

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (ICBC/UNITOW) BYLAW 2018 NO. 5306**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5306 rezones the property located at 20219 – 96 Avenue to a new Comprehensive Development Zone (CD-121) to accommodate a new centralized commercial testing facility for commercial vehicle and motorcycle licensing.



## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (ICBC/UNITOW) BYLAW 2018 NO. 5306

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) 2018 Bylaw No. 5306”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
  - (1) Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-121” after the words “Comprehensive Development Zone CD-120”
  - (2) Adding to Section 110.1 after the words “CD-120” the words “CD-121 – 1858 m<sup>2</sup>”
  - (3) Adding to Section 102 – Definitions the following:
 

“CENTRALIZED COMMERCIAL TESTING FACILITY” means a *building, structure*, or facility including related outdoor testing areas used for testing of drivers of commercial vehicles and motorcycles by the vehicle licensing authority for the Province of British Columbia”
  - (4) Adding after Section 1020 “Comprehensive Development Zone CD-120” the following as Section 1021 “Comprehensive Development Zone CD-121”

#### **SECTION 700 - INDUSTRIAL ZONES**

##### 1021 **COMPREHENSIVE DEVELOPMENT ZONE CD-121**

###### **Uses Permitted**

1021.1 In the CD-121 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all uses permitted in the Service Industrial Zone M-1A and M-1B
- 2) *centralized commercial testing facility*

##### 1021.2 **Industrial Uses**

All businesses shall be conducted within a completely enclosed building except for centralized commercial testing facilities and parking, loading and open storage areas, where accessory to a permitted use.



**Storage Areas**

- 1021.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

**Residential Use**

- 1021.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

**Lot Coverage**

- 1021.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

**Siting of Buildings and Structures**

- 1021.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
  - b) 5.0 metres from a *rear lot line*;
  - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
  - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
  - e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

**Height of Buildings and Structures**

- 1021.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

**Parking and Loading**

- 1021.8 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 1021.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

**Landscaping, Screening and Fencing**

- 1021.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.



3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 24, Except Part in Plan LMP4582 District Lot 124 Group 2 New Westminster  
District Plan 1115

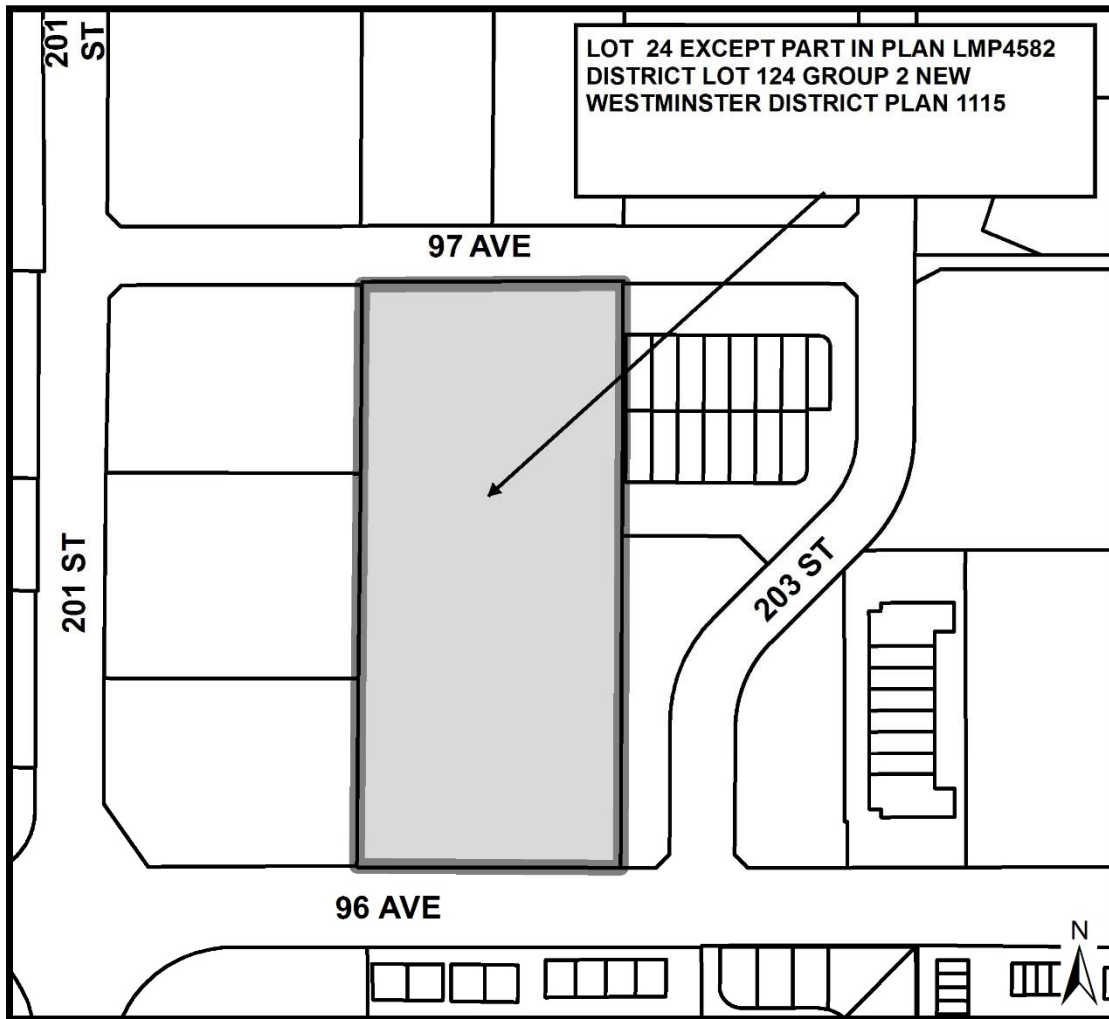
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to  
CD-121.

READ A FIRST TIME the	19	day of	March	, 2018
READ A SECOND TIME the	19	day of	March	, 2018
PUBLIC HEARING HELD the	09	day of	April	, 2018
READ A THIRD TIME the		day of		, 2018
RECONSIDERED AND ADOPTED the		day of		, 2018

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk



# SCHEDULE 'A' BYLAW NO. 5306





Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MARCH 19, 2018 – REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100481 AND  
DEVELOPMENT PERMIT NO. 100898  
(ICBC/UNITOW / 20219 – 96 AVENUE)

**REPORT:** 18-34  
**FILE:** 09-02-0167

### PROPOSAL:

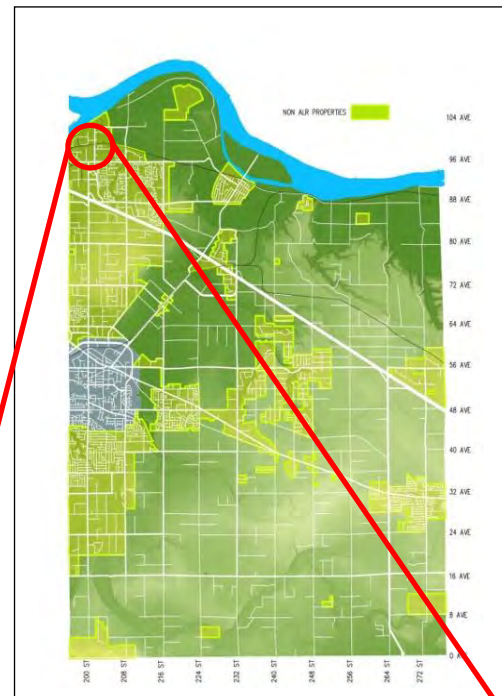
Application to rezone a 2.3 ha (5.6 ac) property located at 20219 – 96 Avenue to Comprehensive Development Zone CD-121 to allow a centralized commercial testing facility focused on commercial vehicles and motorcycles.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5306 subject to six (6) development prerequisites being completed prior to final reading; issuance of Development Permit No. 100898 subject to seven (7) conditions, noting seven (7) Building Permit conditions; and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

Staff are supportive of the development proposal as it complies with the provisions of the Northwest Langley Community Plan and its associated Development Permit Guidelines.





## RECOMMENDATIONS:

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw 2018 No. 5306 to rezone a 2.3 ha (5.6 ac) property, located at 20219 – 96 Avenue to Comprehensive Development Zone CD-121, to allow a new centralized commercial testing facility for commercial vehicle and motorcycle testing, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the south side of 97 Avenue along the full frontage of the site, in accordance with the Township's Subdivision and Development Servicing Bylaw;
4. Registration of a restrictive covenant restricting turning movements to right-in and right-out only onto 96 Avenue from the site;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township; and
6. Payment of applicable supplemental Rezoning Fees;

**That** Council at the time of final reading of Bylaw No. 5306 authorize issuance of Development Permit No. 100898 to Unitow Services Ltd., for property located in the 20219 –96 Avenue, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "E";
- b. Landscape plans being in substantial compliance with Schedules "K" through "M" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with Schedules "F" through "J" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "D";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees;



- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- f. Payment of applicable Development Cost Charges, and Building Permit administration fees; and
- g. Site specific on-site servicing plan and an Erosion and Sediment Control Plan to the acceptance of the Township; and further

**That** Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5306 and Development Permit No. 100898.

#### **EXECUTIVE SUMMARY:**

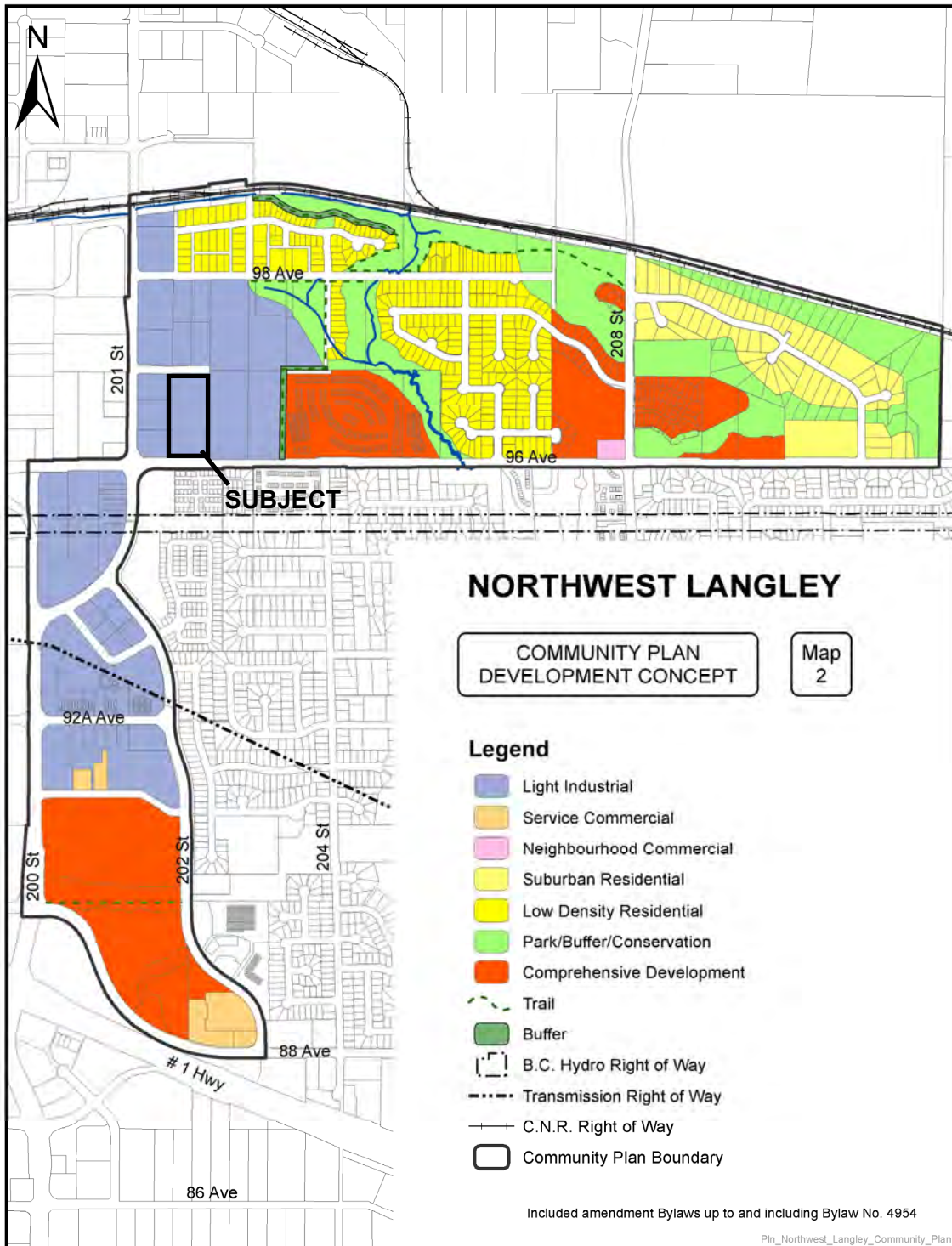
Perkins and Will Architects, on behalf of ICBC and Unitow Services Ltd., has applied to rezone a 2.3 ha (5.6 ac) property located at 20219 – 96 Avenue to Comprehensive Development Zone CD-121 to allow the construction of a new centralized commercial vehicle testing facility for commercial vehicle and motorcycle testing. A Development Permit for the site is being processed in conjunction with the rezoning application, to provide Council with the opportunity to review the form, character and siting of the development.

The development proposal is consistent with the Northwest Langley Community Plan and the Township's overall industrial development objectives as outlined in the Official Community Plan. Staff recommend that Council consider the rezoning request, subject to completion of six (6) development prerequisites, and issue Development Permit No. 100898 at time of final reading subject to seven (7) conditions and noting seven (7) additional conditions to be completed prior to issuance of a Building Permit.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5306, and Development Permit No. 100898.







REZONING APPLICATION NO. 100481 AND  
DEVELOPMENT PERMIT APPLICATION NO. 100898  
(ICBC/UNITOW/ 20219 – 96 AVENUE)  
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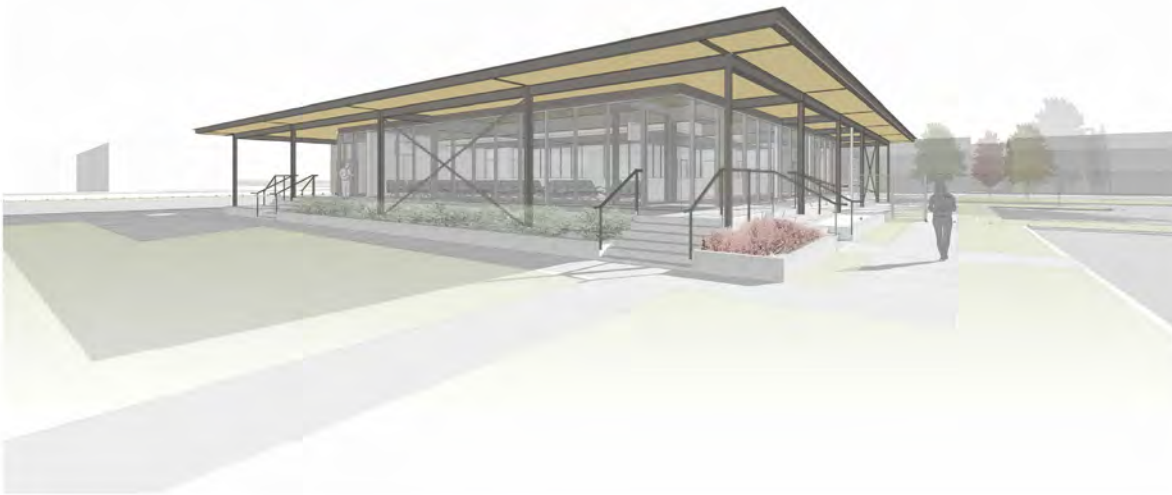
**ZONING BYLAW NO. 2500**



REZONING APPLICATION NO. 100481 AND  
DEVELOPMENT PERMIT APPLICATION NO. 100898  
(ICBC/UNITOW/ 20219 – 96 AVENUE)  
Page 6 . . .



Perspective view from 96 Avenue - South East

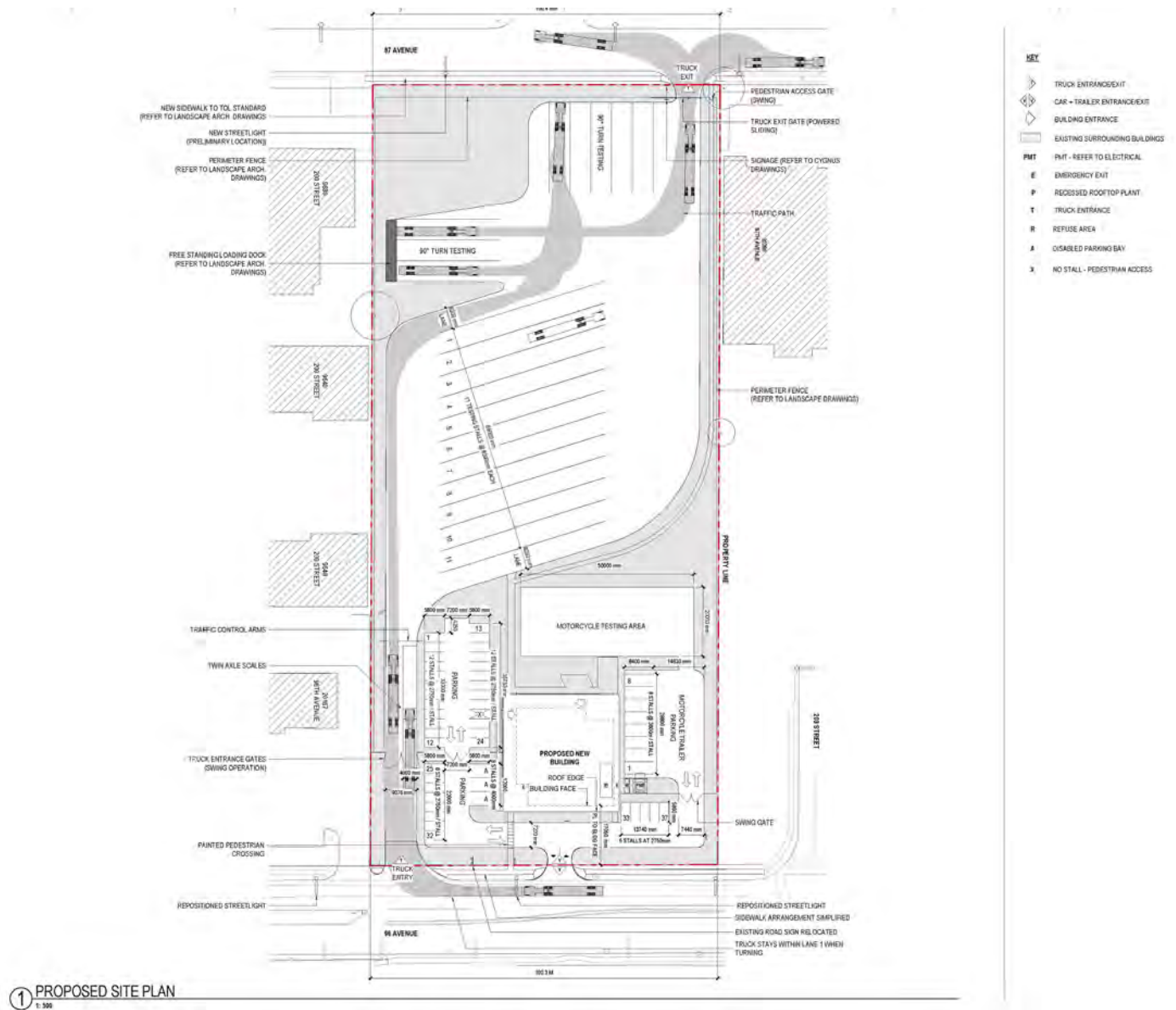


Perspective view from the North Side of the building: looking south towards 96 Avenue

**RENDERING – SUBMITTED BY APPLICANT**



REZONING APPLICATION NO. 100481 AND  
DEVELOPMENT PERMIT APPLICATION NO. 100898  
(ICBC/UNITOW/ 20219 – 96 AVENUE)  
Page 7 . . .



**SITE PLAN – SUBMITTED BY APPLICANT**



**REFERENCE:**

<b>Applicant:</b>	Perkins + Will Architects Canada Ltd. 1220 Homer Street Vancouver, BC V6B 2Y5
<b>Owner:</b>	Unitow Services (1978) Ltd. 13065 – 76 Avenue Surrey, BC V3W 2V7
<b>Legal Description:</b>	Lot 24, Except Part in Plan LMP4582 District Lot 124 Group 2 New Westminster District Plan 1115
<b>Location:</b>	20219 – 96 Avenue
<b>Area:</b>	2.3 ha (5.6 ac)
<b>Existing Zoning:</b>	Service Industrial Zone M-1A
<b>Proposed Zoning:</b>	Comprehensive Development Zone CD-121
<b>Northwest Langley Community Plan:</b>	Light Industrial

**BACKGROUND/HISTORY:**

The subject 2.3 ha (5.6 ac) site located at 20219 – 96 Avenue is currently zoned Service Industrial M-1A and is designated as Light Industrial in the Northwest Langley Community Plan.

In March 1988, Township of Langley Bylaw No. 2587 (Omnibus Four) amended the Commercial Use and Industrial Uses provisions of the Township's Zoning Bylaw to clarify where commercial recreation and other business uses are to be conducted within completely enclosed buildings. As a result, the Service Industrial Zone M-1A was by adding a provision requiring that "all business shall be conducted within a completely enclosed building except for parking, loading and open storage areas, where accessory to a permitted use."

**DISCUSSION/ANALYSIS:**

The Township has received an application for a site-specific site rezoning for the subject property to allow for the Insurance Corporation of British Columbia (ICBC)'s first centralized commercial vehicle testing facility for the Lower Mainland specifically focused for new drivers wishing to operate commercial vehicles. The facility will also offer motorcycle driver testing (a service offered at several existing facilities in the Lower Mainland). A letter provided by ICBC outlines the proposed operation (Attachment B). The proposed use of the site occurs outside as it requires testing commercial vehicle and motorcycle operation. The use does not comply with Section 702.2 of the site's current Service Industrial Zone M-1A, which requires that all business be conducted within an enclosed building.



The applicant's architect indicates that:

*As the site is currently zoned industrial, there are a wide variety of uses currently permitted on the site. The key adjustment required under the rezoning is that the proposed use of the site would be conducted outside and in vehicles, rather than within a fully enclosed building.*

*The proposed rezoning in our view is a minor adjustment to the existing zoning. As it stands, the M-1A Industrial zoning would permit at least a similar, or even a greater level of vehicular movements on the site. For instance, a distribution warehouse would technically be an enclosed facility but would generate significant outside vehicular traffic, loading, circulation and parking likely over longer hours of operation.*

The subject site currently contains one (1) single family dwelling and four (4) accessory buildings. Surrounding uses include:

- North: 97 Avenue, beyond which are two parcels containing industrial buildings, both zoned Service Industrial Zone M-1A, designated as Light Industrial in the Northwest Langley Community Plan;
- South: 96 Avenue, beyond which is a townhouse complex zoned Comprehensive Development Zone CD-17, designated Low Density Residential in the Walnut Grove Community Plan;
- East: A multi-tenant industrial building and a vacant lot, both zoned Service Industrial Zone M-1A and designated as Light Industrial in the Northwest Langley Community Plan;
- West: Three industrial properties fronting onto 201 Street zoned Service Industrial Zone M-1A, all designated as Light Industrial in the Northwest Community Plan.

In accordance with Council's policy, a rendering, site plan and building elevations have been submitted detailing the proposed development's form character and siting. Proposed Development Permit No. 100898 is attached as Attachment A to this report.

#### **Northwest Langley Community Plan:**

The subject property is currently designated Light Industrial in the Northwest Langley Community Plan. The land use concept in the plan identifies areas designated as industrial as an employment node and major industrial area within the Township. A centralized commercial testing facility is consistent with the types of uses envisaged for the area, which include technical and educational uses.

#### **Proposed Zoning Bylaw Amendment:**

The subject site is currently zoned Service Industrial Zone M-1A. Bylaw No. 5306 proposes to create a site-specific Comprehensive Development CD-121 zone in order to accommodate the centralized commercial testing facility. The new CD-121 zone is based upon the Service Industrial Zone M-1A.

The proposed zone will exempt centralized commercial testing facilities from the provision requiring all businesses to be conducted within an enclosed building for driver examiner facilities. The proposed zoning is consistent with the Northwest Community Plan's Light Industrial designation.



### **Development Permit:**

The applicant has applied for a Development Permit in conjunction with the rezoning request. As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The site is located in Development Area “A” of the Northwest Langley Community Plan (Attachment B).

The proposed development consists of a driver examination building on the south portion of the site adjacent to 96 Avenue, with parking areas to its east and west. An outdoor motorcycle testing area is proposed to the north of the building. The northern portion of the site is dedicated to an outdoor area for commercial vehicle driver testing and contains 11 testing stalls and eight (8) 90 degree turn testing bays. A 5m (16.4 ft) buffer exists providing screening of parking and outdoor testing facilities from the streetscape and adjacent land uses.

The proposed building is a contemporary style featuring glass walls, corrugated aluminum cladding and a solid concrete base. The proposed roof structure is constructed of a mass timber product to contrast the cooler materials found on the vertical planes.

The design rationale (Attachment C) submitted by the applicants architect (Perkins + Will Architects) states:

*The design intent is to deliver a highly functional, environmentally sound and aesthetically pleasing building that has a character appropriate to its’ semi-industrial context. Our starting point to achieve this is to allow the function of the building to form the starting point for its architectural expression.*

*The expression is anchored under a horizontal roof plane that suggests protection and enclosure or the spaces arranged under its eaves. Extending past the façade to protect occupants from the elements, this roof will provide a sheltered outdoor-planted area; a pleasant transitional space between the inside and outside, vehicular and pedestrian worlds.*

*The design uses the natural slope of the site, raising the ground floor slightly in order to enhance the buildings’ visibility and presence to users outside, while improving key views across the site from the inside.*

### **Signage:**

Proposed freestanding and fascia signage is illustrated on Schedule “F” through “J” of the Development Permit and is required to comply with the Northwest Langley Community Plan Development Permit Guidelines and the Township’s Sign Bylaw.

### **Access and Parking:**

There are a total of three (3) accesses proposed to the site. For general traffic, right in right out turn movement is proposed to provide access to the facility off 96 Avenue. For truck testing traffic, a truck entry is proposed off 96 Avenue (southwest corner of the site), with an exit provided at 97 Avenue. The applicant’s architect has provided the following rationale concerning necessity of having a separate truck entrance and exit for operational needs of ICBC:



*It is important to understand the critical nature of the line of sight relationship between truck arrival driveway and controller within the facility building. This relationship is essential to the operational logic of the proposed facility, namely:*

- *As trucks arrive, they are weighed by a scale concealed in the roadway. This is a multi-step process: driving the vehicle axle-by-axle across a pad. The procedure is managed by ICBC staff sitting at a counter in the main building, using an outdoor digital screen to communicate with the driver in the cab*
- *Once the truck has been weighed and assessed, it must pause adjacent the weighing area, before proceeding into one of the eleven primary site bays (the angled parking bays in the middle of the site). This sequence is also managed from the building. Like an air traffic controller, the staffer at the main desk manages all of this movement on the site*
- *Physical proximity between the controller and truck arrival bay is essential: ensuring visibility, and to allow short travel distances in the case of technical issues*

A total of 48 parking spaces (in conjunction with the centralized testing facility) are proposed in compliance with the Township's Zoning Bylaw (27 required). The truck testing area will provide an additional 11 commercial testing bays.

### **Exterior Lighting:**

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

### **Landscaping:**

The landscape plans (Attachment A Schedules "K" to "M") propose extensive use of plantings, trees, and groundcovers throughout the development. In compliance with the Zoning Bylaw, the proposed landscaping includes a Landscape Screen of 3 m (9.8 ft) depth along the side lot lines to buffer adjacent properties and 5m (16.4 ft) depth Landscape Area along 96 Avenue and along 97 Avenue. The applicant proposes to incorporate rain gardens into the stormwater management for the site. Sidewalks are proposed along all sides of the building and leading to the truck testing area to separate pedestrians from vehicular traffic. Picnic tables are also provided adjacent to the building designated for staff use.

### **Tree Protection/Replacement**

The Integrated Site Concept Design (ISDC) submitted by the applicant indicates that 45 significant trees exist on the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I- Tree Protection), 1 significant tree is identified for retention and a total of 165 replacement trees are to be planted. In addition 16 street trees are proposed on 96 Avenue and 97 Avenue in compliance with the Township's Street Tree and Boulevard Planting Policy. Final tree retention, protection and replacement plans, including security for all replacement trees are subject to final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

### **Public Information Meeting**

As per Policy No. 07-164, the applicant held a public information meeting on November 20, 2017. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment E.



### **Servicing:**

The applicant has provided a traffic study to the acceptance of the Township. A Servicing Agreement will be required prior to final reading of the rezoning bylaw to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township. An Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

### **Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

### **POLICY CONSIDERATIONS:**

The proposed development is located in an area designated for industrial purposes in the Northwest Langley Community Plan. The proposed development complies with the site's Light Industrial designation, and in staff's opinion, the Development Permit Guidelines of the Northwest Langley Community Plan (Attachment C). Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5306 (subject to six (6) development prerequisites) and authorize the issuance of the accompanying Development Permit No. 100898 (to be issued at the time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100898
ATTACHMENT B	ICBC Letter of Rationale
ATTACHMENT D	Perkins + Will Letter of Rationale
ATTACHMENT C	Northwest Langley Community Plan Development Permit Guidelines Area "A"
ATTACHMENT E	Developer Held Public Information Meeting Summary November 20, 2017



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100898

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to:

1. Name: Unitow Services (1978) Ltd.
2. Address: 13065 – 76 Avenue  
Surrey, BC V3W 2V7
3. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 24, Except Part in Plan LMP4582 District Lot 124 Group 2  
New Westminster District Plan 1115

CIVIC ADDRESS: 20219 – 96 Avenue

4. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
  - a. Building plans being in compliance with Schedules “A” through “E”;
  - b. Landscape plans being in substantial compliance with Schedules “K” through “M” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
  - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
  - d. All signage being in compliance with Schedule “F” through “J” and the Township’s Sign Bylaw;
  - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “D”;
  - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
  - g. All outdoor storage areas being covered by a dust free surface;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees.
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;



- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
  - e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
  - f. Payment of applicable Development Cost Charges, and Building Permit administration fees; and
  - g. Site specific on-site servicing plan and an Erosion and Sediment Control Plan to the acceptance of the Township;
5. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Building Elevations (South and East)
SCHEDULE D	Building Elevations (North and West)
SCHEDULE E	Colour and Materials Board
SCHEDULE F	Signage Plan
SCHEDULE G	Signage Plan
SCHEDULE H	Signage Plan
SCHEDULE I	Signage Plan
SCHEDULE J	Signage Plan
SCHEDULE K	Landscape Plan
SCHEDULE L	Landscape Plan
SCHEDULE M	Landscape Plan





Perspective view from 96 Avenue - South East



Perspective view from the North Side of the building: looking south towards 96 Avenue

## SCHEDULE A RENDERING

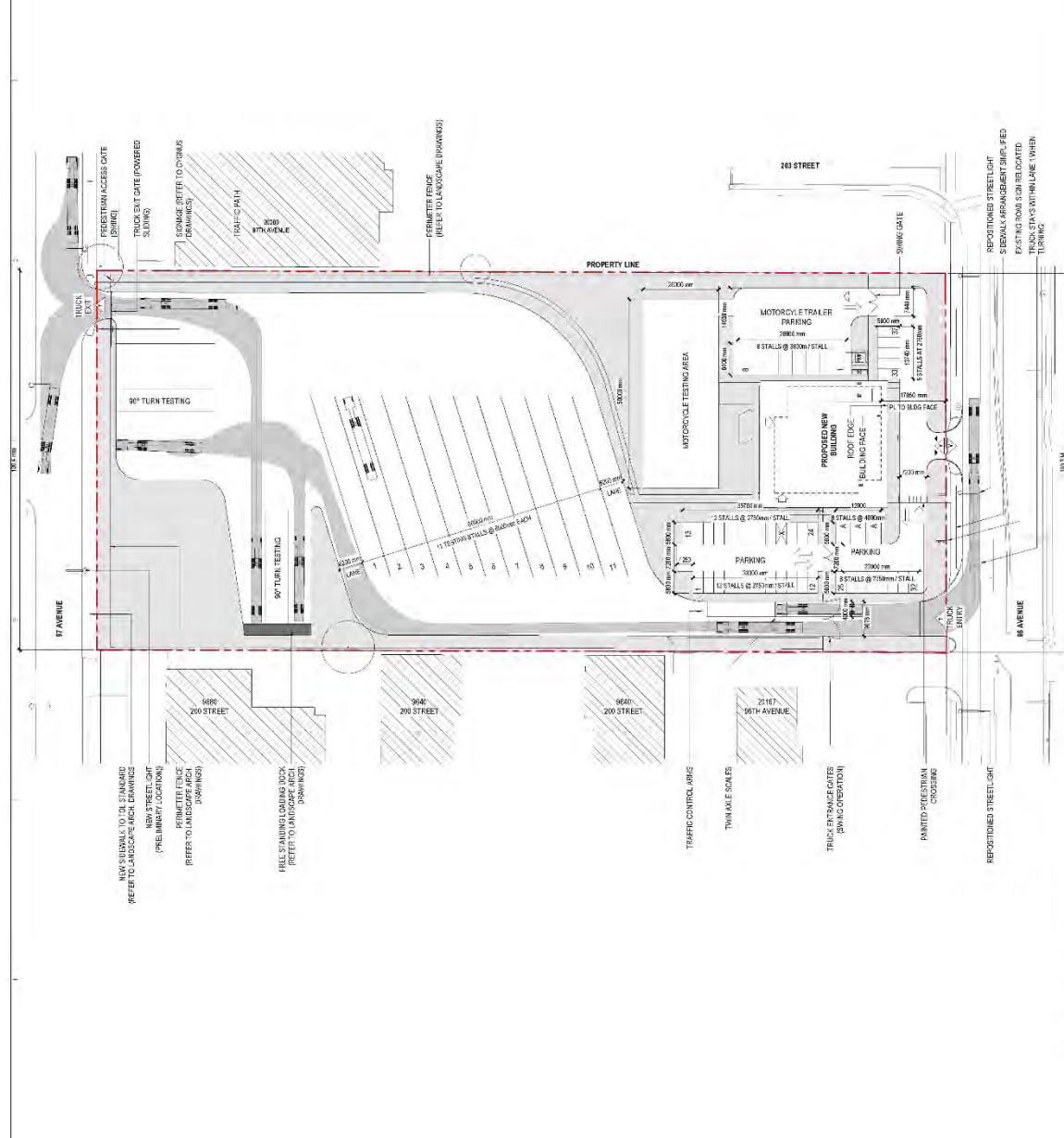




# SCHEDULE B SITE PLAN

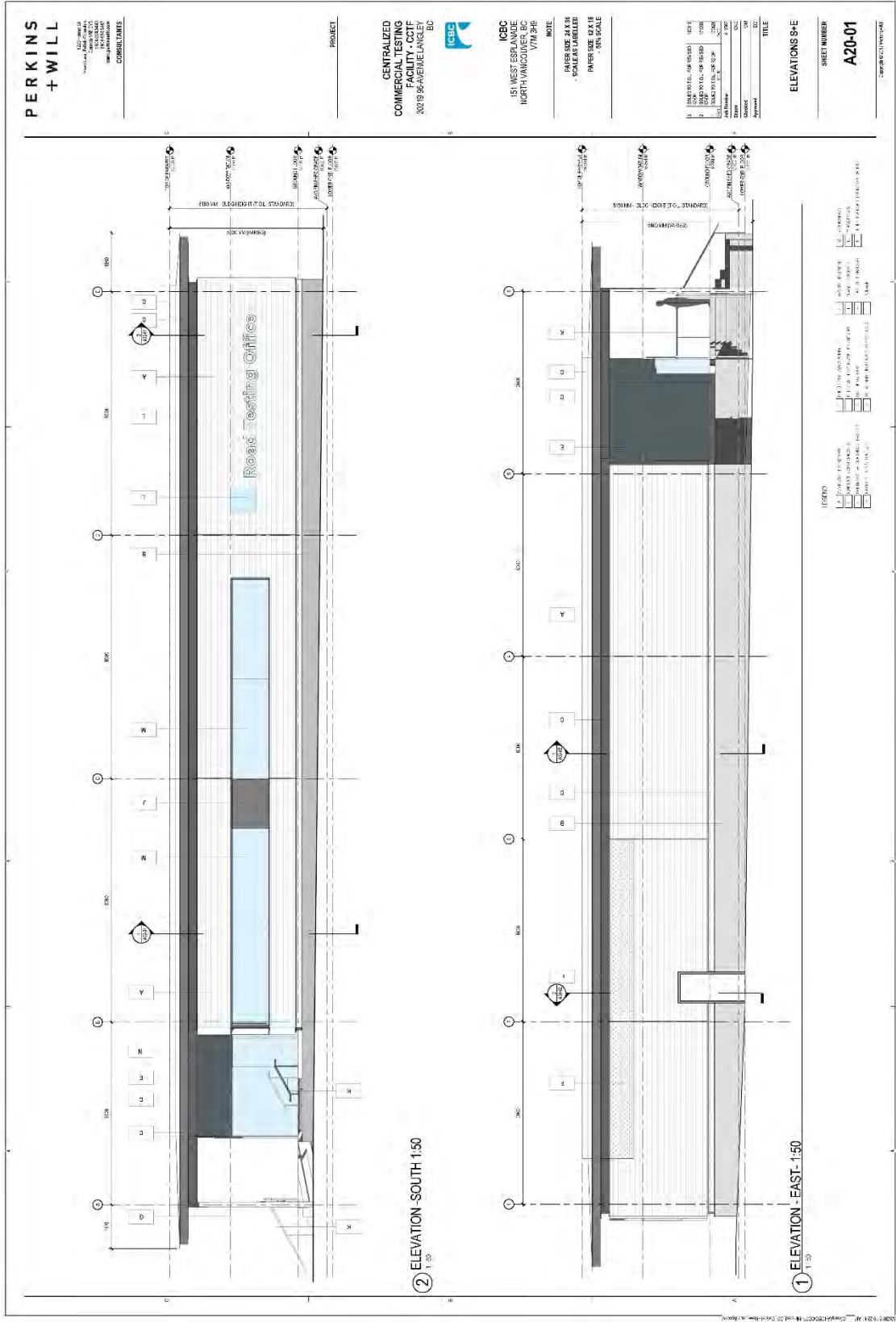
1 PROPOSED SITE PLAN  
1:500

- KEY
- TRUCK ENTRANCE/EXIT
  - CAR - TRAILER ENTRANCE/EXIT
  - BUILDING ENTRANCE
  - EXISTING DISCARDING BUILDING
  - PMV - REFER TO ELECTRICAL
  - EMERGENCY EXIT
  - PROPOSED MOOT/PLANT
  - TRUCK ENTRANCE
  - RETUSE AREA
  - DISABLED PARKING BAY
  - NO STALL - PEDESTRIAN ACCESS





# SCHEDULE C BUILDING ELEVATIONS (SOUTH AND EAST)





[illegible]





## SCHEDULE E COLOUR AND MATERIALS BOARD

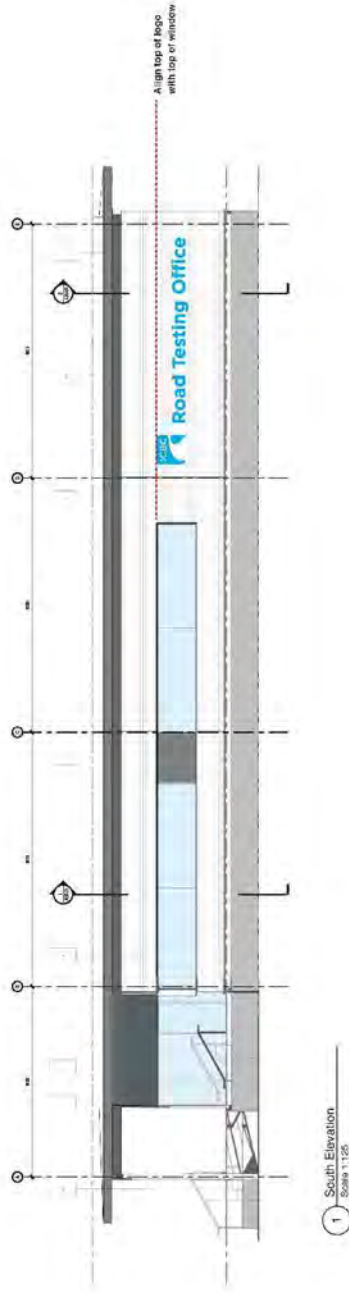






**SPECIFICATION DRAWINGS**  
**EX 6-FA: FASCIA**

- Logos:**  
A 4" Deep aluminum channel logo (non-illuminated) with painted finish on face and returns. White vinyl "ICBC" applied to face of logo.
- Letters:**  
B 4" Deep aluminum channel letters (non-illuminated) with painted finish on face and returns.
- Installation:**  
C Fin-mounted with 0.5" stand-off from face of building.
- Notes:**  
- All building penetrations to be sealed and water tight.  
- Signage contractor to confirm subcontract method.  
- Signage contractor to verify all measurements before proceeding with production.



<b>CYGNUS</b>	<b>MANUFACTURER</b>	<b>ISSUED FOR REVIEW</b>	<b>DATE</b>	<b>BY THE TOWNSHIP PROJECT GROUP</b>	<b>IS THIS PROJECT?</b>	<b>COMMENTS</b>
	<b>VANCOUVER</b>	Issued for Review	Feb 28, 2018	None. Design is complete. All drawings are for the sign and logo only. No other drawings are required. The sign and logo are to be installed on the building facade. The sign and logo are to be installed on the building facade. The sign and logo are to be installed on the building facade.	ICBC	NOT FOR CONSTRUCTION
	<b>Vancouver, B.C. V6B 3Y7</b>	Issued for Review	Dec 11, 2017	None. Design is complete. All drawings are for the sign and logo only. No other drawings are required. The sign and logo are to be installed on the building facade. The sign and logo are to be installed on the building facade. The sign and logo are to be installed on the building facade.	Centralized Commercial Testing Facility - Township of Langley	
	<b>Vancouver, B.C. V6B 3Y7</b>	Issued for Review	Nov 18, 2017	None. Design is complete. All drawings are for the sign and logo only. No other drawings are required. The sign and logo are to be installed on the building facade. The sign and logo are to be installed on the building facade. The sign and logo are to be installed on the building facade.	Centralized Commercial Testing Facility - Township of Langley	

# SCHEDULE G SIGNAGE PLAN



SPECIFICATION DRAWINGS  
EX 6-SU: STRUCTURAL BAND

**Letters:**  
A 0.25" Thick aluminum letters with polished finish on sides and tops.

**Installation:**  
Pin mounted to structural band.

**Notes:**  
- All building penetrations to be sealed and weathertight.  
- Signage contractor to confirm attachment method.  
- Signage contractor to site verify all measurements before proceeding with production.



1 Rendering  
NTS

1427 mm  
4' 8"

1231 mm  
4' 0"

RECEPTION

EX 6-SB

2 Sign Detail  
Scale 1:5

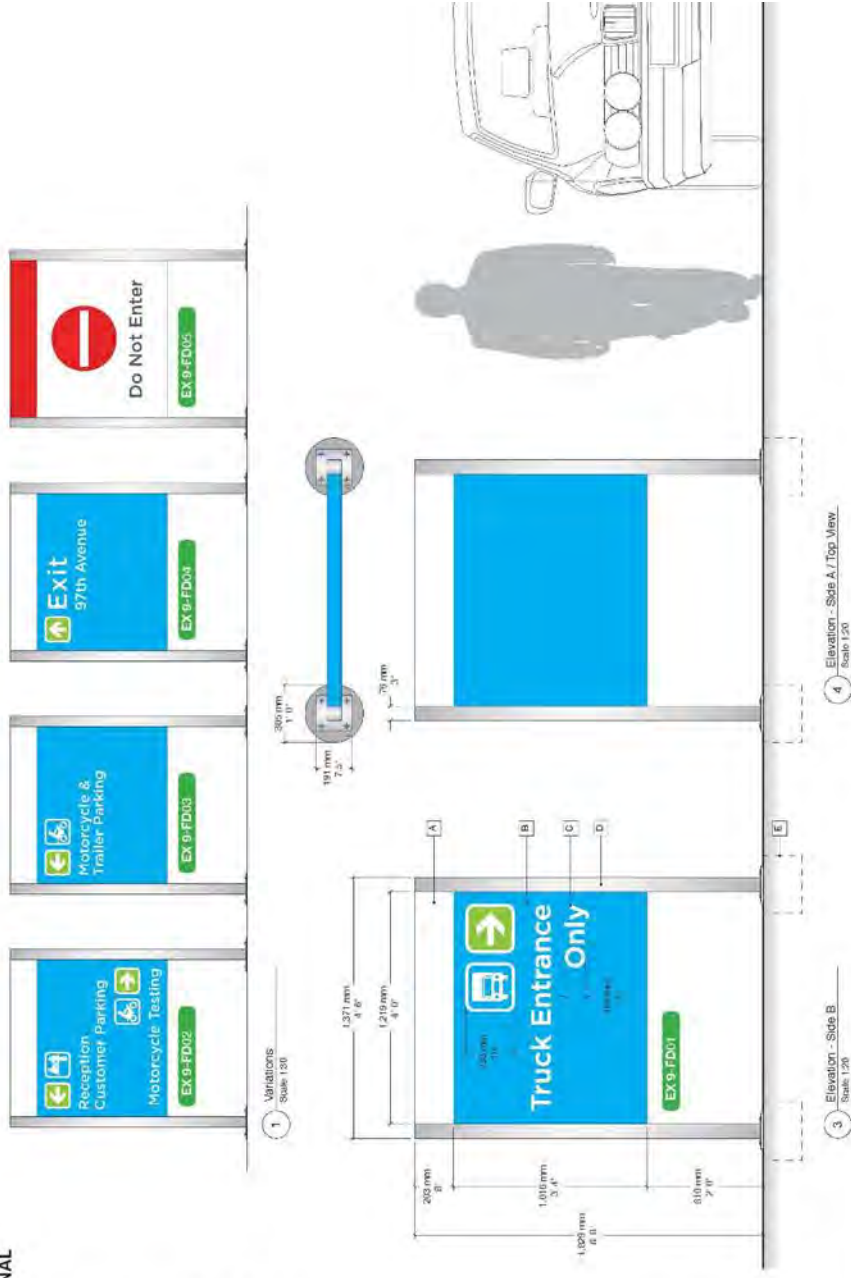
<b>CYGNUS</b> VANCOUVER 1000 WEST VANCOUVER, B.C. V6B 3Y2 T 604.263.3730 F 604.261.7994 www.cyrusgroup.ca	<b>ISSUANCE</b> Issued for Review Issued for Review Issued for Review Issued for Review	<b>DATE</b> Feb 26, 2018 Dec 11, 2017 Nov 16, 2017 Oct 25, 2017	<b>* THE CYGNUS DESIGN GROUP</b> The design group is solely responsible for the design of the sign and the sign structure. The design group is not responsible for the structural design of the building or the sign structure. The design group is not responsible for the structural design of the building or the sign structure. The design group is not responsible for the structural design of the building or the sign structure.	<b>CLIENT / PROJECT</b> IEBC Centralized Commercial Testing Facility - Township of Langley SIGNAGE	<b>COMMENTS</b> NOT FOR CONSTRUCTION A1	<b>PAGE</b> 8 / 8

SCHEDULE H  
SIGNAGE PLAN



**SPECIFICATION DRAWINGS**  
**EX 9-FD: FREESTANDING DIRECTIONAL**

- A Header:**  
Oxidize white vinyl header with RSGC clear oil vinyl logo applied to first surface of sign panels.
- B Sign Panels:**  
Fabric over frame construction. 0.175" thick aluminum face panels insulated onto aluminum framework. Sign face finish with primer. No visible hardware on face. Painted F17C2 blue finish on white UV-galvalume resistant clear coat.
- C Text/Graphics:**  
Reflective white vinyl text, letter and border applied to first surface of sign cabinet. Cygnus green vinyl background.
- D Supports:**  
3" x 3" aluminum posts with built-in welded top caps. 6.5" truck mounting brackets with 1/2" x 3/4" bolts and 1/2" x 3/4" nuts and washers. Posts and base plates painted silver. Final finish applied to underside of sign cabinet.
- E Concrete Footings:**  
Depth and size TDD by signage contractor/engineer.
- Notes:**  
- Engineering shop drawings required.  
- Concrete footings are the responsibility of the signage contractor.



2 Exploded View  
NTS

3 Elevation - Side B  
Scale 1/20

4 Elevation - Side A / Top View  
Scale 1/20

<b>CYGNUS</b>		<b>REVISIONS</b>	<b>DATE</b>	<b>BY</b>	<b>FOR THE CLIENT/OWNER GROUP</b>	<b>CLIENT/OWNER</b>
VANDERWER		Issued for Review	Feb. 26, 2016		Final Design Review	NOT FOR CONSTRUCTION
Approved for Construction		Issued for Construction	Mar. 11, 2017		Final Design Review	NOT FOR CONSTRUCTION
Approved for Review		Issued for Review	Mar. 11, 2017		Final Design Review	NOT FOR CONSTRUCTION
Approved for Review		Issued for Review	Oct. 23, 2017		Final Design Review	NOT FOR CONSTRUCTION

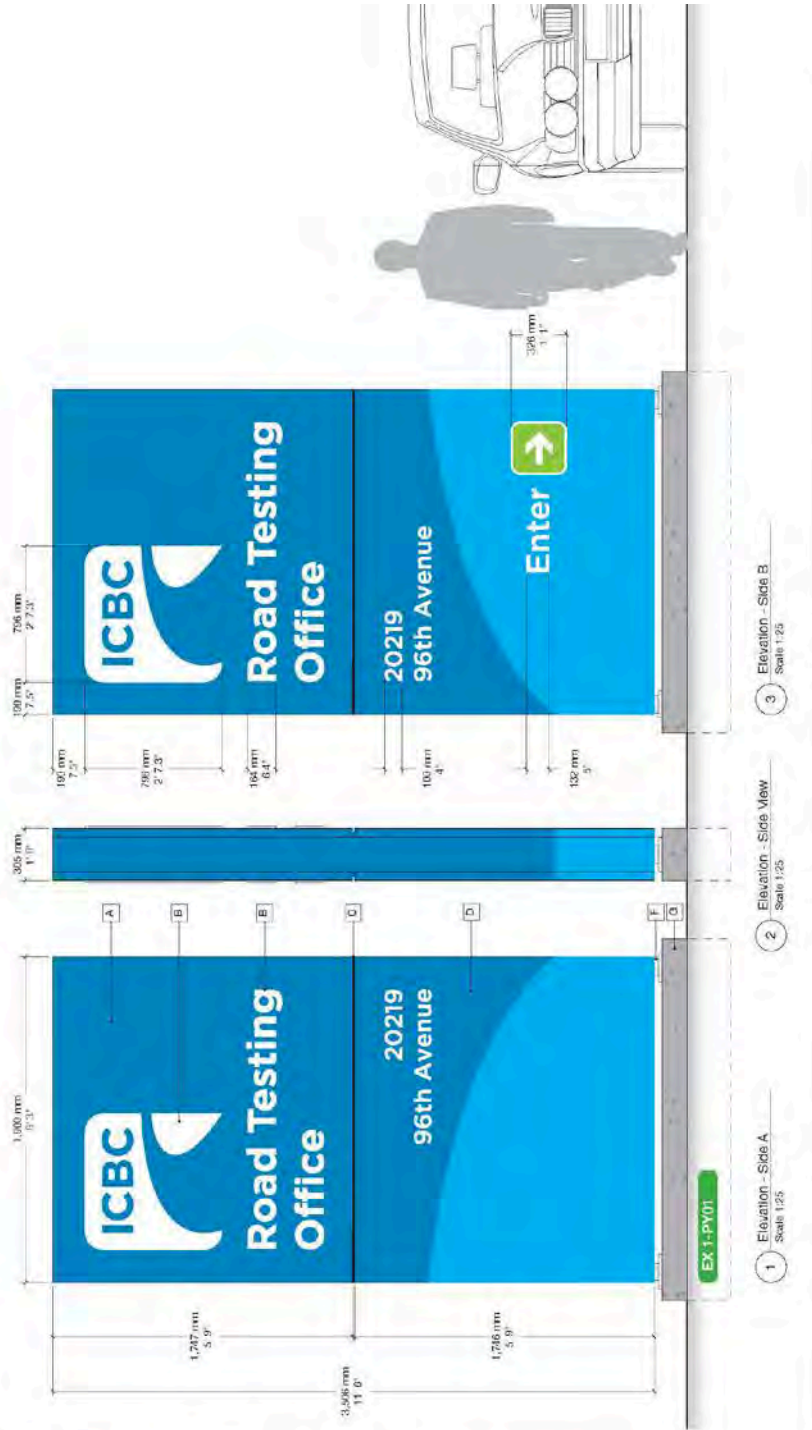
PAGE  
5 / 8

# SCHEDULE I SIGNAGE PLAN



**SPECIFICATION DRAWINGS**  
**EX 1-PY: MAIN PYLON**

- A Top Cabinet:**  
Face over frame construction. 0.125" thick aluminum face panels mounted on 2" x 2" aluminum angle frame. No visible fasteners on face. Painted finish on base and column's with UV-granite resistant clear coat. White LED illumination.
- B Logo/Facility Name:**  
0.125" thick aluminum face with white and blue paint design logo and facility name. Painted finish on base and column's with UV-granite resistant clear coat. "ICBC" text applied to face surface of white acrylic.
- C Reveal:**  
0.5" High reveal between top and bottom cabinet. Haviest painted dark blue.
- D Bottom Cabinet:**  
Face over frame construction. 0.125" thick aluminum face panels mounted on 2" x 2" aluminum angle frame. No visible fasteners on face. Painted finish on base and column's with UV-granite resistant clear coat. "ICBC" text applied to face surface of white acrylic.
- E Address/Enter Graphics:**  
Retro-reflective white vinyl text, arrow and border applied to first surface of sign cabinet. Orange green vinyl background.
- F Supports:**  
2" x 4" aluminum posts, 0.5" thick aluminum base plate welded to posts. All welds sandblasted smooth. Visible surface of support structure painted primer. Final attachment method to be confirmed by sign contractor.
- G Concrete Foundation:**  
Depth and size TBD by sign contractor/engineer.
- Notes:**  
- Engineer's design drawings required.  
- Concrete foundation is the responsibility of the sign contractor.



**SCHEDULE J**  
**SIGNAGE PLAN**

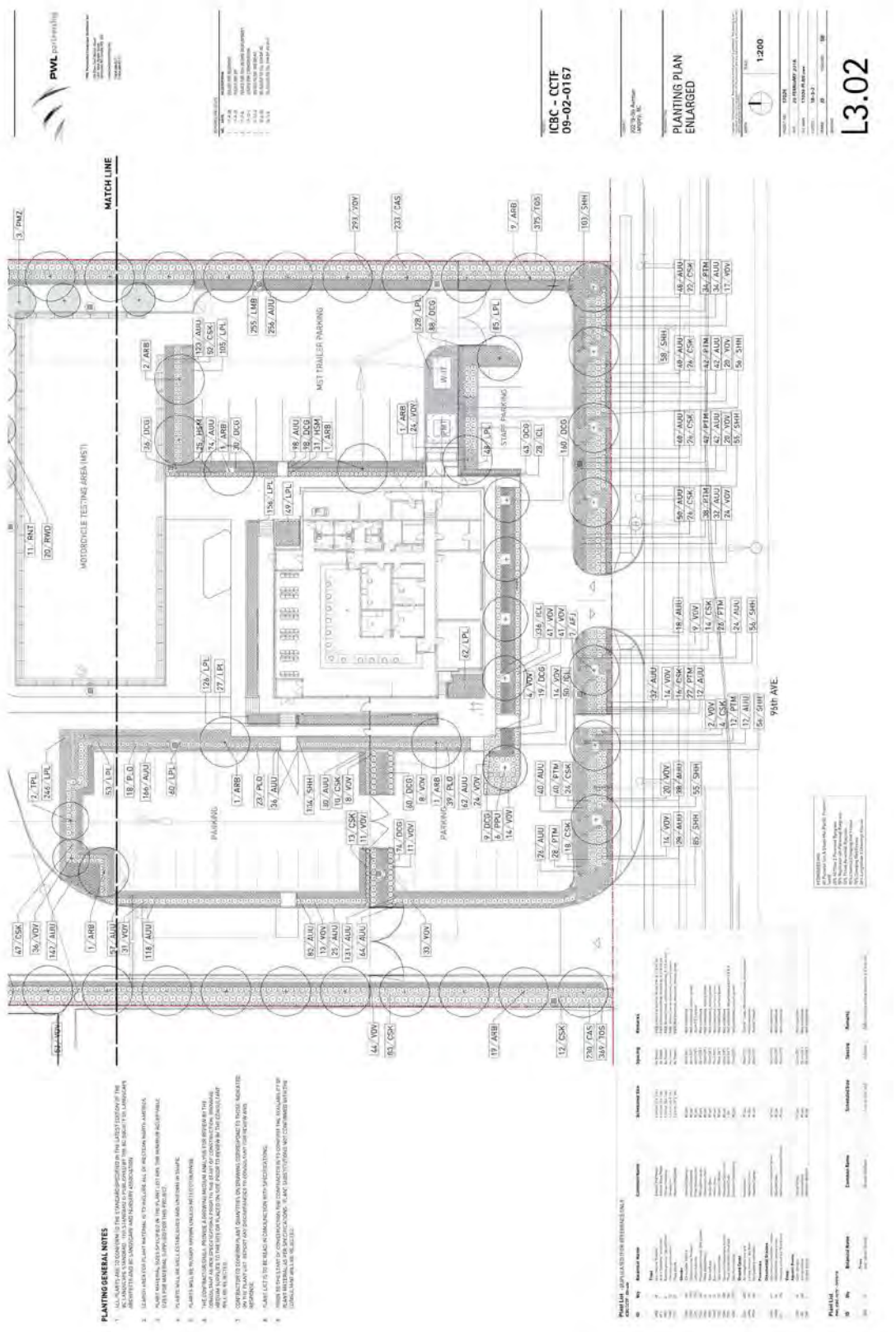








# SCHEDULE L LANDSCAPE PLAN



### PLANTING GENERAL NOTES

- 1. THE PLANTING SCHEDULE IS THE LATEST COPY OF THE PLANTING SCHEDULE. THE LATEST COPY OF THE PLANTING SCHEDULE IS THE LATEST COPY OF THE PLANTING SCHEDULE.
- 2. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 3. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 4. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 5. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 6. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 7. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 8. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 9. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 10. PLANTING SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Plant Code	Plant Name	Quantity	Plant Code	Plant Name	Quantity
1. ARB	Arbutus Menziesii	10	11. VOV	Viburnum Opulus	10
2. TPL	Taxus Canadensis	10	12. CSK	Cornus Stolonifera	10
3. DNL	Dryas Octopetala	10	13. SHH	Shrub Hybrid	10
4. ARB	Arbutus Menziesii	10	14. VOV	Viburnum Opulus	10
5. TPL	Taxus Canadensis	10	15. CSK	Cornus Stolonifera	10
6. DNL	Dryas Octopetala	10	16. SHH	Shrub Hybrid	10
7. ARB	Arbutus Menziesii	10	17. VOV	Viburnum Opulus	10
8. TPL	Taxus Canadensis	10	18. CSK	Cornus Stolonifera	10
9. DNL	Dryas Octopetala	10	19. SHH	Shrub Hybrid	10
10. ARB	Arbutus Menziesii	10	20. VOV	Viburnum Opulus	10

ICBC - CCFE  
09-02-0157

PLANTING PLAN  
ENLARGED

L3.02



# SCHEDULE M LANDSCAPE PLAN







January 16, 2018

Township of Langley

Re. Centralized Commercial & Motorcycle Testing Facility  
20219 – 96<sup>th</sup> Ave, Langley, BC

To whom it may concern,

Insurance Corporation of British Columbia (ICBC) intends to construct on the above property a full service “driver examiner facility”, specifically focused for new drivers wishing to operate commercial vehicles. This facility will conduct all commercial driver testing within the Lower Mainland – from Hope to Squamish.

This location will also offer motorcycle driver testing, which will be one of several existing locations throughout the Lower Mainland.

The “Centralized Testing Facility” will be the first centralized commercial testing facility in British Columbia and we are pleased to be located within the Township of Langley.

This facility will consist of a 744 sq. m / 8,008 sq. ft. office, on 5.6 acres of land, with 20 full time employees. The hours of operation will be 5 days a week Monday thru Friday - 8:30am to 5:00pm.

If you have any questions regarding our intent please email or call me directly.

A handwritten signature in black ink, appearing to be "Victoria Schedel", written over a horizontal line.

Regards,  
Victoria Schedel  
Manager, Facilities Planning & Operations  
[Victoria.Schedel@icbc.com](mailto:Victoria.Schedel@icbc.com)  
Direct: 250.414.7625

Insurance Corporation of British Columbia  
151 West Esplanade,  
North Vancouver, BC  
V7M 3H9





February 16, 2018

**Ruby Sandher, Planner**

Development Planning,  
Township of Langley  
20338- 65 Ave  
Langley, BC,  
V2Y3J1

**Re: Rezoning and Development permit application: 20219 96 Avenue. 09-02-0167**

**Architects' Letter of Intent**

Dear Ruby

Further to our application, we would like to reaffirm the following points, philosophies and rationale behind our design for ICBC's proposed centralized truck testing facility at 20219, 96 Avenue.

The use and operating hours proposed for the site are described in ICBC's letter of intent, dated January 16<sup>th</sup>. Simply put however, it is proposed to use the site primarily for commercial and motorcycle driver examinations, from 08:30-17:00, Monday to Friday.

**1. Zoning**

As the site is currently zoned Industrial, there are a wide variety of uses currently permitted on the site. The key adjustment required under the rezoning is that the proposed use of the site would be conducted outside and in vehicles, rather than within a fully enclosed building.

The proposed rezoning in our view is a minor adjustment to the existing zoning. As it stands, the M-1A Industrial zoning would permit at least a similar, or even a greater level of vehicular movements on the site. For instance, a distribution warehouse would technically be an enclosed facility but would generate significant outside vehicular traffic, loading, circulation and parking, likely over longer hours of operation

**2. Site Principles**

Our proposed arrangement has been developed iteratively with Township staff, and is built on three primary aims:

- a) Townscape - establish a presence on 96<sup>th</sup> by locating the proposed building close to that avenue.
- b) An appropriate use of trees, fencing and planting to screen site activities from the residences situated 35m (115 feet) away across 96<sup>th</sup> Avenue
- c) A practical, functional and safe facility layout for the public, users and staff.



In reference to 'c' above, it is important to understand the critical nature of the line of sight relationship between the truck arrival driveway and controller within the facility building. This relationship is essential to the operational logic of the proposed facility, namely:

- As trucks arrive, they are weighed by a scale concealed in the roadway. This is a multi-step process: driving the vehicle axle-by-axle across a pad. The procedure is managed by ICBC staff sitting at a counter in the main building, using an outdoor digital screen to communicate with the driver in the cab.
- Once the truck has been weighed and assessed, it must pause adjacent the weighing area, before proceeding into one of the eleven primary site bays (the angled parking bays in the middle of the site). This sequence is also managed from the building. Like an air traffic controller, the staffer at the main desk manages all of this movement on the site
- Physical proximity between the controller and truck arrival bay is also essential: ensuring visibility, and to allow short travel distances in case of technical issues

## 2.1 Noise consideration and prevention

While we feel that the likelihood of significant noise generation occurring on site is relatively low, we have considered and allowed for mitigation of this possibility.

Firstly, the level of risk: The property line of our proposed development stands over 35 meters (114 feet) from the nearest residences to the south. Between properties, within 10 meters of these residences, sits 96th avenue, which at this location is a four-lane arterial road. As faster traffic is noisier than slow moving vehicles, it stands to reason that noise emanating from the site will typically be lower than - or entirely drowned out by - road noise on 96th Avenue.

Further, the main area of truck movement proposed would occur in the centre of the site. This circulation zone begins over 130 meters (425 feet) from the nearest home, and is generally even further away. The motorcycle testing area is closer, but is still over 95 meters from the residences concerned (10 times the distance of the arterial road). This area is also, in the majority, physically screened by the proposed building.

In addition to the above points, we are proposing berms rising to 1.5 meters be established in the landscape alongside the motorcycle testing area, and along 96th Avenue. These should help to deflect and absorb noise emanating from the site, without obscuring the site from view for pedestrians and drivers.

It is relevant to note the existing zoning context; ICBC's hours of operation proposed are from 8:30am to 5pm, Monday to Friday. More impactful and noisier uses for this site do exist; 24-hour distribution facilities, for instance, could have been permitted on this site – with higher noise levels across longer operating hours.



We have put together what we feel is a reasonable response to the level of risk that noise from the use of the site by ICBC might become a nuisance to local residents - taking into account environmental conditions, existing road noise, and relative distances involved.

### 3. Building Principles

#### 3.1 Areas and Entrances

The proposed structure is subdivided into public and administrative. The public areas wrap around a primary service counter, where staff sit and monitor the wider site. This requirement for site observation drives the arrangement: facing west to the truck arrival, and north to the testing stalls.

These lines of sight also mandate the positioning of the primary building entrance - positioned at the Northwestern corner of the building; the entrance is required to deliver the arriving public into the centre of the public area. A secondary door is provided at the northeastern corner, primarily for the use of motorcycle licensing candidates and staff.

Administrative and staff areas contain office spaces for ICBC staff, a training room, and general storage and support areas relating to driver testing and licensing. A third door is provided on the eastern elevation for tertiary access – staff arrival and departure by bike, access to the external waste store, and as an emergency exit.

#### 3.2 Form and Expression

The design intent is to deliver a highly functional, environmentally sound and aesthetically pleasing building that has a character appropriate to its' semi-industrial context. Our starting point to achieve this is to allow the function of the building to form the starting point for its architectural expression.

This expression is anchored under a horizontal roof plane that suggests protection and enclosure of the spaces arranged under its eaves. Extending past the facade to protect occupants from the elements, this roof will provide a sheltered outdoor-planted area; a pleasant transitional space between the inside and outside, vehicular and pedestrian worlds.

The design uses the natural slope of the site, raising the ground floor slightly in order to enhance the buildings' visibility and presence to users outside, while improving key views across the site from the inside.

Cutouts at the southeastern and northwestern corners increase presence on 96th avenue, and create additional opportunities for views and overlook to the east and west.



### 3.3 Materials Palette

Our proposal is composed of three simple materials in elevation – seamless glass walls to the public areas, and corrugated aluminum cladding to opaque areas, both resting on a simple and solid concrete base. The roof structure is to be built in, and expressed as a mass timber product such as CLT

The light and metallic palette of materials in elevation will complement the warmer tones of the wooden soffit. This will deliver an appealing and visible feature in the townscape, which will be emphasized when illuminated at night.

The perimeter of the building includes a series of planters that will provide an overlay of colour and softness to the elevations. In tandem with the extensive site wide provision of replacement trees and planted areas, there will remain a feeling of greenness and the natural, alongside the new building and site uses.

### 3.4 Elevational composition

The two distinct zones of use within the building are reinforced in the elevational treatment: public areas to the north and south are visible and openly expressed in full height clear glazing. Office and support areas on the southern and eastern elevations articulate a horizontal language, allowing for a greater opacity and privacy - appropriate to the less public nature of use.

The design recognizes and responds to the importance of providing an active façade towards 96 Avenue: Full height glazing turns the corner from the west: connecting and announcing the internal public areas to the street. To enhance security, transparency, and passive surveillance of 96<sup>th</sup> avenue, a wraparound window has also been incorporated into the staff room, while a feature of the training room is a full width strip window. These moves brings the glazing percentage of the elevation to 30%. Thus, as currently proposed, the only rooms along this elevation that remain unglazed are a mechanical plant room and staff shower.

It is our position that the proposed south elevation as it stands is an appropriate ‘front’ to the building, and is of appropriate visual interest. The material palette has been carefully considered to articulate a specific architectural expression, while varied activities will be visible through the extensive windows. The building communicates its use, while the route to the main entrance will be clearly legible at the western end of the façade, further emphasized with pedestrian pathways leading to a generous corner roof overhang.

As the eastern elevation encloses storage areas and mechanical rooms, it as such is treated as a simple facade, predominantly clad in corrugated metal. This is an appropriate treatment and acknowledgement of the nature of the context surrounding the site. This elevation will also be well screened by fencing and planting.





### Conclusion

We feel that the current design works successfully to incorporate a multitude of considerations. If approved, it would deliver an efficient, functional, safe, and visually appealing facility. It would develop a neglected and underused site, and integrate well with the urban realm along 96<sup>th</sup> Avenue, in addition to completing the pedestrian boulevard on 97<sup>th</sup> Avenue.

We look forward to continuing to work with the Township of Langley in delivering the project in the interests of all parties.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'D. Dove'.

David Dove Architect AIBC, FRAIC LEED® AP BD+C  
Principal

**Perkins+Will Canada Architects Co.**



## **6.0 DEVELOPMENT PERMIT PROVISIONS**

### **6.1 Development Permit Area A**

Bylaw 4273  
March 1, 2004

Lands identified as “Development Permit Area “A” – Industrial” on Map No. 7, Development Permit Areas, are hereby designated as development permit areas under Section 919.1(1)(f) of the Local Government Act to establish objectives and provided guidelines for the form and character of development.

The objective of this development permit area is to ensure attractive industrial development and to reduce conflict with adjacent residential uses. The development permit guidelines for this area are:

- Elevations of buildings facing a street should have glazing and other architectural details to provide visual interest. Building elevations that are visible from adjacent roads or properties shall be finished and treated similar to the front elevation.
- Consolidated site developments are encouraged to reduce street accesses. The number, location and design of vehicular access egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic. Coordination of access and interconnection of parking areas and driveways between adjacent properties will be encouraged as access from major roads will be limited to right turns only. Acquisition of sufficient property to allow access from roads other than major roads shall be encouraged.
- Landscaping shall be required to enhance the appearance of the development and to screen parking, loading areas and garbage containers from abutting residential development and adjacent roads. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. Landscaping shall be provided in the parking areas to enhance the appearance of the development. A landscaping plan shall be submitted as part of a development permit application. A 10 metre wide landscaping area, which may also accommodate a trail, shall be provided along property lines abutting residential development.
- Signs should be designed so that they are compatible with buildings on the site. Sign design should also be coordinated and compatible with signage on adjacent properties to establish a unified and attractive industrial area.
- Site lighting should be oriented away from adjacent properties and projected downward or towards on site buildings.
- Watercourses shall be protected through maintenance of a non-disturbance area or restrictive covenant to provide shade to moderate water temperatures, and leaf litter and insects for food and to contribute debris for fish cover. A building setback from the top of banks shall be required.
- Native trees and vegetation within riparian zones and buffer areas should be preserved. Where lacking, native trees should be planted along riparian zones for water temperature control, slope stability, nutrients and large organic debris.



**P E R K I N S + W I L L**

CONSULTANTS' REPORT

ON THE

**DEVELOPER LED PUBLIC INFORMATION MEETING**

FOR

**20219, 96 AVE, LANGLEY, BC**

HELD ON

**NOVEMBER 20 2017**



## CONTENTS

- 1.1 EXECUTIVE SUMMARY.
- 1.2 PROJECT DETAILS
- 1.3 MEETING DESCRIPTION
- 2.0 MEETING OUTCOME
- 3.0 CONCLUSIONS + RESPONSE

## APPENDICES

- A1.0 PRESENTATION BOARDS
- A2.0 SIGN IN SHEET
- A3.0 COMMUNITY FEEDBACK QUESTIONNAIRES



## 1.1 Executive Summary

Council requires that as part of the rezoning process, certain projects hold a 'Developer Led' Public Information Meeting. This report concerns the Public Information meeting for 20219 96th Avenue, held on November 20th, 2017.

This document will describe and discuss the particulars of the meeting, feedback received from the local community, and any responses forthcoming.

## 1.2 Project Details

This application (ref. 09-02-0167) was submitted to the Township of Langley for rezoning and development permit on April 28, 2017

The proposed project is a driver licensing and testing facility for commercial vehicles. As the site is currently zoned industrial, a rezoning is required to permit the 'primary activity', assessing driver performance, to occur outside. Included in the application is a single storey, circa 700sq.m pavilion building. This would serve as a testing centre, waiting and queueing area, office and administration facility for the onsite testing.

## 1.3 Meeting Description

- Per Council policy, the meeting was advertised in two consecutive publications of the Langley Times: on Friday Nov 10th, and Wednesday November 15th. Letters were also sent out to the local community: 525 addresses were provided by the Community Development Division, and notifications were distributed by mail on November 08th.
- The Public Information Meeting was held in the Fraser Room at the Sandman Hotel, 8855 202 St, Langley from 17:00 - 19:30 on Monday, November 20th, 2017.
- Boards were presented in an open house format, and the public were given the option of a guided talk through the proposal, or to take in the content on their own.
- Representatives of the applicant (ICBC), including the intended future manager of the facility were on hand to answer questions. The Architect (P+W) and Landscape Architect (PWL) also attended and discussed the proposals with the public. All attendees were asked to sign in, and invited to complete a questionnaire.



- Attendees from the developer side included:

Conor Murphy (Perkins + Will – Architects)      Jergus Oprsal (PWL – Landscape Architects)

Ron Clifford (ICBC)      Nancy Moran (ICBC)      David Keough (ICBC)      Ellyn Maltman (ICBC)

- Ruby Sandher from the Township of Langley’s Community Development division was in attendance to answer any questions from the community regarding the application process
- In total, approximately 15 members of the public attended the meeting. 10 members of the public signed in and/or completed a questionnaire:

FOIPPA s. 22(1)

[Redacted]  
[Redacted]  
[Redacted]

## 2.0 Meeting Outcome

### 2.1 Written Feedback

Three questionnaires were completed, with comments as follows

#### Positive

‘Nice building / Landscape’ - FOIPPA s. 22(1)

‘Hope it gets approval’ - FOIPPA s. 22(1)

‘Provides effective use of a vacant lot’ - FOIPPA s. 22(1)

#### Concerns

‘Traffic - additional commercial’ - FOIPPA s. 22(1)

‘Truck access / exit very restricted’ - FOIPPA s. 22(1)

‘Noise - Truck’ - FOIPPA s. 22(1)

‘Truck routing’ - FOIPPA s. 22(1)

Additional questionnaires were taken by a few members of the public, to be provided electronically to the developer ‘within a week to 10 days’, however at the time of writing none had been received.



### 3.0 Conclusion

Overall, concerns raised focused on a single issue; the potential impact of the development on traffic.

While the development will naturally introduce additional truck traffic into the area, the traffic impact assessment undertaken states that, depending on the time of day, this will generally be an increase of a fraction of a percentage point, rising slightly at the end of the day, but remaining well within single digit percentages\*.

Attendees generally commented positively on the building design and proposed landscaping, and none of the completed questionnaires suggested adjusting the design. The applicant therefore does not see the need for specific adjustments as a response to this information meeting.

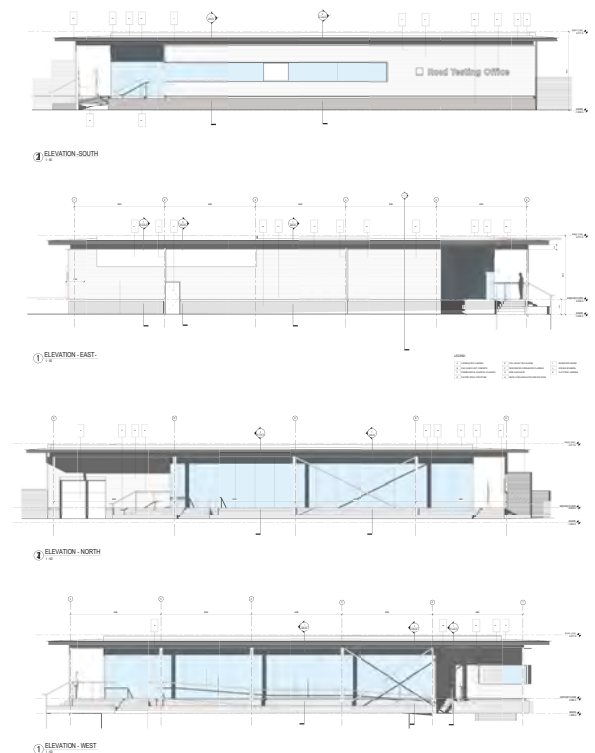
\*refer to latest Traffic Impact Assessment by Bunt Associates



## APPENDIX 01 - PRESENTATION BOARDS







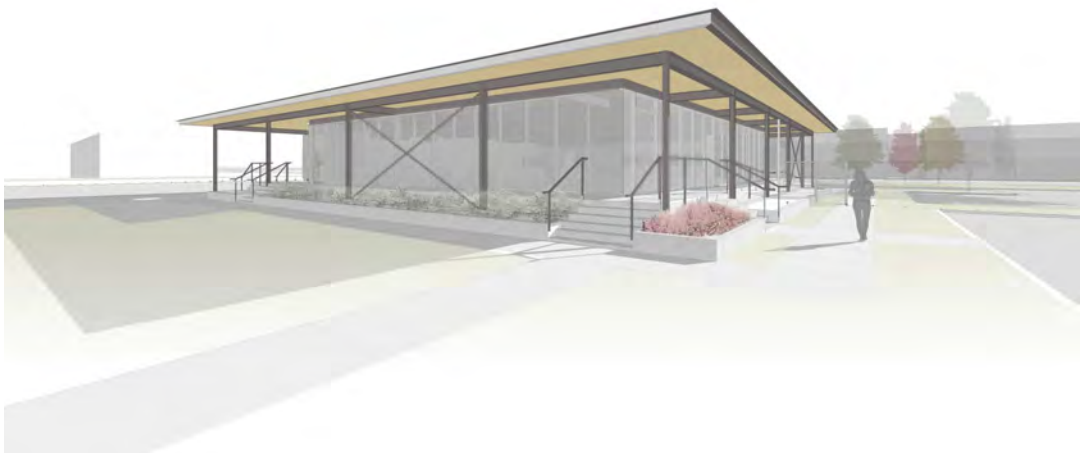
ELEVATIONS  
1:100



VIEW OF THE PROPOSED DEVELOPMENT LOOKING NORTHEAST FROM 96 AVE



VIEW OF THE PROPOSED DEVELOPMENT LOOKING NORTHWEST FROM 96 AVE



VIEW OF THE PROPOSED DEVELOPMENT LOOKING SOUTH TOWARDS 96 AVENUE







## APPENDIX 02 - SIGN IN SHEET

DEVELOPER LED PUBLIC INFORMATION MEETING  
20219 96 AVE

## SIGN-IN SHEET

	NAME	COMPANY / GROUP (IF APPLICABLE)
1	CONOR MURPHY	PERKINS + WILL
2	NANCY MORAN	ICBC.
3	David Keough	ICBC
4	Elyn Maltman	ICBC.
5	URGENT OPERAL	PWL
6	FOIPPA s. 22(1)	
7		FOIPPA s. 22(1)
8		
9		LOCAL RESIDENT
10		LOCAL
11		Local Resident.
12		Local Resident
13		Local Resident
14		✓
15		
16	NOVEMBER 21: PERKINS + WILL NOTE THE FOLLOWING WERE ALSO IN ATTENDANCE :	
17	RUBY SANDHER	TOWNSHIP OF LANGLEY
18	RON CLIFFORD	ICBC
19	FOIPPA s. 22(1)	FOIPPA s. 22(1)
20	FOIPPA s. 22(1)	LOCAL RESIDENT
21		
22		
23		



## APPENDIX 03 - COMMENT SHEETS

20219, 96 AVE

## DEVELOPER LED PUBLIC INFORMATION MEETING

NOVEMBER 20 2017



ICBC has applied to the Township of Langley to rezone property at **20219 96 Avenue** to a Comprehensive Development zone for the development of a single storey driver testing and licensing facility for motorcycles and commercial vehicles.

## PLEASE TELL US ABOUT YOURSELF

YOUR NAME

FOIPPA s. 22(1)

WOULD YOU LIKE US TO CONTACT YOU  
REGARDING THIS DEVELOPMENT? YES / NO

IF YES, PLEASE PROVIDE PREFERRED  
CONTACT DETAILS: (EMAIL / MAIL ADDRESS)

FOIPPA s. 22(1)

IS THERE ANY FURTHER INFORMATION YOU WOULD LIKE US TO PROVIDE TO AID YOUR UNDERSTANDING OF THE PROPOSAL?

REZONING  
LOCATION OPTIONS  
TIME LINES



## DEVELOPER LED PUBLIC INFORMATION MEETING

PLEASE IDENTIFY ANY CONCERNS YOU HAVE REGARDING THE PROPOSED DEVELOPMENT :

- TRAFFIC - ADDITIONAL COMMERCIAL
- TRUCK ACCESS / EXIT VERY RESIDENTIAL \*
- CLOSE PROXIMITY TO RESIDENTIAL PROPERTY ACROSS THE STREET.
- NOISE / TRUCK.
- TRUCK ROUTING.

PLEASE IDENTIFY ANY POSITIVES YOU SEE REGARDING THE PROPOSED DEVELOPMENT :

NICK BUILDING / LANDSCAPING.

PLEASE IDENTIFY ANY ADJUSTMENT(S) YOU WOULD LIKE TO SEE TO THE PROPOSED DEVELOPMENT :



20219, 96 AVE  
DEVELOPER LED PUBLIC INFORMATION MEETING  
NOVEMBER 20 2017



ICBC has applied to the Township of Langley to rezone property at **20219 96 Avenue** to a Comprehensive Development zone for the development of a single storey driver testing and licensing facility for motorcycles and commercial vehicles.

PLEASE TELL US ABOUT YOURSELF

FOIPPA s. 22(1)

YOUR NAME

WOULD YOU LIKE US TO CONTACT YOU  
REGARDING THIS DEVELOPMENT ? YES / NO

IF YES, PLEASE PROVIDE PREFERRED  
CONTACT DETAILS : (EMAIL / MAIL ADDRESS)

IS THERE ANY FURTHER INFORMATION YOU WOULD LIKE US TO PROVIDE TO AID YOUR UNDERSTANDING OF THE  
PROPOSAL?

*Hope it gets approved :)*



PLEASE IDENTIFY ANY CONCERNS YOU HAVE REGARDING THE PROPOSED DEVELOPMENT :



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IS THERE ANY FURTHER INFORMATION YOU WOULD LIKE US TO PROVIDE TO AID YOUR UNDERSTANDING OF THE PROPOSAL?

*I am more interested in the stage of the development & need for geotechnical consultant needs*



PLEASE IDENTIFY ANY CONCERNS YOU HAVE REGARDING THE PROPOSED DEVELOPMENT :

Provides effective use of a vacant lot.

**PLEASE IDENTIFY ANY ADJUSTMENT(S) YOU WOULD LIKE TO SEE TO THE PROPOSED DEVELOPMENT :**