



## PUBLIC HEARING AGENDA

Monday, February 11, 2019  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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Pages

### 1. CALL TO ORDER

Mayor van den Broek calls the Public Hearing to order.

Mayor van den Broek reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

### 2. BUSINESS

- a. Bylaw 3091 - Zoning Amendment and Development Permit No. 17-18  
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5460, 5470, 5480, 5490, 5500, 5510 199A Street from RS1 Single Family Residential Zone to CD67 - Comprehensive Development Zone to accommodate a 104 unit, five (5) storey condominium development.

1

The Mayor invites Lukas Wykpis, Keystone Architecture to present the proposed bylaw and development permit application.

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

- b. Bylaw 3096 - Zoning Amendment and Development Permit No. 18-18  
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20172 - 20178 53A Avenue from RM1 Multiple Residential Low Density Zone to CD68 - Comprehensive Development Zone to accommodate a four (4) storey, 14 unit "stacked townhouse" development.

29

The Mayor invites Jaswinder Gabri, Flat Architecture to present the proposed bylaw and development permit application.

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

- c. Bylaw 3097 – Discharge of Land Use Contract No. 46-78  
To authorize the discharge of Land Use Contract No. 46-78 from the property located at 5139 209A Street to facilitate a Board of Variance application for a setback relaxation.

58

The Mayor invites Roy Beddow, Deputy Director of Development Services, to speak to the proposed bylaw.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw to present their comments.

### 3. MOTION TO CLOSE PUBLIC HEARING



**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:**

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

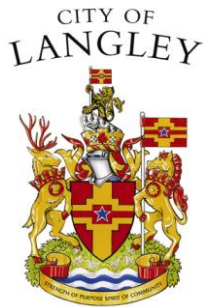
FINALLY ADOPTED this      day of      , 2019.

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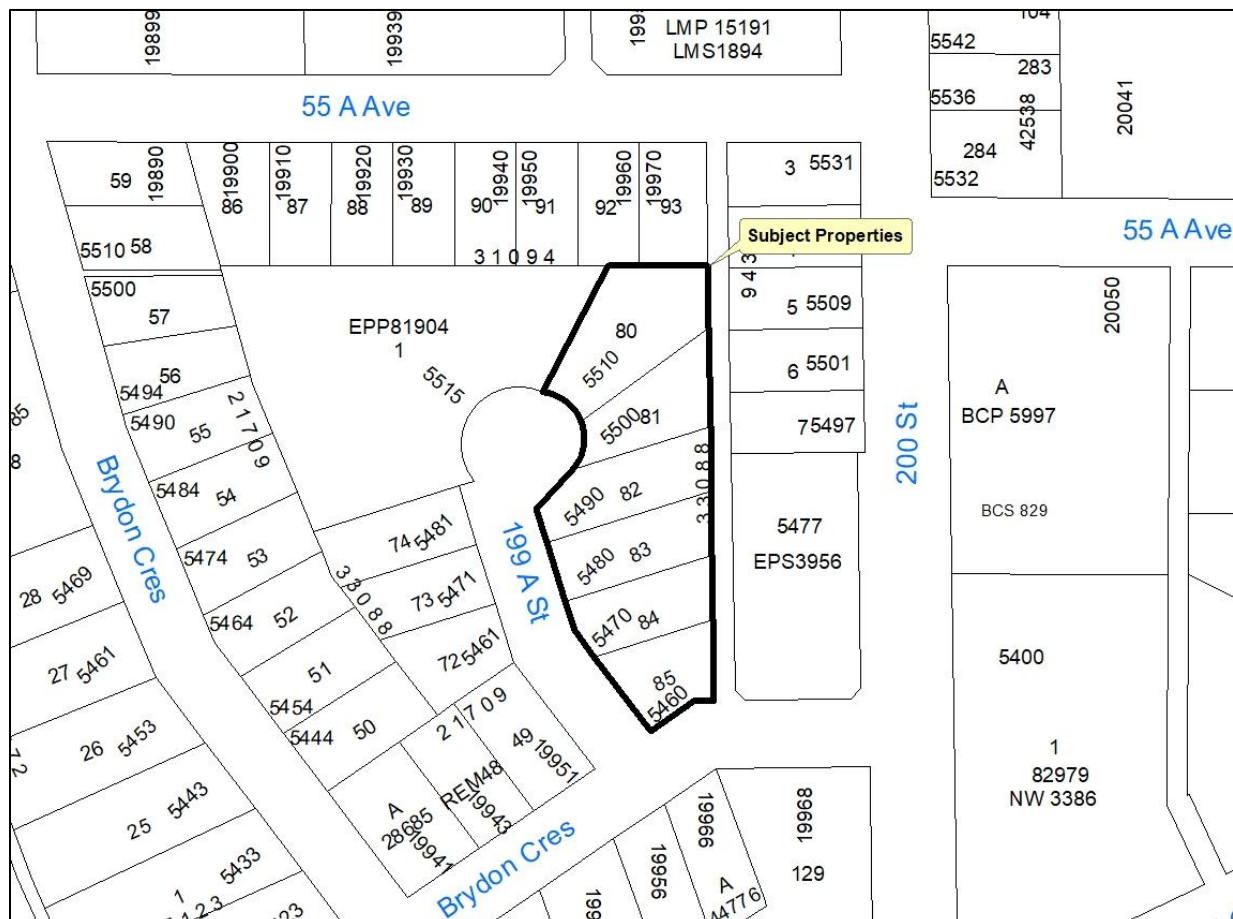
**MAYOR**

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**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

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## 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.

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## 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:**

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



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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Rick Bomhof, Director of Engineering,  
Parks & Environment

Concurrence:



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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

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***ADVISORY PLANNING COMMISSION CHAIRMAN***

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***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**  
199A STREET & BRYDON CRESCENT, LANGLEY, BC

**COVER PAGE**  
SCALE:

15

**ISSUED FOR DEVELOPMENT PERMIT**  
19/01/04 - REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD0.01**



bridge community church



nicomekl elementary school

## 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



neighbouring apartment  
(brydon cresc. & 200 street)



nearby apartment  
(53a avenue)



199a looking southeast



199a turnaround



corner of 199a st. & brydon cresc.

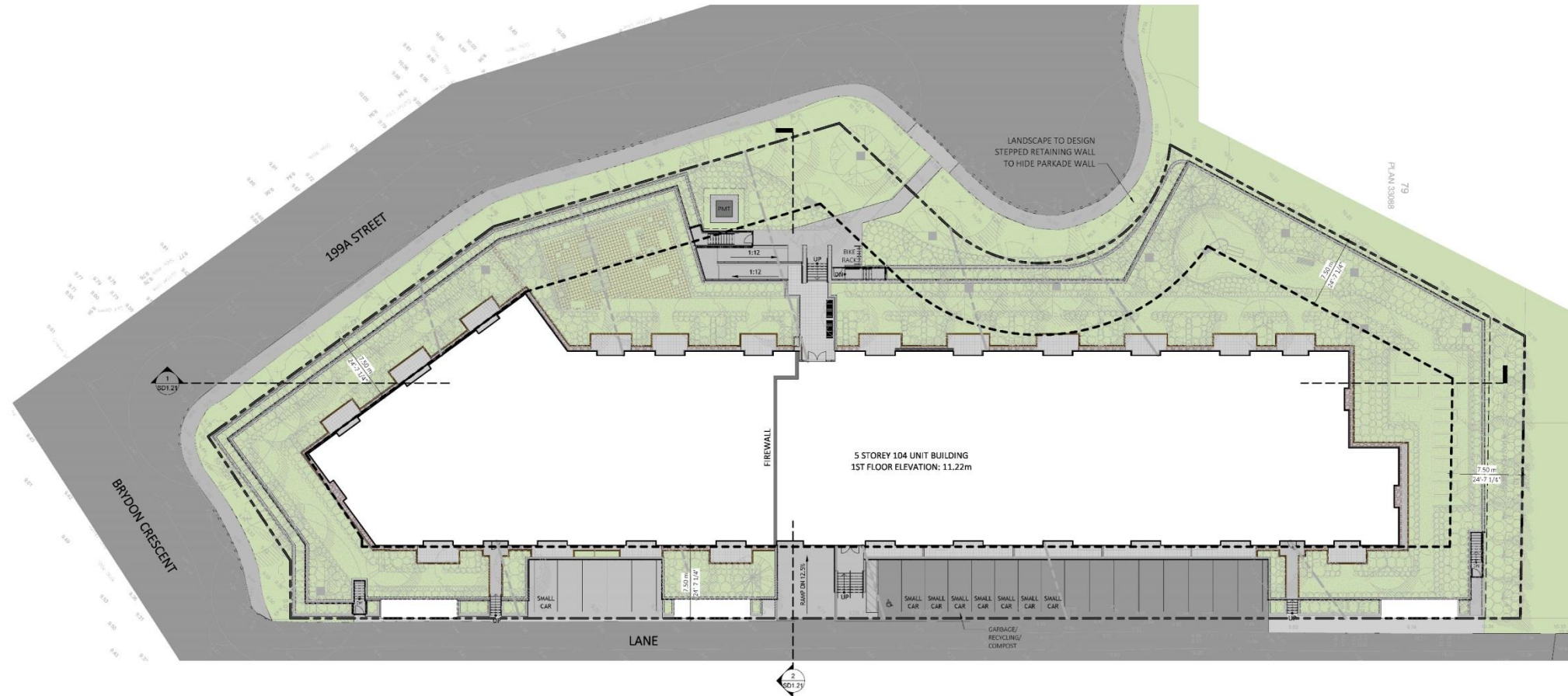


lane

skyline aptm.  
development location



aerial view looking n/e



## site plan

1/16" = 1'-0"



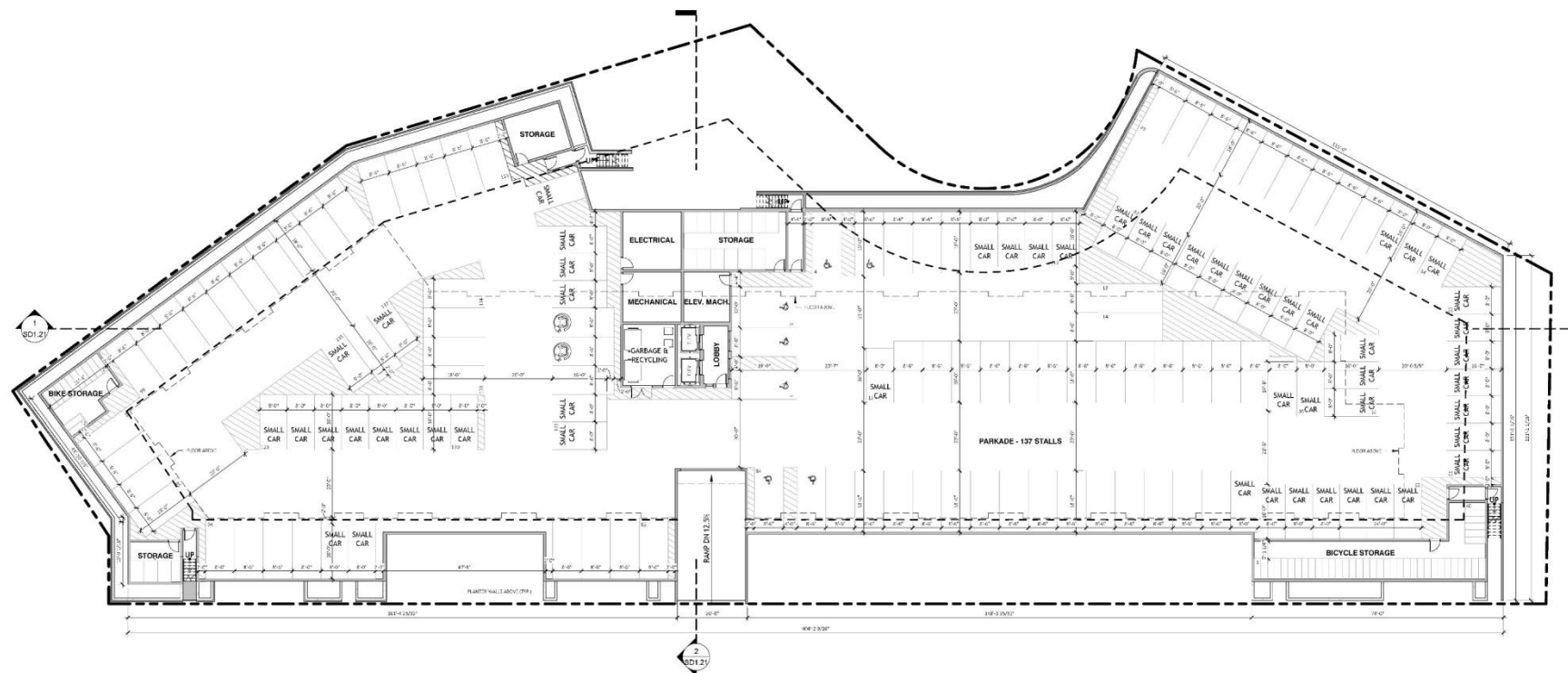
**SKYLINE APARTMENTS**  
199A STREET & BRYDON CRESCENT, LANGLEY, BC

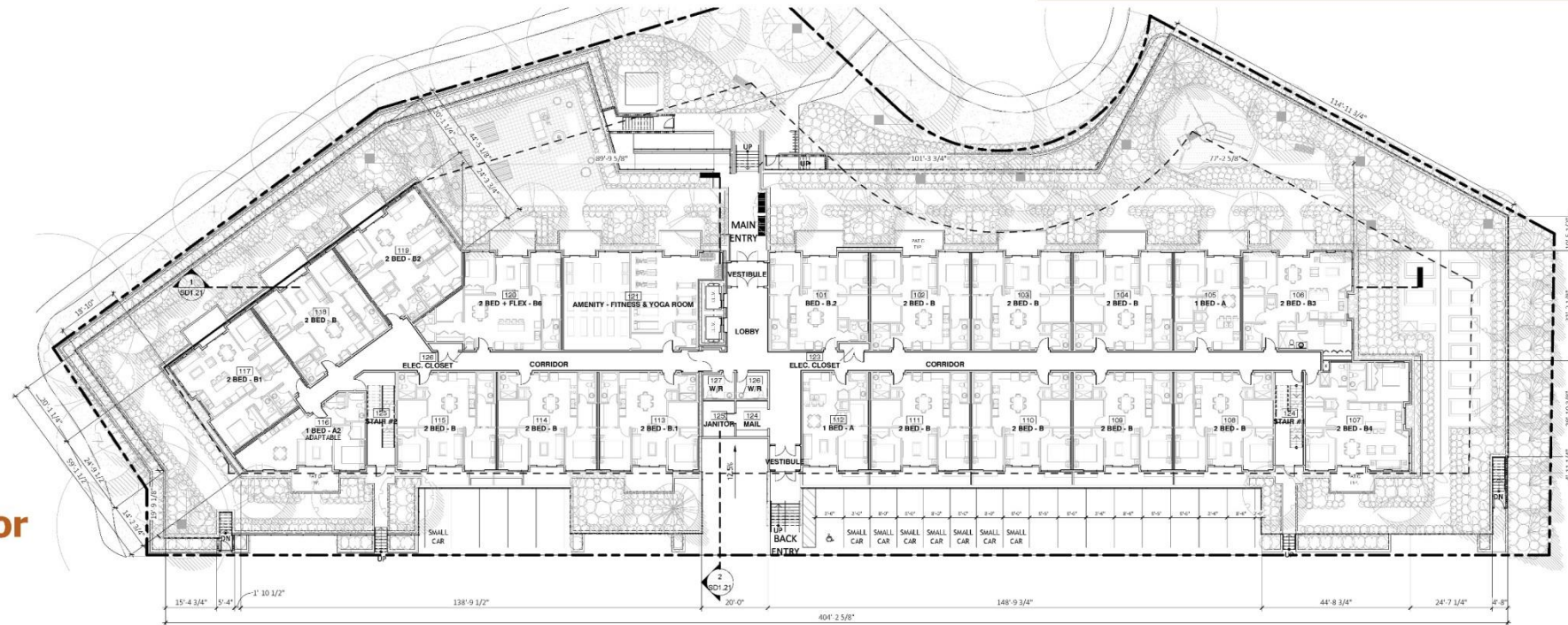
**SITE PLAN**  
SCALE: 1/16" = 1'-0"

17 →

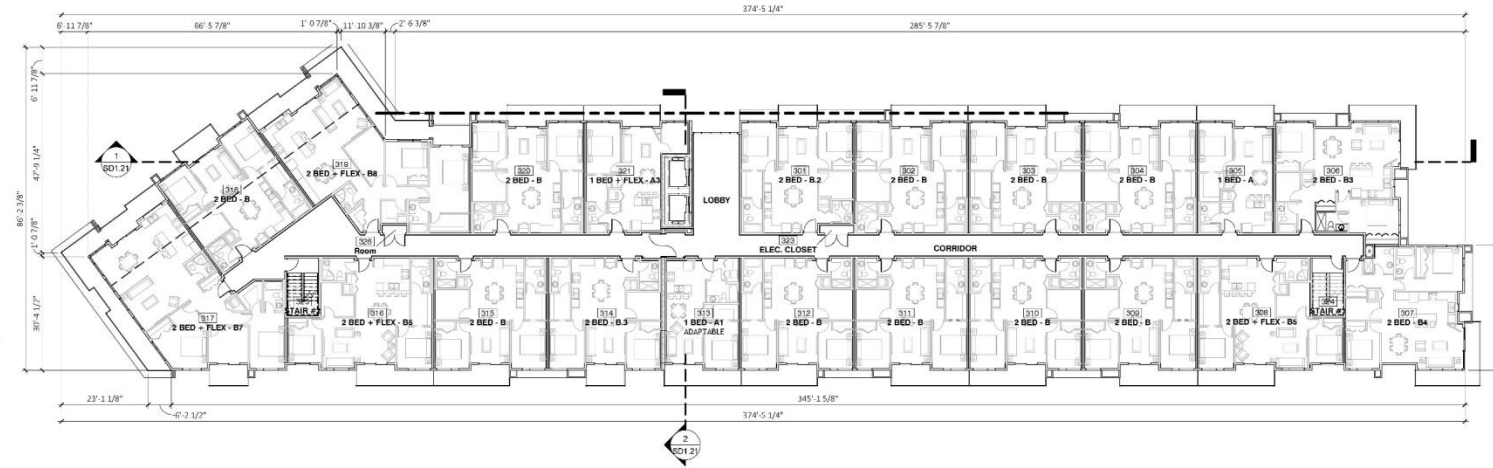
**ISSUED FOR DEVELOPMENT PERMIT**  
19/01/04 - REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD1.20**





### 3rd floor

$$1/16^n = 1 \cdot 0^n$$


## 4th-5th floor

$$1/16'' = 1'-0''$$






east elevation (south half)

3/32" = 1'-0"

### material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: NIGHT GRAY
2. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: GRAY SLATE
3. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: PEARL GRAY
4. CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE: COLOUR: PLYMING BLUF
5. ALUMINUM FACED COMPOSITE (AL3):  
- ARCHITECTURAL PANEL SYSTEM: COLOUR: 'BLUF'
6. ALUMINUM FACED COMPOSITE (AL3):  
- ARCHITECTURAL PANEL SYSTEM: COLOUR: 'RED'
7. WINDOW VINYL:  
- COLOUR: 'GRAY EXT. / WHITE INT.'
8. SLIDING PATIO DOOR VINYL:  
- COLOUR: 'GRAY EXT. / WHITE INT.'
9. ALUMINUM GLAZED SYSTEM:  
- COLOUR: 'CLAR ANODIZED'
10. ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK'
11. EXTERIOR METAL DOOR:  
- BENJAMIN MOORE: COLOUR: 'BLACK' 2132-10
12. CONCRETE WALL:  
- COLOUR: 'GRAY C/W ANTI-GRAFFITI COATING'
13. HARDIE FASCIA BOARD (SMOOTH):  
- JAMES HARDIE: COLOUR: 'ARCTIC WHITE'
14. STEEL TRELLIS:  
- COLOUR: 'STEEL DARK GRAY'
15. BRICK:  
- 'MODULAR FACE BRICK': COLOUR: 'DARK GRAY'
16. CORRUGATED METAL:  
- COLOUR: 'RED'



south elevation

3/32" = 1'-0"



east elevation (north half)

3/32" = 1'-0"





**south/east perspective**



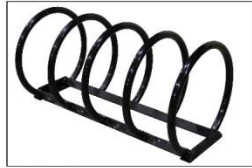
**south/west perspective**




**north/west perspective**



**north/east perspective**



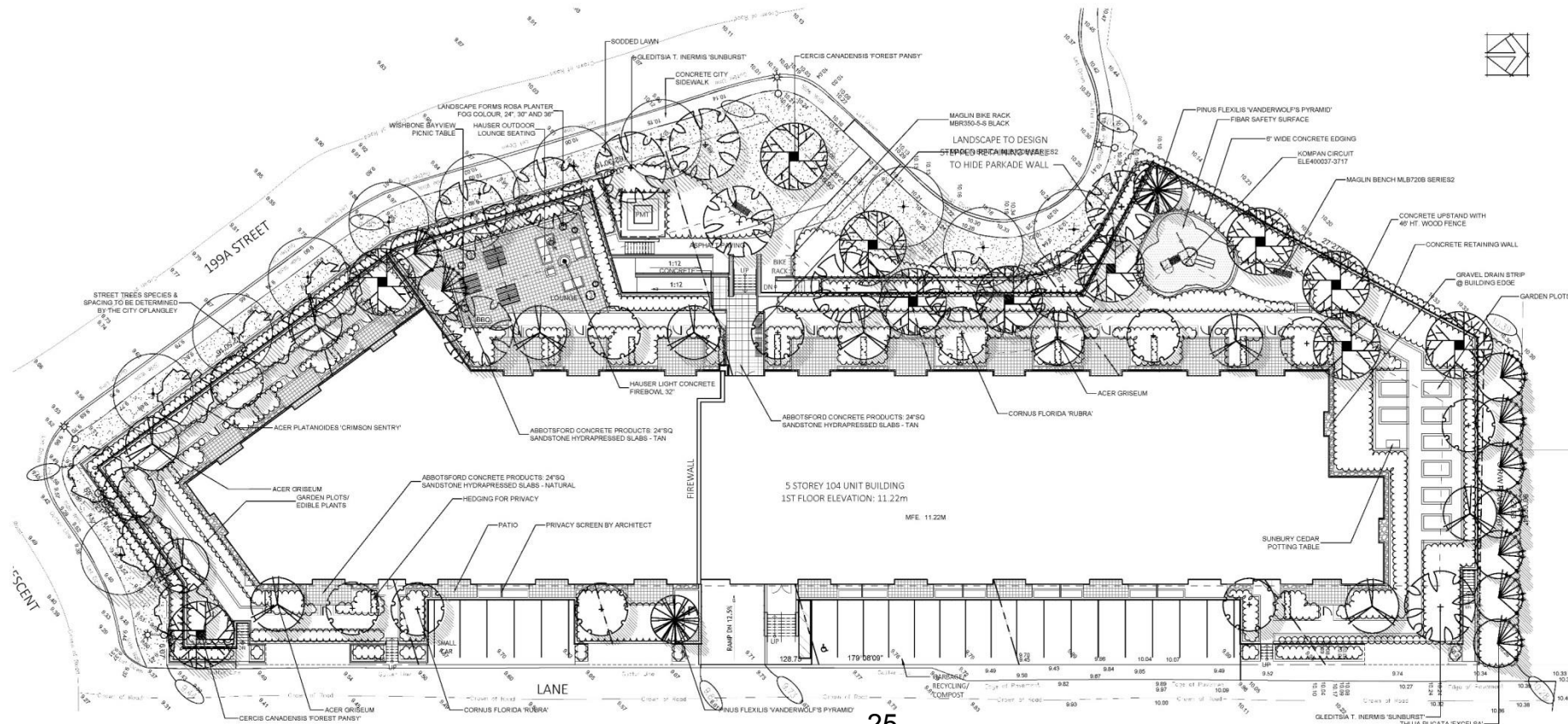
PLANT SCHEDULE				PMO PROJECT NUMBER: 18-177	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
		TREE			
	11	ACER GRIBAUDUM	PAPERBARK MAPLE	6CM CAL. 1.5M STD. B&B	
	8	ACER PLATANOIDES 'CRIMSON SENTINEL'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL. 2M STD. B&B	
	11	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. 1.5M STD. B&B	
		CORNUS FLORIDA 'SUNRA'	PINK FLOWERING DOGWOOD	6CM CAL. 1.5M STD. B&B	
	11	OLECESTRA 'NERMIS SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL. 1.5M STD. B&B	
	2	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS' PYRAMIDAL LIMBER PINE	2M HT. B&B	
	8	PLATANUS PLICATA EXCELSA	WESTERN RED CEDAR	2.5M HT. B&B	

NOTES \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER ORLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. \* MEASUREMENTS OF PLANT MATERIAL REQUIREMENTS TO BE REVIEWED. MAKE PLANT MATERIAL AVAILABLE FOR PHYSICAL REVIEW BY LANDSCAPE ARCHITECT AT LEAST 14 DAYS PRIOR TO PLANTING. \* PLANTING AREAS TO BE EXCLUDED FROM THE PROJECT SHALL BE IDENTIFIED IN WRITTEN AGREEMENT. \* PERMIT TO PLANTING ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW AN OPTION OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBMIT REPLACEMENTS ARE SUBJECT TO THE SPECIFICATIONS STANDARD AND CANADIAN LANDSCAPE STANDARD. \* PLANTING OF ANY KINDS OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL®



2	19 JAN 03	REV. AS PER ARCH COMMENTS	MM
1	18 NOV 21	NEW SITE PLAN	BJ
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

## SKYLINE APARTMENTS

BRYDON & 199 A  
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE  
PLAN

DATE: 18 SEPT. 12

SCALE: 1

DRAWN: M

DESIGN: M

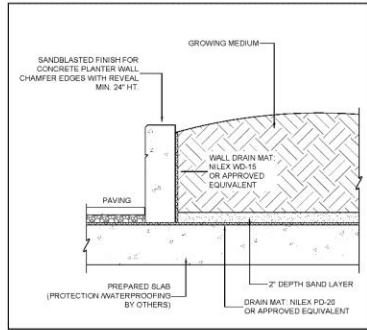
DRAWING NUMBER:

## L1

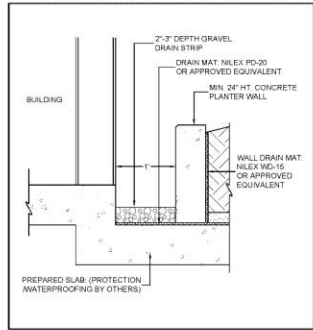
OF 2

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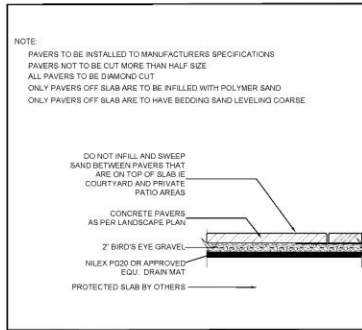
18-177



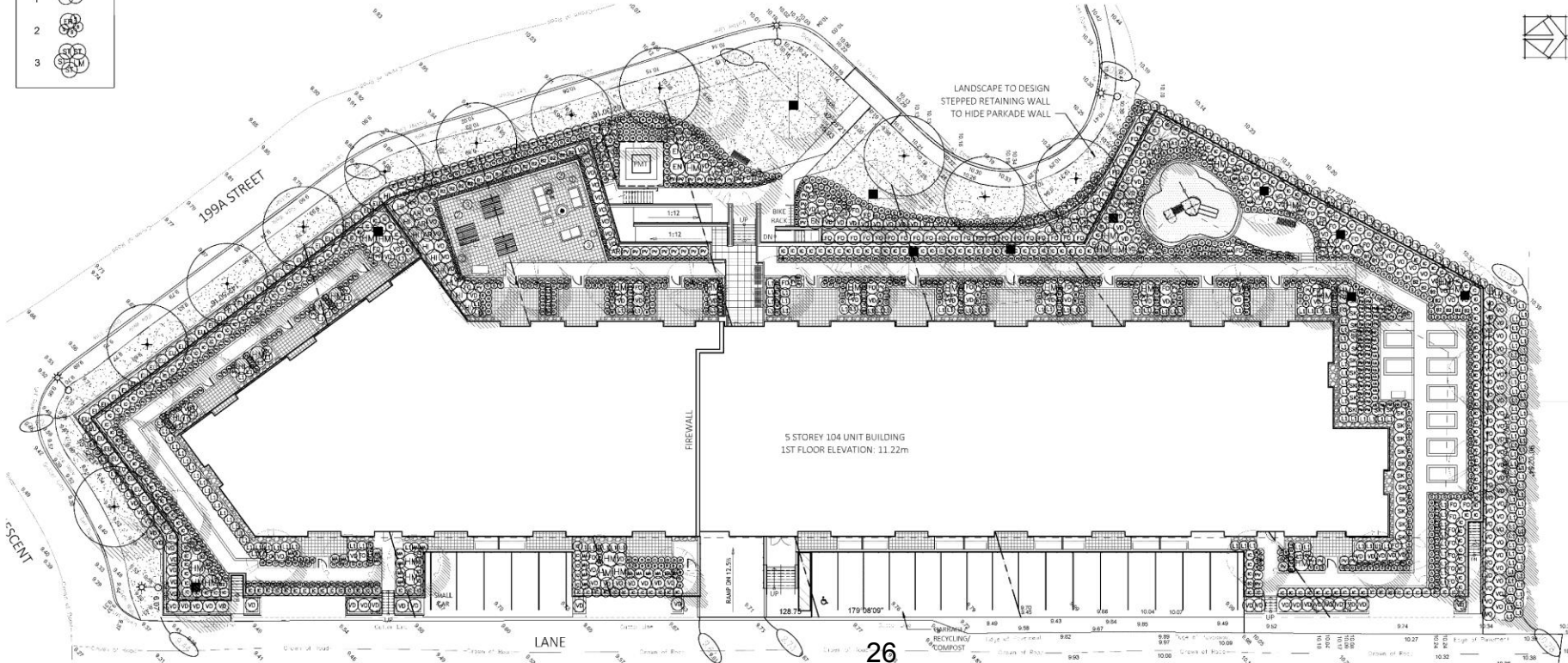
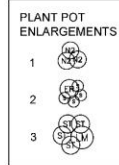
1 PLANTER WALL ON SLAB  
1"=1'-0"



2 DRAIN ROCK STRIP AT BUILDING  
1"=1'-0"



3 HYDRAPRESSED SLABS ON SLAB  
1"=1'-0"



## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
5		ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 80CM
6		AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA RED VIOLET	#2 POT, 25CM
14		CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT, 50CM
3		ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT, 50CM
43		EVONYMUS ALATA SELECT	FIRE BALL BURNING BUSH	#2 POT, 30CM
70		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT, 40CM
13		HIBISCUS SYRIACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#3 POT, 50CM
30		HYDRANGEA PANDICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIME GREEN PINK	#2 POT, 50CM
293		ILEX CRENATA 'GREEN THUMB'	HOLLY COMPACT	#2 POT, 30CM
23		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
16		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
89		TALUS X MEDIA 'HICKS'	HICKS YEW	1.2M B&B
26		VACCINIUM 'CHIPPewa'	CHIPPewa BLUEBERRY	#2 POT, 30CM
11		VACCINIUM 'NORTHBELLIE'	NORTHBELLIE BLUEBERRY	#2 POT, 50CM
75		VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#3 POT, 60CM
112		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS				
378		CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
15		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
33		MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
354		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
8		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
2		LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
3		HEPETA X R. WALKER	DWARF GATMINT	15 CM POT
69		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
66		RUDBECKIA FULGIDA VAR. BULLIANTII	GOLDSTURM RUDBECKIA, YELLOW	15CM POT
53		SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
58		STACHYS BYZANTINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
EC				
3		ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH, PINK	#1 POT
48		FRAGRARIA ANANASSA	GARDEN STRAWBERRY	1CM POT
130		GAULTHERIA SHALLON	SALAL	#1 POT, 20CM
258		LONICERA PLEATA	PRIVET HONEYBUCKLE	#1 POT, 25CM
38		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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SEAL:



2. 15 JAN 2015 REV. AS PER ARCH. COMMENTS MM  
1. 10 NOV 21 REV. SITE PLAN AI

NO. DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:

**SKYLINE APARTMENTS**

**BYRDON & 199 A  
LANGLEY, B.C.**

DRAWING TITLE:

**LANDSCAPE  
SHRUB PLAN**

DATE: 18 SEPT 12 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: MM

DESIGN: MM

CHK'D: MAC

PMG PROJECT NUMBER:

**L2**

OF 2

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 1<sup>st</sup> 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:

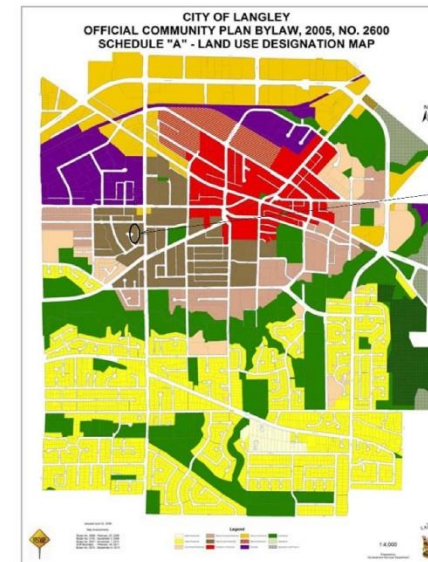
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

## 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

**Paula Kusack**

---

**Subject:** FW: Bylaw No. 3091 Zoning Amendment and development Permit Application DP 17-18

**From:** Jaggi Singh <[jaggi@crowndistributors.ca](mailto:jaggi@crowndistributors.ca)>

**Sent:** February 4, 2019 11:43 AM

**To:** WebInfo <[webinfo@langleycity.ca](mailto:webinfo@langleycity.ca)>

**Subject:** Bylaw No. 3091 Zoning Amendment and development Permit Application DP 17-18

Dear Sir(s),

We are the owner of 5515-199A 39 town house project. Your public notice hearing Bylaw No. 3091 Zoning Amendment and development Permit Application DP 17-18 does not fit with culdesec land scape. We request you to look in to application and revise to townhouses.

Regards,

Jagjiwan Singh (Jaggi)  
Ortech Industries Inc.,  
13376 Comber Way,  
Surrey, BC, V3W 5V9  
Ph: 1-888-543-6473  
Fax: 1-888-541-6474  
[www.ortechindustries.com](http://www.ortechindustries.com)



**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:**

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

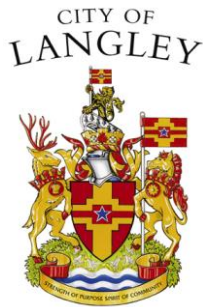
FINALLY ADOPTED this      day of      , 2019.

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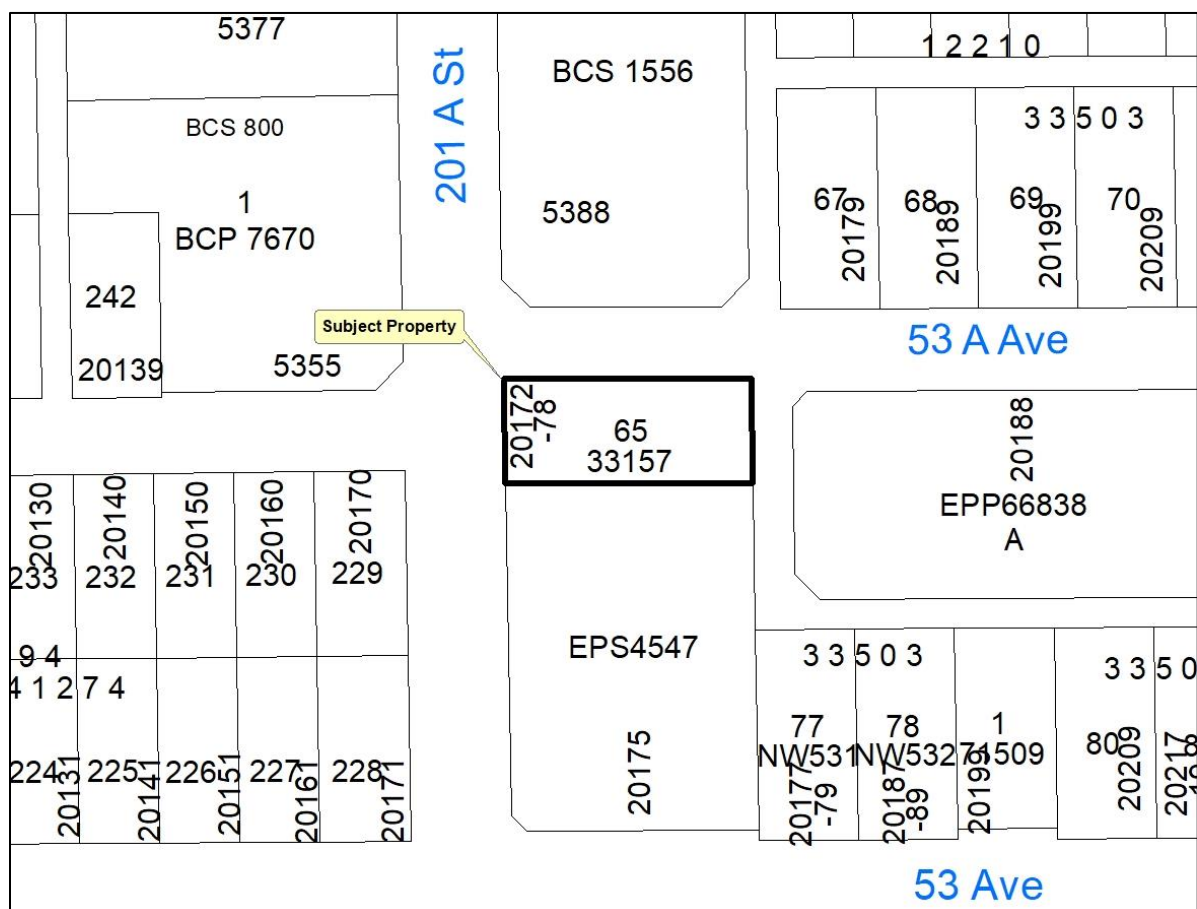
**MAYOR**

---

**CORPORATE OFFICER**



**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 20172-20178 -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:**

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

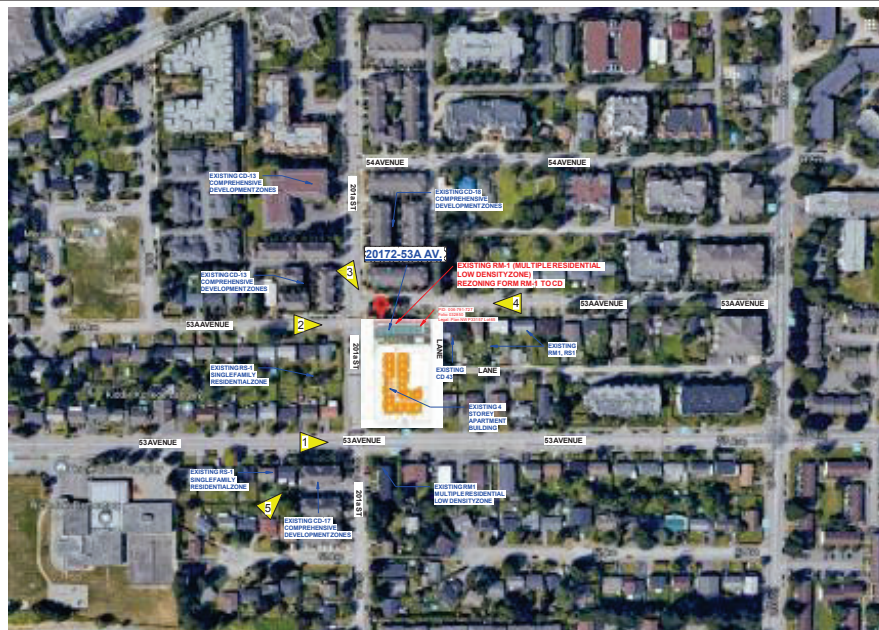
Development at 20172-53Ave. Langley, BC

**FLAT**  
ARCHITECTURE 

Unit 209- 6321 King George Blvd  
Surrey BC, V2X 1G1  
[www.flatarchitecture.ca](http://www.flatarchitecture.ca)  
[contact@flatarchitecture.ca](mailto:contact@flatarchitecture.ca)  
Ph: 604-503-4484



## CONTEXT PLAN



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



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



VIEW 4  
1/2" = 1'-0" 53 AVENUE & LANE



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



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

AERIAL VIEW



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[www.flatarchitecture.ca](http://www.flatarchitecture.ca)  
[contact@flatarchitecture.ca](mailto:contact@flatarchitecture.ca)

Ph: 604-503-4484

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

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

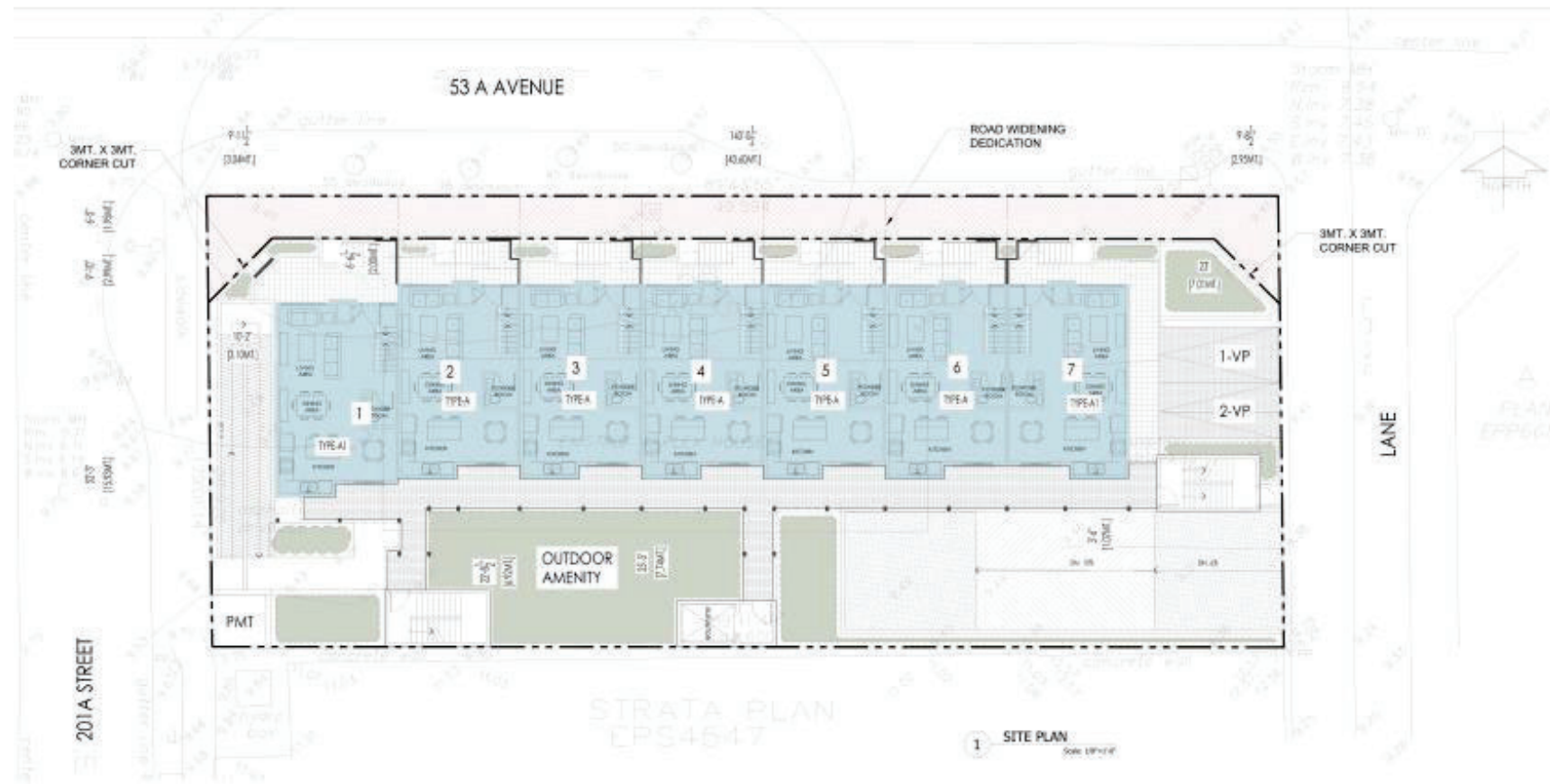
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## CONTEXT PLAN

PROJECT

A02



NO.	DESCRIPTION	BY	DATE

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**SITE PLAN**

PROJECT

**A3**

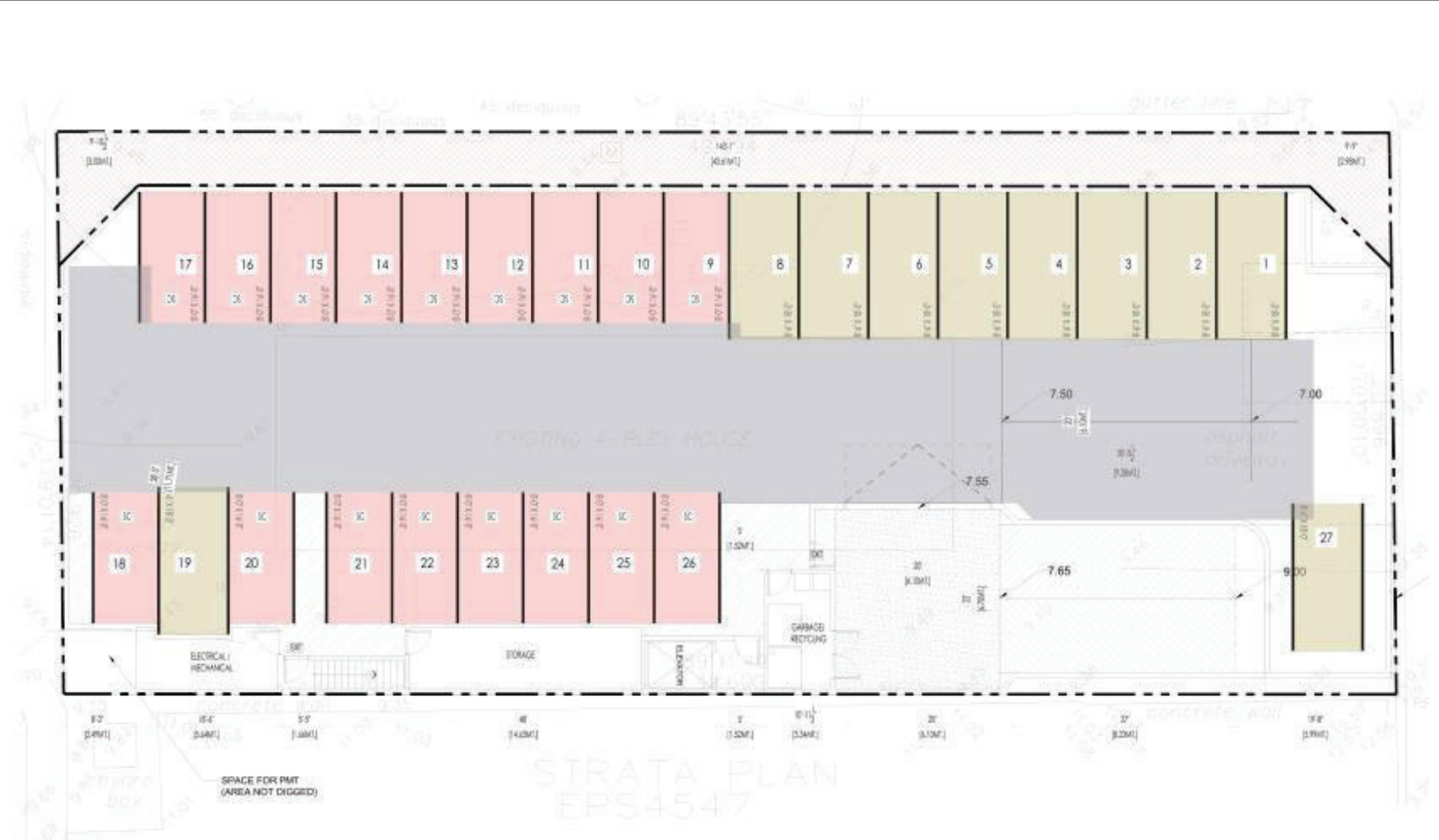
NO.	DESCRIPTION	BY	DATE

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PARKADE

PROJECT

A4



1 PARKADE LVL. PLAN  
Scale: 1/8"=1'-0"

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

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

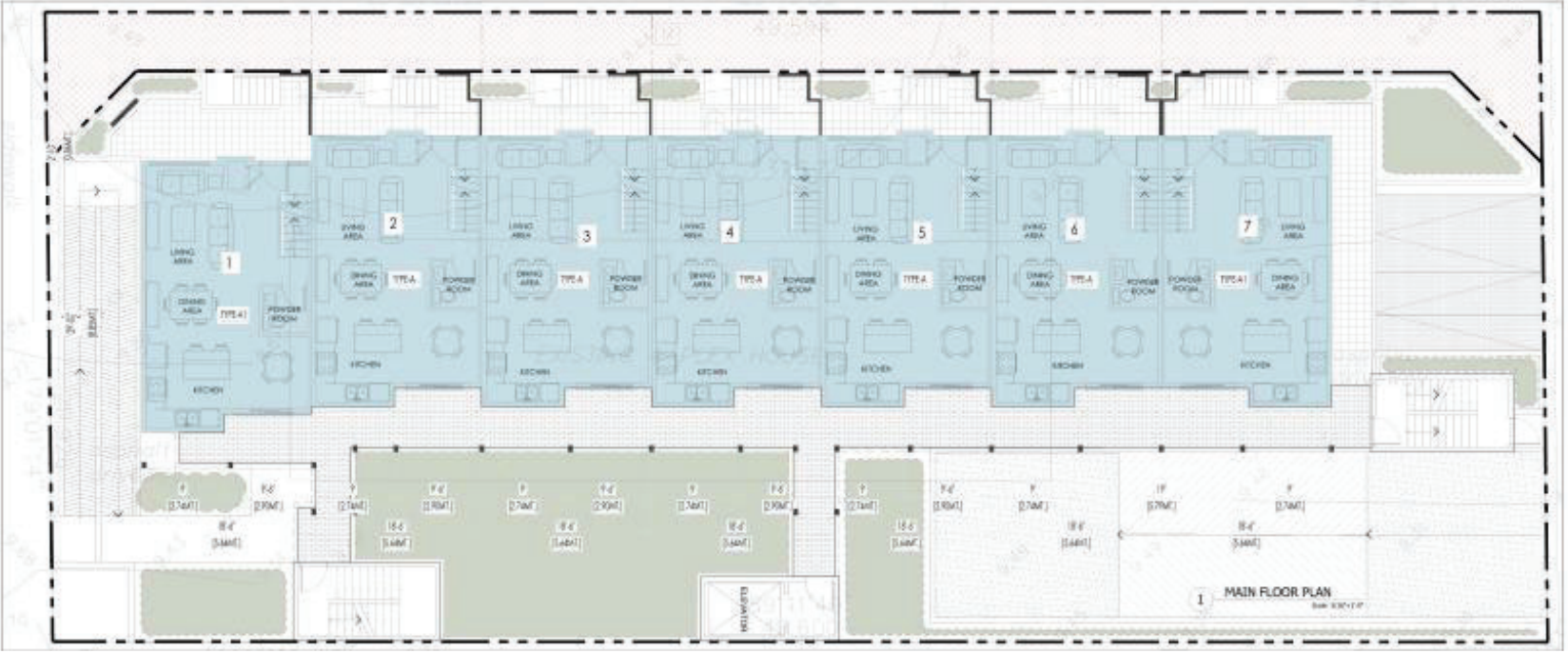
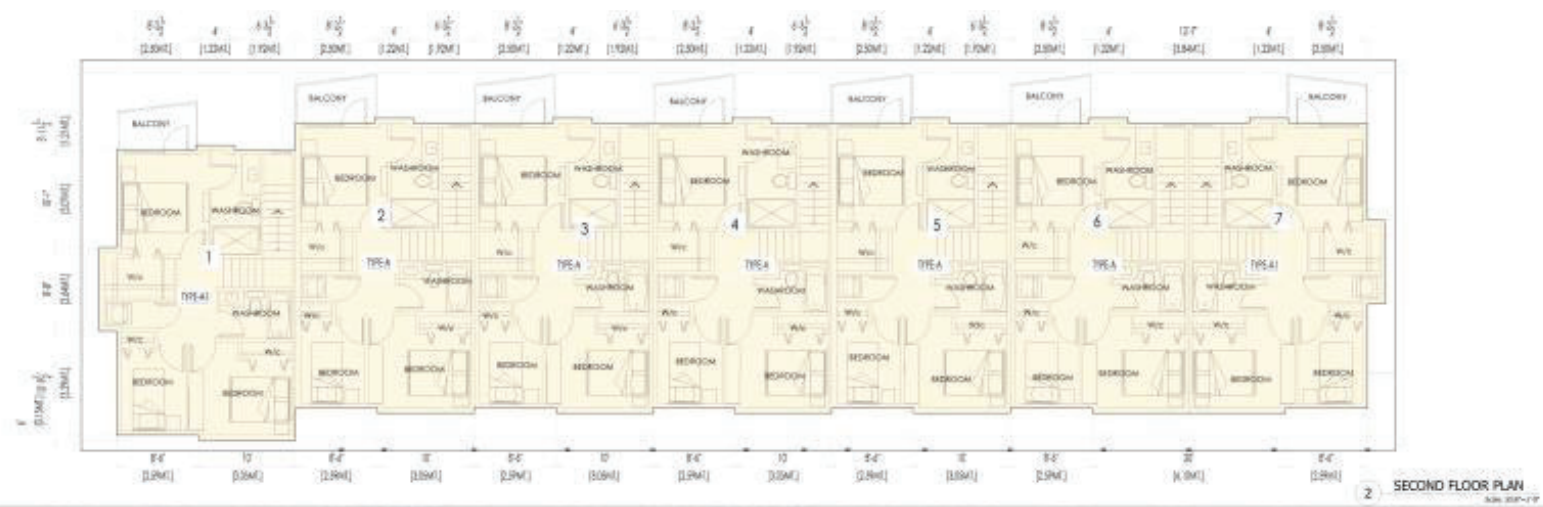
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MAIN & 2 ND FLR  
PLAN

PROJECT

A5





1 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"

PROJECT INFO:  
14 Units Development  
at 2072-53 Ave.  
Langley BC  
OWNER: VIPAN SHARMA

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

NO.	DESCRIPTION	BY	DATE

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3RD FLR PLAN

PROJECT

A6









NORTH EAST VIEW



SOUTH WEST VIEW



NORTH WEST VIEW

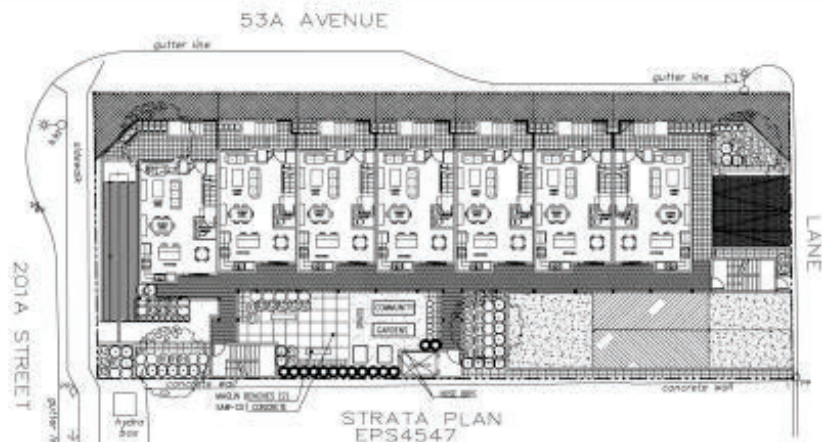
NO.	DESCRIPTION	BY	DATE

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IEWS

PROJECT

A10



		PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS	
	ACER PALMATUM (OSAKAZUKI)	GREEN JAPANESE MAPLE	4	8 CM. CAL.	AS SHOWN	II & II	
○	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	21	45 POT	90 CM. O.C.		
○	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	20	45 POT	90 CM. O.C.		
○	BUXUS MACROPHYLLA "WINTER GEM"	ASIAN BOXWOOD	51	45 POT	90 CM. O.C.		
○	HYDRANGEA MACROPHYLLA "NINKO BLUE"	HYDRANGEA	23	45 POT	90 CM. O.C.		
○	MEDICA RHODODENDRON (VARIOUS)	RHODODENDRON	19	45 POT	90 CM. O.C.		
○	SYRINGA VULGARIS "MICHEL BUCHNER"	LILAC	3	45 POT	90 CM. O.C.		
○	PRUNUS LAUROCEASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	107	45 POT	70 CM. O.C.		
○	THUJA OCCIDENTALIS "SMARAGO"	EMERALD ARBORVITAE	14	1.50 METERS	70 CM. O.C.		
○	LAVANDULA ANGUSTIFOLIA "MUNSTEAD"	LAVENDER	9	45 POT	45 CM. O.C.		

#### NOTES:

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REV. NO.	REV. DATE	REV. DESCRIPTION
1	05/07/18	ISSUED FOR PERMIT
2	05/07/18	ISSUED FOR PERMIT
3	05/07/18	ISSUED FOR PERMIT
4	05/07/18	ISSUED FOR PERMIT
5	05/07/18	ISSUED FOR PERMIT
6	05/07/18	ISSUED FOR PERMIT
7	05/07/18	ISSUED FOR PERMIT
8	05/07/18	ISSUED FOR PERMIT
9	05/07/18	ISSUED FOR PERMIT
10	05/07/18	ISSUED FOR PERMIT

**LANDSCAPE PLAN**

PROPOSED TOWNHOUSE DEVELOPMENT

53175 - 53A AVENUE

LANGLEY, B.C.

SCALE: 1"=10'

DATE: 05/07/18

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

**FLAT ARCHITECTURE**

Unit 209-6321 King George Blvd  
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Ph: 604-503-4884

**PROJECT INFO:**

14 Units Development  
at 20172-53 A Ave.  
Langley BC

**OWNER:** VIPAN SHARMA

**DATE:** 29 August 2018

**DRAWN BY:** HM

**SCALE:** As Noted

**PROJECT NO:** 18-223

**LANDSCAPE PLAN**

PROJECT

A11

## 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.

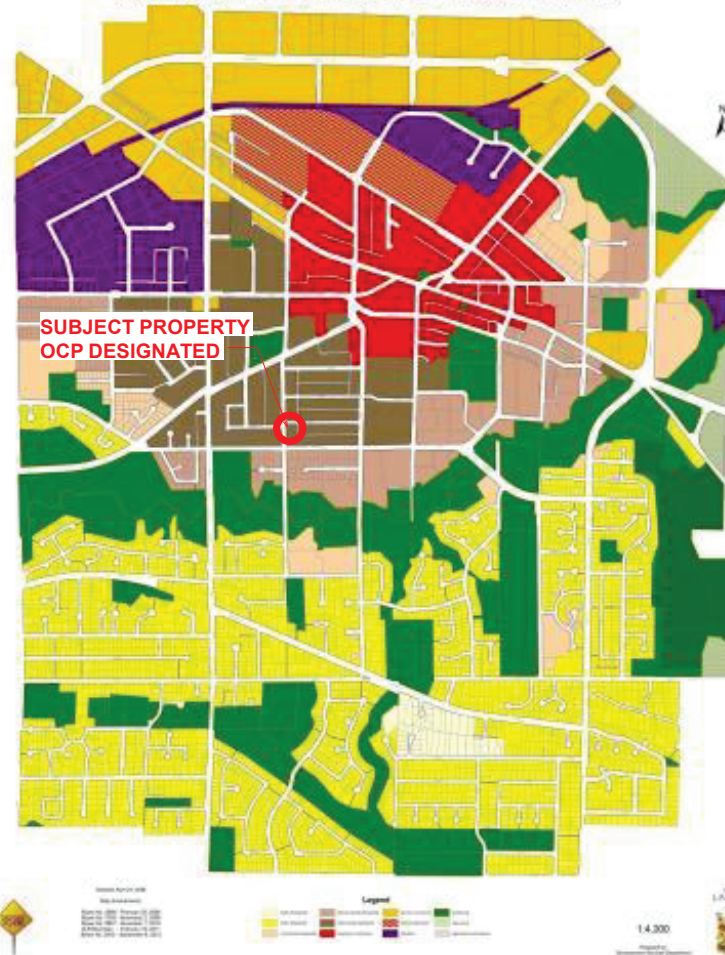
Reversible ceiling fans will be installed in the bedrooms and living areas to provide downward cooling and upward circulation of warm air in winter.

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



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Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:

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

OWNER: VIPAN SHARMA

DATE: 29 August 2018  
DRAWN BY: HM  
SCALE: As Noted  
PROJECTED: 18-223

NO.	DATE	BY	DATE
1			
2			
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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. 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. 46-78 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 fourteenth 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** held 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

