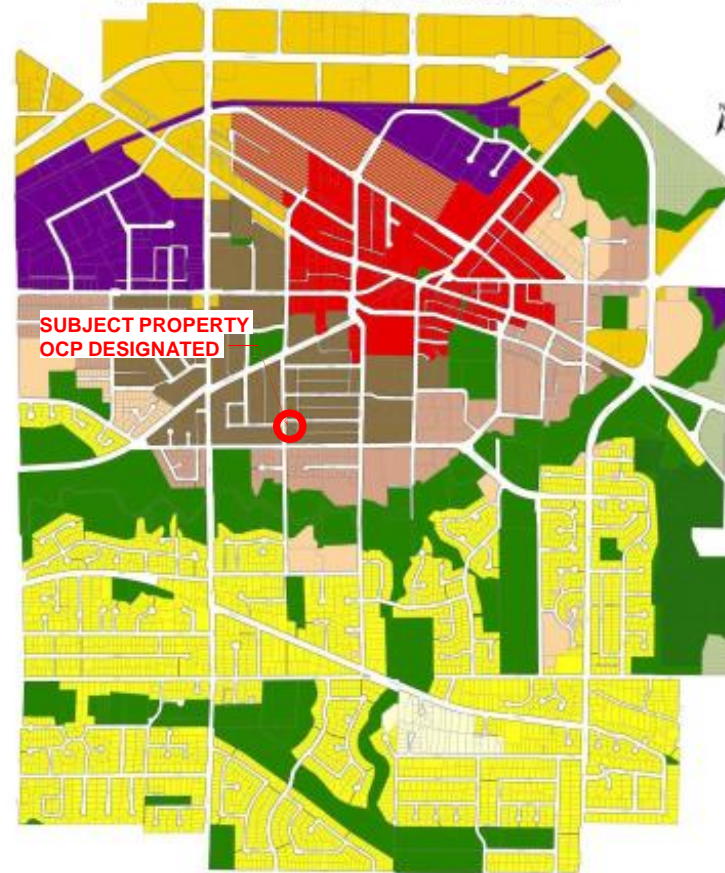
High efficiency shower heads and tap will be selected, and the low volume

dual flush toilets with a possibility of integrated hand basins which use tap water to fill the cistern.

Tenant bike stalls will be provided in the parkade

LAND USE DESIGNATION PROPOSED -CD (COMPREHENSIVE DEVELOPMENT ZONE)
PROPOSED DENSITY 136 UNITS x HA
(136 X 0.103= 14 UNITS)
14 UNITS PROPOSED

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



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484

PROJECT INFO:

14 Units Development
at 2072-53 A Ave.
Langley BC

OWNER: VIPAN SHARMA

DATE: 29 August 2018
DRAWN BY: HM
SCALE: As Noted
PROJECT NO: 18-223

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

All rights reserved. No part of this drawing is to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FLAT1 Architecture Inc.

CPTED

PROJECT

A12



EXPLANATORY NOTE

BYLAW NO. 3097

The purpose of Bylaw No. 3097 is to authorize the discharge of Land Use Contract No. 46-78 from the property located at 5139 – 209A Street.

The owner has applied to have Land Use Contract No. 46-78 discharged from the title of the property to facilitate a Board of Variance application for a setback relaxation. Under Section 542(2)(b) of the *Local Government Act*, a Board of Variance may not “deal with a matter that is covered...in a land use contract....” The applicant is proposing an addition to an existing single family dwelling requiring a reduced rear yard setback (from 7.62 m to 5.96 m). The owner’s Board of Variance application cannot proceed until the Land Use Contract is discharged from the title of the subject property.

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



DISCHARGE OF LAND USE CONTRACT NO. 46-78

BYLAW NO. 3097

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

WHEREAS Land Use Contract No. 46-78 is registered against titles legally described in Schedule “A”.

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 46-78 discharged from title to the Lands.

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

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

1. The Land Use Contract registered in the Land Title Office under R3528 is hereby discharged against the title legally described in Schedule “A” which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as “Discharge of Land Use Contract No. 46-78 Bylaw, 2019, No. 3097”.

READ A FIRST AND SECOND TIME this ----- day of January 2019.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2019.

READ A THIRD TIME this ----- day of -----, 2019.

FINALLY ADOPTED this ----- of -----, 2019.

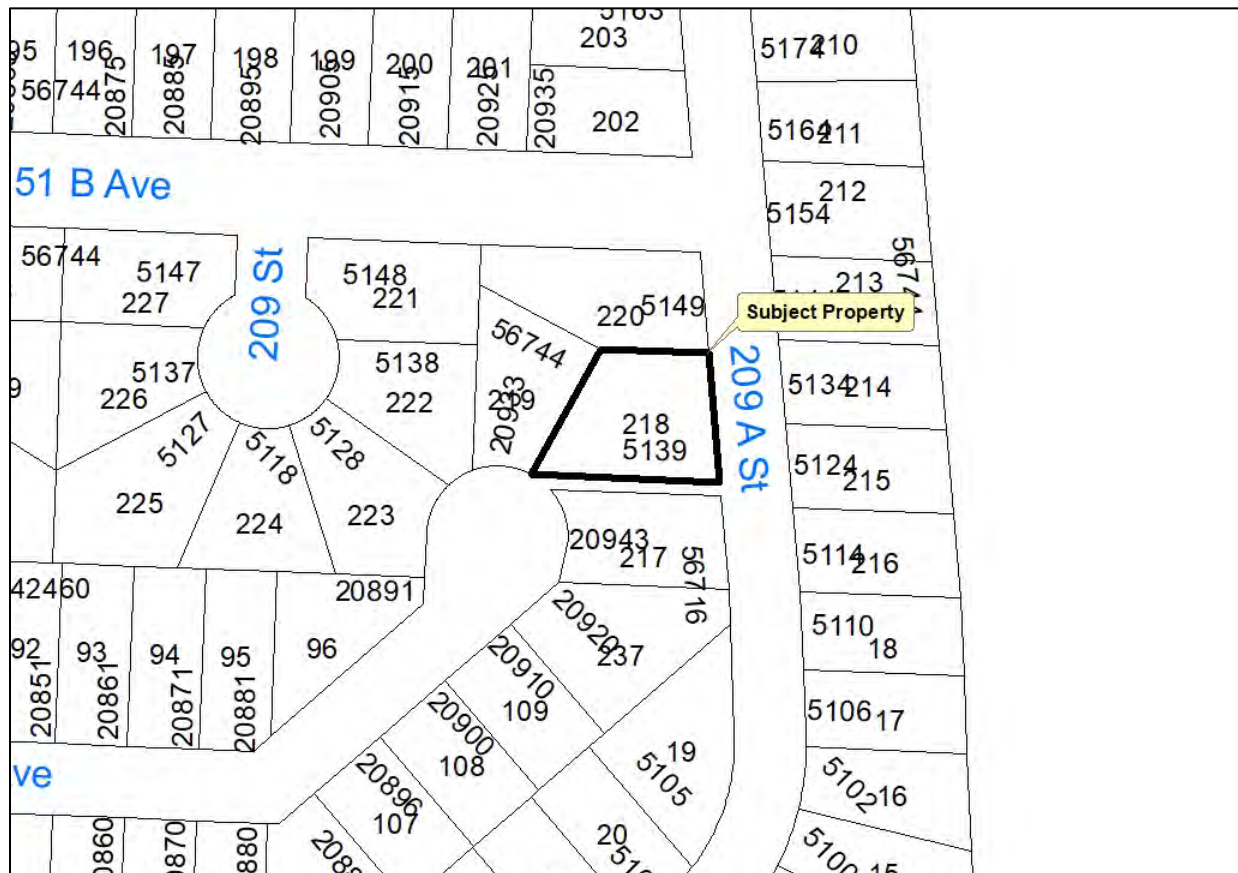
MAYOR

CORPORATE OFFICER

BYLAW NO. 3097

SCHEDULE "A"

Civic Address: 5139 – 209A Street
Legal Description: Lot 218, District Lot 36, Group 2, New Westminster
District, Plan 56744
PID: 005-462-258
Applicant: P. Rozander
Owner: P. Rozander; E. Rozander





EXPLANATORY MEMO

SMOKING REGULATION BYLAW NO. 2792

AMENDMENT NO. 2, 2018

No. 3047

PURPOSE:

- To comply with provincial Tobacco and Vapour Products Control Act and Tobacco and Vapour Products Control Regulation which increases the no-smoking buffer zone around all doorways, air intake and open windows to any substantially enclosed public and work places in BC to six metres (was three metres).
- To comply with provincial Motor Vehicle Act that prohibits smoking in a vehicle with children under the age of 16.
- To include cannabis within the definition of “Smoke” or “Smoking” in preparation for the federal government's legalization of non-medical cannabis in late summer 2018 and to comply with provincial regulations prohibiting use of cannabis in areas frequented by children.
- To limit the areas where smoking of tobacco and use of vaping devices is permitted in areas that may be frequented by children, including but not limited to, parks and public facilities.

BACKGROUND:

- The Province enacted new laws around the sale, display, promotion and use of tobacco and vapour products effective Sept. 1, 2016, necessitating amendment to the City's Smoking Regulation Bylaw. The Tobacco and Vapour Products Control Regulation sets a six-metre zone around all doorways, air intakes and open windows to any substantially enclosed public and work places in B.C. (previously, the buffer zone was three metres).
- The Province enacted a new law in 2009 to prohibit smoking in a vehicle with children under the age of 16.
- Bill C-45, which legalizes the use of non-medical cannabis, received Royal Assent on June 21, 2018. It is scheduled to come into force on October 17, 2018. Under its authority within the regulation framework, the Province has enacted regulations restricting cannabis smoking in areas frequented by children, including community beaches, parks and playgrounds. As municipalities have the authority to restrict where tobacco may be smoked and where electronic “vaping” devices may be used, amendments are proposed that would also restrict the smoking of tobacco and use of vaping devices in areas that may be frequented by children, including but not limited to parks and public facilities.

Note: After third reading of the bylaw, it will require deposit with the Minister of Health before adoption can occur.



SMOKING REGULATION BYLAW NO. 2792 AMENDMENT NO. 2, 2018 No. 3047

A Bylaw to amend the City's Smoking Regulation bylaw.

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

1. Title

This bylaw shall be cited as the "Smoking Regulation Bylaw, 2010, No. 2792, Amendment No. 2, 2018, No. 3047".

2. Amendments

(1) Smoking Regulation Bylaw No. 2792 is hereby amended as follows:

(a) In Section 2 by adding the following definitions in alphabetical order:

"Cannabis" has the same meaning as in the *Cannabis Control and Licensing Act*.

"Common Areas" include lobbies, foyers, stairwells, elevators, corridors, cloakrooms, washrooms, food fair seating areas and other public areas of a **Building**.

"Enclosed Premises" means **Premises** that are enclosed on all sides, except for windows, doors and other similar openings, but does not include a dwelling unit or sleeping unit as defined in the City's Zoning Bylaw 1996, No. 2100, or a hotel or motel room or suite designated for **Smoking** by a **Responsible Person**.

"Park" means a Park as defined in the City's Parks and Public Facilities Regulation Bylaw, 2018, No. 3048.

"Premises" means a portion of a **Building** in respect of which a person has exclusive possession.

"Public Facility" means a Public Facility as defined in the City's Parks and Public Facilities Regulation Bylaw, 2018, No. 3048.

"Representative of the City" means the administrative manager responsible for Parks administration or Public Facilities within the

City or his designate; and for the purpose of enforcing the provisions of this bylaw, also includes:

- (a) a peace officer; and
- (b) a bylaw enforcement officer appointed by the City.

“Smoking Area” means those areas designated and signed for Smoking tobacco.

“Vehicle” means the interpretation under the Motor Vehicle Act R.S.B.C. 1996, c 318.

“Vehicle for Hire” means a Vehicle used for the carrying, transportation or conveyance of persons or property for hire and includes a taxi cab, limousine, bus or tow car.

- (b) In Section 2, under the definition of “Responsible Person”, by replacing the following:

“‘Responsible Person’ means a person who owns, controls, manages, supervises or operates:

- (a) a **Business** or other use which occupies all or substantially all of a **Building**,
- (b) a **Business** or other use which occupies **Premises**,
- (c) **Common Areas**, or
- (d) a **Customer Services Area**;

and, in respect of **Common Areas**, includes a strata corporation or cooperative association.”

with

“‘Responsible Person’ means a person who owns, controls, manages, supervises or operates:

- (a) a **Business** or other use which occupies all or substantially all of a **Building**,
- (b) a **Business** or other use which occupies **Premises**,
- (c) **Common Areas**,
- (d) a **Customer Services Area**, or

(e) a **Vehicle for Hire**;

and, in respect of **Common Areas**, includes a strata corporation or cooperative association.”

(c) In Section 2, under the definition of “Smoke” or “Smoking”, by replacing the following:

“Smoke” or “Smoking” means burn or carry a lighted cigarette, cigar, pipe, electronic smoking device, hookah pipe or other lighted smoking equipment that burns tobacco.”

with

“Smoke” or “Smoking” means to

- (a) burn, light operate, or activate a cigarette, cigar, pipe, electronic smoking device, hookah pipe or other smoking equipment that burns tobacco, Cannabis or other substance;
or
- (b) carry or hold a lit cigarette, cigar or pipe.

(d) In Section 4.(1) by replacing the following wording:

“(1) A person must not **Smoke**:

(a) in a **Building**, except in:

- (i) a dwelling unit or sleeping unit defined under the Zoning Bylaw, including a dwelling unit in which an owner or occupier also carries on **Business**;
- (ii) a hotel or motel room or suite designated for **Smoking** by a **Responsible Person**; or

(b) in an enclosed or partially enclosed shelter where people wait to board public transit;

(c) within three metres measured on the ground from a point directly below any point of any opening into any **Building**, including any door or window that opens or any air intake;

(d) in a **Customer Service Area**; or

(e) within three metres of the perimeter of a **Customer Service Area.**"

with

"(1) A person must not **Smoke**:

(a) in a **Building**, except in:

(i) a dwelling unit or sleeping unit defined under the Zoning Bylaw, including a dwelling unit in which an owner or occupier also carries on **Business**;

(ii) a hotel or motel room or suite designated for **Smoking** by a Responsible Person; or

(iii) **Enclosed Premises**:
a. that are not open to the public; and
b. where the only occupants of the **Building** are the owner or owners of the **Business** carried on in the **Building**;

(b) in an enclosed or Partially Enclosed Shelter where people wait to board public transit;

(c) within six metres measured on the ground from a point directly below any point of any opening into any **Building**, including any door or window that opens or any air intake;

(d) in a **Customer Service Area**;

(e) within six metres of the perimeter of a **Customer Service Area**;

(f) Cannabis in a **Vehicle**;

(g) tobacco or any other substance, except for Cannabis which is governed by s. 4(1)(f) of this bylaw, in a **Vehicle**, if any occupant of the **Vehicle** is under the age of sixteen (16) years;

(h) in a **Vehicle for Hire**;

- (i) Cannabis in any area that may be frequented by children, including but not limited to **Parks** and **Public Facilities**; or
- (j) tobacco in **Parks** and **Public Facilities**, except within designated **Smoking Areas**.”

(e) In Section 5, by replacing the following wording:

“(1) Except as permitted by section 4(1)(a), a responsible person must not smoke or allow a person to smoke in:

- (a) a building or customer service area;
- (b) premises or common areas; or
- (c) an area described in 4(1)(c) or (e).”

with

“(1) Except as permitted by section 4(1)(a), a responsible person must not smoke or allow a person to smoke in:

- (a) a **Building**;
- (b) within six metres measured on the ground from a point directly below any point of any opening into any **Building**, including any door or window that opens or any air intake;
- (c) a **Customer Service Area**;
- (d) within six metres of the perimeter of a **Customer Service Area**;
- (e) **Premises**;
- (f) **Common Areas**;
- (g) a **Vehicle for Hire**.”

(f) In Section 6, by replacing the following wording:

“(1) Where smoking is prohibited by section 4(1), a responsible person must place, as applicable, a clearly visible sign at every entrance to the building or area bearing the message:

“THIS IS SMOKE FREE ENVIRONMENT – NO SMOKING”

in letters not less than 15 mm high on a background of contrasting colour.

- (2) A person must not remove, alter, conceal, deface or destroy any sign required under this bylaw.”

with

- “(1) Where smoking is prohibited by section 4(1), a responsible person must place, as applicable, a clearly visible sign at every entrance to the building or area.

- (2) The sign must bear the message:

“THIS IS SMOKE FREE ENVIRONMENT – NO SMOKING”

in letters not less than 15 mm high on a background of contrasting colour.

- (3) A person must not remove, alter, conceal, deface or destroy any sign required under this bylaw.”

(g) In Section 7(1) by replacing the following wording:

“An inspector or official of the City, or a bylaw enforcement officer”;

with

“A **Representative of the City**”;

(h) In Section 8(1) by replacing the following wording:

“An inspector or official of the City, or a bylaw enforcement officer”;

with

“A **Representative of the City**”.

READ A FIRST, SECOND and THIRD TIME this twenty third day of July, 2018.

DEPOSITED WITH THE MINISTER OF HEALTH on the second day of August, 2018.

RESCIND THIRD reading this tenth day of December, 2018

READ a THIRD time as amended, this tenth day of December, 2018.

DEPOSITED WITH THE MINISTER OF HEALTH on the fourteenth day of December, 2018.

FINALLY ADOPTED this -- day of --, 2019.

MAYOR

CORPORATE OFFICER



EXPLANATORY MEMO

MUNICIPAL TICKET INFORMATION SYSTEM BYLAW 2846, AMENDMENT NO. 12 BYLAW, 2018 No. 3073

PURPOSE:

- To update section references in Schedule B20- Smoking Regulation Bylaw to reflect amendments made by Smoking Regulation Bylaw Amending Bylaw No. 3047.



MUNICIPAL TICKET INFORMATION SYSTEM
BYLAW 2846,
AMENDMENT NO. 11 BYLAW, 2018
No. 3073

A Bylaw to amend fees in the Municipal Ticket Information System.

1. Title

(1) This bylaw shall be cited as the “Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 12, 2018, No. 3071.”

2. Amendments

(1) Municipal Ticket Information System Bylaw, 2011, No. 2846 is hereby amended:

- i. By replacing Schedule B20 – Smoking Regulation Bylaw with new Schedule B20 attached to and forming part of this bylaw.

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

ADOPTED this day of , 2019.

MAYOR

CORPORATE OFFICER

Schedule B20–Smoking Regulation Bylaw
Smoking Regulation Bylaw, 2010, No. 2792

Column 1 Offence	Column 2 Section	Column 3 Fine
Smoke in a Building – First Offence	4.1(a)	\$150.00
Smoke in a Building – Second Offence	4.1(a)	\$300.00
Smoke in a Building – Third and Subsequent Offence	4.1(a)	\$500.00
Smoke in Shelter – First Offence	4.1 (b)	\$150.00
Smoke in Shelter – Second Offence	4.1 (b)	\$300.00
Smoke in Shelter – Third and Subsequent Offence	4.1 (b)	\$500.00
Smoke Within 6 m. of Building – First Offence	4.1(c)	\$150.00
Smoke Within 6 m. of Building – Second Offence	4.1(c)	\$300.00
Smoke Within 6 m. of Building – Third and Subsequent Offence	4.1(c)	\$500.00
Smoke in a Customer Service Area – First Offence	4.1(d)	\$150.00
Smoke in a Customer Service Area – Second Offence	4.1(d)	\$300.00
Smoke in a Customer Service Area – Third and Subsequent Offence	4.1(d)	\$500.00
Smoke Within 6 m. of Customer Service Area Perimeter – First Offence	4.1(e)	\$150.00
Smoke Within 6 m. of Customer Service Area Perimeter – Second Offence	4.1(e)	\$300.00
Smoke Within 6 m. of Customer Service Area Perimeter – Third and Subsequent Offence	4.1(e)	\$500.00
Smoke Cannabis in a Vehicle – First Offence	4.1 (f)	\$150.00
Smoke Cannabis in a Vehicle – Second Offence	4.1 (f)	\$300.00
Smoke Cannabis in a Vehicle – Third and Subsequent Offence	4.1 (f)	\$500.00
Smoke in Vehicle – Occupant Under the Age of Sixteen Years – First Offence	4.1 (g)	\$150.00
Smoke in Vehicle – Occupant Under the Age of Sixteen Years – Second Offence	4.1 (g)	\$300.00
Smoke in Vehicle – Occupant Under the Age of Sixteen Years – Third and Subsequent Offence	4.1 (g)	\$500.00
Smoke in Vehicle for Hire – First Offence	4.1 (h)	\$150.00
Smoke in Vehicle for Hire – Second Offence	4.1 (h)	\$300.00
Smoke in Vehicle for Hire – Third and Subsequent Offence	4.1 (h)	\$500.00

Smoke Cannabis in Area Frequented By Children – First Offence	4.1 (i)	\$150.00
Smoke Cannabis in Area Frequented By Children – Second Offence	4.1 (i)	\$300.00
Smoke Cannabis in Area Frequented By Children – Third and Subsequent Offence	4.1 (i)	\$500.00
Smoke Tobacco in Parks and Public Facilities– First Offence	4.1 (j)	\$150.00
Smoke Tobacco in Parks and Public Facilities – Second Offence	4.1 (j)	\$300.00
Smoke Tobacco in Parks and Public Facilities – Third and Subsequent Offence	4.1(j)	\$500.00
Permit Smoking in a Building – First Offence	5.1(a)	\$150.00
Permit Smoking in a Building – Second Offence	5.1(a)	\$300.00
Permit Smoking in a Building – Third and Subsequent Offence	5.1(a)	\$500.00
Permit Smoking Within 6 m. of a Building – First Offence	5.1(b)	\$150.00
Permit Smoking Within 6 m. of a Building – Second Offence	5.1(b)	\$300.00
Permit Smoking Within 6 m. of a Building – Third and Subsequent Offence	5.1(b)	\$500.00
Permit Smoking in a Customer Service Area – First Offence	5.1(c)	\$150.00
Permit Smoking in a Customer Service Area – Second Offence	5.1(c)	\$300.00
Permit Smoking in a Customer Service Area – Third and Subsequent Offence	5.1(c)	\$500.00
Permit Smoking Within 6 m. of Customer Service Area – First Offence	5.1(d)	\$150.00
Permit Smoking Within 6 m. of Customer Service Area – Second Offence	5.1(d)	\$300.00
Permit Smoking Within 6 m. of Customer Service Area – Third and Subsequent Offence	5.1(d)	\$500.00
Permit Smoking in Premises – First Offence	5.1(e)	\$150.00
Permit Smoking in Premises – Second Offence	5.1(e)	\$300.00
Permit Smoking in Premises – Third and Subsequent Offence	5.1(e)	\$500.00
Permit Smoking in Common Areas – First Offence	5.1(f)	\$150.00
Permit Smoking in Common Areas – Second Offence	5.1(f)	\$300.00
Permit Smoking in Common Areas – Third and Subsequent Offence	5.1(f)	\$500.00
Permit Smoking in a Vehicle for Hire –	5.1(g)	\$150.00

First Offence		
Permit Smoking in a Vehicle for Hire – Second Offence	5.1(g)	\$300.00
Permit Smoking in a Vehicle for Hire – Third and Subsequent Offence	5.1(g)	\$500.00
Sign Not Displayed	6.1	\$100.00
Signage Requirements Not Met	6.2	\$50.00
Remove, Alter, Conceal, Deface or Destroy Sign	6.3	\$200.00



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2018 Annual Report for City Committees

File #: 0110.00

From: Francis Cheung, P.Eng
Chief Administrative Officer

Doc #:

Date: December 18, 2018

RECOMMENDATION:

THAT the 2018 Annual Reports for the following City Committees be received for information:

- Community Day Committee
- Youth Committee
- Magic of Christmas Parade Committee

PURPOSE:

The purpose of the report is to provide City Council with an outline of the activities and budget expenditures of specific City committees for 2018.

POLICY:

Council Policy CO-28, 'Annual Reports for Committees', states that specific City committees must submit an annual report to the Chief Administrative Officer each year.

COMMENTS/ANALYSIS:

The attached Annual Reports provide Council with a snapshot of the respective activities of the Community Day, Youth and Magic of Christmas Parade committees for year.

BUDGET IMPLICATIONS:

As noted in each report.

ALTERNATIVES:

Not applicable.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachments:

Annual Reports to the Chief Administrative Officer for:

1. 2018 Community Day Committee – Doc#158050
2. 2018 Youth Committee – Doc#162141
3. 2018 Magic of Christmas Parade Committee – Doc#162097



ANNUAL REPORT TO CHIEF ADMINISTRATIVE OFFICER

To: **Francis Cheung**
Chief Administrative Officer

Subject: **2018 Annual Report for Community Day
Committee**

Report #: 18-53

From: Kim Hilton
Director of Recreation, Culture &
Community Services

File #: 8100.00

Doc #: 158050

Date: November 22, 2018

MEMBERSHIP LIST:

Ted Schaffer, Chair
Steve Nicholson, Member at Large
Debbie White, Member at Large
Janet Bennett, Member at Large
Sandy Dunkley, Member at Large
Mandy Martens, Member at Large
Lisa Farquharson, Member at Large
Sandy Shih, Member at Large
Colleen Clark, Member at Large

Jack Arnold, Vice Chair
Kim Hilton, staff
Tera Edell, staff
Kyle Simpson, staff
Geoff Mallory, staff
Samantha Paulson, staff
Scott Kennedy, staff
Michele Payne, staff

NUMBER OF MEETINGS HELD:

Five meetings were held on the following dates:

- February 2, 2018
- April 6, 2018
- May 4, 2018
- June 1, 2018
- June 22, 2018 (debrief)

ACTIVITIES, HIGHLIGHTS AND ACCOMPLISHMENTS:

- The 24th Annual Community Day Event was well attended throughout the day. The weather was sunny and hot. Lineups at the children's activities certainly developed as the day went on, however with additional equipment rented this year, lineups were kept to a minimum.

- The small Remax balloon added another great promotional opportunity attracting people from Douglas Crescent.
- CLA hosted the street hockey event again this year with special guests from the Rivermen Hockey team.
- For the second year in a row, children and youth activities were enhanced– mini-golf; hamster run, hungry hippo, obstacle course, rock climbing wall, the Eliminator, two bouncy castles and the basketball shoot
- Approximately 40 interactive community booths set up
- The council planting and free draws were extremely popular.
- Great variety of multicultural entertainment on the Spirit Stage kept all ages entertained
- Staff and volunteers worked efficiently together to get the venue setup and cleaned up.
- Added signage helped particularly with information booth, first aid station and pickleball area
- Douglas Park Community School Society raised \$2951.88 to help the students at that school.

STAFF MEMBER TIME SPENT:

- Kim Hilton/Recreation Staff – 75 paid hours
- Kyle Simpson/Operations Staff – 79 paid hours
- Geoff Mallory/Parks Staff – 15 paid hours
- Michele Payne – 27 paid hours
- Samantha Paulson – 7 paid hours
- Tera Edell – 17 paid hours

Total staff paid hours – 210

Total volunteer hours – 180

BUDGET – MONIES RECEIVED AND MONIES EXPENDED:

Budget:

City of Langley Budget	\$7500
Christian Life Assembly donation	<u>\$2000</u>
Total Budget	\$9500

Expenses:

Entertainment	\$2100
Child & Youth Activities	\$3803.10
Advertising	\$2322.77
Food Purchases	\$410.63
General	<u>\$871.28</u>
Total Expenses	\$9507.78

SUBCOMMITTEES ACTIVITIES:

N/A

WORK PROGRAM FOR FOLLOWING YEAR: 25th Anniversary of the Event

- Investigate having multiple stages for the 25th
- Hire a professional sound tech/company to ensure there are no issues with sound
- Enhance the stage décor with plants and other decorations
- Expand the 25th year programming to possibly include: a beer garden; evening concert, food trucks, additional seating and roving entertainment
- Raffle off some of the prizes throughout the event but keep the grand prize for the finale
- Posters out one month prior to event
- Maintain or increase the promotions – radio, print and social media
- Connect with Farmer's Market to see if they would move to Douglas Park for the one day
- Expand into Douglas Park Community School grounds for the second stage and additional activities.

INVOLVEMENT OF THIRD PARTIES:

Sponsorships were as follows:

- Aldergrove Credit Union – tent
- CLA - \$2000 donation, hockey rink and volunteers
- Langley Advance – promotional advertising
- Paid-on-Call Firefighters Association – firefighter challenge
- Potters – planting event supplies
- Southgate Church – KidZone, volunteers
- Just Great Sights n' Sounds – organized entertainment
- Envision Credit Union – tents
- Remax Treeland – promotional hot air balloon, tent
- Save-On-Foods – fruit and cupcake giveaways and \$200 in gift cards for raffle
- Langley Lions – hosted the popular BINGO
- Safeway
- Superstore
- Costco
- AM Convenience Market
- No Frills
- Crown Coffee
- Starbucks

- Freybe
- Otter Co-op
- Super Save
- Tim Hortons

GENERAL COMMENTS:

Even in its 24th year, Community Day continues to be fun, fresh and free. New activities are added each year to keep the audience active. The quality of entertainment is high and keeps the event participants of all ages engaged.

Respectfully Submitted,



Kim Hilton
Director of Recreation, Culture & Community Services



ANNUAL REPORT TO CHIEF ADMINISTRATIVE OFFICER

To: **Francis Cheung**
Chief Administrative Officer

Subject: **Annual Report for City of Langley Youth Committee**

Report #: 18-53

From: Rebecca Gannon-Snow
Recreation Leader
Recreation, Culture & Community Services

File #: 0531.10

Doc #: 162141

Date: December 7, 2018

MEMBERSHIP LIST

Jack Arnold
Paul Albrecht
Val van den Broek
Sheza Shahzad
Sarah Abassi
Jayde Marno
Evelyn Zhang
Erika Gow
Natalie Hagyard
Jaden Lamothe
Nicolette Prashad
Ben van Dommelen
Ash Bergeron
Ava Balfour
Kaylee Downie
Kim Hilton

Christine Daum
Rebecca Gannon-Snow
Michele Payne

October 2017 - June 2018:

- City Councillor Representative
- Alternate City Councillor Rep
- Alternate City Councillor Rep
- Aldergrove Community Secondary
- Aldergrove Community Secondary
- Brookwood Secondary School
- Brookwood Secondary School
- DW Poppy Secondary School
- Langley Secondary School
- Langley Secondary School
- RE Mountain Secondary
- Langley Fundamental Secondary
- HD Stafford Middle School
- HD Stafford Middle School
- HD Stafford Middle School
- Director, Recreation, Culture and Community Services
- Recreation Supervisor
- Recreation Leader
- Clerk Typist III

NUMBER OF MEETINGS

8 Meetings:

1. October 12th, 2017
2. November 2nd, 2017

3. December 7th, 2017
4. January 11th, 2018
5. February 1st, 2018
6. March 1st, 2018
7. April 5th, 2018
8. May 17th, 2018

ACTIVITIES, HIGHLIGHTS, AND ACCOMPLISHMENTS

- In November 2017, the Youth Committee coordinated with the Langley City Parks department to help decorate Douglas Park for the Remembrance Day Ceremony. Three Youth Council members joined the Recreation Leader to spray paint poppies along the grass near the Cenotaph and the Douglas Park stage. While the youth were painting, several community members stopped by to share words of encouragement and support of the youth's participation in this activity.
- In December 2017, the Youth Council participated in the Langley Christmas Parade. New this year, the Youth Council submitted an entry to walk in the parade instead of volunteering at the hot chocolate and craft stations as they have done previous years. Three Youth Council members participated in the parade activities; one youth dressed up in a snowman costume, while the other two youth and the Recreation Leader dressed in Christmas attire. The Committee walked in the parade with a decorated "Langley City Youth Advisory Committee" banner, and handed out candy canes to spectators along the route.
- On April 21, 2018, the Hunter Park Grand Re-Opening took place. The Youth Committee worked with the Langley City Parks department to set up a booth at the event. The Committee served a pancake brunch by donation, and sold boxes of Krispy Kreme donuts to community members who attended the grand re-opening. All proceeds went towards Youth Week event expenses.
- The Youth Committee, with help from the Recreation Leader, was responsible for the brainstorming and planning of Youth Week 2018 events. Planning began as early as November 2017 and continued through until April 2018, giving the youth involved a sense of ownership and community as well as a personal stake in the event planning process.
- Youth Week (May1-7) included a total of 6 events across a broad spectrum of recreational initiatives, including performing arts, sports, fitness, games, and more. All events were tailored toward different youth demographics within the community, and continued the trend of highest overall youth turnout for the second Youth Week in a row. With the help of

the City of Langley Youth Committee and community businesses, we were able to plan and execute these events at zero cost to the local youth population.

Youth Week 2018 Events:

April 21 st	Hunter Park/Krispy Kreme Fundraiser
May 1 st	3 vs 3 Basketball Tournament
May 2 nd	Open Mic Night
May 3 rd	Angst Movie Night
May 4 th	Talent Showcase ft. Her Brothers
May 5 th	Min to Win & Pizza Party
May 6 th	Langley Walk – Warrior Course

STAFF MEMBER TIME SPENT:

- The Youth Recreation Leader – Approx. 65 hours
 - o Planning and attending meetings regarding Youth Committee Events including: the Remembrance Day Ceremony, Magic of Christmas Parade, Fundraisers, and Youth Week 2018.
- Recreation workers – Approx. 16 hours
 - o Facilitating Youth Week 2018 events

BUDGET – MONIES RECEIVED AND MONIES EXPENDED:

Money used for Youth Week is either raised through Youth Committee run fundraisers or is received through City of Langley RCCS Budget and fundraising Initiatives including sponsorships and grants.

SUBCOMMITTEES ACTIVITIES:

N/A

WORK PROGRAM FOR FOLLOWING 2019:

- Continue creating unique new Youth Week events in 2019 while building on the successes of Youth Week 2018
- Increased outreach and partnerships with local businesses and youth organizations
- Encourage partnering community organizations and schools to host events in-house throughout the community – expand our reach and accessibility throughout Langley
- A bigger focus on youth-driven initiatives outside of Youth Week ie. Raising awareness for concurrent social and environmental issues.
- Increase feedback from Youth Committee regarding programing and events offered within Langley City.
- Involve the Youth Committee in social media and marketing initiatives throughout Youth Week and other events.

- Create an atmosphere of excitement and change through engaged youth who want to make a difference in their community.

INVOLVEMENT OF THIRD PARTIES (i.e. sponsors, service clubs, organizations, donors, etc.):

Sponsorship/Donations for Youth Week 2018:

- Panago pizza – 15% discount on cheese and pepperoni pizzas. Used for Youth Night pizza party.
- Village Church – sponsored Warrior Course: \$1200 for 85' inflatable
- Booster Juice – 50 free smoothie coupons (used for prizes), 30 free snack size smoothies (used for Angst Movie attendees), 50 buy 1 get 1 smoothie coupons (used as giveaways/prizes).
- Nature's Fare Market – \$50 gift card. Snacks used for Open Mic Night, and Pizza Party.
- Cobs Bread Bakery – 2 boxes full of scones and other baked goodies. Used for Open Mic Night Snacks
- No Frills – 4 x \$25 gift cards. 3 used as draw prizes. 1 spent on snacks and drinks.
- Toy Traders – 10 x \$10 Toy Traders Bucks, used as prizes.
- IGA (Murrayville) – 1 gift basket. Used as draw prize for Talent Showcase
- Nestle Waters Canada – 7 cases of water bottles (24 bottles/case), used as drinks throughout events.

GENERAL COMMENTS:

The 2017/2018 Youth Committee expanded their involvement to include several new initiatives this year, proving to be a great success. We were able to plan and execute many events that celebrated youth diversity, abilities, and work ethic, and we had a great time doing it. The Youth Committee ranged from grade 8-12, and the members made it clear that we have every reason to be proud of our youth as they consistently showed great attentiveness and care for their initiatives. The 2018/2019 Youth Committee will continue to build from the momentum the 2017/2018 Youth Committee has worked hard to establish. Along with new initiatives and events, including social projects focused on raising awareness for concurrent social and environmental issues prior to Youth Week 2019.

Respectfully Submitted,



Rebecca Gannon-Snow
Recreation Leader



ANNUAL REPORT TO CHIEF ADMINISTRATIVE OFFICER

To: **Francis Cheung**
Chief Administrative Officer

Subject: **Annual Report for the
Magic of Christmas**

Report #: 18-53

From: Tera Edell
Recreation Supervisor

File #: 8100.00

Doc #: 162097

Date: December 14, 2018

MEMBERSHIP LIST:

Paul Albrecht, Chair - Member of Council
Val van den Broek, Vice-Chair - Member of Council
Christine Patouillet - Langley Advance
Darwin Osarchuk
Leigh Castron
Rosemary Wallace
Sandra Pilkey
Teri James - Downtown Langley Business Association
Wendy Thomas
Tera Edell - Staff Member
Karlo Tamondong - Staff Member

NUMBER OF MEETINGS HELD:

Six meetings were held on the following dates:

- September 19
- October 10
- October 17
- November 7
- November 28
- December 5

ACTIVITIES, HIGHLIGHTS AND ACCOMPLISHMENTS:

- Changed the committee to include Karlo (Langley City Recreation Supervisor) to allow discussion for the pre-parade activities and to create a more inclusive event.

- Added two additional locations for pre-parade activities; family activities took place at Innes Plaza, McBurney Plaza and St. Andrews Plaza. This allowed families to attend and to divide up the crowds. Each station included: Craft/Activity Station, Volunteers, Information Booth, & Music (Kettner Creative).
- The committee had a custom sleigh built for Santa; previously we had used a horse and carriage, however that is no longer a viable option for the committee. The City now owns the sleigh and can be used for future years.
- Kettner Creative was back this year to provide music along the parade route; issue this year with lack of power due to loss of power sources along Fraser Highway when the trees were removed.
- The number of overall entries decreased again for 2018 with only 37 entries; trend continues downward - 2017 (41) than 2016 (46). The entries that did participate, for the most part, put in more of an effort.
- For the third year the committee partnered with Sources Food Bank to hold a food drive to collect donations. Donations were collected at the parade registration booth and McBurney Plaza.
- Langley Advance newspaper partnered with the committee and provided a colouring contest for the community and judged/awarded three "Best in Show" awards for the parade; awards were presented at the December 10th Council Meeting.
- The weather cooperated with our event this year, and as a result the crowds were larger some of the largest that I can remember.
- Traffic Control and public safety along the parade route was improved again in 2018. The committee hired 10 paid Traffic Control Persons (6 with vehicles) to control all major intersections; this included the setup/takedown of lane closures, barricades, signage, etc. This decreased our need for volunteers and allowed us to place volunteers in safer locations such as parking lots and laneways versus main intersections.
- Bylaw was scheduled to work two additional hours, from 4:30-6:30pm, on the night of the parade. Their role was to partner with the towing company representative on-site and work to remove any remaining vehicles within the closed event area.

STAFF MEMBER TIME SPENT (hours):

- Operations Staff - 48 (pre/post event)
- Operations Staff - 7 (day of event)
- Parks Staff - 40 (pre-event)
- Bylaw Staff - 2.5 (day of event)
- Tera Edell - 60 (event overall) **estimate*
- Karlo Tamondong - 20
- Other Recreation Staff - 6 (pre-event), 60 (day of event)

BUDGET – MONIES RECEIVED AND MONIES EXPENDED:

Revenue

Christmas Parade Budget	\$3,500
Events Budget	\$14,262.02
Registration Fees	\$114.28
Sponsor - DLBA	\$2,000
Sponsor - B&B Construction	\$1,500
Total	<u>\$21,376.30</u>

Expenses

Tents & Lights	\$4,400
Bob & Dee McLennan - Santa	\$450
Out of Line Design	\$500
Sleigh Decorations	\$324.92
Langley Advance - Advertising	\$4,500
Valley Traffic - Traffic Plan	\$600
Valley Traffic - TCP's	\$5,380
Social Media	\$200
Digital Reader Board	\$851.20
Kettner Creative Sound	\$2,661.75
Vineyard Church - Volunteers	\$200
LSS - Photographers	\$100
LSS - Videographers	\$100
Committee Thank You Dinner	\$93.15
Ultra-Digital - Posters	\$224
Ultra-Digital - # Signs for Entries	\$511.28
ReSound	\$90
SOCAN	\$190
Total	<u>\$21,376.30</u>

In-Kind Sponsorship provided:

- Langley Advance = \$11,500 value
- Clover Towing = \$3000 value
- Starbucks = \$200 value
- Volunteers - Southgate Church (4)
- Volunteers - Vineyard Church (12)

WORK PROGRAM FOR FOLLOWING YEAR:

- Push sponsorship package out to businesses earlier in the year; June-August, as decided by the committee.
- Council Banner - Discuss with new Council would like to be represented in the parade.

- Issues with safety, particularly along the one-way section need to be discussed. Vehicles had to navigate through crowds as the space was barely wide enough to drive down.
- Add Washrooms along the Parade Route
- Have RCMP involved again in 2019; only one resource required to patrol the closed event area.
- Consider having food trucks as a part of the pre-parade activities.
- Create a plan, in September, involving Parks & Operations, regarding the event; aspects to be discussed include: power access, decorations, tree location and setup of fencing, staff time and equipment for the Santa Parade Float, etc.
- Keep the Christmas tree in the same location as the 2018 event, but need to fence off the upper platform in McBurney Plaza to allow for space during the tree lighting, for Council and entertainment.

INVOLVEMENT OF THIRD PARTIES:

The following groups supported the event this year.

- Clover Towing
- Downtown Langley Business Association
- Langley Advance Newspaper
- Southgate Church

GENERAL COMMENTS:

Overall the event experienced one of the best turnouts that I can remember for the past five years. While the number of entries decreased, the crowds for the parade and the participation in the pre-parade activities and the tree lighting were all up from 2018. The substantial increase in budget for 2018 contributed to better public safety and overall a better event experience. The committee received great feedback from the community about the event overall and are looking forward to attending in 2019. The committee hopes to continue as the Magic of Christmas, so all aspects of the event are included in committee discussions.

Respectfully Submitted,



Tera Edell,
Recreation Supervisor



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject **2017 – 2021 Strategic Plan Amendments**

File #: 0110.00

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

Doc #: 161947

Date: December 10, 2018

RECOMMENDATION:

THAT City Council approve the amendments to the 2017 – 2021 Strategic Plan.

PURPOSE:

The purpose of this report is to seek approval on amendments to the 2017 – 2021 Strategic Plan from the new City Council.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

The recent election offers the opportunity to review the 2017 – 2021 Strategic Plan (Plan) to ensure that the **Vision, Mission, Values and Key Result Areas** remain current and valid with the new City Council.

A Blue Sky Session was held in December, 2018 with City Council to review the Plan and City Council has reaffirmed our **Vision** as 'The Place to Be', our **Mission** as 'A vibrant, healthy and safe community' and our **Values** as People, Respect, Integrity, Dynamic and Expectation. Our seven **Key Result Areas** remained the same. However, the goal statement for several key result areas was amended as proposed below:

2. Quality of Life

Current Statement:

We are a community that is an ideal place to raise a family, offers a welcoming and affordable living environment, boasts great leisure and recreational opportunities, and supports healthy, safe and diverse neighbourhoods.

Proposed amendment:

We are a community that is an ideal place to raise a family, offers a welcoming and diverse living environment, boasts great leisure and recreational opportunities, and supports healthy and safe neighbourhoods.

4. Revitalization

Current statement:

We have a revitalized downtown core that is vibrant, clean and safe, is a desirable location for industry, and our policies and strategies create a vibrant economy that position the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment.

Proposed amendment:

We will revitalize our community so that it continues to be vibrant, clean and safe, is a desirable location for industry, and our policies and strategies create a vibrant economy that position the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment.

5. Environment

Current statement:

We continue to focus on protecting, promoting and enhancing environmental assets in the community.

Proposed amendment:

We continue to focus on protecting, promoting and enhancing environmental assets in the community and active in achieving the Zero Waste goals.

BUDGET IMPLICATIONS:

Budget requirement to support the initiatives under the seven (7) Key Result Areas will be requested under the Financial Plan.

ALTERNATIVES:

1. That City Council decline the proposed amendments to the 2017 – 2021 Strategic Plan.
2. That City Council made further amendments to the 2017 – 2021 Strategic Plan.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment: 2017 – 2021 Strategic Plan

2017 –2021 STRATEGIC PLAN



“OUR STRATEGIC
PLAN IS A LIVING
DOCUMENT THAT
WILL GUIDE
LANGLEY CITY
COUNCIL AND STAFF
OVER THE NEXT
FIVE YEARS.”

MESSAGE FROM THE MAYOR



On behalf of City Council, I am pleased to introduce the 2017 – 2021 Strategic Plan.

The City of Langley continues to be a thriving community as we move into 2017. Development, arts and culture, and recreational opportunities are all flourishing. Ongoing improvements to transportation and infrastructure are evident throughout the City, as are key environmental initiatives. Council and Staff are working diligently on several fronts to build a strong sense of community that provides a high quality of life where people choose to live, work and prosper.

Our new Strategic Plan will focus on seven result areas where we believe changes and improvements can be made to enhance the livability of our community for all citizens. Those areas are: improving our infrastructure; enhancing the quality of life in our City; communicating with our residents more effectively; revitalizing our downtown core; protecting, preserving, restoring, sustaining, and enhancing our environment; ensuring our citizens' safety and security; and investing in organizational development.

As the City and the surrounding communities continue to grow, we are faced with unique and important opportunities and challenges that need to be proactively addressed in order for us to achieve our vision and mission to sustain the high quality of life that we currently enjoy. Our new Strategic Plan is a living roadmap that will guide the City over the next five years and will help us to prioritize and balance all of the issues facing our community.

Ultimately, we must continue to improve and challenge ourselves to maintain our reputation as “The Place to Be”.

Ted Schaffer, Mayor



COUNCIL

The Mayor and Councillors are the elected representatives who, together, make up City Council.

Langley City Council (Left to Right)

COUNCILLORS

Jack Arnold

Paul Albrecht

Rudy Storteboom

MAYOR

Ted Schaffer

COUNCILLORS

Gayle Martin

Val Van Den Broek

Nathan Pachal

Welcome to Langley City



THE PLACE TO BE



Langley City 2017 – 2021 STRATEGIC PLAN

- ▶ VISION
- ▶ MISSION
- ▶ VALUES
- ▶ CUSTOMER SERVICE



VISION

The Place to Be

*A clear and concise statement of the desired future.
What the community will be like when the goals of
the City's key focus areas are achieved.*

MISSION

A vibrant, healthy and safe community

*A statement of the role of the City of Langley and its
purpose.*

VALUES

*Beliefs and Principles that guide City staff and
Council.*

VALUES

The Strategic Plan guides all planning processes within the City of Langley based on three fundamental elements: our vision, our mission, and our values. Built on input from Council, staff, citizens and other stakeholders, the Strategic Plan is a living document that will change as goals are achieved, and the needs of the community evolve. Each key result area shares the same significance as the others in order to achieve our vision and our mission.

Progress on the Strategic Plan initiatives is reported publicly in the City's Annual Report and the departmental Business Plans each year. Every five years, plans and goals are extensively reviewed and updated.

PEOPLE

Our customer service priority and our way of doing business.

Our commitment to people will be demonstrated by:

- ▶ Using effective two-way communication, seek input, actively listen and respect diversity and other points of view.
- ▶ Providing timely and reliable customer service by being proactive, courteous, friendly, helpful, open-minded and results oriented.
- ▶ Practicing leadership through our own actions, empowering employees, clarifying expectations, expecting accountability, providing growth opportunities and building leaders.
- ▶ Achieving greater potential and results by actively pursuing partnership with our customers and partners.

RESPECT

How we treat people.

We will maintain a respectful working environment by:

- ▶ Acknowledging and supporting decisions and being part of the team.
- ▶ Being sincere and consistent in words and actions.
- ▶ Listening and being supportive of the needs of others.
- ▶ Being caring and understanding.

INTEGRITY

How we carry out our responsibilities in an open and transparent fashion.

We use integrity to get our work done by:

- ▶ Maintaining consistency between stated values and actions.
- ▶ Following through on commitments.
- ▶ Correcting errors and omissions in a timely manner.
- ▶ Practicing open, transparent and honest two way communications.

DYNAMICS

How we strive for innovation and search out ways to be more effective.

We will promote a dynamic workplace that values a freedom to explore which will foster creativity, entrepreneurship and innovation by:

- ▶ Being a customer-focused workforce.
- ▶ Being accepting of failure in trying new ideas.
- ▶ Celebrating successes.

EXPECTATION

How we strive to exceed expectations

We will create a business approach that anticipates the needs of the community by:

- ▶ Protecting, preserving, restoring, sustaining, and enhancing our environment.
- ▶ Striving to be the best we can be and exceed expectations.
- ▶ Having a lasting effect on creating and sustaining a progressive community.
- ▶ Respecting the need for ongoing change and new innovative solutions.
- ▶ Recognizing the need for lifelong learning, training and education.

PEOPLE
RESPECT
INTEGRITY
DYNAMICS
EXPECTATION



FULL CIRCLE CUSTOMER SERVICE

The City of Langley places very high value on exceptional Customer Service. We are committed to providing training and resources that empower our staff to provide the best service possible to citizens and others who depend on our services, and with whom we interact.

For us, exceptional Customer Service is based on:

COURTESY AND
RESPECT

CLEAR AND
ACCURATE

ACCOUNTABILITY

TIMELY RESPONSE

FOLLOW UP

We believe that “Full-Circle Service” embodies these ideals. From the first to last encounter with our organization, our citizens and partners should expect and receive a complete experience. While not all outcomes may be the desired ones, the process should positively meet or exceed the expectations of those with whom we interact.

Customer service will be an essential ingredient for service delivery in all key result areas.

KEY RESULT AREAS

In this plan, we have identified seven (7) areas in which we will focus our efforts and make progress for the community:

1 Infrastructure Renewal

We recognize the need for, and are committed to, establishing, a long-term, financially-responsible infrastructure renewal plan for all municipal assets.

2 Quality of Life

We are a community that is an ideal place to raise a family, offers a welcoming and affordable living environment, boasts great leisure and recreational opportunities, and supports healthy, safe and diverse neighbourhoods.

3 Communication

We communicate effectively with our citizens, customers, partners, and stakeholders, involving them in decisions which impact and interest them, and engaging them in public life.

4 Revitalization

We have a revitalized downtown core that is vibrant, clean and safe, is a desirable location for industry, and our policies and strategies create a vibrant economy that position the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment.

5 Environment

We continue to focus on protecting, promoting and enhancing environmental assets in the community.

6 Protective Services

We maintain and foster partnerships with law enforcement agencies, community groups, neighbourhoods, and citizens to address public safety and socio-economic issues in the community.

7 Organizational Excellence

We stand out as a results-oriented, engaged and innovative work force with a strong service ethic and high level of customer service, and a City Council that is accessible to its citizens.

Making progress in these Key Result Areas (KRAs) will define our success over the next five years, and anchor our accountability to our individual and corporate citizens. The specific initiatives we will undertake to achieve results are set out in the following section of this Strategic Plan.

INITIATIVES

We have identified a number of specific initiatives under the seven KRAs that frame and drive our annual budgets and work plans. In most cases, the first steps will be more detailed planning and/or the development of a business case for moving forward.

LEAD DEPARTMENT DEFINITIONS

EPE	Engineering, Parks & Environment
DSED	Development Services & Economic Development
CS	Corporate Services
RCCS	Recreation, Culture & Community Services
CAO	Administration (Office of the Chief Administrative Officer)
FRS	Fire Rescue Service
ALL	Corporate Initiative - All Departments

INFRASTRUCTURE RENEWAL

INITIATIVES	LEAD DEPARTMENT			YEAR
Develop an asset management policy to establish the organization's commitment to asset management with stable, long-term funding for the operation, maintenance, renewal, replacement or decommissioning of municipal assets.	EPE			2017
Update Development Cost Charges Bylaw.	EPE	DSED	CS	2017
Enhance the multi-modal transportation network within the community and to encourage greater pedestrian and cyclist use as per the Master Transportation Plan.	EPE			On-going
Support a Regional rapid transit system to downtown Langley under the Metro Vancouver Mayors' 10-Year Vision for Metro Vancouver Transit and Transportation.	EPE			On-going
Explore the feasibility and conduct a business case analysis for a municipal fiber-optic utility program.	EPE			2018

QUALITY OF LIFE

INITIATIVES	LEAD DEPARTMENT		YEAR
Implement the strategies identified in the Parks, Recreation & Cultural Master Plan and Nature Trail Network Plan aimed at enhancing recreation, trail and park amenities and leisure opportunities in the community.	EPE	RCCS	On-going
Partner with community groups to create culturally diverse programs in the community.	RCCS		On-going
Develop a community events and festivals strategy.	RCCS		2017
Partner with community groups to host more organized events and activities in the downtown.	RCCS		On-going
Support community pride and civic engagement programs to promote neighbourhood identity and image.	RCCS		2017 On-going
Develop a healthy and active living strategy.	RCCS		2018
Update the Social Plan.	DSED	RCCS	2018
Update Affordable Housing Strategy.	DSED		2018
Explore the feasibility of developing a Performing Arts Centre in partnership with other levels of government, philanthropists, private and service organizations, and other stakeholders.	CAO		2017

COMMUNICATION

INITIATIVES	LEAD DEPARTMENT	YEAR
Develop a Civic Engagement Plan to improve the levels of engagement and communication with our citizens, businesses and stakeholders.	CAO	2018
Develop a Communication Plan based upon new City Branding and Strategic Plan.	CAO	2017
Conduct a Community Survey tri-annually.	DSED	2019
Hold regular neighbourhood meetings and other forums, for City Council to communicate and interact directly with residents.	CAO	On-going
Develop a communication committee to steer consistent plans, procedures and policies for external communication.	CAO	2018

REVITALIZATION

INITIATIVES	LEAD DEPARTMENT		YEAR
Support and actively participate in shaping a vibrant, safe and clean downtown.	EPE	DSED	On-going
Develop a funding strategy to implement streetscape plans identified in the Downtown Public Realm Plan.	EPE	CS	On-going
Collaborate with property owners interested in improving their streets through local improvement areas and seek senior government levels of funding where possible.	EPE	DESD	On-going
Update and implement the recommendations from the Economic Development Strategy.	DSED		On-going
Implement the recommendations from the Business Recruitment & Retention Strategy.	DSED		On-going
Access feasibility to create a hub for innovation, education, technology, health, and entertainment.	DSED		On-going
Update City Bylaws, such as zoning, land use contract, business license, sign, building & plumbing, subdivision & development servicing, to maintain economic competitiveness.	DSED		On-going
Update the Downtown Master Plan.	DSED		2019

ENVIRONMENT

INITIATIVES	LEAD DEPARTMENT	YEAR
Develop an invasive species inventory and management strategy.	EPE	2017
Update Tree Inventory and Develop a Tree Asset Management Plan.	EPE	2018
Develop an Urban Forest Management Strategy.	EPE	2019
Use an adaptive management approach to implementation of the Upper Nicomekl River Integrated Storm Water Management Plan.	EPE	2018

PROTECTIVE SERVICES

INITIATIVES	LEAD DEPARTMENT		YEAR
Implement the strategies from the Homelessness Strategic Plan.	CAO		On-going
Partner with social service agencies to develop programs to mitigate social and homeless issues in the community.	CAO	RCCS	On-going
Work with other municipalities to advocate for provincial government action on social and homeless challenges.	CAO	RCCS	On-going
Implement the strategies from the Crime Prevention Plan.	CAO		On-going
Create a multi-departmental Core Enforcement Team to address public safety and homelessness issues.	CAO		2017
Update Emergency Response Preparedness Plan.	FRS		2017
Update Hazardous, Risk and Vulnerability Assessment.	FRS	CAO	2017

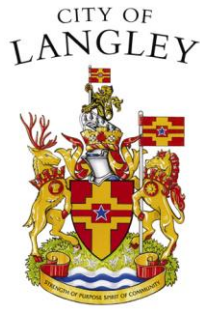
ORGANIZATIONAL EXCELLENCE

INITIATIVES	LEAD DEPARTMENT	YEAR
Maintain our results-oriented work force that possesses a 'can do' attitude.	ALL	On-going
Create performance metrics to ensure that progress made with our strategic plan and master plans.	CAO	On-going
Deliver efficient and effective services and programs by performing regular reviews to ensure services remain efficient and reflect what the community wants.	ALL	On-going
Explore partnership opportunities with other levels of government, public and private organizations and service organizations to deliver services and programs to our citizens.	ALL	On-going
Develop mechanisms to promote, and indicators to measure, an engaged, safe, innovative, and involved work force.	ALL	On-going
Develop an internal communication committee to strengthen communication amongst departments and staff.	CAO	2018



**20399 Douglas Crescent
Langley, BC, Canada V3A4B3**

**Phone: 604.514.2800
Fax: 604.530.4371
www.city.langley.bc.ca**



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: City Park Infrastructure Grant Application

File #: 5700.00

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

Doc #:

Date: December 18, 2018

RECOMMENDATION:

1. THAT a grant application be submitted under the Investing in Canada Infrastructure Program for the City Park Field Upgrade project north of the 207 Street parking lot, and;
2. That Council support the project and agrees to commit to the City's share of \$400,005 of the project.

PURPOSE:

The purpose of the report is to request Council support of the City's application for grant funding for upgrades to playfields at City Park.

POLICY:

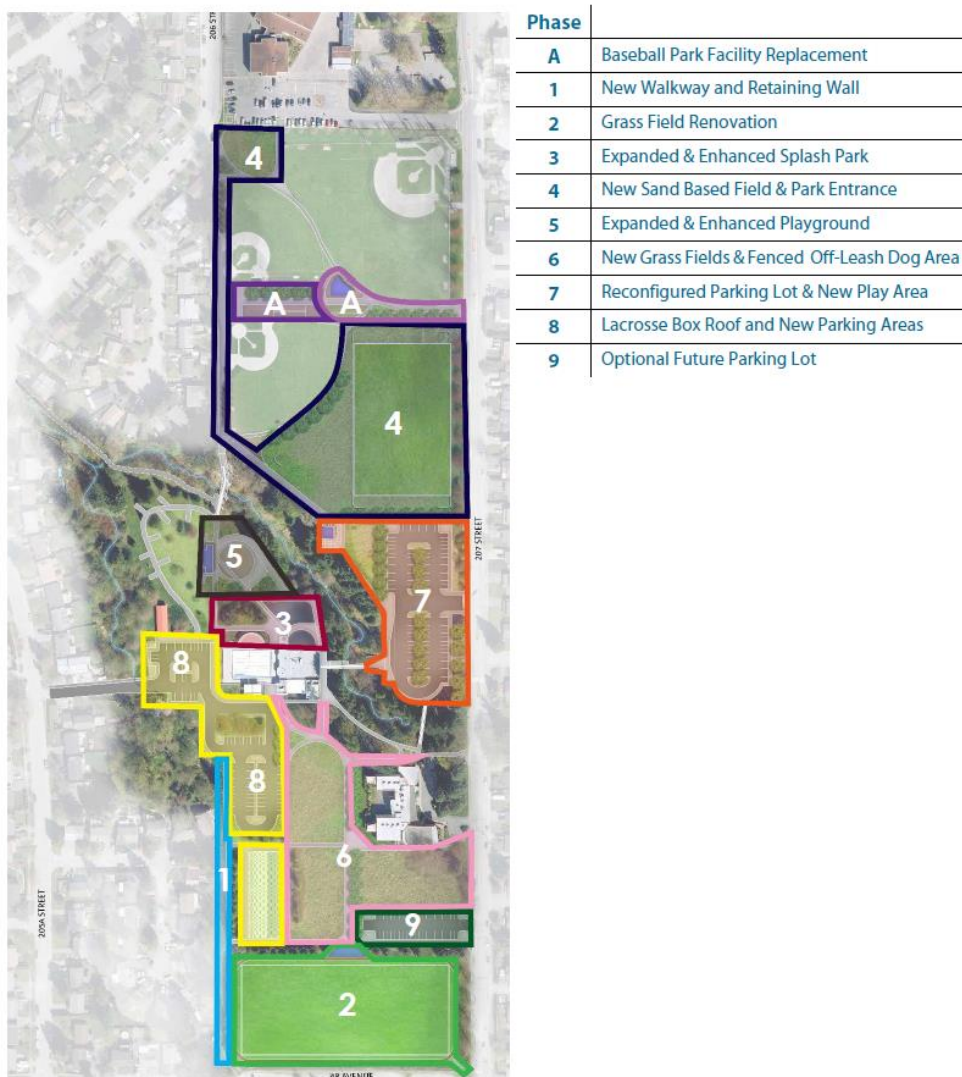
N/A

COMMENTS/ANALYSIS:

The federal and provincial governments recently announced a new grant opportunity available to local governments. The grant is part of the Investing in Canada Infrastructure Program which focusses on projects in three areas namely Community, Culture & Recreation; Rural and Northern Communities Infrastructure; and Green Infrastructure. The City's application would fall under the Community Culture & Recreation component. A Council resolution is required as part of the application and

the above recommendation wording is the prescribed wording provided in the application package.

The project recommended for the grant is the City Park Field Upgrade Project as identified within the City Park Master Plan. The project consists of upgrading the passive grass space north of the City Park main parking lot including improvement to the grass field to bring it up to class 'A' standard and the installation of 4 ball diamonds for entry level ball. Other improvements include a new entry to the park from 206 Street and pathway improvements. The project area is shown highlighted below as phase 4.



BUDGET IMPLICATIONS:

The project is estimated to cost \$1,500,000 and is budgeted in 2020 in the draft 2019 – 2023 financial plan. Possible grant funding is 73.33% of the project cost. If the grant is not approved the project would be deferred unless additional capital funds are allocated. Breakdown of the proposed budget is as follows:

Funding Source	Budget
Grant	\$1,099,995
DCC Parks	\$198,000
Casino Proceeds	\$202,005
Total	\$1,500,000

ALTERNATIVES:

Defer project and don't apply for funding.

Respectfully Submitted,



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

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



REPORT TO COUNCIL

To: **Council**

Subject: **Out of Province Conference Request – Mayor
van den Broek**

File #: 7780.01

Doc #:

From: Val van den Broek
Mayor

Date: January 4, 2019

RECOMMENDATION:

THAT Mayor van den Broek be authorized to attend the Making Cities Livable Conference in Portland, Oregon from June 17 to 21, 2019.

PURPOSE:

The purpose of the report is to seek Council approval for Mayor van den Broek to attend an out-of-province conference.

POLICY:

Section 5.2 of the City's Travel and Expense Policy GE-10 requires an Organization Member to receive Council approval to attend events outside of the Province of British Columbia.

COMMENTS/ANALYSIS:

The 56th International Making Cities Livable Conference will be held in Portland, Oregon from June 17 to 21, 2019. The theme for this year's conference is "A Healthy City for ALL." The City of Portland has been introducing strategies to make its neighborhoods healthier places to live and to continue to produce housing units and to compassionately address homelessness.

These challenges must be resolved through bold measures if cities are to slow ever-increasing health inequities that accompany growing economic inequities. The City of Portland will be sharing its efforts to address these issues and other cities presenting at this conference will also be showcasing their achievements.

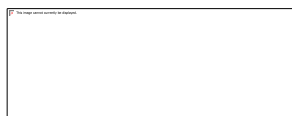
BUDGET IMPLICATIONS:

The total cost to attend the conference including registration, transportation, accommodation and per diem is approximately \$2,000 and is provided for within the Council Travel Account.

ALTERNATIVES:

To deny the request to attend the Making Cities Livable Conference in Portland, Oregon.

Respectfully Submitted,



Val van den Broek, Mayor

Attachment:

1. List of Speakers – Making Cities Livable Conference



Select Language ▼

Powered by Google Translate

Home

About

Conferences

Articles

Store

Consultation

Blog

Contact Us

Search...



Conference Navigator

56th Conference in
Portland

Call for Papers

Design Awards
Competition

Registration

Program

Become a Sponsor

User login

Username: *

Password: *

Log in

[Create new account](#)

[Request new password](#)

Get Updates!

Stay in the loop! Sign up
for the IMCL Newsletter.

sign up

Find us on Facebook

Invited Speakers

Mayor Rui Moreira, Porto, PORTUGAL. **2019 IMCL Joseph P. Riley Awardee. *Making Porto a Healthy City for All***



Mayor Ada Colau,* Barcelona, SPAIN. **2019 City of Vision Award. *Making Barcelona's Neighborhoods Healthy and Equitable***



Mayor James Brainard, City of Carmel, IN. Former Member of President Obama's Climate Task Force. ***Protecting Health through Better Urban Design***



Rukaiyah Adams, Chief Investment Officer, Meyer Memorial Trust, Portland, OR, USA. ***Albina Vision***



George Crandall, FAIA, Principal, Crandall Arambula, Portland, OR. ***Fixing Your City***



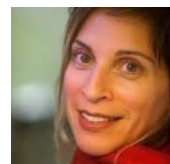
Lynn Peterson,* President Elect, METRO, Portland, OR, USA. ***Improving Health and Equity through Sustainable Planning in Portland's METRO Region***



Patrick Condon*, Professor, UBC Chair in Landscape and Livable Environments, University of British Columbia, Vancouver, CANADA. Author: *Design Charrettes for Sustainable Communities* and *Seven Rules for Sustainable Communities*.



Leilani Farha*, Executive Director of the NGO Canada Without Poverty. Special UN Rapporteur on the implementation of the right to adequate housing for the most marginalized groups. ***Roots of Housing Unaffordability and Homelessness: Tools for Housing Equity***.



Are you looking for a speaker?



Suzanne Lennard is available to speak, or as a Consultant on Making Cities Healthy and Livable, Child-friendly Communities, Public Places, etc.

[Read more...](#)

"A wonderful Conference. I truly believe this is the best Conference on cities."

Mayor Joseph P. Riley, Jr., City of Charleston

[Read more...](#)

Documentation Sets

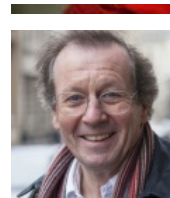
8 new sets available:

- #58 Health and the Built Environment
- #59 Strategies for Healthy, Child-Friendly Communities
- #60 Children and the Urban Environment
- #61 Healthy Transportation, Planning and Livable Streets
- #62 Children and Nature
- #63 Nature and the Sustainable City
- #64 Children and Youth Participate in Planning



Be the first of your friends to like this

George Ferguson, CBE, PPRIBA, Architect, former Mayor, City of Bristol, UK. ***Urban Places for All***



Richard J. Jackson, MD, MPH. Professor Emeritus, Dept. of Environmental Sciences, University of California Los Angeles, Los Angeles, CA. ***When Necessities Become Luxuries, How Can the Poor Live?***



Ferdinand Stoddert Johns, FAIA, Distinguished Professor Emeritus. IMCL Board. ***Design Matters***



Mark J. Nieuwenhuijsen Ph.D., Research Professor in Environmental Epidemiology, Director Urban planning, Environment and Health Initiative, Institute for Global Health, Barcelona, SPAIN ***Pathways to healthy urban living***



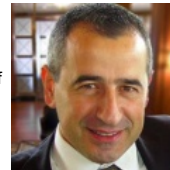
Leah Treat, Managing Director, Nelson Nygard, Portland, OR, USA. ***Improving Health and Equity through Sustainable Transportation Planning***



Sven von Ungern-Sternberg, Dr., former Freiburg Mayor and Governor, State of Süd-Baden, GERMANY, responsible for guiding Europe's most livable and sustainable new urban neighborhoods, Rieselfeld and Vauban. ***Freiburg: Healthy Mobility for All***



Ettore Maria Mazzola, Architect & Urbanist, Professor, University of Notre Dame, Rome, ITALY. ***Recovering Trastevere***



Lamine Mahdjoubi*, Professor, Director of Centre for Architecture and the Built Environment Research, Faculty of Environment and Technology, UWE Bristol, UK. ***Why Children Need to be able to Play on their Neighborhood Streets***



* Not yet confirmed

• #65 Planning and Urban Design Challenges

[Read more...](#)



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject **Out of Province Conference Request –
Councillor Martin**

File #: 7780.01

Doc #:

From: Gayle Martin
Council Member

Date: January 4, 2019

RECOMMENDATION:

THAT Councillor Gayle Martin be authorized to attend the Making Cities Livable Conference in Portland, Oregon from June 17 to 21, 2019.

PURPOSE:

The purpose of the report is to seek Council approval for Councillor Martin to attend an out-of-province conference.

POLICY:

Section 5.2 of the City's Travel and Expense Policy GE-10 requires an Organization Member to receive Council approval to attend events outside of the Province of British Columbia.

COMMENTS/ANALYSIS:

The 56th International Making Cities Livable Conference will be held in Portland, Oregon from June 17 to 21, 2019. The theme for this year's conference is "A Healthy City for ALL." The City of Portland has been introducing strategies to make its neighborhoods healthier places to live and to continue to produce housing units and to compassionately address homelessness.

These challenges must be resolved through bold measures if cities are to slow ever-increasing health inequities that accompany growing economic inequities. The City of Portland will be sharing its efforts to address these issues and other cities presenting at this conference will also be showcasing their achievements.

BUDGET IMPLICATIONS:

The total cost to attend the conference including registration, transportation, accommodation and per diem is approximately \$2,000 and is provided for within the Council Travel Account.

ALTERNATIVES:

To deny the request to attend the Making Cities Livable Conference in Portland, Oregon.

Respectfully Submitted,



Gayle Martin, Councillor

Attachment:

1. List of Speakers – Making Cities Livable Conference



Select Language ▼
Powered by Google Translate

Home | About | Conferences | Articles | Store | Consultation | Blog | Contact Us

Search...



Conference Navigator

56th Conference in Portland

Call for Papers

Design Awards Competition

Registration

Program

Become a Sponsor

User login

Username: *

Password: *

Log in

[Create new account](#)
[Request new password](#)

Get Updates!

Stay in the loop! Sign up for the IMCL Newsletter.

sign up

Find us on Facebook

Invited Speakers

Mayor Rui Moreira, Porto, PORTUGAL. **2019 IMCL Joseph P. Riley Awardee. *Making Porto a Healthy City for All***



Mayor Ada Colau,* Barcelona, SPAIN. **2019 City of Vision Award. *Making Barcelona's Neighborhoods Healthy and Equitable***



Mayor James Brainard, City of Carmel, IN. Former Member of President Obama's Climate Task Force. ***Protecting Health through Better Urban Design***



Rukaiyah Adams, Chief Investment Officer, Meyer Memorial Trust, Portland, OR, USA. ***Albina Vision***



George Crandall, FAIA, Principal, Crandall Arambula, Portland, OR. ***Fixing Your City***



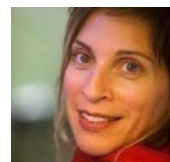
Lynn Peterson,* President Elect, METRO, Portland, OR, USA. ***Improving Health and Equity through Sustainable Planning in Portland's METRO Region***



Patrick Condon*, Professor, UBC Chair in Landscape and Livable Environments, University of British Columbia, Vancouver, CANADA. Author: *Design Charrettes for Sustainable Communities* and *Seven Rules for Sustainable Communities*.



Leilani Farha*, Executive Director of the NGO Canada Without Poverty. Special UN Rapporteur on the implementation of the right to adequate housing for the most marginalized groups. ***Roots of Housing Unaffordability and Homelessness: Tools for Housing Equity***.



Are you looking for a speaker?



Suzanne Lennard is available to speak, or as a Consultant on Making Cities Healthy and Livable, Child-friendly Communities, Public Places, etc.

[Read more...](#)

"A wonderful Conference. I truly believe this is the best Conference on cities."

Mayor Joseph P. Riley, Jr., City of Charleston

[Read more...](#)

Documentation Sets

8 new sets available:

- #58 Health and the Built Environment
- #59 Strategies for Healthy, Child-Friendly Communities
- #60 Children and the Urban Environment
- #61 Healthy Transportation, Planning and Livable Streets
- #62 Children and Nature
- #63 Nature and the Sustainable City
- #64 Children and Youth Participate in Planning



Be the first of your friends to like this

George Ferguson, CBE, PPRIBA, Architect, former Mayor, City of Bristol, UK. ***Urban Places for All***



Richard J. Jackson, MD, MPH. Professor Emeritus, Dept. of Environmental Sciences, University of California Los Angeles, Los Angeles, CA. ***When Necessities Become Luxuries, How Can the Poor Live?***



Ferdinand Stoddert Johns, FAIA, Distinguished Professor Emeritus. IMCL Board. ***Design Matters***



Mark J. Nieuwenhuijsen Ph.D., Research Professor in Environmental Epidemiology, Director Urban planning, Environment and Health Initiative, Institute for Global Health, Barcelona, SPAIN ***Pathways to healthy urban living***



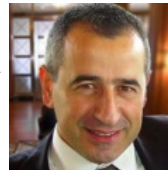
Leah Treat, Managing Director, Nelson Nygard, Portland, OR, USA. ***Improving Health and Equity through Sustainable Transportation Planning***



Sven von Ungern-Sternberg, Dr., former Freiburg Mayor and Governor, State of Süd-Baden, GERMANY, responsible for guiding Europe's most livable and sustainable new urban neighborhoods, Rieselfeld and Vauban. ***Freiburg: Healthy Mobility for All***



Ettore Maria Mazzola, Architect & Urbanist, Professor, University of Notre Dame, Rome, ITALY. ***Recovering Trastevere***



Lamine Mahdjoubi*, Professor, Director of Centre for Architecture and the Built Environment Research, Faculty of Environment and Technology, UWE Bristol, UK. ***Why Children Need to be able to Play on their Neighborhood Streets***



* Not yet confirmed

• #65 Planning and Urban Design Challenges

[Read more...](#)



CITY OF LANGLEY

MOTION

Federation of Canadian Municipalities – Election To The Board Of Directors

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interest of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government; and

BE IT RESOLVED that Council of the City of Langley endorse Mayor Val van den Broek to stand for election on FCM's Board of Directors for the period starting in January 2019 and ending June 2019; and

BE IT FURTHER RESOLVED that in accordance with the City's Travel and Expense Policy, the City assumes all costs associated with Mayor Val van den Broek attending FCM's Board of Directors meetings.



CITY OF LANGLEY

MOTION

Federation of Canadian Municipalities – Rudy Storteboom - Application for Standing Committee Appointment

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interest of municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM's Standing Committees are comprised of elected municipal officials with a of balance regional, community size and gender representation on each committee;

BE IT RESOLVED that Council of the City of Langley endorse Rudy Storteboom for appointment to the FCM's International Relationships Standing Committee for the 2019-2020 term; and

BE IT FURTHER RESOLVED that in accordance with the City's Travel and Expense Policy, the City assumes all costs associated with Councillor Storteboom attending FCM's International Relationships Standing Committee meetings.



CITY OF LANGLEY

MOTION

Federation of Canadian Municipalities – Gayle Martin - Application for Standing Committee Appointment

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interest of municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM's Standing Committees are comprised of elected municipal officials with a of balance regional, community size and gender representation on each committee;

BE IT RESOLVED that Council of the City of Langley endorse Gayle Martin for appointment to the FCM's Social Economic Development Standing Committee for the 2019-2020 term; and

BE IT FURTHER RESOLVED that in accordance with the City's Travel and Expense Policy, the City assumes all costs associated with Councillor Martin attending FCM's Social Economic Development Standing Committee meetings.



CITY OF LANGLEY

MOTION

Federation of Canadian Municipalities – Rosemary Wallace- Application for Standing Committee Appointment

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interest of municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM's Standing Committees are comprised of elected municipal officials with a of balance regional, community size and gender representation on each committee;

BE IT RESOLVED that Council of the City of Langley endorse Rosemary Wallace for appointment to the FCM's Social Economic Development Standing Committee and the Environment Issues and Sustainable Development Standing Committee for the 2019-2020 term; and

BE IT FURTHER RESOLVED that in accordance with the City's Travel and Expense Policy, the City assumes all costs associated with Councillor Wallace attending FCM's Social Economic Development Standing Committee and Environment Issues and Sustainable Development Standing Committee meetings.