



## REGULAR COUNCIL MEETING AGENDA

Monday, April 29, 2024  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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### 1. LAND ACKNOWLEDGEMENT

The land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### 2. ADOPTION OF AGENDA **RECOMMENDATION:**

THAT the April 29, 2024 regular agenda be adopted as circulated.

### 3. CONSENT AGENDA

*Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.*

*Where no recommendation is noted, the agenda item is deemed to be received for information.*

### **RECOMMENDATION:**

THAT the following item(s) be approved:

#### **3.a Adoption of Minutes**

##### **3.a.1 Regular Meeting Minutes from April 8, 2024**

### **RECOMMENDATION:**

THAT the minutes of the regular meeting held on April 8, 2024 be adopted as circulated.

##### **3.a.2 Special (Pre-Closed) Meeting Minutes from April 15, 2024**

### **RECOMMENDATION:**

THAT the minutes of the special (pre-closed) meeting held on April 15, 2024

be adopted as circulated.

3.a.3 Special Meeting Minutes from April 8 and 22, 2024

**RECOMMENDATION:**

THAT the minutes of the special meetings held on April 8 and 22, 2024 be adopted as circulated.

**3.b Bylaws**

*See Bylaws section also*

3.b.1 Bylaw 3269 - Bylaw Notice Enforcement Bylaw Amendment

Final reading of a bylaw to amend the Bylaw Notice Enforcement Bylaw to align with offences and section numbers of the Highway and Traffic Regulation Bylaw.

**RECOMMENDATION:**

THAT the bylaw cited as "Bylaw Notice Enforcement Bylaw, 2021, No. 3139, Amendment No. 1, 2024, No. 3269" be read a final time.

**3.c Correspondence**

3.c.1 Prevention of Violence Against Women Week - April 14-20, 2024  
Municipal Action Plan to End Gender-Based Violence  
Battered Women's Support Services

3.c.2 Melanoma and Skin Cancer Awareness Month - May 2024  
Save Your Skin Foundation

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. DELEGATIONS**

5.a City Council's March 18, 2024 Resolution Re: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza  
Ilona Ug, Langley Jewish Community

5.b City Council's March 18, 2024 Resolution Re: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza  
Regina Lvovski, Langley Jewish Community

## **6. COUNCIL MEMBER REPORTS**

### **6.a Upcoming Regular Meetings**

May 13, 2024

May 27, 2024

### **6.b Council Advisory Bodies Update**

### **6.c Ottawa Mission Summary April 17 – April 18, 2024**

#### **RECOMMENDATION:**

THAT City Council receive the Ottawa Mission Summary report dated April 23, 2024 for information.

## **7. BYLAWS**

*See Consent Agenda also*

### **7.a Bylaw 3272 - Zoning Amendment Bylaw**

First and second reading of a bylaw to rezone the properties located at 20256 - 20272 54A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD94 Comprehensive Development Zone to accommodate a 6-storey, 114-unit apartment development.

*The Corporate Officer to advise how notification of the bylaw readings was given.*

*The Director of Development Services to introduce the bylaw.*

*The applicant team to present the proposed development.*

#### **RECOMMENDATION:**

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 201, 2024, No. 3272" be read a first and second time.

### **7.b Bylaw 3276 - 2024 Tax Rate Bylaw No. 3276**

First, second and third reading of a bylaw to levy property taxes for municipal purposes for the year 2024.

#### **RECOMMENDATION:**

THAT the bylaw cited as "2024 Tax Rates Bylaw, 2024 No. 3276" be read a first, second and third time.

### **7.c Bylaw 3279 - Housing Agreement Bylaw**

First, second and third reading of a bylaw to enter into a housing agreement under Section 483 of the Local Government Act.

**RECOMMENDATION:**

THAT the bylaw cited as "Housing Agreement Bylaw, 2024, No. 3279" be read a first, second and third time.

**7.d Bylaw 3281 - Public Notice Bylaw Amendment**

First, second and third reading of a bylaw to amend the public notice bylaw.  
(regarding non-legislative public notice)

**RECOMMENDATION:**

THAT the bylaw cited as "Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281" be read a first and second time.

**7.e Bylaw No. 3278 - Parks and Public Facilities Regulation Bylaw, Amendment Bylaw**

Final reading of a bylaw to amend the Parks and Public Facilities Regulation Bylaw to add location maps as a schedule to the bylaw identifying the specific areas in selected parks and public facilities where consumption of liquor is permitted seasonally.

**RECOMMENDATION:**

THAT the bylaw cited as "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 3, 2024, Bylaw No. 3278" be read a final time.

**8. COMMITTEE REPORTS**

**8.a Arts, Recreation, Culture & Heritage Advisory Committee - 2025 Langley City Film Festival Funding Request**

**RECOMMENDATION:**

THAT Council approve allocating \$15,000.00 from the Public Art capital budget for costs at the 2025 Langley City Film Festival.

**9. ADMINISTRATIVE REPORTS**

**9.a Municipal Security Issuing Resolution 3234**

**RECOMMENDATION:**

THAT City Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Borrowing Session, \$15 million as authorized through the Property Acquisition Loan Authorization Bylaw 2023, No. 3234 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a 20 year term and include the borrowing in their Security Issuing Bylaw.



**9.b Out of Province Conference Request - Planner**

**RECOMMENDATION:**

THAT Anton Metalnikov, Planner, be authorized to attend the Canadian Institute of Planners national conference in Edmonton, Alberta from July 9-11, 2024.

**9.c Award of Tender T2024-005, Douglas Recreation Centre – Child Care Expansion/Renovation**

**RECOMMENDATION:**

1. THAT City Council award the Tender T2024-005 Douglas Recreation Centre – Childcare Expansion/Renovation to Edifice Construction Inc. in the amount of \$2,763,861.39 plus a contingency of 15%, totalling \$3,178,440.60 (excluding GST and Separate Prices).
2. THAT City Council authorize the Recreation Supervisor, the Director of Recreation, Culture and Community Services and the Corporate Officer to execute the contract document for the T2024-005 Douglas Recreation Centre – Child Care Expansion/Renovation.

**10. NEW AND UNFINISHED BUSINESS**

**10.a Motions/Notices of Motion**

**11. CORRESPONDENCE**

*See Consent Agenda*

**12. ADJOURNMENT**

**RECOMMENDATION:**

THAT the meeting adjourn.



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 8, 2024

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

Present: Mayor Pachal  
Councillor Albrecht  
Councillor Mack  
Councillor Solyom  
Councillor Wallace

Absent: Councillor James  
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
D. Leite, Director of Corporate Services  
D. Pollock, Director of Engineering, Parks and Environment

### 1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### 2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the April 8, 2024 regular agenda be adopted as amended 6a. Moment of Silence for Day of Mourning.

**CARRIED**

**3. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from March 18, 2024

THAT the minutes of the regular meeting held on March 18, 2024 be adopted as circulated.

2. Special Meeting Minutes from March 18, 2024

THAT the minutes of the special meeting held on March 18, 2024 be adopted as circulated.

b. Bylaws

1. Bylaw 3267 - Public Notice Bylaw

Final reading of a bylaw to provide for alternative means of providing notice to the public as permitted under Section 94.2 of the Community Charter.

THAT the bylaw cited as "Public Notice Bylaw, 2024, No. 3267" be read a final time.

2. Bylaw 3268 - Council Procedure Bylaw

Final reading of a bylaw to align with the new Public Notice Bylaw and to reflect current best practices for meeting procedures

THAT the bylaw cited as "Council Procedure Bylaw, 2024, No. 3268" be read a final time.

c. Correspondence

1. Provincial Response to City of Langley Resolution Endorsed at the 2023 Union of BC Municipalities (UBCM) Convention - Varied Taxation Rate for Residential Properties

THAT the correspondence from UBCM dated February 29, 2024 regarding Provincial Response to City of Langley Resolution Endorsed at the 2023 Union of BC Municipalities (UBCM) Convention - Varied Taxation Rate for Residential Properties be received.

**CARRIED**

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. DELEGATIONS**

a. Day of Mourning for Workers Killed and Injured on the Job - April 28, 2024

Wendy Cook, Delegate of the New Westminster & District Labour Council and a member of the BCTF Union, made a presentation to Council regarding the upcoming Day of Mourning for Workers Killed and Injured on the Job, providing information as follows:

- Workplace health and safety is everybody's responsibility;
- numbers are just the tip of the iceberg because they include only those fatalities accepted by the workers compensation system;
- in cases of workplace exposure to toxic chemicals or material like asbestos affects only become apparent months years or decades later;
- we also know that workplace injuries accidents and illnesses are severely under reported;
- in 2022, the most recent year there is data available, Work Safe BC reported people missed 3.99 million days of work due to work-related incidents and disease;
- Work Safe BC also reported they accepted 181 work-related death claims; our thoughts and sympathies go out to the families of those workers;
- the industries with the most claims reported were healthcare and social services, general construction, retail, transportation and related services, and tourism and hospitality;
- behind each of these statistics is a working person, a family, a friend, or neighbor; these are people in your community and the impacts from a workplace injury go far beyond time away from work we can, and must do better;
- accountability is critical when it comes to health and safety at work; as workers we hold each other accountable reporting issues and dangers and actively participating in joint health and safety committees'
- we call on employers to:
  - invest in meaningful prevention measures;
  - offer robust on-going training;
  - identify workplace hazards and develop an action plan for addressing them;
  - ensure worker participation in developing and monitoring the systems that will make workplaces safer;
- education is the key to prevention, especially for young workers, with 11% of workers injured in 2022 being under the age of 25;

- teachers and support workers in schools and programs like the BC Federation of Labour's "Alive After Five", together with employer commitment to training, are critical to making sure young workers are not only safe at work but will also not face lifelong impacts from preventable workplace injuries;
- we are also calling on all levels of government to ensure accountability for workplace health and safety and this year marks the 20th anniversary of the Westray law coming into effect, named for the coal mine in Nova Scotia where 26 men working underground lost their lives in an explosion;
- the law introduced the legal duty and accountability into the Criminal Code of Canada for corporations and individuals to take steps to prevent harm at work;
- a key piece of enforcement of the law is ensuring police and lawyers receive appropriate training and that prompt and thorough investigations are carried out;
- construction is one of the industries with the highest reported claims and the International Union of Operating Engineers is sounding the alarm following our recent incidents involving the tower cranes:
  - we are approaching 3 years from the traffic events of July 12th 2021 when a tower crane collapsed in Kelowna killing five workers;
  - to date the RCMP have recommended one charge of criminal negligence causing death they have not said who that charge is recommended for;
  - Work Safe BC is not sharing their investigation report with the public or even with industry stakeholders;
  - we still haven't taken the necessary steps to improve safety in and around tower cranes;
  - our province missed an important opportunity to become the leaders in tower crane safety across Canada following that incident; we may never know if the effect of not acting when we should have played a part in the four recent incidents involving tower cranes; we may never know if we could have prevented the most devastating of those incidents which took the life of Yuridia Flores, a mother of two who died because she went to work;
- work shouldn't hurt and it shouldn't kill;
- unions in BC have fought hard for gains in ensuring appropriate Work Safe BC coverage, but we know prevention, like improving tower crane safety, is the most important action we can take;
- here are some measures we can all support to ensure workers are safe on the job:
  - provide adequate personal protective equipment that fits all body types and users;
  - create a national plan for remove toxic substances, like asbestos, from workplaces;

- strengthen laws that protect workers against violence and harassment and ensure workers know their rights and have the tools to be safe on the job;
- as union members we also call on governments at all levels to remove barriers to joining a union to ensure all workers have the protection and rights that come with a union card, because strong unions make safe workplaces;
- unions in BC have a long history of advocacy and taking action on workplace health and safety;
- everyone here today can help us make a difference, be safety conscious support accountability measures and health and safety education in workplaces;
- together it is possible to have safe work now.

Ms. Cook invited Council members to join the New Westminster & District Labour Council on Sunday April 28<sup>th</sup>, the Day of Mourning for Workers Killed and Injured on the Job, at 11:00 am in Westminster Pier Park.

## **6. COUNCIL MEMBER REPORTS**

- a. Council and all meeting attendees observed one minute of silence for workers killed and injured on the job.
- b. Upcoming Regular Meetings  
April 29, 2024  
May 13, 2024
- c. Council Advisory Bodies Update

## **7. BYLAWS**

- a. New Development Cost Charges Bylaw No. 3256  
David Pollock, Director of Engineering, Parks and Environment provided a PowerPoint presentation introducing the purpose of the bylaw, providing information on the following:
  - background
    - Current DCC Bylaw – adopted in 2012
      - New Information available – OCP, Master Plans
      - Significant growth
      - Construction costs have increased
    - Proposed DCC Program Developed
  - DCC development process
    - Review projects and draft DCC rates with Council
    - Development community consultation
    - Three readings of DCC bylaw
    - Approval of province
    - Bylaw adoption

- DCC program and rates
  - Identify Eligible Projects
  - DCC Capital Costs
    - Total Program Costs           \$295.5 M
      - Recoverable costs   \$209.3 M
      - Municipal Costs     \$ 86.2 M
- existing vs proposed rates
- DCC program review – status
  - Draft Rates to Council:           Q3, 2023
  - Industry Consultation:           Q3, 2023
  - Informal Review by Province:   Q4, 2023
  - Refinement of Program Rates:   Q1, 2024
- Next steps
  - Grant Three Readings of Bylaw No. 3256
  - Province evaluation (3-4 months)
  - Adoption of Bylaw No. 3256

In response to questions from Council members, staff advised that:

- it would be appropriate to undertake a comprehensive review of the bylaw every five years and to review the costs reflected in the bylaw every two to three years to ensure they are still current;
- details such as how DCCs would be collected from small scale residential developments are still to be determined; however, any DCC eligible project in stream prior to this new bylaw coming into effect would be subject to the rates in the previous bylaw; whereas any new projects would be subject to the rates in the new bylaw;
- staff will investigate which DCC costs would apply to which developments and will hopefully be able to provide this information to Council prior to consideration of adoption of the bylaw.

1. Bylaw 3256 - Development Cost Charges Bylaw

First, second and third reading of a bylaw to impose Development Cost Charges.

It was MOVED and SECONDED

1. THAT the bylaw cited as "Development Cost Charges Bylaw, 2024, No. 3256" be read a first, second and third time.
2. THAT the proposed Bylaw No. 3256 be forwarded to the "Inspector of Municipalities" for review and approval.

CARRIED

b. Bylaw No. 3278 - Parks and Public Facilities Regulation Bylaw, Amendment Bylaw

First, second and third reading of a bylaw to amend the Parks and Public Facilities Regulation Bylaw to add location maps as a schedule to the bylaw identifying the specific areas in selected parks and public facilities where consumption of liquor is permitted seasonally.

It was MOVED and SECONDED

THAT the bylaw cited as "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 3, 2024, Bylaw No. 3278" be read a first, second and third time.

CARRIED

Opposed: Councillor Wallace

c. Bylaw 3269 - Bylaw Notice Enforcement Bylaw Amendment

First, second and third reading of a bylaw to amend the Bylaw Notice Enforcement Bylaw to align with offences and section numbers of the Highway and Traffic Regulation Bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "Bylaw Notice Enforcement Bylaw, 2021, No. 3139, Amendment No. 1, 2024, No. 3269" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED, in response to questions from Council members, staff advised that:

- staff undertake periodic reviews of bylaws that contain fees or fines to ensure they remain in alignment with other municipalities;
- staff can develop a list of commonly occurring infractions in the City for report back to Council;

In response to a question from a Council member, Mayor Pachal advised that despite there being an infraction listed in the bylaw for riding on a sidewalk, it is permissible for students to ride or cycle on sidewalks under certain kilometres in the city as long as it is not specifically in the downtown area. There are also now safe cycling facilities in the City's downtown area.

Staff further advised that with respect to having a map of safe riding routes, the City's new Transportation Master Plan, which is under development, includes information on a cycling network; upon completion of the plan, a digital map could be created from this information for the public;



Mayor Pachal further advised that TransLink has a bike map that is put together by HUB Cycling, but noted that the routes should be tried out first by parents before allowing their children to use the routes.

Staff further advised that bylaws staff do use their discretion when issuing tickets for parking infractions made by individuals with mobility issues parking their specialized vehicles; also, if an individual feels they have been fined erroneously, they can contact the bylaws department to question the ticket and explain the situation.

THE QUESTION WAS CALLED and the motion was

CARRIED

## 8. **COMMITTEE REPORTS**

- a. Socio-Cultural Economic Development Advisory Committee – 2024 Work Plan

It was MOVED and SECONDED

THAT the Socio-Cultural Economic Development Advisory Committee 2024 Annual Work Plan be approved.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Councillor Albrecht advised that the work of the committee will involve a significant engagement piece with Council and diverse community stakeholders in order to get an accurate inventory of community needs, and further noting that the main goal of this committee is to make sure we aren't leaving anyone behind.

Mr. Cheung further advised that:

- members of the City's other committees will be invited to participate in some engagement and consultation processes to help develop the plans of the Socio-Cultural Economic Development Advisory Committee (SCEDAC);
- staff are currently gathering information for development of a sustainability framework which it is hoped can be brought to Council in the fall for consideration; the development of this framework is not directly tied to the workplan of either the SCEDAC or the Environmental Sustainability committee; however, the work of staff on the SCEDAC committee will help inform the development of the sustainability framework.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. 2024 Environmental Sustainability Committee Work Plan

It was MOVED and SECONDED

THAT Council approve the Environmental Sustainability Committee 2024 Annual Work Plan.

BEFORE THE QUESTION WAS CALLED

Councillor Albrecht, Co-Chair of the Environmental Sustainability Committee, spoke to the committee report, advising of some upcoming community events they are participating in and the committee's focus on developing a sustainability charter which can hopefully be built into all facets of our community.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Arts, Recreation, Culture and Heritage Committee - 2024 Work Plan

It was MOVED and SECONDED

THAT Council approve the Arts, Recreation, Culture and Heritage Committee 2024 Work Plan.

BEFORE THE QUESTION WAS CALLED, Councillor Wallace, Chair of the Arts, Recreation, Culture and Heritage Committee, highlighted some of the projects the committee is currently working on and Councillor Albrecht, Co-Chair of the committee, highlighted the committee's successful film festival last year and its extensive work on the Langley Heritage Railway Project.

THE QUESTION WAS CALLED and the motion was

CARRIED

**9. ADMINISTRATIVE REPORTS**

a. Award of Tender T2023-039, Michaud Crescent Watermain Replacement and Road Improvements

It was MOVED and SECONDED THAT "Tender T2023-039, Michaud Crescent Watermain Replacement and Road Improvements" be awarded to Arsalan Construction Ltd. for the tendered amount of \$2,441,789.00 (excluding GST).

1. THAT RF Binnie & Associates Ltd. be appointed to undertake the contract administration for \$155,882.00 excluding taxes, and

2. THAT a contingency allowance of \$140,000.00 be approved, to be used only for unforeseen issues, and
3. THAT the Director Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2023-039.

BEFORE THE QUESTION WAS CALLED, in response to questions from Council members, Mr. Pollock advised that:

- this project, having received grant funding from TransLink for cycling infrastructure upgrades, ties in with replacement and enhancement of infrastructure, including green infrastructure:
- none of the existing trees on the north side will be removed;
- with respect to providing more certainty as to project costs, given the issue with a previous tender which did not account for potential costs to remove contaminated soil, which subsequently increased the original budget, accordingly, bidders for this project were asked to build in a cost for potential removal of contaminated soil as an optional item, which, if not required, would be a credited back to the City; additionally, there is \$140,000 in contingency if needed.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Out of Province Travel – Director of Corporate Services

It was MOVED and SECONDED

THAT Council approve Darrin Leite, the Director of Corporate Services, to attend the Government Officers Association (GFOA) Annual International Conference in Orlando, Florida from June 9 to 12, 2024.

CARRIED

- c. Out of Province Travel Request, Ottawa Mission, April 16 to April 19, 2024

It was MOVED and SECONDED

THAT City Council approve Mayor Nathan Pachal, Councillor Paul Albrecht, Councillor Mike Solyom, Councillor Leith White, and Francis Cheung to travel to Ottawa from April 16 to April 19, 2024, as a delegation to meet with Members of Parliament to lobby and advance Langley City's positions with respect to housing, infrastructure, transportation, culture, immigration, and refugee issues.

CARRIED

It was MOVED and SECONDED

THAT the travel expenses for the trip to Ottawa under Recommendation No. 1 be allocated from the Enterprise Fund.

CARRIED

**10. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

- b. New Business

1. Public Release of Motion from March 18, 2024 Closed Meeting of Council:

"THAT Wendy Rachwalski be appointed as a Member at Large to the Accessibility Advisory Committee."

**11. CORRESPONDENCE**

- a. Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors

Correspondence from Metro Vancouver dated March 21, 2024

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated March 21, 2024 regarding Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors be referred to staff.

CARRIED

- b. Metro 2050 Type 3 Proposed Amendment to Reflect the Electoral Area A Official Community Plan

Correspondence from Metro Vancouver dated March 21, 2024

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated March 21, 2024 regarding Metro 2050 Type 3 Proposed Amendment to Reflect the Electoral Area A Official Community Plan be referred to staff.

CARRIED

## 12. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:53 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



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

**Monday, April 15, 2024  
3:31 p.m.  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent**

Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace  
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Leite, Director of Corporate Services  
D. Pollock, Director of Engineering, Parks and Environment  
A. Metalnikov, Planner

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

It was MOVED and SECONDED mayor/white

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*:

1 (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

(m) a matter that, under another enactment, is such that the public may be excluded from the meeting;

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

government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

2. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 3:34 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, April 8, 2024  
5:30 pm  
CKF Boardroom, Langley City Hall  
20399 Douglas Crescent

Present: Mayor Pachal  
Councillor Albrecht  
Councillor Mack  
Councillor Solyom  
Councillor Wallace

Absent: Councillor James  
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Leite, Director of Corporate Services  
D. Pollock, Director of Engineering, Parks and Environment

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### 1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the April 8, 2024 special meeting agenda be adopted as circulated.

CARRIED

### 2. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED



a. Presentation of the Draft Urban Forest Management Strategy and Next Steps

Presentation from Camille Lefrancois, Urban Planner, Diamond Head Consulting

David Pollock, Director of Engineering, Parks and Environment advised that the purpose of this presentation was to provide an overview of the process to date, and next steps, in the development of the draft Urban Forest Management Strategy. He introduced Camille Lefrancois, Urban Planner, Diamond Head Consulting who provided a PowerPoint presentation on the following:

- Project Overview
  - What is an urban forest?
    - Components of Langley City's urban forest
      - tree in agricultural areas
      - yard tree
      - natural forested areas
      - park tree
      - streamside tree
      - street tree
      - landscaping tree
      - green infrastructure
  - Why do we need trees in cities?
    - Trees provide many benefits:
      - Provide habitat for wildlife
      - Enhance air quality
      - Store and sequester carbon
      - Provide recreational space
      - Improve mental and physical health
      - Stabilize steep slopes
      - Cool hot spots and reduce AC/fan use
  - How does Langley City recognize trees?
    - Langley City's Official Community Plan recommends:
      - Need for tree preservation, protection, and enhancement
      - An Urban Forest Strategy to expand and strengthen existing tree canopy
  - What will the Strategy do?
    - Understand the current condition of the urban forest
    - Develop a vision for the future
    - Establish objectives and targets
    - Provide guidelines for how we get there
  - Project Timeline:

- Spring 2023 – background research and urban forest mapping
  - June 2023 – Engagement 1: vision and values
  - Fall 2023 - Strategy drafting
  - Spring 2024 – Engagement 2: feedback on draft Strategy
  - Spring/Summer 2024 – Finalization of Strategy
- State of Langley City's urban forest - highlights
  - Canopy cover
    - Tree canopy is the area occupied by tree crown (leaves and branches) when viewed from above. Tree canopy is one of the most common metrics to assess the quality and extent of a forest.
    - Langley City's 2021 canopy cover is 17% (174 hectares)
    - Highest canopy cover in neighbourhoods south of the Nicomekl River
    - Most canopy cover is provided by private land
    - Canopy cover is slightly higher on public land than on private land
    - Decline from 20% in 2010 and 18% in 2016
    - Canopy cover by land use:
      - Highest canopy cover in:
        - Urban residential (30%)
        - Parks and open space (27%)
        - Suburban (27%)
      - Lowest canopy cover in:
        - Historic downtown core (1%)
        - Mixed employment (2%)
        - Industrial and transit-oriented core (3%)
  - Ecosystem Services
    - In 2021, Langley City's urban forest provided **\$3.7 million in benefits** for:
      - Carbon storage + sequestration
      - Stormwater management
      - Air pollutant removal
- Community values and priorities
  - Public engagement
    - Two phases of public engagement
      - **Phase 1 – June 2023**
        - To understand the community vision, concerns, and aspirations for the urban forest
      - **Phase 2 – Spring/summer 2024 (upcoming)**
        - to seek feedback on the draft Strategy and establish implementation priorities
    - Phase 1 Engagement:
      - A vision for the urban forest:

- An expanding and healthy urban forest composed of diverse and native species that are large and mature
- Other ideas raised were:
  - Providing shade and cooling
  - Supporting wildlife habitat and biodiversity
  - Enhancing walkability and access to greenspaces
- Satisfaction levels with current service levels for trees in parks and along streets identified
- Draft strategic framework
  - Identifies what we want and how we get it
- Draft Vision
  - Components of vision – what is valued by the community
  - Langley City's urban forest features a wealth of mature trees and a diversity of native and climate-adapted species that foster a healthy, connected community and ecosystems, delivering benefits to all residents.
  - Setting Canopy target
    - Target by 2050
    - Considerations:
      - Anticipated development and impacts on trees
      - Strategy recommendations on tree retention and planting
  - Draft Goals – Overview of 'Big moves'
    - Goal 1: Protect and enhance
      - **Strategy 1.** Improve policies and regulations to achieve a better integration of the urban forest within the built environment
      - **Strategy 2.** Enhance ecosystems to support biodiversity and access to nature
      - **Strategy 3.** Grow the urban forest with a focus on tree resilience and equity across neighbourhoods
    - Goal 2: Manage
      - **Strategy 4.** Acquire and integrate tree asset information to the City's asset management system
      - **Strategy 5.** Transition to a more proactive urban forest management program
      - **Strategy 6.** Evaluate and maintain sufficient staffing and budget resources to deliver defined urban forest service levels
    - Goal 3: Partner
      - **Strategy 7.** Create opportunities to build relationships and work on reconciliation with local First Nations through urban forest management

- **Strategy 8.** Support and expand initiatives to involve community members, landowners, and organizations in urban forest stewardship
- Goal 4: Monitor
  - **Strategy 9.** Regularly monitor and report on urban forest change
  - **Strategy 10.** Continuously explore options to collect information and adapt practices to changing conditions
- Next steps
  - Draft Strategy finalization
  - Environmental Sustainability Committee presentation
  - Phase 2 engagement on draft Strategy

In response to questions from Council members, Ms. Lefrancois and staff advised that:

- the recommended percentage of canopy cover for a community has evolved over time and is now more reflective of what is reasonable given a community's population density, development patterns and land uses; in Langley's case, there is definitely potential to grow the canopy on the city's north side;
- normally the amount of canopy cover is focused on trees; however if Council wishes, community gardens can be included in the plan;
- There isn't one specific definition of a significant tree, often it's defined based on its value to the community;
- a recommended tree species list wouldn't normally be a part of this type of strategy, but rather would be identified through regulation, such as a tree bylaw; Mr. Pollock added that the City's Design Criteria Manual does include a large range of acceptable tree species and this list can be revised to include specific species the City wants to encourage developers to use, particularly those that will be more adaptable to climate change;
- 216 people completed the Phase 1 community engagement survey;
- although not specifically focused on in the plan, fire safety is relevant to species recommendations in terms of which species are more flammable in dry conditions (ex. coniferous trees); and how close to buildings certain species should be planted;
- as part of the strategy, a tree equity score is used which looks at populations and areas where there may be an inequity in the number of trees as compared to other areas of the city with a higher income demographic;
- the Zoning Bylaw doesn't specify a baseline percentage of required landscaped area for developments based on lot size; it's important to ensure there is adequate soil volume to accommodate the number and size of trees being planted;

- the required amount of trees in developments can be determined through tree density per hectare or tree canopy percentage;
- other possible greening methods for developments include trees in planters, green walls or roof, street trees, parkland acquisition;
- with respect to whether a developer adding a planting area would be considered as part of lot coverage, Carl advised that staff aren't proposing to increase lot coverage for properties south of the Nicomekl;
- this strategy will not inform the Fraser One Way project; however, under current requirements, street trees are required to be placed every 9 metres; trees of a certain size will be planted with the focus being to have the appropriate medium and infrastructure to facilitate their growth.

Council discussed:

- potential for greening the City's industrial areas;
- the low satisfaction levels with respect to current service levels for trees in parks and along streets reflected in Phase 1 of the community engagement;
- potential for establishing fruit trees on public property around the city as part of food security;
- community gardens as part of supporting food security;
- that a tree protection bylaw may be one of the recommendations of the strategy;
- establishing a value for trees with corresponding cost to developers for removal of existing trees;
- alternate methods of engaging the community in the survey;
- desire to rank tree protection as an immediate priority;
- adding trees to areas of inequity in the city is a priority;
- potential to plant larger street trees at the outset for the Fraser Hwy. one way project in order to develop a tree canopy sooner and considerations in doing so.

**3. COMMITTEE OF THE WHOLE - RISE AND REPORT**

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

4. **RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE**

N/A

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

It was MOVED and SECONDED

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*

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

CARRIED

6. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 6:22 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, April 22, 2024

3:32 pm

CKF Boardroom, Langley City Hall  
20399 Douglas Crescent

Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Wallace  
Councillor White

Absent: Councillor Solyom

Staff Present: F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Leite, Director of Corporate Services  
A. Metalnikov, Planner  
D. Pollock, Director of Engineering, Parks and Environment

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### 1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the April 22, 2024 special meeting agenda be adopted as circulated.

**CARRIED**

2. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. Stalew Pow Wow Sponsorship 2024

Mayor Pachal spoke to the correspondence he received from the Stalew Arts & Culture Society dated April 8, 2024, regarding the opportunity for the City to become a sponsor of the 3<sup>rd</sup> annual Stalew Pow Wow taking place September 13 to 15, 2024 at the Langley Events Centre.

Committee members discussed:

- Council's desire to support reconciliation with Indigenous neighbours and what that could look like; and
- potential funding sources to support this event.

There was unanimous consent for the Mayor to contact the Society to advise of the City's grant program.

3. **COMMITTEE OF THE WHOLE - RISE AND REPORT**

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

4. **RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE**



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

It was MOVED and SECONDED

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:

1 (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

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

CARRIED

**6. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 3:43 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## EXPLANATORY MEMO

### BYLAW NOTICE ENFORCEMENT BYLAW, 2021, No. 3139, AMENDMENT No. 1, 2024, No. 3269

The purpose of this bylaw is to:

1. Amend Schedule B of the Bylaw Notice Enforcement Bylaw to add three parking offences under Column 1 Offence and renumber Section numbers 6(1)(g) to 6(1)(x) under Column 2 Section to be consistent with section numbers of the Highway and Traffic Regulation Bylaw.



## BYLAW NOTICE ENFORCEMENT BYLAW, 2021, No. 3139, AMENDMENT No. 1, 2024, No. 3269

A Bylaw to amend the Bylaw Notice Enforcement Bylaw.

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

### 1. Title

- 1) This bylaw shall be cited as the “Bylaw Notice Enforcement Bylaw, 2021, No. 3139, Amendment No. 1, 2024, No. 3269.”

### 2. Amendments

- (1) Bylaw Notice Enforcement Bylaw, 2021, No. 3139 is hereby amended:

- (a) By deleting “Schedule B - Designated Bylaw Contraventions and Fine Amounts – Highway and Traffic Regulation Bylaw 2013, No. 2871” and replacing it with a new “Schedule B - Designated Bylaw Contraventions and Fine Amounts – Highway and Traffic Regulation Bylaw 2013, No. 2871” attached to, and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this eighth day of April, 2024.

ADOPTED this            day of            ,            .

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MAYOR

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CORPORATE OFFICER

## Schedule B – Designated Bylaw Contraventions and Fine Amounts

Highway and Traffic Regulation Bylaw 2013, No. 2871

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Compliance Agreement Available (50% of Penalty)</b>
Failure to obey traffic signs or traffic control signal	5(1)	\$100.00	\$100.00	No
Establishment of unauthorized traffic sign or traffic control signal	5(2)	\$50.00	\$50.00	No
Remove or damage traffic sign or traffic control signal	5(3)	\$150.00	\$150.00	No
Removal of barrier or entry to closed area	5(5)	\$50.00	\$50.00	No
Parading without permission	5(8)(a)	\$100.00	\$100.00	No
Failure to remove debris from wrecked or damaged vehicle	5(12)	\$50.00	\$50.00	No
Operate loudspeaker without permission	5(13)	\$50.00	\$50.00	No
Noise from vehicle that disturbs (vehicle noise)	5(14)(a)	\$100.00	\$100.00	No
Noise from vehicle that disturbs (alarm or amplified sound)	5(14)(b)	\$100.00	\$100.00	No
Noise from vehicle that disturbs (other)	5(14)(c)	\$100.00	\$100.00	No
Pedestrian fail to obey traffic control signal	5(15)(a)(i)	\$50.00	\$50.00	No
Walk on roadway	5(15)(a)(ii)	\$50.00	\$50.00	No
Impede or interfere with free passage of vehicles	5(15)(a)(iii)	\$50.00	\$50.00	No

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Compliance Agreement Available (50% of Penalty)</b>
Impede or interfere with free passage of another person	5(15)(a)(iv)	\$50.00	\$50.00	No
Cling to vehicle in motion	5(15)(a)(v)	\$50.00	\$50.00	No
Ride cycle on sidewalk	5(16)(a)(i)	\$50.00	\$50.00	No
Ride cycle on pedestrian path	5(16)(a)(ii)	\$50.00	\$50.00	No
Ride cycle on marked crosswalk	5(16)(a)(iii)	\$50.00	\$50.00	No
Leave cycle so as to impede or obstruct pedestrian traffic	5(16)(a)(iv)	\$50.00	\$50.00	No
Fail to park cycle in stand	5(16)(a)(v)	\$50.00	\$50.00	No
Ride cycle on highway where prohibited	5(16)(a)(vi)	\$50.00	\$50.00	No
Ride cycle without helmet	5(16)(a)(vii)	\$75.00	\$75.00	No
Too many people on bicycle	5(16)(a)(viii)	\$50.00	\$50.00	No
Carry package which prevents cycling with two hands or obstructs vision	5(16)(a)(ix)	\$50.00	\$50.00	No
Ride cycle on the left of another cyclist	5(16)(b)	\$30.00	\$30.00	No
Parked within 6 metres of stop or yield sign or traffic sign	6(1)(a)	\$70.00	\$35.00	No
Parked within 6 metres of an intersecting highway	6(1)(b)	\$70.00	\$35.00	No
Parked within 5 metres of fire hydrant	6(1)(c)	\$70.00	\$35.00	No

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Fine Where Compliance Agreement Entered</b>
Parked within 2 metres of alley or driveway	6(1)(d)	\$70.00	\$35.00	No
Parked by excavation obstructing traffic	6(1)(e)	\$70.00	\$35.00	No
Parked on sidewalk	6(1)(f)	\$70.00	\$35.00	No
Parked on crosswalk	6(1)(g)	\$70.00	\$35.00	No
Parked on boulevard	6(1)(h)	\$70.00	\$35.00	No
Parked on median	6(1)(i)	\$70.00	\$35.00	No
Parked within 6 metres of crosswalk	6(1)(j)	\$70.00	\$35.00	No
Double parked	6(1)(k)	\$70.00	\$35.00	No
Parked in alley	6(1)(l)	\$70.00	\$35.00	No
Parked in alley obstructing traffic	6(1)(m)	\$70.00	\$35.00	No
Parked on a bridge	6(1)(n)	\$70.00	\$35.00	No
Parked within 15 metres of railway crossing	6(1)(o)	\$70.00	\$35.00	No
Parked on highway	6(1)(p)(i)	\$70.00	\$35.00	No
Parked on highway advertising vehicle for sale	6(1)(p)(ii)	\$70.00	\$35.00	No
Parked on highway displaying signs	6(1)(p)(iii)	\$70.00	\$35.00	No
Parked on highway for purpose of vending	6(1)(p)(iv)	\$70.00	\$35.00	No
Parked on narrow highway	6(1)(q)	\$70.00	\$35.00	No
Parked contrary to traffic sign	6(1)(r)	\$70.00	\$35.00	No
Parked other than on right side of highway with right hand wheels to that side	6(1)(s)(i)	\$70.00	\$35.00	No
Parked further than 0.3 metres from curb	6(1)(s)(ii)	\$70.00	\$35.00	No

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Fine Where Compliance Agreement Entered</b>
Parked obstructing vehicular or pedestrian traffic	6(1)(t)	\$70.00	\$35.00	No
Parked incorrectly in angled parking spot	6(1)(u)	\$70.00	\$35.00	No
Vehicle over 6 metres parked in angled parking spot	6(1)(v)	\$70.00	\$35.00	No
Parked wholly or partially outside of parking space	6(1)(w)	\$70.00	\$35.00	No
Parked obstructing visibility of traffic sign or traffic control signal	6(1)(x)	\$70.00	\$35.00	No
Parked too close to bus stop	6(1)(y)	\$70.00	\$35.00	No
Vehicle parked unattended in passenger or loading zone	6(1)(z)	\$70.00	\$35.00	No
Non-commercial vehicle parked in commercial zone	6(1)(aa)	\$70.00	\$35.00	No
Overtime parking	6(2)(a)	\$70.00	\$35.00	No
Overtime parking – 72 hours	6(2)(b)	\$70.00	\$35.00	No
Move to avoid time limitation	6(2)(c)	\$70.00	\$35.00	No
Vehicle Idling	6(3)	\$70.00	\$35.00	No
Vehicle as living quarters	6(4)	\$70.00	\$35.00	No
Unlicensed Vehicle or invalid licence decal	6(5)	\$70.00	\$35.00	No
Recreational Vehicles parked over 48 hours	6(6)(a)	\$70.00	\$35.00	No
Recreational Vehicle as living quarters	6(6)(b)	\$70.00	\$35.00	No
Unhitched trailer on highway	6(6)(c)	\$100.00	\$100.00	No
Stopped or parked in a disabled zone	6(7)	\$100.00	\$100.00	No
Commercial vehicle overnight parking	6(8)	\$100.00	\$100.00	No

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Fine Where Compliance Agreement Entered</b>
Off truck route	7(2)	\$100.00	\$100.00	No
Drive vehicle with specifications greater than <i>Commercial Transport Act</i>	7(3)(a)	\$100.00	\$100.00	No
Move farm equipment outside of specified times	7(3)(b)	\$100.00	\$100.00	No
Drive vehicle with licenced GVW greater than 63,500 Kilograms	7(4)	\$200.00	\$200.00	No
Vehicle with unpermitted wheels, tires or tracks	7(5)	\$200.00	\$200.00	No
Litter on highway	8(1)(a)	\$150.00	\$150.00	No
Cut, saw, deposit materials on highway	8(1)(b)	\$100.00	\$100.00	No
Deposit offensive substance on highway	8(1)(c)	\$500.00	\$500.00	No
Leave excavation insufficiently barricaded and lit	8(1)(d)	\$500.00	\$500.00	No
Deface highway or structure	8(1)(e)	\$200.00	\$200.00	No
Undertake unauthorized works in, on or under a highway	8(2)(a)	\$500.00	\$500.00	No
Unauthorized planting, damage or removal of vegetation	8(2)(b)	\$500.00	\$500.00	No
Damage or remove City erected items on highway	8(2)(c)	\$500.00	\$500.00	No
Change level of highway or obstruct flow of water	8(2)(d)	\$500.00	\$500.00	No
Construct or maintain ditch within a highway	8(2)(e)	\$500.00	\$500.00	No
Place, construct or maintain structure or thing on a highway	8(2)(f)	\$500.00	\$500.00	No
Erect or tear down signage	8(2)(g)	\$500.00	\$500.00	No



<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Fine Where Compliance Agreement Entered</b>
Vehicle or animal in excess of 270 kg across boulevard	8(2)(h)	\$200.00	\$200.00	No
Construct boulevard	8(2)(i)	\$500.00	\$500.00	No
Obstruct flow of traffic	8(2)(j)	\$500.00	\$500.00	No
Construct or maintain unauthorized driveway	8(2)(k)	\$500.00	\$500.00	No
Debris or vegetation from property on highway	8(3)(a)	\$100.00	\$100.00	No
Vegetation from property over highway	8(3)(b)	\$100.00	\$100.00	No
Deposit excavation materials on highway	8(3)(c)	\$500.00	\$500.00	No
Deposit snow onto highway	8(3)(d)	\$100.00	\$100.00	No
Fail to remove soil or rubbish from sidewalk or walkway	8(4)(a)	\$100.00	\$100.00	No
Fail to remove snow from sidewalk or walkway	8(4)(b)	\$100.00	\$100.00	No
Fail to remove snow, ice or rubbish from roof or structure	8(4)(c)	\$100.00	\$100.00	No
Fail to upkeep boulevard bordering property	8(4)(d)	\$100.00	\$100.00	No
Fail to produce highway use permit at authorized site	9(2)(d)	\$150.00	\$150.00	No

**Schedule B – Designated Bylaw Contraventions and Fine Amounts**

Highway and Traffic Regulation Bylaw 2013, No. 2871

<b>Column 1 Offence</b>	<b>Column 2 Section</b>	<b>Column 3 Fine</b>	<b>Column 4 Fine If Paid Within 14 Days</b>	<b>Column 5 Compliance Agreement Available (50% of Penalty)</b>
Failure to obey traffic signs or traffic control signal	5(1)	\$100.00	\$100.00	No
Establishment of unauthorized traffic sign or traffic control signal	5(2)	\$50.00	\$50.00	No
Remove or damage traffic sign or traffic control signal	5(3)	\$150.00	\$150.00	No
Removal of barrier or entry to closed area	5(5)	\$50.00	\$50.00	No
Parading without permission	5(8)(a)	\$100.00	\$100.00	No
Failure to remove debris from wrecked or damaged vehicle	5(12)	\$50.00	\$50.00	No
Operate loudspeaker without permission	5(13)	\$50.00	\$50.00	No
Noise from vehicle that disturbs (vehicle noise)	5(14)(a)	\$100.00	\$100.00	No
Noise from vehicle that disturbs (alarm or amplified sound)	5(14)(b)	\$100.00	\$100.00	No
Noise from vehicle that disturbs (other)	5(14)(c)	\$100.00	\$100.00	No
Pedestrian fail to obey traffic control signal	5(15)(a)(i)	\$50.00	\$50.00	No
Walk on roadway	5(15)(a)(ii)	\$50.00	\$50.00	No
Impede or interfere with free passage of vehicles	5(15)(a)(iii)	\$50.00	\$50.00	No

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Compliance Agreement Available (50% of Penalty)</b>
Impede or interfere with free passage of another person	5(15)(a)(iv)	\$50.00	\$50.00	No
Cling to vehicle in motion	5(15)(a)(v)	\$50.00	\$50.00	No
Ride cycle on sidewalk	5(16)(a)(i)	\$50.00	\$50.00	No
Ride cycle on pedestrian path	5(16)(a)(ii)	\$50.00	\$50.00	No
Ride cycle on marked crosswalk	5(16)(a)(iii)	\$50.00	\$50.00	No
Leave cycle so as to impede or obstruct pedestrian traffic	5(16)(a)(iv)	\$50.00	\$50.00	No
Fail to park cycle in stand	5(16)(a)(v)	\$50.00	\$50.00	No
Ride cycle on highway where prohibited	5(16)(a)(vi)	\$50.00	\$50.00	No
Ride cycle without helmet	5(16)(a)(vii)	\$75.00	\$75.00	No
Too many people on bicycle	5(16)(a)(viii)	\$50.00	\$50.00	No
Carry package which prevents cycling with two hands or obstructs vision	5(16)(a)(ix)	\$50.00	\$50.00	No
Ride cycle on the left of another cyclist	5(16)(b)	\$30.00	\$30.00	No
Parked within 6 metres of stop or yield sign or traffic sign	6(1)(a)	\$70.00	\$35.00	No
Parked within 6 metres of an intersecting highway	6(1)(b)	\$70.00	\$35.00	No
Parked within 5 metres of fire hydrant	6(1)(c)	\$70.00	\$35.00	No

Column 1 Offence	Column 2 Section	Column 3 Fine	Column 4 Fine If Paid Within 14 Days	Column 5 Fine Where Compliance Agreement Entered
Parked within 2 metres of alley or driveway	6(1)(d)	\$70.00	\$35.00	No
Parked by excavation obstructing traffic	6(1)(e)	\$70.00	\$35.00	No
Parked on sidewalk	6(1)(f)	\$70.00	\$35.00	No
<u>Parked on crosswalk</u>	<u>6(1)(g)</u>	<u>\$70.00</u>	<u>\$35.00</u>	<u>No</u>
<u>Parked on boulevard</u>	<u>6(1)(h)</u>	<u>\$70.00</u>	<u>\$35.00</u>	<u>No</u>
<u>Parked on median</u>	<u>6(1)(i)</u>	<u>\$70.00</u>	<u>\$35.00</u>	<u>No</u>
Parked within 6 metres of crosswalk	6(1)( <del>j</del> g)	\$70.00	\$35.00	No
Double parked	6(1)( <del>k</del> h)	\$70.00	\$35.00	No
Parked in alley	6(1)( <del>l</del> i)	\$70.00	\$35.00	No
Parked in alley obstructing traffic	6(1)( <del>m</del> j)	\$70.00	\$35.00	No
Parked on a bridge	6(1)( <del>n</del> k)	\$70.00	\$35.00	No
Parked within 15 metres of railway crossing	6(1)( <del>o</del> l)	\$70.00	\$35.00	No
Parked on highway	6(1)( <del>p</del> m)(i)	\$70.00	\$35.00	No
Parked on highway advertising vehicle for sale	6(1)( <del>p</del> m)(ii)	\$70.00	\$35.00	No
Parked on highway displaying signs	6(1)( <del>p</del> m)(iii)	\$70.00	\$35.00	No
Parked on highway for purpose of vending	6(1)( <del>p</del> m)(iv)	\$70.00	\$35.00	No
Parked on narrow highway	6(1)( <del>q</del> n)	\$70.00	\$35.00	No
Parked contrary to traffic sign	6(1)( <del>r</del> o)	\$70.00	\$35.00	No
Parked other than on right side of highway with right hand wheels to that side	6(1)( <del>s</del> p)(i)	\$70.00	\$35.00	No
Parked further than 0.3 metres from curb	6(1)( <del>s</del> p)(ii)	\$70.00	\$35.00	No

Column 1 Offence	Column 2 Section	Column 3 Fine	Column 4 Fine If Paid Within 14 Days	Column 5 Fine Where Compliance Agreement Entered
Parked obstructing vehicular or pedestrian traffic	6(1)( <del>lq</del> )	\$70.00	\$35.00	No
Parked incorrectly in angled parking spot	6(1)( <del>ur</del> )	\$70.00	\$35.00	No
Vehicle over 6 metres parked in angled parking spot	6(1)( <del>vs</del> )	\$70.00	\$35.00	No
Parked wholly or partially outside of parking space	6(1)( <del>wf</del> )	\$70.00	\$35.00	No
Parked obstructing visibility of traffic sign or traffic control signal	6(1)( <del>xu</del> )	\$70.00	\$35.00	No
Parked too close to bus stop	6(1)( <del>yv</del> )	\$70.00	\$35.00	No
Vehicle parked unattended in passenger or loading zone	6(1)( <del>zw</del> )	\$70.00	\$35.00	No
Non-commercial vehicle parked in commercial zone	6(1)( <del>aax</del> )	\$70.00	\$35.00	No
Overtime parking	6(2)(a)	\$70.00	\$35.00	No
Overtime parking – 72 hours	6(2)(b)	\$70.00	\$35.00	No
Move to avoid time limitation	6(2)(c)	\$70.00	\$35.00	No
Vehicle Idling	6(3)	\$70.00	\$35.00	No
Vehicle as living quarters	6(4)	\$70.00	\$35.00	No
Unlicensed Vehicle or invalid licence decal	6(5)	\$70.00	\$35.00	No
Recreational Vehicles parked over 48 hours	6(6)(a)	\$70.00	\$35.00	No
Recreational Vehicle as living quarters	6(6)(b)	\$70.00	\$35.00	No
Unhitched trailer on highway	6(6)(c)	\$100.00	\$100.00	No
Stopped or parked in a disabled zone	6(7)	\$100.00	\$100.00	No
Commercial vehicle overnight parking	6(8)	\$100.00	\$100.00	No

Column 1 Offence	Column 2 Section	Column 3 Fine	Column 4 Fine If Paid Within 14 Days	Column 5 Fine Where Compliance Agreement Entered
Off truck route	7(2)	\$100.00	\$100.00	No
Drive vehicle with specifications greater than <i>Commercial Transport Act</i>	7(3)(a)	\$100.00	\$100.00	No
Move farm equipment outside of specified times	7(3)(b)	\$100.00	\$100.00	No
Drive vehicle with licenced GVW greater than 63,500 Kilograms	7(4)	\$200.00	\$200.00	No
Vehicle with unpermitted wheels, tires or tracks	7(5)	\$200.00	\$200.00	No
Litter on highway	8(1)(a)	\$150.00	\$150.00	No
Cut, saw, deposit materials on highway	8(1)(b)	\$100.00	\$100.00	No
Deposit offensive substance on highway	8(1)(c)	\$500.00	\$500.00	No
Leave excavation insufficiently barricaded and lit	8(1)(d)	\$500.00	\$500.00	No
Deface highway or structure	8(1)(e)	\$200.00	\$200.00	No
Undertake unauthorized works in, on or under a highway	8(2)(a)	\$500.00	\$500.00	No
Unauthorized planting, damage or removal of vegetation	8(2)(b)	\$500.00	\$500.00	No
Damage or remove City erected items on highway	8(2)(c)	\$500.00	\$500.00	No
Change level of highway or obstruct flow of water	8(2)(d)	\$500.00	\$500.00	No
Construct or maintain ditch within a highway	8(2)(e)	\$500.00	\$500.00	No
Place, construct or maintain structure or thing on a highway	8(2)(f)	\$500.00	\$500.00	No
Erect or tear down signage	8(2)(g)	\$500.00	\$500.00	No

<b>Column 1</b> <b>Offence</b>	<b>Column 2</b> <b>Section</b>	<b>Column 3</b> <b>Fine</b>	<b>Column 4</b> <b>Fine If Paid Within 14 Days</b>	<b>Column 5</b> <b>Fine Where Compliance Agreement Entered</b>
Vehicle or animal in excess of 270 kg across boulevard	8(2)(h)	\$200.00	\$200.00	No
Construct boulevard	8(2)(i)	\$500.00	\$500.00	No
Obstruct flow of traffic	8(2)(j)	\$500.00	\$500.00	No
Construct or maintain unauthorized driveway	8(2)(k)	\$500.00	\$500.00	No
Debris or vegetation from property on highway	8(3)(a)	\$100.00	\$100.00	No
Vegetation from property over highway	8(3)(b)	\$100.00	\$100.00	No
Deposit excavation materials on highway	8(3)(c)	\$500.00	\$500.00	No
Deposit snow onto highway	8(3)(d)	\$100.00	\$100.00	No
Fail to remove soil or rubbish from sidewalk or walkway	8(4)(a)	\$100.00	\$100.00	No
Fail to remove snow from sidewalk or walkway	8(4)(b)	\$100.00	\$100.00	No
Fail to remove snow, ice or rubbish from roof or structure	8(4)(c)	\$100.00	\$100.00	No
Fail to upkeep boulevard bordering property	8(4)(d)	\$100.00	\$100.00	No
Fail to produce highway use permit at authorized site	9(2)(d)	\$150.00	\$150.00	No

**Subject:** FW: Prevention of Violence against Women Week April 14-20, 2024  
**Attachments:** BWSS Letter Municipal Prevention of VAW Week April 2024.pdf

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**From:** Angela Marie MacDougall <[director@bwss.org](mailto:director@bwss.org)>  
**Sent:** Friday, April 12, 2024 12:07 PM  
**To:** Angela Marie MacDougall <[director@bwss.org](mailto:director@bwss.org)>  
**Subject:** Prevention of Violence against Women Week April 14-20, 2024

April 12, 2024

TO: Mayor and Council

**RE: A Municipal Action Plan to End Gender-Based Violence**

Dear Mayor and Council,

On the occasion of [Prevention of Violence against Women Week \(April 14-20, 2024\)](#), I am writing again to you on behalf of Battered Women's Support Services (BWSS) to draw your attention to the lack of an actionable plan to end gender-based violence in your municipality. Thank you to those municipalities that responded to our letter sent in August 2023.

BWSS provides education, advocacy, and support services to assist survivors of gender-based violence across B.C. For 45 years, we have been working towards ending violence against women, girls, femmes, LGBTQ2S and non-binary survivors of violence across the province. Our specialized services include crisis intervention, legal advocacy, counselling, support groups, and information and referral services to meet survivor's individual complex needs. We also provide GBV prevention and intervention services, as well as community education & training programs to end gender-based violence. This year we are opening ten homes for women their children who are fleeing violence.

**We remain seriously concerned about the lack of a municipal plan to end gender-based violence, specifically intimate partner, domestic violence.**

Gender-based violence has reached epidemic proportions around the world, leading to what the United Nations has called "[a shadow pandemic](#)." In 2022, [184 women and girls were violently killed in Canada](#) due to their gender. According to the Canadian Femicide Observatory for Justice and Accountability, this represents an alarming [27 percent increase when compared to 2019](#). Over the past five years, over [850 women and girls](#) were killed in Canada. That means, on average, [at least one person every two days in Canada is killed due to their gender](#).

Additional statistics are equally alarming:

At least [19 percent of femicides](#) in Canada in 2022 were of Indigenous women, despite Indigenous women comprising only 5 percent of the female population in Canada.



Home is often the most dangerous place for women, with [87 percent](#) of gender-related homicides of women and girls occurring at a residence.

For [six consecutive years](#), rates of reported family violence and intimate partner violence have been increasing across Canada. In the past 11 years, [two-thirds](#) of gender-related homicides were perpetrated by an intimate partner, 28 percent by a family member, 5 percent by a friend or acquaintance, and 1 percent by a stranger.

Women, youth, and children fleeing domestic, intimate partner, and/or family violence face huge barriers to safety. Over a 24-hour period in 2022, at least [571 women, youth and children](#) across BC who are unsafe in their homes were unable to access life-saving Transition Housing Programs and PEACE Programs.

In November 2022, federal, provincial, and territorial governments in Canada announced the endorsement of a [10-year National Action Plan to End Gender-Based Violence](#). Declaring gender-based violence to be “one of the most pervasive, deadly, and deeply rooted human rights violations of our time,” the National Action Plan is built on [five key pillars that are being implemented through bilateral agreements](#) based on regional realities: Support for victims, survivors, and their families; Prevention; Responsive justice system; Implementing Indigenous-led approaches; and Social infrastructure and enabling environment.

Municipal governments maintain jurisdiction over key public infrastructure and services, such as housing, transit, childcare, and public safety. Dozens of municipalities such as Toronto, Ottawa, and Renfrew County have recently made important declarations on gender-based violence as an epidemic; however, no municipality in B.C. has taken any similar steps.

**We reissue the call on you to develop a municipal action plan to end all gender-based violence.** This requires a multi-stakeholder and intersectional response to identify core needs of survivors, with a particular emphasis on Indigenous, Black, newcomer immigrant/refugee, racialized, queer, and trans, disabled, sex working, and rural survivors. It also requires a comprehensive plan across departments and organizations to ensure adequate housing, transition services, and wrap around supports for women, gender-diverse people, youth, and children fleeing violence.

We strongly urge you to take immediate action on a municipal plan to end gender-based violence. The lives of many in your region depend on it. I can be reached at [director@bwss.org](mailto:director@bwss.org) or 604-808-0507 to discuss further. Thank you for your time and consideration.

Yours sincerely,



Angela Marie MacDougall  
Battered Women's Support Services



Angela Marie MacDougall (she/her)  
Executive Director | [bwss.org](http://bwss.org)

Email: [director@bwss.org](mailto:director@bwss.org)  
Mobile: 604-808-0507

Crisis Line (604) 687-1867  
Toll free 1-855 687-1868  
P.O. Box 21503,  
1424 Commercial Drive  
Vancouver, BC V5L 5G2

BWSS:



My Sister's Closet:



*On the unceded and unsurrendered territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətaʔ/Selilwitulh (Tsleil-Waututh).*



**Canada**  
**Province of British Columbia**  
**A Proclamation**

CHARLES THE THIRD, by the Grace of God, King of Canada  
and His other Realms and Territories, Head of the Commonwealth

**To all to whom these presents shall come – Greeting**

WHEREAS violence against women has serious adverse physical, psychological, sexual, financial, cultural and spiritual impacts on women, and

WHEREAS violence against women has serious consequences for the health and well-being of children, families and communities, and

WHEREAS women must know that they are not alone and that information and support are available to help prevent and address violence against them, and

WHEREAS women have the right to feel safe, to live free from violence, to reach their full potential, and to contribute fully to their families and society, and

WHEREAS the right to equality and security of person is fundamental to the Universal Declaration of Human Rights and the *Canadian Charter of Rights and Freedoms*, and

WHEREAS the Province of British Columbia is committed to stopping violence against women and believes that all people must stand together to end violence against women;

NOW KNOW YE THAT We do by these presents proclaim and declare that April 14 to 20, 2024, shall be known as

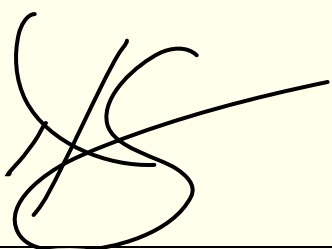
**“Prevention of Violence Against Women Week”**

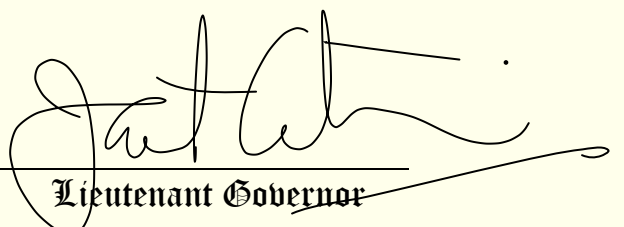
in the Province of British Columbia.

IN TESTIMONY WHEREOF, We have caused these Our Letters to be made Patent and the Great Seal of Our Province of British Columbia to be hereunto affixed.

WITNESS, The Honourable Janet Austin, Lieutenant Governor of Our Province of British Columbia, in Our City of Victoria, in Our Province, this fifth day of April, two thousand twenty-four and in the second year of Our Reign.

BY COMMAND.

  
\_\_\_\_\_  
Attorney General

  
\_\_\_\_\_  
Lieutenant Governor

**Paula Kusack**

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**Subject:** FW: For April 29 Agenda - FW: May 2024 Proclamation Request Melanoma and Skin Cancer Awareness Month  
**Attachments:** Langley Proclamation Request Letter.docx.pdf

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**From:** [laura@saveyourskin.ca](mailto:laura@saveyourskin.ca) <[laura@saveyourskin.ca](mailto:laura@saveyourskin.ca)>  
**Sent:** Thursday, April 18, 2024 2:07 PM  
**To:** [mayorcouncil@tol.ca](mailto:mayorcouncil@tol.ca); WebInfo <[webinfo@langleycity.ca](mailto:webinfo@langleycity.ca)>  
**Subject:** May 2024 Proclamation Request Melanoma and Skin Cancer Awareness Month

Hello,

On behalf of Save Your Skin Foundation, I am pleased to reach out to you today with the attached request.

Please see the attached letter as well as the draft proclamation. Here is additional information as well:

- Contact information: Events and Initiatives Coordinator [laura@saveyourskin.ca](mailto:laura@saveyourskin.ca)
- Proclamation title and dates: May 1<sup>st</sup> to 31<sup>st</sup> 2024 "Melanoma and Skin Cancer Awareness Month"
- Sources:
  - We partner with numerous Canadian and American health organizations, etc as you can view here! <https://saveyourskin.ca/addl-resources-support-groups/>
  - <https://saveyourskin.ca/faqs/>
- More info on May activities through SYSF - <https://saveyourskin.ca/may-is-melanoma-skin-cancer-awareness-month/>

I would be most happy to speak with you about this via a virtual meeting. I can also address questions by email.

With thanks and kind regards,

**Laura Rinaldi (she/her)**  
Events and Initiatives Coordinator

**SAVE YOUR SKIN FOUNDATION**

E: [laura@saveyourskin.ca](mailto:laura@saveyourskin.ca)

C: 705-822-8380

W: [saveyourskin.ca](https://saveyourskin.ca)





## City of Langley

### Proclamation Request

#### **May is Melanoma and Skin Cancer Awareness Month**

Hello,

May marks both Melanoma and Skin Cancer Awareness Month and the beginning of summer. It is imperative that communities across Canada be reminded of the importance of sun safety at this time of the year. In order to keep our communities aware, informed, and vigilant about the potential risks of over-exposure to the sun (UV radiation), we ask that you publicly **proclaim May 2024 as Melanoma and Skin Cancer Awareness Month.**

Over-exposure to UV radiation is one of the major causes of melanoma and non-melanoma skin cancers. Though skin cancers should be largely preventable, their diagnosis rates are increasing. Skin cancer is the most common of all cancers. 1 in 6 Canadians born in the 1990s will get skin cancer in their lifetimes.

While most forms of non-melanoma skin cancer can be surgically removed, melanoma is an aggressive form of cancer. The five-year relative survival rate of melanoma that has metastasized is 18%. Despite these figures, many people seek sun without taking the advisable precautionary measures, or believe that only severe burns contribute to one's risk of skin cancer. In fact, any darkening of skin colour, including a tan, is indicative of UV damage.

There are more new cases of skin cancer each year than the number of breast, prostate, lung and colon cancers combined.

We would be most happy to provide you with resources on these matters which you can share with your residents. We would also appreciate discussing providing **free sunscreen dispensers** for your communities or at specific events. This offer especially includes our SunCare initiative which extends free sunscreen to vulnerable communities. We would also be pleased to join you in your communities by hosting events in your local libraries or other community centres using resources from our **Shining a Light on Sun Safety** initiative which includes childrens books and other activities.

Thank you for your consideration. We look forward to working with you.

Sincerely,

**Kathleen Barnard, Founder and President**  
Save Your Skin Foundation



**“MELANOMA AND SKIN CANCER AWARENESS MONTH”**

WHEREAS It is imperative that communities across Canada be reminded of the importance of sun safety;

AND WHEREAS Over-exposure to UV radiation is one of the major causes of melanoma and non-melanoma skin cancers;

AND WHEREAS Skin cancer is the most common of all cancers. 1 in 6 Canadians born in the 1990s will get skin cancer in their lifetimes;

AND WHEREAS Many people seek sun without taking the advisable precautionary measures and are unaware that any darkening of skin colour, including a tan, is indicative of UV damage;

AND WHEREAS Skin self-examinations should be performed on a monthly basis because skin cancers are highly treatable when detected early;

AND WHEREAS Save Your Skin Foundation is dedicated to the fight against non-melanoma skin cancers, melanoma and ocular melanoma through nationwide education, advocacy, and awareness initiatives:

NOW, THEREFORE the month of May 2024 will hereby be proclaimed as MELANOMA AND SKIN CANCER AWARENESS MONTH





## 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 pm, 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](mailto:pkusack@langleycity.ca) in person or by mail to the attention of the *Deputy Corporate Officer, Langley City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3*, or by fax to (604) 514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

A **Delegation** is defined as an individual, group or organization making a request of Council and is limited to a five (5) minute presentation time.

A **Community Spotlight** is an individual, group or organization providing information or updates on an event or activity and is limited to a ten (10) minute presentation. You may speak on more than one topic but you must keep your presentation within the prescribed time limit. Please include with this form, any material that you wish Council to review in advance of the meeting and be advised that it will be included in a public agenda and/or available to members of the public upon request.

Date: 24Apr2024 Requested Meeting Date: 29Apr2024

Applicant Name:

Ilona Ug

Organization Name:

Jewish community

Presenter Name(s):

Ilona Ug and Langley Jewish community representatives

Address: 22 (1) Langley

Phone Number: 22 (1) Email Address: 22 (1)

Presentation Topic:

Community Spotlight: Discussion of motion approved by the council on March 18, 2024: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza

Audio/Visual Needs (if yes, specify):

Action You Wish Council to Take:

Reconsider the resolution.



Download the fillable form to your device, save, and email the completed form to [pkusack@langleycity.ca](mailto:pkusack@langleycity.ca).





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Date: April 24, 2024 Requested Meeting Date: As soon as possible

Applicant Name:

Regina Lvovski

Organization Name:

Langley Jewish Community

Presenter Name(s):

Regina Lvovski and additional community members - on behalf of Langley Jewish Community

Address: 22 (1) Langley

Phone Number: 22 (1) Email Address: 22 (1)

Presentation Topic:

I would like address the resolution passed by the council on March 18, 2024: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza and in the Occupation of Palestine

Audio/Visual Needs (if yes, specify):

Action You Wish Council to Take:

A review and request to reconsider the resolution accepted by the council.



Download the fillable form to your device, save, and email the completed form to [pkusack@langleycity.ca](mailto:pkusack@langleycity.ca).







# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Ottawa Mission Summary April 17 – April 18, 2024**

File #: 0110.00

Doc #: 194249

From: Nathan Pachal  
Mayor

Date: April 22, 2024

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## RECOMMENDATION:

THAT City Council receive the Ottawa Mission Summary report dated April 23, 2024 for information.

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## PURPOSE:

This report is a summary of the discussions held with Members of Parliament on our recent mission to Ottawa to discuss and advocate Langley City's position with respect to housing, infrastructure, transportation, culture, immigration, and refugee issues.

## POLICY:

Not applicable.

## COMMENTS/ANALYSIS:

Langley City Council's recent mission to Ottawa to engage with Members of Parliament from the Liberal and Progressive Conservative parties was extremely informative and productive. Mayor Nathan Pachal and Councillors Paul Albrecht, Leith White, and Mike Solyom had constructive meetings with members of the Pacific Caucus; MP Peter Fragiskatos, Parliamentary Secretary to the Minister of Housing, Infrastructure and Communities; MP Paul Chiang, Parliamentary Secretary to the Minister of Immigration, Refugees and Citizenship; MP Tako van Popta; MP Brad Redekopp; MP Scott Aitchison, Shadow Minister of Housing; and MP Tom Kmiec, Shadow Minister of Immigration, Refugees and Citizenship.

The following is a brief summary of our discussions:

- **Immigration and Settlement Considerations** - Langley City Council noted that our community is experiencing the arrival of an unprecedented number of individuals who are choosing to settle in our community due to several factors including affordable living, school, work, and quality of life. Data from the 2021 Census indicated that there were 4,395 newcomers representing a 48.6 percent increase in new immigrant population growth between 2016 and 2021, which is reported to be the highest percentage in British Columbia. Langley City Council noted that language training is one of many needs to support the influx of newcomers in our community. Many newcomers initially arrive in communities to the west of Langley City like Surrey or Coquitlam and funding is provided to the immigration agencies and services in those communities. However, they soon relocate to Langley City mainly due to housing affordability. Therefore, there is a real need for funding to build infrastructure capacity for affordable housing, transportation, childcare, and multi-function service spaces that are inclusive and culturally appropriate, as well as social infrastructure for language training and services.
- **Housing Accelerator Fund** - Langley City Council noted that there were close to 450 homes completed in 2023, with over 1,000 homes currently under construction and another 2,600 in the application process. We will soon have two SkyTrain stations in Langley City and our Official Community Plan was developed with the lens of attracting Transit-Oriented Development to densify the areas around the SkyTrain corridor and stations, in support of the significant Federal investment into the Surrey Langley SkyTrain project. Langley City is doing our part to provide more housing as well as affordable housing to address the national housing crisis. Although we were not successful with our Housing Accelerator Fund application, we look forward to reapplying under the second round of the \$400 million HAF top up.
- **Infrastructure** – Langley City Council noted that much of our infrastructure is aging and needs repair or replacement to accommodate the growth of the community. We have made, and will continue to make, significant investments to replace aging infrastructure, however the costs are well beyond the financial capacity of local governments. We need a sustainable infrastructure assets management fund to increase investment in infrastructure renewal. Additionally, Langley City has several ‘Shovel Ready’ projects that may be eligible under upcoming infrastructure funding programs.
- **Performing Arts and Cultural Centre** – Mayor Pachal noted that “there is no life if there is no art”. Langley City Council noted that there is no performing arts and cultural centre in the Langleys and the eastern part of Surrey. With the Langley

City Centre SkyTrain station within 200 metres, and within downtown Langley, from the proposed performing arts and cultural centre, this will be a highly attractive and sought after location for local and regional acts.

- **Airport Zoning Regulations (AZR)** – Langley City Council noted development in Langley City can only be built up to 150 feet above ground (12 to 13 storey). With the significant Federal investment in the Surrey Langley SkyTrain project and the desire of all levels of government to support Transit-Oriented Development and provide additional housing for all segments of our population, especially affordable housing, and to reduce GHG emissions, we need the ability to increase the height of buildings within the AZR by either a blanket exemption from the Aeronautical Act or an exemption for specific sites.

MPs from both parties were extremely engaged and interested in understanding our issues. There were robust discussions between Langley City Council and MPs at each meeting and we received valuable advice and feedback on how Langley City can achieve our objectives. Some of the takeaways and action items include:

#### Immigration and Settlement Considerations

MP Paul Chiang, Parliamentary Secertary to the Minister of Immigration, Refugees and Citizenship noted that, being an immigrant himself, he is fully aware of the challenges facing newcomers. Almost 60% of the populations in his riding of Markham—Unionville are immigrants and hence he is fully aware of the programs and support necessary to support newcomers to Canada. MP Chiang noted he would very much like to visit Langley City the next time he travels to BC to see first-hand the issues facing newcomers in our community.

MP Tom Kmiec, Shadow Minister of Immigration, Refugees and Citizenship noted that the current immigration policy limits foreign construction workers from coming to Canada. This has significant impact on attracting skilled workers to come to Canada to mitigate the skilled workers shortage problem. MP Kmiec noted that the Provincial Nominee Program<sup>1</sup> (PNP) in other provinces, such as Manitoba, is more refined than BC and that BC may wish to consider reviewing and adopting the PNP processes from other provinces.

#### *Action Item:*

1. *Follow up with MP Paul Chiang's office to set up meetings with immigration and settlement services agencies in Langley to discuss the support and needs for built infrastructure (housing, transportation, childcare, and multi-function service*

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<sup>1</sup> The Provincial Nominee Program (PNP) is for workers who have the skills, education, and work experience to contribute to the economy of a specific province or territory who want to live in that province and want to become permanent residents of Canada.

*spaces that are inclusive and culturally appropriate), social infrastructure (programming, language training, peer navigators, and services), and communication infrastructure (early warning systems that are accessible in multiple languages, culturally sensitivity training, and civic orientation into Canadian life).*

- 2. Forward the Provincial Nominee Program (PNP) feedback from MP Tom Kmiec to MLA Andrew Mercier for his consideration.*

#### Housing Accelerator Fund

MP Peter Fragiskatos, Parliamentary Secretary to the Minister of Housing, Infrastructure and Communities noted that he has reviewed our Housing Accelerator Fund (HAF) file and informed us that CMHC will provide Langley City with an explanation on why we were not successful with our initial HAF application. This will allow Langley City to adjust our HAF application to have a better chance for success for the \$400 million top-up.

#### *Action Item:*

- 1. Staff to follow up with CMHC to obtain an explanation of why we were not successful with our initial HAF application.*

#### Infrastructure Asset Management Fund

MPs from both parties were keenly aware of the funding challenges facing municipalities to replace aging infrastructure.

Reference was made to Budget 2024 where the Federal Government is proposing to provide \$6 billion over 10 years, starting in 2024-25, to Infrastructure Canada to launch a new Canada Housing Infrastructure Fund to accelerate the construction and upgrading of housing, enabling water, wastewater, stormwater, and solid waste infrastructure that will directly enable a new housing supply and help improve densification.

#### *Action Item:*

- 1. Staff to follow up on the Canada Housing Infrastructure Fund as more details to follow from the Federal Government.*

#### Performing Arts and Cultural Centre

MP Harjit Sajjan, President of the King's Privy Council for Canada and Minister of Emergency Preparedness and Minister responsible for the Pacific Economic

Development Agency of Canada suggested that Langley City should explore potential funding opportunities for the Performing Arts and Cultural Centre through the PacifiCan program.

*Action Item:*

- 1. Follow up with MP Harjit Sajjan's office to set up a meeting to discuss the PacifiCan program and explore potential funding opportunities through the program.*

Airport Zoning Regulations (AZR)

MPs from both parties appreciated the need to amend the Airport Zoning Regulations (AZR) for the Langley Regional Airport (CYNJ) to allow taller buildings above 150 feet above ground (12 to 13 storey) to maximize Transit-Oriented Development along the SkyTrain corridor and stations. The MPs supported our efforts to engage with Transport Canada to consider amending the *Aeronautical Act* to relax the height restrictions within the AZR by either a blanket height exemption or a height exemption for specific sites.

*Action Item:*

- 1. Staff to re-engage with Transport Canada and BC's Ministry of Transportation and Infrastructure to explore the possibility of amending the Aeronautical Act to relax the height restrictions within CYNJ's AZR by either a blanket height exemption or a height exemption for specific sites.*

As the Mayor of Langley City, I am really proud of what we presented to the MPs and how we presented ourselves. It was a great team effort, and we are starting to get Langley City on the map in Ottawa.

On behalf of City Council, I would like to express my sincere thanks to MP John Aldag and MP Tako van Popta for organizing the meetings with MPs from both parties.

**BUDGET IMPLICATIONS:**

Not applicable.

**ALTERNATIVES:**

None provided.

Respectfully Submitted,



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Nathan Pachal  
Mayor

# **ZONING BYLAW 1996, No. 2100, AMENDMENT No. 201, 2024, No. 3272**

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Prepared by:



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Anton Metalnikov, Planner

Reviewed by:



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Francis Cheung, Chief Administrative Officer



# ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 201, 2024, BYLAW No. 3272 DEVELOPMENT PERMIT APPLICATION DP 12-23

To consider rezoning and Development Permit applications from ParaMorph Architecture Inc. to accommodate a 6-storey, 114-unit apartment development.

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

## **Background Information:**

<b>Applicant:</b>	Paramorph Architecture Inc.
<b>Owner:</b>	SP (Linwood 2) Holdings Inc.
<b>Civic Addresses:</b>	20256-20272 54A Avenue
<b>Legal Description:</b>	Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
<b>Site Area:</b>	2,756 m <sup>2</sup> (0.68 acres)
<b>Number of Units:</b>	114 apartments
<b>Gross Floor Area:</b>	7,437 m <sup>2</sup> (80,051 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.698
<b>Lot Coverage:</b>	47%
<b>Total Parking Required:</b>	163 spaces (including 8 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	121 spaces
<b><u>Visitor</u></b>	<u>17 spaces</u>
<b>Total</b>	138 spaces (including 7 h/c spaces)
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD94 Comprehensive Development
<b>Variances Requested:</b>	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 17 visitor parking spaces (23 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>



<b>Development Cost Charges:</b>	\$2,176,222.00 (City - \$1,014,950.00, GVS&DD - \$461,650.00, GVWD - \$458,986.00, SD35 - \$64,400.00, TransLink - \$176,236.00)
<b>Community Amenity Contributions (CACs):</b>	\$464,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 201**

**BYLAW No. 3272**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20256-20272 54A Avenue to the CD94 Comprehensive Development 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. 201, 2024, No. 3272".

**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 – 94 (CD94) Zone immediately after Comprehensive Development – 93 (CD93) Zone:

**"MMMM. CD94                      COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 114-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall 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 lots shall form the site and shall be zoned CD94 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-874-322  
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-874-357  
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (c) PID: 011-286-709  
Lot 14, District Lot 305, Group 2, New Westminster District, Plan 8109
- (d) PID: 011-286-725  
Lot 15, District Lot 305, Group 2, New Westminster District, Plan 8109

### **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 prepared by ParaMorph Architecture Inc. (dated April 22, 2024) and David Stoyko Landscape Architect (dated April 18, 2024), one copy each of which is attached to Development Permit No. 12-23.

### **5. Other regulations**

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

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

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

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 001-874-322  
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-874-357  
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

from the RM1 Multiple Residential Low Density Zone; and:

- (c) PID: 011-286-709  
Lot 14, District Lot 305, Group 2, New Westminster District, Plan 8109
- (d) PID: 011-286-725  
Lot 15, District Lot 305, Group 2, New Westminster District, Plan 8109

from the RS1 Single Family Residential Zone to the CD94 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

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

READ A THIRD TIME this     day of     , XXXX.

FINALLY ADOPTED this     day of     , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**





## EXPLANATORY MEMO

### March 13, 2024 Advisory Design Panel Recommendations and Applicant Response DP 12-23 20256-20272 54A Avenue

#### Advisory Design Panel Recommendations and Applicant Response

On March 13, 2024 the Advisory Design Panel (ADP) reviewed the DP 12-23 application, and provided the following recommendations (see attached minutes for further details):

1. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces.
2. Consider widening 6<sup>th</sup> floor balcony covers to ensure they, at a minimum, match the width of balconies.
3. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.)
4. Review the height and design of the fence between the courtyard and the rear lane for security.
5. Review location of the intercom at the rear lane to ensure the courtyard is fully secure.
6. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes.
7. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow and ice build-up.
8. Review opportunities to bring more light into smaller, centrally-located units.
9. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts.
10. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. "pavilion in a park", trellised area, green roof, etc.).
11. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area.
12. Incorporate more detail on indoor amenity programming in drawings.
13. Add solar shading to south-side windows.
14. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines.
15. Consider interventions to discourage vehicle drop-off on the lane.
16. Consider a children's play area within the outdoor amenity space.
17. Provide information on the minimum bed size which would fit within unit dens.

18. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

The applicant submitted finalized revised architectural and landscape drawings on April 22, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces.

Accessibility hardware will be provided to all spaces as required by the Building Code, as well as to the garbage room.

2. Consider widening 6<sup>th</sup> floor balcony covers to ensure they, at a minimum, match the width of balconies.

The covers have been updated to have the full width of the balconies protected.

3. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.).

In addition to the increased size of the balcony covers, the wood-tone soffit pattern has been updated to a horizontal orientation to contribute to a more prominent edge along the building top.

4. Review the height and design of the fence between the courtyard and the rear lane for security.

The courtyard fencing has been raised from 1.2 metres to 1.8 metres to enhance security, while also updating the design to an aluminum picket fence to prevent a walled-off feeling within the outdoor amenity area due to the increased height.

5. Review location of the intercom at the rear lane to ensure the courtyard is fully secure.

The rear intercom has been moved from the building entrance to the gate into the courtyard, which will restrict unauthorized access.

6. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes.

Lighting has been maintained within the accessible ramp, integrated into bollards and building walls along the rear visitor parking spaces, and incorporated down

the parkade ramp wall. In accordance with the City's engineering standards, City lighting will not be provided along the rear lane. Pedestrian lane safety will be enhanced through the added visitor parking lighting and the upgrading and widening of the lane to be completed as part of this development.

7. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow and ice build-up.

The accessible ramp has been extended to reduce its slope from 8.33% to a grade of 7%. The turning radius and weather protection were reviewed and the existing landing area and roof overhangs were determined to be sufficient by the applicant.

8. Review opportunities to bring more light into smaller, centrally-located units.

The applicant reviewed opportunities to let in more light to the inside corner units, with the primary options being enlarging windows and extending the unit out in place of the balcony. Enlarging the window was determined to be unfeasible as the window is already provided at the maximum possible size to maintain structural integrity. Expanding the unit to replace the balcony was also determined by the applicant to be undesirable, as it would remove the unit's private outdoor space. It is also noted that these inside units are south-facing and will have their inside corner location mitigated through consistent solar exposure.

9. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts.

The applicant has clarified that the balcony guardrails are composed of black metal railings and fiber cement panels. The balcony dividers are frosted glass. Aluminum composite paneling, with a silver mirror finish, is proposed only on the entrance fascia board and is not expected to create glare given its northern exposure.

10. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. "pavilion in a park", trellised area, green roof, etc.).

Three renderings have been added to show the garbage enclosure, rear fencing, and dog run at the rear of the building, and the massing model has been updated to show these features as well. Renderings without these features have also been maintained to better show the appearance of the main building.

The garbage enclosure's design was updated to match the main building, with the cladding material changed to grey fibre cement panelling.



11. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area.

After review, the applicant has determined the southeast exit stair cannot be rotated or repositioned without significant impacts to parkade circulation or structural seismic design, and the stair has been kept as previously proposed.

12. Incorporate more detail on indoor amenity programming in drawings.

The indoor amenity areas have been delineated into distinct spaces and had descriptions of their use added to the floor plans.

13. Add solar shading to south-side windows.

The applicant felt that window canopies would clash with the design of the south side of the building. In place of this, south-side windows have been replaced with a solar-reflective glass to reduce the amount of glare entering units. In addition, the new BC Building Code (BCBC 2024 adopted in March 2024) includes new cooling requirements, which will result in this building providing air conditioning within all units.

14. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines.

An additional path between the west and east sides of the courtyard has been provided to improve circulation.

15. Consider interventions to discourage vehicle drop-off on the lane.

The lanes and street fronting the site would be upgraded to the City's modern engineering standards as part of the development, which are not intended to accommodate stopping on the lane. These upgrades include the widening of 54A Avenue along the site frontage to allow for two-way vehicle travel with a separate parking lane, which is expected to be the more convenient option for vehicle drop-off, compared to having to turn and maneuver through the back lanes.

16. Consider a children's play area within the outdoor amenity space.

A children's play area has been provided in the rooftop amenity area, which includes a play house, play mounds, and a bright blue rubberized surface.

17. Provide information on the minimum bed size which would fit within unit dens.

Unit dens would be able to fit a twin bed.

18. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

All noise mitigation measures will be provided in accordance with BC Building Code 2024 requirements.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Provide more information on adaptable unit requirements.

The British Columbia Building Code defines “adaptable dwelling unit” as “a dwelling unit designed and constructed with some accessible features and which accommodates the future modification to provide more accessible features”.

Adaptable units include special requirements including:

- Accessible paths of travel of 0.85-1.0 metres wide within the unit;
- Minimum door widths of 0.85 metres for entries to the units and adaptable rooms;
- A minimum of one adaptable bedroom, with minimum turning radii and clearances, including in relation to closets;
- A minimum of one adaptable bathroom, with minimum clearances, reinforced walls to allow the future installation of grab bars, and plumbing systems that accommodate the future installation of accessible sinks and showers/bathtubs; and
- Minimum clearances in the kitchen, with a continuous counter between the cooktop and sink, and a plumbing system that accommodates the future installation of an accessible kitchen sink.

Stacked appliances, such as washers and dryers, are permitted within adaptable units.

The City’s OCP currently requires 20% of single-level units within apartment buildings to be provided as adaptable. On March 10, 2025, the BC Building Code will be updated to require 100% of units to be adaptable in large apartment buildings and all ground-floor units to be adaptable in small apartment buildings. Definitions of “large” and “small” buildings have not yet been provided.



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,  
LANGLEY CITY HALL**

**WEDNESDAY, MARCH 13, 2024  
AT 7:01 PM**

**Present:** Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Nathan Pachal  
Blair Arbuthnot  
Matt Hassett  
Leslie Koole  
Dammy Ogunseitan  
Tony Osborn  
Ritti Suvilai  
Ella van Enter

**Absent:** Jaswinder Gabri  
Cst. Dennis Bell

**Staff:** R. Beddow, Deputy Director of Development Services  
C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
A. Metalnikov, Planner

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Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the March 13, 2024 agenda.

It was MOVED and SECONDED

THAT the agenda for the March 13, 2024 Advisory Design Panel be approved.

**CARRIED**

## **2) MINUTES**

Adoption of minutes from the November 22, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 22, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

## **3) ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION**

Introductions of Panel members and staff were made. Carl Johannsen, Director of Development Services provided an overview of the meeting process for tonight's meeting for the benefit of new members.

Roy Beddow, Deputy Director of Development Services provided information to the Panel on the following:

- Official Community Plan (OCP):
  - Purpose
  - Five Key Themes
  - Land Use Map highlights
  - Land Use Designations
  - Urban Design Principles
  - Development Permit Area Guidelines
  - DP Guidelines – Form & Character
  - Appendices to Official Community Plan
- Zoning Bylaw; and
- Zoning Bylaw Update.

Anton Metalnikov, Planner, provided information to the Panel on the following:

- New Provincial legislation;
- Transit Oriented areas (TOAs);
- Small-Scale Multi-Unit Housing (SSMUH);
- Master-Planned Sites.

Mr. Metalnikov responded to questions from Panel members, advising that:

- the new provincial legislation allowing four building units per lot does not preempt the City's rezoning requirements; and
- as part of his presentation he will explain changes to the City's public hearing processes as a result of the new provincial legislation;

Mr. Metalnikov provided further information on the following:

- Typical Application Process (Rezoning and DP) and new public input process for residential rezonings, which replaces public hearings;
- Recent Projects; and
- 2023 ADP Results-Before and After designs.

Carl Johannsen, Director of Development Services provided information on the Terms of Reference of the Advisory Design Panel.

Kelly Kenney, Corporate Officer provided information on meeting procedures, referencing and providing examples from the following guidance documents:

- Community Charter;
- Council Procedure Bylaw; and
- ADP's Terms of Reference.

In response to a question from a Panel member, Mr. Johannsen advised that:

- staff will report back to the Panel with the results of two public surveys undertaken as part of the Zoning Bylaw update process;
- once the new Zoning Bylaw is drafted it will be made available to the public on the City's website and staff can provide an update to the Panel at that time and receive feedback from Panel members on the draft bylaw; and
- Staff can provide a link to the current Zoning Bylaw update webpage to Panel members.

The Chair and staff advised members on various meeting logistics including receipt of their agendas, review of staff reports and the availability of meeting microphones.

In response to questions from Panel members; staff advised that:

- the development process from submission of the application to breaking ground at the development site takes approximately a year to a year and a half.
- only 5 to 10 percent of the ADP's recommendations are not actioned by developers, and in doing so are required to explain why they are not actioning them.

#### **4) DEVELOPMENT PERMIT APPLICATION DP 12-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 10-23**

20256-20272 54A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated February 29, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, Mr. Metalnikov advised that there are no plans to turn 54A Ave. into a one-way street, rather, staff are looking to have the roadway widened as part of the development applications' frontage upgrades on this block.

The Applicant team entered the meeting:

Harp Saran – President, Development – Scale Projects

David Eaton – Senior Architect – ParaMorph Architecture

David Stoyko – Landscape Architect – David Stoyko Landscape Architect

Manika Grover – Project Manager, Intern Architect – ParaMorph Architecture

Aman Jain – Architectural Technician – ParaMorph Architecture

Mr. Eaton presented the application, providing an overview of the development with details on the following:

- North elevation rendering;
- Site and building details (program summary);
- Aerial site plan;
- Location renderings;
- Building renderings;
- Detailed site plan showing amenity areas/garbage, and parking areas;
- Rooftop site plan; and
- Elevation renderings.

Mr. Stoyko provided an overview of the landscape plan, with details on the following:

- Street frontage;
- Courtyard amenities;
- Roof plan amenity spaces; and
- Types of plantings.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- ensure doors are auto closing throughout the development;
- Consider widening the canopies over sixth floor balconies to make them as wide as the balconies;
- the main façade in centre of the building lacks personality, consider stronger features, a colour other than grey for centre square on building, and extend features on the first floor exterior vertically;
- ensure there is adequate lighting in lane for intercom, accessible visitor parking area, and at entrance and exit to parkade ramp;
- make windows bigger in the centre units to bring in more light;
- determine whether there is a way to extend the accessible ramp and reduce its grade;
- update renderings to show mirrored panel that you intend on patio guardrails for accuracy to see the effect; they may possibly reflect light in the courtyard in a negative way;
- as every unit in the courtyard will be able to see the garbage enclosure in the rear courtyard, should make it a design feature;
- solar shading on south side is a missed opportunity;
- it is rather a circuitous route to get from the units to the amenities in the courtyard;
- the rooftop area seems rather plain;

- could see people parking in lane for pick-ups and drop offs as its easier to get to the door; will need to discourage this; and
- programming a children's play area within the outdoor amenity space.

In response to questions from Panel members, the applicant team advised that:

- There will be air conditioning for every unit;
- There are two types of lock ups;
- The planters with trellis will have vines in planters that will grow up the trellis;
- There will be soft surfacing for the rooftop amenity areas;
- None of the outdoor amenity spaces were specifically programmed for a children's play area as the amenity areas were intended to be flexible multi-use spaces;
- The firepit cannot be relocated from the courtyard to the rooftop given the roof's soft surfacing; fencing around the courtyard will prevent access to the courtyard from the street;
- the large indoor amenity space will have a fitness room on one side and a lounge with full kitchen, tv, and couch on the other side; some outdoor amenities include an off leash dog area and pet wash area and a compartment for communal tools and appliances;
- the building design is considered precedent setting by the applicant because of the following elements:
  - its extensive use of simulated wood features;
  - its modern style;
  - its use of colours that are the current trend (white, grey, and black);
  - its L-shape;
  - its use of aluminum reflective element at the entry;
- all entrances are accessible, there is accessible parking in the parkade and in the lane, and wide passages in the building;
- they have tried to keep the accessible parking stalls as close as possible to building entrances;
- there is an 8 percent grade on the accessible ramp;
- the balcony covers are intended as sun shades not as rain protection;
- the gates between the courtyard and public property will be 6ft. high;
- the roof top amenity space on the roof is the size it is in order to set it back so it won't be visible from the street; currently the development has more amenity space than what is required under City bylaws and policies;
- Evergreen Magnolia will be used in the landscaping;
- the main entrance will have smaller modules to differentiate it from the rest of the building patterns;
- it would not be practical to use a more decorative, textured surface on the accessible ramp as the surface needs to be smooth for wheelchair access;

- under the new Building Code, the developer is limited as to the amount of glazing that can be used, but they will look at it as part of their mandate;
- the centre units are south facing, which will bring light into these units;
- the current placement of the stairs was to accommodate a parking stall beneath; however, the design team can look at repositioning the stairs to allow for larger windows in the adjacent units;
- are amenable to improving the look of the garbage enclosure by surrounding it with trellised fencing;
- although the developer acknowledges the six units in the centre of the development won't get as much light as other units in the development, the rationale for having these six smaller units was to provide an additional level of affordability in the development;
- each of the six centre units have privacy screens to ensure privacy and the outside amenity is private to those units;
- the six smaller units will have a murphy bed or futon;
- in order to make a more direct route from units to amenities in the courtyard, they can explore taking the edge off the corner of the building;
- typically the accessible ramp does not have a heated surface;s
- mechanical doors will be put in wherever they are required;
- they will be making sure slope is stable; have completed review of the trees with arborist, some trees will be retained;
- in order to reduce the heat island effect, a heat resistant coating will be applied to the roof top surface; they have been advised by the vendor that this coating lasts between five to seven years before needing maintenance; and
- some features include e-bike charging stations and e-bike maintenance space; as well as a pet wash area and common tool storage area.

The applicant team left the meeting.

In response to questions from Panel members, Mr. Johannsen advised that:

- staff can report back with information on adaptable unit requirements;
- staff will review scalability of the gate enclosing the courtyard;

Panel members provided further feedback as follows:

- would like to know what size bed could fit into den space;
- ensure there is adequate sound-proofing between rooftop amenity area and units below, as well as between units with living room-to-bedroom interfaces;
- have lighting on recessed north east corner plaza;
- determine if there is enough room for scooters to navigate corner of accessible ramp;
- extend covering over more of the accessibility ramp on north side.

The Panel compiled a list of recommendations for the applicant.



It was MOVED and SECONDED  
THAT:

1. The ADP receive the staff report for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces;
  - b. Consider widening 6<sup>th</sup> floor balcony covers to ensure they, at a minimum, match the width of balconies;
  - c. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.);
  - d. Review the height and design of the fence between the courtyard and the rear lane for security;
  - e. Review location of the intercom at the rear lane to ensure the courtyard is fully secure;
  - f. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes;
  - g. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow & ice build-up;
  - h. Review opportunities to bring more light into smaller, centrally-located units;
  - i. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts
  - j. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. “pavilion in a park”, trellised area, green roof, etc.);
  - k. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area;
  - l. Incorporate more detail on indoor amenity programming in drawings
  - m. Add solar shading to south-side windows;
  - n. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines;
  - o. Consider interventions to discourage vehicle drop-off on the lane;
  - p. Consider a children’s play area within the outdoor amenity space;
  - q. Provide information on the minimum bed size which would fit within unit dens; and
  - r. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

CARRIED

Staff note: Provide more information on adaptable unit requirements.

**5) NEXT MEETING**

April 3, 2024

April 24, 2024 (to be confirmed)

**6) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:27 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**



# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 12-23  
Rezoning Application RZ 10-23  
(20256-20272 54A Avenue)**

From: **Anton Metalnikov, RPP, MCIP  
Planner**

File #: 6620.00  
Bylaw #: 3272

Date: February 29, 2024

Doc #:

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## RECOMMENDATION:

THAT this report be received for information.

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## PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Paramorph Architecture Inc. for a 6-storey, 114-unit apartment development at 20256-20272 54A Avenue.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential and RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Paramorph Architecture Inc.
<b>Owner:</b>	SP (Linwood 2) Holdings Inc.
<b>Civic Addresses:</b>	20256-20272 54A Avenue
<b>Legal Description:</b>	Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
<b>Site Area:</b>	2,756 m <sup>2</sup> (0.68 acres)
<b>Number of Units:</b>	114 apartments
<b>Gross Floor Area:</b>	7,437 m <sup>2</sup> (80,051 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.698
<b>Lot Coverage:</b>	47%
<b>Total Parking Required:</b>	163 spaces (including 8 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	121 spaces
<b><u>Visitor</u></b>	<u>17 spaces</u>
<b>Total</b>	138 spaces (including 7 h/c spaces)
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD94 Comprehensive Development
<b>Variances Requested:</b>	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 17 visitor parking spaces (23 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
<b>Development Cost Charges:</b>	\$2,176,222.00 (City - \$1,014,950.00, GVS&DD - \$461,650.00, GVWD - \$458,986.00, SD35 - \$64,400.00, TransLink - \$176,236.00)
<b>Community Amenity Contributions (CACs):</b>	\$464,000.00

## **Discussion:**

### **1. Context**

The applicant is proposing to develop a 6-storey, 114-unit apartment building on a site consisting of one duplex and two single-detached homes. The site is located in an established higher-density residential area hosting townhomes and apartment buildings of various sizes and ages, along with several new developments recently completed and other sites under active applications.

The site's primary frontage is formed on the north by 54A Avenue, a short local road across from which stands Manoah Manor, a 3-storey non-profit seniors apartment building completed in 1990. City lanes to the south and east provide additional access and separate the site from Oxford Court, a 4-storey apartment building completed in 1993, and a few single-family homes respectively. The site is flanked to the west by the 3-storey Arbutus Court apartment building (1994).



*Site context*

The site is well positioned with connections to retail and service areas, with Downtown located within a few minutes' walk. It also benefits from proximity to key neighbourhood amenities, including:

- Linwood Park (few minutes' walk);
- Timms Community Centre (5-to-10-minute walk); and
- Nicomekl Elementary School (10-minute walk).

The site is also located near several transportation services, including:

- Six local and regional bus lines within a 5-minute walk;
- The frequent 503 Fraser Highway Express bus (5 to 10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (5 to 10-minute walk).

## 2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Mid Rise Residential in the City's OCP, which allows for apartment development of up to 12 storeys in height and a Floor Area Ratio (FAR) of up to 3.5.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Mid Rise Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Mid Rise Residential designation.

## 3. Design

The applicant is proposing a wood-frame building with its frontage oriented to 54A Avenue to the north and the lane to the east in an L-shape, which wraps a ground-level courtyard to the southwest. The building sits atop an underground parkade raised slightly above ground, with this raised portion tiered with a step, painted, and topped with landscaping. The parkade is set back from the west property line to enable the retention of all the neighbouring property's trees, with the additional setback of the building itself allowing for additional trees and landscaping to be planted on the subject site's side of the boundary. A parkade ramp off the south lane provides access to the two-level underground parkade reserved for residents, while visitor parking is provided off the lanes at grade.

The building's base emphasizes the entrance on the corner and makes use of white fibre-cement panelling and wood-tone aluminum features rising from floor level to above the second storey along the rest of the street frontage to emulate



a townhome expression. These materials are complemented with grey fibre-cement panelling to ground the building “base” while making way for a lighter building “top” and wood-tone accents, particularly on the balcony insets and soffits. Extruded frame features serve to delineate the different façade sections and highlight elements like the building entrance and courtyard.

The development’s landscaping wraps the outside edge of the site with various shrub species and trees, with a larger planting area capitalizing on the building’s west setback. A ground-floor courtyard provides an additional large, landscaped area, with seating and dining areas included among plantings and trees. A total of 46 trees are proposed on-site, with additional street trees to be provided as part of required frontage upgrades. A second outdoor amenity area on the roof adds a cooking facility and 17 garden plots, along with additional planting beds. This rooftop area is set back from the roof edges for safety and privacy.

The unit type distribution of the building includes 18 studios, 69 one-bedroom units, and 27 two-bedroom units. 24 (21%) of the units are adaptable. Resident storage facilities are provided in storage rooms in both underground parkade levels as well as within in-unit storage rooms. 772 m<sup>2</sup> (8,304 ft<sup>2</sup>) of total amenity space is provided in the building, including 204 m<sup>2</sup> (2,192 ft<sup>2</sup>) of indoor amenity space and 568 m<sup>2</sup> (6,112 ft<sup>2</sup>) of outdoor amenity space split between the ground-level courtyard and the rooftop deck. A two-elevator core services the building.

#### 4. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan;
- Achieving an energy performance over 25% above the current Model National Energy Code;
- Reducing the heat island effect by use of landscaping and a rooftop amenity area;
- Using non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Providing resident garden plots;
- Using water-conserving toilets;
- Providing outlets for e-bike charging in all bike/storage lockers; and
- Providing 12 resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

## 5. CPTED

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

## 6. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-12 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Mid Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to provide bicycle parking within storage lockers, reducing the width of small car parking spaces, and reducing the number of visitor parking spaces. Staff support these variances per the rationales below.

The accommodation of bicycle parking spaces within storage lockers, rather than in separate bicycle parking rooms, is supported as the applicant has enlarged their storage lockers beyond the Zoning Bylaw requirement (5.67 m<sup>3</sup> or 200 ft<sup>3</sup>) to a minimum of 9 m<sup>3</sup> (318 ft<sup>3</sup>), which is an increase of 59%. Staff note that shared bicycle parking and storage lockers are being considered in the new Zoning Bylaw to allow for more flexibility and efficiency in their configuration.

The applicant is also requesting a variance to reduce the width of the small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. This adjustment was made to ensure this application meets the 138-space target that aligns with the residential rates being considered for the new Zoning Bylaw (additional discussion below). Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw to accommodate additional parking spaces in all development projects. This width is also similar to other municipalities in the region, such as Burnaby, which has a minimum small car space width of 2.4 metres, and Richmond, which has a minimum small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw to ensure safe and easy vehicle movements in parking areas are maintained.

### *Proposed Parking*

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking



amount is 15.4% less than what would be required. Given that a CD zone is being proposed for this development, technically a variance is only required for visitor parking, along with those previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 25 spaces or 15.4%) meets the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 138 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=121 resident spaces), and 0.15 visitor spaces per unit (=17 visitor spaces). This total is equal to the applicant's proposed parking amount of 138 spaces and is 15.4% less than the current RM3 Zone requirement of 163 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=140 resident spaces), and 0.2 visitor spaces per unit (=23 visitor spaces). Similar variances have recently been approved by Council in the nearby area at 20191 53A Avenue (13% reduction), 20142 53A Avenue (14.5% reduction), and 20230 56 Avenue (15% reduction).

Staff also note that this site is located within 800 metres of the future Langley City Centre SkyTrain station at 203 Street. Under Bill 47, adopted by the Province of British Columbia in November 2023 to amend the *Local Government Act*, this places the site within the future Langley City Centre Station "Transit-Oriented Area" (TOA) which the City of Langley is required to adopt by June 30, 2024. Under this new legislation, once the TOA is adopted, the City would not have the authority to set or enforce minimum residential parking requirements for this site.

Based on the above commentary and analysis, staff support these variances.

## 7. Summary

The proposed development is consistent with the City's OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

### **Engineering Requirements:**

**Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley's Design Criteria Manual (DCM).**

**Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.**

**Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.**

These requirements have been issued to reflect the application for development for a proposed **114 Unit Multi-Family Development located at 20256-20272 54A Ave.**

*These requirements may be subject to change upon receipt of a development application.*

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

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

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change. A safety factor of 10% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.

- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
- V. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
  - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
  - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- VII. A property dedication of 1m (+/-) will be required along the Lane frontages of the proposed development to provide a new ROW width of 7m - to be determined by a legal surveyor. 4m corner truncation dedications will also be required on the site's northeast and southeast corners. There will be no dedication requirement for 54A Ave.
- VIII. New sidewalk, barrier curb, and gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip based on the City's DCM Cross-Section SS-R07, using the existing centreline. As a result, the existing curb alignment will be widened by 0.7m (+/-) along the project frontage. The Developer shall contact Engineering Services to obtain City's Landscaping standards prior to hiring a professional to prepare boulevard trees and a planting strip plan.
- IX. A traffic impact assessment will be required as per the City's DCM.
- X. The condition of the existing pavement along the proposed project's frontages 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 the Developer's cost.

- XI. 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.
- XII. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
- XIII. A dedicated on-site loading zone shall be provided by the developer.

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

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current standards.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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

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

- I. Unless otherwise specified, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's

- Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
  - VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
  - VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
  - VIII. A complete set of record drawings (as-constructed), service record cards, a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
    - a. Use City's General Note Sheet and Title Block; and
    - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
  - IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
  - X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
  - XI. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

#### **Fire Department Comments:**

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required on exterior of both rooftop stairways. Standpipes will be required at the parkade entrance, and in both elevator lobby refuge areas. All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Stairwells must be constructed to accommodate shelter in place applications. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (knox box) will be required before occupancy. The 4" FDC will be located on

a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

**Advisory Design Panel:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the March 13, 2024 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,014,950.00 to City Development Cost Charge accounts and \$464,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services


Concurrence:



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David Pollock, P.Eng.  
Director of Engineering, Parks,  
& Environment

Concurrence:



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Scott Kennedy, Fire Chief

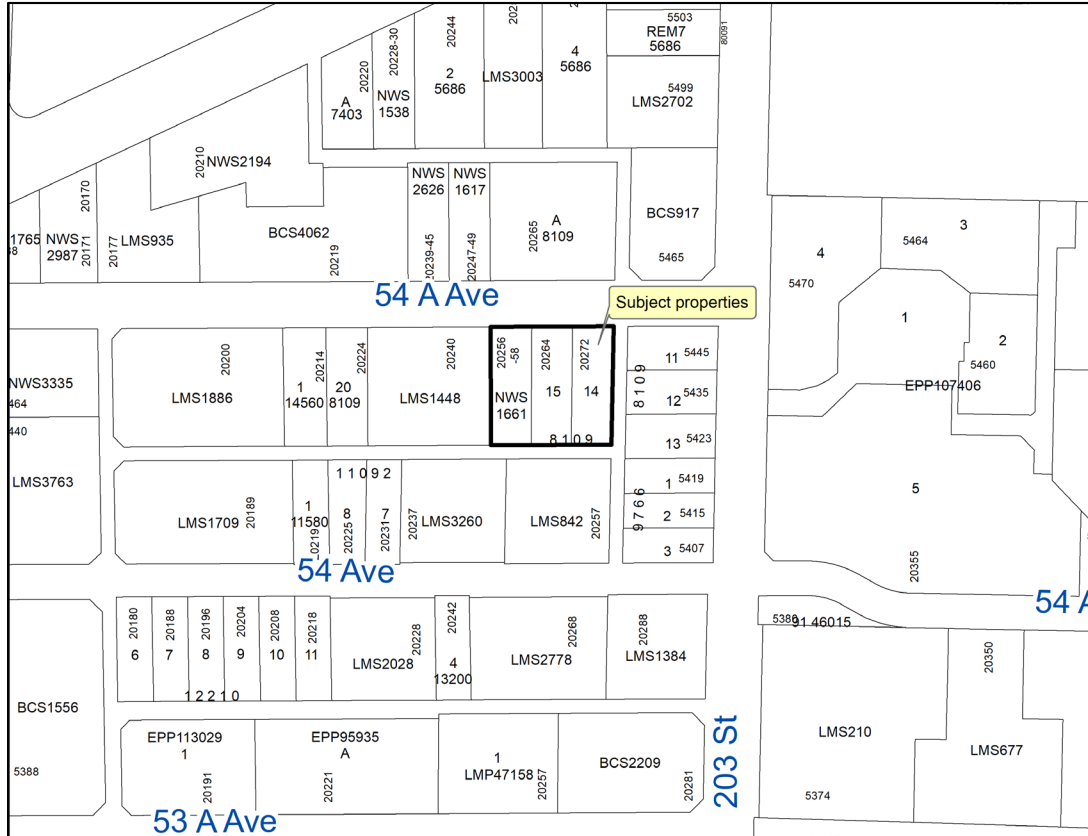
*Attachments*





## DEVELOPMENT PERMIT APPLICATION DP 12-23 REZONING APPLICATION RZ 10-23

**Civic Addresses:** 20256-20272 54A Avenue  
**Legal Description:** Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109  
**Applicant:** Paramorph Architecture Inc.  
**Owner:** SP (Linwood 2) Holdings Inc.







## RESPONSE TO ADP COMMENTS

April 8<sup>th</sup>, 2024



### MUTI-FAMILY DEVELOPMENT

20256-58,20264 & 20272 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

**PM**A  
ParaMorph  
Architecture Inc

DRAWING LIST

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LAND USE & CONCEPT PLAN	A-0.6
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DESIGN CONCEPT	A-0.10 TO A-0.11
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UNIT PLAN	A-5.0-5.8
DETAILS	A-6.0-6.1

LOCATION



PROJECT TEAM

**ARCHITECT - PARAMORPH ARCHITECTURE INC.**  
308-9639 137A Street  
Surrey, BC V3T0M1  
(604) 608-0161  
info@paramorph.com

**SURVEYOR - TARGET LAND SURVEYING**  
Surrey, BC  
(604) 583-6161

**LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT**  
2686 6th Avenue East  
Vancouver, BC V5M 1R3  
(604) 720-0048  
david@davidstyko.com

**CIVIL - CENTRAS ENGINEERING LTD.**  
218 - 2630 Croydon Drive  
Surrey, BC V3S 6T3  
(778)879-7602  
aman@centras.ca

**ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.**  
7763 McGregor Avenue  
Burnaby, BC V5J 4H4  
(604)721-6002  
glenn@froggerscreek.ca

**CPTD - LIAHONA SECURITY CONSORTIUM INC.**  
(250)418-0770  
liahonasecurity@shaw.ca

**GEOTECH - GEOPACIFIC CONSULTANTS**  
1779 West 75th Avenue  
Vancouver, BC V6P 6P2  
(604)439-0922



## PROGRAM SUMMARY

LOT INFO	ADDRESS	20256-58,20264 & 20272 54A Ave., Langley City				
	LEGAL DESCRIPTION	Plan NWS1661 Lot 1, Plan NWP8109 Lot 15, Plan NWP8109 Lot 14				
	SITE AREA	(Sqft)	(Sq.m)	(Acre)	(Ha)	
	GROSS AREA	29,668	2,756	0.68	0.28	
ZONING	ROAD DEDICATION	1,232	114	0.03	0.01	
	NET AREA (AFTER DEDICATION)	28,436	2,642	0.65	0.26	
	ZONING	CURRENT	PROPOSED			
		RS1/RM1	CD Zone			
ZONING	FAR (ON GROSS AREA)	PERMITTED		PROPOSED		
	FAR			2.70		
	TOTAL AREA(SQFT.)			80051		
	SETBACKS	PERMITTED		PROPOSED		
ZONING	NORTH (Along 54 A Ave)			3.00m		
	SOUTH (Along Lane)			6.00m		
	EAST (Along Lane)			3.00m		
	WEST (Along Neighbouring Lot)			7.35m		
ZONING		PERMITTED		PROPOSED		
	BLDG HEIGHT			6 STOREY		
	NO. OF DWELLING UNITS			114		
	NO. OF ADAPTABLE UNITS			24 (21% OF TOTAL UNITS)		
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sq.m)	(%age)	REMARKS	
	PROPOSED	13402	1,245	47.00%		
	FAR CALCULATION (ON NET AREA)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
PROPOSED FLOOR AREA SUMMARY	MAIN FLOOR LVL	8,251.65	2,279.00	2,192	12,723	65%
	SECOND FLOOR LVL	11,763.50	1,601.50	0	13,365	88%
	THIRD FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FOURTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FIFTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	SIXTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	ROOF FLOOR LVL	0.00	503.59	0	504	0%
	TOTAL FAR(SQFT)	80,051				
PROPOSED FLOOR AREA SUMMARY	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A(ADAP)	1BR+DEN	716.00	16	11,456	
	UNIT-A1(ADAP)	1BR+DEN	716.00	8	5,728	
PROPOSED FLOOR AREA SUMMARY	UNIT-B	1r 2BR	671.00	5	3,355	
	UNIT-C	1BR	525.00	14	7,350	
	UNIT-C1	1BR	525.00	4	2,100	
	UNIT-C2	1BR	524.24	6	3,145	
	UNIT-D	1r 2BR	682.73	1	683	
	UNIT-D1	2BR	707.81	5	3,539	
	UNIT-E	1BR	553.10	6	3,319	
	UNIT-F	STUDIO	315.09	6	1,891	
	UNIT-G	STUDIO	389.23	6	2,335	
	UNIT-H	1BR	484.25	5	2,421	
	UNIT-R	2BR	815.59	6	4,894	
	UNIT-J	1BR	562.02	5	2,810	
	UNIT-K	1 BR	577.32	5	2,887	
	UNIT-L	2 BR	652.52	5	3,263	
	UNIT-M	1r 2 BR	637.56	5	3,188	
	UNIT-N	STUDIO	440.31	5	2,202	
	UNIT-P	STUDIO	414.46	1	414	
	TOTAL			114	66,979	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl-1,2 & Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	87	1.0 / Unit	87	87(@Parkade lvl-1,2)
	2 bedroom	27	1.25/ Unit	34.0	34(@Parkade lvl-1,2)
OFF STREET PARKING	Visitor's	114	0.15	17.1 SAY 17	17(@Surface)
	TOTAL			138	138
	SMALL CARS		60% of Total Stalls	82.8 SAY 83	54(@ Parkade lvl-1,2 & Surface)
	ACCESSIBLE		5% of Total Stalls	6.9 SAY 7	7(@ Parkade lvl-1 & Surface)
OFF STREET PARKING	LOADING BAY			1	1(@Surface)
	BICYCLE PARKING STALLS	114	0.5/UNIT	57	57
	STORAGE LOCKER	114	1.0/UNIT	114	114
	VISITOR'S BICYCLE PARKING			6	6
OFF STREET PARKING	SHARED BICYCLE/STORAGE LOCKER (51.4qm)		57		(Provided @ parkade lvl-1 & 2)
	STORAGE LOCKER (5.67 Qm)		57		
AMENITY CALCULATIONS	AMENITIES				
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
	PROPOSED( MAIN FLOOR)	204	2,192		
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
AMENITY CALCULATIONS	PROPOSED( MAIN FLOOR & ROOF)	568	6,112		

April 8<sup>th</sup>, 2024

PROPOSED MULTI UNIT RESIDENTIAL DEVELOPMENT  
20256-58, 20264 & 20272 54A AVE LANGLEY, BC



#### Design Brief

The proposed development is a 6-storey residential building of 7437 sqm (80,051 sq.ft) with 114 dwelling units, slated on a three-parcel land assembly, fronting 54A Avenue and providing access to parking from South Lane. The proposal classifies the subject lot as RS1/RM1, based on **CD (Multiple Residential zone)**, which allows multiple unit residential buildings and related amenity spaces, we are proposing FAR of 2.70 on Gross lot area.

Increasing the supply of market multi-unit housing near City's center, this multi-family development provides mix of Studio, Jr 1BR, 2BR, Jr 2BR units with average unit size ranging from 315 sqft to 815 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 138 parking stalls (based on 1/1BR, Studio unit, 1.25/ 2BR unit+ 0.15/unit for visitors) including 7 accessible stalls & 100% pre wired out of which 10% will have electrical vehicles charging stations pre-installed. Also, 57 bike spots are provided in the underground parkade and 6 visitor bicycle parking near entrances to encourage alternative transportation. All the street-facing ground level units are approachable from the street, and all public entrances are accessible.

We feel quite excited about what this design will do for the area, to hopefully set a precedent towards a modern design ethic, while still fitting in the neighborhood. This is a contemporary design that will provide a "fresh face" to the block radiating a soothing White and Grey approach with accents of Pine wood tone. The proposed materials will be Hardie panels in colors- Chalk White and Englewood cliffs grey and yellow pine longboard cladding, along with White stone thin brick, and perforated metal soffits.

Proposed Building is fronting 54A Ave with Indoor amenity area & Outdoor amenity spilling on Southern side of building. We have also proposed an Outdoor amenity space on the terrace with open seating areas, BBQ, outdoor kitchen and Urban agricultural community garden. There are multiple opportunities for all ages to come together in the amenity space on the main floor.

Seeking to enhance the existing identity, the proposed landscape connects the building to 54A Ave, east and rear lane and the surroundings through a pedestrian friendly design.

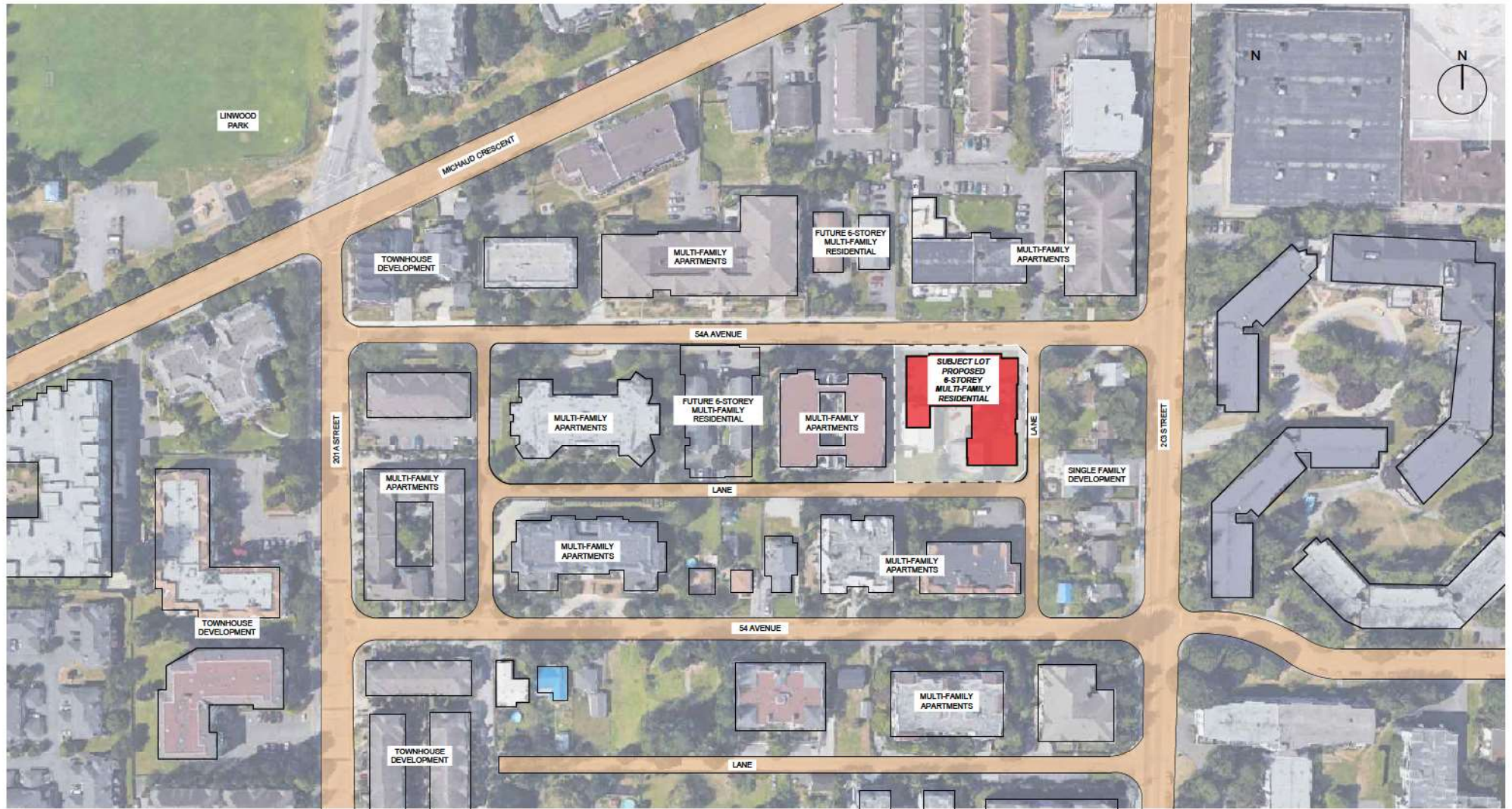
The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light is an important security measurement, adequate lighting is provided in the parking lot to avoid criminal activity.

Regards,

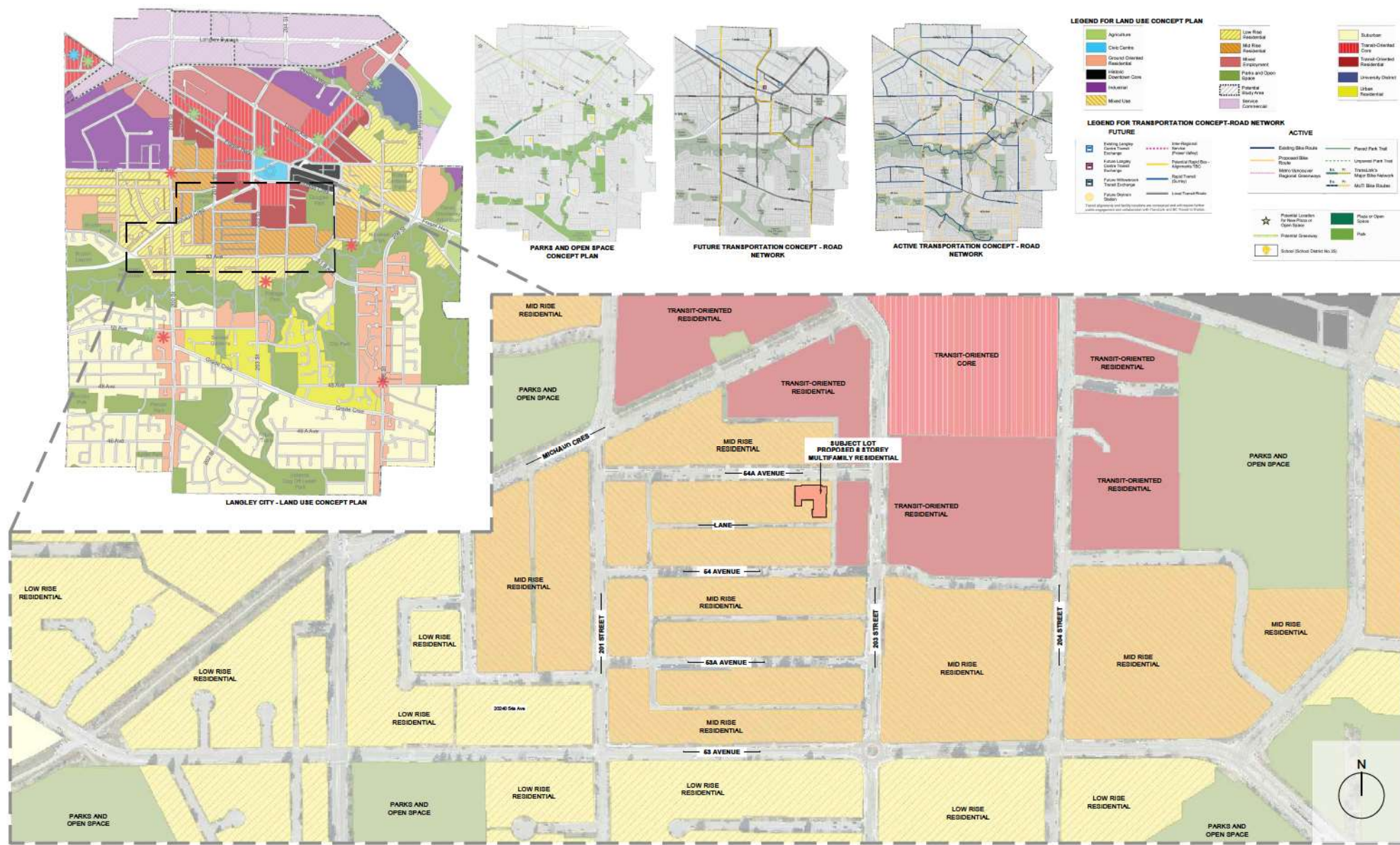
Manpreet Singh, Architect AIBC

Principal, ParaMorph Architecture Inc.









**LEGEND FOR LAND USE CONCEPT PLAN**

Agriculture	Low Rise Residential	Suburban
City Centre	Mid Rise Residential	Transit-Oriented Core
General Commercial	Neighbourhood Commercial	Transit-Oriented Residential
Industrial	Parks and Open Space	University District
Mixed Use	Employment	Urban Residential
	Parks and Open Space	
	Parks and Open Space	
	Parks and Open Space	

**LEGEND FOR TRANSPORTATION CONCEPT-ROAD NETWORK**

**FUTURE**

Existing Longley Centre Transit Exchange	Inter-Regional Transit
Future Longley Centre Transit Exchange	Future Transit
Future Transit	Future Transit
Future Transit	Future Transit
Future Transit	Future Transit

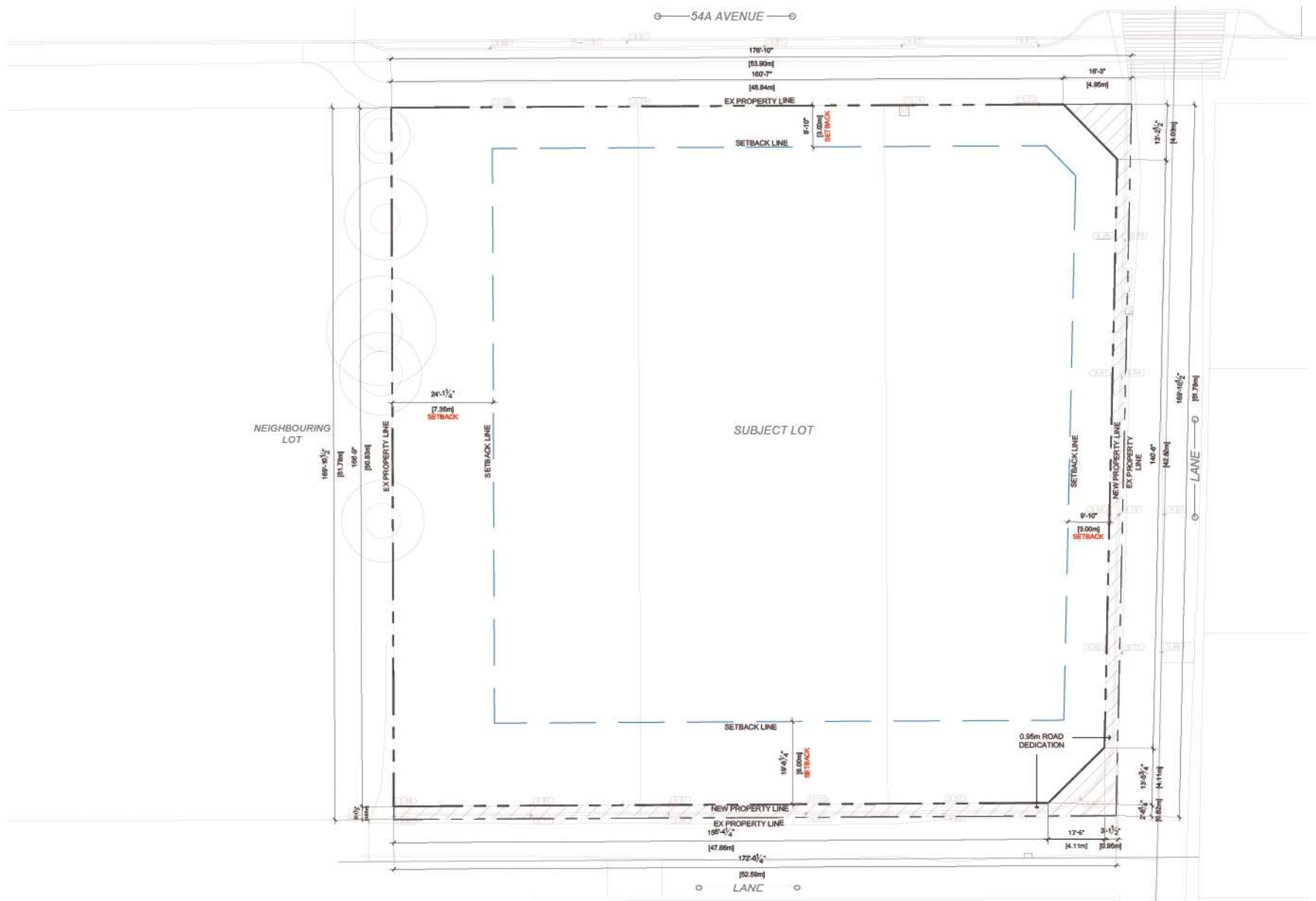
**ACTIVE**

Existing Bike Route	Proposed Park Trail
Proposed Bike Route	Proposed Park Trail
Main Vancouver Regional Corridor	Transit-Oriented Core
Transit-Oriented Core	Transit-Oriented Core
Transit-Oriented Core	Transit-Oriented Core

Potential Location for New Parks or Open Space

Potential Location for New Parks or Open Space

School (School District No. 35)







① STREETScape VIEW  
ALONG EAST LANE



② STREETScape VIEW  
ALONG 54A AVE



③ STREETScape VIEW  
ALONG 54A AVE



④ STREETScape VIEW  
ALONG 54A AVE





1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12PM



3 SHADOW @ EQUINOX MARCH 20 3PM



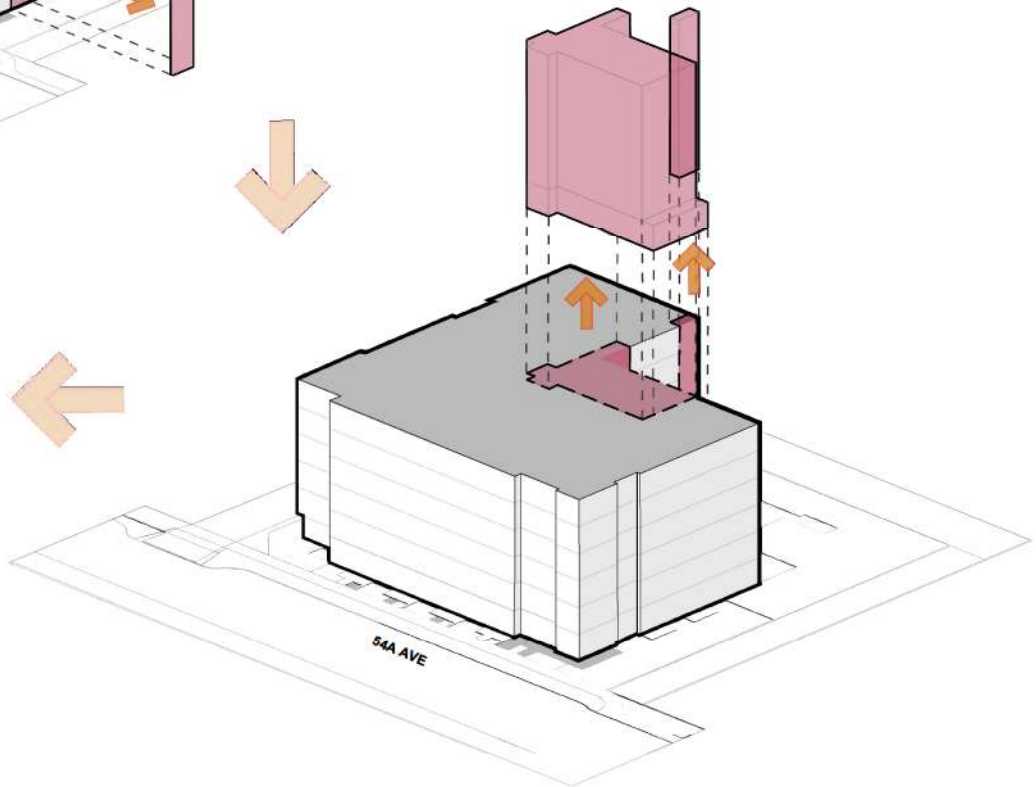
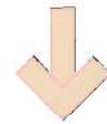
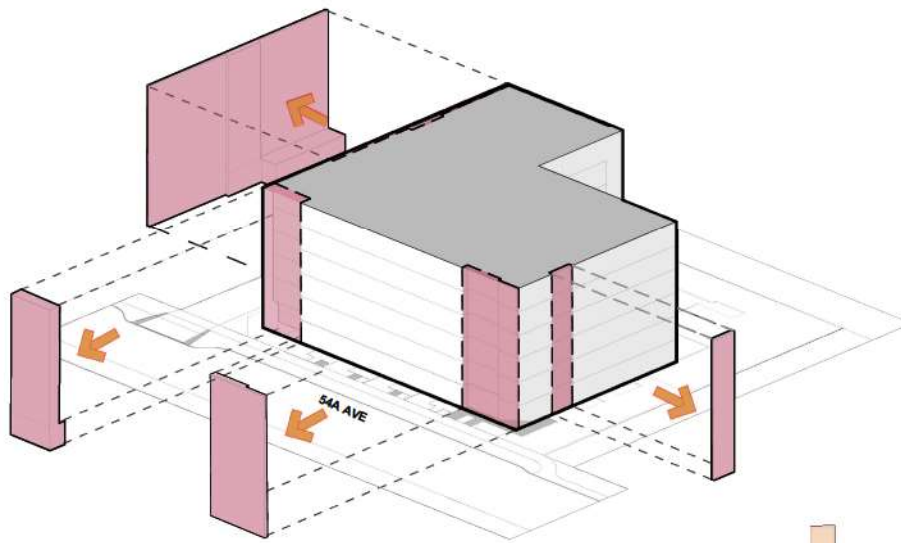
4 SHADOW @ EQUINOX SEP 20 9AM



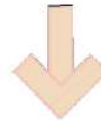
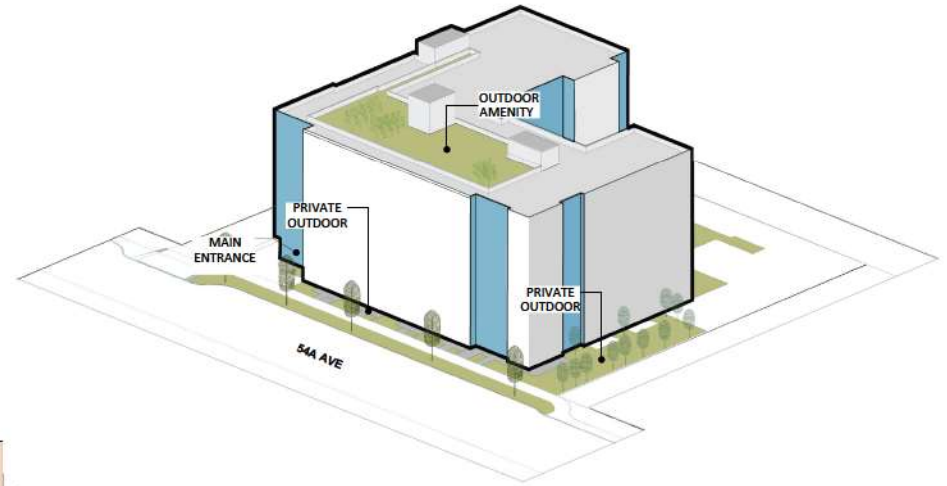
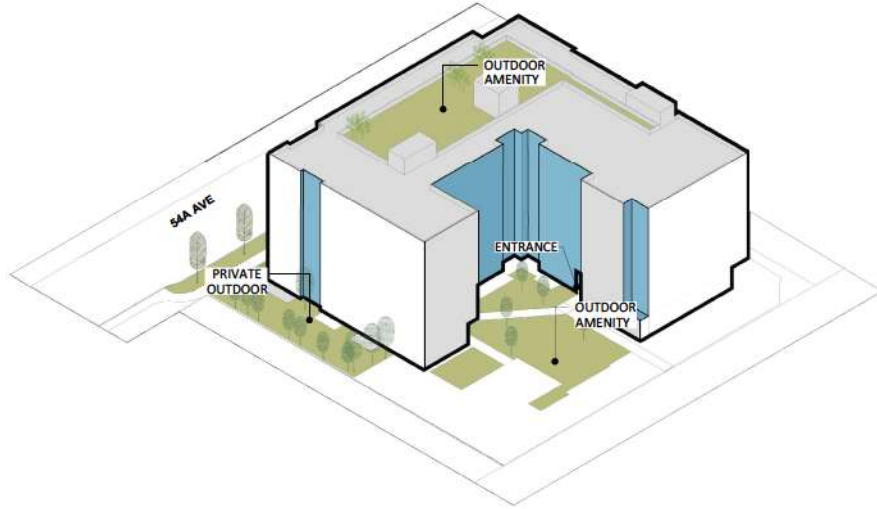
5 SHADOW @ EQUINOX SEP 20 12PM



6 SHADOW @ EQUINOX SEP 20 3PM









LEGEND	
<span style="color: blue;">→</span>	VEHICULAR
<span style="color: red;">→</span>	PEDESTRIAN

**SITE  
CIRCULATIONS**

**MULTI-FAMILY DEVELOPMENT**  
20255-58, 20254 & 20272 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

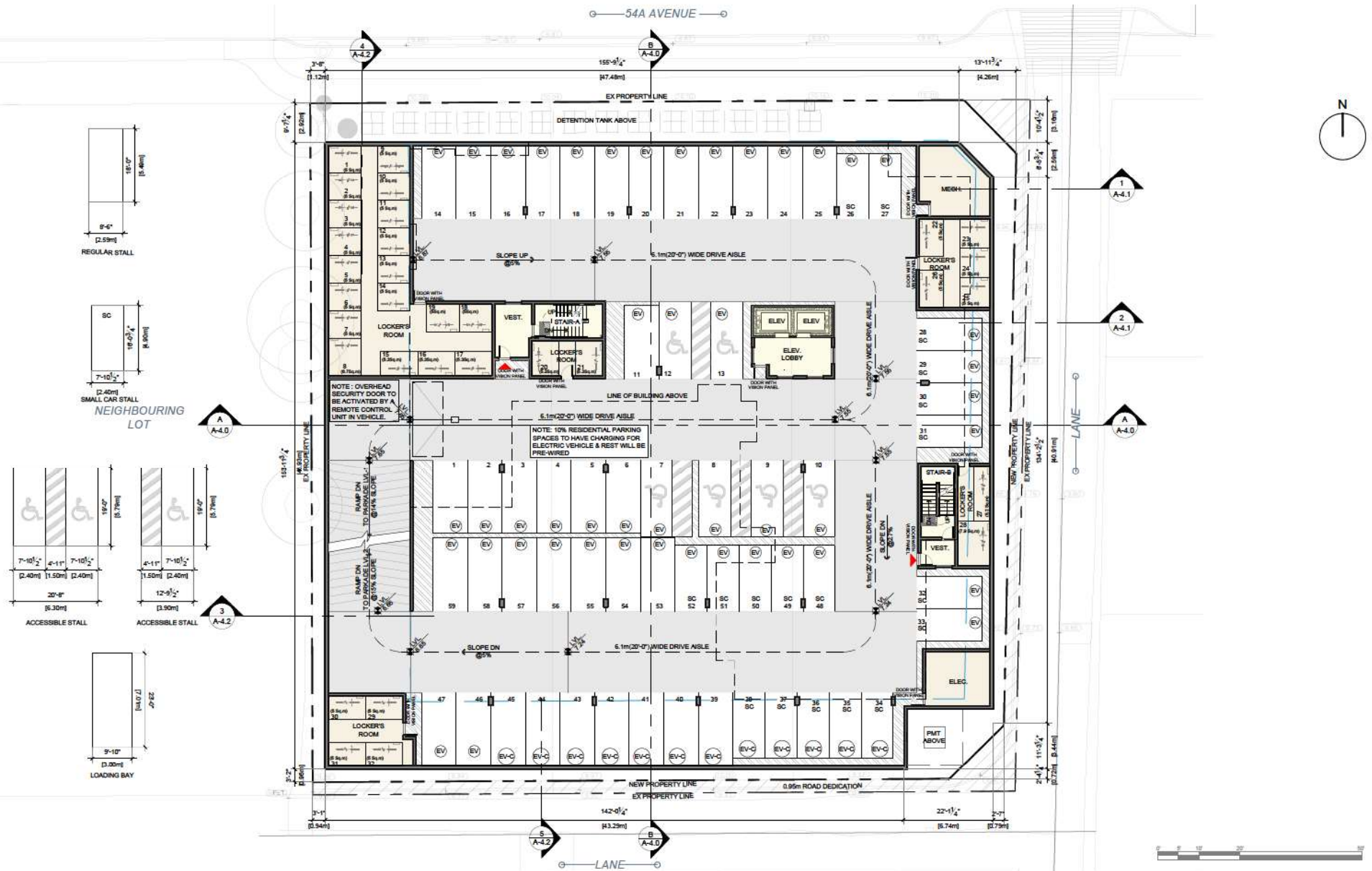
A-1.1



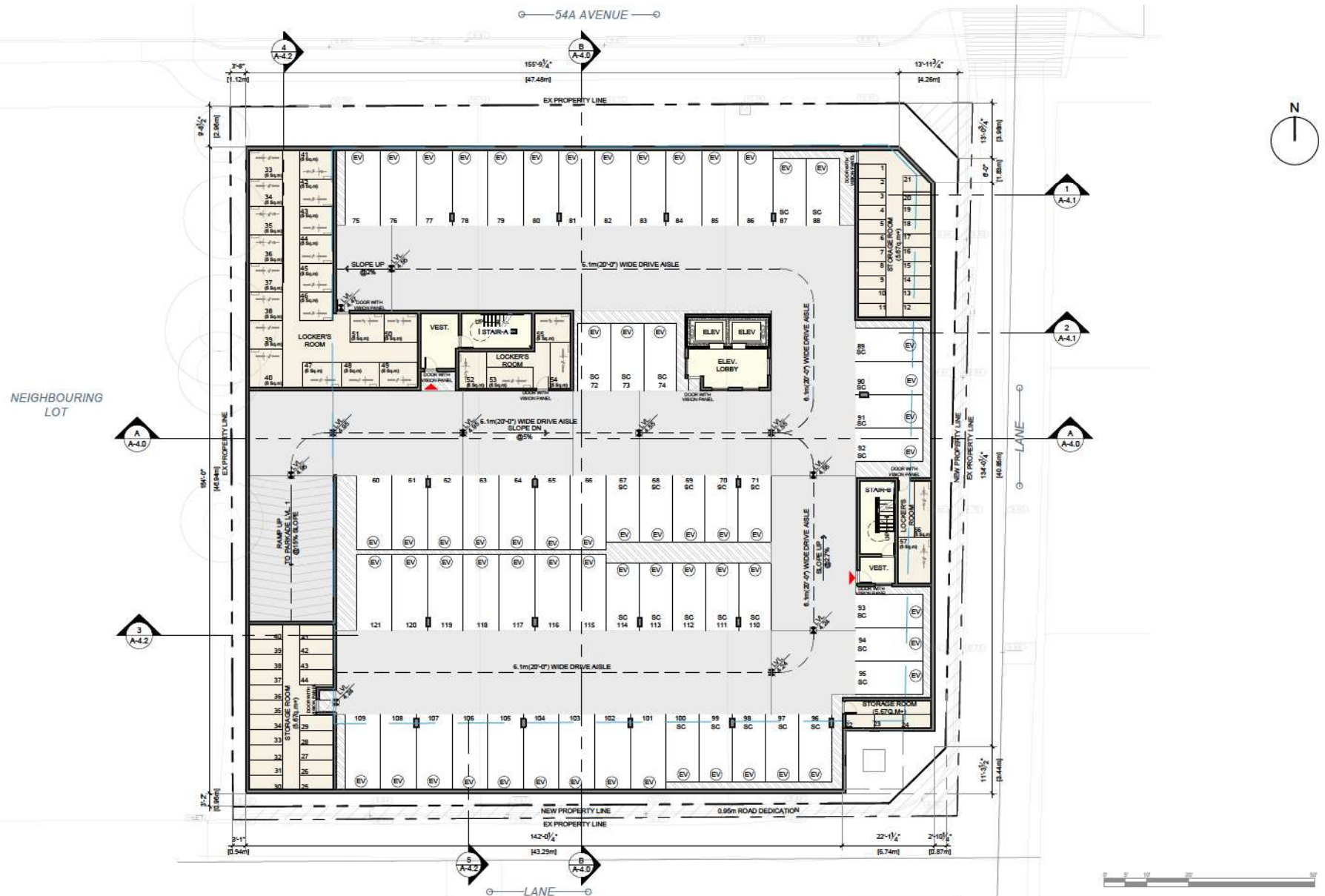


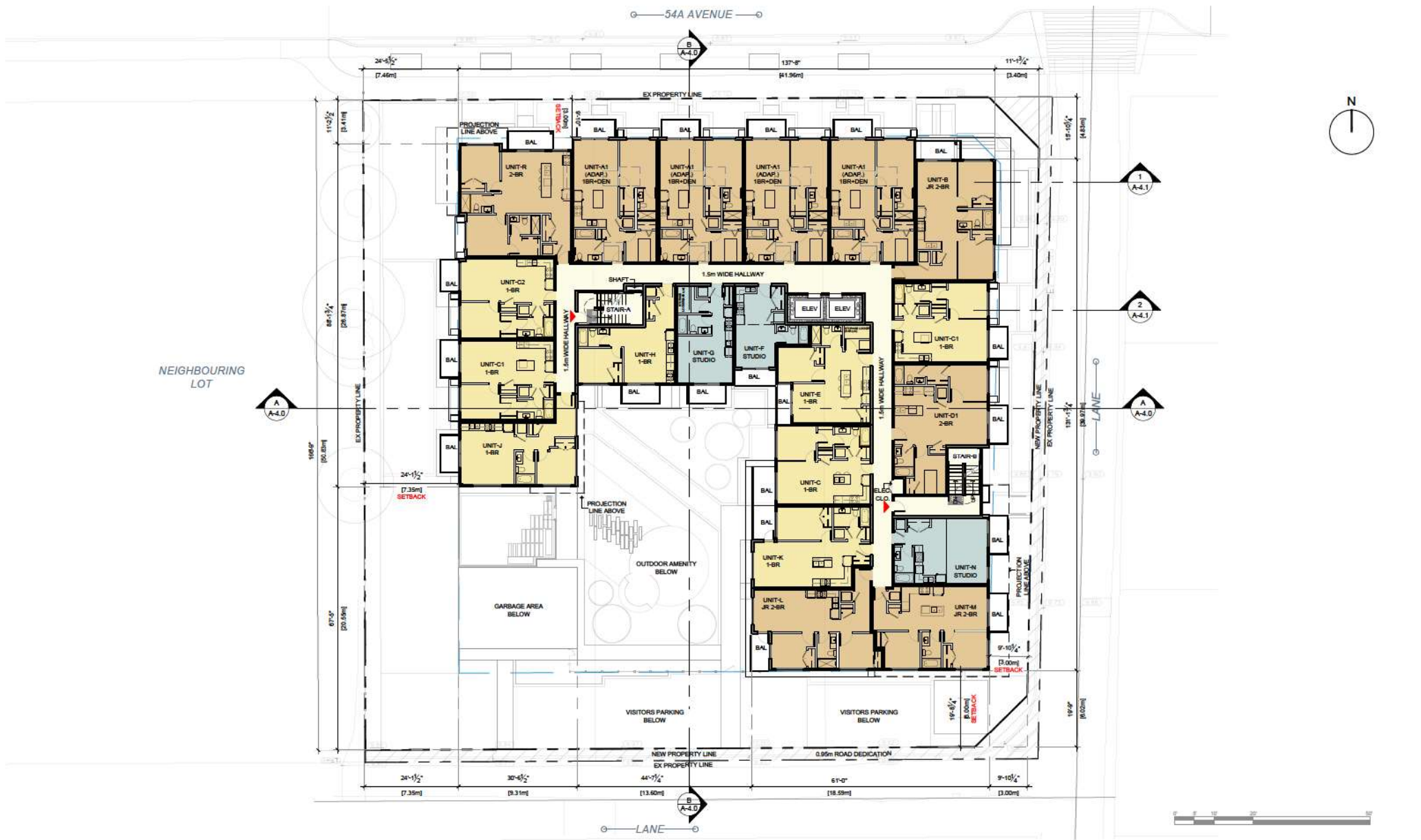
NEIGHBOURING  
LOT













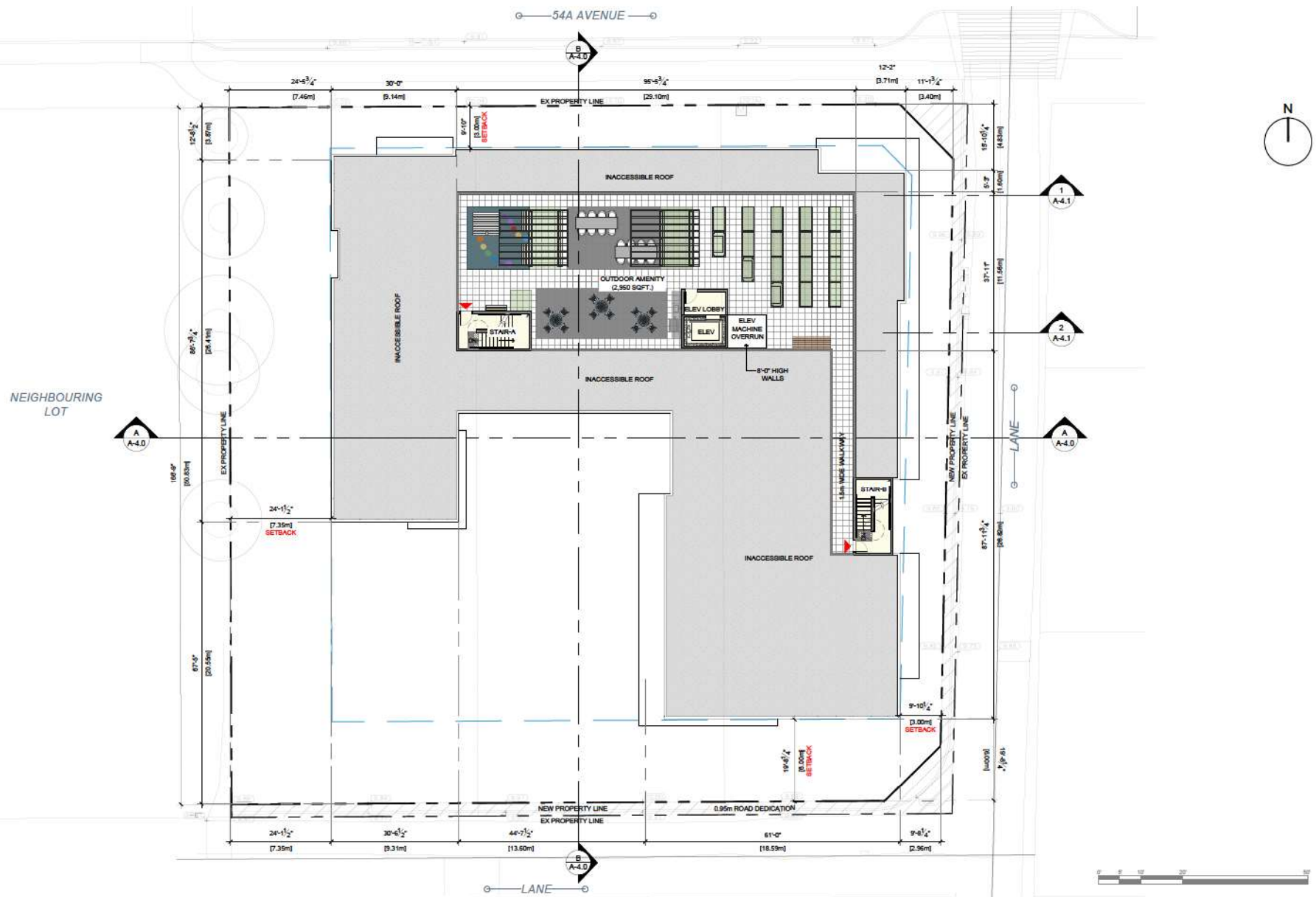






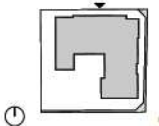








1 PERSPECTIVE-1  
Scale: N.T.S

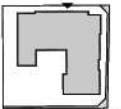


KEY PLAN





1 PERSPECTIVE-2  
Scale: N.T.S



KEY PLAN







1 PERSPECTIVE-3  
Scale: N.T.S



1

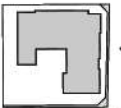
KEY PLAN







1 PERSPECTIVE-4  
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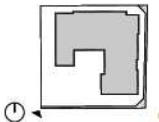


KEY PLAN





① PERSPECTIVE-5  
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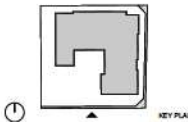


KEY PLAN





1 PERSPECTIVE-6  
Scale: N.T.S

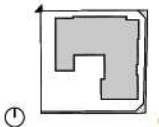


KEY PLAN





1 PERSPECTIVE-7  
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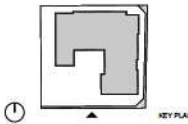


KEY PLAN





1 PERSPECTIVE-7  
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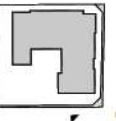


KEY PLAN





1 PERSPECTIVE-7  
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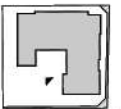
KEY PLAN







1 PERSPECTIVE-8  
Scale: N.T.S



KEY PLAN



7 - Double Glazed Windows  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Clear



8 - Aluminium Door & Double  
Glazed Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Clear



9 - Canopy: Metal and Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Tinted



10 - Glass: Guardian Glass  
Color to Match: SNR43  
Crystal Gray  
(Only on south elevation)



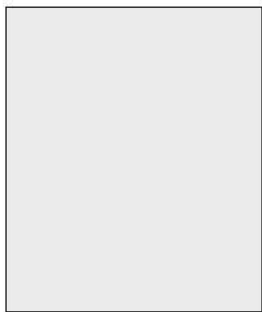
1- Longboard Aluminium Siding:  
Color to Match: South Yellow Pine  
Size: 6" Siding



2 - Paint -Color to Match: Benjamin  
Moore Amsherst Gray HC-167



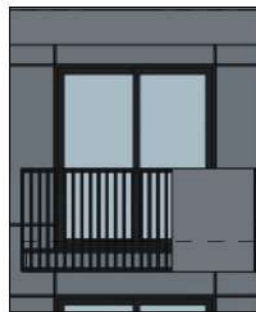
3 - Aluminium Composite Panelling:  
Colour: Silver Mirror Finish



4- Fiber Cement Panelling with Reveal  
Color to Match: Benjamin Moore  
White 2126-70 Chalk White



5- Fiber Cement Panelling with Reveal  
Color to Match: Benjamin Moore  
Englewood Cliffs 1607



6 - Metal Railing:  
Color To Match: Benjamin Moore  
Black Ink 2127-20

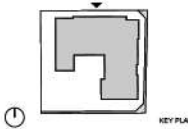


\* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.



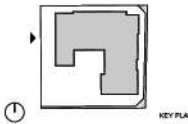


1 VIEW FROM 54A AVE  
Scale: N.T.S





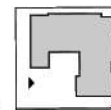
① VIEW FROM WEST  
Scale: N.T.S



KEY PLAN



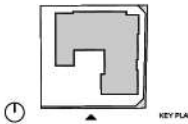
1 VIEW FROM WEST  
Scale: N.T.S



KEY PLAN



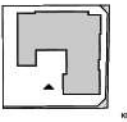
1 VIEW FROM SOUTH LANE  
Scale: N.T.S





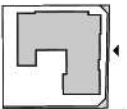


1 VIEW FROM SOUTH LANE  
Scale: N.T.S





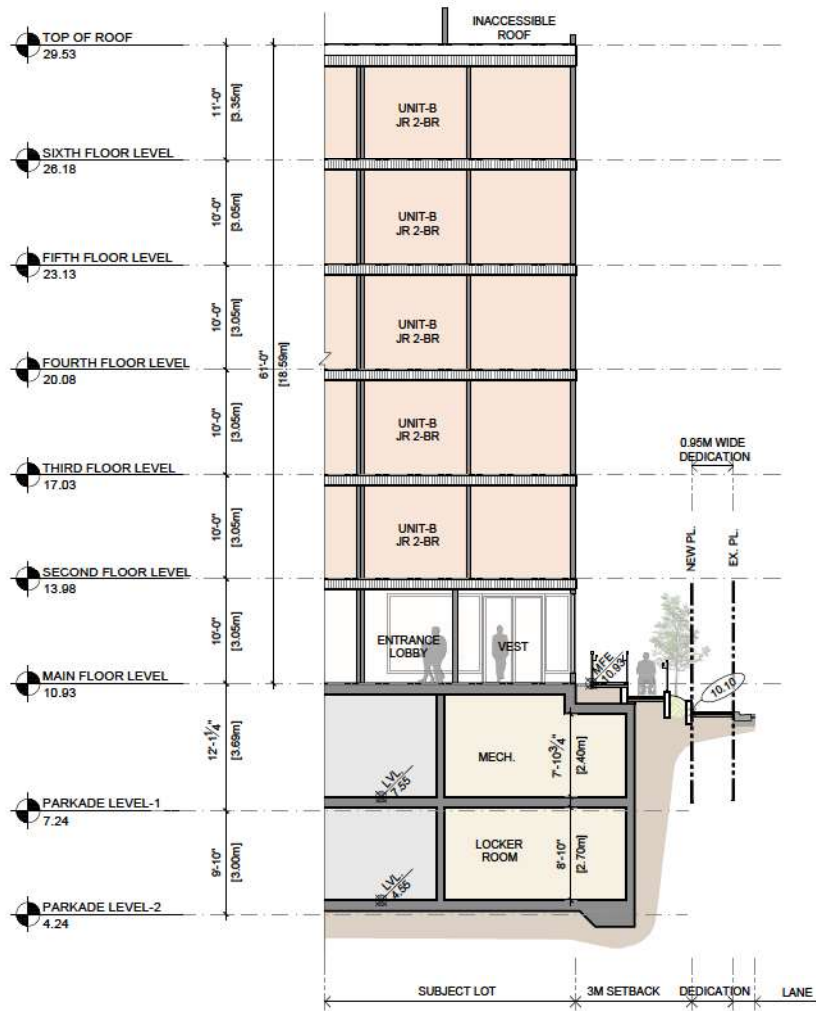
1 VIEW FROM EAST LANE  
Scale: N.T.S



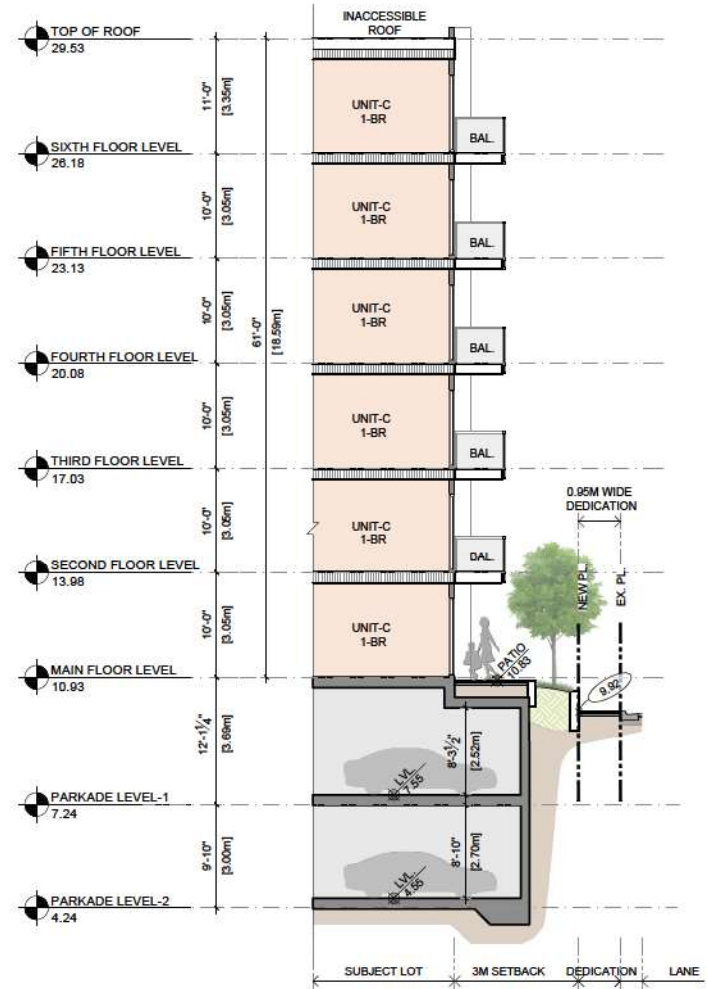
KEY PLAN



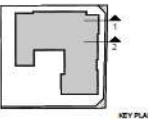


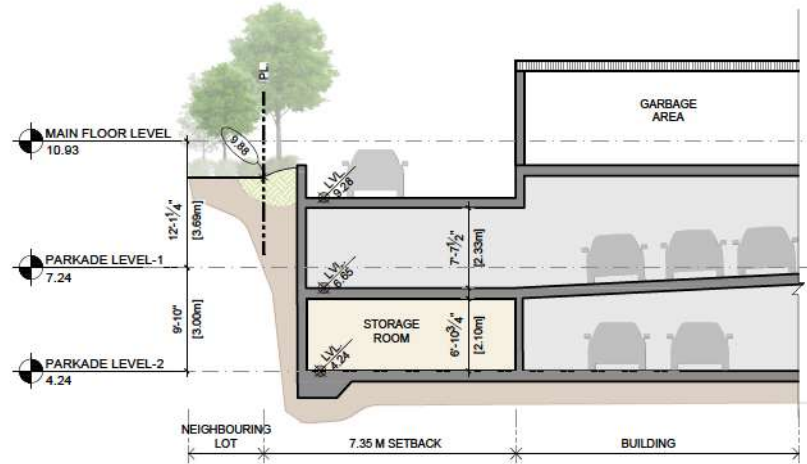


1 SECTION 1  
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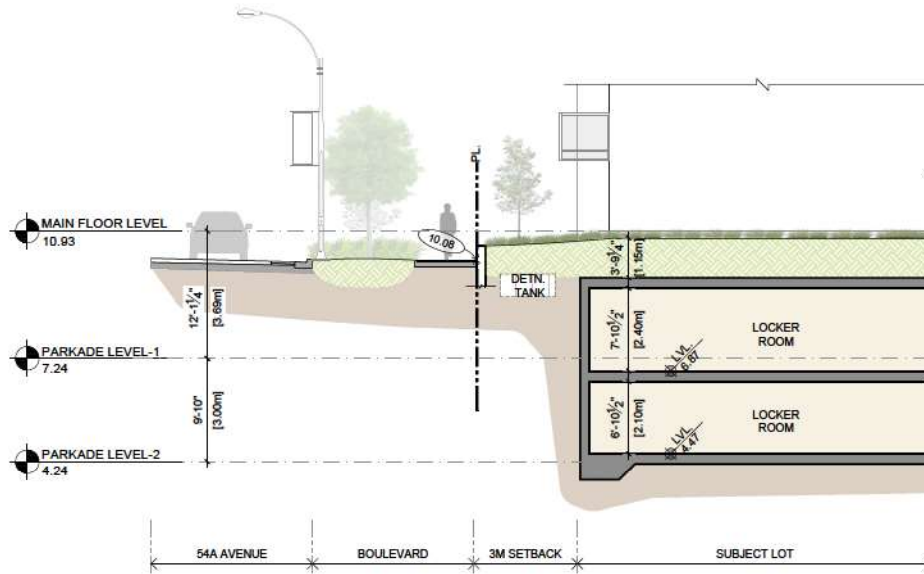


2 SECTION 2  
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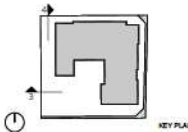


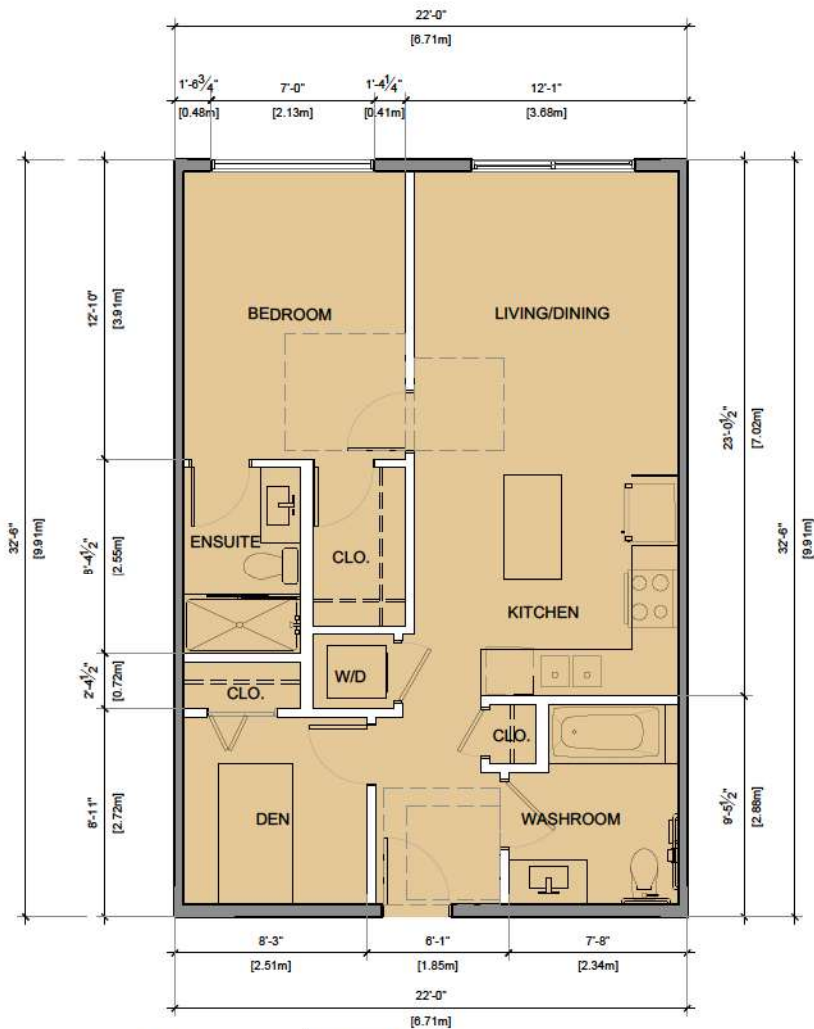


1 SECTION 3  
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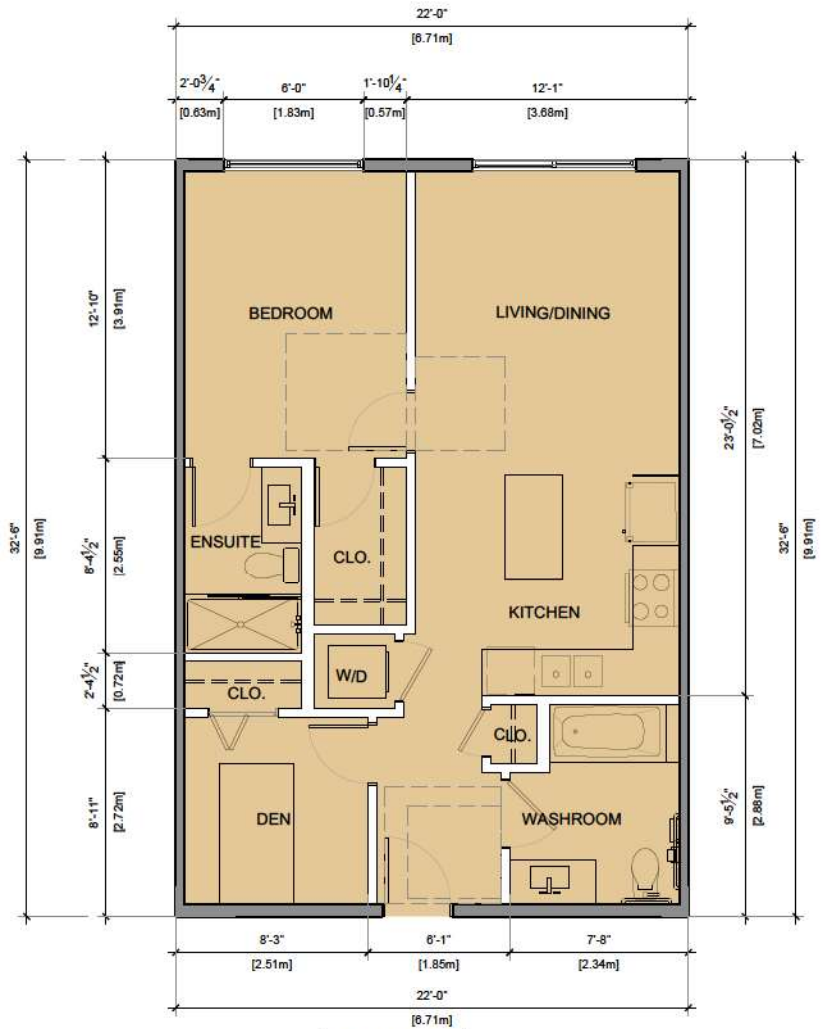
2 SECTION 4  
Scale: N.T.S.





1 UNIT-A (ADAP)  
3/16"=1'-0"

AREA(716Sq.ft.)

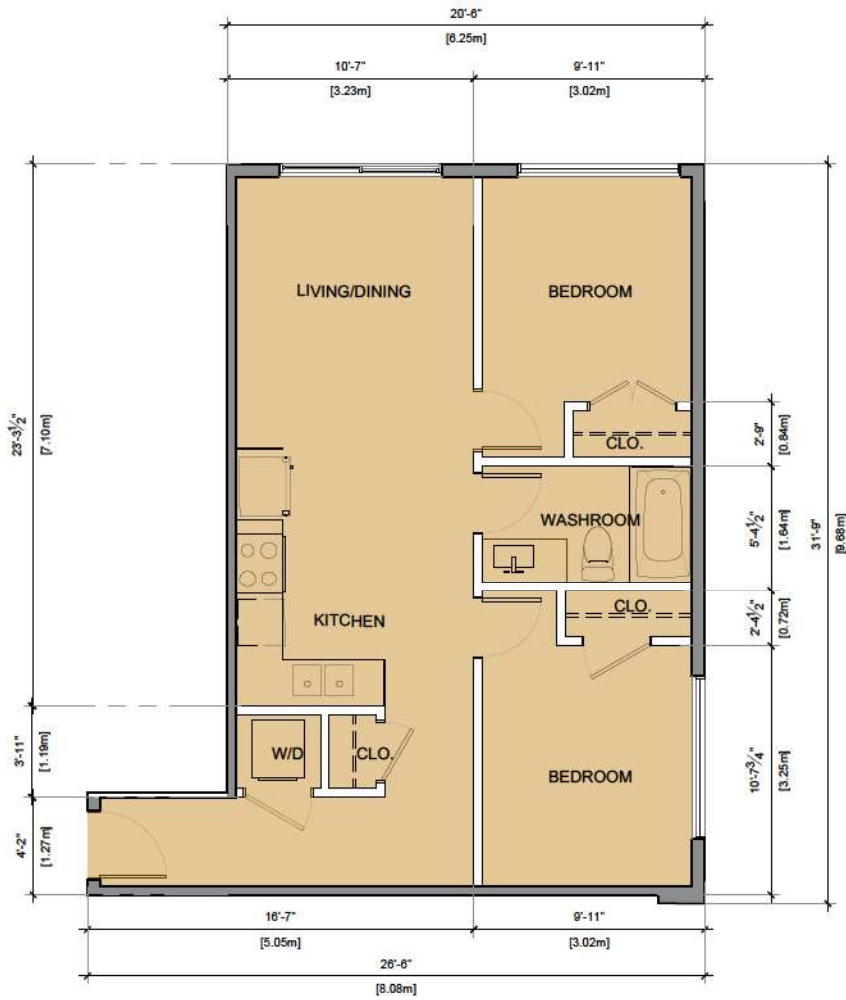


2 UNIT-A1 (ADAP)  
3/16"=1'-0"

AREA(716Sq.ft.)

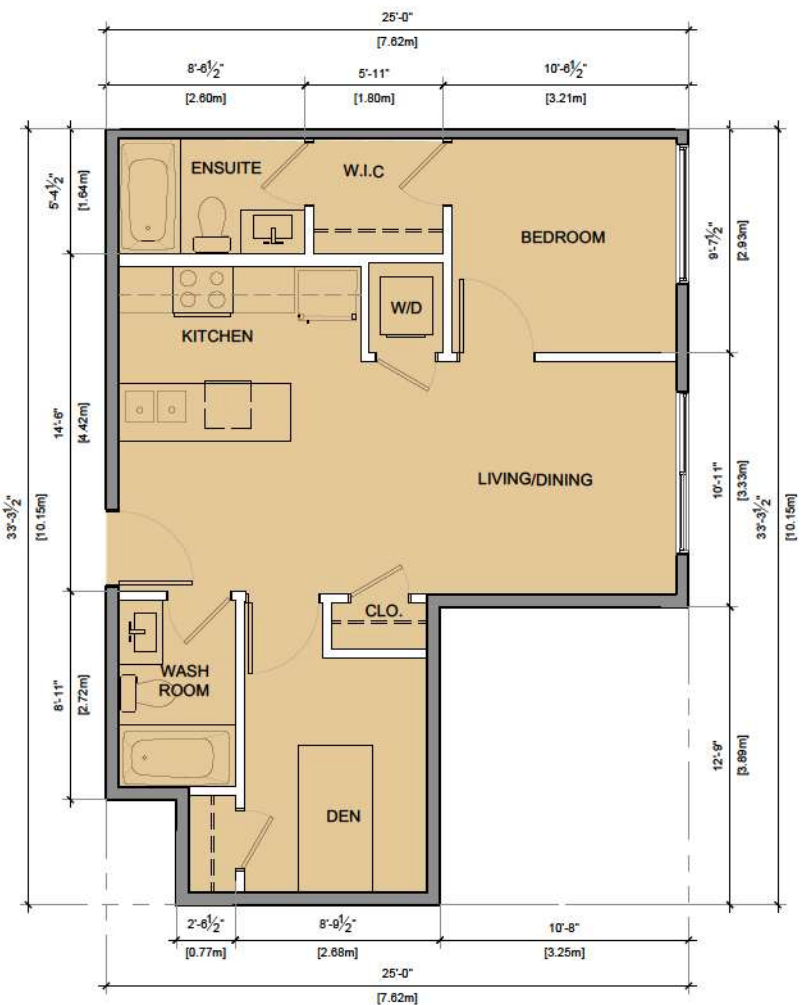


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



1 UNIT-B  
3/16"=1'-0"

AREA(671Sq.ft.)



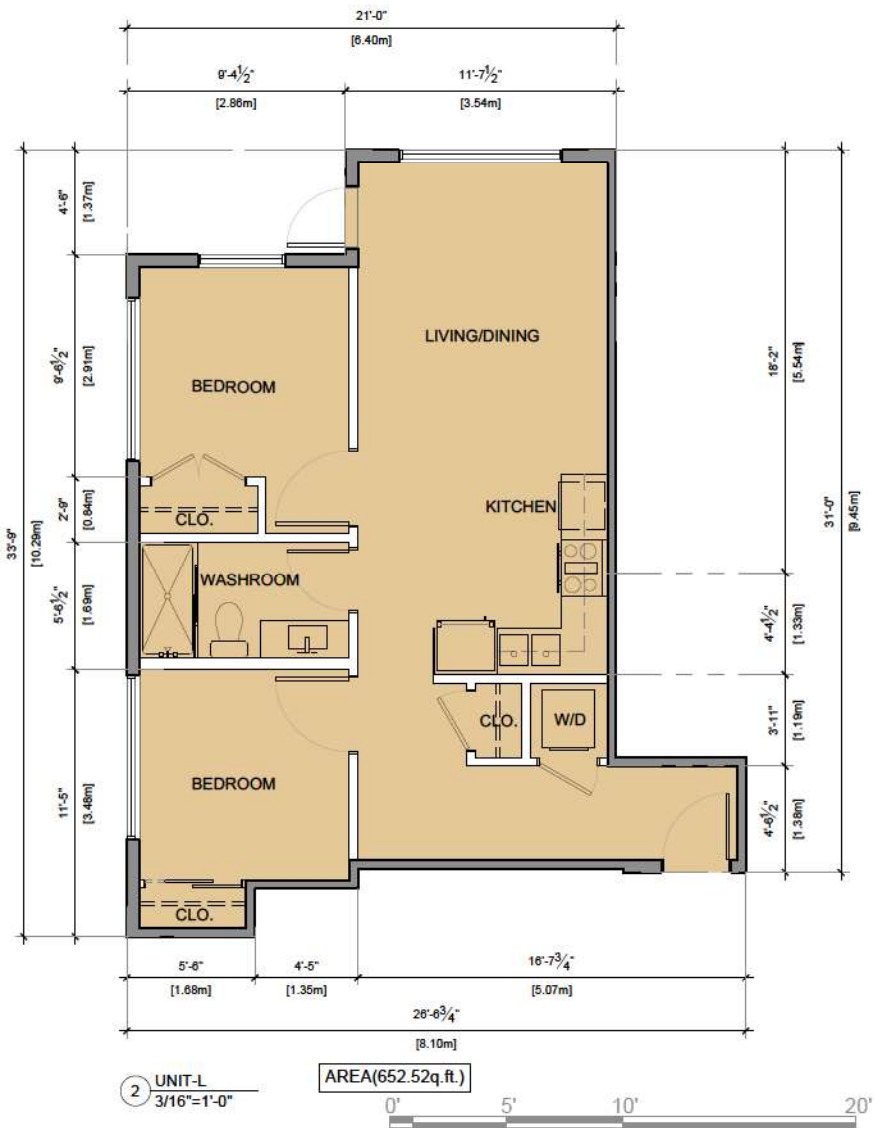
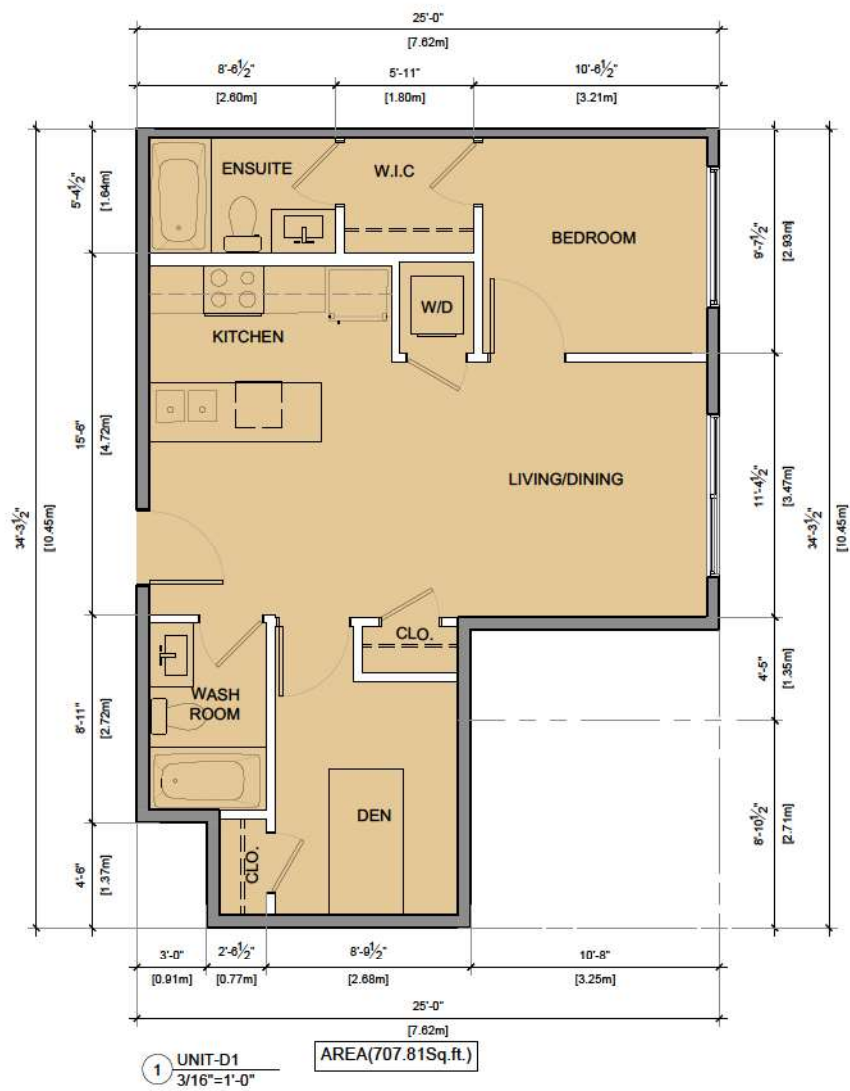
2 UNIT-D  
3/16"=1'-0"

AREA(682.73q.ft.)



LEGEND	
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<span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	1BR
<span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	2BR/2BR+DN

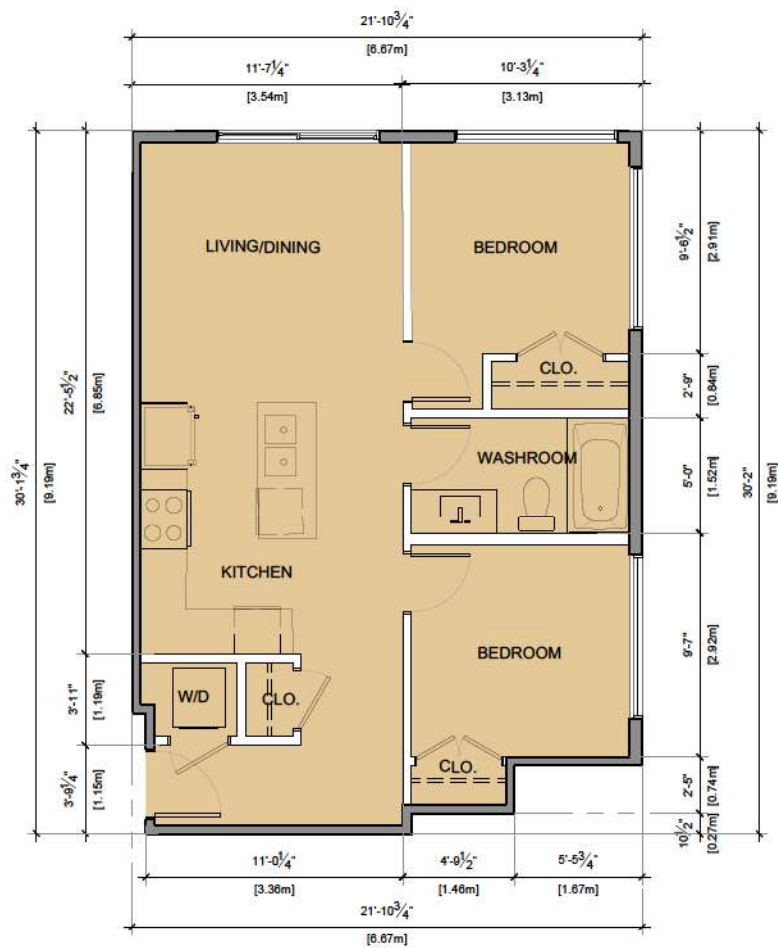




LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN

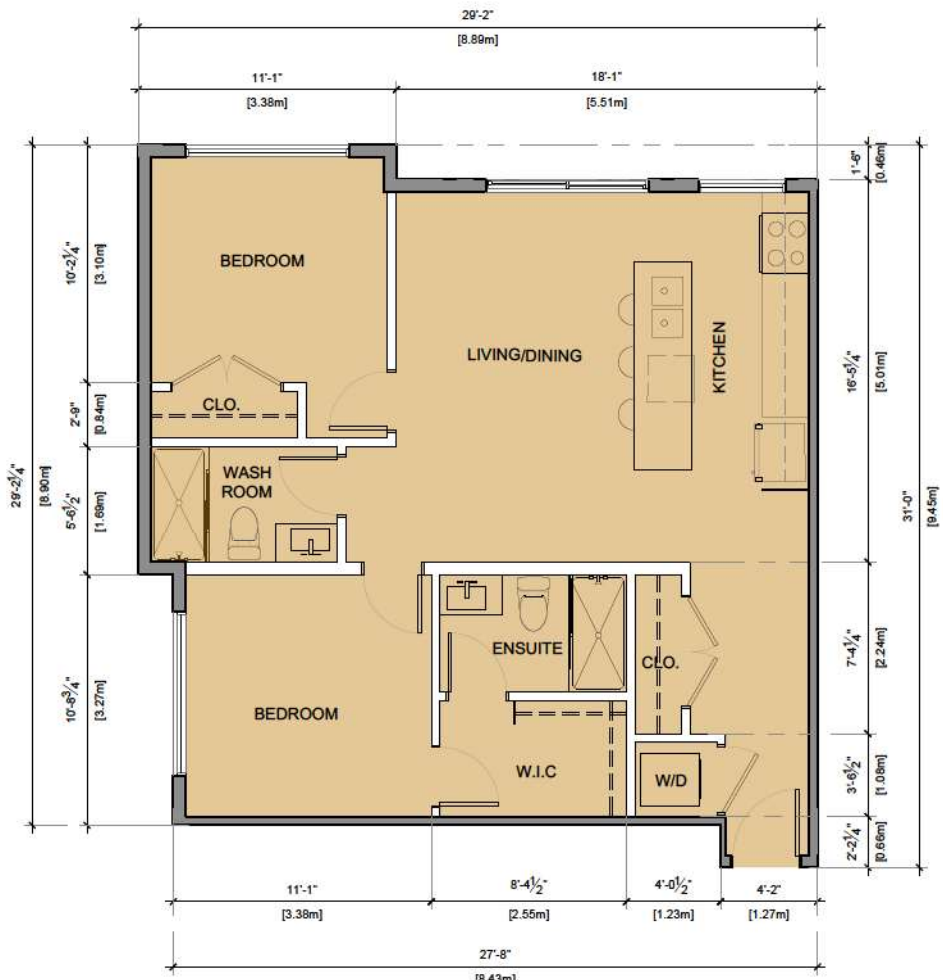






1 UNIT-M  
3/16"=1'-0"

AREA(637.56Sq.ft.)

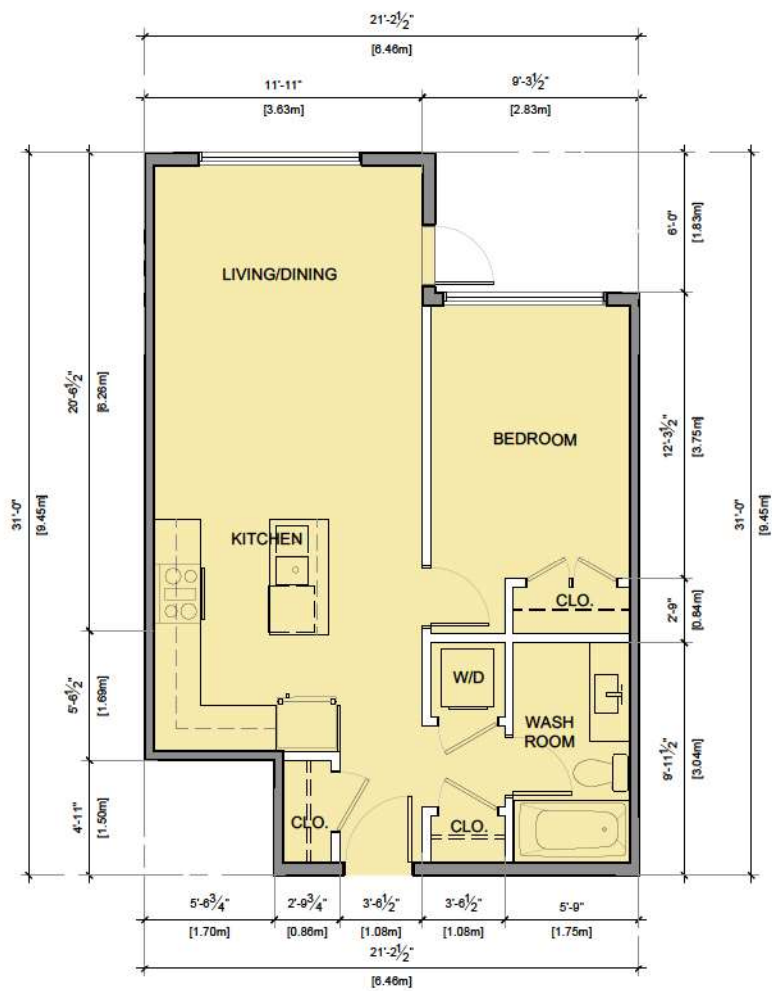


2 UNIT-R  
3/16"=1'-0"

AREA(815.59Sq.ft.)



LEGEND	
STUDIO	
1BR	
2BR/2BR+DN	

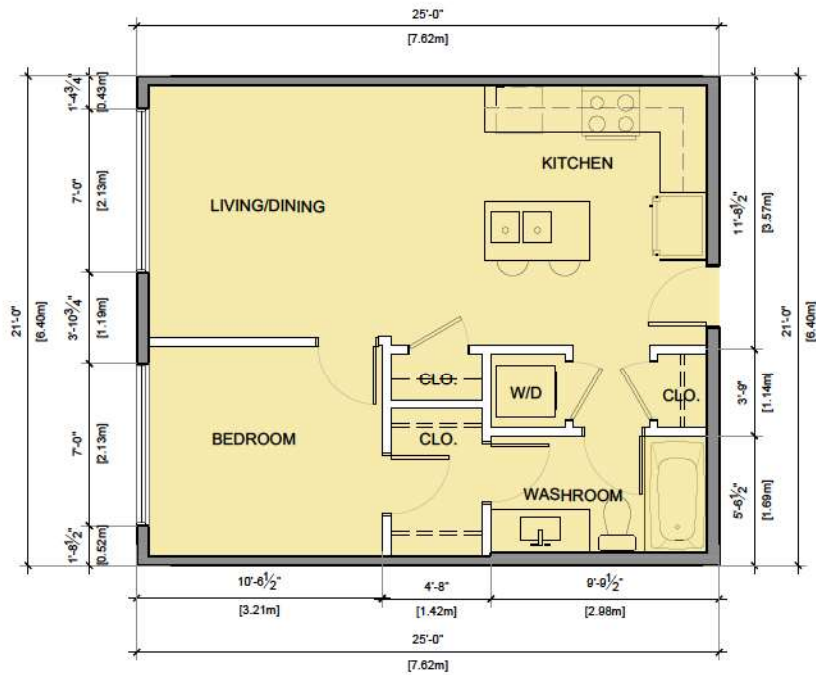


2 UNIT-K  
3/16"=1'-0"

AREA(577.32Sq.ft.)

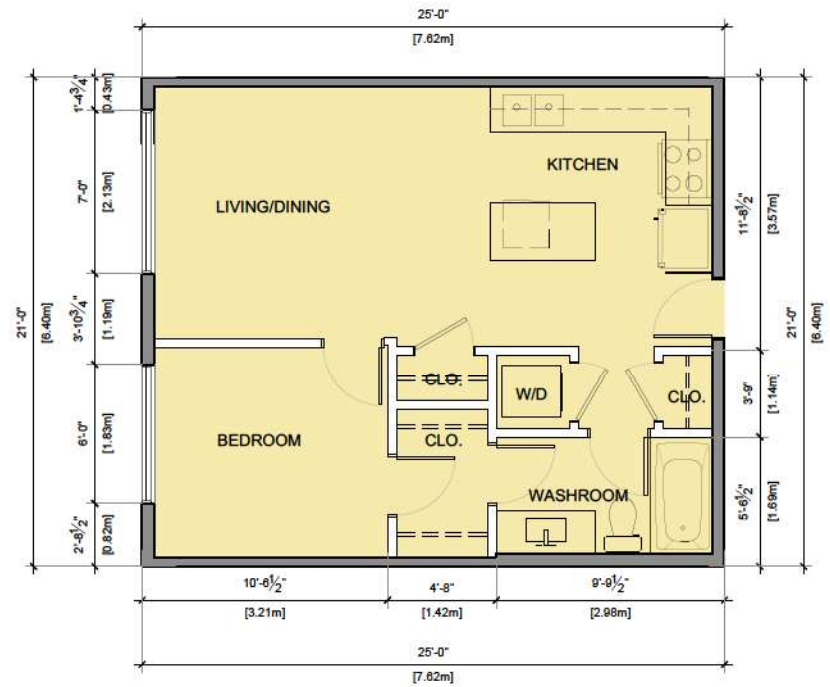


LEGEND	
[Light Blue Box]	STUDIO
[Yellow Box]	1BR
[Orange Box]	2BR/2BR+DN



1 UNIT-C  
3/16"=1'-0"

AREA(525Sq.ft.)

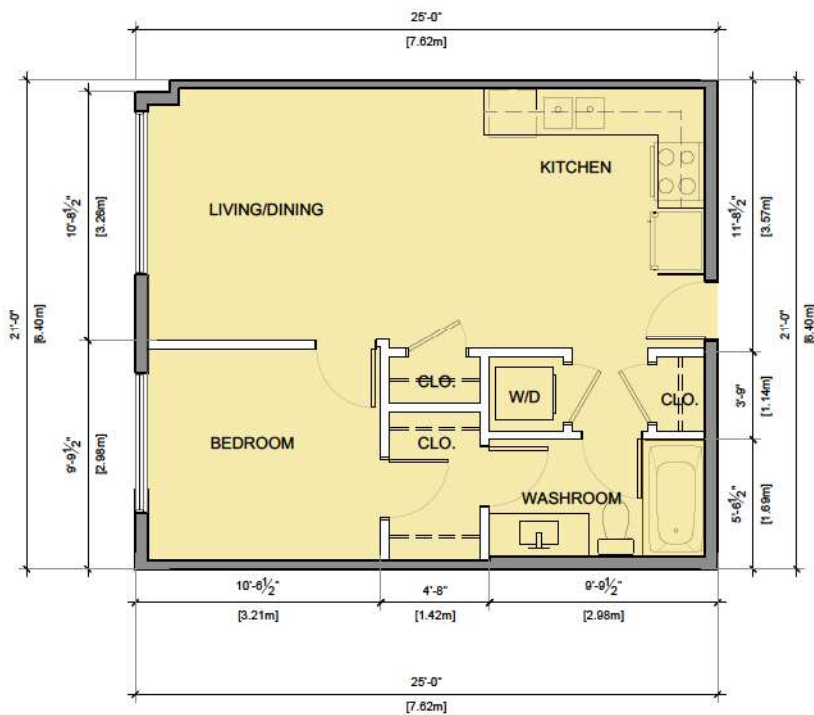


2 UNIT-C1  
3/16"=1'-0"

AREA(525Sq.ft.)

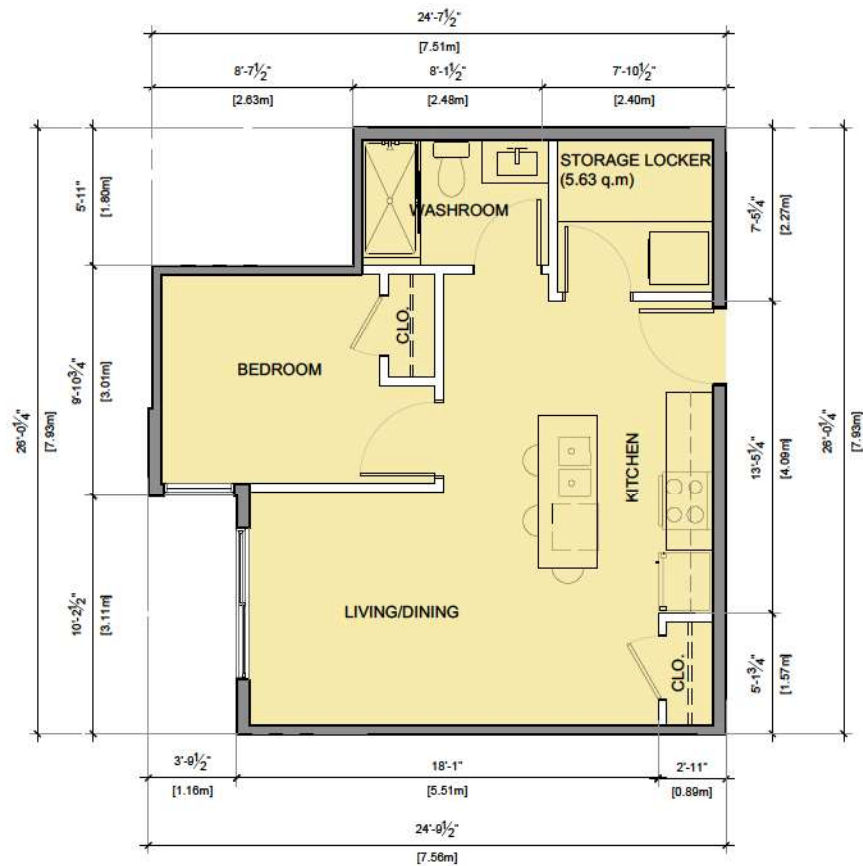


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



1 UNIT-C2  
3/16"=1'-0"

AREA(524.24Sq.ft.)

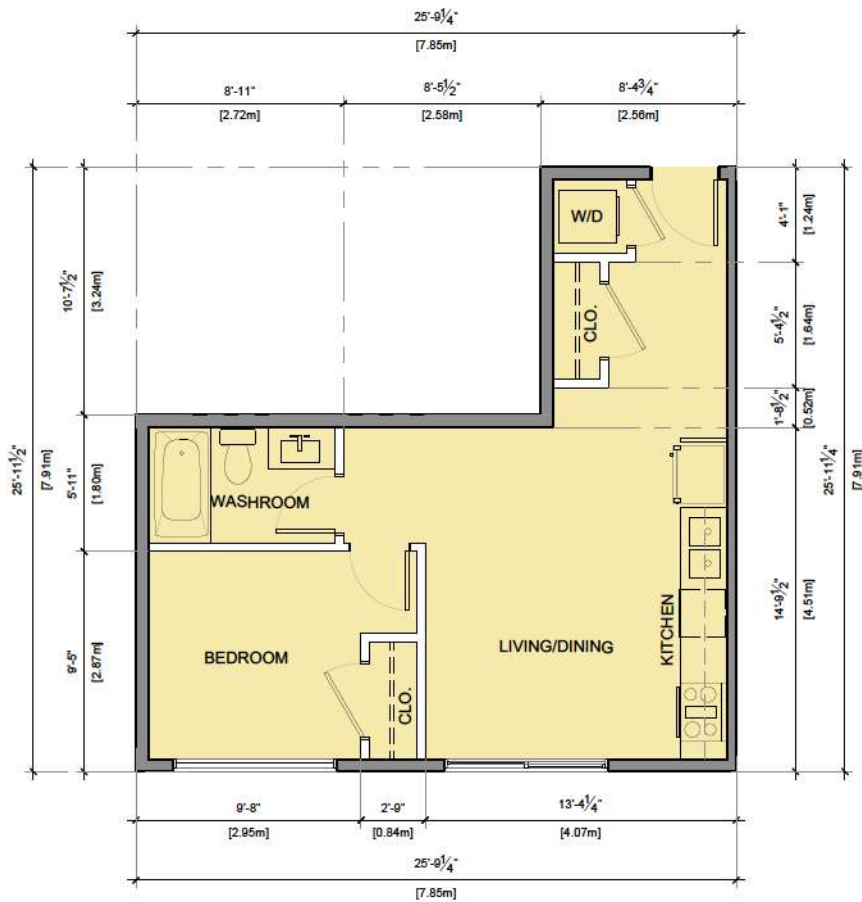


2 UNIT-E  
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AREA(553.10Sq.ft.)

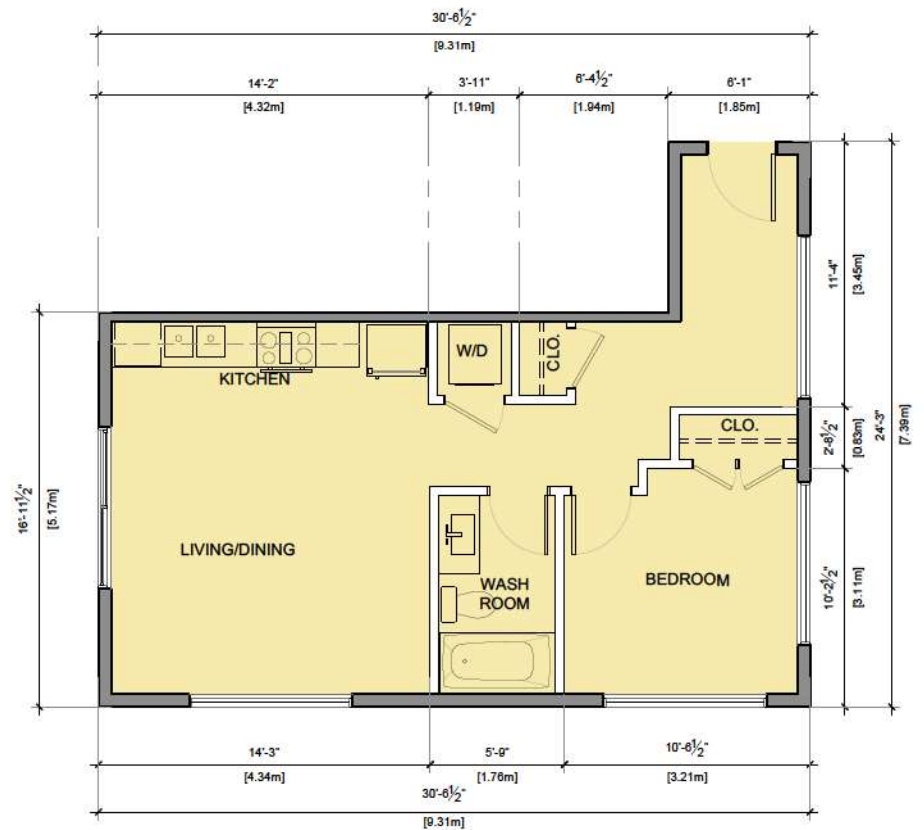


LEGEND	
[Light Green Box]	STUDIO
[Light Yellow Box]	1BR
[Light Orange Box]	2BR/2BR+DN



1 UNIT-H  
3/16"-1'-0"

AREA(484.25Sq.ft.)



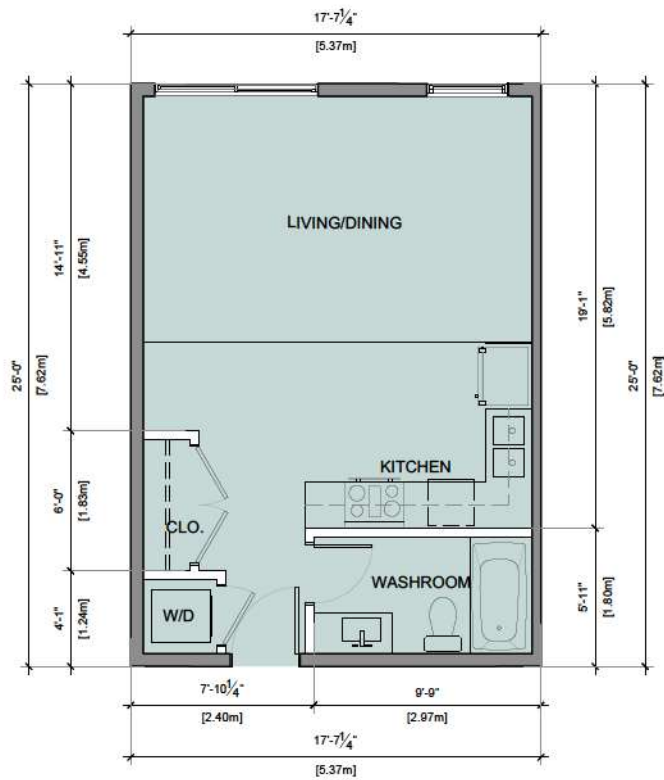
2 UNIT-J  
3/16"-1'-0"

AREA(562.02Sq.ft.)



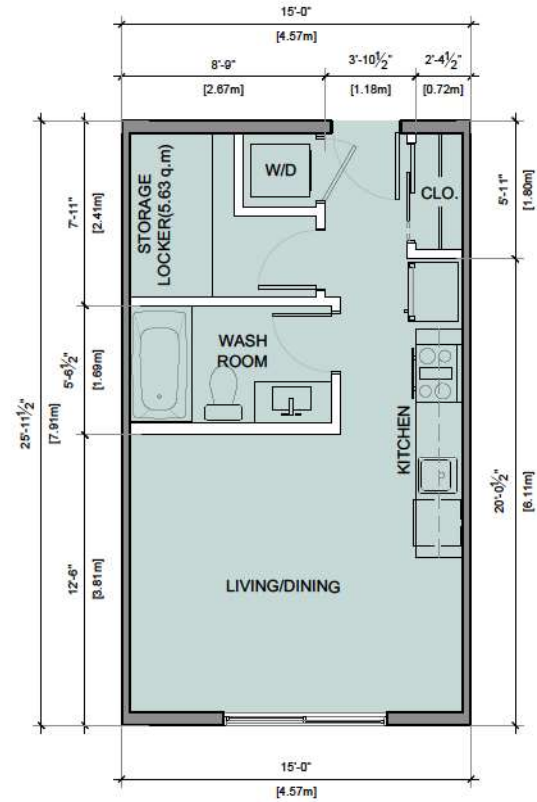
LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN





1 UNIT-N  
3/16"-1'-0"

AREA(440.31Sq.ft.)

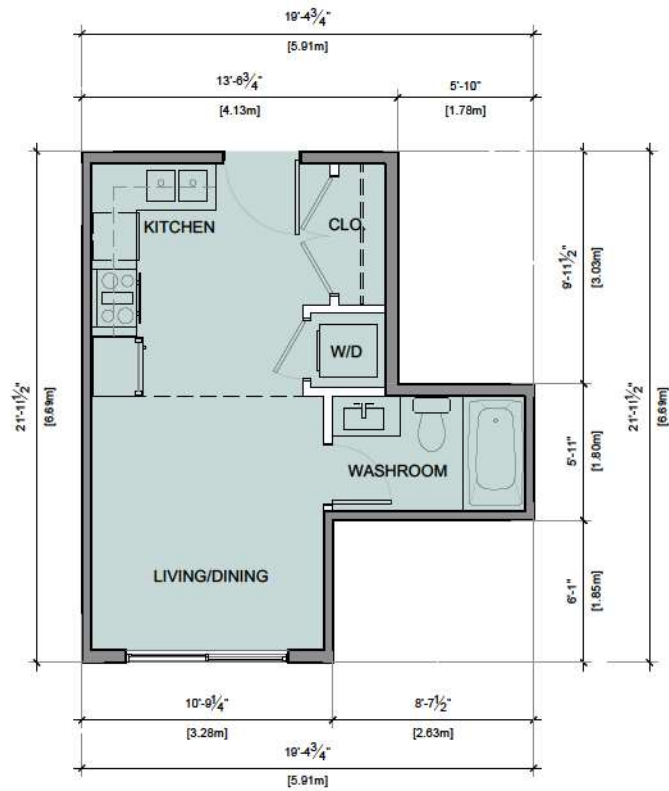


2 UNIT-G  
3/16"-1'-0"

AREA(389.23Sq.ft.)

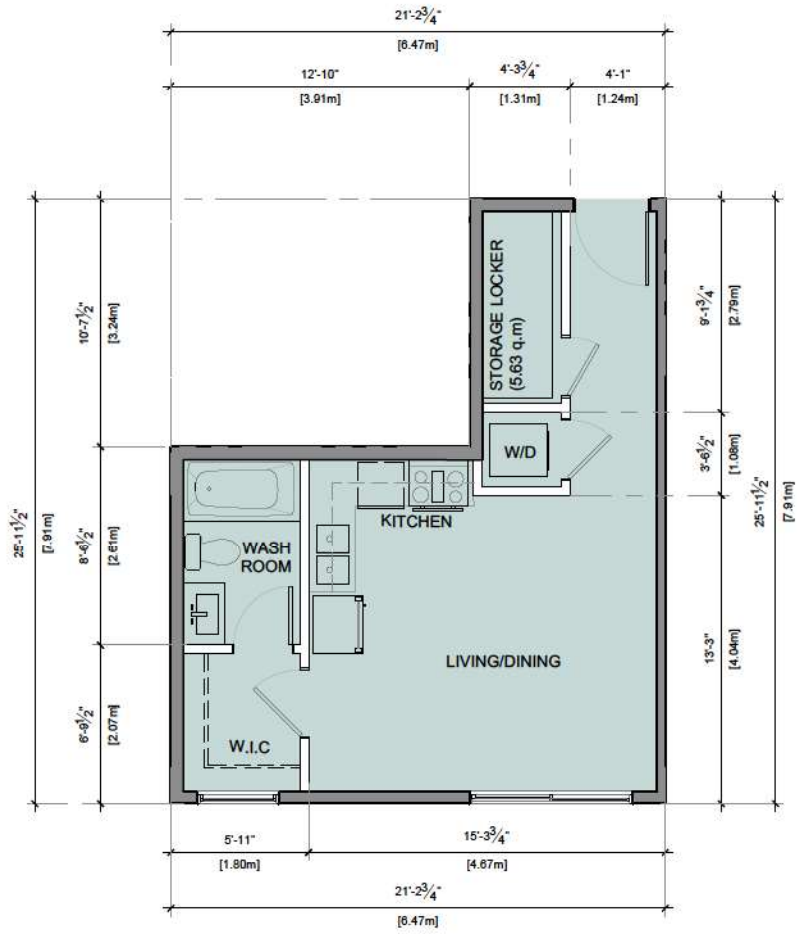


LEGEND	
[Light Blue Box]	STUDIO
[Light Green Box]	1BR
[Light Yellow Box]	2BR/2BR+DN



1 UNIT-F  
3/16"=1'-0"

AREA(315.09Sq.ft.)

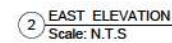


2 UNIT-P  
3/16"=1'-0"

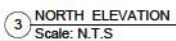
AREA(414.46Sq.ft.)



LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span>	1BR
<span style="display:inline-block; width:15px; height:15px; background-color:#fce4d6;"></span>	2BR/2BR+DN



1 GARBAGE ENCLOSURE PLAN  
Scale: N.T.S





# 20256-58, 20264, 20272 54A AVENUE

LANGLEY, BC

## LANDSCAPE SET - ISSUED FOR ADP

April 18<sup>th</sup>, 2024

### LANDSCAPE DRAWING INDEX

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L1.2	CONCEPT PLAN - ROOF
L1.3	LIGHTING PLAN - GROUND LEVEL
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L2.1	PLANTING PALETTE - GROUND LEVEL
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L3.4	DETAILS - FURNISHINGS
L3.5	DETAILS - ROOF
L3.6	DETAILS - ELEVATIONS

### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.

David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1T5  
P. 604.730.0048

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SCALE  
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11	
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8	ISSUED FOR ADP 24-03-24
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
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3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-08-31

REVISIONS



### MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019

COVER PAGE

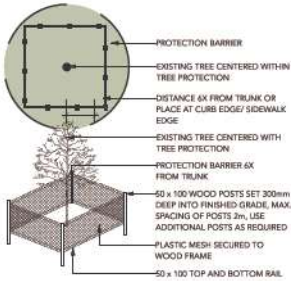
L0.0



TREE MANAGEMENT PLAN

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT

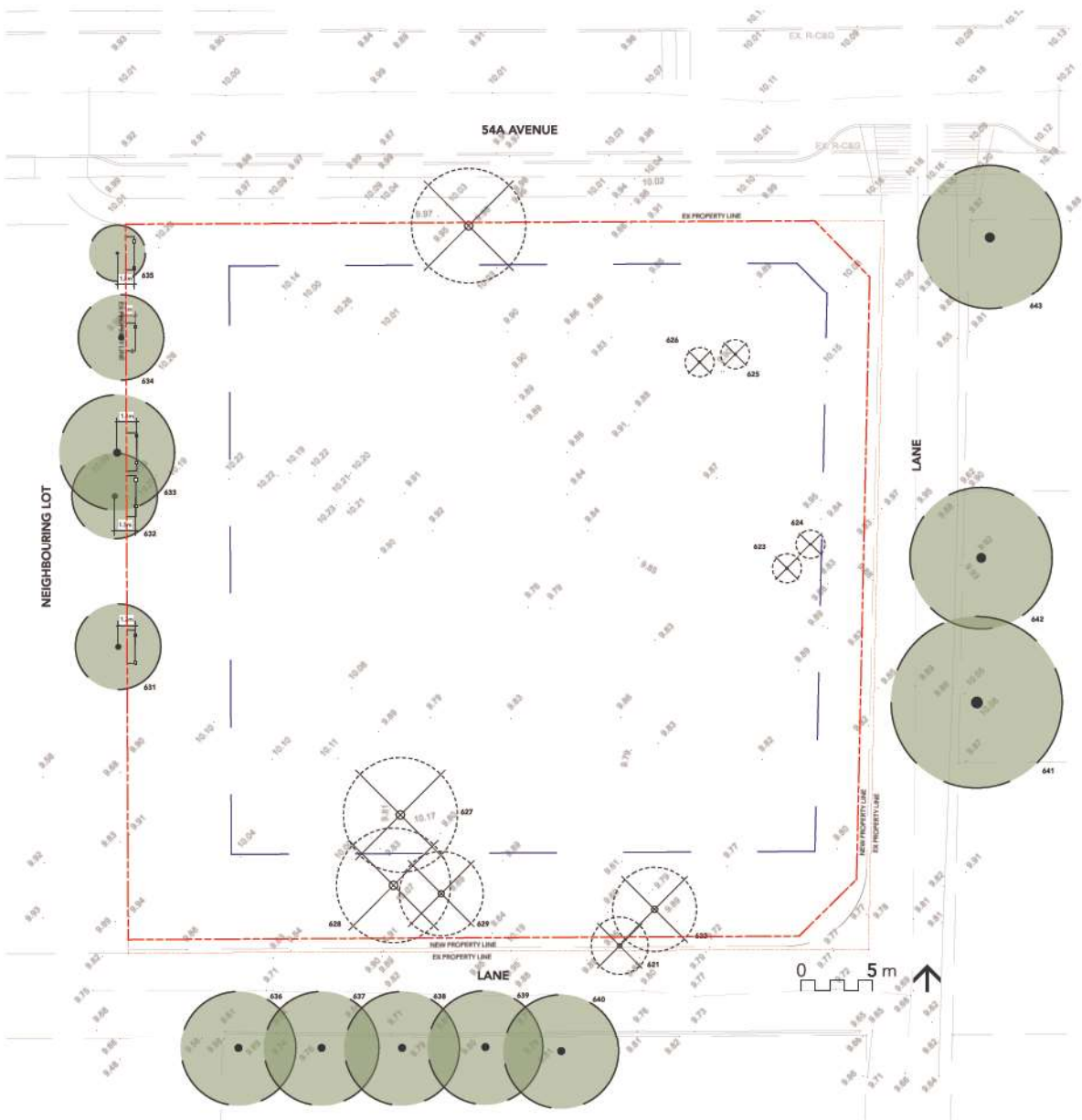


NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.
2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE-APPROVED BY THE ARBORIST.
6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0648

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REVISIONS	



MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

TREE MANAGEMENT  
PLAN

L0.1

CONCEPT PLAN - OVERALL



David Stoyko  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.750.0648

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REVISIONS	



MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:125  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019

LANDSCAPE  
CONCEPT -  
OVERALL

L1.0



CONCEPT PLAN - GROUND LEVEL

LAYOUT & MATERIALS PLAN - LEVEL 1

- PROPERTY LINE
- LAYERED PLANTING PER PLAN & DETAILS
- SOD LAWN PER PLAN & DETAILS
- CIP CONCRETE ON GRADE PER PLAN & DETAILS
- ENTRY PAVERS ON GRADE PER PLAN & DETAILS
- PATIO PAVERS ON SLAB PER PLAN & DETAILS
- PERMEABLE PAVERS PER PLAN & DETAILS
- GRAVEL PER PLAN & DETAILS
- PEA GRAVEL & LONG PAVER PATHWAY PER PLAN & DETAILS
- DECKING PER PLAN & DETAILS
- ADIRONDACK CHAIRS PER PLAN & DETAILS
- FIRE PIT PER PLAN & DETAILS
- BISTRO TABLE & CHAIRS PER PLAN & DETAILS
- BENCH PER PLAN & DETAILS
- PET WASTE STATION PER PLAN & DETAILS
- BOULDERS PER PLAN & DETAILS
- STRING LIGHTING PER PLAN & DETAILS
- BIKE RACKS PER PLAN & DETAILS
- CUSTOM LOUNGE SEATING PER PLAN & DETAILS



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0648

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MULTI-FAMILY  
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20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

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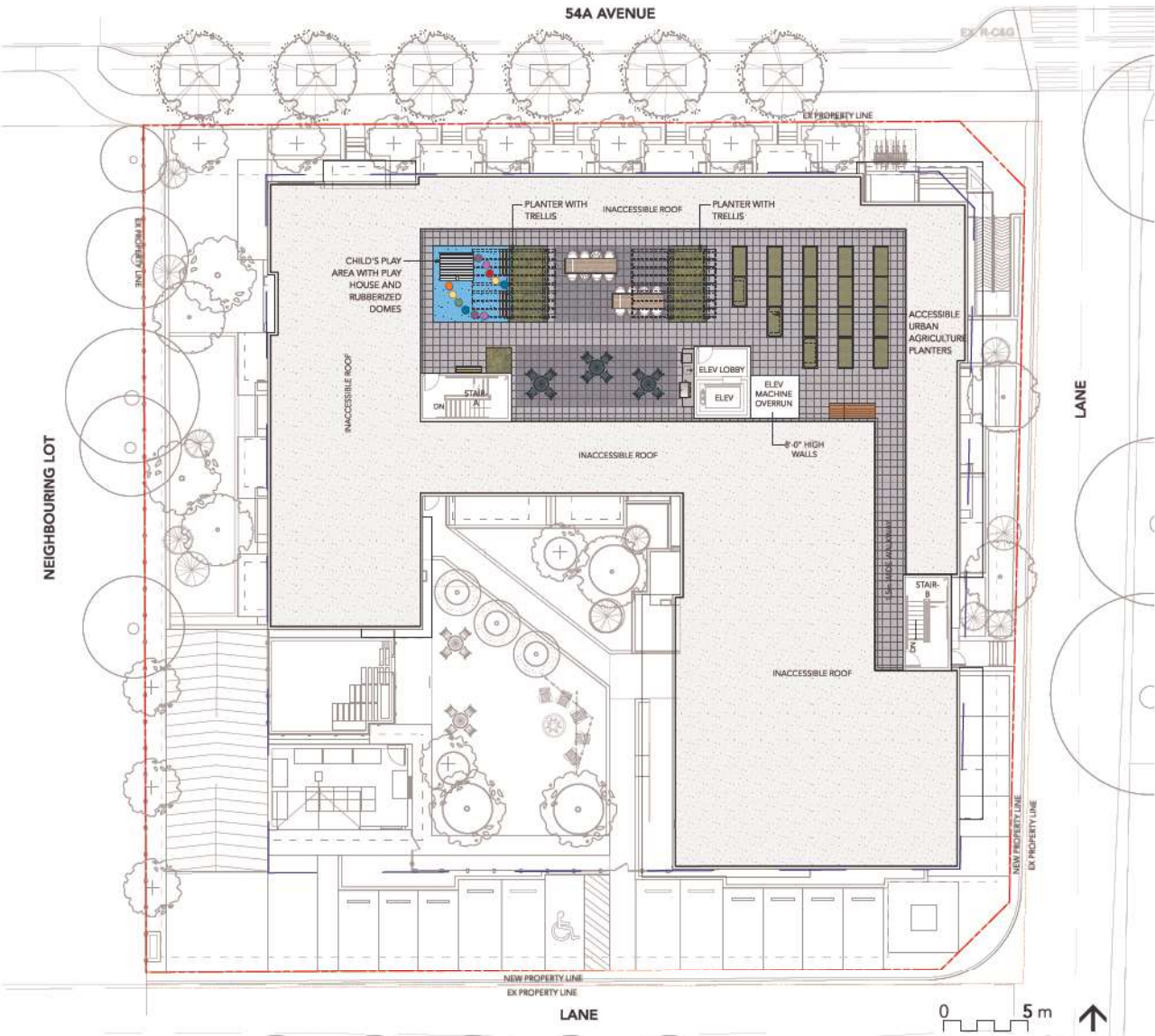
LANDSCAPE  
CONCEPT -  
GROUND LEVEL

L1.1

CONCEPT PLAN - ROOF

LAYOUT & MATERIALS PLAN - ROOF

- PROPERTY LINE
- LAYERED PLANTING  
PER PLAN & DETAILS
- PATIO PAVERS ON SLAB  
PER PLAN & DETAILS
- RUBBERIZED PLAY SURFACING  
PER PLAN & DETAILS
- HARVEST TABLE  
PER PLAN & DETAILS
- BISTRO TABLE & CHAIRS  
PER PLAN & DETAILS
- BBO  
PER PLAN & DETAILS
- URBAN AGRICULTURE PLANTER  
PER PLAN & DETAILS
- STORAGE SHED & TABLE  
PER PLAN & DETAILS
- PLAY HOUSE  
PER PLAN & DETAILS
- BENCH  
PER PLAN & DETAILS
- TRELLIS  
PER PLAN & DETAILS



David Stoyko  
Landscape Architect  
2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P 604.703.0648

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MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

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Project No. 23-019

LANDSCAPE  
CONCEPT - ROOF

L1.2



LIGHTING PLAN - GROUND LEVEL

LIGHTING LEGEND

- SYMBOL

DESCRIPTION
- UPLIGHT
- WALL LIGHT  
SEE ARCH / ELECTRICAL
- BOLLARD LIGHT
- LED STRIP LIGHT
- PLANTER-MOUNTED LIGHT
- BUILDING-MOUNTED WALL LIGHT  
SEE ARCH / ELECTRICAL

NOTE:  
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL  
ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND  
COORDINATE WITH ARCHITECT.



David Stoyko  
Landscape Architect  
2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P 604.700.0648

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MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:125  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019


LIGHTING PLAN -  
GROUND LEVEL

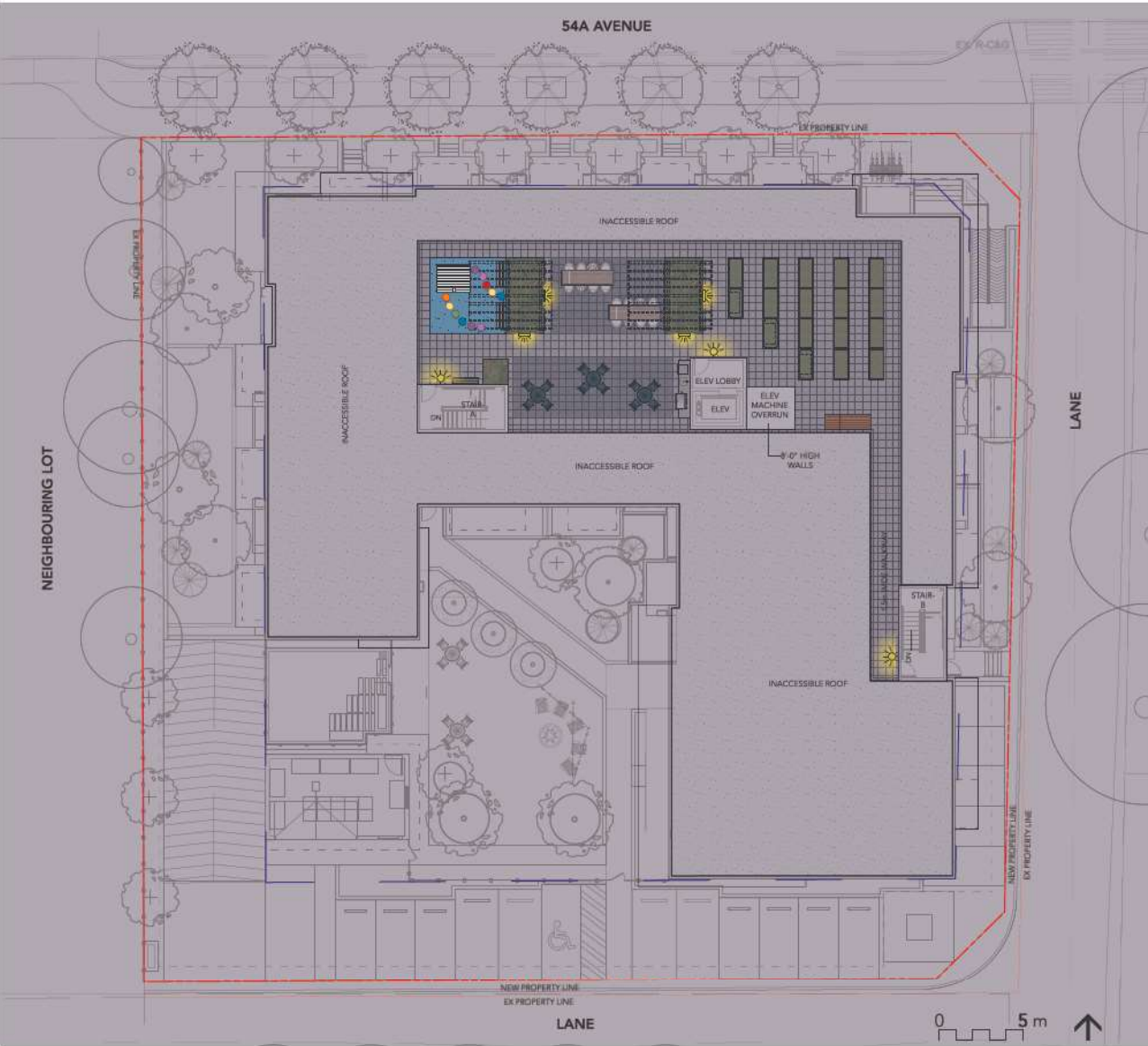
L1.3



LIGHTING PLAN - ROOF

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL



David Stoyko  
Landscape Architect  
2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P 604.703.0648

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MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:125
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Reviewed:	DS
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LIGHTING PLAN -  
ROOF

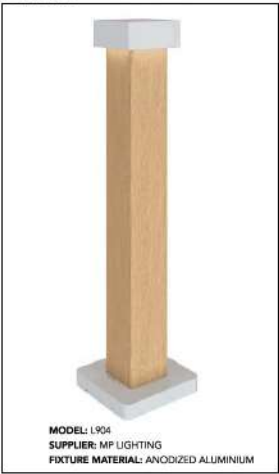
L1.4

LIGHTING MATERIALITY

WALL LIGHT



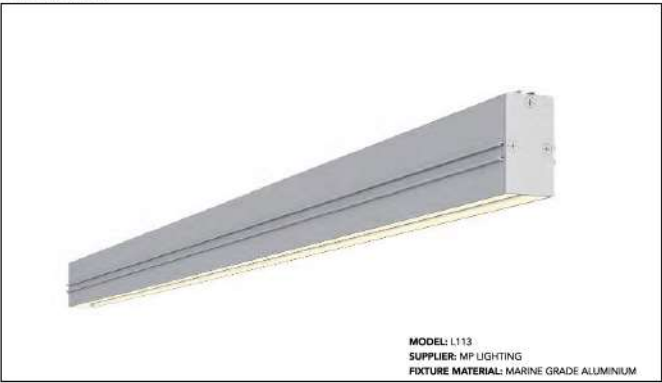
BOLLARD



PLANTER LIGHT



LINEAR LIGHT



UP LIGHT



BISTRO LIGHTS



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P: 604.720.0648

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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

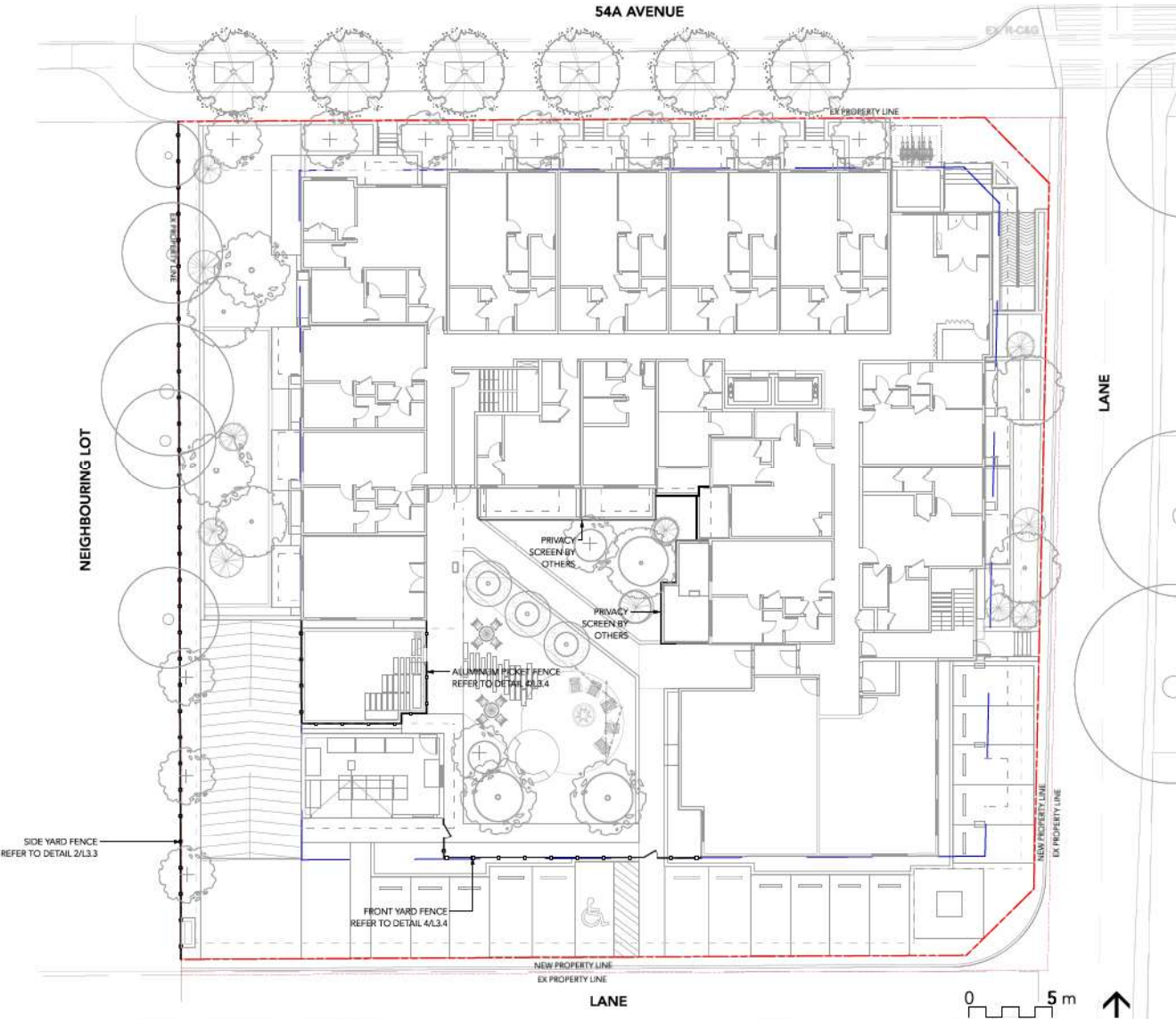
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	NTS
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Project No.	23-019

LIGHTING  
MATERIALITY

L1.5

FENCING PLAN



David Stoyko  
Landscape Architect  
2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P 604.720.0648

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MULTI-FAMILY  
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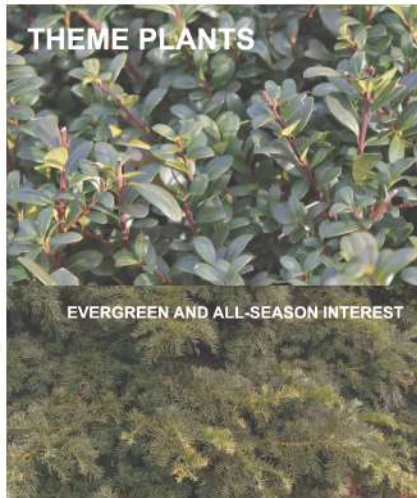
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:125  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019

FENCING PLAN

L1.6





## Plant List and Materials

QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
6	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.	As shown	
Street tree species, form, and quality to be to City of Langley standards					
5	Betula nigra	River Birch	6cm cal.	As shown	
12	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	
11	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	
3	Magnolia grandiflora	Southern magnolia	6cm cal.	As shown	
8	Acer tegmentosum	Manchurian Snakebark Maple	6cm cal.	As shown	
SHRUBS					
121	Gaultheria shallon	Sailal	No. 1 Pot	24" o.c.	
118	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	
140	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	
209	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	
31	Rhododendron 'Ken Janek'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	
21	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	
42	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	
36	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	
41	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	
71	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	
PERENNIALS AND VINES					
57	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	
196	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	
54	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	
70	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	
29	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	
13	Clematis armandi	Armand clematis	No. 1 Pot	24" o.c.	
GROUND COVERS					
276	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	
98	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	
98	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	
168	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	
27	Sax. Fl. 'Sax. Jewel Lane'				
<div> <div>NATIVE PLANTS</div> <div>FOOD RESOURCE PLANTS</div> <div>DROUGHT TOLERANT PLANTS</div> <div>HABITAT VALUE PLANTS</div> <div>POLLINATOR FRIENDLY PLANTS</div> <div>EVERGREEN PLANTS</div> <div>SEASONAL INTEREST PLANTS</div> </div>					

David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.720.0048

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1	ISSUED FOR CONCEPT REVIEW 23-09-21
REVISIONS	



MULTI-FAMILY  
DEVELOPMENT

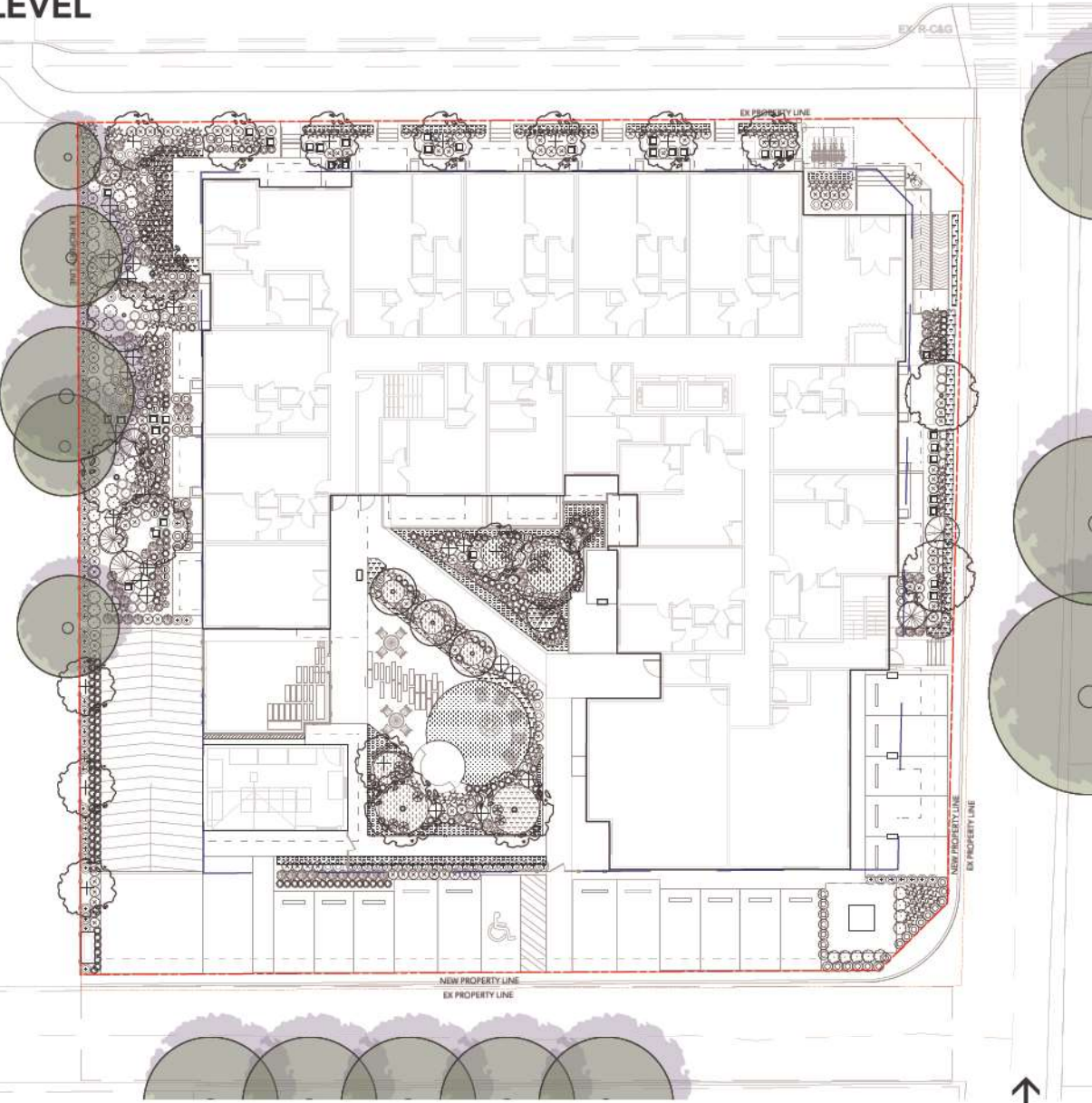
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

PLAN LIST &  
MATERIALS

L2.0

PLANTING PLAN - GROUND LEVEL



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0648

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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:100

Drawn: MGC/DS/EG

Reviewed: DS

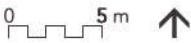
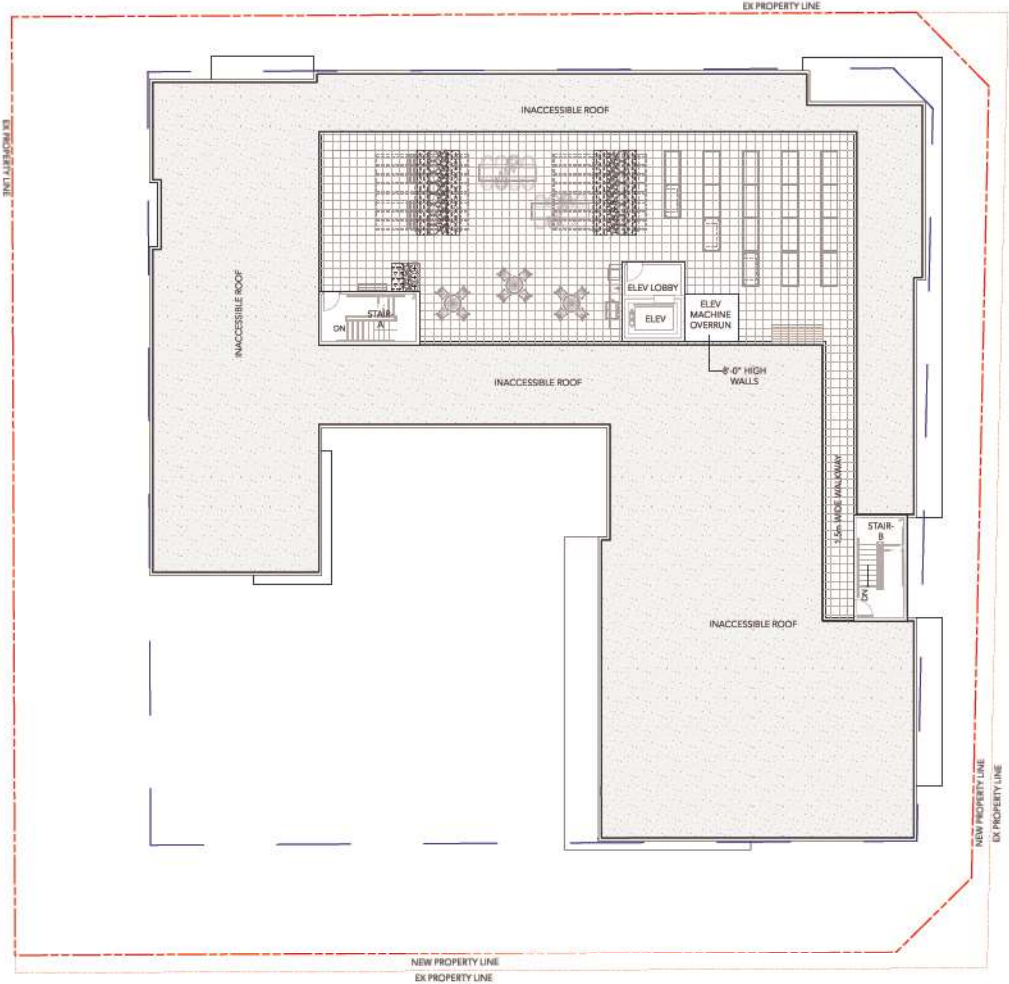
Project No. 23-019

PLANTING PLAN -  
GROUND LEVEL

L2.1



PLANTING PLAN - ROOF



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.730.0648

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REVISIONS	



MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MGC/DS
Reviewed:	DS
Project No.	23-019

PLANTING PLAN -  
ROOF

L2.2

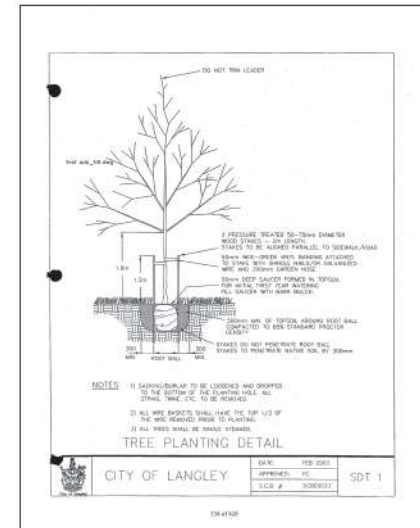
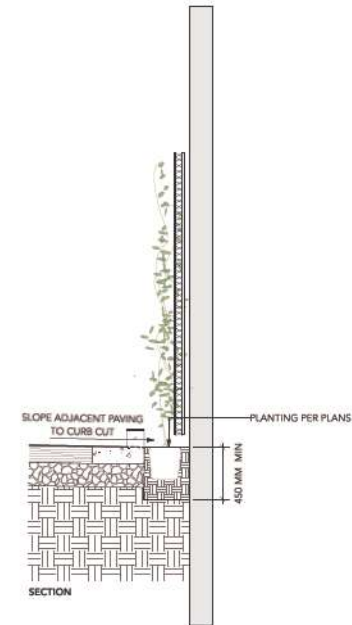
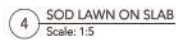
DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY  
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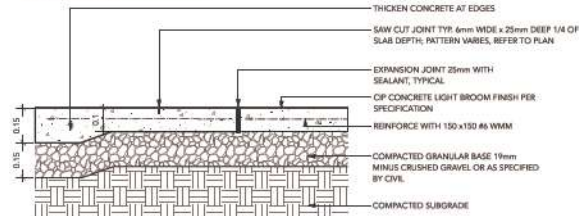
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Reviewed:	DS
Project No.	23-019

L3.0





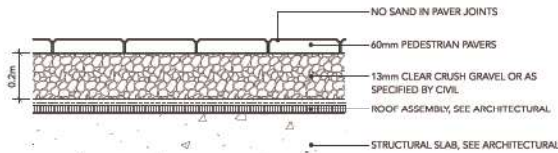
PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)  
COLOUR: LITE GRAY  
SUPPLIER: DAVIS COLORS (223-265-8322)



- NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

#### 1 CIP CONCRETE PAVING Scale: 1:10

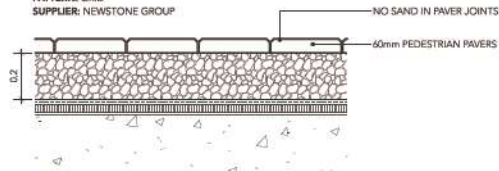
PAVER TYPE (FEATURE PAVING): DORADO SERIES  
DIMENSIONS: 6" X 6" x 2 3/8" (151mm x 151mm x 60mm), 6" X 12" x 2 3/8" (151mm x 304mm x 60mm)  
COLOUR: CHARCOAL  
PATTERN: 1/3 OFFSET RUNNER BOND  
SUPPLIER: NEWSTONE GROUP (1.604.332.4030)



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

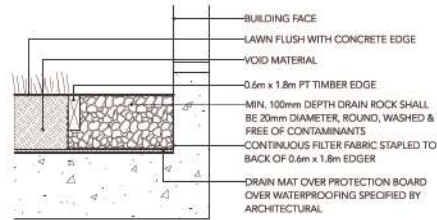
#### 2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL) Scale: 1:10

PAVER TYPE: MANHATTAN VIBROPRESTED SLABS  
DIMENSIONS: 454 mm x 454 mm x 50.8 mm  
COLOUR: NATURAL  
PATTERN: GRID  
SUPPLIER: NEWSTONE GROUP



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

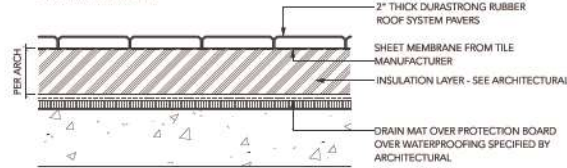
#### 3 PATIO UNIT PAVERS ON SLAB (TYPICAL) Scale: 1:10



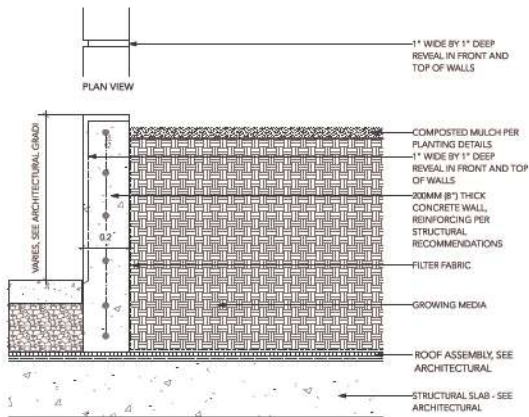
#### 4 GRAVEL DRAIN STRIP - ON SLAB Scale: 1:10



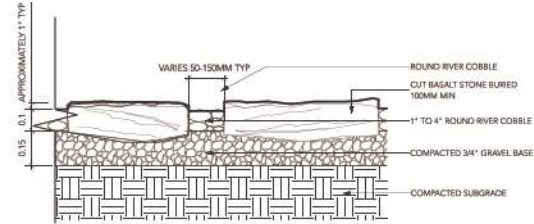
PAVER TYPE: DURAstrong RUBBER PAVERS  
DIMENSIONS: 24" x 24" x 2.0" THICK  
COLOUR: SLATE GREY (STANDARD) AND CUSTOM LIGHT GREY BLEND  
PATTERN: GRID  
SUPPLIER: SOFSURFACES



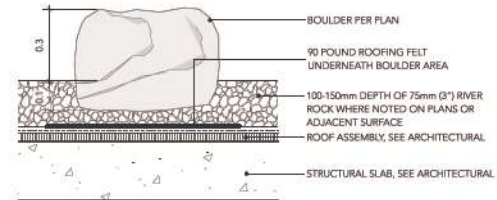
#### 5 RUBBER ROOF PAVERS Scale: 1:10



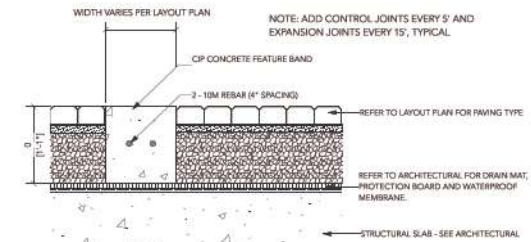
#### 6 TYPICAL CIP CONCRETE WALL ON SLAB Scale: 1:10



#### 7 STEP STONES IN RIVER COBBLE Scale: 1:10

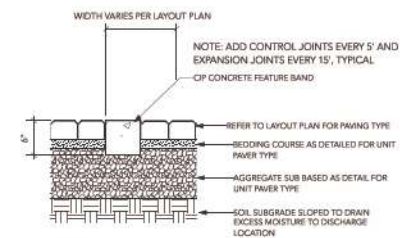


#### 8 LANDSCAPE BOULDER ON SLAB Scale: 1:10



NOTE:  
NO CHAMFERS ON CONCRETE BAND

#### 9 CONCRETE BAND (SLAB) Scale: 1:10



NOTE:  
NO CHAMFERS ON CONCRETE BAND

#### 10 CONCRETE BAND (GRADE) Scale: 1:10

## David Stoyko Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0648

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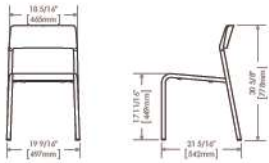
## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
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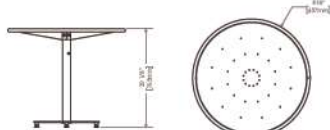
## DETAILS - HARDSCAPE

L3.1



**FORO SERIES MCH-1700-00001 CHAIRS**  
COLOUR: STANDARD SILVER  
SUPPLIER: MAGLIN SITE FURNISHINGS

**1 ROOF TOP BISTRO CHAIRS**  
Scale: NTS



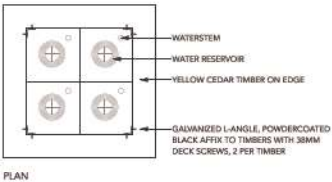
**FORO SERIES MTB-1700-00746 36" TABLE**  
COLOUR: STANDARD SILVER/GREY  
SUPPLIER: MAGLIN SITE FURNISHINGS

**2 ROOF TOP BISTRO TABLES**  
Scale: NTS

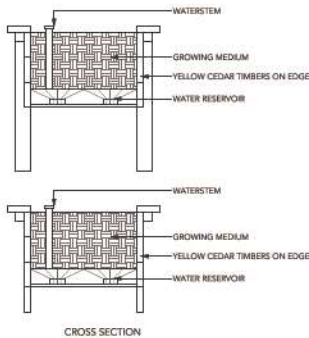
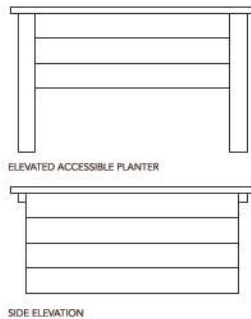


**URBAN FARM HARVEST PICNIC TABLE**  
COLOUR: SILVER / GREY  
SUPPLIER: WISHBONE (604-626-0476)

**3 ROOF TOP HARVEST TABLE**  
Scale: NTS



**4 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE**  
Scale: 1:20



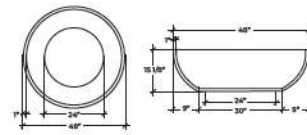
**MODEL: ADIRONDACK CHAIR (CURVED)**  
SUPPLIER: LOLL DESIGNS  
COLOUR: T8D  
SUPPLIER: VANCOUVER SPECIAL (604-548-3673)

**7 ADIRONDACK CHAIRS**  
Scale: N.T.S.



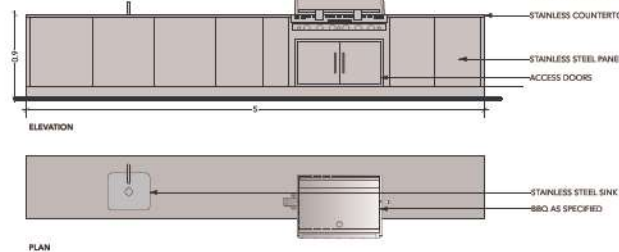
**MODEL: QUADRA 48 GAS WITH 50K HPC BURNER**  
W/ PUSH BUTTON IGNITOR AND AUTO-SHUT OFF  
COLOUR: MOONLIGHT  
WITH CERAMIC RIVER ROCK  
BY: DREAM CAST, (1-604-278-4939)

**5 FIRE PIT**  
Scale: NTS



**NOTE: REFER TO MECHANICAL AND ELECTRICAL FOR CONNECTIONS**

**CUSTOM BBQ ISLAND PROVIDED AND INSTALLED BY SHERWOOD OUTDOOR**  
KITCHENS CONTACT: 778-855-4372  
OR APPROVED ALTERNATE



**NOTE:**  
1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.  
2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.  
3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.  
4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBECUE ELEMENTS.

**6 BBQ AND COUNTER**  
Scale: 1:25



**PRECEDENT IMAGE**

**David Stoyko**  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.703.0048

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**MULTI-FAMILY**  
**DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
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Reviewed: DS  
Project No. 23-019

**DETAILS -**  
**FURNISHINGS**

**L3.2**



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### REVISIONS



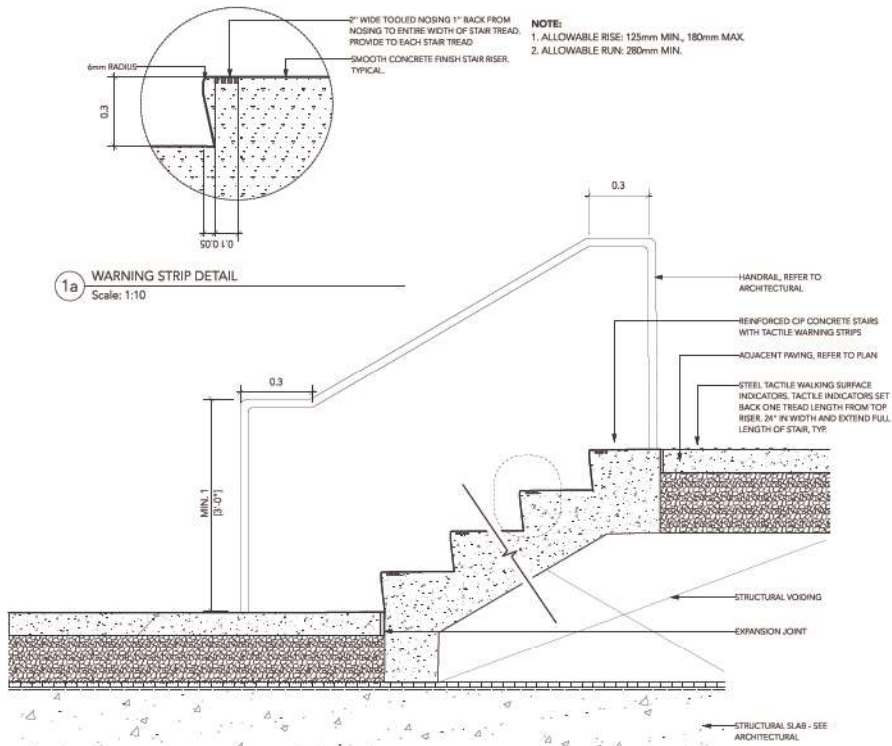
## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
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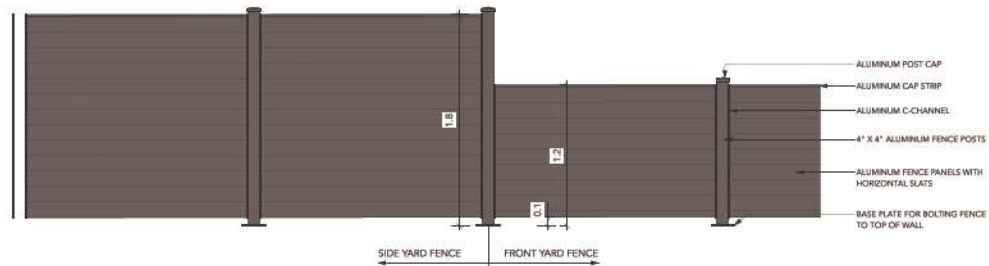
## DETAILS - FURNISHINGS

L3.3



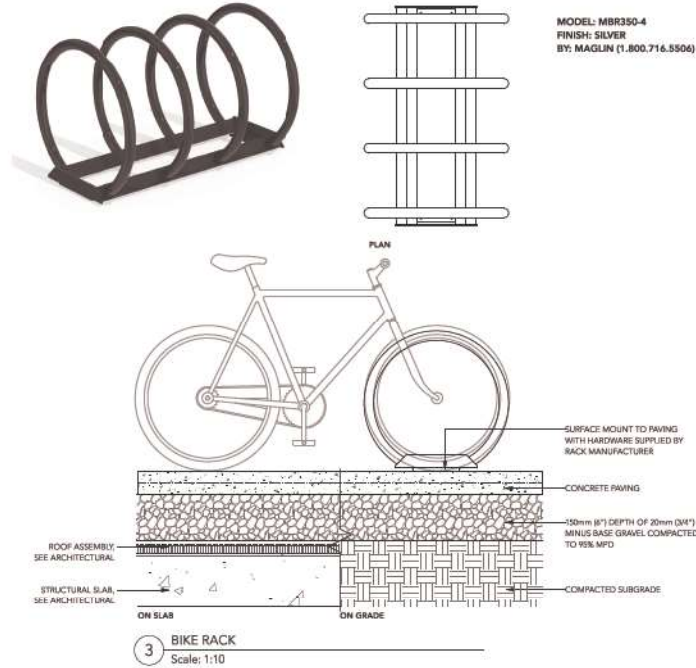
1a WARNING STRIP DETAIL  
Scale: 1:10

1 CIP STAIR ON SLAB  
Scale: 1:10



2 SIDE YARD / FRONT YARD FENCE  
Scale: 1:20

FENCE NOTES:  
1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.  
2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.  
3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.  
4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.  
5. FINAL COLOUR TO BE DETERMINED.

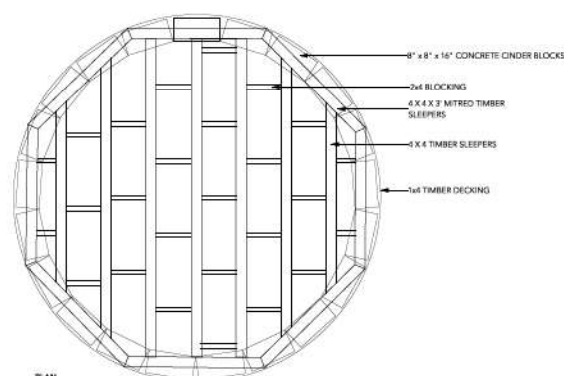


3 BIKE RACK  
Scale: 1:10

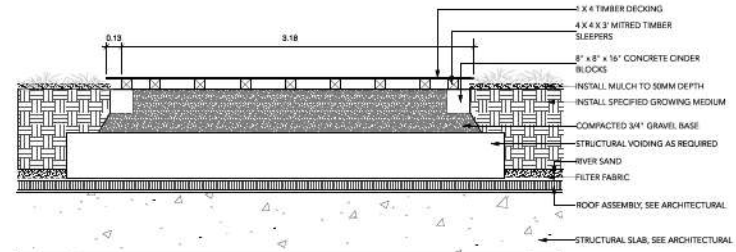




1a TIMBER DECKING - PLAN  
Scale: 1:20



1b TIMBER DECKING - FRAMING PLAN  
Scale: 1:20



#### SECTION

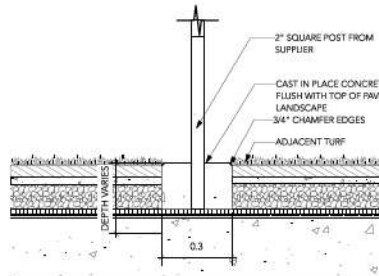
#### TIMBER NOTES:

1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.

1c TIMBER DECKING  
Scale: 1:20



**PET WASTE BAGS & STATIONS**  
Sudden Fun Recreation Equipment Ltd.  
**Accessories & Specifications:**  
100% Oxo-biodegradable bags  
Bag Dispenser  
7ft. Post  
11 Gallon Locking Can (Gladiator) OR  
10 Gallon Can with Lid (Sentry)  
Hardware  
Sign  
Sign Bracket  
50 Can Liners  
400 Waste Bags  
Colour: Green

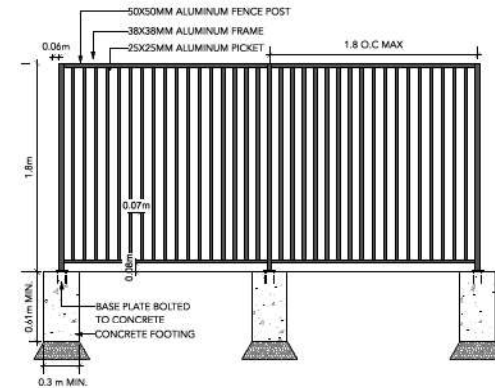


2 PET WASTE STATION AND ANCHORING DETAILS  
Scale: 1:10



**MODEL:** WESTERN RED CEDAR GRAND GARDEN CHALET  
**MANUFACTURER:** OUTDOOR LIVING TODAY (888-658-1658)  
**SIZE:** 3'x6'  
**MATERIAL:** WESTERN RED CEDAR, PAINTED (COLOUR TBD)  
**SUPPLIER:** THE HOME DEPOT (1-604-608-1423) OR APPROVED ALTERNATE

3 COMMUNITY GARDEN STORAGE SHED  
Scale: NTS



#### NOTE:

1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
4. COLOUR OF ALUMINUM FENCING TBD.
5. REFER TO PLANS FOR FENCING TYPE LOCATIONS.

4 ALUMINUM FENCE  
Scale: 1:20

## David Stoyko Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P 604.700.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THE PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE  
PROJECTS**

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

#### REVISIONS



## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
Drawn: EG  
Reviewed: DS  
Project No. 23-019

## DETAILS - FURNISHINGS

L3.4

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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SCALE  
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
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7	ISSUED FOR ADP 24-03-05
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3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



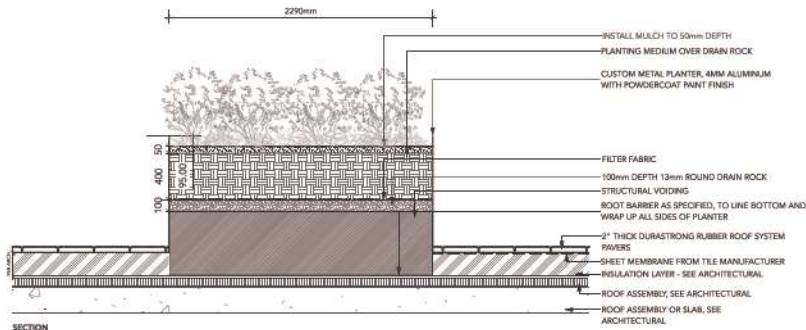
## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

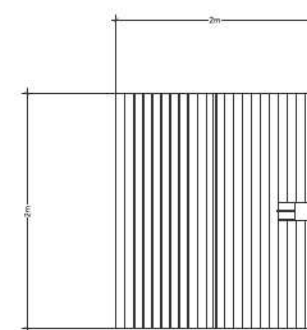
Scale: AS SHOWN  
Drawn: EG  
Reviewed: DS  
Project No. 23-019

## DETAILS - FURNISHINGS

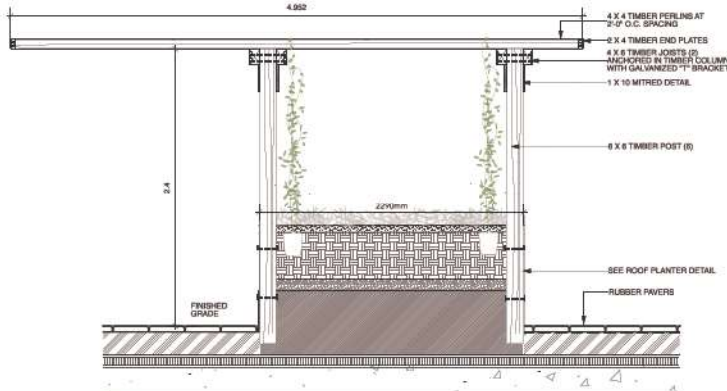
L3.5



1 ROOF PLANTER AT RUBBER PAVING  
Scale: 1:20



5 ALPINE HUT BY EARTHSCAPE  
Scale: 1:20



2 ROOF PLANTER/TRELLIS  
Scale: 1:20

**TIMBER NOTES:**  
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES  
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER  
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE  
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6. WOOD DIMENSIONS ARE NOMINAL UNLESS NOTED ON DRAWINGS



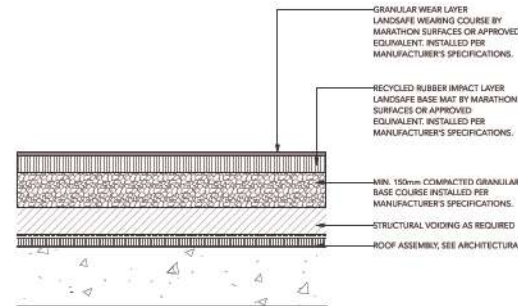
LOLLYGAGGER HOPE RECTANGLE  
OUTDOOR COCKTAIL TABLE  
COLOUR: DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

3 COFFEE TABLE  
Scale: NTS



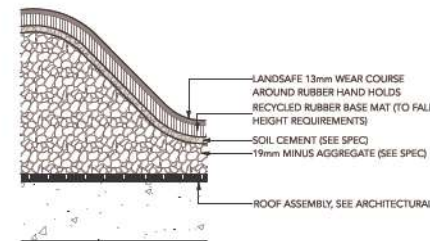
HUTCH BACKLESS BENCH  
COLOUR: SAND / BROWN SLATE  
LENGTH: 5 FT  
SUPPLIER: WISHBONE (604-020-9470)

4 HUTCH BACKLESS BENCH BY WISHBONE  
Scale: 1:10



**NOTES:**  
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.  
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

6 RUBBERIZED PLAY FALL SURFACING  
Scale: 1:10



**NOTES:**  
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.  
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

7 RUBBER PLAY MOUND ON SLAB  
Scale: 1:10

# David Stoyko Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.733.0548

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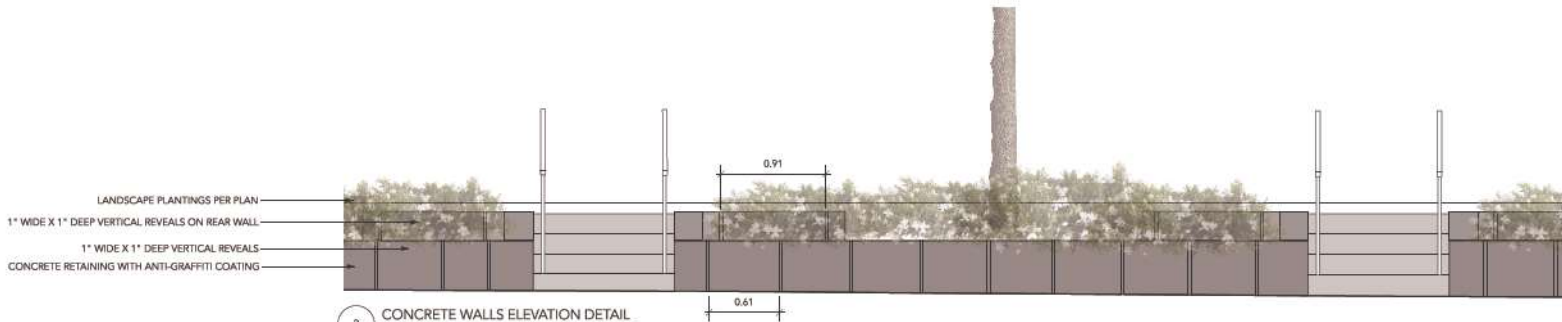
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**SCALE  
PROJECTS**



**1 CONCRETE WALLS ELEVATION**  
Scale: 1:75



LANDSCAPE PLANTINGS PER PLAN  
1" WIDE X 1" DEEP VERTICAL REVEALS ON REAR WALL  
1" WIDE X 1" DEEP VERTICAL REVEALS  
CONCRETE RETAINING WITH ANTI-GRAFFITI COATING

**2 CONCRETE WALLS ELEVATION DETAIL**  
Scale: 1:20



**3 ADDRESS SIGN DETAIL**  
Scale: 1:10

NOTES:  
1- PAINTED STEEL LETTERS PINNED TO CONCRETE  
2- ADDRESS SIZE AND INFORMATION TO CONFORM TO BYLAWS  
3- LETTERS FLAT AGAINST CONCRETE WALL

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
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## REVISIONS



## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
Drawn: MGC/DS/EG  
Reviewed: DS  
Project No. 23-019

## DETAILS - RETAINING WALLS

L3.6

## BYLAW 3276 - 2024 TAX RATE BYLAW, 2024, No. 3276

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Prepared by:



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Graham Flack, CMA, CPA  
Deputy Director of Corporate Services

Reviewed by:



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Francis Cheung, Chief Administrative Officer





## EXPLANATORY MEMO

### 2024 TAX RATE BYLAW, 2024, No. 3276

A taxation revenue increase of 9.97% is required to fully fund the 2024 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

	Properties	Ratio	\$ Change	% Change
Average Single Family Residential	3,228	1.000	\$ 201.30	7.21 %
Average Strata Dwelling	7,385	1.000	\$ 132.30	11.55 %
Average Light Industrial Property	80	1.900	\$ 1,927.59	12.54 %
Average Business Property	638	2.543	\$ 2,185.87	9.98 %

The following table outlines the distribution of the property taxes amount of the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	51.4%	\$ 21,462,394
Utilities (2)	0.9%	356,281
Light Industrial (5)	6.7%	2,784,755
Business & Other (6)	40.7%	16,999,590
Recreational / Non Profit (8)	0.3%	141,535
<b>Total</b>	<b>100.0%</b>	<b>\$ 41,744,555</b>

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. During the Financial Planning process, City Council expressed a desire to maintain the tax burden close to the average ratio between the classes (1 : 3) identified in Metro Vancouver. The ratio in 2024 will be 1 : 2.543 between the residential and business class (2023 – 1 : 2.810), this ratio was adjusted to compensate for the disproportionate increase in business properties compared to residential properties.

*Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.*





## 2024 TAX RATE BYLAW, 2024

### BYLAW No. 3276

A Bylaw to Levy property value taxes for municipal purposes  
for the year 2024

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

**1. The following tax rates appearing in Schedule “A”, attached to and forming part of this bylaw, are imposed and levied for the 2024 year for:**

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body;

and are imposed on the basis of the assessed value of the land and improvements.

**2. This Bylaw may be cited for all purposes as the “2024 Tax Rates Bylaw, 2024, No. 3276”.**

READ A FIRST, SECOND and THIRD time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ FINAL time this first day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**

**2024 Tax Rate Bylaw No. 3276  
Schedule A**

Municipal Taxes							
Property Class		"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other
1	Residential	2.1843	0.9128	0.3860	0.1031	0.0196	0.7628
2	Utility	40.0000	16.7157	7.0686	1.8880	0.3589	13.9688
3	Supportive Housing	2.1843	0.9128	0.3860	0.1031	0.0196	0.7628
4	Major Industry	4.1501	1.7343	0.7334	0.1959	0.0372	1.4493
5	Light Industry	4.1501	1.7343	0.7334	0.1959	0.0372	1.4493
6	Business/Other	5.5546	2.3212	0.9816	0.2622	0.0498	1.9398
7	Managed Forest	7.6450	3.1948	1.3510	0.3608	0.0686	2.6698
8	Rec/Non-profit	7.6450	3.1948	1.3510	0.3608	0.0686	2.6698
9	Farm	2.1843	0.9128	0.3860	0.1031	0.0196	0.7628

Regional Tax Requisitions		
Property Class		(GVRD) Metro Vancouver
1	Residential	0.0568
2	Utility	0.1988
3	Supportive Housing	0.0568
4	Major Industry	0.1931
5	Light Industry	0.1931
6	Business/Other	0.1392
7	Managed Forest	0.1704
8	Rec/Non-profit	0.0568
9	Farm	0.0568

## HOUSING AGREEMENT BYLAW, 2024, No. 3279

---

Prepared by:



Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Reviewed by:



Carl Johannsen, RPP, MCIP  
Director of Development Services

Reviewed by:



Francis Cheung, P.Eng.  
Chief Administrative Officer



## EXPLANATORY MEMO

### HOUSING AGREEMENT BYLAW, 2024, NO. 3279

The purpose of Housing Agreement Bylaw No. 3279 is to secure eight replacement rental apartment units required under Policy 1.16.1 of the Official Community Plan in connection with a proposed 75-unit apartment development at 20200 – 54A Avenue (David Eaton Architect Inc.). The housing agreement and integral restrictive covenant (attached as Schedule “A”) will ensure that the rental tenure of the affected units is secured for the life of the building. The agreement was reviewed by the City’s solicitors and its format and basic wording can be used as a template for future rental tenure protection housing agreements. Under Section 483 of the *Local Government Act*, housing agreements must be entered into by bylaw.



## HOUSING AGREEMENT BYLAW, 2024

### BYLAW No. 3279

A Bylaw to enter into a housing agreement under Section 483 of the *Local Government Act*.

WHEREAS Council may, by bylaw, authorize the City to enter into a housing agreement under Section 483 of the *Local Government Act*,

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

1. This Bylaw may be cited for all purposes as "Housing Agreement Bylaw, 2024, No. 3279".
2. Council hereby authorizes the City of Langley to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, substantially in the form attached as Schedule "A" to this Bylaw (the "Housing Agreement"), in respect of the lands legally described as follows:

PID: 032-186-703

Lot A, District Lot 305, Group 2, New Westminster District,  
Plan EPP133022

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the signed Housing Agreement.

READ A FIRST, SECOND AND THIRD TIME this ---- day of -----, 2024.

FINALLY ADOPTED this ----- day of -----, 2024.

---

**MAYOR**

---

**CORPORATE OFFICER**



**SCHEDULE "A"**

**HOUSING AGREEMENT AND SECTION 219 COVENANT  
SP (LINWOOD) HOLDINGS INC. (20200 – 54A AVENUE)**

---



## 1. Application

**FASKEN MARTINEAU DUMOULIN LLP  
BARRISTERS AND SOLICITORS  
#1800 - 13401 108 AVENUE  
SURREY BC V3T 5T3  
604.631.6473**

File No.: 329974.00033

City of Langley File Number: RZ 01-23

## 2. Description of Land

PID/Plan Number

Legal Description

**032-186-703****LOT A DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP133022**

## 3. Nature of Interest

Type

Number

Additional Information

**COVENANT****Section 219****PRIORITY AGREEMENT****Granting covenant filed herein priority over  
Mortgage CB580411 and Assignment of Rents  
CB580412**

## 4. Terms

Part 2 of this instrument consists of:

**(b) Express Charge Terms Annexed as Part 2**

## 5. Transferor(s)

**SP (LINWOOD) HOLDINGS INC., NO.BC1364980****CANADIAN WESTERN BANK**

## 6. Transferee(s)

**CITY OF LANGLEY  
20399 DOUGLASCRESCENT  
LANGLEY BC V3A 4B3**

## 7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

**SIPEI (REBECCA) LIANG**  
A Commissioner for Taking Affidavits for British Columbia  
Suite 1800, 13401 108 Avenue  
Surrey, BC V3T 5T3  
Expiry Date: December 31, 2026

YYYY-MM-DD  
2024-04-10

**SP (LINWOOD) HOLDINGS INC.**  
By their Authorized Signatory

  
Print name: **Kareem Jetha**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

**Harvir Grewal**  
Manager, Real Estate Lending

YYYY-MM-DD  
2024-04-11

**CANADIAN WESTERN BANK**  
By their Authorized Signatory

  
Print name: **Amrit Sekhon**  
**Senior Manager, Real Estate Lending**

**Harvir Grewal**  
A Commissioner for taking  
Affidavits for British Columbia  
Unit 100 - 5455 152 Street  
Surrey, BC V3S 5A5  
Expiry: December 31, 2025  
**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Print name: **Kunal Sharma**  
**AVP, Real Estate Lending**



Land Title Act  
**Charge**  
General Instrument – Part 1

Witnessing Officer Signature

\_\_\_\_\_

Execution Date

YYYY-MM-DD

Transferor / Transferee / Party Signature(s)

**CITY OF LANGLEY**  
By their Authorized Signatory

\_\_\_\_\_  
**Print name:**

\_\_\_\_\_  
**Print name:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**TERMS OF INSTRUMENT – PART 2**  
**HOUSING AGREEMENT & 219 COVENANT**

THIS AGREEMENT made the 22nd day of March 2024 is

BETWEEN:

**CITY OF LANGLEY**  
20399 Douglas Crescent,  
Langley, BC V3A 4B3

(the “City”)

AND:

**SP (LINWOOD) HOLDINGS INC., INC.NO. BC1364980.**  
3432 199 STREET  
LANGLEY, BC V3A 1H6

(the “Owner”)

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Langley, in the Province of British Columbia, legally described as:
- Parcel Identifier: 032-186-703  
LOT A DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN  
EPP133022
- (the “Lands”);
- B. The Owner proposes to use the Lands for constructing a single 6-storey building with 75 Dwelling Units (the “Development”);
- C. Section 483 of the *Local Government Act* permits the City to enter into and note on title to lands housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;
- D. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or a negative nature in favour of a municipality in respect of the use of, construction on, and subdivision of land;
- E. The Owner has voluntarily agreed to enter into this Agreement pursuant to Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act*, to ensure that the Rental Units (as defined herein) are constructed and used in accordance with this Agreement.



NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree, pursuant to section 219 of the *Land Title Act* and section 483 of the *Local Government Act*, as follows:

## DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) **"Agreement"** means this Agreement and any amendments to or modifications of the same;
- (b) **"City"** means the City of Langley and any person authorized by the City of Langley, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Langley by this Agreement;
- (c) **"City Personnel"** means all of the City's elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, and invitees;
- (d) **"Claims and Expenses"** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity;
- (e) **"Close Relation"** means a spouse, parent, child, or sibling, whether related by blood, marriage, or adoption, of the Owner;
- (f) **"Dwelling Unit"** means a residential dwelling unit located or to be located on the Lands;
- (g) **"Owner"** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then "Owner" means the legal and beneficial owner of a Rental Unit; and
- (h) **"Rental Unit"** means a Dwelling Unit in the Development designated pursuant to this Agreement for residential rental purposes only.

## **2. RESTRICTIONS ON THE LANDS**

2.1 The Lands must not be used except in accordance with this Agreement.

2.2 The Lands must not be built upon or developed in any way unless such building or development includes and substantially conforms with the design plans, dated July 19<sup>th</sup>,

2023 prepared by David Eaton Architect Inc., pages A-15 to A-20, attached as Schedule B (the "Design Plans").

- 2.3 Subsequent to any subdivision of the Lands creating separate legal parcels from any portion of the Lands which includes a Rental Unit, the owner in fee simple of such separate legal parcels will provide to the City a discharge of this Agreement, and the City will execute that discharge and return it to that owner for registration with the relevant land title office, such that those portions of the Lands which do not contain Rental Units will no longer be subject to this Agreement.

### 3. **RESTRICTION ON OCCUPANCY OF RENTAL UNITS**

- 3.1 The Dwelling Units identified in Schedule A are Rental Units.
- 3.2 A Rental Unit must only be used as a residence occupied pursuant to a tenancy agreement validly entered into under the *Residential Tenancy Act*, and in accordance with this Agreement;
- 3.3 The Rental Units must not be occupied as a residence by the Owner, or a Close Relation.
- 3.4 The Rental Units must not be rented or used at any time for the purpose of short-term vacation rental, or for a term less than 30-days.
- 3.5 The City may, from time to time request the Owner to provide written proof of compliance with this Agreement, and such Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City, including as declaration made under oath.
- 3.6 The management and operation of the Rental Unit must comply with all applicable laws, including the *Residential Tenancy Act*, City bylaws, and any health and safety standards applicable to the Lands.

### 4. **LIABILITY**

- 4.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 4.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

5. **NOTICE**

- 5.1 **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the Land Title Office, and in the case of the City addressed to:

City of Langley  
20399 Douglas Crescent  
Langley, BC  
V3A 4B3

Attention: Development Services Department

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

- 5.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

6. **GENERAL**

- 6.1 **Housing Agreement.** The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*;
- (b) the City may file notice of, and register, this Agreement in the Land Title Office pursuant to section 483(5) of the *Local Government Act* against the title to the Lands.

- 6.2 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

- 6.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 6.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 6.5 **Municipal Permits** – the Owner agrees that the City may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Lands, as the City may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
- 6.6 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 6.7 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 6.8 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 6.9 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 6.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 6.11 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 6.12 **Covenant Runs with the Lands.** This Agreement burdens and runs with the Lands and every parcel into which it is subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators,

successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.

- 6.13 **Limitation on Owner's Obligations.** Notwithstanding anything in this Agreement, the Owner shall not be liable under any of the covenants and obligations contained herein where such liability arises after the Owner ceases to have any further interest in such Rental Unit.
- 6.14 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 6.15 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 6.16 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 6.17 **Interpretation.** In this Agreement:
- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
  - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
  - (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
  - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
  - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
  - (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
  - (g) time is of the essence;
  - (h) all provisions are to be interpreted as always speaking;
  - (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a Tenant, agent, officer and invitee of the party;



- (j) reference to a "day", "month", or "year" is a reference to a calendar day, calendar month, or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

6.18 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

6.19 **Schedules.** The following schedules are attached and form an integral part of this Agreement:

- (a) Schedule A – Rental Units;
- (b) Schedule B – Design Plans.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the *Land Title Act* Form C which is attached to and forms part of this Agreement.

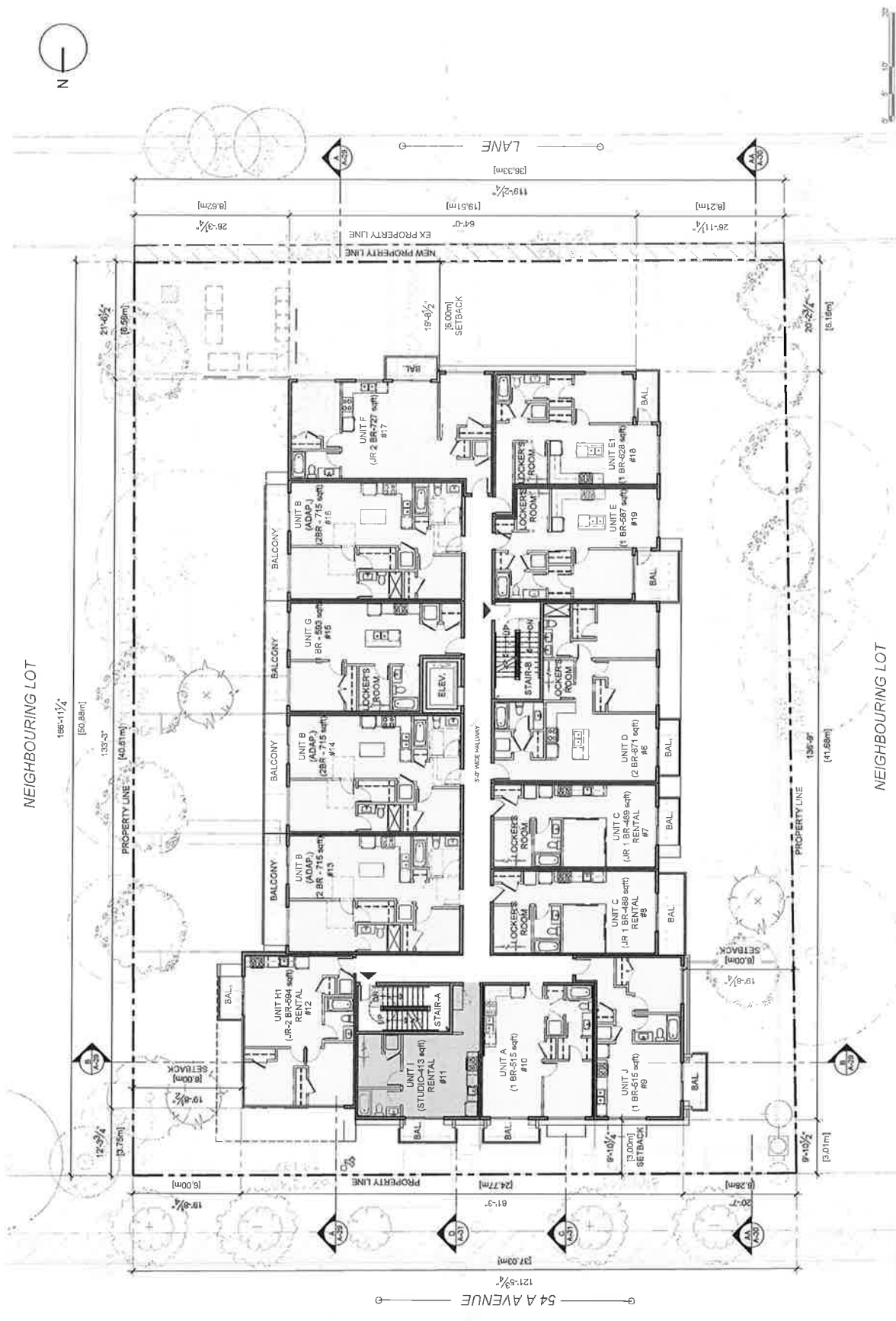
## **SCHEDULE A RENTAL UNITS**

The following Dwelling Units, as identified in the Design Plans, are designated Rental Units:

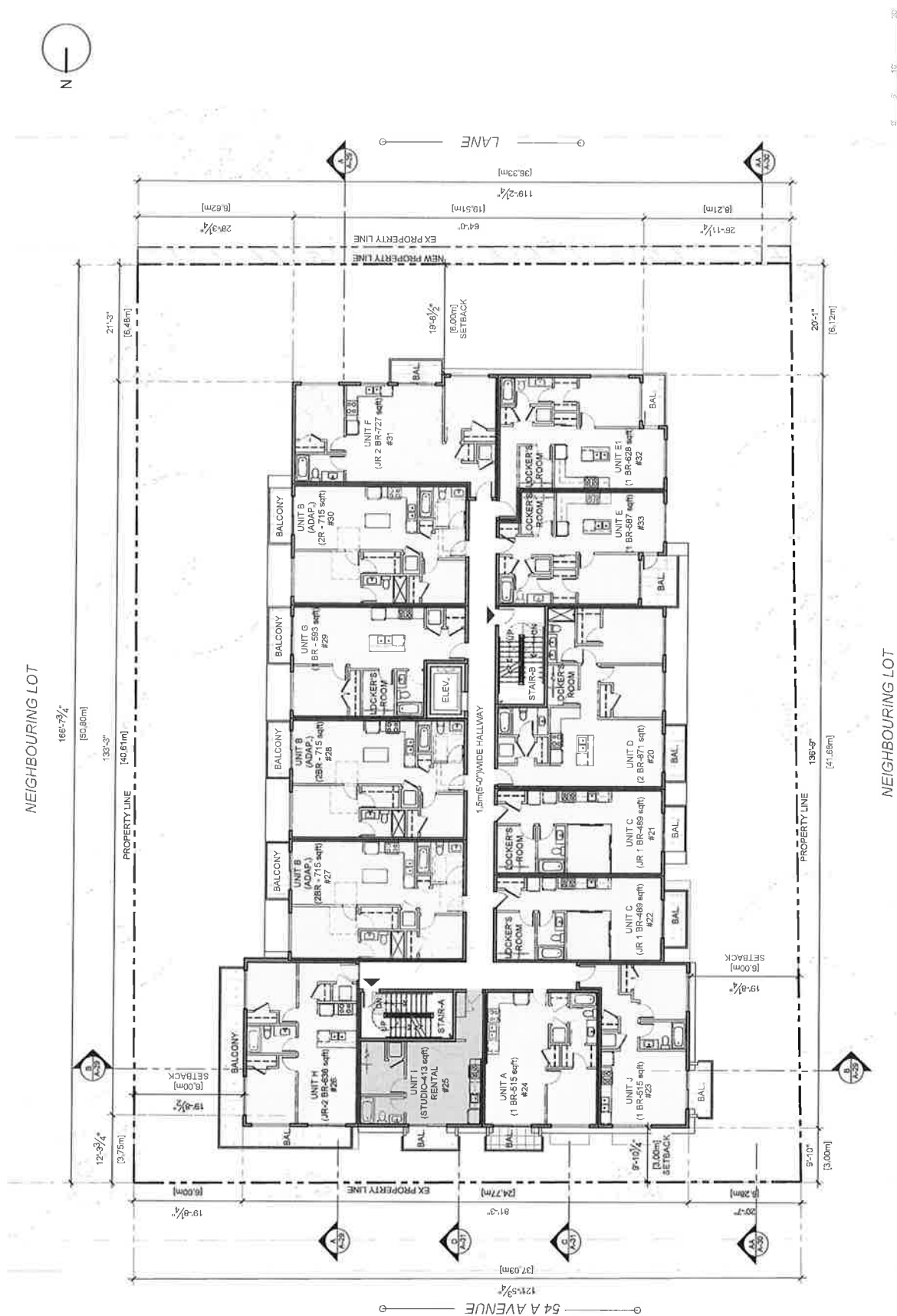
- Main Floor Plan:
  - UNIT I (STUDIO-413 sqft) RENTAL #1
- Second Floor Plan:
  - UNIT H1 (JR-2 BR-594 sqft) RENTAL #12
  - UNIT I (STUDIO-413 sqft) RENTAL #11
  - UNIT C (JR 1 BR-489 sqft) RENTAL #8
  - UNIT C (JR 1 BR-489 sqft) RENTAL #7
- Third Floor Plan:
  - UNIT I (STUDIO-413 sqft) RENTAL #25
- Fourth Floor Plan:
  - UNIT I (STUDIO-413 sqft) RENTAL #39
- Sixth Floor Plan:
  - UNIT F (JR 2 BR-727 sqft) RENTAL #73

**SCHEDULE B**  
**DESIGN PLANS**

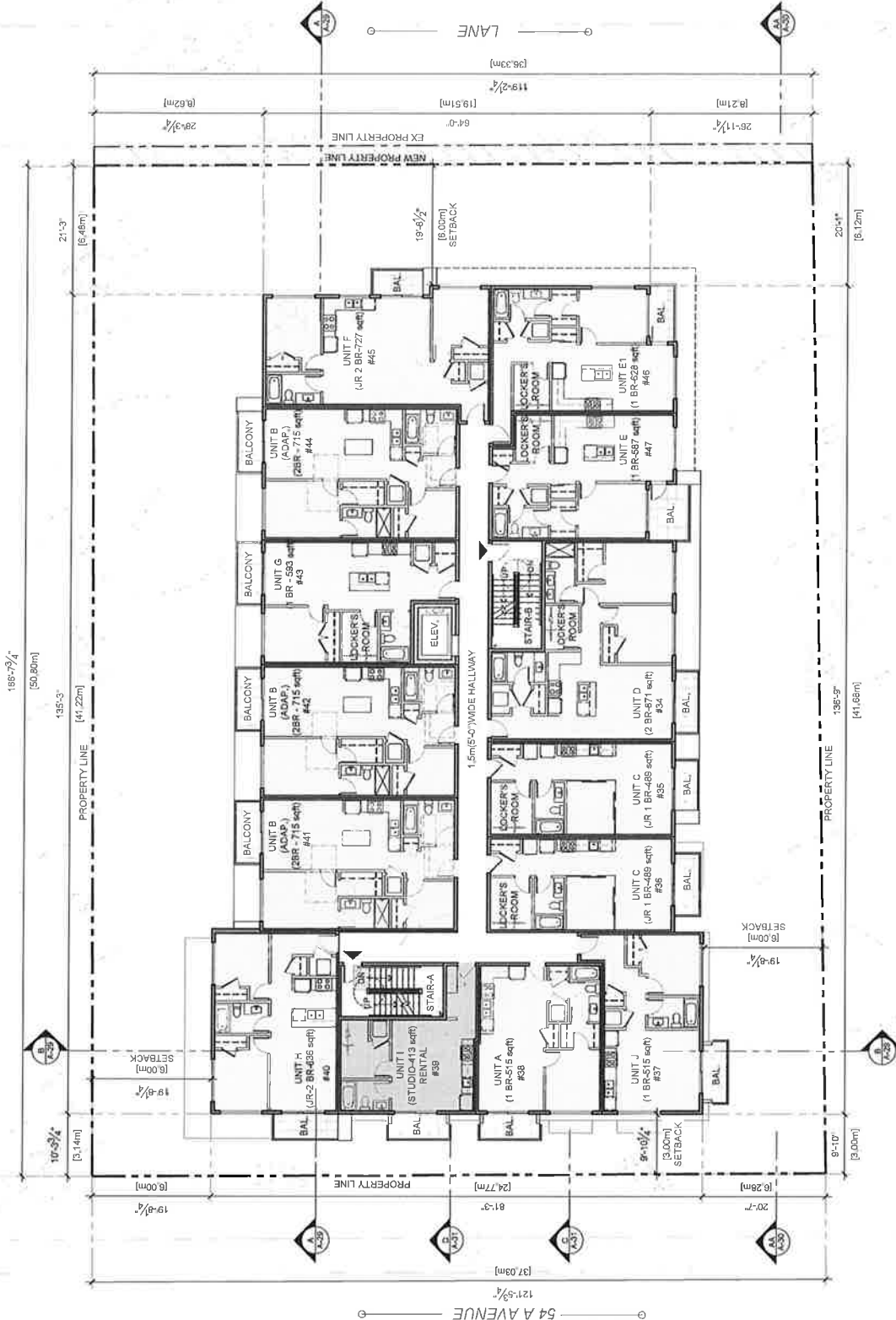








NEIGHBOURING LOT



NEIGHBOURING LOT

RESPONSE TO ADP COMMENTS  
July 19, 2023  
ADP Presentation - 7<sup>th</sup> June

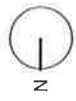
DAVID EATON  
ARCHITECT INC

FOURTH FLOOR PLAN

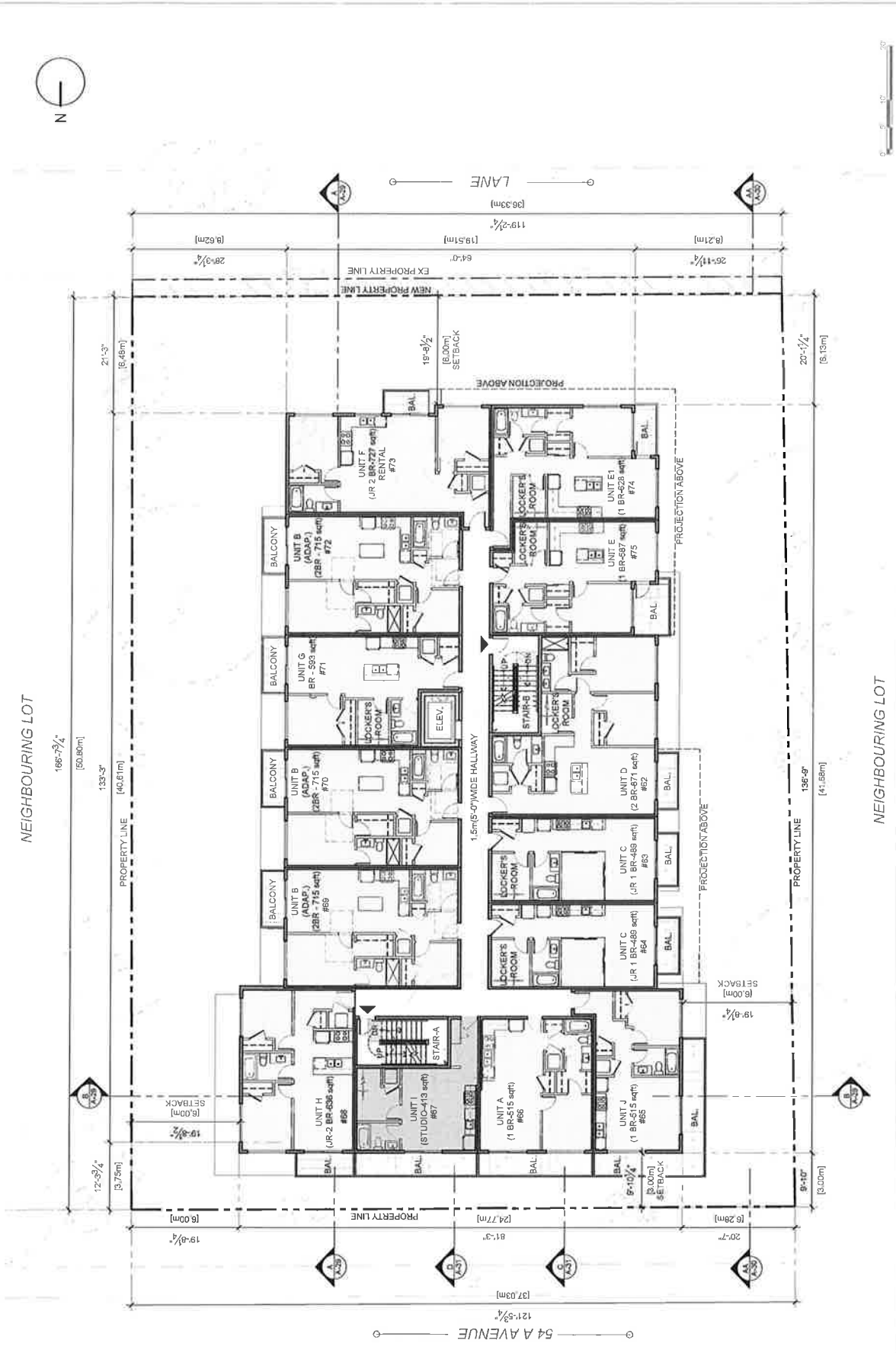
MULTI-FAMILY DEVELOPMENT  
3334 & 3023 54A AVENUE  
LANGLEY, BRITISH COLUMBIA

A-18

NEIGHBOURING LOT



NEIGHBOURING LOT



## CONSENT AND PRIORITY AGREEMENT

### PRIORITY AGREEMENT

#### WHEREAS:

- A. **CANADIAN WESTERN BANK** (the "**Chargeholder**") is the holder of a mortgage and assignment of rents (the "**Financial Charges**") encumbering the lands described in Item 2 of Part 1 of the Form C General Instrument to which this Priority Agreement is attached and which are registered in the New Westminster Land Title Office as Mortgage CB580411 and Assignment of Rents CB580412; and
- B. A covenant is being granted pursuant to Part 2 of the Form C General Instrument to which this Priority Agreement is attached (the "**City's Charge**") which is or will be registered against title to the lands.

**NOW THEREFORE** for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder hereby grants to the City priority for the City's Charges over all the Chargeholder's right, title and interest in and to the lands as if the City's Charges had been executed, delivered and registered prior to the execution and registration of the Financial Charges and prior to the advance of any monies pursuant to the Financial Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**IN WITNESS WHEREOF**, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form C above which is attached hereto and forms part of this Agreement.



**PUBLIC NOTICE BYLAW, 2024, No. 3267,  
AMENDMENT No. 1, 2024, BYLAW No. 3281**

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Prepared by:



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Kelly Kenney, Corporate Officer

Reviewed by:



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Francis Cheung, Chief Administrative Officer



## EXPLANATORY MEMO

### **PUBLIC NOTICE BYLAW, 2024, No. 3267, AMENDMENT No. 1, 2024, BYLAW No. 3281**

The purpose of Bylaw 3281 is to amend Public Notice Bylaw, 2024, No. 3267 to clarify that the alternative public notice requirements apply only to matters for which there are legislative notice requirements.

Public Notice Bylaw No. 3267 was adopted pursuant to section 94.2 of the Community Charter, “Bylaw to provide for alternative means of publication”. The intent of section 94.2 is to permit local governments, by bylaw, to provide legislatively required public notice by means other than the local newspaper. Prior to the addition of Section 94.2, legislative public notice requirements could only be met by publishing the notice in the local newspaper.

The alternate means for publishing a notice identified in the Public Notice Bylaw apply only to matters that have legislative notice requirements, such as the disposition of land or road closings; however, the way the bylaw is currently worded public notice for matters that do not have legislatively required public notice requirements must also be published in accordance with the Public Notice Bylaw, which is not the case.

Accordingly, the wording amendment proposed in this amending bylaw will address this issue.



**PUBLIC NOTICE BYLAW, 2024, No. 3267,  
AMENDMENT No. 1, 2024,  
BYLAW NO. 3281**

A Bylaw to amend the Public Notice Bylaw, 2024, No. 3267.

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

**(1) Title**

- (1) This bylaw shall be cited as the “Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281”.

**(2) Amendments**

- (1) Public Notice Bylaw, 2024, No. 3267 is hereby amended:

- (a) In subsection 3.1, by replacing the wording which reads as follows:

“When the City wishes to give notice to the public or is required under a provision in legislation to give public notice, in addition to posting a hard copy notice at the Public Notice Posting Place in City Hall, notice shall be provided as follows:

- i. By posting an electronic notice on the Website; and
- ii. By posting a hard copy notice on the notice board dedicated for this purpose, in the lobby of Timms Community Centre at 20399 Douglas Crescent, Langley, BC.”

with the following

“When the City is required under a provision in legislation to give public notice, in addition to posting a hard copy notice at the Public Notice Posting Place in City Hall, notice shall be provided as follows:

- i. By posting an electronic notice on the Website; and

- ii. By posting a hard copy notice on the notice board dedicated for this purpose, in the lobby of Timms Community Centre at 20399 Douglas Crescent, Langley, BC.”

READ A FIRST, SECOND AND THIRD time this       day of       ,       .

ADOPTED this       day       of       ,       .

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**



## EXPLANATORY MEMO

### **PARKS AND PUBLIC FACILITIES REGULATION BYLAW, 2018, No. 3048, AMENDMENT NO. 3, 2024 BYLAW No. 3278**

The purpose of Bylaw 3278 is to amend the Parks and Public Facilities Regulations Bylaw, 2018, No. 3048 to add diagrams as Schedule B to the bylaw, identifying the specific areas in selected parks and public facilities where consumption of liquor is permitted.





**PARKS AND PUBLIC FACILITIES REGULATION BYLAW, 2018,  
No. 3048,  
AMENDMENT No. 3, 2024  
BYLAW No. 3278**

A Bylaw to amend the Parks and Public Facilities Regulation Bylaw, 2018, No. 3048.

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

**(1) Title**

- (1) This bylaw shall be cited as the “Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 3, 2024, Bylaw No. 3278”.

**(2) Amendments**

- (1) Parks and Public Facilities Regulation Bylaw, 2018, No. 3048 is hereby amended:

- (a) In Section 21. **Consumption of Liquor at Selected Parks and Public Facilities**, by replacing the wording which reads as follows:

“Consumption of liquor is permitted every Thursday to Saturday from 11:00 am to 8:00 pm, and every Sunday from 11:00 am to 6:00 pm from June 1st to October 31st each year at the following locations:

- McBurney Plaza;
- Designated area in Douglas Park; and
- Picnic shelters at City Park.”

with the following

“Consumption of liquor is permitted every Thursday to Saturday from 11:00 am to 8:00 pm, and every Sunday from 11:00 am to 6:00 pm from June 1st to October 31st each year at the following locations, within the areas identified in Schedule “B” to this bylaw:

- McBurney Plaza;
- Designated area in Douglas Park; and
- Picnic shelters at City Park.”

---

(b) In Section 37. **Schedules**, by adding the following wording:

“Schedule “B” is attached to and forms part of this bylaw.”

(c) By adding **Schedule “B”** to the bylaw as attached to, and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD time this eighth day of April, 2024.

ADOPTED this       day       of       ,       .

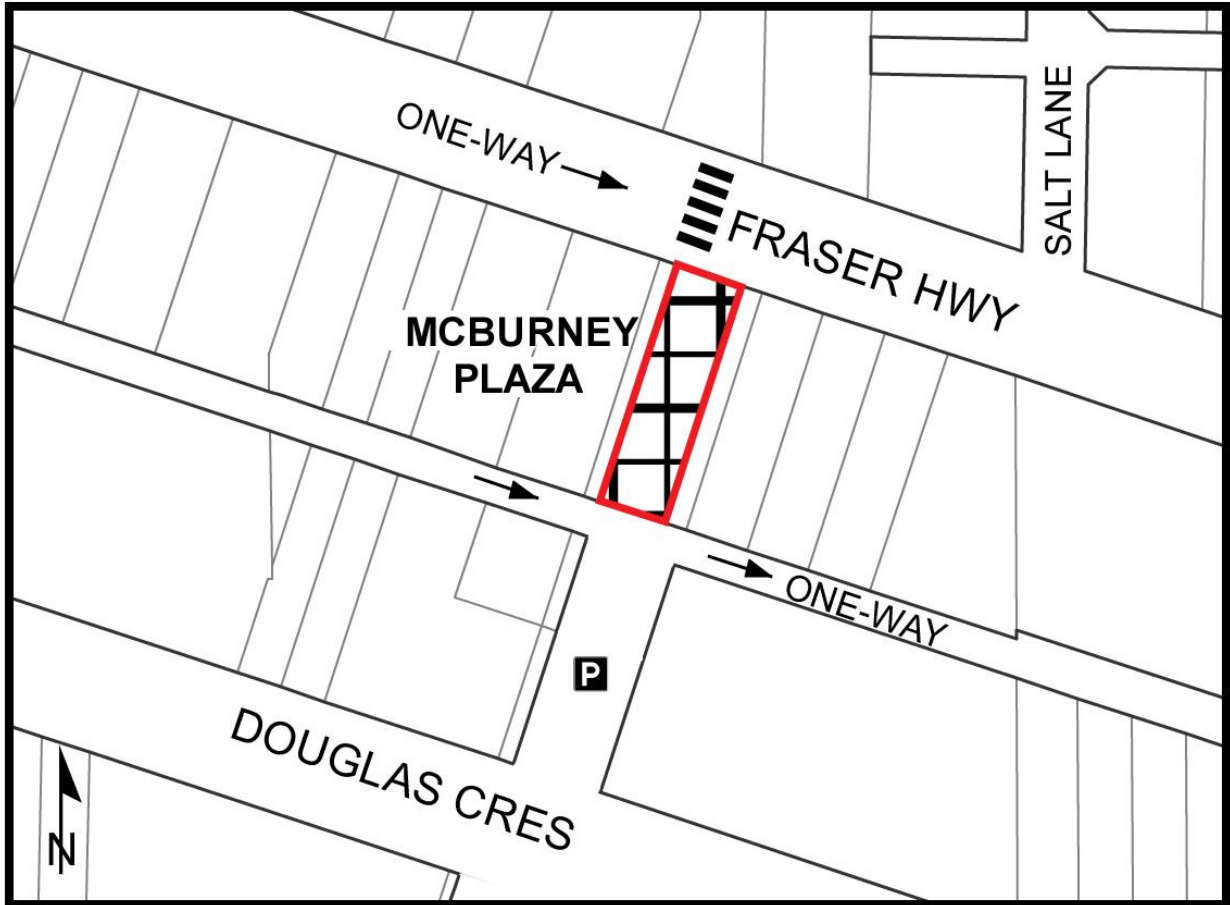
\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**

## **SCHEDULE “B”**

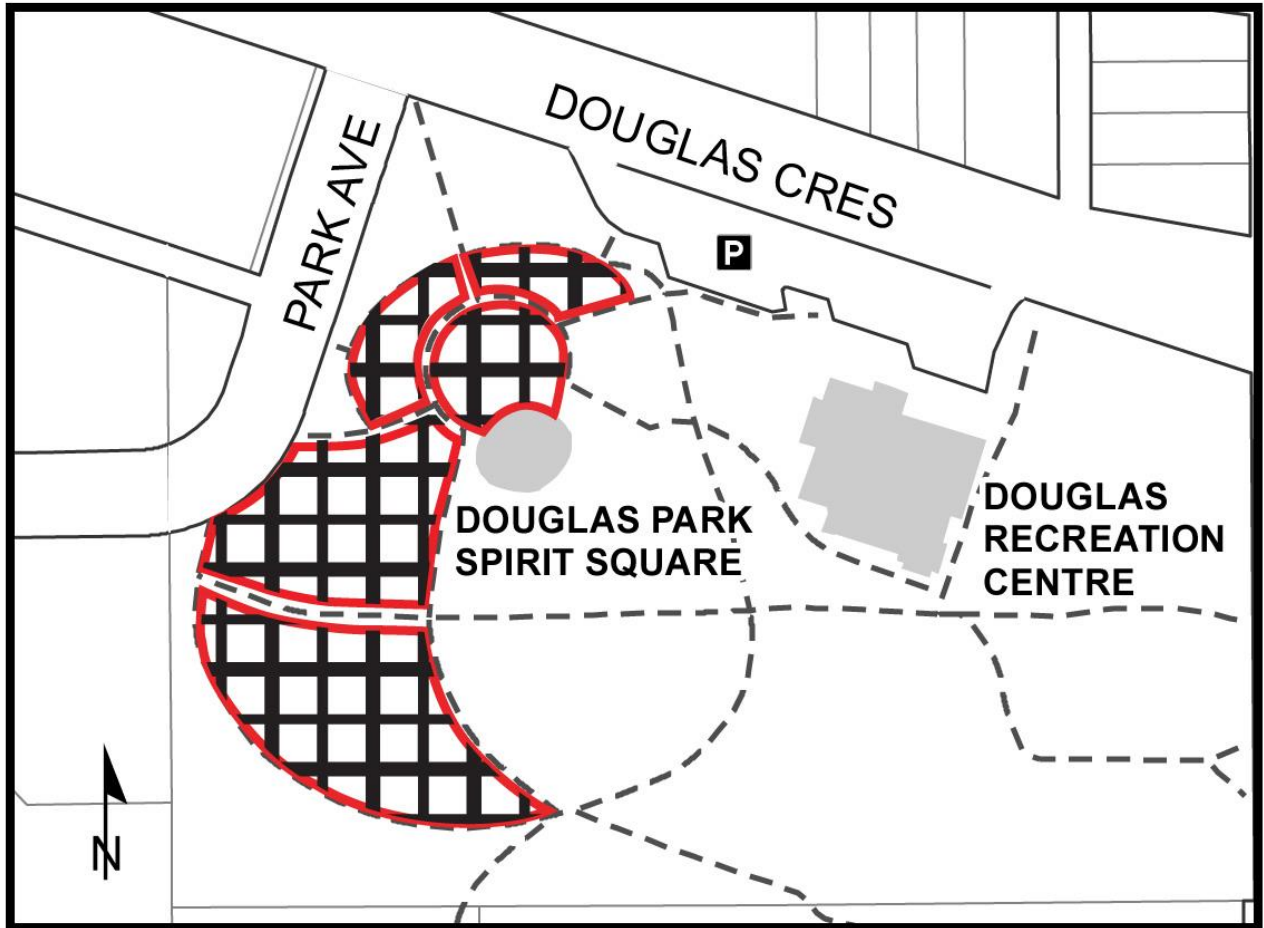
AREAS WITHIN PERMITTED LOCATIONS WHERE LIQUOR MAY BE CONSUMED  
AS SHOWN WITH RED BORDER AND BLACK CROSSHATCH MARKS

## MCBURNEY PLAZA



 Alcohol Allowed Zone

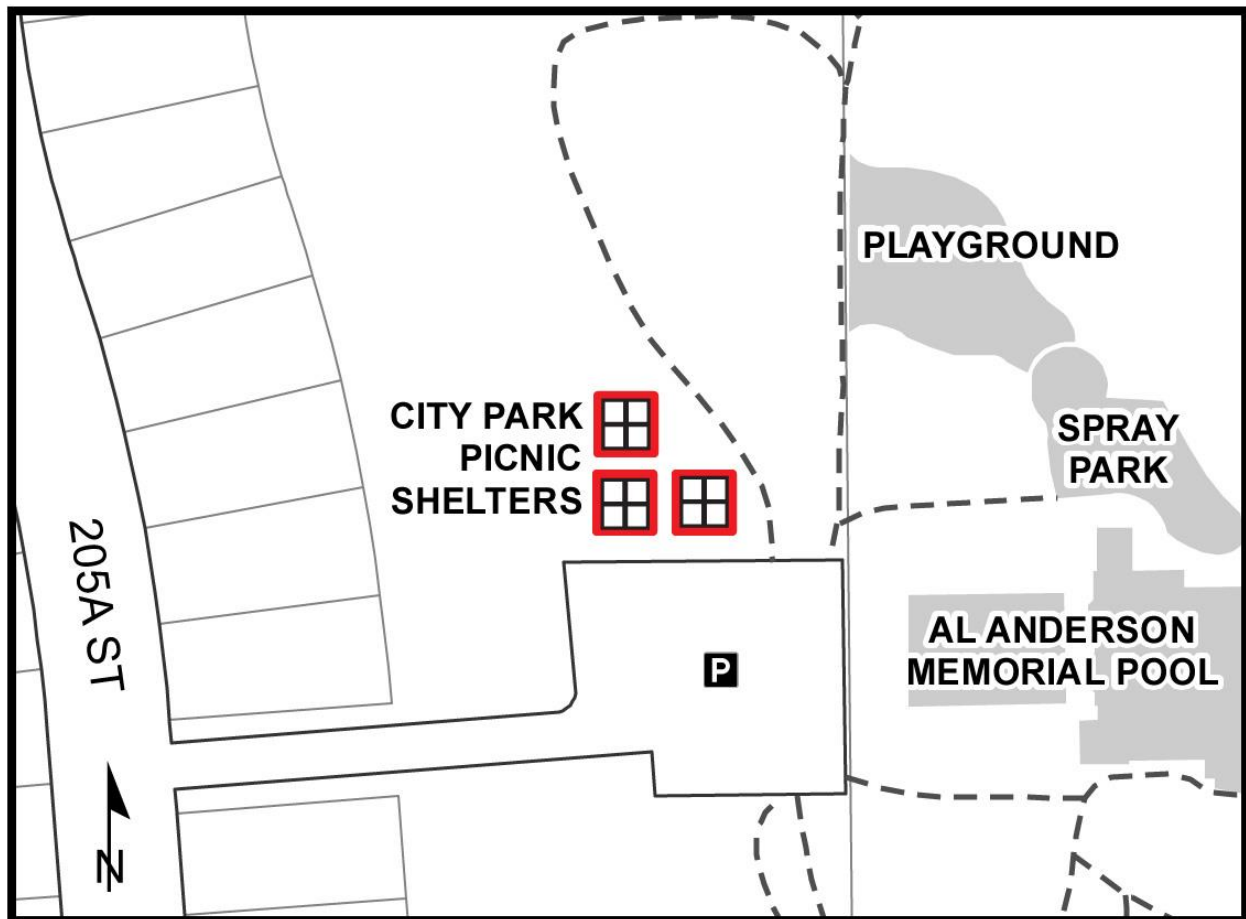
## DOUGLAS PARK



 Alcohol Allowed Zone



## CITY PARK



 Alcohol Allowed Zone



# COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Arts, Recreation, Culture and Heritage  
Advisory Committee - 2025 Langley City Film  
Festival Funding Request**

File #: 0110.00

From: Councillor Rosemary Wallace

Doc #:

Date: March 28, 2024

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## RECOMMENDATION:

THAT Council approve allocating \$15,000.00 from the Public Art capital budget for costs at the 2025 Langley City Film Festival.

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## SUMMARY:

Building on the success of the 2023 Langley City Film Festival, which occurs biennially, the committee has started working on the 2025 Langley City Film Festival to be held at Langley Community Music School October 18 and 19, 2025. The Arts, Recreation, Culture and Heritage Committee has recommended two themes for the event: The Emotions of Sound and Natural Environment. This will be a two-day event with four showings.

The organizing committee was successful in gaining several grants to help offset the costs of the event in 2023. To make the film festival successful, it is critical to have proper production company running the sound, film, and lights; this is the biggest expense for the event.

The committee will be seeking out sponsorship and grant opportunities; however, a funding commitment in 2024 is required to begin planning and implementing components of this event.

The public art capital fund has a total budget up to \$64,451.40. There is \$7,000 in funding allocated from this account for the mural on the north side of the Rotary Centennial Washroom building still outstanding, leaving the budget at a total of \$57,451.40 which has not been allocated.

Respectfully Submitted,



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Rosemary Wallace  
Chair



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Municipal Security Issuing Resolution 3234

File #: 1610.00

Doc #: 193984

From: Darrin Leite, CPA, CA  
Director of Corporate Services

Date: April 9, 2024

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## RECOMMENDATION:

THAT City Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Borrowing Session, \$15 million as authorized through the Property Acquisition Loan Authorization Bylaw 2023, No. 3234 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a 20 year term and include the borrowing in their Security Issuing Bylaw.

---

## PURPOSE:

The purpose of the report is to provide a municipal security issuing resolution to comply with the Municipal Finance Authority's requirements, in order to borrow \$15 million as approved in the Property Acquisition Loan Authorization Bylaw 2023, No 3234.

## POLICY:

None.

## COMMENTS/ANALYSIS:

All long-term financing under Section 179 of the Community Charter, loan authorization bylaws for long term borrowing, must be done by the municipality's regional district, through the Municipal Finance Authority of BC (MFA).

The MFA requires the City provide the municipal security issuing resolution, accompanied by a copy of the Loan Authorization Bylaw and Certificate of Approval from the Ministry of Community and Rural Development, to Metro Vancouver Regional District. Upon consent of the undertaking, the regional district will proceed with the issuing of a regional district's Security Issuing Bylaw. This resolution forms part of the

legal documentation for the MFA financing and is used to prepare the agreements and demand notes between the regional district and their member municipalities.

**BUDGET IMPLICATIONS:**

The resolution is required to initiate the borrowing process. The City will receive the \$15 million in the Fall of 2024.

**ALTERNATIVES:**

None.

Attachments: 1) Property Acquisition Loan Authorization Bylaw 2023, No 3234  
2) Certificate of Approval

Respectfully Submitted,



---

Darrin Leite, CPA, CA  
Director of Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer





# *Statutory Approval*

*Under the provisions of section* \_\_\_\_\_ **179**

*of the* \_\_\_\_\_ **Community Charter**

*I hereby approve Bylaw No.* \_\_\_\_\_ **3234**

*of the* \_\_\_\_\_ **City of Langley**,

*a copy of which is attached hereto.*

**Dated this 17<sup>th</sup> day**  
**of May, 2023**

A blue ink signature, appearing to be "B. B.", written over a horizontal line.

**Deputy Inspector of Municipalities**



**Property Acquisition, Infrastructure Upgrade  
and Improvement Loan Authorization Bylaw 2023,  
No. 3234**

A bylaw to authorize the borrowing up to \$15 million, the estimated cost to make strategic land and improvement acquisitions and undertake infrastructure upgrades.

**WHEREAS** it is deemed desirable and expedient to acquire strategic parcels of land and improvements and undertake infrastructure upgrades;

**WHEREAS** the estimated cost of the land and improvements to be acquired including expenses incidental thereto is \$15 million of which the sum of \$4,486,055 is the amount of debt intended to be borrowed by this bylaw;

**AND WHEREAS** the estimated cost of the infrastructure upgrades on Fraser Highway between 204 Street and 206 Street is \$18.2 million, of which the sum of \$10,513,945 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the acquisition of strategic parcels of land and improvements and undertake infrastructure upgrades (\$15 million), generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$15 million.
  - b) To acquire all such real property and improvements, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the projects and undertake infrastructure upgrades.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.
3. This bylaw may be cited as “Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234”.

I hereby certify this is a true copy of the original document Bylaw No. 3234.

Date: August 22, 2023

Paula Kusack, Deputy Corporate Officer

READ A FIRST, SECOND AND THIRD TIME this sixth day of March, 2023.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES this seventeenth day of May, 2023.

RECEIVED THE APPROVAL OF THE ELECTORS OF CITY OF LANGLEY this eighteenth day of July, 2023.

FINALLY ADOPTED this twenty-fourth day of July, 2023.



**MAYOR**



**CORPORATE OFFICER**

I hereby certify this is a true copy of the original document Bylaw No. 3234.

Date: August 22, 2023



Paula Kusack, Deputy Corporate Officer



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Out of Province Conference Request – Planner

File #: 6410.00

Doc #:

From: Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Date: April 19, 2024

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## RECOMMENDATION:

THAT Anton Metalnikov, Planner, be authorized to attend the Canadian Institute of Planners national conference in Edmonton, Alberta from July 9-11, 2024.

---

## PURPOSE:

To seek approval for staff to attend an out of province conference.

## POLICY:

The City's Travel and Expense Policy GE-10 requires City employees to receive Council approval to attend events outside of the Province of British Columbia.

## COMMENTS/ANALYSIS:

The Canadian Institute of Planners (CIP) annual conference will be held in Edmonton from July 9 to 11, 2024. The conference hosts a wide variety of workshops, lectures, and tours on topics related to housing, sustainability, urban design, and more. These sessions explore the latest practices in planning and allow staff to learn from a diversity of precedents and experiences from across Canada. With the City of Edmonton having eliminated parking requirements city-wide and permitted multiple dwelling units on all residential lots in recent years, the educational opportunities at this conference are particularly timely given their alignment with recent BC legislation.

**BUDGET IMPLICATIONS:**

The total cost to attend the conference including registration, transportation, accommodation, and per diem is approximately \$2,500.00 and is provided for within the Development Services Department's budget.

**ALTERNATIVES:**

1. Deny the request to attend the 2024 Canadian Institute of Planners conference.

Respectfully Submitted,



---

Roy Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachment:

1. "Connection" – 2024 CIP conference webpage

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

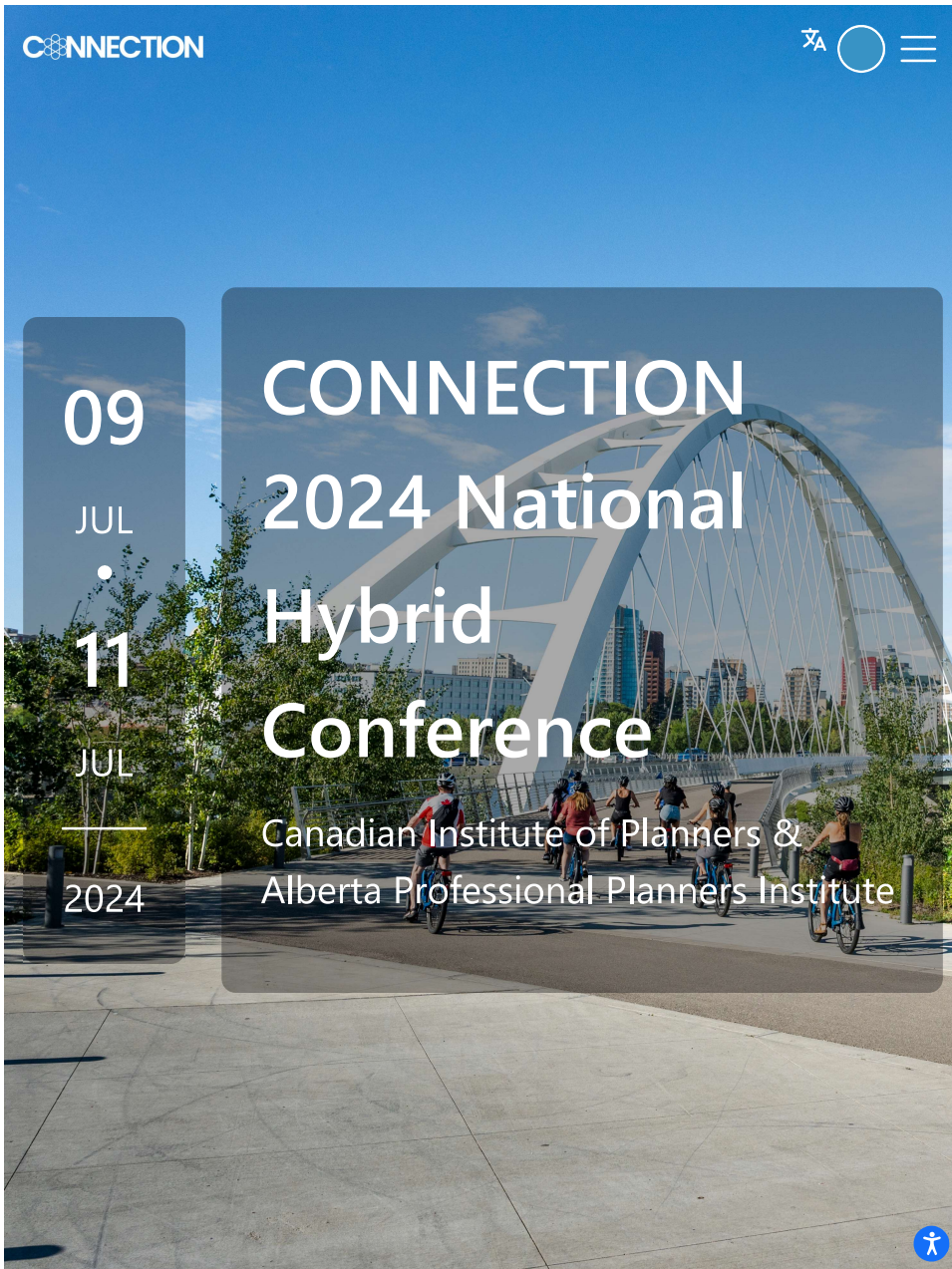
I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer





83  
Days

15  
Hours

39  
Minutes

59  
Seconds

### CONNECTION 2024 National Hybrid Conference

📅 July 9, 2024 - July 11, 2024

📍 Edmonton Convention Centre

We share a profession, ethical foundation, and vision of supporting inclusive and vibrant communities. Our care for the natural world and the well-being of current and future generations is real, and it shapes us as community builders and problem-solvers.

Together, at the 2024 CIP/APPI national planning conference, CONNECTION, we will harness our energy and leverage our values, tools, and training to bridge divisions, confront wicked problems, reconcile, and actively build and strengthen relationships between one another at an individual and community level.

There is no better time than now to learn, connect, and share with each other—planners, students, allied professionals, researchers, place-makers, and all who are dedicated to building forward.



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-005, Douglas Recreation Centre – Child Care Expansion/Renovation

File #: [Required]

Doc #:

From: Karlo Tamondong  
Recreation Supervisor

Date: April 22, 2024

---

## RECOMMENDATION:

1. THAT City Council award the Tender T2024-005 Douglas Recreation Centre – Childcare Expansion/Renovation to Edifice Construction Inc. in the amount of \$2,763,861.39 plus a contingency of 15%, totalling \$3,178,440.60 (excluding GST and Separate Prices).
2. THAT City Council authorize the Recreation Supervisor, the Director of Recreation, Culture and Community Services and the Corporate Officer to execute the contract document for the T2024-005 Douglas Recreation Centre – Child Care Expansion/Renovation.

---

## PURPOSE:

The purpose of the report is to seek authorization from Council to award the Douglas Recreation Centre – Childcare Expansion/Renovation Tender T2024-005 to Edifice Construction Inc.

## POLICY:

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

## **COMMENTS/ANALYSIS:**

The Douglas Recreation Centre – Childcare Expansion/Renovation project was posted on BC Bid and the scope of work included renovation of the second floor, multipurpose and preschool rooms to convert into licensed childcare spaces, addition of infant care spaces, relocation of all mechanical systems, renovation of the games room to convert as offices and staff room, addition of an elevator, addition of a multi-purpose space for Douglas Park special events and two additional playground for infants and preschool.

12 (twelve) bids were received, 11 (eleven) of which are substantially compliant with the bid form requirements and all the bids received were below the target Class A Cost Estimate budget. Edifice Construction Inc. is the lowest compliant bidder at \$2,763,861.39. The evaluation criteria are based on project understanding, quality of the proposal, project team, experience and references, schedule, and price at \$2,763,861.39 (excluding GST and Separate Prices).

Bidders were also asked to send in separate price items for asbestos and hazard abatement, painting of the upper gymnasium walls and the relocation of our storm pipes. Furthermore, there will be additional fees for data cabling and cameras installation allocated from the IT budget.

A list of Bidders and bid prices is provided below for reference. A tender bid analysis was completed by the City's consultant Carscadden Stokes McDonald Architects Inc.

To: Mayor and Councillors

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<i>Contractor</i>	<i>Base Bid Price (Excluding GST &amp; Separate Prices)</i>
Metro Vancouver Construction Ltd.	\$2,649,999.00
Edifice Construction Inc.	\$2,763,861.39
Liberty Contract Management Inc.	\$2,999,508.00
Sitka West Projects Inc.	\$3,060,000.00
Dawn Construction Ltd.	\$3,095,993.07
RJS Construction Ltd.	\$3,230,079.00
Novacom Building Partners	\$3,507,916.42
Spire Construction Inc.	\$3,652,899.00
Holaco Construction Ltd.	\$3,751,000.00
Froude Management Inc.	\$3,995,255.00
IDR Commercial Construction Management Inc.	\$4,041,826.00
Heatherbrae Builders Co Ltd.	\$4,230,000.00

Evaluation:

All submissions were reviewed by the City's consultant for completeness, errors, and compliance to the tendering specifications. Edifice Construction Inc. was found to be the lowest compliant bidder. Their past performance on similar works with the consultant has been satisfactory. It is recommended that Edifice Construction Inc. be awarded contract No. T2024-005 for the tendered amount of \$2,763,861.39 excluding taxes.

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## BUDGET IMPLICATIONS:

<b>Total Funding (#61387)</b>	
Childcare BC New Spaces Fund	\$4,373,189.85
Federal Grant (elevator)	\$100,000.00
Casino Funding	\$100,000.00
City of Langley - 2023 Capital	\$245,000.00
City of Langley - (Combined DRC Accts)	\$256,730.00
<b>Total Available Funding</b>	<b>\$5,074,919.85</b>

<b>Construction Budget</b>	
Consulting Services	\$ 384,569.00
Building/Construction	\$ 2,763,861.39
Separate Prices	\$ 12,600.00
<b>Total Construction Cost</b>	<b>\$ 3,161,030.39</b>
<b>Other Expenses</b>	
Fix Furniture & Equipment	\$ 200,000.00
Two Passenger Bus/Van	\$ 250,000.00
<b>Total Other Expenses</b>	<b>\$ 450,000.00</b>
<b>Sub-Total</b>	<b>\$ 3,611,030.39</b>
<b>Contingency (15%)</b>	<b>\$ 541,654.56</b>
<b>Total Expenses</b>	<b>\$ 4,152,684.95</b>

The total project cost of \$4,152,684.95 is within the available capital budget of \$5,074,030.29. Surplus funding may need to be returned to the province.

## ALTERNATIVES:

Do not proceed with the renovation and return the funding to the province.

Respectfully Submitted,



Karlo Tamondong  
Recreation Supervisor



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Concurrence:



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Kim Hilton  
Director of Recreation, Culture  
and Community Services

Concurrence:



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Darrin Leite  
Director of Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer