SPECIAL MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 11, 2020 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A Public Hearing is a statutory requirement under Section 464 of the Local Government Act, and must be held before third reading of a community plan, rural land use bylaw, zoning bylaw, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw which would change the use, or density of use, of property.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighbourhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk and sign the speakers list prior to the commencement of the Public Hearing. The names on the speakers list will be read out during the hearing; however, the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions. Council may consider third reading, or third and final adoption, at this meeting or at a future meeting.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Special Meeting for Public Hearing and Development Permits - May 11, 2020**

Recommendation: That Council adopt the agenda and receive the agenda items of the Special Meeting for Public Hearing and Development Permits held May 11, 2020.

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

C.1 **Official Community Plan Amendment and**
Rezoning Application No. 100200
Development Permit Application Nos. 100851 and 101143
(1094941 BC Ltd. / 8192 - 208 Street)
Bylaw No. 5589
Bylaw No. 5590
Bylaw No. 5591
Report 20-57
File CD 08-25-0099

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5589";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5590"; and

"Township of Langley Phased Development Agreement (1094941 BC Ltd.) Bylaw 2020 No. 5591"

Explanation - Bylaw No. 5589

Bylaw 2020 No. 5589 amends the Yorkson Neighbourhood Plan to permit a maximum building height of six storeys for an apartment development on lands located at 8192 - 208 Street.

Explanation - Bylaw No. 5590

Bylaw 2020 No. 5590 rezones land at 8192 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-145 to permit an apartment development consisting of 144 apartment units in two (2) six storey buildings and a daycare building.

Explanation - Bylaw No. 5591

Bylaw 2020 No. 5591 authorizes the Township of Langley to enter into a phased development agreement with 1094941 BC Ltd.

Development Permit No. 100851

Running concurrently with this Bylaw is Development Permit No. 100851 (1094941 BC Ltd. / 8192 - 208 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. 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;
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101143

Running concurrently with this Bylaw is Development Permit No. 101143 (1094941 BC Ltd. / 8192 - 208 Street) (streamside protection), in accordance with Attachment B subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.

Attachments: C.1 cd 1094941 BC Ltd RO DP.pdf

C.2 **Official Community Plan Amendment and Rezoning Application No. 100129 (Pacific Land Group Inc. / 920 - 272 Street) Bylaw No. 5556 Bylaw No. 5557 Report 20-55 File CD 13-08-0011**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5556";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5557"

Explanation - Bylaw No. 5556

Bylaw 2020 No. 5556 amends the Rural Plan by adding provisions to the "Agricultural / Countryside" designation to accommodate development of a cemetery on a site specific basis at 920 - 272 Street.

Explanation - Bylaw No. 5557

Bylaw 2020 No. 5557 amends Rural Zone RU-2 to permit a cemetery use on property located at 920 - 272 Street.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.

Attachments: C.2 cd Pacific Land Group Cemetery RO.pdf

D. TERMINATE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5589

EXPLANATORY NOTE

Bylaw 2020 No. 5589 amends the Yorkson Neighbourhood Plan to permit a maximum building height of six storeys for an apartment development on lands located at 8192 – 208 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5589

A Bylaw to amend the Yorkson Neighbourhood Plan Bylaw No. 4030

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

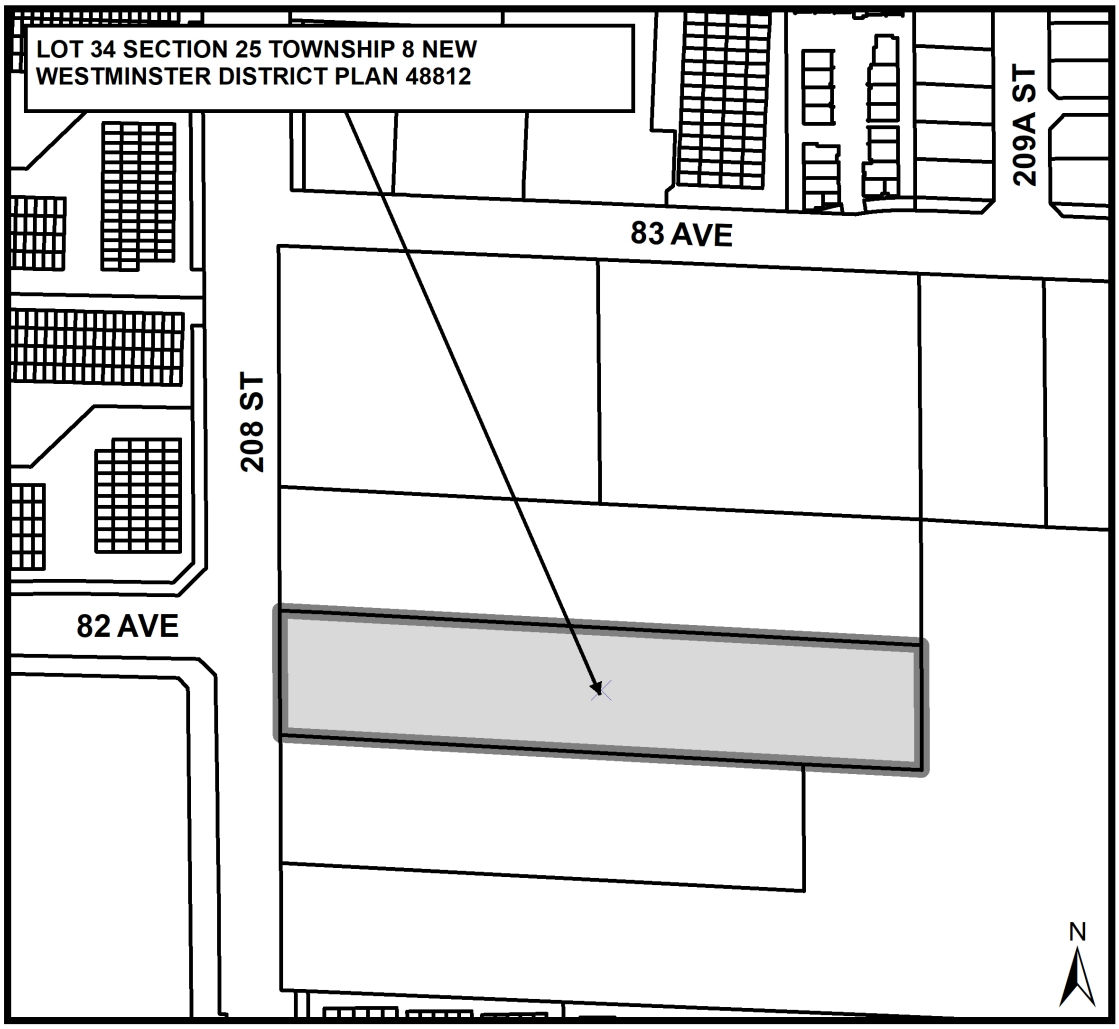
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5589”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 is further amended by amending Map 1 – Land Use Concept by including the properties shown on Schedule A attached to and forming part of this Bylaw in the “Permitted Maximum Building Height of 6 storeys” designation.

READ A FIRST TIME the	20	day of	April	, 2020.
READ A SECOND TIME the	20	day of	April	, 2020.
PUBLIC HEARING HELD the		day of		, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5589



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

EXPLANATORY NOTE

Bylaw 2020 No. 5590 rezones land at 8192 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-145 to permit an apartment development consisting of 144 apartment units in two (2) six storey buildings and a day care building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

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

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 (1094941 BC Ltd.) Bylaw 2020 No. 5590".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-145" after the words "Comprehensive Development Zone CD-144"
   b) Adding to Section 110.1 after the words "CD-144" the words "CD-145 – 2,500 m²"
   c) Adding after Section 1044 "Comprehensive Development Zone CD-144" the following as Section 1045 "Comprehensive Development Zone CD-145"

1045 **COMPREHENSIVE DEVELOPMENT ZONE CD-145**

Uses Permitted

1045.1 In the CD-145 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*
4) *group children's day care*

Density

1045.2 The density permitted shall be no less than 99 units per hectare (40 units per acre) and no greater than 198 units per hectare (80 units per acre).

Lot Coverage

1045.3 *Building* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1045.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1045.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 1 storey for the *group children's day care*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1045.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1045.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1045.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1045.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1045.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

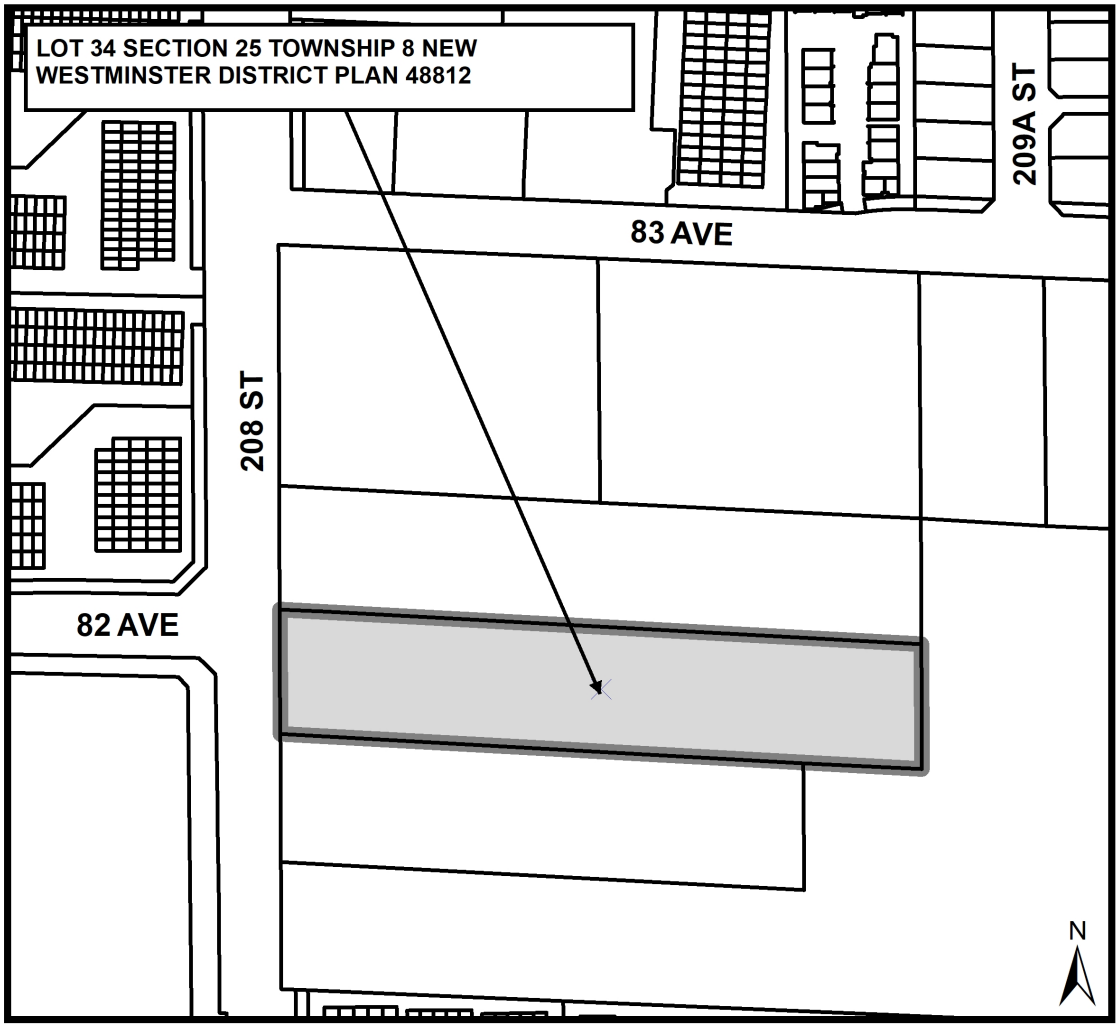
Lot 34 Section 25 Township 8 New Westminster District Plan 48812

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-145.

READ A FIRST TIME the	20	day of	April	, 2020.
READ A SECOND TIME the	20	day of	April	, 2020.
PUBLIC HEARING HELD the		day of		, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5590



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT

(1094941 BC LTD.) BYLAW 2020 NO. 5591

EXPLANATORY NOTE

Bylaw 2020 No. 5591 authorizes the Township of Langley to enter into a phased development agreement with 1094941 BC Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT

(1094941 BC LTD.) BYLAW 2020 NO. 5591

A Bylaw to enter into a phased development agreement;

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 Phased Development Agreement (1094941 BC Ltd.) Bylaw 2020 No. 5591”.

2. Appendix “A” is a copy of the phased development agreement.

3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding of invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaw as Appendix “A”.

READ A FIRST TIME the	20	day of	April	, 2020.
READ A SECOND TIME the	20	day of	April	, 2020.
NOTICE WAS ADVERTISED ON		day of		, 2020.
PUBLIC HEARING HELD the		day of		, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

PHASED DEVELOPMENT AGREEMENT

(1094941 BC Ltd.)

THIS AGREEMENT dated for reference _____, 2020

BETWEEN:1094941 BC Ltd. (BC1094941)
#207 12639 – 80 Avenue
Surrey BC V3W 3A6

(the "**Developer**") **AND:**

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the "**Township**")

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

Definitions

1. In this Agreement

"**Amenities**" means collectively the Cash in Lieu, the dedication of the Roads and Greenway and the grant of the covenant and/or right of way in respect to the Streamside Protection and Enhancement Area and Pedestrian Connection pursuant to this Agreement;"**Authorized Assignee**" has the meaning in section 23;

"**Cash in Lieu**" has the meaning set out in section 2;

"**Development**" means the design and construction on the Lands of residential development consisting of two apartment buildings containing a total of 144 apartment units and a daycare building, together with all servicing works and landscaping, as shown on the Site Plan;
"**Greenway**" means an approximately 4.5 metre wide area to be dedicated and constructed as a greenway to the satisfaction of the Township, along the 208 Street and 82 Avenue frontages of the Lands, materially as shown on the Site Plan;

"Lands" means the lands and premises legally described as:

PID: 004-709-667, Lot 34 Section 25 Township 8 New Westminster District Plan 48812

as subdivided from time to time;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the "Township of Langley Phased Development Agreement Bylaw 2020 No. 5591;

"**Pedestrian Connection**" means a pedestrian connection between the eastern boundary

of the Lands and 82 Avenue, materially as shown on the Site Plan;

"**Policy**" means the Community Amenity Contributions Policy No. 07-166, as amended from time to time;

"**Rezoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500 Amendment 2020 No. 5590, a copy of which is attached as Schedule C, rezoning the lands to Comprehensive Development Zone CD-145;

"**Roads**" means 82 Avenue and 208 Street, as generally shown on the Site Plan, and as otherwise necessary in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan;

"**Site Plan"** means the plan attached as Schedule A;

"**Specified Bylaw Provisions**" means any and all provisions of the Rezoning Bylaw that regulate: the use of land, buildings and other structures;

(b) the density of the use of land, buildings and other structures;

(c) the siting, size and dimensions of:

(i) buildings and other structures; and

(ii) uses that are permitted on the land; and

(d) the location of uses on the land and within buildings and other structures;

(e) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or

(f) the conditions that will entitle an owner to different density regulations;

"Streamside Protection and Enhancement Area" means the areas cumulatively measuring approximately 1,820 square meters, or as may otherwise be lawfully required by the Township, along the north boundary of the Lands, as shown on the Site Plan, which area is meant to be planted with native plants;

"**Term**" means three years from the date on which the Township executes this Agreement, following the adoption of the PDA Bylaw; and

"**Zoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500, as amended by the Rezoning Bylaw.

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of $571,824.00 (the "**Cash in Lieu**"). The Cash in Lieu represents an amount in lieu of municipal facilities and services for the benefit of the residents of the Township contemplated in the Policy and calculated in accordance with the Policy.

3. The Cash in Lieu will be payable at a time in accordance with the Policy, being one of

the following, at the discretion of the Township:

(a) prior to the adoption of the Rezoning Bylaw; or

(b) at the time of issuance of a development permit or a building permit for the Development, provided that the entire Cash in Lieu amount is secured by a letter of credit, and provided that if the Developer has not applied for a development permit or a building permit one week before the end of the Term, the Cash in Lieu will be due and payable on the day that is one week before the end of the Term.

4. The Developer will survey and diligently seek all necessary approvals to dedicate areas necessary to widen or to create the Roads as municipal roads pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Roads to the Township. The areas required as Roads will be consistent with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.

5. The Developer will survey and diligently seek all necessary approvals to dedicate the Greenway as a public area pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Greenway to the Township.

6. The Developer will grant to the Township one or more covenants and or statutory rights of way in respect to the use of the Streamside Protection and Enhancement Area and Pedestrian Connection, in the form and substance acceptable to the Township.

7. The Developer will not apply for any development permit, building permit or subdivision of the Lands or the Development, and the Township or the Township's approving officer will have no obligation to consider any such application, until the Developer has complied with sections 2, 4, 5, and 6 to the satisfaction of the Township.

8. The Lands will only be subdivided as necessary to create the layout shown on the Site Plan, unless authorized by the Township in writing in advance. The Developer will not apply to file a subdivision plan (under the *Land Title Act*), a strata plan (under the *Strata Property Act)* or otherwise create shared interest in the Lands that is different from the layout shown on the Site Plan. The Township and the Township's approving officer will have no obligation to consider any application for subdivision inconsistent with the Site Plan.

9. Compliance with sections 2, 4, 5, and 6 does not exempt the Developer or the Development from any other requirements or conditions imposed in connection with the Rezoning Bylaw, in connection with the subdivision of the Lands, or in connection with any development or building permit for the Development.

Bylaw Changes

10. Changes made during the Term to the Specified Bylaw Provisions will not apply to the Development or the Lands, unless:

(a) the changes fall within the limits established by section 516 of the *Local*

Government Act, being:

(i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

(ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

(iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

(iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

(b) this Agreement has been terminated; or

(c) the Developer has agreed in writing that the changes apply.

11. In the event of the repeal of the Zoning Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the *Local Government Act*, the Specified Bylaw Provisions will continue to apply to the Lands for the balance of the Term, despite such repeal.

12. The agreement of the Developer that changes to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Development or the Lands will only be effective if it is in writing and includes the terms set out in Schedule B.

13. Changes made to the provisions of the Zoning Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the Development and the Lands. The interpretation of whether a section in the Zoning Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw.

Amendment

14. No amendment to this Agreement will be effective unless it is made in writing and is duly executed by the Developer and the Township.

15. The Township, by resolution without a new public hearing, and the Developer, may agree to "minor amendments" of this Agreement. For the purposes of this Agreement, a "minor amendment" is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this Agreement:

(a) the Lands;

(b) the definition of the Specified Bylaw Provisions;

(c) the Term of this Agreement;

(d) the provision of this Agreement regarding what cannot constitute a minor amendment; or

(e) the provisions of this Agreement regarding transfer.

16. Nothing in section 15 prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.

17. A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

Term, Termination and Enforcement

18. This Agreement will be in place during the Term after which it will expire and all rights granted herein will terminate, except as expressly stated otherwise.

19. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.

20. Without limiting the Township's rights at law or in equity, if the Developer is in default of one or more of its obligations, and has not corrected the default within 30 days of written notice by the Township, the Township may terminate this Agreement by written notice to the Developer. If Cash in Lieu has not been delivered, Cash in Lieu will be due and payable immediately upon the Township issuing the notice of termination.

21. Whether or not the Developer proceeds with the Development during the Term:

(a) the expiry or termination of this Agreement will not entitle the Developer to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of the Developer as performed. The Developer further agrees that the Township's covenant that the Specified Bylaw Provisions will not be amended during the Term constitutes sufficient consideration for the Amenities; and

(b) the Developer will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities, or seek restitution in relation to any of the Amenities, and if does any of the foregoing, the Township may provide this Agreement to a Court as a full and complete answer.

Rights and obligations upon title transfer

22. Nothing in the Agreement limits the right of the Developer to sell all, or any portion of, the Lands.

23. The Developer may only assign its rights under this Agreement to a transferee of registered fee simple interest in the Lands, or a portion of the Lands, provided that the transferee is a company, partnership, individual or other entity that is not in receivership or bankruptcy (the "**Authorized Assignee(s)**").

24. In the event of a transfer of the registered fee simple interest in the Lands or a subdivided portion of the Lands the following will apply:

(a) The Developer's obligations under this Agreement and all restrictions on land use and subdivisions contained in this Agreement will be automatically binding on the transferee;

(b) If the transferee is an Authorized Assignee, the rights of the Developer under section 10 of this Agreement will be automatically assigned to the transferee either: 1) in respect to the Lands, if the transferee acquired the Lands; or 2) in respect to a portion of the Lands acquired by the transferee, if the transferee acquired a portion of the Lands. For greater certainty, in respect to a transfer of a portion of the Lands, the transferee's agreement under section 10(c) is only required in respect to the portion of the Lands acquired by the transferee; and

(c) Unless otherwise stated in a written assignment and assumption agreement between the Township, the Developer and the transferee, in the form satisfactory to the Township:

(i) the obligations of the Developer to the Township under this Agreement will remain in place, jointly and severally with the transferee and the Township may enforce this Agreement against the Developer, the transferee or both, in its discretion; and

(ii) the Developer will be liable for any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands.

Other

25. This Agreement will enure to the benefit of and will be binding upon the parties hereto, and their respective successors and permitted assigns.

26. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

27. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for in section 516 of the *Local Government Act.*

28. The Developer and the Township will do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.

29. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions and the payment of Cash in Lieu. The parties acknowledge and agree that the Developer and the Township may enter into other agreements and covenants in respect to the Rezoning Bylaw, the Development and the Lands, including a servicing agreement for the construction of the Roads, the Pedestrian Connection and the

Streamside Protection and Enhancement Area, other servicing for the Development, development works agreement, latecomer agreements, statutory rights of way pursuant to section 218 of the *Land Title Act*, and covenants pursuant to section 219 of the *Land Title Act*.

30. Time is of the essence of this Agreement.

31. All obligations of the parties will be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of nature, unusual delay by common carriers, earthquake, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension, but not including the Developer's financial trouble or the fluctuations in the development market. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term. Furthermore, delays in Development (for any reason) will not result in extension of the Term.

32. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

33. If any part of this Agreement other than section 10 is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that section 10 is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding will not limit such nonconforming use protection as has accrued to the Developer or transferee in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of "commitment to use", nor the application of the law related to unjust enrichment.

Interpretation

34. In this Agreement:

(a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;

(b) the word "including" when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;

(c) a reference to currency means Canadian currency;

(d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time

and any statute or regulation that supplements or supersedes such statute or any such regulation;

(e) a reference to time or date is to the local time or date in Langley, British Columbia;

(f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;

(g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and

(h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

35. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

36. The Developer will, jointly and severally, indemnify and save harmless the Township from and against all claims (first and third person) demands, fines, penalties, costs, and expenses (including legal fees) (collectively, "**Claims and Expenses**") that the Township may suffer as a result of a breach by the Developer of this Agreement.

37. The Developer, jointly and severally, hereby releases and forever discharges the Township from all Claims and Expenses that the Developer may suffer as a result of this Agreement or the exercise by the Township of its rights under this Agreement.

38. The indemnity and release provisions of sections 36 and 37 will survive the expiry or termination of this Agreement.

39. If the Developer is comprised of more than one person, the Developer's obligations under this Agreement, including indemnity and release obligations, will be joint and several.

Notice

40. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or by registered mail, as follows:

(a) if to the Developer:

1094941 BC Ltd.#207 12639 – 80 Avenue
Surrey BC V3W 3A6

(b) if to the Township:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Attention: General Manager, Engineering and Community Development

Either party may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and if delivered by registered mail, on the date of receipt.

Execution

41. This agreement may be executed in counterparts and may be electronically delivered.

Costs

42. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

43. The following schedules are annexed to and form part of this Agreement:

Schedule A – Site Plan

Schedule B – Form for Agreement to Bylaw Changes

Schedule C – Copy of the Rezoning Bylaw

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

[*signature blocks follow*]

1094941 BC LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

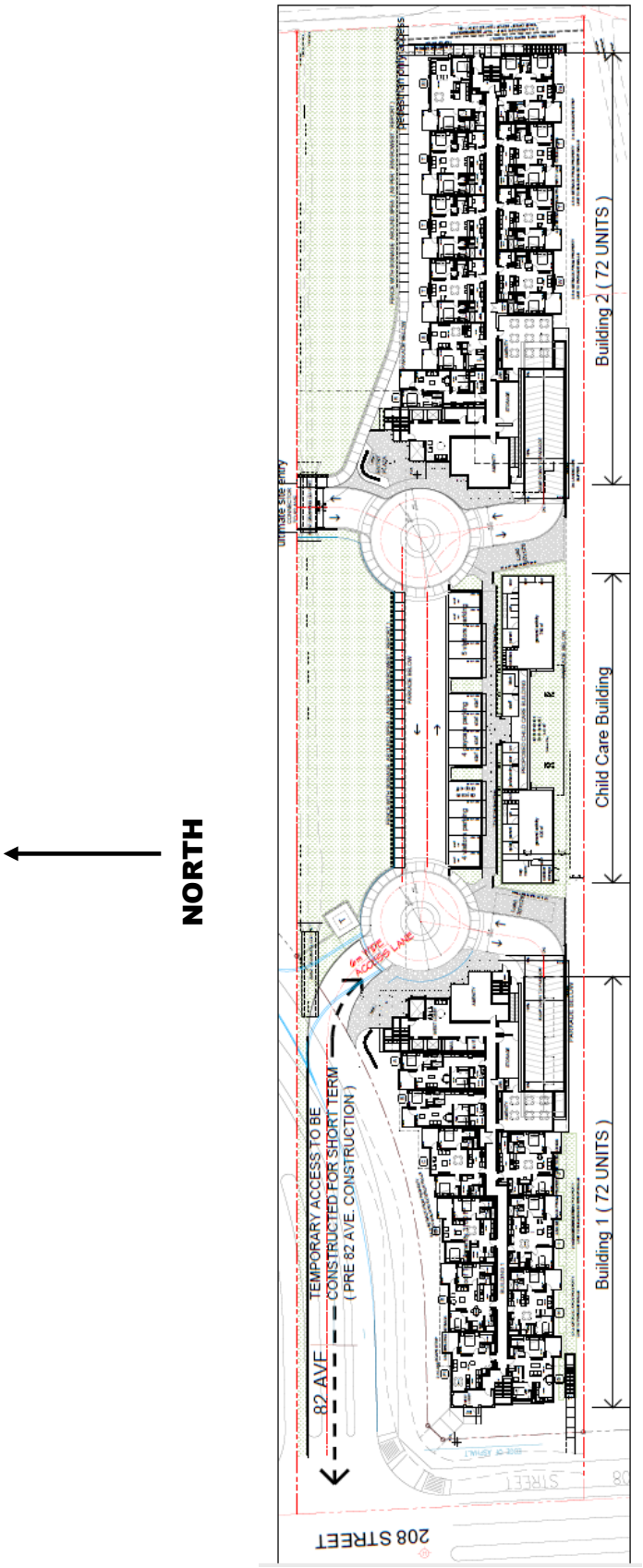
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE A

Site Plan



SCHEDULE B

FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ___ day of ___, 2020

BETWEEN:

1094941 BC Ltd.
#207 12639 – 80 Avenue
Surrey BC V3W 3A6

(the "**Developer**")

AND:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the "**Township**")

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw 2020 No.5591 dated the ___ day of _____, _____ (the "**PDA**");

B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

PID: 004-709-667, Lot 34 Section 25 Township 8
New Westminster District Plan 48812

as subdivided from time to time (the "**Lands**");

C. The Township has, pursuant to Bylaw 2020 No. 5590 amended the provisions of its Zoning Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the "**Amended Provisions**")

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.

2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:

(a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which will continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or

(b) impact lands that may be the subject of the PDA other than the Lands.

3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:

(a) the foregoing agreement in respect of the Amended Provisions does not imply, and will not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and

(b) any further or subsequent changes to the Specified Bylaw Provisions, other than the Amended Provisions, will not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

1094941 BC LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

EXPLANATORY NOTE

Bylaw 2020 No. 5590 rezones land at 8192 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-145 to permit a an apartment development consisting of 144 apartment units in two (2) six storey buildings and a daycare building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

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

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 (1094941 BC LTD.) Bylaw 2020 No. 5590".

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-145" after the words "Comprehensive Development Zone CD-144"
   (2) Adding to Section 110.1 after the words "CD-144" the words "CD-145 – 2,500 m²"
   (3) Adding after Section 1044 "Comprehensive Development Zone CD-144" the following as Section 1045 "Comprehensive Development Zone CD-145"

1045 **COMPREHENSIVE DEVELOPMENT ZONE CD-145**

Uses Permitted

1045.1 In the CD-145 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*
4) *group children's daycare*

Density

1045.2 The density permitted shall be no less than 99 units per hectare (40 units per acre) and no greater than 198 units per hectare (80 units per acre).

Lot Coverage

1045.3 *Building* and *structures* shall not cover more than 55% of the *lot area.*

Siting of Buildings and Structures

1045.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1045.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 1 storey for the *group children's daycare*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1045.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1045.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1045.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1045.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1045.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Lot 34 Section 25 Township 8 New Westminster District Plan 48812

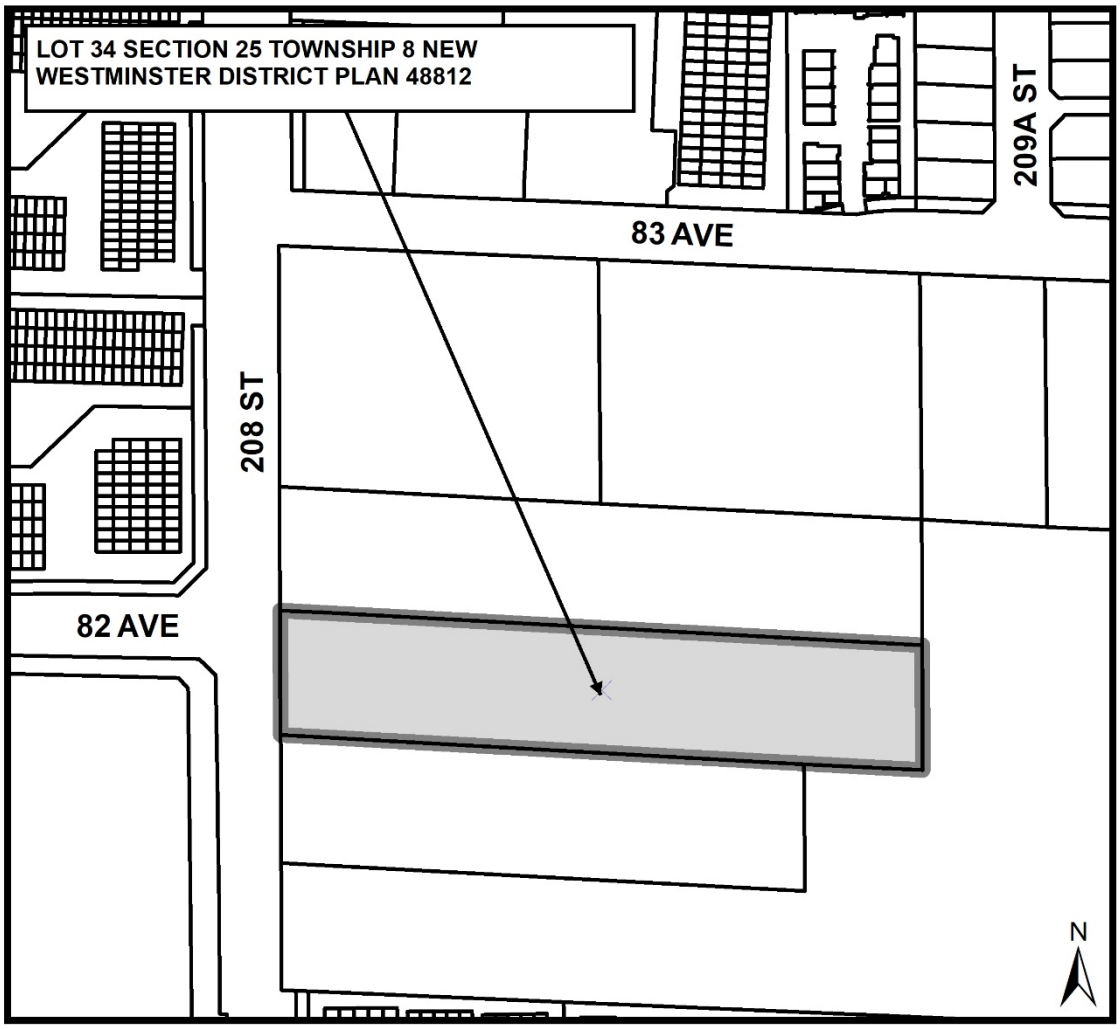
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-145.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

Mayor

Township Clerk

SCHEDULE 'A'
BYLAW NO. 5590



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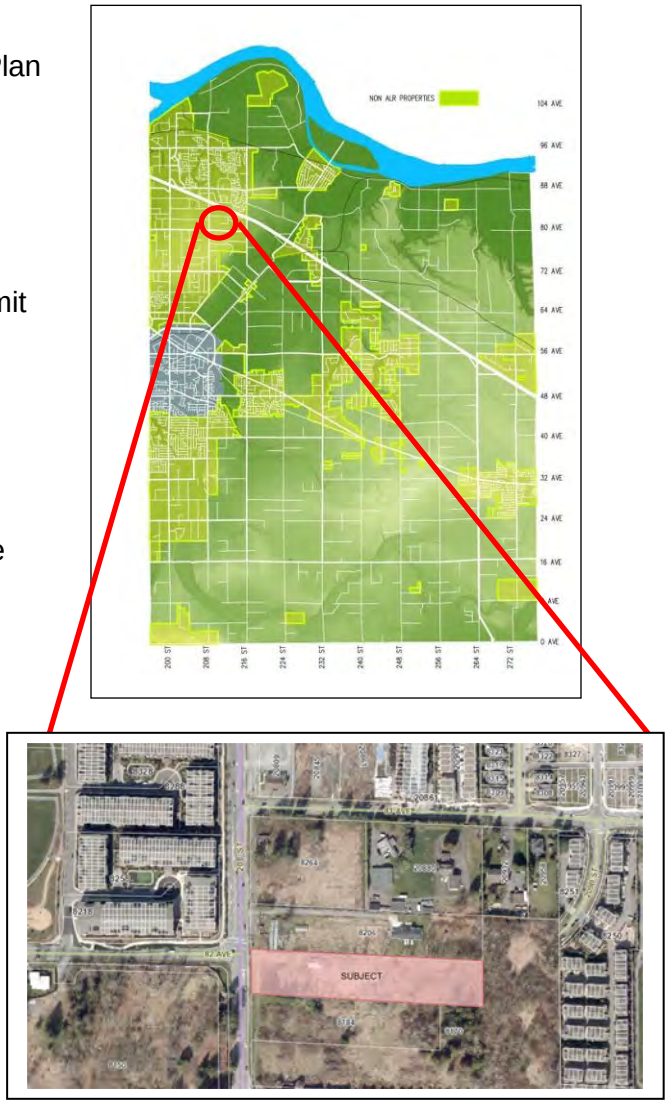
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-57
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0099
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100200 DEVELOPMENT PERMIT APPLICATION NOS. 100851 AND 101143 (1094941 BC LTD. / 8192 – 208 STREET)		

PROPOSAL:

Application to amend the Yorkson Neighbourhood Plan and rezone 1.01 ha (2.5 ac) of land located at 8192 - 208 Street to Comprehensive Development Zone CD-145, and issue an accompanying development permit application to facilitate the development of 144 units in two (2) six (6) storey apartment buildings and a single storey daycare building. A streamside protection Development Permit has also been submitted to accommodate the development proposal.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5589 and 5590 subject to nine (9) development prerequisites, and that Council give first and second reading to accompanying Phased Development Agreement Bylaw No. 5591, and authorize issuance (at time of final reading of Bylaw No. 5590) of Development Permit No. 100851 and Development Permit No. 101143; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5589 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5590, rezoning 1.01 ha (2.5 ac) of land located at 8192 - 208 Street to Comprehensive Development Zone CD-145, to facilitate the development of two (2) apartment buildings and a daycare building, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless otherwise noted, prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 208 Street (including greenway), and a portion of 82 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street and the south side of 82 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
    c. Identifying the units (minimum 10%) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan; and
    d. Registration of a public access right of way for a pedestrian access between 82 Avenue and the east side of the site;
    e. Protecting Streamside Protection and Enhancement Areas;
8. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5589, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 100851 at the time of final reading of Rezoning Bylaw No. 5590 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A"; and
b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. 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;
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council at time of final reading of Rezoning Bylaw No. 5590 authorize the issuance of Development Permit No. 101143 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100851 and 101143.

EXECUTIVE SUMMARY:

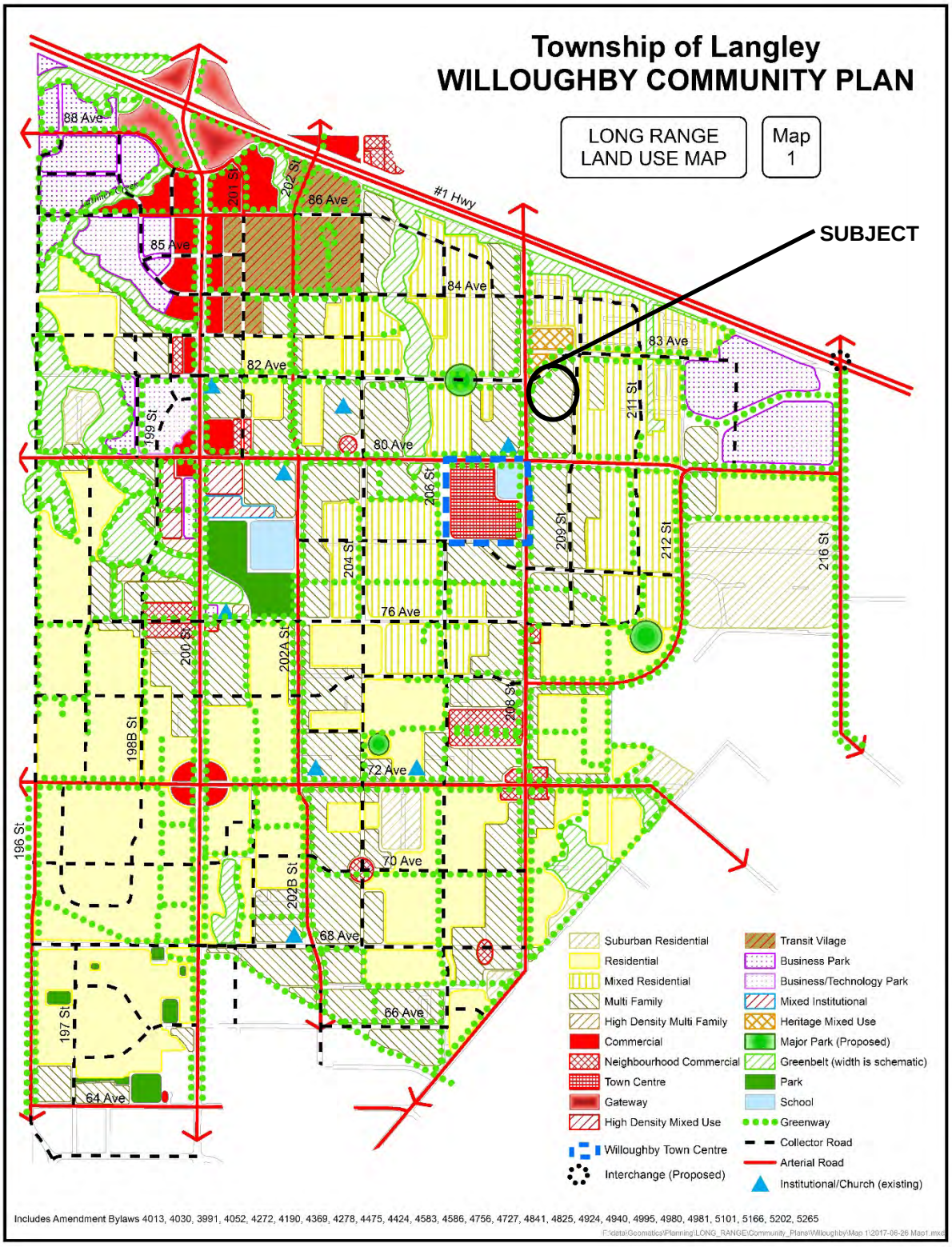
1094941 BC Ltd. has applied to amend the Yorkson Neighbourhood Plan, and to rezone 1.01 ha (2.5 ac) of land located at 8192 – 208 Street to Comprehensive Development Zone CD-145 to facilitate development of 144 apartment units in two (2) six (6) storey apartment buildings and a daycare building. An amendment to the Yorkson Neighbourhood Plan is required to accommodate the proposed six (6) storey building heights.

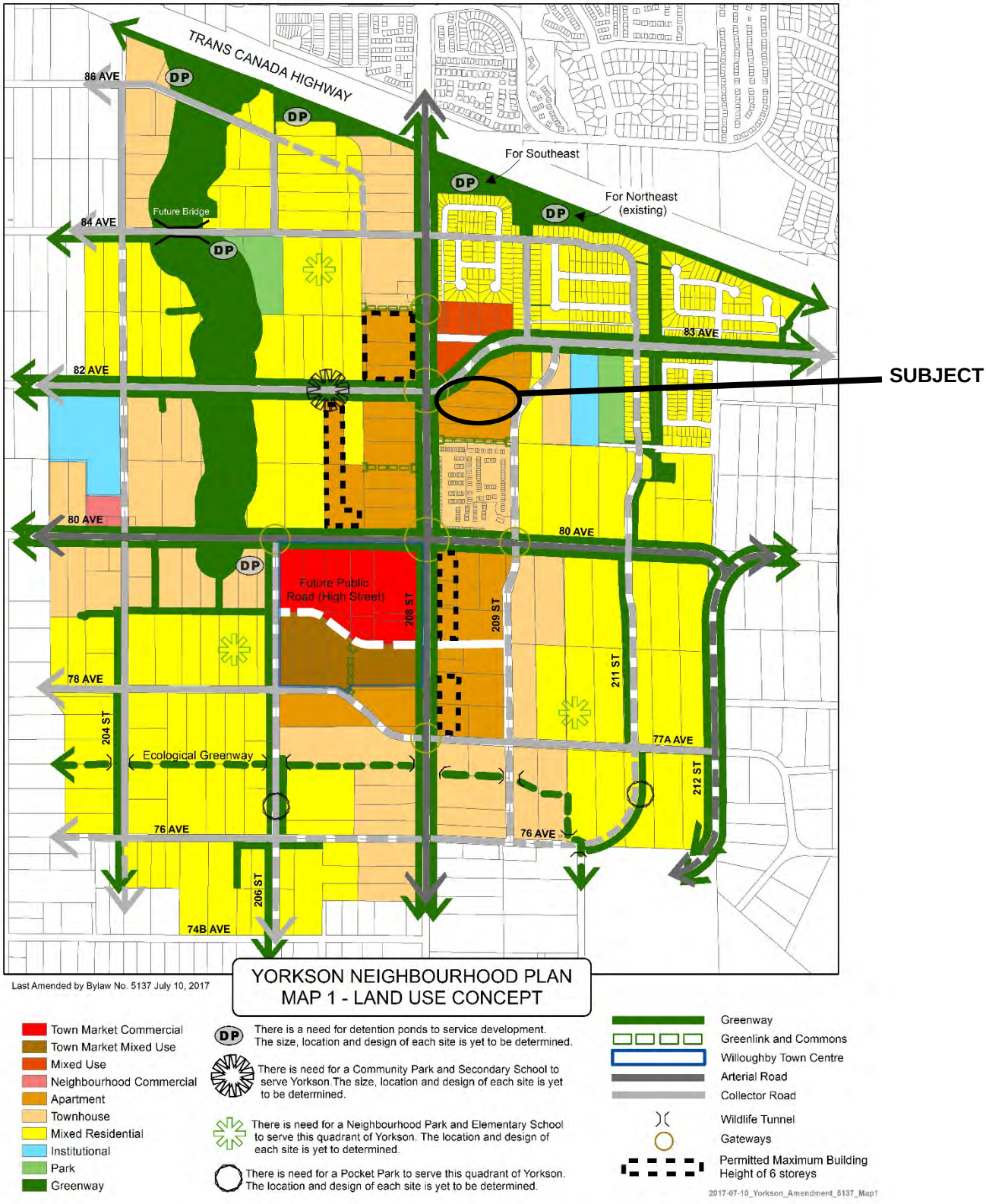
The proponent's application also includes a Development Permit for the site in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development. An additional Development Permit for streamside protection is also being processed to relocate and reconstruct a watercourse on the site.

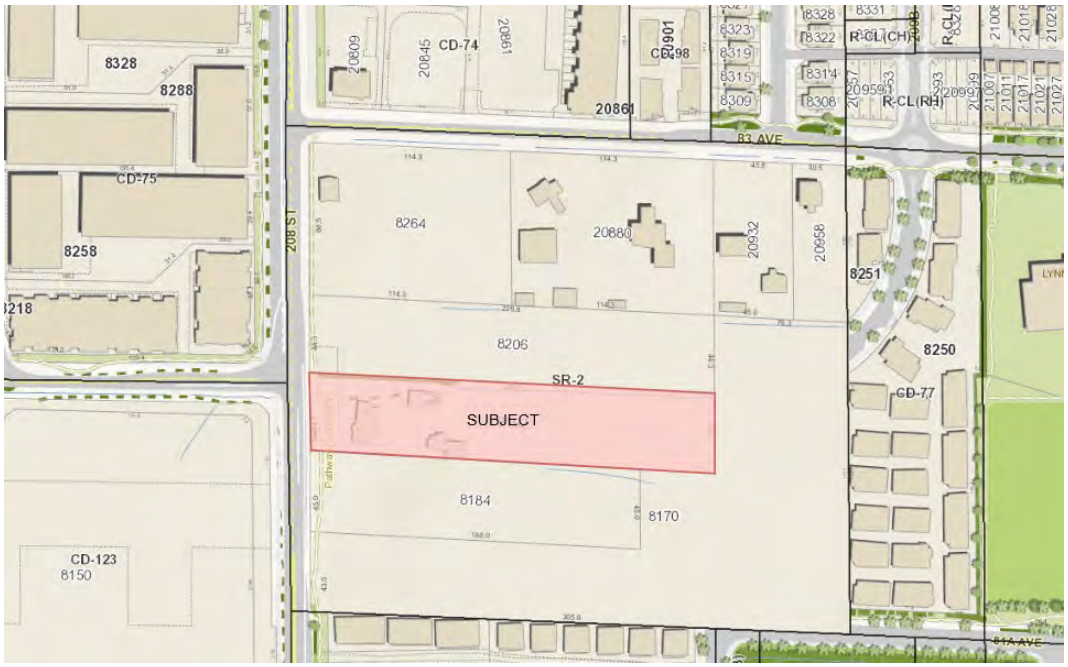
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council consider the plan amendments and rezoning request, subject to the completion of nine (9) development prerequisites, and issue Development Permit Nos. 100851 and 101143 at time of final reading.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5589, Rezoning Bylaw No. 5590, Phased Development Agreement Bylaw No. 5591 and Development Permits No. 100851 and 101143.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265


TRANS CANADA HIGHWAY
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
Future Bridge
For Southeast
For Northeast (existing)
SUBJECT
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
DP
Last Amended by Bylaw No. 5137 July 10, 2017
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2017-07-10_Yorkson_Amendment_5137_Map1



ZONING BYLAW NO. 2500

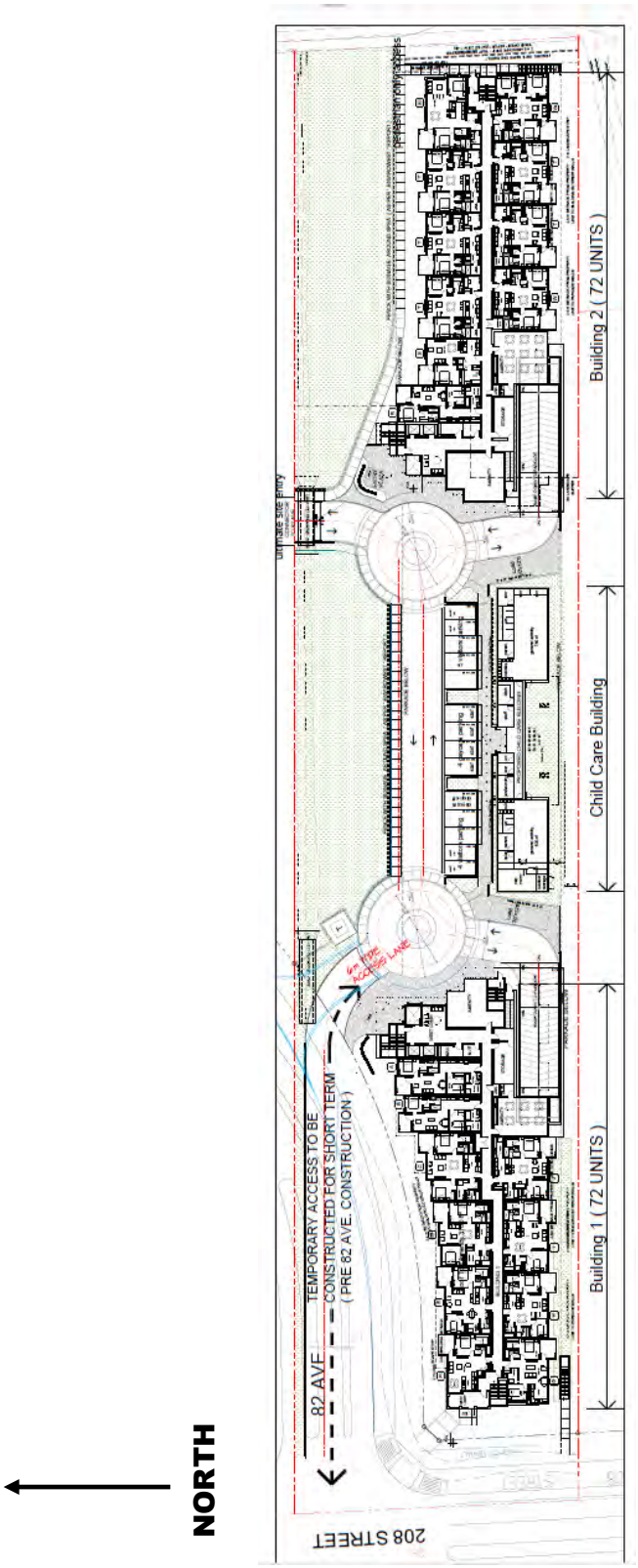


VIEW 5 (Building 1 - Looking South West)



VIEW 4 (Building 2 - Looking South East)

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1094941 BC Ltd. #207 12639 – 80 Avenue Surrey, BC, V3W 3A6
Legal Description:	Lot 34 Section 25 Township 8 New Westminster District Plan 48812
Location:	8192 – 208 Street
Area:	1.01 ha (2.5 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-145
Willoughby Community Plan:	Multi-Family
Yorkson Neighbourhood Plan:	Apartment

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and is designated "Apartment" (99 - 198 units per hectare / 40 - 80 units per acre) in the Yorkson Neighbourhood Plan.

To align with changes to the BC Building code (maximum four storey building height previously permitted by the Yorkson Neighbourhood Plan and BC Building Code) and consistent with surrounding context in the neighbourhood, 1094941 BC Ltd. has applied to amend the Yorkson Neighbourhood Plan to allow six storey building heights as part of their development application. The proposal is also consistent with a Polygon development on the west side of 208 Street that also received approval for a Yorkson Neighbourhood Plan amendment for apartment buildings that are up to six (6) storeys in height.

DISCUSSION/ANALYSIS:

The subject 1.01 ha (2.5 ac) site is zoned Suburban Residential SR-2, and located in the Yorkson Neighbourhood Plan. The Yorkson Neighbourhood Plan designates the site as "Apartment". The applicant has applied to rezone the site to Comprehensive Development Zone CD-145 to facilitate the development of two (2) six (6) storey apartment buildings, and an amenity building that will allow daycare uses. To accommodate the proposed development, the proponent has applied for an amendment to the Yorkson Neighbourhood Plan to increase the height of the apartment buildings from four (4) to six (6) storeys. In support of the neighborhood plan amendment application, an amenity building is proposed in the middle of the site between the apartment buildings that will also be available to be operated as a daycare to serve the neighbourhood.

A development permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development.

Adjacent Uses:

North: A property designated Apartment in the Yorkson Neighbourhood Plan, and zoned Suburban Residential Zone SR-2;

South: A property designated Apartment in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2, currently under application for a development consisting of three (3) storey townhouses and a four (4) storey apartment building (ToL Project No. 08-25-0075);

East: A property designated Apartment and Mixed Residential in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2, currently under application for a three (3) storey townhouse development (ToL Project No. 08-25-0083);

West: 208 Street, beyond which is Polygon Union Park (ToL Project No. 08-26-0135) where four apartment building are currently under construction that will be six (6) storeys in height fronting 208 Street and 82 Avenue and four (4) storeys in height at the westerly portion of the site, and zoned Comprehensive Development Zone CD-123.

Community Plan Amendment:

The subject development is designated “Apartment” in the Yorkson Neighbourhood Plan. The applicant proposes to amend the Yorkson Neighbourhood Plan to permit up to six (6) storey building heights, consistent with the apartment buildings that are currently under construction to the west of the development site.

The Yorkson Neighbourhood Plan “Apartment” designation permits a density range from 99 to 198 units per hectare (40 to 80 units per acre). The proposal is consistent with the density requirements of the Yorkson Neighbourhood Plan Apartment designation and results in an overall density of 149 units per hectare (58 units per acre).

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township’s financial plans (both operating and capital) and Metro Vancouver’s waste management plans as the plans anticipate development in the Willoughby Community Plan and Yorkson Neighbourhood Plan.

Public Consultation:

As per Policy No. 07-164, the applicant held a public information meeting on October 17, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Zoning Amendment:
The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5590 proposes to rezone the site to Comprehensive Development CD-145 zone to accommodate the proposed development. The project complies with the provisions of the site's proposed CD-145 zoning in terms of siting, site coverage, parking, height, use and density.

Development Permit No. 100851 (Apartment):
The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment C). Proposed Development Permit No. 100851 is attached to this report (see Attachment A).

The proponent has submitted elevations and a rendering detailing the form, height, exterior finishing, architectural style and massing. The apartment buildings are proposed to be six (6) storeys in height. A total of 144 units are proposed in a combination of one, two and three bedroom unit types. An amenity building is proposed in the middle of the site between the two apartment buildings that is proposed to be available for use as a daycare.

The buildings feature hardie panel siding, cement panel siding, metal and wood trims/fascia. The colouring is provided in complementary tones which aids in breaking up the mass of the building.

The proposed building heights, site coverage (33%) and building siting comply with the provisions of the Comprehensive Development CD-145 zone. The development in staff's opinion complies with the Development Permit Area "B" guidelines (Attachment C) of the Willoughby Community Plan.

Development Permit No. 101143 (Streamside Development Permit):
Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

A Class B (yellow-coded) constructed watercourse is located along the northern boundary of the project site. OCP Schedule 3 designates a 15 metre wide SPEA adjacent to the watercourse and, as shown in Schedule A of Attachment B, the required SPEA encompasses approximately 2,901 m^2 (31,226 ft^2) on the project site. As shown in Schedule B of Attachment B, the applicant has submitted a proposal to provide approximately 1,826 m^2 (19,655 ft^2) of SPEA. While the proposed quantity of SPEA is reduced, the applicant's proposal includes a comprehensive restoration and enhancement effort that exceeds minimum OCP Schedule 3 requirements for plant sizing. Additionally, the proposal provides increased base flows through the watercourse which increase SPEA contributions to downstream fish habitats. The increased restoration and enhancement effort responds to the SPEA reduction by providing higher functioning SPEA.

Staff note that Class B (yellow-coded) watercourses are located on adjacent properties to the south (8184-208 Street) and east (8170-208 Street). As shown in Schedule A of Attachment B, the 15m wide SPEAs associated with these watercourses currently extend onto the project site.

However, off-site watercourses will be relocated as part of future development on adjacent lands (Township Project 08-25-0075) as previously negotiated with Fisheries and Oceans. Upon completion of watercourse relocation works, SPEAs associated with those watercourses would no longer extend on to the project site. In anticipation of future works, SPEAs are not required along the south and east boundaries of the project site.

Township streamside requirements include protection of the SPEA in a restrictive covenant, installation of fencing and signage along the SPEA boundary, provision of streamside restoration and enhancement plans and details, monitoring of restoration works, and provision of a financial security. Acceptance of a submission addressing Township streamside requirements is a development permit condition

Access and Parking:

Vehicular access to the development will be provided temporarily via a driveway near the west end of the site from a new section of 82 Avenue. The ultimate access to the site will be from a driveway on the east side of the site, that will not be available until the neighbouring site to the north is redeveloped. No vehicular access to the site will be permitted from 208 Street.

In compliance with the Zoning Bylaw, 245 parking spaces are proposed for the development as shown below:

	Parking Spaces Required	**Parking Spaces Provided**
Apartment: 144 units @ 1.5 spaces per unit 10% of total = dedicated visitor	216 (of which 22 are dedicated visitor)	245 (of which 16 are adaptable and 22 are dedicated visitor)

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan a minimum of 10% of the units in a apartment development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 - Adaptable Housing Requirements of the Official Community Plan. In compliance with the Official Community Plan, 16 adaptable units will be provided. Adaptable units are proposed to be provided in each of the apartment buildings. As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant identifying / securing the units required to comply with Schedule 2 - Adaptable Housing Requirements.

Landscaping:

The landscape plan proposes the planting of trees, shrubs and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. The streetscape landscaping includes low picket fencing with pedestrian entrances to the individual street fronting units to define the private and public realm. Additionally, plaza areas are also proposed at the entrances to each building.

A greenway is proposed as required under the Yorkson Neighbourhood Plan fronting site along 208 Street and 82 Avenue.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (4 m^2 per residential unit) for apartment developments, resulting in a requirement of 576 m^2 (6,200 ft^2). The applicant's landscape architect has incorporated an amenity spaces on the roof top of each apartment building totaling 750 m^2 (8,073 ft^2). Final age friendly amenity area plans are subject to the 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.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The current target contribution amounts specific to this development are $3,971 per apartment unit for a total of $571,824. Accordingly, a Phased Development Agreement (Bylaw No. 5591) has been prepared indicating a contribution of $571,824. Compliance with the CAC policy and payment of extraordinary charges (PDA legal review) is included in the list of rezoning prerequisites for this application.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 3 significant trees exist on the subject site with none proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 59 replacement trees are required and 69 replacement trees are proposed. In addition, approximately 15 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 84 trees will be in place. Final tree retention, protection, and replacement plans are subject to the 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.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) for 208 Street and 82 Avenue will be required in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures 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 habitats 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 (Streamside Protection), 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.

School Sites:

School District 35 has not provided comments for inclusion in this report, due to the current situation related to staff resources during the Covid-19 pandemic. Township staff note that the development proposal is consistent with the Yorkson Neighbourhood Plan designation for the site, which has formed the basis for school site planning in the area. Students generated by the development proposal will fall in the catchment areas for Lynn Fripps Elementary (located approximately 150 m (east of the site), Yorkson Creek Middle School (located approximately 360 m northwest of the site) and R.E. Mountain Secondary School (located approximately 1.5 km southwest of the site)..

Parks:

The nearest neighbourhood park is Lynn Fripps Park (located approximately 150 m to the east of the site).

Transit:

Currently, transit service (595 bus) is provided along 208 Street.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated Apartment in the Yorkson Community Plan. A neighbourhood plan amendment is required to permit the proposed apartment building height to be increased from four (4) to six (6) storeys. The proposal is consistent with six (6) storey apartment buildings being constructed to the west and in other areas of Yorkson.

The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, the Willoughby Community Plan and Yorkson Neighbourhood Plan. In staff's opinion accompanying Development Permit No. 100851 complies with the Development Permit Area "B" Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5589 and 5590 (subject to nine (9) development prerequisites) and to accompanying Phased Development Agreement Bylaw No. 5591, and authorize issuance (at time of final reading of Bylaw 5590) of the accompanying Development Permit Nos. 100851 and 101143, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100851 (Apartment)
ATTACHMENT B	Development Permit No. 101143 (Streamside)
ATTACHMENT C	Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT D	Public Information Meeting Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100851

This Permit is issued this _____ day of _____, 2020 to:

1. NAME: 1094941 BC Ltd.

   ADDRESS: #207 12639 – 80 Avenue
   Surrey, BC, V3W 3A6

2. 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 34 Section 25 Township 8 New Westminster District Plan 48812

   CIVIC ADDRESS: 8192 – 208 Street

3. 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 substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedules “B”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
   c. All signage being in compliance with Schedule “A” and the Township Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;
   b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   c. 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;
   d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. 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 _____, 2020.

Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings

DEVELOPMENT PERMIT RE-SUBMISSION - *February 25, 2020*

REVISED 2019-08-09
REVISED 2018-09-28
REVISED 2018-03-12
REVISED 2017-12-20
REVISED 2019-12-16
REVISED 2020-02-25

144-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

8192 - 208 STREET, LANGLEY, BC

CONTACTS

Architect

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RICHMOND, B.C. V6X 3Z5
T: 604-821-1162 Ext 111
E: ken@interfacearchitecture.com (Ken Chow)

Landscape Architect

PMG LANDSCAPE ARCHITECTS LTD.
C110 4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9
T: 1-604-294-0011
E: mary@pmglandscape.com (Mary Chan Yip)

Arbourist

ARBORTECH CONSULTING LTD.
#200 - 3740 CHATHAM STREET
RICHMOND, BC V7E 2ZE
T: 604-275-3484
E: norm@aclgroup.ca (Norm Hol)

Civil Engineer

McELHANNEY CONSULTING SERVICES
#2300 - 13450 102 AVENUE, CENTRAL CITY TOWER
SURREY, BC V3T 5X3
T: 604-596-0391
E: llopez@mcelhanney.com (Luis Lopez)

Structural Engineer

THOMAS LEUNG STRUCTURAL ENGINEERING INC.
121 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1K3
T: 604-873-1768
E: sean.chew@tlse.ca (Sean Chew)

Geotechnical

BRAUN GEOTECHNICAL LTD.
102 - 19049 95A Avenue
Surrey, BC, V4N 3S3
T: 604-513-4190
E: harman@braungeo.com (Harman Dhillon)

Environmental

ENVIROWEST CONSULTANTS INC.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia V3C 6M2
T: 604-944-0502
E: hopton@envirowest.ca (Savannah Hopton)

DRAWING LIST

Architectural

DP0 COVER SHEET
DP1.1 PROJECT DATA AND SITE PLANS
DP1.2 TEMPORARY ROAD ACCESS, FIREFIGHTING ACCESS PLANS
DP1.3 ENLARGED SITE PLAN
DP2.1 P1 & P2 PARKADE PLANS, LONGITUDINAL SECTION
DP2.2 P1 PARKADE PLAN (west)
DP2.3 P1 PARKADE PLAN (centre), P1 PARKADE PLAN (east)
DP2.4 P2 PARKADE PLAN (west)
DP2.5 P2 PARKADE PLAN (centre), P2 PARKADE PLAN (east)
DP2.6 BUILDING 1 (west) LEVEL L1 & L2
DP2.7 BUILDING 1 (west) LEVEL L3 & L4
DP2.8 BUILDING 1 (west) LEVEL L5 & L6
DP2.9 BUILDING 1 (west) ROOF PLAN & CHILD CARE BUILDING FLOOR PLAN
DP2.10 BUILDING 2 (east) LEVEL L1 & L2
DP2.11 BUILDING 2 (east) LEVEL L3 & L4
DP2.12 BUILDING 2 (east) LEVEL L5 & L6
DP2.13 BUILDING 2 (east) ROOF PLAN
DP3.1 BUILDING 1 SOUTH & EAST ELEVATIONS
DP3.2 BUILDING 1 NORTH & WEST ELEVATIONS
DP3.3 BUILDING 2 NORTH & WEST ELEVATIONS
DP3.4 BUILDING 2 SOUTH & EAST ELEVATIONS, BUILDING 3 ELEVATIONS
DP4.1 LONGITUDINAL SITE SECTION, BUILDING SECTION 1 & 2
DP4.2 LONGITUDINAL SITE SECTION (west), LONGITUDINAL SITE SECTION (east)
DP5.1 3D VIEWS

Civil

1 OF 1 INTEGRATED SITE DESIGN CONCEPT PLAN REV. 6 (2019.12.03)

Landscape

OSL1 OFFSITE LANDSCAPE PLAN - INTERIM
OSL2 OFFSITE LANDSCAPE PLAN - ULTIMATE
OSL3 T.O.L. LANDSCAPE DETAILS
OSL4 T.O.L. LANDSCAPE DETAILS

L1 LANDSCAPE PLAN
L2 LANDSCAPE PLAN
L3 LANDSCAPE PLAN
L4 GRADING & MATERIAL PLAN
L5 GRADING & MATERIAL PLAN
L6 LANDSCAPE DETAILS
L7 ROOF DECK AMENITY AREA



TOL PROJECT NO.: 08-25-0099 RZ100471 DP100851

SCHEDULE A

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
9 Aug. 2019	DP RE-SUBMISSION (5)
28 Sept. 2018	DP RE-SUBMISSION
12 March 2018	DP RE-SUBMISSION
1 Sept. 2017	DP RE-SUBMISSION
28 July 2016	FOR DP APPLICATION

CONSULTANTS

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SEAL

INTERFACE
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
NEST
Proposed 144 Unit
Multi-Family
Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1812C208

SCALE
As Noted

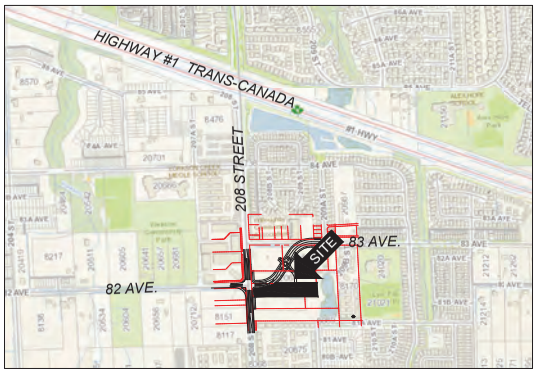
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As Noted

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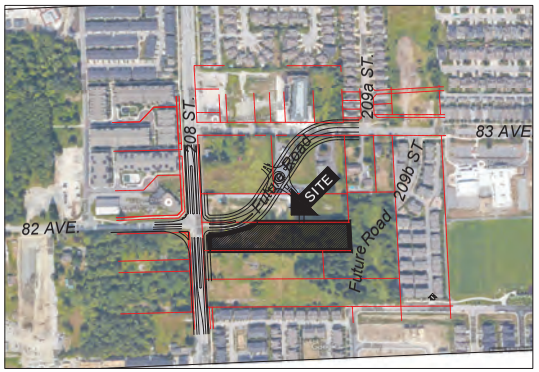
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SHEET TITLE
COVER SHEET

DRAWING
C.1
DP0



LOCATION PLAN (YORKSON NEIGHBOURHOOD)
SCALE: 1" = 600'



CONTEXT PLAN
SCALE: 1" = 300'

RESIDENTIAL UNIT SUMMARY:

BUILDING 1 (72 units) - BUILDING 2 (72 units) similar to Bldg. 1

1 Bedroom	9 Units (8 Adaptable Units)
1 Bedroom +Den	1 Unit
2 Bedroom	60 Units
3 Bedroom	2 Units

GROSS FLOOR AREA BREAKDOWN:

BUILDING 1	NO. UNITS	GROSS (FT²)	GROSS (M²)
LEVEL 6 LOFTS	-	2,954	274
LEVEL 6	6 (2-1Bd, 4-2Bd)	8,482	788
LEVEL 5	14 (2-1Bd, 10-2Bd, 2-3Bd)	12,768	1,186
LEVEL 4	14 (2-1Bd, 12-2Bd)	12,768	1,186
LEVEL 3	14 (2-1Bd, 12-2Bd)	12,768	1,186
LEVEL 2	14 (2-1Bd, 11-2Bd, 1-1Bd+D)	12,768	1,186
LEVEL 1	10 (2-1Bd, 8-2Bd)	11,935	1,109
TOTAL	72 APARTMENTS	74,443 FT²	6,916 M²

BUILDING 2	NO. UNITS	GROSS (FT²)	GROSS (M²)
LEVEL 6 LOFTS	-	3,840	357
LEVEL 6	6 (2-1Bd, 4-2Bd)	7,941	788
LEVEL 5	14 (2-1Bd, 10-2Bd, 2-3Bd)	13,796	1,282
LEVEL 4	14 (2-1Bd, 12-2Bd)	13,796	1,282
LEVEL 3	14 (2-1Bd, 12-2Bd)	13,796	1,282
LEVEL 2	14 (2-1Bd, 11-2Bd, 1-1Bd+D)	13,796	1,282
LEVEL 1	10 (2-1Bd, 8-2Bd)	12,733	1,183
TOTAL	72 APARTMENTS	79,698 FT²	7,404 M²

LEVEL P1 & P2 (U/G PARKADE)	101,532 FT²	9,432 M²
CHILD CARE BUILDING	3,407 FT²	316 M²

* Gross Floor Area is measured to the sheathing face of the exterior wall and/or to the outside of concrete walls and curtain wall system
* For FSR calculations, floor areas do not include garages and parkade areas.

PROJECT DESCRIPTION

A REZONING TO CD IS PROPOSED FOR THIS 2.5 ACRE SITE (NET 2.1 AC) TO PERMIT A 144 UNIT RESIDENTIAL DEVELOPMENT IN THE 'YORKSON' NEIGHBOURHOOD. THE SUBJECT SITE IS REQUIRED TO PROVIDE ROAD AND GREENWAY DEDICATIONS WEST OF THE SITE (AT 208 STREET) AND AT THE NORTH EDGE TO ACCOMODATE A NEW, S-CURVED, 82/83 CONNECTOR ROAD.

THE PROJECT HAS 3 COMPONENTS: (1) TWO 72-UNIT 6-STOREY APARTMENT BUILDINGS OVER A TWO-LEVEL U/G PARKADE, AND (2) A SHELL BUILDING TO ACCOMODATE A FUTURE CHILD CARE FACILITY.

OVERALL, THE MINIMUM 40 UPA DENSITY IS ACHIEVED (57.6 UPA).

BEFORE THE ULTIMATE CONNECTOR ROAD IS IN PLACE, THE INITIAL SITE ACCESS WILL BE PROVIDED BY A SHORT-TERM ACCESS ROAD FROM 208 ST (AT THE WEST END). ULTIMATELY, THIS ACCESS WILL BE CLOSED (ONLY ALLOWING FUTURE FIRE DEPARTMENT ACCESS) AND A NEW ACCESS WILL BE PROVIDED FROM THE NORTH, TO A MID-SITE ACCESS POINT. NEW PEDESTRIAN ONLY ACCESS POINT WILL BE CREATED AT THE EAST END TO CONNECT TO THE (ULTIMATE) 209A STREET.

AGE-FRIENDLY OUTDOOR AMENITY AREA AND RESIDENT/VISITOR PARKING REQUIREMENTS MEET THE CURRENT BYLAW.

NO ZONING VARIANCES ARE SOUGHT AT THIS TIME.

ZONING INFORMATION

CIVIC ADDRESS	8192 208 STREET, TOWNSHIP OF LANGLEY	
LEGAL DESCRIPTION	LOT 34, SEC 25, TOWNSHIP 8, NWD, PLAN 48812	
TOL COMMUNITY	WILLOUGHBY (DP AREA 'B')	
TOL NEIGHBORHOOD	YORKSON (APARTMENT LAND USE DESIGNATION)	
ZONING (TARGET)	CD (40 TO 80 UPA, 99 TO 198 UPH)	
SITE AREA (ORIG)	10,119.821 m² [108,929 ft², 2.50 ACRE]	
DEDICATION AREA	1,593.392 m² [17,151 ft², 0.394 ACRE]	
SITE AREA (NET)	8,526.429 m² [91,778 ft², 2.107 ACRE]	
DENSITY (AREA PLAN)	40 - 80 UPA REQ'D	| 57.6 UPA PROPOSED
MIN. SETBACKS	NORTH (82 AVE.)	3.5 M | 3.5 M PROPOSED
	WEST (208 ST)	4.5 M | 4.5 M PROPOSED
	SOUTH	4.5 M | 4.5 M PROPOSED
	EAST	4.5 M | 4.5 M PROPOSED
LOT COVERAGE	32.7% (30,007 ft² / 91,778 ft²)	
FSR (SITE)	1.14 (104,939 ft² / 91,778 ft²)	
BUILDING HEIGHT	BUILDING 1 = 6 STOREYS	
	BUILDING 2 = 6 STOREYS	
	CHILD CARE = 1 STOREY	
	2 LEVEL UNDERGROUND PARKADE	

BUILDING 1 (west):
PARKING (72 UNITS) REQUIRED: 108 STALLS (72 x 1.5 per UNIT)
11 STALLS (108 x 10% - VISITORS)
119 STALLS
PROVIDED: 119 STALLS
108 in Parkade (included 8 HC)
11 in P1 Parkade (Gated) - VISITORS

BUILDING 2 (east):
PARKING (72 UNITS) REQUIRED: 108 STALLS (72 x 1.5 per UNIT)
11 STALLS (108 x 10% - VISITORS)
119 STALLS
PROVIDED: 119 STALLS
108 in Parkade (included 8 HC)
2 VISITORS in P1 Parkade (Gated)
9 VISITORS at grade surface Parking

AFAA (AGE FRIENDLY AMENITY AREA):

AFAA - Building 1	REQUIRED	288 m² (72 Units x 4 m²)
	PROVIDED	291.8 m² (3,141 FT²)
AFAA - Building 2	REQUIRED	288 m² (72 Units x 4 m²)
	PROVIDED	478.15 m² (5,147 FT²)

ADAPTABLE HOUSING 16 UNITS (8 units for Building 1 + 8 units for Building 2)
* Building 1 (72 x 10%)
* Building 2 (72 x 10%)

CHILD CARE BUILDING:
3,407 FT² (316M²) Building and 1,973 FT² (183M²) of Outdoor Play
Provided Parking for 4 staff & 1 Drop-Off
(Reference to Child Care Licensing Regulation-November 8, 2007)

REVISIONS	
25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
9 Aug. 2019	DP RE-SUBMISSION(5)
22 Oct. 2018	PRELIM. REVIEW
12 March 2018	DP RE-SUBMISSION
1 Sept. 2017	DP RE-SUBMISSION
28 July 2016	FOR DP APPLICATION

CONSULTANTS

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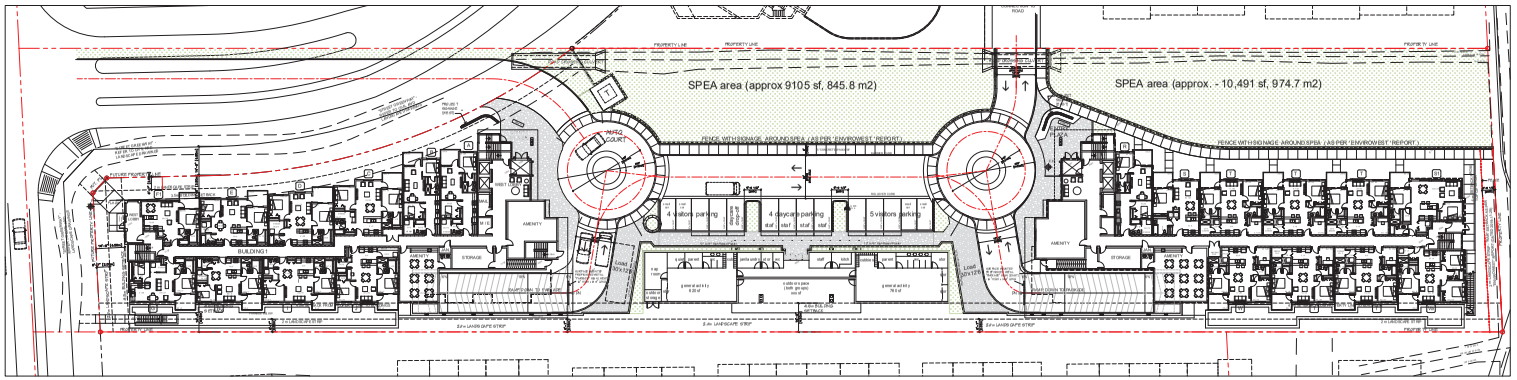
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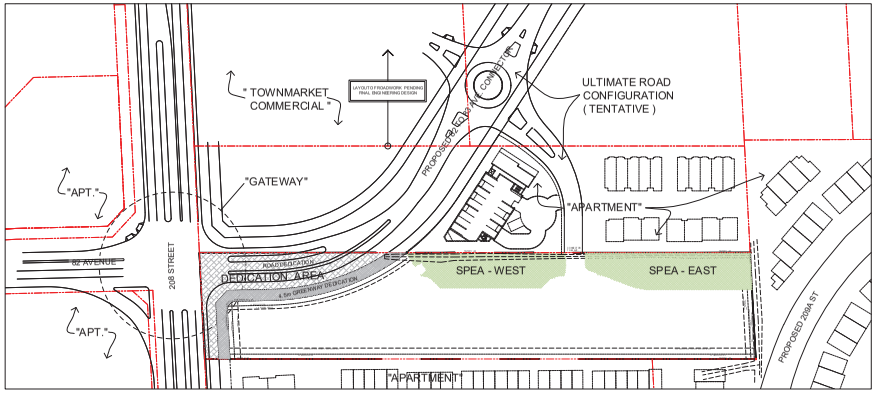
SEAL

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www.interfacearchitecture.com



SITE PLAN (INTERIM)
SCALE: 1" = 30'



PARCELING CONCEPT & LAND USE INFO
SCALE: 1" = 80'

LANGLEY BASIC ADAPTABLE HOUSING:

CIRCULATION: STAIRLIFT OR STACKED CLOSETS WITH KNOCK OUT FLOOR SPACE OF 900mm x 1200mm FOR FUTURE RESIDENTIAL ELEVATOR.

PARKING: ONE 3.7m WIDE PARKING SPACE FOR EACH ADAPTABLE UNIT.

DOOR & DOORWAYS: MAXIMUM 13mm RISE AT THRESHOLD; 800mm CLEAR DOORWAYS OPENING (SWING DOOR).

MANEUVERING SPACE AT DOORWAYS: 1220mm x WIDTH OF DOOR PLUS 600mm CLEAR SPACE ON LATCH SIDE OF PULL DOOR DIRECTION; 1220mm x WIDTH OF DOOR PLUS 300mm CLEAR SPACE ON LATCH SIDE OF PUSH DOOR.

CORRIDOR WIDTHS: MINIMUM 1100mm.

WINDOWS: 750mm MAXIMUM WINDOW SILL HEIGHT ABOVE FLOOR; MINIMUM 1 OPENABLE WINDOW WITH SINGLE HAND.

OUTLETS & SWITCHES: SWITCHES, THERMOSTATS, BUTTONS LOCATED 900mm TO 1200mm FROM FLOOR; OUTLETS AND TELEPHONE JACKS LOCATED 455mm TO 1200mm FROM FLOOR; 1 ELECTRICAL OUTLET ON INSIDE AND OUTSIDE OF FRONT DOOR; ROCKER / PADDLE TYPE SWITCHES; ELECTRICAL PANEL MAXIMUM 1371mm ABOVE FLOOR.

BATHROOMS: ONE ACCESSIBLE BATHROOM ON PRIMARY BEDROOM LEVEL AND ONE ACCESSIBLE HALF BATHROOM ON MAIN LIVING LEVEL; 800mm x 1100mm CLEAR FLOOR AREA AT SINK; 800mm x LENGTH OF TUB CLEAR FLOOR AREA AT TUB; STRUCTURAL REINFORCEMENT IN WALLS AT FUTURE LOCATIONS OF GRAB BARS.

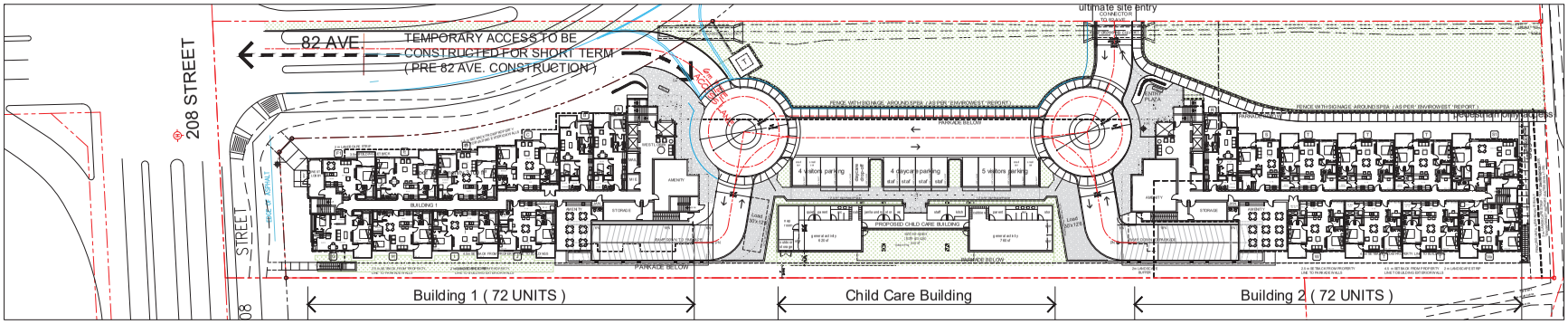
KITCHEN: CLEAR KNEE SPACE AREA UNDER WORKSPACE / UNDER COUNTER (STOVE, SINK & MINIMUM 810mm WIDE UNDER COUNTER SPACE)

BEDROOM & CLOSET: 1500mm TURNING DIAMETER ON ONE SIDE OF BED; CLOTHES CLOSET OPENING OF 900mm, 750mm x 1200mm CLEAR FLOOR SPACE AT CLOSET; CLOTHES HANGER ROD AND SHELF CAPABLE OF BEING LOWERED TO 1200mm.

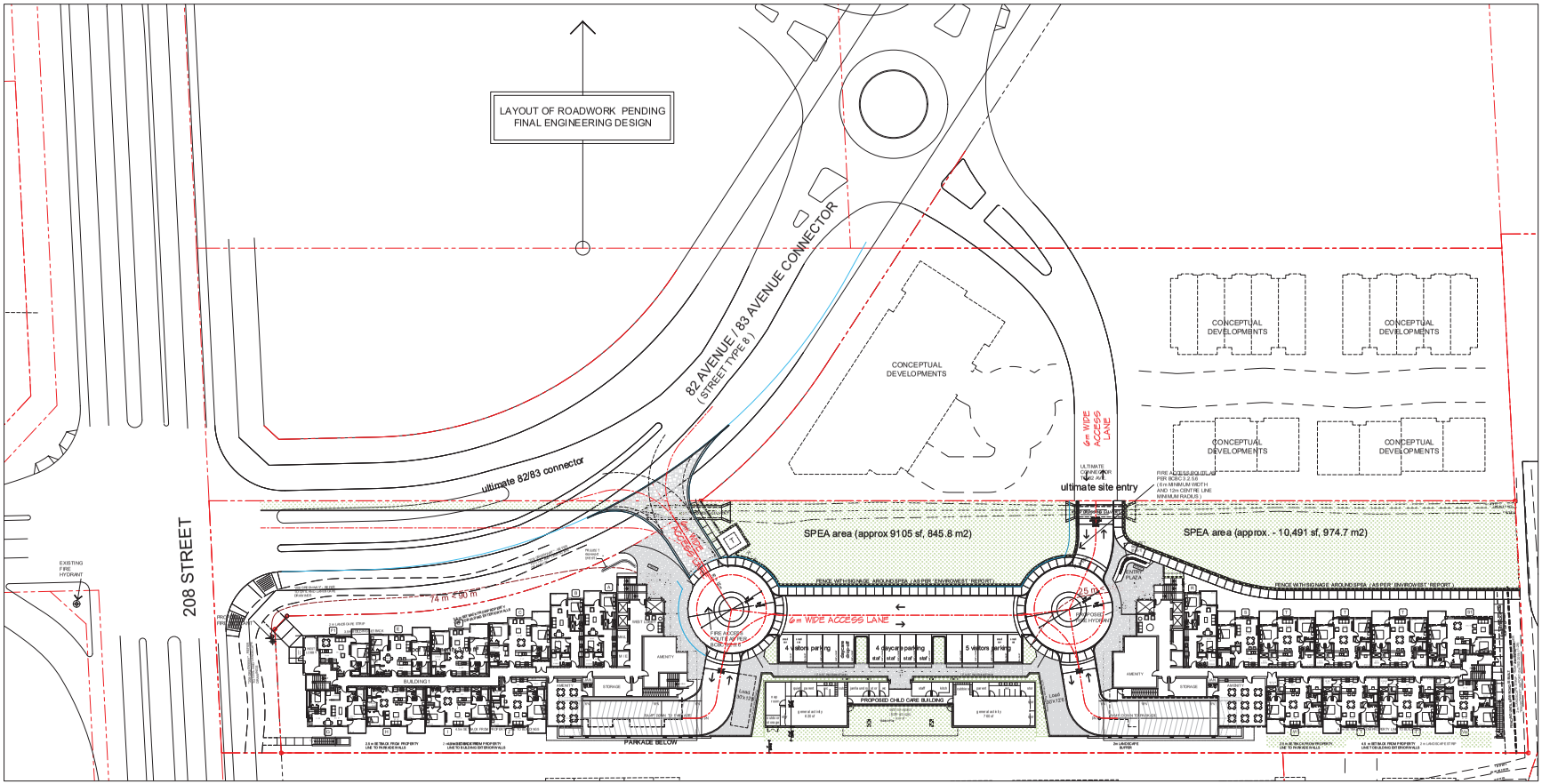
PATIOS & BALCONIES: 800mm DOOR OPENING; MINIMUM 1500mm x 1500mm BALCONY OR PATIO.

PROJECT
NEST
Proposed 144 Unit
Multi-Family
Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.	1812C208
SCALE	As Noted
DATE	As Noted
DRAWN BY	AL, VT
CHECKED BY	KYC
SHEET TITLE	PROJECT DATA AND SITE PLANS
DRAWING	C.1 DP1.1



TEMPORARY ROAD ACCESS (INTERIM)
SCALE: 1" = 30'



SITE PLAN - FIREFIGHTING ACCESS (ULTIMATE)
SCALE: 1" = 30'

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
9 Aug. 2019	DP RE-SUBMISSION(5)
22 Oct. 2018	PRELIM. REVIEW
12 March 2018	DP RE-SUBMISSION
1 Sept. 2017	DP RE-SUBMISSION
28 July 2016	FOR DP APPLICATION

CONSULTANTS

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SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
NEST
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1812C208

SCALE
As Noted

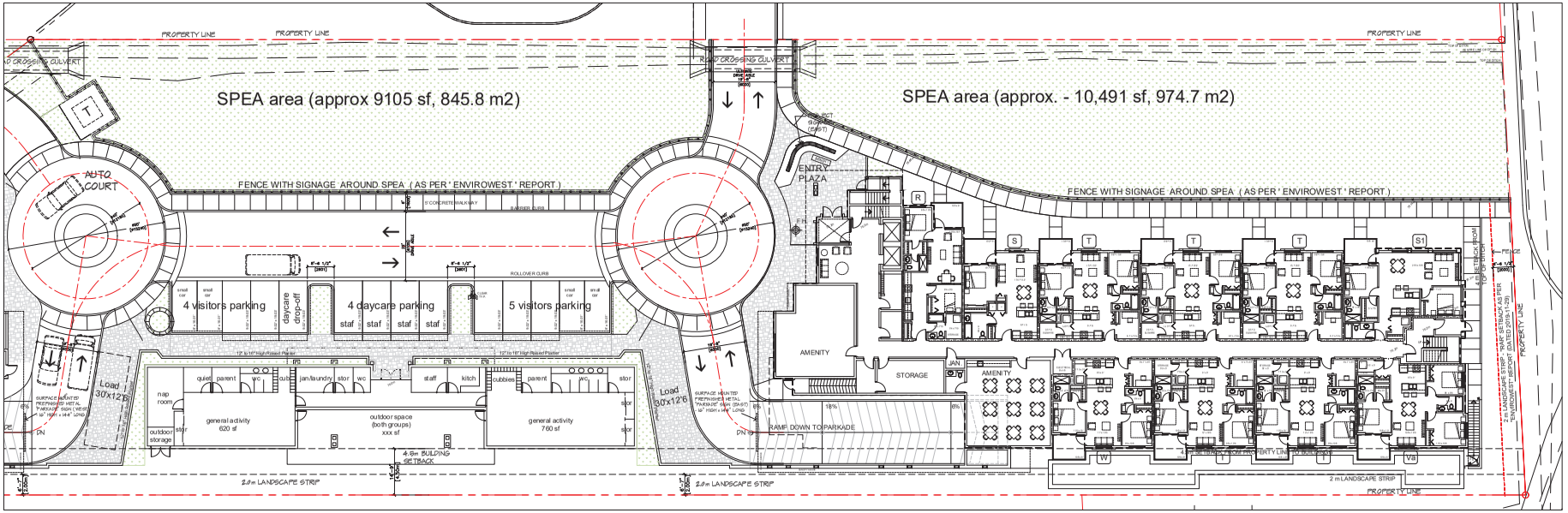
DATE
As Noted

DRAWN BY
AL, VT

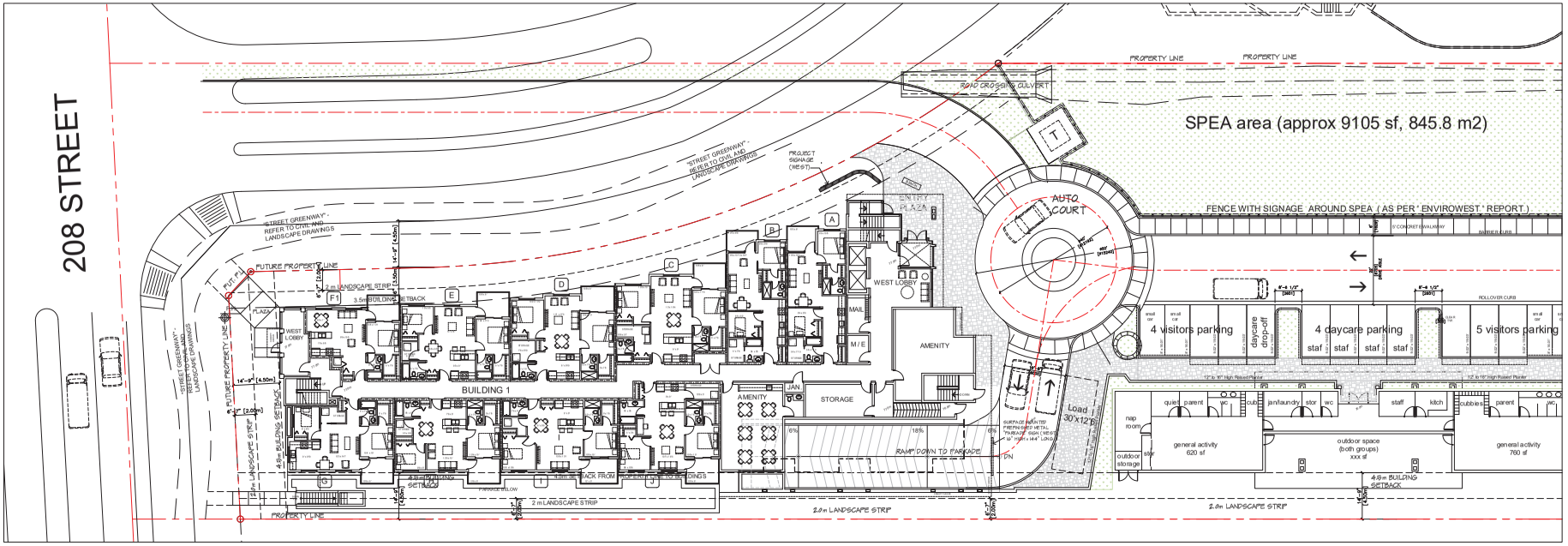
CHECKED BY
KYC

SHEET TITLE
TEMPORARY ROAD ACCESS & FIREFIGHTING ACCESS PLANS

DRAWING
C.1
DP1.2



EAST PORTION OF SITE - BUILDING 2 (72 UNITS) - (INTERIM)
SCALE: 1/16" = 1'-0"



WEST PORTION OF SITE - BUILDING 1 (72 UNITS) - (INTERIM)
SCALE: 1/16" = 1'-0"

REVISIONS	
25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019 9 Aug. 2019	DP - PIM(6) DP RE-SUBMISSION(5)
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PROJECT
NEST
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.	1812C208
SCALE	As Noted
DATE	As Noted
DRAWN BY	AL, VT
CHECKED BY	KYC
SHEET TITLE	ENLARGED SITE PLAN
DRAWING	C.1 DP1.3



BUILDING 1 (SOUTH SIDE)
SCALE: 3/32" = 1'-0"



BUILDING 1 (EAST SIDE)
SCALE: 3/32" = 1'-0"

BUILDING 1 (WEST)
EXTERIOR FINISH LEGEND

1	Horizontal Fibre Cement Siding COLOUR: Medium Brown	
2	Fibre Cement Panel Siding with Clear Anodized Trims COLOUR: Artic White	
3	Metal Flashing COLOUR: Dark Gray	
4	Vinyl Window COLOUR: Dark Gray	
5	Fibre Cement Fascia Panel COLOUR: Artic White	
6	Sandblasted glass in Aluminum Balcony Guardrail system COLOUR: Dark Gray	
7	2x6 Window Trim Board - Painted COLOUR: Dark Gray	
8	Concrete COLOUR: Light Gray	
9	Wood Trim/Fascia - painted COLOUR: Light Gray	
10	Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames	
11	RTU - Screen Equipment Mounted. Typical	
12	8 x 8 Wood Post and Cross Beams COLOUR: Natural Cedar Stain	
13	Entry Door with Glazing COLOUR: Dark Gray	
14	Wood Cantilevered Beam COLOUR: Natural Cedar Stain	
15	Spandrel Glazing & Panel COLOUR: Dark Gray	
16	Sliding Patio Door COLOUR: Dark Gray	
17	Patio Door COLOUR: Dark Gray	
18	Hollow Metal Door & PSF - Painted COLOUR: Dark Gray	
19	Metal Overhead Door - Painted COLOUR: Dark Gray	
20	Wood Lattice - Stained	
21	1x6 Cedar Board Soffit. Stained. Typical.	
22	Wooden Planters	

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
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PROJECT
NEST
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
16097208

SCALE
As Noted

DATE
March 2018

DRAWN BY
AL,VT

CHECKED BY
KYC

SHEET TITLE
BUILDING 1
SOUTH & EAST

DRAWING
C.1
DP3.1



BUILDING 1 (NORTH SIDE)
SCALE: 3/32" = 1'-0"



BUILDING 1 (WEST SIDE)
SCALE: 3/32" = 1'-0"

C.1 - Page 49

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
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PROJECT

Proposed 144 Unit
Multi-Family
Housing Development

8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
16007208

SCALE
As Noted

DATE
March 2018

DRAWN BY
AL,VT

CHECKED BY
KYC

SHEET TITLE

BUILDING 1
NORTH & WEST
ELEVATIONS

DRAWING
C.1
DP3.2



BUILDING 2 (NORTH SIDE)
SCALE: 3/32" = 1'-0"



BUILDING 2 (WEST SIDE)
SCALE: 3/32" = 1'-0"

BUILDING 2 (EAST) EXTERIOR FINISH LEGEND

1. Horizontal Fibre Cement Siding
   COLOUR: Medium Brown
2. Fibre Cement Panel Siding with Clear Anodized Trims
   COLOUR: Artic White
3. Metal Flashing
   COLOUR: Dark Gray
4. Vinyl Window
   COLOUR: Dark Gray
5. Fibre Cement Fascia Panel
   COLOUR: Artic White
6. Sandblasted glass in Aluminum Balcony Guardrail system
   COLOUR: Dark Gray
7. 2x6 Window Trim Board - Painted
   COLOUR: Dark Gray
8. Concrete
   COLOUR: Light Gray
9. Wood Trim/Fascia - painted
   COLOUR: Light Gray
10. Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames
11. RTU - Screen Equipment Mounted. Typical
12. 8 x 8 Wood Post and Cross Beams
    COLOUR: Natural Cedar Stain
13. Entry Door with Glazing
    COLOUR: Dark Gray
14. Wood Cantilevered Beam
    COLOUR: Natural Cedar Stain
15. Spandrel Glazing & Panel
    COLOUR: Dark Gray
16. Sliding Patio Door
    COLOUR: Dark Gray
17. Patio Door
    COLOUR: Dark Gray
18. Hollow Metal Door & PSF - Painted
    COLOUR: Dark Gray
19. Metal Overhead Door - Painted
    COLOUR: Dark Gray
20. Wood Lattice - Stained
21. 1x6 Cedar Board Soffit. Stained. Typical.
22. Wooden Planters

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
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PROJECT
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1609T208

SCALE
As Noted

DATE
March 2018

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SHEET TITLE
BUILDING 2 NORTH & WEST ELEVATIONS

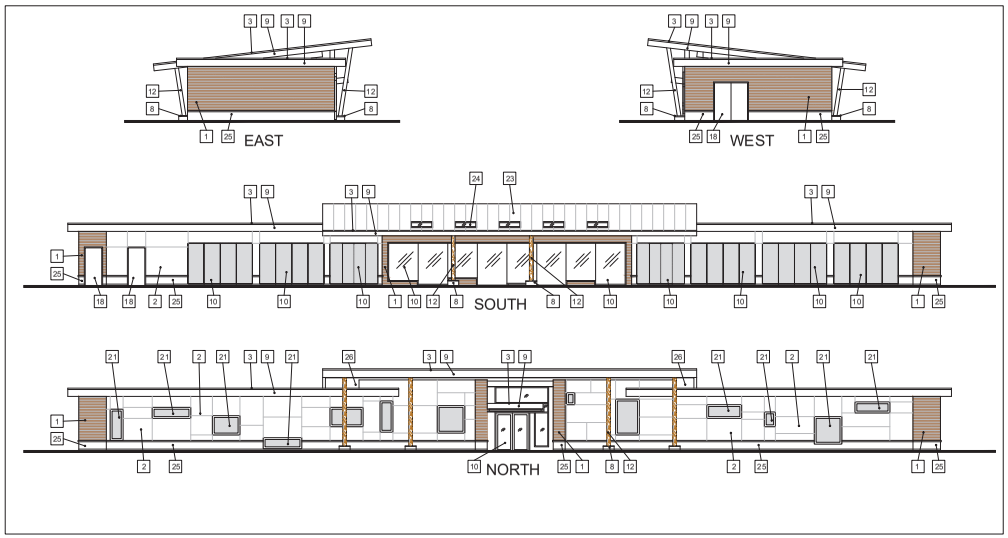
DRAWING
C.1
DP3.3



BUILDING 2 - SOUTH SIDE
SCALE: 3/32" = 1'-0"



BUILDING 2 - EAST SIDE
SCALE: 3/32" = 1'-0"



BUILDING 3 (Child Care)
SCALE: 3/32" = 1'-0"

CHILD CARE BUILDING EXTERIOR FINISH LEGEND

1	Horizontal Fibre Cement Siding	COLOUR: Medium Brown
2	Fibre Cement Panel Siding with Clear Anodized Trims	COLOUR: Artic White
3	Metal Flashing	COLOUR: Dark Gray
8	Vinyl Window	COLOUR: Dark Gray
9	Fibre Cement Fascia Panel	COLOUR: Artic White
10	Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames	
12	8 x 8 Wood Post and Cross Beams	COLOUR: Natural Cedar Stain
18	Hollow Metal Door & PSF - Painted	COLOUR: Dark Gray
21	Double Glazing Windows in Anod. Alum. Frames c/w 4"x4" Metal Clad Trims.	COLOUR: Dark Gray
23	Standing Seam Metal Roof	COLOUR: Light Green
24	Skylight: Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames	
25	Architectural Concrete Cladding (similar to Shouldice 16"x24" Dessert Buff Tex-stone c/w Supersill 224 sloped). Typical	
26	1x6 Cedar Boards Soffit. Stained.Typical	

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
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17 Oct. 2019	DP - PIM(6)
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PROJECT
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1609T208
SCALE
As Noted
DATE
March 2018
DRAWN BY
AL,VT
CHECKED BY
KYC
SHEET TITLE
BUILDING 2 - SOUTH & EAST ELEVATIONS
BUILDING 3 - EXTERIOR ELEVATIONS
DRAWING
C.1
DP3.4



VIEW 1 (Looking North)



VIEW 2 (Looking South)



VIEW 3 (Looking South East)



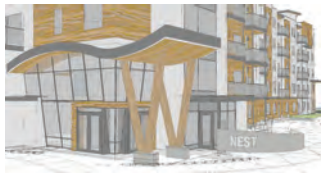
VIEW 4 (Building 2 - Looking South East)



VIEW 5 (Building 1 - Looking South West)



VIEW 6 (Building 2 - East Sign)



VIEW 7 (Building 1 - West Sign)

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
09 Aug. 2019	DP RE-SUBMISSION(5)
09 Aug. 2019	DP RE-SUBMISSION(5)
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F 604 821 1146
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PROJECT
NEST
Proposed 144 Unit
Multi-Family
Housing Development

8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1609T208

SCALE
As Noted

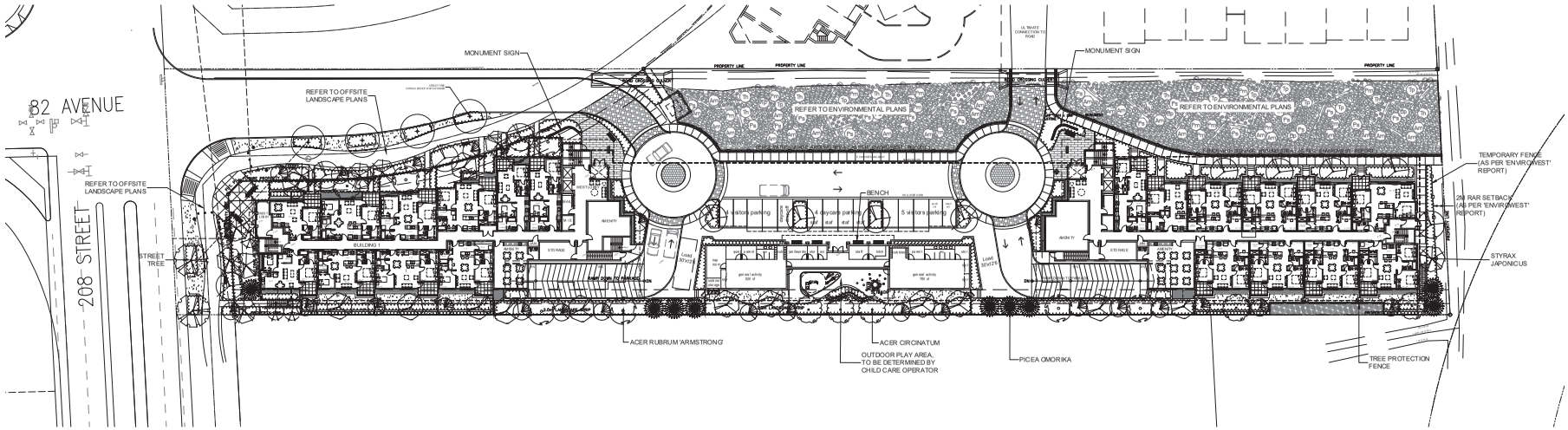
DATE
As Noted

DRAWN BY
AL,VT

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KYC

SHEET TITLE
3D VIEWS

DRAWING
C.1
DP5.1



PLANT SCHEDULE

ONSITE TREES - GROUND LEVEL

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER CIRCINATUM	VINE MAPLE	6CM CAL.; 1.2M STD.; B&B;
	13	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL.; 2M STD; B&B
	9	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6CM CAL.; 1.8M STD.; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3 M HT; B&B
	6	CORNUS KOUSA	KOUSA DOGWOOD	6CM CAL.; 1.2M STD.; B&B
	18	PICEA OMORIKA	SERBIAN SPRUCE	3 M HT; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL.; 1.8M STD.; B&B
	9	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3 M HT; B&B

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

REQUIRED REPLACEMENT TREE NUMBER: 59
PROPOSED REPLACEMENT TREE NUMBER: 59
PROPOSED CONIFEROUS TREE NUMBER: 30
PROPOSED DECIDUOUS TREE NUMBER: 29

SCHEDULE B

16123-7.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.26	NEW SITE PLAN / TOL COMMENTS	YW/JR
7	19.DEC.12	NEW SITE PLAN / TOL COMMENTS	DO
6	2019.AUG.08	ISSUED FOR DP	YR
5	2019.AUG.02	NEW ARCH & CIVIL PLAN	YR
4	2018.MAR.13	REVISE GREENWAY	YR
3	2018.JAN.31	NEW SITE PLAN	YR
2	2017.AUG.22	REVISION PER ARCH'S COMMENTS	YR
1	2017.AUG.17	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

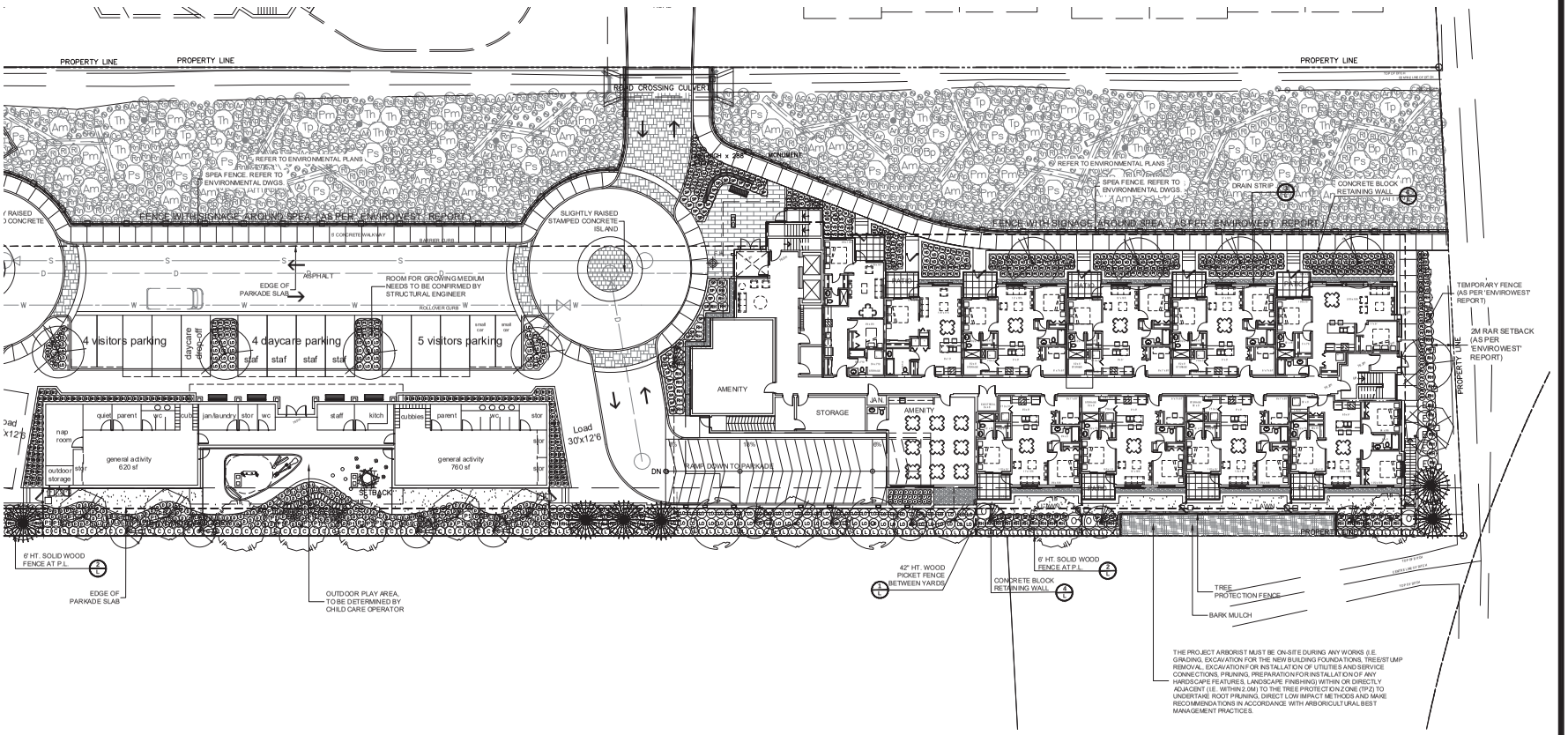
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 16.AUG.10
SCALE: 1"=30'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L1** OF 7

PMG PROJECT NUMBER: **16-123**



THE PROJECT ARBORIST MUST BE ON-SITE DURING ANY WORKS (I.E. GRADING, EXCAVATION FOR THE NEW BUILDING FOUNDATIONS, TREE/STUMP REMOVAL, EXCAVATION FOR INSTALLATION OF UTILITIES AND SERVICE CONNECTIONS, PRUNING, PREPARATION FOR INSTALLATION OF ANY HARDSCAPE FEATURES, LANDSCAPE FINISHING) WITHIN OR DIRECTLY ADJACENT (I.E. WITHIN 2.0M) TO THE TREE PROTECTION ZONE (TPZ) TO UNDERTAKE ROOT PRUNING, DIRECT LOW IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	120	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#5 POT; 40CM
E	25	EUONYMUS ALATA	WINGED BURNING BUSH	#5 POT; 50CM
O	12	OSMANTHUS DELAVAYI	FALSE HOLLY	#5 POT; 50CM
P	192	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#2 POT; 40CM
R	196	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#5 POT ; 30CM B&B
S	64	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT ; 30CM
S	188	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
T	135	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
T	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
V	191	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT ; 30CM
GRASS				
C	53	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
D	166	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1 POT
H	104	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
P	194	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
LA	53	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT ; #1 POT
P	22	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
S	18	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC				
L	168	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT
P	179	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT ; 15CM

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.26	NEW SITE PLAN / TOL COMMENTS	YW/JR
7	19.DEC.12	NEW SITE PLAN / TOL COMMENTS	DO
6	2019.AUG.08	ISSUED FOR DP	YR
5	2019.AUG.02	NEW ARCH & CIVIL PLAN	YR
4	2018.MAR.13	REVISE GREENWAY	YR
3	2018.JAN.31	NEW SITE PLAN	YR
2	2017.AUG.22	REVISION PER ARCH'S COMMENTS	YR
1	2017.AUG.17	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

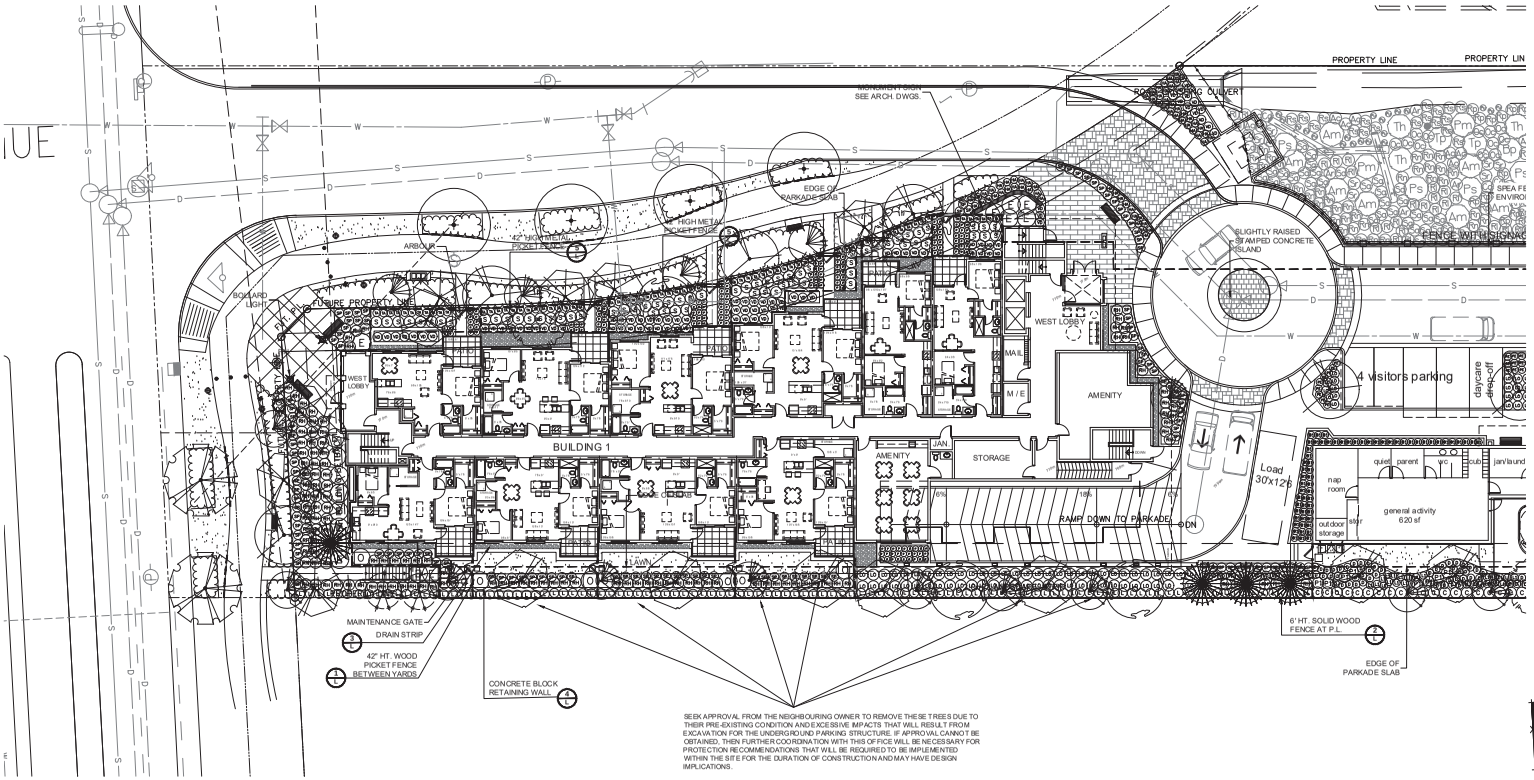
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SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L2** OF 7

16123-7.ZIP

PMG PROJECT NUMBER: **16-123**

C.1



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CLIENT:

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8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

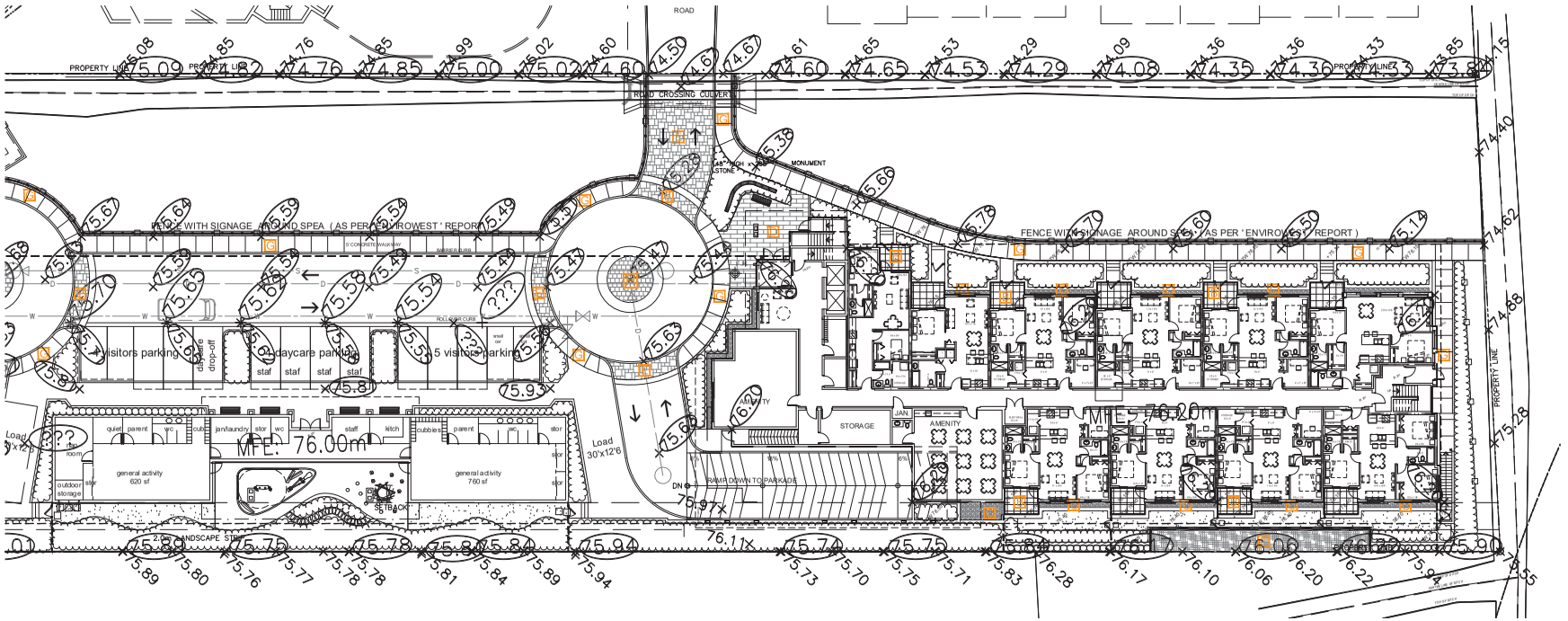
LANDSCAPE PLAN

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L3**
DRAWN:	DO	
DESIGN:	DO	**OF 7**
CHK'D:	MCY	

16123-7.ZIP

PMG PROJECT NUMBER: **16-123**

C.1



GRADES LEGEND

×00.00	ON-SITE GRADES
×00.00	SITE EDGE GRADES

MATERIAL LEGEND

A		BARKMAN; BROADWAY 100MM 300X150X100MM; HERRINGBONE PATTERN CHARCOAL
B		BARKMAN; BROADWAY 65MM 300X300X65MM; STERLING
C		GRAVEL STRIP
D		BARKMAN; BROADWALK 322X89X80MM; 15 ROWS OF NATURAL COLOR & 5 ROWS OF WHITE TAKE TURNS
E		STAMPED ASPHALT; ASHLAR PATTERN
F		BARK MULCH
G		SAWCUT CONCRETE
H		STAMPED CONCRETE

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CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

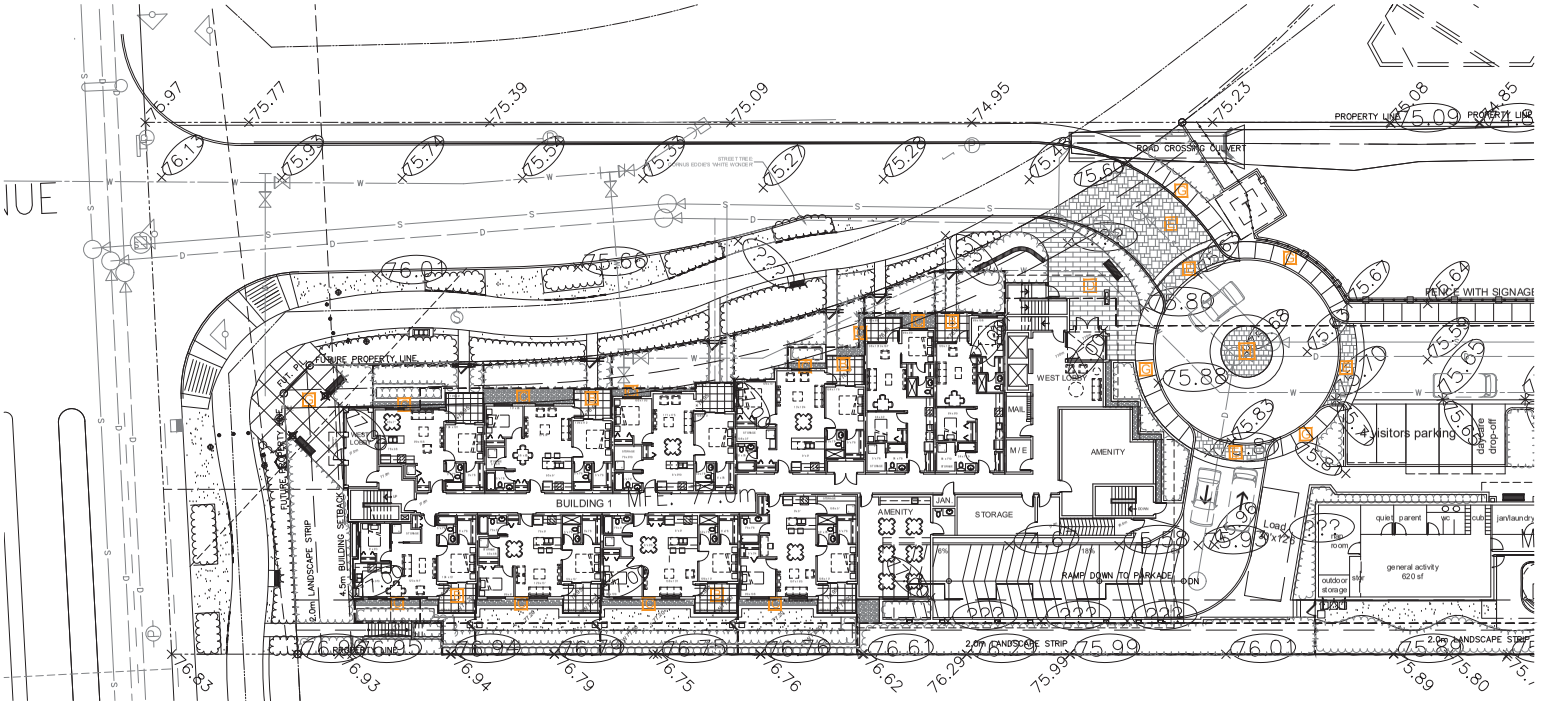
GRADING & MATERIAL PLAN

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L4**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	**OF 7**

16123-7.ZIP

PMG PROJECT NUMBER: **16-123**

C.1



GRADES LEGEND

x 00.00	ON-SITE GRADES
x 00.00	SITE EDGE GRADES

MATERIAL LEGEND

A		BARKMAN; BROADWAY 100MM 300X150X100MM; HERRINGBONE PATTERN CHARCOAL
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E		STAMPED ASPHALT; ASHLAR PATTERN
F		BARK MULCH
G		SAWCUT CONCRETE
H		STAMPED CONCRETE

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TWO 72-UNIT APARTMENT BUILDINGS

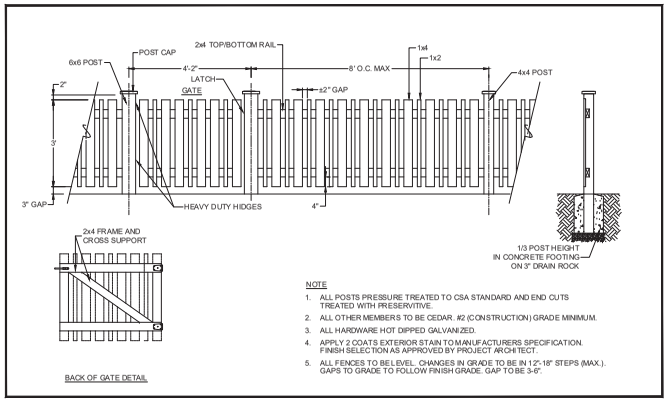
8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

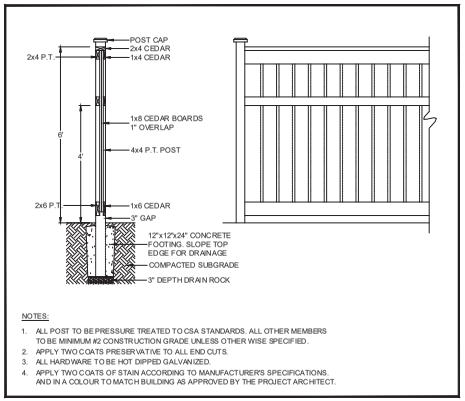
GRADING & MATERIAL PLAN

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L5
DRAWN:	DO	OF 7
DESIGN:	DO	C.1
CHK'D:	MCY	
PMG PROJECT NUMBER:		16-123

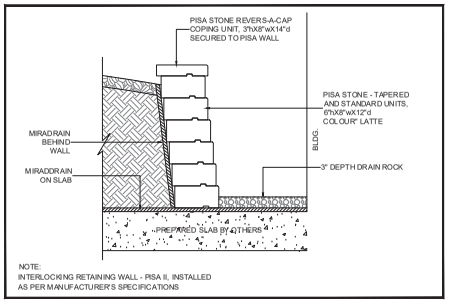
16123-7.ZIP



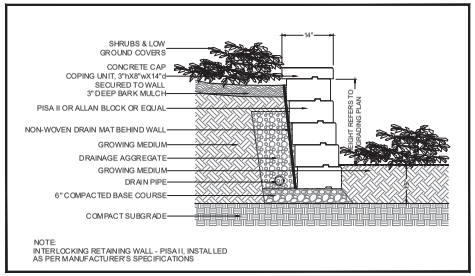
1 L **42" PICKET FENCE AND GATE**
1/2"=1'-0"



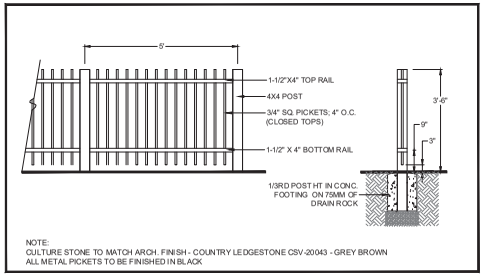
2 L **6' HT. SOLID WOOD FENCE**
1/2"=1'-0"



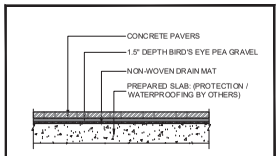
3 L **DRAIN STRIP @ BLDG.**
SCALE: 1/2"=1'-0"



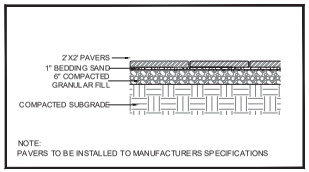
4 L **CONCRETE RETAINING WALL ON GRADE**
SCALE: 1/2"=1'-0"



5 L **42" HIGH METAL PICKET FENCE**
SCALE: 1/2"=1'-0"



6 L **PAVER ON SLAB**
SCALE: 1/2"=1'-0"



7 L **PAVER ON GRADE**
SCALE: 1/2"=1'-0"



KOMPAN, TOWER AND TREE HOUSE
MSC6425



KOMPAN, BILLY GOAT GRUFF
M62080



KOMPAN, TODDLER FLOWER HOUSE
M41100





RATANA; ELEMENT 5.0 - COFFEE TABLE;
CEMENT



KOMPAN, TALK & TUMBLE WITH TUNNEL UNDER 2
PCM000510-0001



WISHBONE, LARSON PICNIC TABLE
LPT-6; WALNUT COLOR



RATANA, NEW MIRAGE RECLINING LOUNGE CHAIR
ESPRESSO COLOR



SOLUS HEMI FIREBOWL



RATANA; ELEMENT 5.02.5 - SEATER SOFA;
PEBBLE

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CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

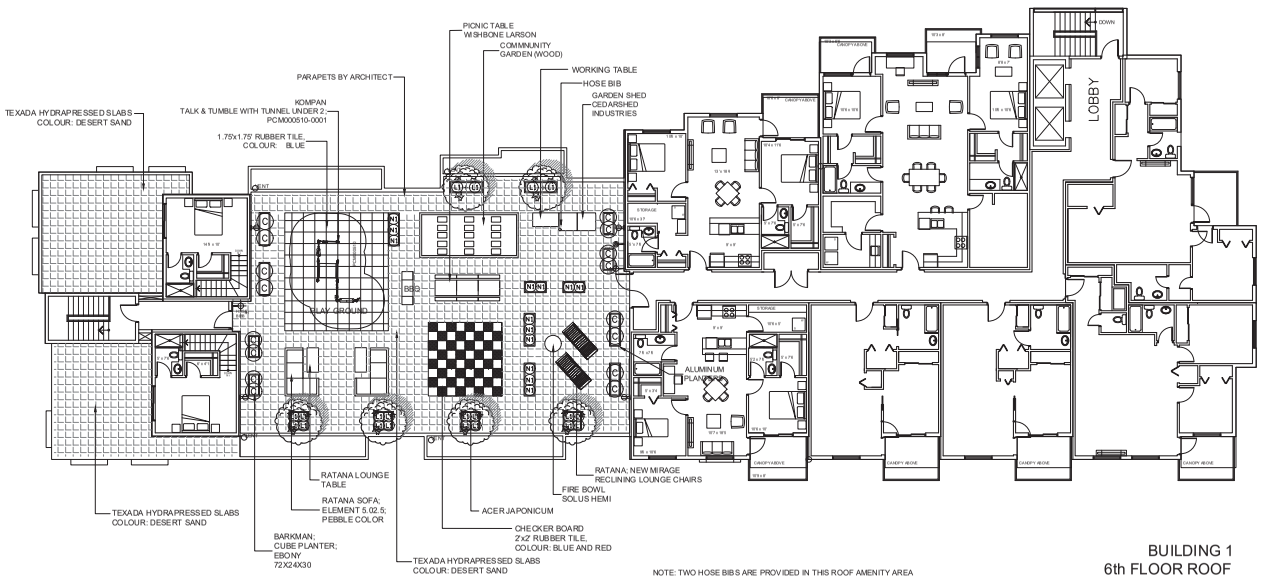
8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	AS SHOWN	**L6**
DRAWN:	DO	
DESIGN:	DO	OF 7
CHK'D:	MCY	**C.1**
PMG PROJECT NUMBER:		**16-123**

16123-7.ZIP



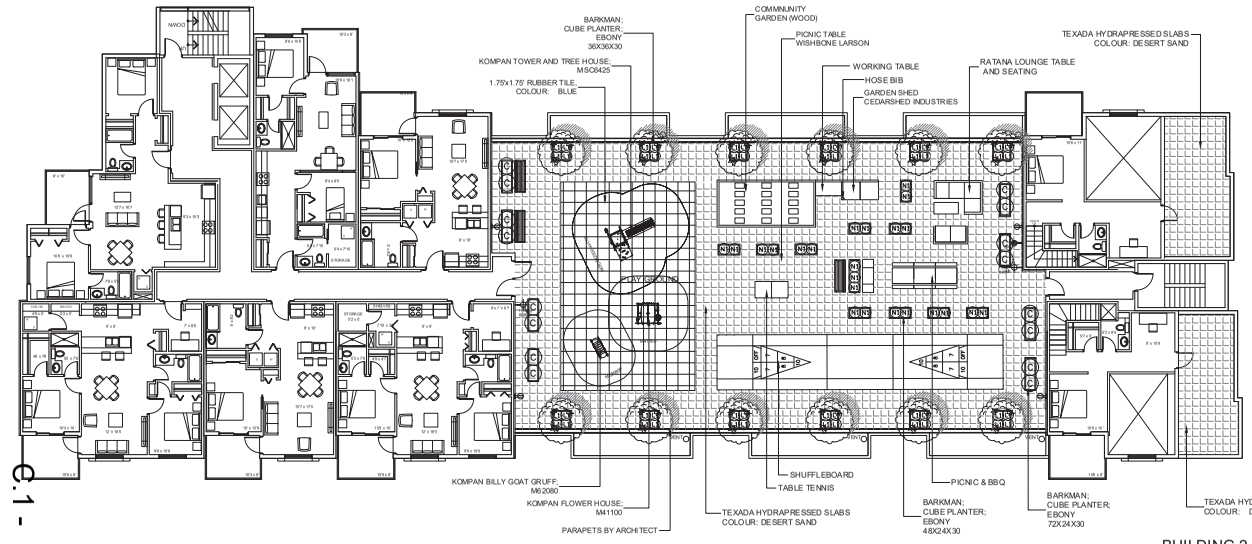
NOTE: TWO HOSE BIBS ARE PROVIDED IN THIS ROOF AMENITY AREA

BUILDING 1
6th FLOOR ROOF

PLANT SCHEDULE — PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
ST SHRUBS	6	ACER JAPONICUM	FULLMOON MAPLE	2.9M HT; B&B
N1 GRASS	13	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM
G PERENNIAL	16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER	FEATHER REED GRASS	#1 POT
LV	20	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT

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



BUILDING 2
6th FLOOR ROOF

PLANT SCHEDULE — PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
ST SHRUBS	12	ACER JAPONICUM	FULLMOON MAPLE	2.9M HT; B&B
N1 GRASS	23	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM
G PERENNIAL	16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
LV	48	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT

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

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3	2018.JAN.31	NEW SITE PLAN	YR
2	2017.AUG.22	REVISION PER ARCH'S COMMENTS	YR
1	2017.AUG.17	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

ROOF DECK AMENITY AREA

DATE: 16.AUG.10
SCALE: 3/32"=1'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L7** OF 7

16123-7.ZIP

PMG PROJECT NUMBER: **16-123**

C.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101143

This Permit is issued this _____day of _____, 2020 to:

1. NAME: 1094941 BC Ltd.

   ADDRESS: #207 12639 – 80 Avenue
   Surrey, BC, V3W 3A6

2. 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 34 Section 25 Township 8
   New Westminster District Plan 48812

   CIVIC ADDRESS: 8192 – 208 Street

3. 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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;

4. 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.

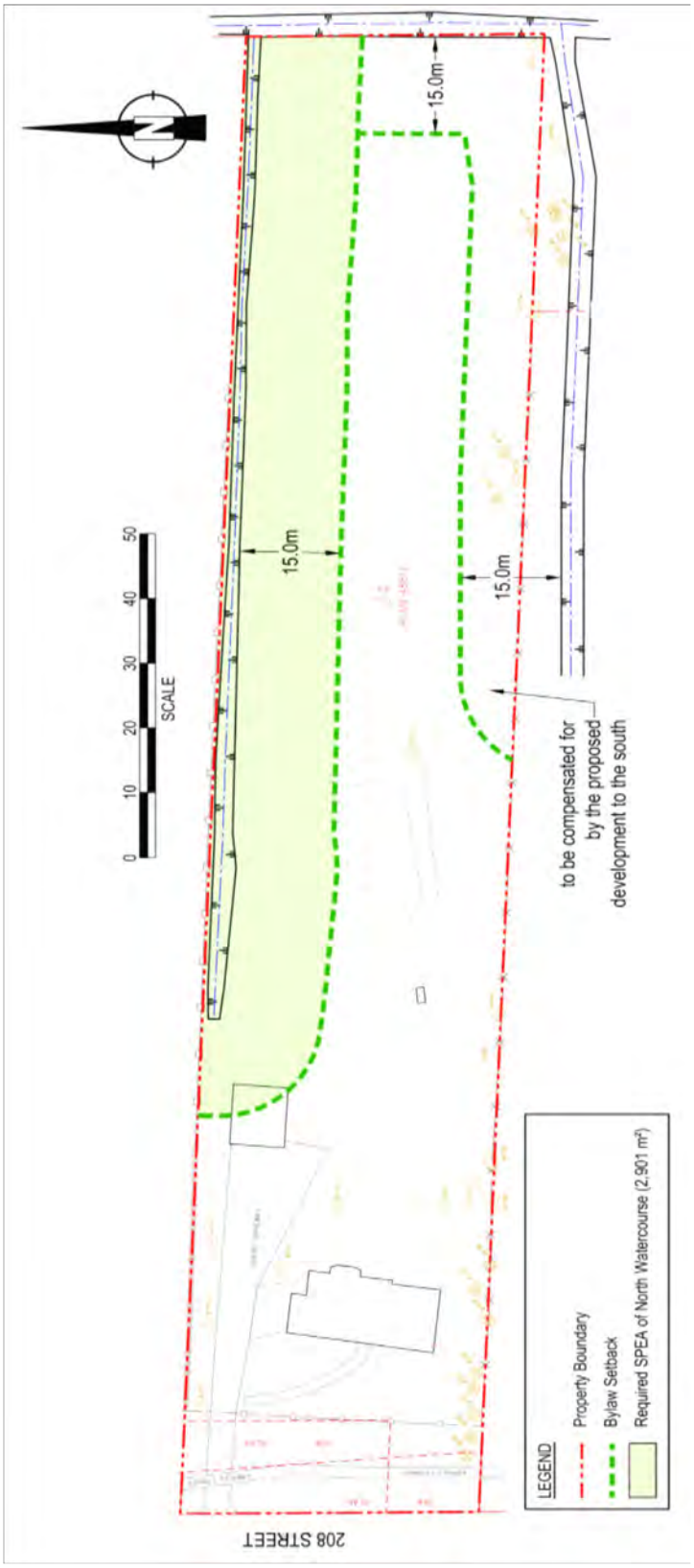
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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 _____, 2020

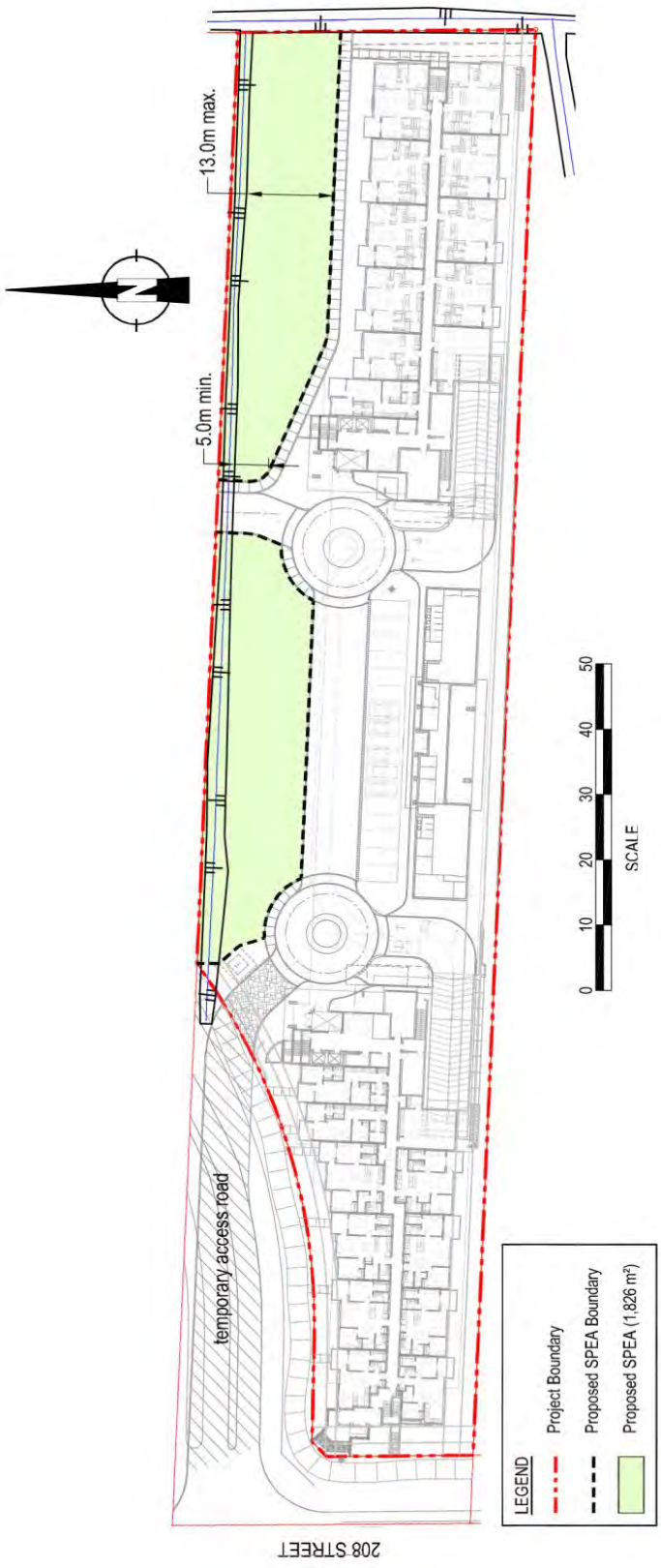
Schedule A Required Streamside Protection and Enhancement Areas

Schedule B Proposed Streamside Protection and Enhancement Areas



Township of Langley
Est. 1873

SCHEDULE A – REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS



Township of Langley
Est. 1873

SCHEDULE B – PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

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Building Form

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28/09/15

- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.





- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

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4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a ‘good neighbour’ policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

October 30, 2019

Township of Langley Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Dear Sir/Madam,

Re: Summary of Public Information Meeting
(TOL Project No. 08-25-0099, 144-unit Multi-Family Development, 8192 208 Street)

A Public Information Meeting was held to present our proposed multi-family development in the Yorkson neighbourhood. The following is a summary of the event and the results, up to the date of this letter.

Date: Monday, October 17, 2019

Time: 5:00 – 7:00 pm

Location: Langley Events Centre (Level 3 Banquet Room)

Notification: Placed 2 adverts in the Langley Advance (October 9 & 11, 2019).
Information flyers mailed on Oct 5, 2019 to ±1449 addresses (supplied by TOL).
Developer doesn't believe any came back undelivered.

PIM setup: Displayed architectural/landscape plans and 3D renderings on coloured boards.
Guests were encouraged to formally sign-in (20 people signed in).
Guest were encouraged to comment on feedback forms (6 forms were completed).
Refreshments were provided by the Developer.

In attendance:

Developer Team (Mortise Construction Ltd.)
Travjit Johal
Aman Dhaliwal

Architect Team (Interface Architecture Inc.)
Victor Tan
Hung Duong

City Staff (TOL)
Colin Moore, Development Planner

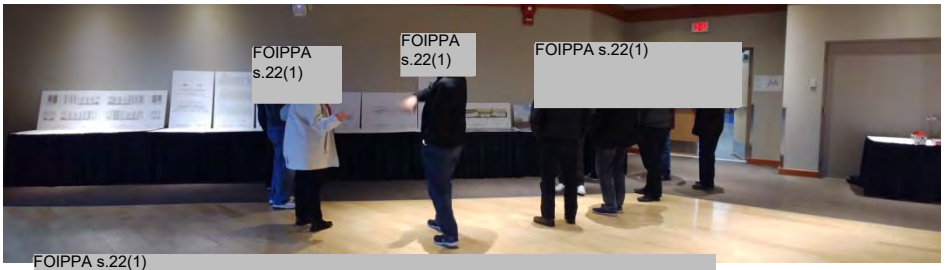
Event Photos: *Pre-event set up*



INTERFACE ARCHITECTURE INC.
Suite 230, 11590 Cambie Road, Richmond BC Canada V6X 3Z5
T 604 821 1162 : F 604 821 1146 : www.interfacearchitecture.com
A MEMBER OF THE AIBC

INTERFACE:

Guest interaction during event



Guests sign-ins:

FOIPPA s.22(1)

1.
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Feedback forms:

FOIPPA s.22(1)

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6.

Email feedback:

1. FOIPPA s.22(1) (Oct 17): lose view, too much density, lack infrastructure, pkg
2. FOIPPA s.22(1) (Oct 18): feedback form – wait until infrastructure completed
3. FOIPPA s.22(1) (Oct 20): 'shocked to learn about ultimate road on their property'

Summary:

Many guests arrived on time; others came later and stayed until the end.
Most expressed concerns about traffic volume, high density, lack of infrastructure.
The proposed road realignment seemed like surprise to a few guests.
Some were not against development, just the 6-storey height blocking some views.
Our team felt that concerns were milder as they learned more about the project.

Should you have any questions, please contact the undersigned at 604-821-1162 ext 111.

Sincerely,

Ken Chow, Architect AIBC

INTERFACE ARCHITECTURE INC.
Suite 230, 11590 Cambie Road, Richmond BC Canada V6X 3Z5
T 604 821 1162 : F 604 821 1146 : www.interfacearchitecture.com

A MEMBER OF THE AIBC

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.
Please take a few minutes to review and complete this Feedback Form.

1. Comments Is a variance required for the daycare? Is staff favourable? Have you spoken to council?

I am in favour of my mixed use develops in this location.

However, I find the exterior very dated (cheap) looking. This is an important location and I think exterior should be much more attractive. The "wood" look is not ideal.

2. I am a:

- ☐ Property owner in the area
- ☐ Resident living in area
- ☐ Other, please specify FOIPPA s.22(1)

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Phone: Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.
Please take a few minutes to review and complete this Feedback Form.

1. Comments I FEEL 6 STORIES IS TOO DENCE NOT ENOGH INFRASTRUCTURE WAIT 10 YEARS AND LOOK AT IT AGAIN OR BUILD 3 STORY TOWN HOUSES

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Phone: _____ Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

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FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.

Please take a few minutes to review and complete this Feedback Form.

1. Comments significant concerns over lack of commitment on building/expanding roadways.
- 208 St is a traffic jam without additional development
- 82 Ave / 208 St intersection is extremely dangerous

additionally the schools are over capacity and will not be able to support all young families.

lack of parks and pathways

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.

Please take a few minutes to review and complete this Feedback Form.

1. Comments Glad some development has started.. Questions on what happens with the existing 83rd Ave where it meets the new road. Does 83rd @ 208TH have access to the new arm of the round-about.

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

FOIPPA s.22(1)

Name: [redacted]

Address: [redacted]

Phone: [redacted] Email: [redacted]

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.
Please take a few minutes to review and complete this Feedback Form.

1. Comments

MOST CONCERNED ABOUT OUR VIEWS OF MOUNT BAKER FROM THE FIFTH FLOOR OF 8218 207A STREET (BUILDINGS A + B)

ALSO CONCERNED ABOUT TRAFFIC ~~CONCERNS~~ ISSUES, AS TRAFFIC ON 208TH IS ALREADY VERY BAD.

ALSO CONCERNED ABOUT SCHOOLS AND OTHER INFRASTRUCTURE... ARE PLANS ADEQUATE FOR THE NUMBER OF FAMILIES TO LIVE IN THE AREA WHEN FULLY DEVELOPED ???

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:
Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.

Please take a few minutes to review and complete this Feedback Form.

1. Comments THE PROPOSED 6 STOREY STRUCTURES WILL BLOCK OUT VIEWS FOR MOUNT BAKER. IN ADDITION THE TRAFFIC WILL BE A MAJOR CONJESTION FOR THE ENTIRE AREA. THIS AREA CANNOT SUSTAIN SUCH MASSIVE CONSTRUCTION OF SO MANY UNITS & AT THAT HIGHT.

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address FOIPPA s.22(1) LANGLEY

Phone: _____ Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

SIGN-IN FORM

A PUBLIC INFORMATION MEETING TO PROVIDE COMMENTS
FOR A PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT

TOWNSHIP OF LANGLEY PROJECT NO: 08-25-0099

LOCATION: *LANGLEY EVENTS CENTRE (LEVEL 3 BANQUET ROOM)*
DATE: *THURSDAY, OCTOBER 17, 2019*
TIME: *5:00 PM TO 7:00 PM*

PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT
8192 208 STREET, LANGLEY BC

#	NAME	ADDRESS	SIGNATURE
	FOIPPA s.22(1)		

PAGE NUMBER ☐

SIGN-IN FORM

A PUBLIC INFORMATION MEETING TO PROVIDE COMMENTS
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TOWNSHIP OF LANGLEY PROJECT NO: 08-25-0099

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PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT
8192 208 STREET, LANGLEY BC

#	NAME	ADDRESS	SIGNATURE
	FOIPPA s.22(1)		

PAGE NUMBER ☐

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A PUBLIC INFORMATION MEETING TO PROVIDE COMMENTS
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TIME: *5:00 PM TO 7:00 PM*

PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT
8192 208 STREET, LANGLEY BC

#	NAME	ADDRESS	SIGNATURE
	FOIPPA s.22(1)		
	FOIPPA s.22(1)	LANGLEY.	FOIPPA s.22(1)

PAGE NUMBER ☐

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5556

EXPLANATORY NOTE

Bylaw 2020 No. 5556 amends the Rural Plan by adding provisions to the “Agricultural / Countryside” designation to accommodate development of a cemetery on a site specific basis at 920 – 272 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5556

A Bylaw to amend Rural Plan Bylaw 1993 No. 3250

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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5556”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by adding Section 5.5.6 after Section 5.5.5

   5.5.6 Cemetery use is permitted on a site specific basis on lands described as North Half of the West Half of the South Half of the South West Quarter Section 8 Township 13 New Westminster District.

READ A FIRST TIME the	20	day of	April	2020.
READ A SECOND TIME the	20	day of	April	2020.
PUBLIC HEARING HELD the		day of		2020.
READ A THIRD TIME the		day of		2020.
ADOPTED the		day of		2020.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5557

EXPLANATORY NOTE

Bylaw 2020 No. 5557 amends Rural Zone RU-2 to permit a cemetery use on property located at 920 – 272 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5557

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

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 (Pacific Land Group Ltd.) Bylaw 2020 No. 5557”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:

   a) Amending Section 202.1 Uses Permitted in Rural Zone RU-2 by adding the following:

      7) *Cemetery* use on North Half of the West Half of the South Half of the South West Quarter Section 8 Township13 New Westminster District

   b) Amending Section 102 –Definitions by adding the following:

      “***cemetery"*** means land that is set apart or used as a place of burial of human remains or cremated remains and includes any incidental or ancillary buildings on the land.

READ A FIRST TIME the	20	day of	April	2020.
READ A SECOND TIME the	20	day of	April	2020.
PUBLIC HEARING HELD the		day of		2020.
READ A THIRD TIME the		day of		2020.
ADOPTED the		day of		2020.

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-55
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-08-0011
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100129 (PACIFIC LAND GROUP INC. / 920 – 272 STREET)		

PROPOSAL:

Application to amend the Township of Langley Rural Plan and Zoning Bylaw, Rural Zone RU-2, to provide for cemetery as a permitted use on a site specific basis at 920 - 272 Street.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5556 and 5557, subject to completion of six (6) development prerequisites, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed Rural Plan and Zoning Bylaw amendments are consistent with the Township of Langley Cemetery System Overview Studies from 2007 and 2019 that identified a need for more land for cemeteries.

RECOMMENDATION:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Inc.) Bylaw 2020 No. 5556 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pacific Land Group Inc.) Bylaw 2020 No. 5557, to permit a cemetery on a site specific basis at 920 – 272 Street, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. 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);
2. Provision of a detailed landscape plan for Phase I and II and an overall landscape plan for the entire site;
3. Provision of a detailed engineering plan for Phase I and II, submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, and submission of an overall engineering plan for the entire site;
4. Registration of restrictive covenants:
    a. Requiring parking for all phases of the cemetery to be developed in accordance with the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020, Parking Demand Analysis prepared by the Pacific Land Group dated April 7 2020, and accepted engineering plans.
    b. Requiring cemetery layout, road layout, location and type of burials to be developed in accordance with the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020 and Groundwater Contamination Mitigation Measures Report prepared by Active Earth Engineering dated August 8, 2019;
    c. Prohibiting development of phases III, IV, V and VI (identified in the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020) until detailed landscape plans and engineering plans are finalized for each phase;
    d. Provision of a septic field and detention pond to be located in accordance with the accepted engineering plans,
    e. Requiring a new well to be located as per the Groundwater Contamination Mitigation Measures Report prepared by Active Earth Engineering dated August 8, 2019 and accepted engineering plans;
    f. Requiring installation of landscaping for Phase I and II of the cemetery, as per the accepted landscape plan.
5. Requiring bonding to be provided for on-site landscaping for Phase I and II, interim landscaping for Phases III – VI, ALR buffer, overflow parking lot with 28 parking spaces, and on-site storm work and servicing.
6. Payment of applicable administration fees and Site Servicing Review fee;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment, (Pacific Land Group Inc.) Bylaw 2020 No. 5556, consistent with the Township's Five Year Financial Plan, as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of the Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required public hearing for the Rural Plan Amendment Bylaw No. 5556 and Rezoning Bylaw No. 5557.

EXECUTIVE SUMMARY:

Pacific Land Group has applied to amend the Rural Plan with respect to a property located at 920 – 272 Street to permit a cemetery within the "Agriculture / Countryside" land use designation and to add a cemetery as a permitted use to the Rural Zone RU-2 on a site specific basis for a property located at 920 – 272 Street. The proposed cemetery will be developed as indicated in this report and the Cemetery Use Master and Phasing Plan included in Attachment "A".

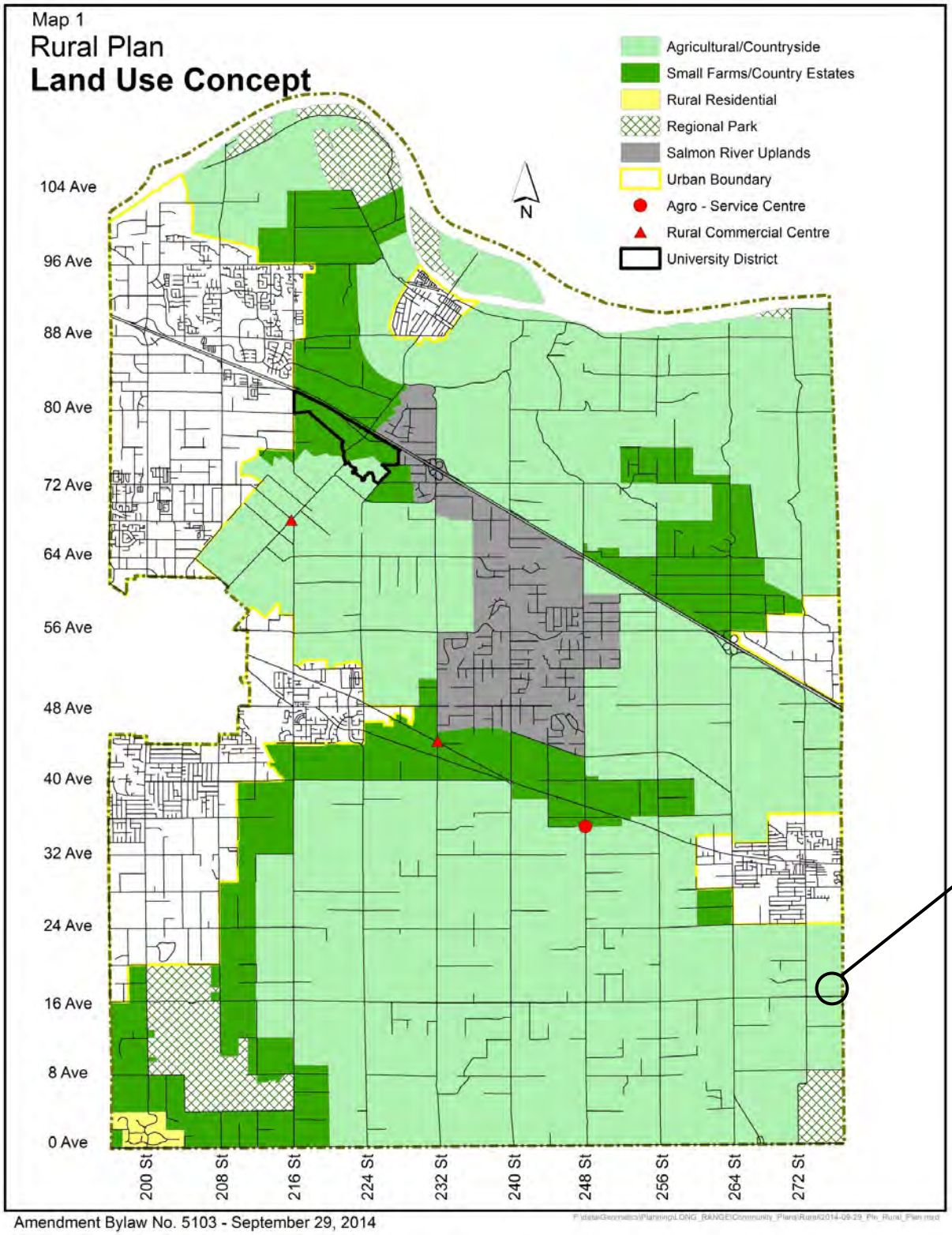
The proposed privately owned, multi-faith cemetery is to be developed in six (6) phases on a 7.93 ha (19.6 ac) site located at 920 – 272 Street. The services proposed at the facility include inground urn burials, traditional concrete lined plots, green burials and above ground interment. No buildings are proposed as part of this development application.

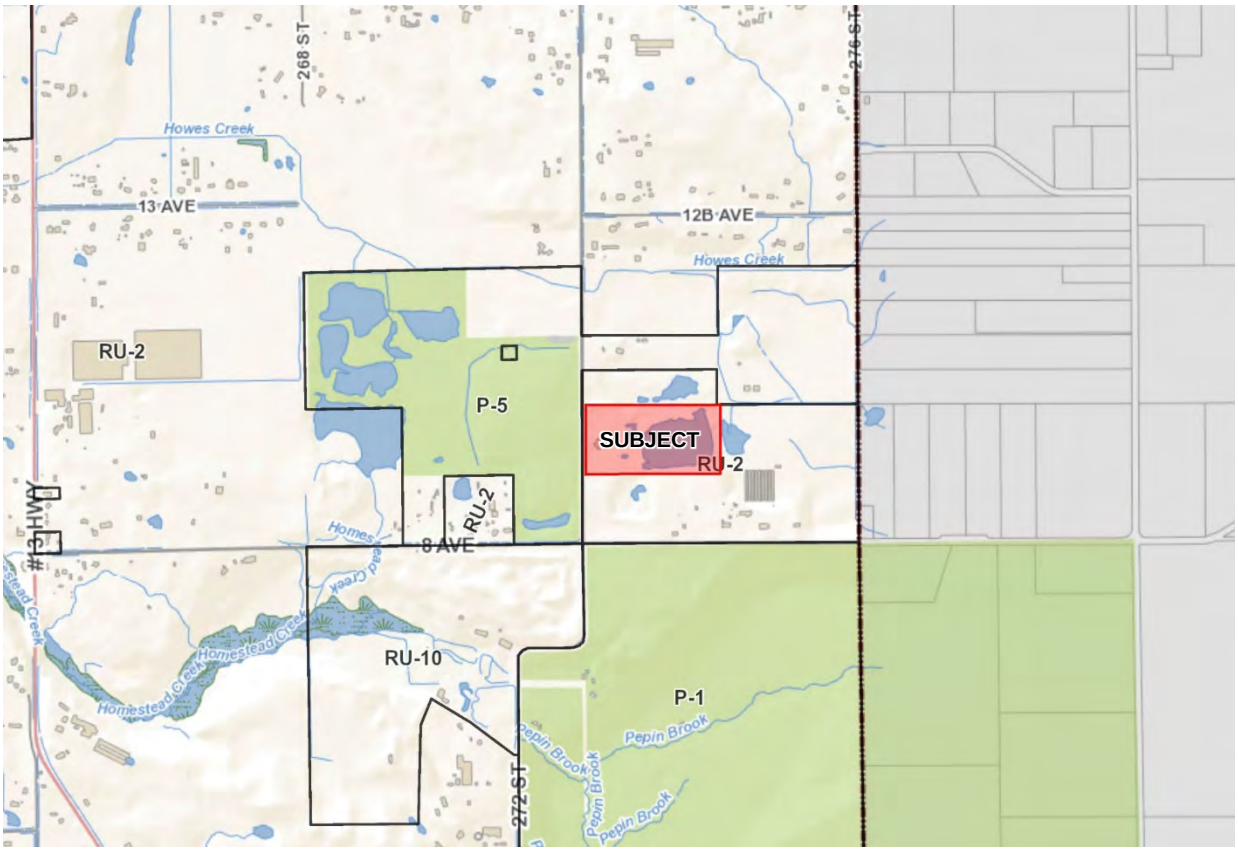
Phase I and II at the west end of the property are proposed to be developed concurrently, with the remaining four (4) phases secured for long-term needs. The estimated capacity of the proposed cemetery is 7,106 graves and 13,674 urns. The first two (2) phases are estimated to accommodate 2,632 traditional graves and 2,810 urns.

Staff recommend that Council consider the amendments to the Rural Plan and Rural Zone RU-2, subject to the completion of the development prerequisites outlined in this report.

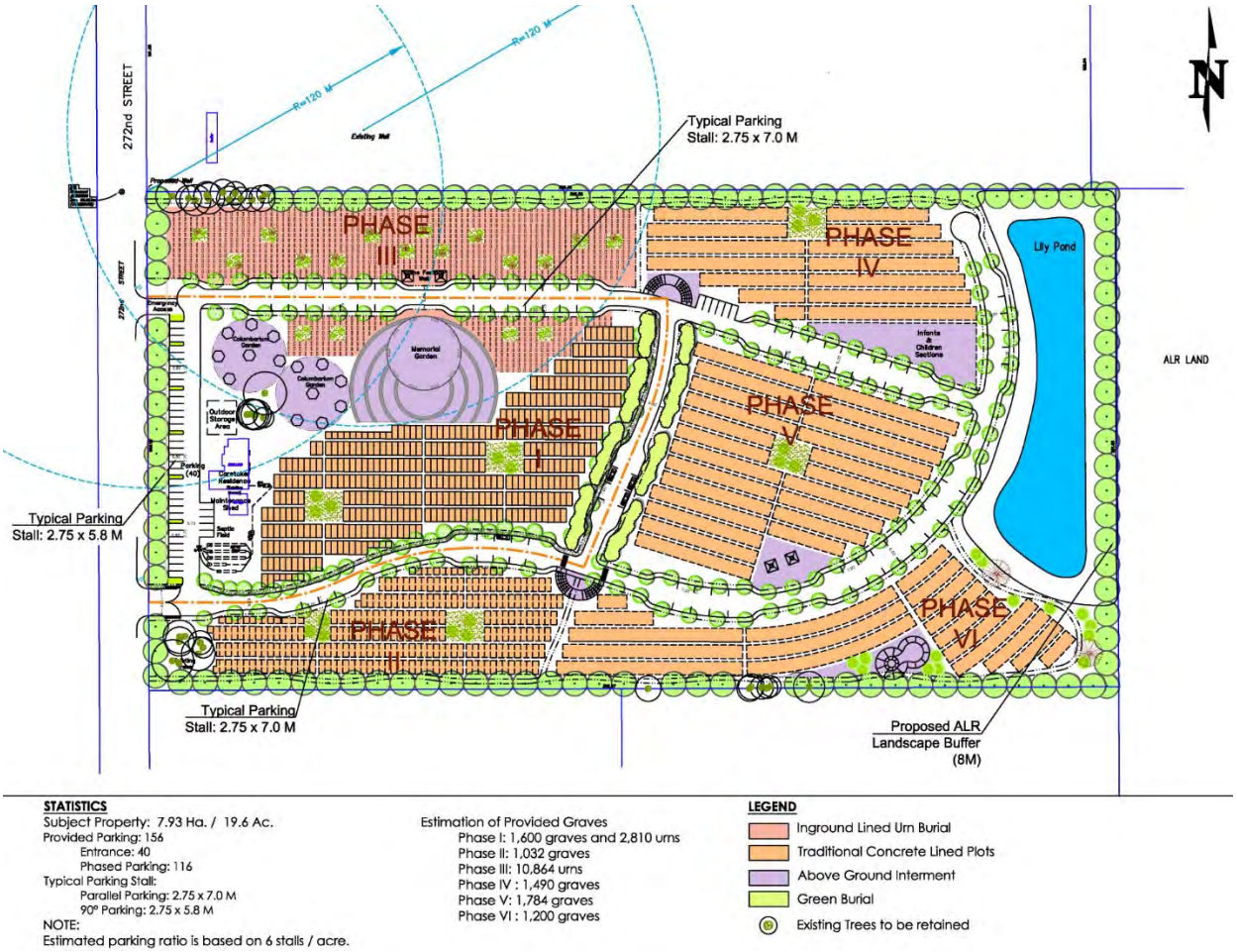
PURPOSE:

The purpose of this report is to provide Council with information with respect to Rural Plan Amendment Bylaw No. 5556 and Rezoning Bylaw No. 5557.


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014



ZONING BYLAW NO. 2500



STATISTICS
Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
Entrance: 40
Phased Parking: 116
Typical Parking Stall:
Parallel Parking: 2.75 x 7.0 M
90° Parking: 2.75 x 5.8 M
NOTE:
Estimated parking ratio is based on 6 stalls / acre.

Estimation of Provided Graves
Phase I: 1,600 graves and 2,810 urns
Phase II: 1,032 graves
Phase III: 10,864 urns
Phase IV : 1,490 graves
Phase V: 1,784 graves
Phase VI : 1,200 graves

LEGEND
Inground Lined Urn Burial
Traditional Concrete Lined Plots
Above Ground Interment
Green Burial
Existing Trees to be retained

MASTER PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	N&J Developments Ltd. 25469 – 84 Avenue Langley, BC V1M 3N2 Cut Bank Holdings Ltd. 2573 Marleau Road Prince George, BC V2N 5G5 D.S.F. Enterprises Ltd. 6265 - 236A Street Langley, BC V2Y 1M2 437508 British Columbia Ltd. 2830 - 188 Street Surrey, BC V35 9V5 Otter Developments Ltd. 4336 – 247 Street Langley, BC V2Z 2LB 497285 British Columbia Ltd. 7688 Taulbut Street Mission, BC V2V 3W6 801921 BC. Ltd. 7000 Bradner Road Abbotsford, BC V4X 2C6
Agent:	Pacific Land Resource Group Inc. 212 12992 76 Avenue Surrey, BC V3W 2V6
Legal Description:	North Half of the West Half of the South Half of the South West Quarter Section 8 Township13 New Westminster District
Civic Address:	920 – 272 Street
Area:	7.93 ha (19.6 ac)
Rural Community Plan:	Agricultural / Countryside
Existing Zoning:	Rural Zone RU-2
Proposed Zoning:	Rural Zone RU-2(amended)

BACKGROUND/HISTORY:

The subject site at 920 – 272 Street is not located in the Agricultural Land Reserve, is designated "Agriculture / Countryside" in the Rural Plan and is zoned Rural Zone RU-2. The site is located north of the 272 Street and 8 Avenue intersection.

The site was previously used for gravel extraction and is currently used for residential purposes. The existing buildings consist of a single family house and several accessory buildings. The existing single family residence is proposed to remain on the property and will be used as a caretaker residence for the cemetery, pending Council approval of this application.

DISCUSSION/ANALYSIS:

Pacific Land Group (PLG) has applied to amend the Rural Plan and Rural Zone RU-2, on a site specific basis, to permit development of a privately operated multi-faith cemetery at 920 - 272 Street, south of Aldergrove. In support of this application, the applicant has submitted a letter of intent that provides information related to the proposed use (Attachment C).

The cemetery is proposed to be developed in six (6) phases in accordance with the Cemetery Use Master Plan and Phasing Plan ("the Master Plan") included in this report. No new buildings are proposed as part of this development application.

Adjacent Uses:

North:	A rural property zoned Rural Zone RU-2, designated Agriculture / Countryside in the Rural Plan, not in the ALR, and currently under application to facilitate a development of an agricultural distribution centre (Project No. 13-08-0013).
South:	Two rural properties zoned Rural Zone RU-2, designated Agriculture / Countryside in the Rural Plan, not in the ALR.
East:	A rural property zoned Rural Zone RU-2, designated Agriculture / Countryside in the Rural Plan, located in the ALR.
West:	272 Street, beyond which is Jackman Wetlands Park, zoned Limited Institutional Zone P-5, designated Agricultural / Countryside in the Rural Plan, not in the ALR.

Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the site as "Rural", in which institutional land uses (such as cemeteries) which do not require provision of urban services are permitted. The applicant's Letter of Intent (Attachment C) states:

> *"As the proposed cemetery is considered a small-scale institutional use, maintains the existing rural character, and will not require urban services such as sewer or transit, the proposal is consistent with the RGS. Metro Vancouver regional planning staff have also confirmed that cemeteries uses are permitted in the "Rural" designation."*

Rural Plan:

The subject site is designated "Agricultural / Countryside" in the Rural Plan. Section 2.1 of the Rural Plan states *"The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"*

Policies for the Agriculture / Countryside designation (Section 5.5 of the Rural Plan) give priority to agricultural over non-agricultural uses. Non-agricultural uses may be considered if they comply with the Rural Plan policies. Specifically, the Rural Plan policies state the following:

a) *In areas designated "Agriculture / Countryside", agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non agricultural uses that don't comply with provisions of this Plan are not permitted.*
b) *Non-agricultural uses that comply with other provisions of this Plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses*.

Based on the above policies, a cemetery, which is considered an institutional use, is not permitted within the Agriculture / Countryside land use designation. Policy 5.15 of the Rural Plan encourages institutional uses to be located in the Agro-Service Centre and Rural Commercial Community Centres. According to the applicant, cemeteries generally require larger parcels to accommodate various types of interment and as such are not compatible with the Agro-Service Centres or Rural Commercial Centres. The applicant is proposing a site specific text amendment to the Rural Plan to permit the cemetery use within the Agriculture / Countryside land use designation at the subject site.

As part of the development application, the applicant submitted the following rationale:

> *..Township of Langley's civic cemeteries are currently all located in urban areas. Cemeteries generally require larger land parcels to create a serene, park-like setting. With a growing population and dwindling land base in urban areas, locating new cemeteries in urban areas or commercial areas may not be the highest and best use of land intended for higher residential densities and commercial clusters. Rather, the proposed location is able to maintain the rural character as envisioned by the Rural Community Plan while located only 2.7 km from Aldergrove's urban area.*
>
> *Within the Aldergrove area, there are two funeral homes offering funeral and cremation services, and one specialized cremation business. There are approximately 11 churches in the Aldergrove area, with several Sikh, Hindu, and Buddhist temples located in neighbouring Abbotsford and Surrey*..

The applicant also maintains that the subject property is located in an area with several institutionally zoned sites owned by the Township and that adjacent properties, except the one to the east, are not located in the ALR. The applicant indicates the cemetery development will be phased over a relatively long time period and its development will commence along the 272 Street frontage. An eight (8) metre wide ALR buffer will be provided along the east property line as part of the initial two (2) phases of the development.

Bylaw No. 5556 amends the Rural Plan by adding provisions to the Agriculture / Countryside designation to accommodate development of a cemetery on a site specific basis at 920 – 272 Street.

Township of Langley Cemetery System Overview Study

Lee + Associates completed Cemetery System Overview Studies for the Township of Langley in 2007 and 2019. The Study from 2019, presented to Council on May 13, 2019, reviewed operations of the Township's three cemeteries and provided recommendations to position the cemetery system in the next 30 years with anticipated population growth.

Based on changing demographics, death rates, demand for sustainable burials and other factors, both studies identified the need for additional cemetery capacity. The studies state that the three (3) existing Township cemeteries will not be able to meet the expected demand for cemetery services over the next 30 years with the existing inventory.

Zoning Amendment:

The subject site is currently zoned Rural Zone RU-2 which permits the following uses:

1) all *uses* permitted in the Rural Zone RU-1
2) animal pounds established by Council subject to the "Township of Langley Animal Control Bylaw 2005 No. 4440" as amended
3) *dog daycare* subject to "Township of Langley Noise Control Bylaw 1988" as amended
4) *fur* farms subject to "Langley Fur Farm Control Bylaw 1964 No. 1128 as amended
5) kennels subject to the "Township of Langley Animal Control Bylaw 2005 No. 4440" as amended
6) Municipal storage facilities and compounds accessory to a permitted *use*

Bylaw No. 5557 amends the Rural Zone RU-2 to allow a cemetery as a permitted use on the subject lot located at 920 – 272 Street. The bylaw also adds the term "*Cemetery*" to Section 102 - Definitions of the Zoning Bylaw to define the use, as follows:

> **"***cemetery***"** means land that is set apart or used as a place of burial of human remains or cremated remains and includes ancillary buildings on the land"

Proposed Cemetery:
The applicant is proposing to develop a privately operated, multi-faith cemetery at 920 – 272 Street, in accordance with the Master and Phasing Plan ("Master Plan") included in this report (Attachment A).

Phase I and II proposed at the western end of the property will be developed concurrently, while the remaining four (4) phases are secured for long-term needs. Phase I with an area of 2.2 ha (5.5 ac) is located along the western portion of the subject property and includes approximately 1,600 graves and 2,810 urns. Phase II with an area of 0.77 ha (1.9 ac) is located at the southwest portion of the property and includes approximately 1,032 graves. The remaining phases with an area of 4.96 ha (12.2 ac) will include 4,474 graves and 10,864 urns. (The estimated capacity of the entire cemetery is 7,106 graves and 13,674 urns).

According to the Master Plan, the traditional grave plots will be aligned in a north-south orientation, with small clusters of trees placed in small pockets. A row of trees is proposed along the main road between Phases I and II, which will be continued through the cemetery as phases progress. The frontage of 272 Street will have landscaping and fencing. A columbarium garden and a memorial garden are proposed as above ground interment spaces. Provision of detailed landscaping and engineering plans for Phase I and II are condition of final reading.

According to the applicant, Phases I and II will provide adequate interment capacity for at least 30 - 40 years. The applicant also states that the development timeframe of a cemetery is over several decades and that at this point is not possible to estimate specific time frame for Phases III – VI. As these phases will not be developed in a foreseeable future, the applicant will provide overall, more functional landscape and engineering plans prior to final reading. In addition, a no build covenant is required to be registered for Phases III to VI requiring detailed landscape and engineering plans for each subsequent phase.

The existing house will be converted for use as a caretaker's residence. A 40 stall parking lot fronting 272 Street will be constructed as part of Phase I, accessed from the southern driveway. Parking pockets along the main access road and an overflow parking area (east of Phase II) will provide additional parking) for Phase I and II.

Landscaping:

The eastern property line of the subject property abuts the ALR. An eight (8) metre wide landscape buffer along the ALR edge of the site will be installed as part of Phase I and II to mitigate impacts on agricultural land. Proposed landscaping for Phase I and II includes landscaping along 272 Street, landscape screening along the southern property line to the extent of Phase II and landscaping of the proposed detention pond (along the east edge of the property).

As an interim landscape treatment, the portion of the site reserved for Phases III – VI is proposed to be seeded with pasture mix. As a condition of the final reading, provision of a detailed landscape plan for Phase I and II, an overall landscape plan for the entire site including bonding for proposed landscaping included in Phase I and II, and an interim landscaping work for Phases III-VI is also required. As part of the final reading conditions, a no build covenant will be registered for Phases III to VI requiring detailed landscape plans to be submitted for each subsequent phase.

Access and Parking:

The cemetery is proposed to be accessed from one main driveway from 272 Street with a secondary access between Phase II and III accessible to emergency vehicles only. The internal road network is designed to loop through the site with parking provided on both sides of internal roads.

Although the Township's Zoning Bylaw does not have a specific requirement for cemeteries, application of its requirement for commercial assembly uses (including funeral homes) would result in a requirement of 16 parking spaces.

Staff note the applicant has provided a Parking Demand Analysis study which examined several cemeteries in other jurisdictions (Surrey and West Vancouver). Based on an evaluation of parking at these sites, the study recommends a minimum parking standard of 6 parking spaces per acre of cemetery be considered, which would result in a total of 118 stalls for the subject 19.6 acre site. The applicant is proposing to provide a total of 156 parking spaces upon completion of all phases. Phase I proposes to provide 40 parking spaces, with an additional 14 spaces provided in Phase II. An additional overflow parking area with 28 spaces is shown on the site plan for Phase I and Phase II (Attachment A). Parking for subsequent phases will be developed in accordance with the Master Plan and the Parking Demand Analysis and will be secured through a restrictive covenant.

Applicable Provincial Legislation:

The *Cremation, Interment and Funeral Services Act* ("the Act") establishes the regulatory framework for disposition of human remains, general duties of funeral providers and the operational procedures of places of interment in British Columbia. The Act requires a certificate of public interest to be issued, designating land where rights of interment may be granted.

The issuance of a certificate of public interest requires the municipal Council to confirm that the proposed use is permitted by its bylaws. In the case of this application, this means that site specific Rural Plan and Zoning Bylaw amendments are required to be passed by Council before a certificate is issued.

Groundwater Contamination Mitigation Measures Report:

As part of this proposal, a Groundwater Contamination Mitigation Measures Report was prepared by Active Earth Engineering. This report provides recommendations for mitigation measures to prevent groundwater contamination from burial of human remains. The proponent's Cemetery Use Master Plan has been prepared as per the recommendations from this report.

Site suitability for the proposed use will be further addressed once the applicant applies to the Ministry of Health for a certificate of public interest. As per Part 2 of the *Cremation, Interment and Funeral Services Act* the applicant will be required to provide information such as drainage on the site in respect to the adjacent properties and soil conditions, and an assessment by a professional engineer or geoscientist of the suitability of the site for the proposed use.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 130 significant trees exist on the subject site. Fourteen (14) significant trees are proposed to be retained within Phase I and II and nineteen (19) trees are proposed to be retained in future Phases III – VI. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 489 replacement trees are required. Post development approximately 522 trees will be in place for all six (6) phases. Three hundred forty-five (345) of the total replacement trees will be installed as part of the landscape works for Phase I and II (207 coniferous and 138 deciduous). Final tree retention, protection, and replacement plans are subject to the 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.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats 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 OCP, 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. Staff also note the proposal is subject to the requirements of the Cremation, Interment and Funeral Services Act.

Servicing:

The site is located in Rural Service Level 4 requiring the provision of rural services (septic and well) as minimum requirements. Prior to final reading, the applicant will be required to provide a detailed engineering plan for Phase I and II and an overall engineering plan for the entire site. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township. As part of the final reading conditions, a covenant will be registered for Phases III to VI prohibiting their development until such time as detailed engineering plans are submitted and approved for each phase.

Public Consultation:

The applicant held a Public Information Meeting (PIM) for the proposed development on November 29, 2018 at the Aldergrove Credit Union Community Centre. A summary of the meeting provided by the applicant is presented in Attachment B. Eighteen (18) attendees signed the attendance sheet. Eight (8) questionnaires were returned to the applicant (see Attachment “B”).

POLICY CONSIDERATIONS:

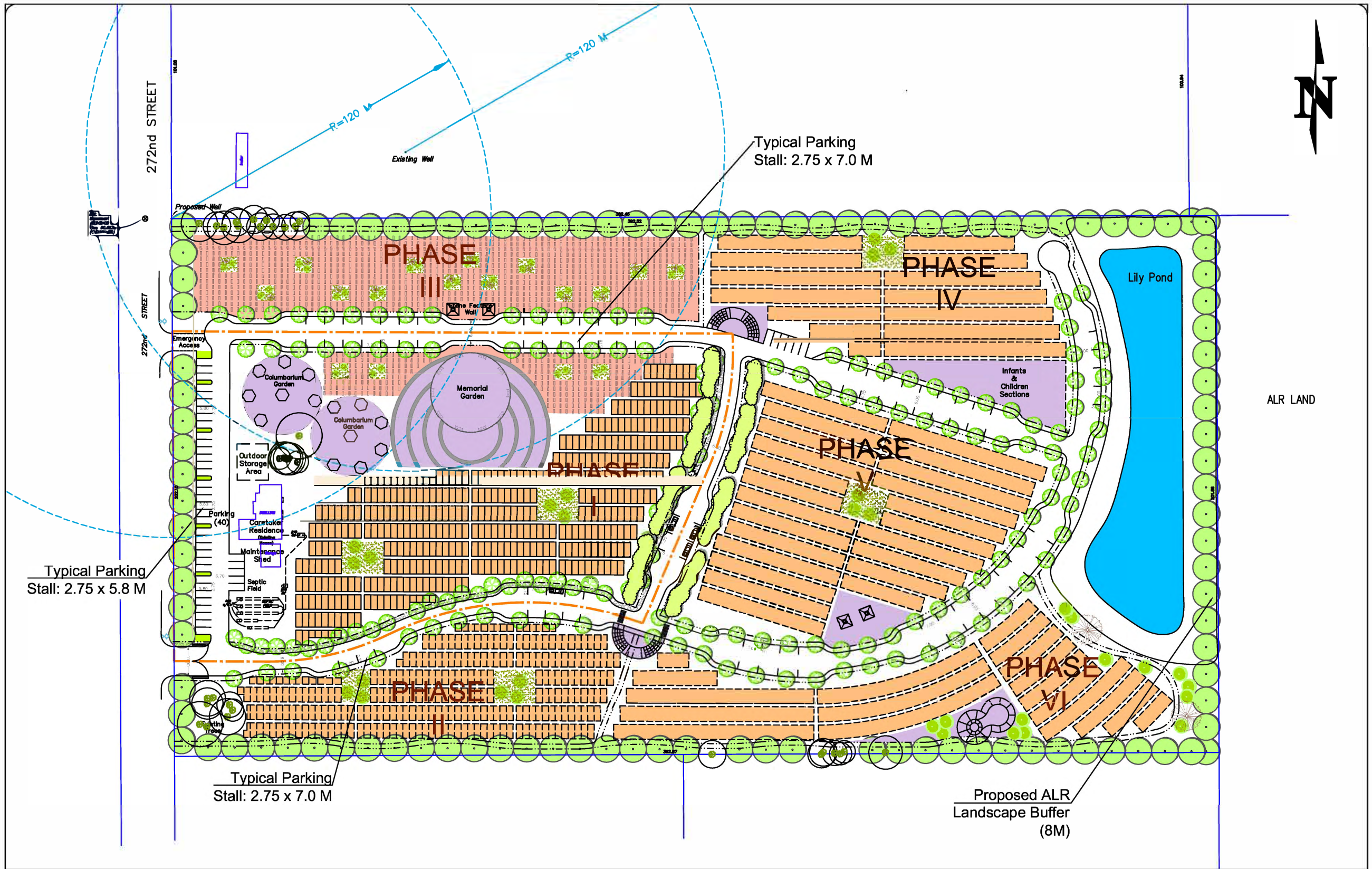
The proposed site specific amendments to the Rural Plan and Rural Zone RU-2 will accommodate expansion of cemetery capacity in the Township and are consistent with the Township of Langley Cemetery System Overview Studies that identified a need for more land for cemeteries.

Staff recommend that Council give first and second reading to Bylaws No. 5556 and 5557 subject to completion of six (6) development prerequisites, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Cemetery Master and Phasing Plan
ATTACHMENT B	Public Information Meeting Summary
ATTACHMENT C	Letter of Intent



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

NOTE:
Estimated parking ratio is based on 6 stalls / acre.

Estimation of Provided Graves
- Phase I: 1,600 graves and 2,810 urns
- Phase II: 1,032 graves
- Phase III: 10,864 urns
- Phase IV : 1,490 graves
- Phase V: 1,784 graves
- Phase VI : 1,200 graves

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Cemetery Use Master Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

PROJECT No:

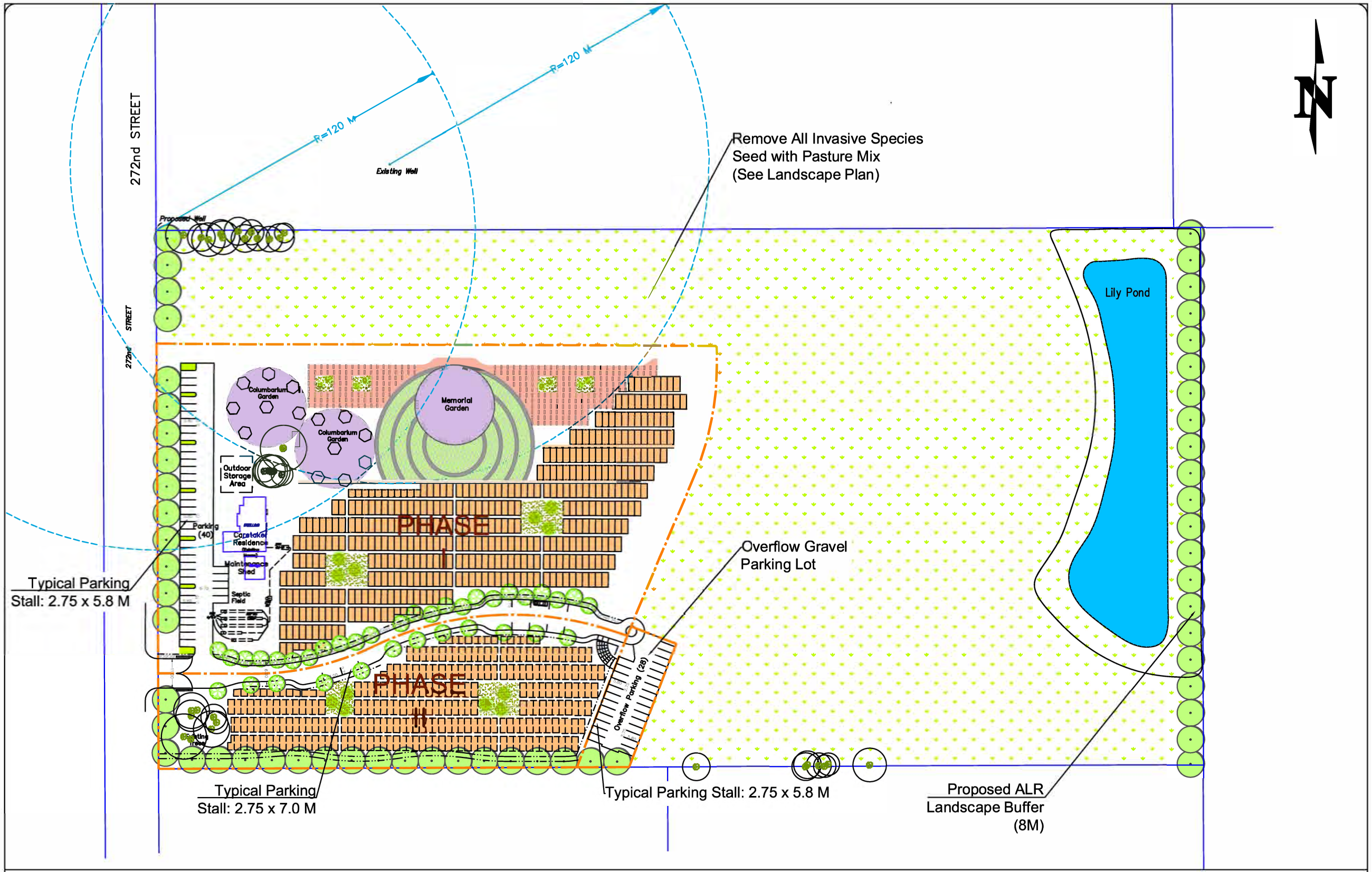
12-1028

DRAWING No:

01

DESIGNED BY:	CHECKED BY:
EW	**OV**

ATTACHMENT A



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

Phase I Area: 2.2 Ha. / 5.5 Ac.
Required Parking: 33
Provided Phase I Parking: 40
Phase II Area: 0.77 Ha. / 1.9 Ac.
Required Parking: 12
Provided Phase II Parking: 14
Overflow Parking: 28
Subtotal of Provided Parking: 82

NOTE: Estimated parking ratio is based on 6 stalls / acre.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Interim Condition (Seed with Pasture Mix)
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase I & II Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

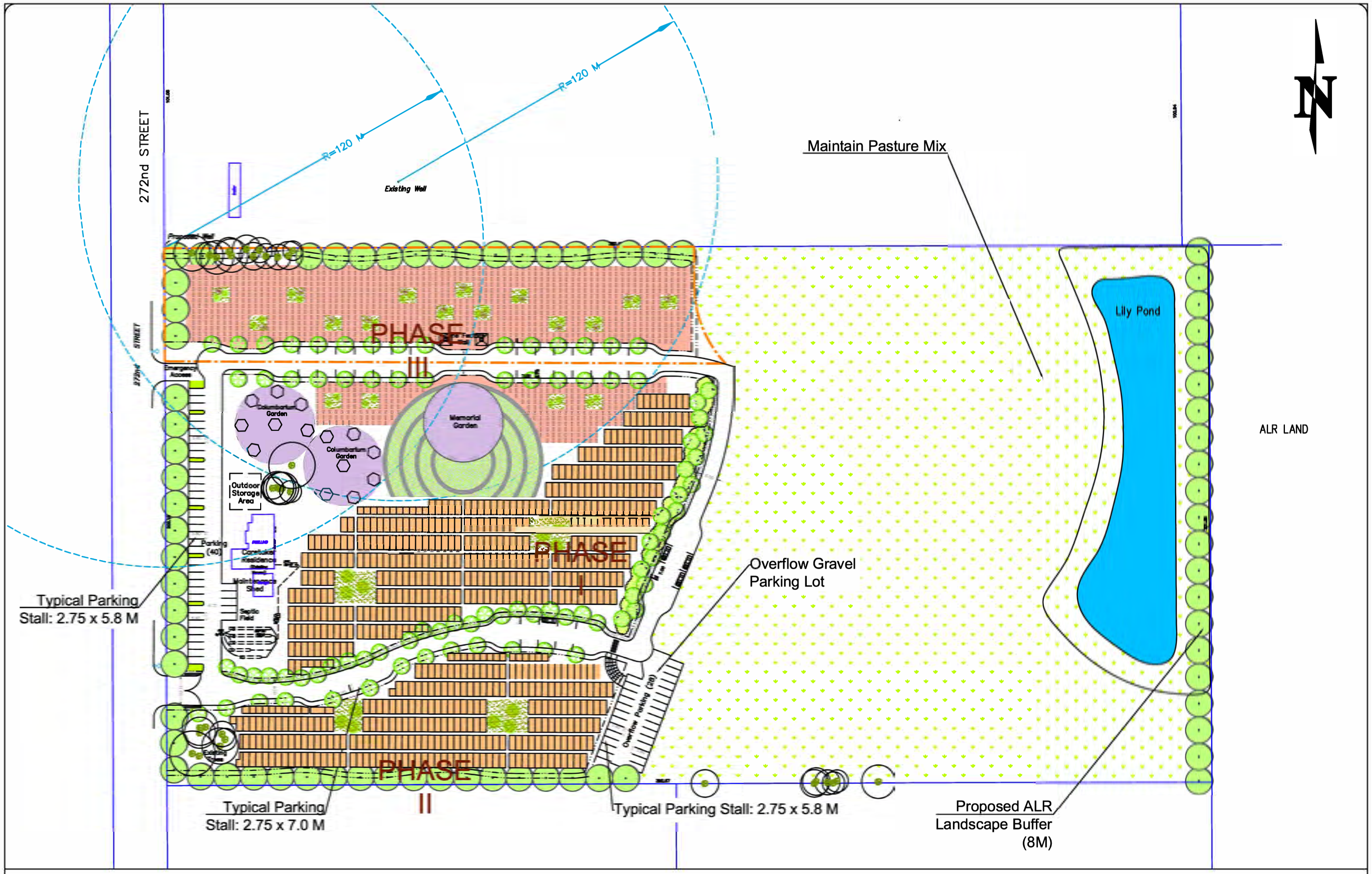
PROJECT No:

12-1028

DRAWING No:

02

DESIGNED BY:	CHECKED BY:
EW	**OV**



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

Phase III Area: 0.87 Ha. / 2.1 Ac.
Required Parking: 13
Provided Phase III Parking: 32
Provided Phase I,II & III Parking: 86 (40+14+32)
Subtotal of Provided Parking (including overflow): 114 (86+28)

NOTE:
- 8 stalls along the north-south road are allocated as stalls for future Phase V.
- Estimated parking ratio is based on 6 stalls / acre.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Interim Condition (Seed with Pasture Mix)
- Existing Trees to be retained

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Land Use, Development & Environmental Strategists

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Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase III Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

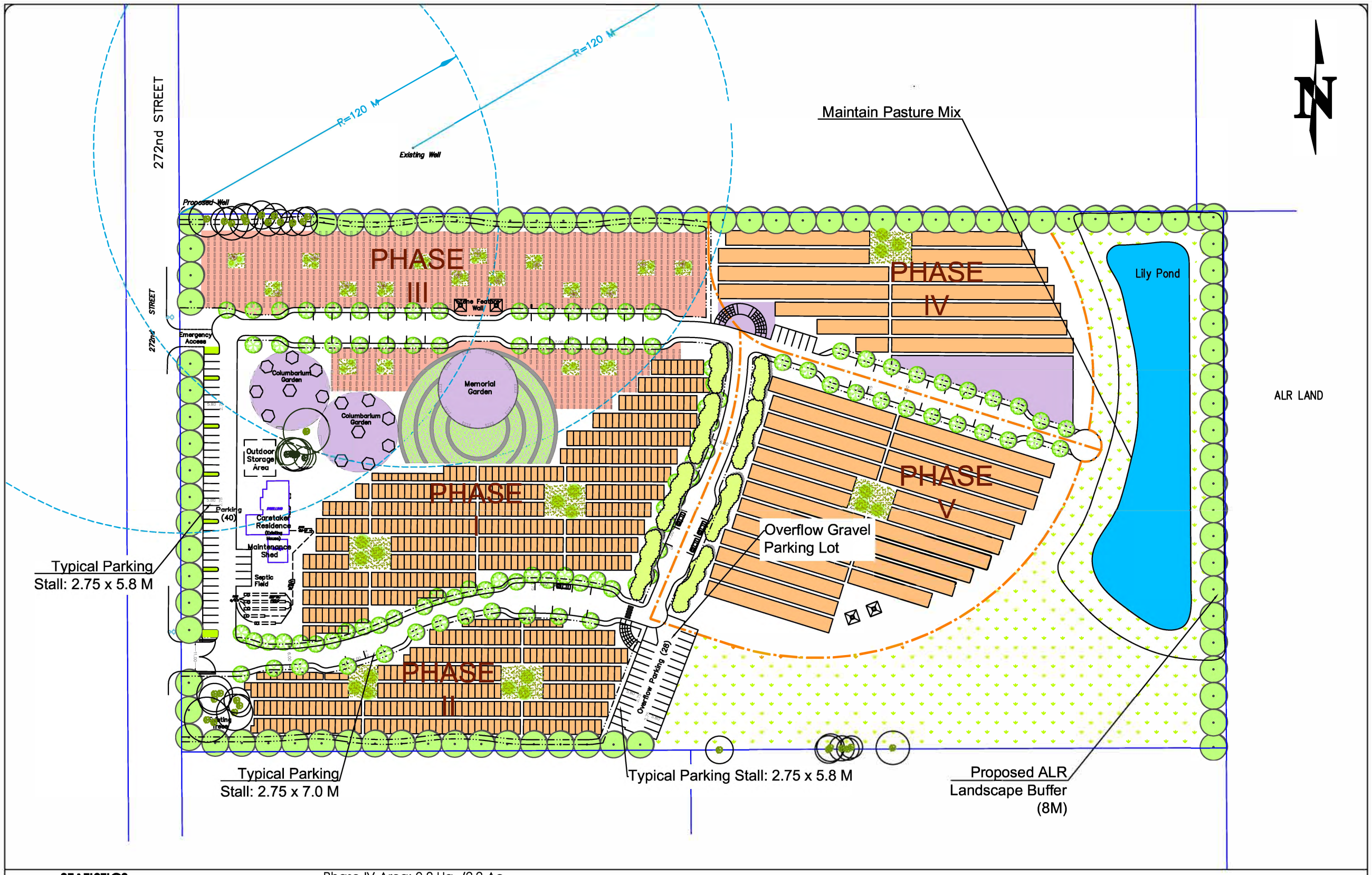
PROJECT No:

12-1028

DRAWING No:

03

DESIGNED BY:	CHECKED BY:
EW	**OV**



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

Phase IV Area: 0.9 Ha. /2.2 Ac.
Required Phase IV Parking: 14
Provided Phase IV Parking: 16
Phase V Area: 1.25 Ha. /3.1 Ac.
Required Phase V Parking: 19
Provided Parking: 18
Provided Phase I, II, III, IV, V Parking: 120 (86+16+18)
Subtotal of Provided Parking (including overflow): 148 (120+28)

NOTE:
- 8 of these stalls are constructed in Phase III.
- Estimated parking ratio is based on 6 stalls / acre.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Interim Condition (Seed with Pasture Mix)
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

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Surrey, British Columbia
Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase IV & V Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

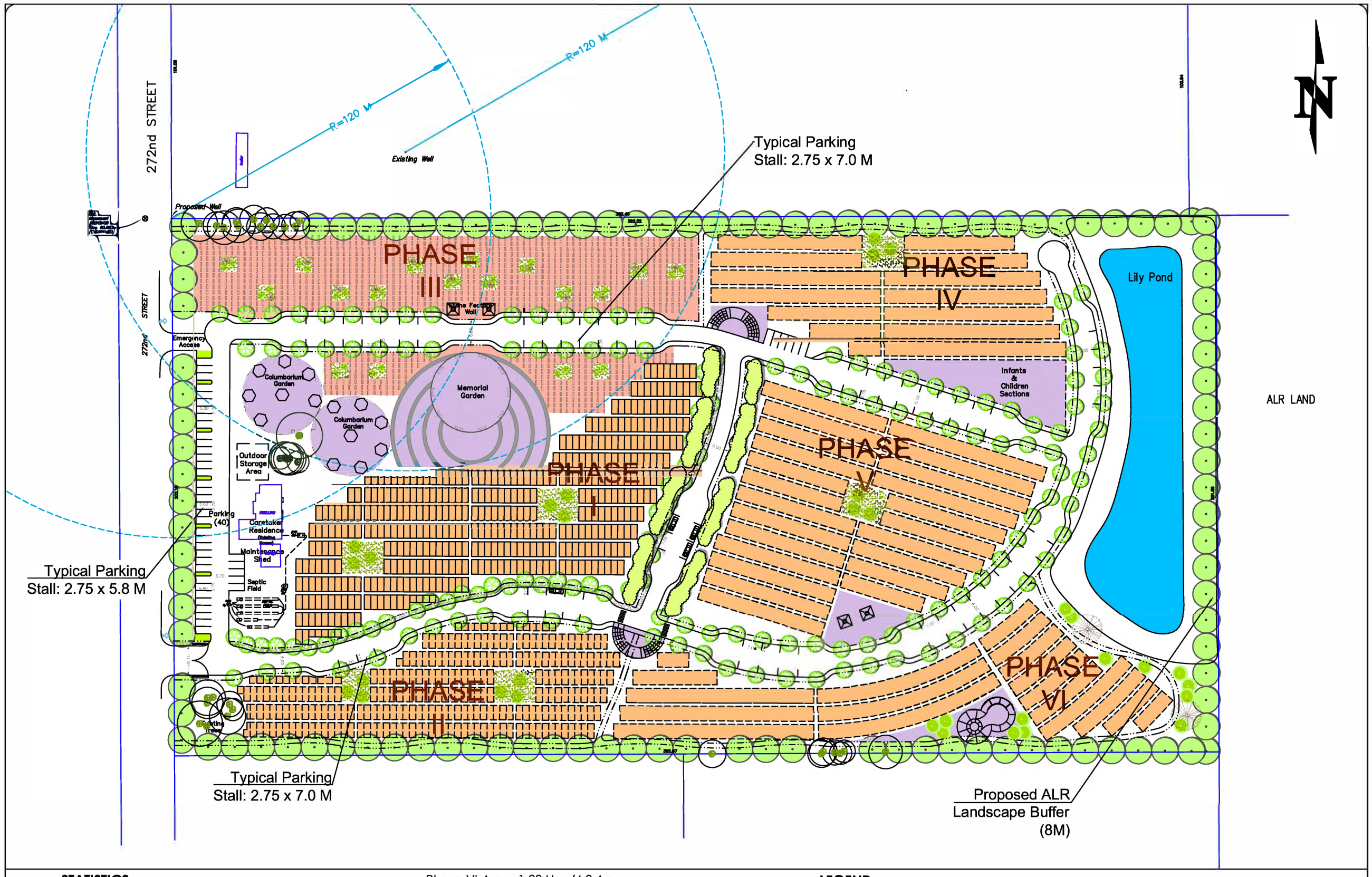
PROJECT No:

12-1028

DRAWING No:

04

DESIGNED BY:	CHECKED BY:
EW	**OV**



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
Entrance: 40
Phased Parking: 116
Typical Parking Stall:
Parallel Parking: 2.75 x 7.0 M
90° Parking: 2.75 x 5.8 M

Phase VI Area: 1.93 Ha. /4.8 Ac.
- Cemetery Use: 1.01 Ha. / 2.5 Ac.
- Detention Pond: 0.92 Ha. / 2.3 Ac.

Required Phase VI Parking: 15
Provided Parking: 36
Total Phase I, II, III, IV, V, VI Parking: 156 (120+36)

NOTE:
- Excess stalls can service Phase V.
- Estimated parking ratio is based on 6 stalls / acre.
- Out-flow parking (28 stalls) to be eliminated.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

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Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase VI Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

PROJECT No:

12-1028

DRAWING No:

05

DESIGNED BY:	CHECKED BY:
EW	**OV**

C.2

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.
VANCOUVER ■ SURREY

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada, V3W 2V6

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Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

December 4, 2018

PLG File: 12-1028
Township of Langley File: 13-08-0011

Summary of November 29, 2018 Public Information Meeting for
920 272nd Street, Aldergrove

Location: Aldergrove Credit Union Community Centre - 27032 Fraser Highway, Aldergrove

Date: November 29, 2018

Time: 5:00 – 7:30 PM

Advertisements/Invitations

Twenty-four postcard invitations were mailed to local residents within the notification area determined by the Township of Langley. A similar invitation was also advertised in the Langley Advance in the November 15th and 22nd editions of the newspaper. Copies of these invitations are attached for reference.

Project Representatives

Pacific Land Resource Group Inc.:	Oleg Verbenkov
	Laura Jones
	Tyler Erickson
Active Earth Engineering Ltd.:	David Kneale
Township of Langley:	Zorica Andjelic

Format

The format of the Public Information Meeting was conducted as an Open House, where details on the application were provided on display boards. Any questions or comments concerning the information presented were answered by representatives of Pacific Land Resource Group Inc. or Active Earth Engineering Ltd. A copy of the display boards is attached for reference.

Attendees

The open-house took place in the Multi-Purpose Room of the Aldergrove Community Centre. 18 entries were recorded into the Sign-in sheet. A copy of the Sign-in Sheet is attached for reference.

Email Correspondences

One resident requested additional information via email prior to the open-house to which a Project Overview Letter was prepared and provided to the individual via email. A copy of that document is attached for reference.

Comment Form Response Summary

Pacific Land Resource Group Inc. requested attendees to fill out a comment form to highlight any comments or questions they may have concerning the application. 8 Comment Forms were received and a copy of each is attached for reference.

Of the 8 comment forms received, 3 responses expressed support for the proposal citing the benefits of providing a variety of burial options. 5 responses conveyed concern that the proposal would result in increased traffic, soil contamination, increased vandalism and conflict with neighbouring agricultural uses.

Conclusion:

The overall response to the proposal was positive with the majority of people who attended the open house choosing not to submit written feedback. The concerns provided by those who were opposed to the proposal have largely been accounted for in the proposal and include several design characteristics including a buffer from groundwater wells for traditional burial plots to provincial standards, a landscaped buffer to the adjoining agricultural lands to the standards established by the Agricultural Land Reserve, and a phasing strategy that addresses increased parking demand during burial events. PLG will also work with the project hydrogeologist to develop specific recommendations for each burial category to provide assurances with regard to groundwater. PLG will also follow-up in this regard with the adjacent land owners who attended the meeting.

Sincerely,

PACIFIC LAND RESOURCE GROUP INC.



Laura Jones, MCIP, RPP

Attachments

- Postcard Notification
- Newspaper Ad
- Project Information Display Boards
- Attendee Sign-In Sheet
- Project Overview Letter
- Comment Forms

CC: Ali Khan

WELCOME TO THE DEVELOPER INFORMATION SESSION

920 272 STREET,
ALDERGROVE

Thank you for coming.

Pacific Land Group has applied for a rezoning for the property at 920 272 Street from Rural RU-2 to Civic Institutional P-1.

The rezoning proposes the development of a multi-phase cemetery.

Information on the application is presented here for your review so that we can understand your feedback.

Please sign in and take a comment form to record your feedback. The form can be dropped off in the box once you are finished.

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

SITE CONTEXT

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE



PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

NEIGHBOURHOOD CONTEXT 2

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

View 1 looking South on 272 Street towards the site





View 2 looking Southeast on 272 Street at the current Northwestern access to the site



View 3 looking North on 272 Street towards the site



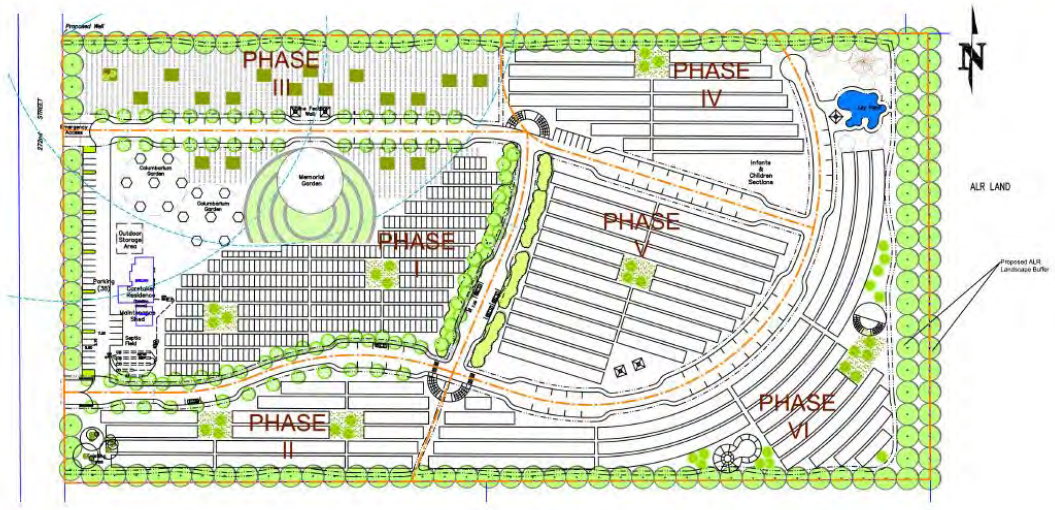


View 4 looking upon Aldergrove Regional Park

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

SITE PLAN 3

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE



PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

PROJECT OVERVIEW

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

4

Local Trends and Demand

- Current **demographic shift** in the Fraser Valley calls for variety of burial options to meet diverse cultural and religious needs.

- Local cemeteries **nearing capacity** with approximately 8.5 acres of space needed by 2032.

Burial Options and Contamination Mitigation

The proposed cemetery offers a multi-faith burial facility acknowledging site-specific considerations and the changing demographics of the Fraser Valley.

- Diversity of burial options provided to meet the needs of current **demographic shift** in the Fraser Valley.

- **120 metre buffer** from groundwater wells is required for traditional burial sites to prevent contamination. Areas within this setback have been established as landscaped areas or cremation/columbarium gardens.

- **15,000 graves** are proposed and achieved through the various burial options. The first two phases include **6800 graves with 200 garden burials.**



Mount Pleasant Cemetery, Toronto



Scattering Garden



Columbarium



Knollwood Cremation Garden, Massachusetts

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

KEY POINTS

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

5

Parking Demand Analysis

Pacific Land Resource Group Inc. prepared a parking demand analysis which establishes the expected parking requirements for cemetery use as they are not established in the Township's Zoning Bylaw.

- Parking demand for cemetery use fluctuates based on: size of cemetery, age of cemetery, and existence of funeral home / crematorium. Parking demand must also consider daily visitations and burial events.

- Parking ratio for the proxy sites ranged from 6 stalls per acre to 11 stalls per acre. As the proposal does not include funeral facilties, **6 stalls per acres** was used to determine approximate parking demand and **7.8 stalls per acres** have been provided.

Phase	Area (Acres)	Approximate parking demand	Provided / Marked Parking	Notes
Phase I	5.4	33	52	Parking allocated for Phase II will be constructed in Phase I.
Phase II	2	12		
Phase III	2.1	13	32	8 additional stalls will be constructed along north-south internal road. Counted as part of Phase V.
Phase IV	2.2	14	14	
Phase V	3.1	19	18	8 stalls constructed in Phase III included in parking total. Additional stalls will be constructed in Phase VI when internal roads completed
Phase VI	4.8	29	36	
Total	19.6	120	154	

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Land use, Development & Environmental Strategists

Agricultural Land Reserve and Buffer

The subject property is not designated within the ALR. 27413 8th Ave, the property abutting the rear property line of the proposed cemetery is designated within the ALR and the following considerations have been accounted for:

- A landscaping buffer of **15 metres** along the east property line to ensure no impact to agricultural viability of ALR land.

- A **1.8 metre** fence be installed along the rear and side yard property line to prevent conflict with neighbouring uses.

Phasing

The cemetery is proposed to be developed in six phases.

- The timing of subsequent phases is unknown at this time and will be influenced by pre-sales of phase 1.

- As parking demand is highest during burial events, parking provided in Phase 1 will include the parking required for Phase 2, allieviating parking concerns stemming from Phase 1 burial events.

FEEDBACK

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

6

Please let us know your thoughts about the information presented here today, by filling out a comment form. Forms are available at the entrance.

Comment Form



Public Information Meeting Feedback Form

Pacific Land Group has submitted an application to rezone 920 272 Street from Rural RU-2 to Civic Institutional P-1 to facilitate the development of a multi-phase cemetery.

1. Do you support the proposed cemetery project?

2. What do you like most about the proposed cemetery project?

3. Do you have any concerns about the proposed cemetery project?

4. What would you suggest to improve or enhance the proposed cemetery project?

5. Do you have any other comments on the proposed cemetery project?

Name: _____ Address: _____

Phone: _____ Email: _____

Pacific Land Group may contact me with updates on this proposal: Yes / No (please circle one)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 19, 2019.

For more information on this proposal, please contact:
Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Feedback from each comment form will be presented to Township of Langley staff and Council for their review.

If you have any questions about the information presented here today, please ask one of the Planners from Pacific Land Group. If more information is needed, we can follow up with you at a later point to provide the information.

If you think a question may come up later, please write to laura@pacificlandgroup.ca or call 604-501-1624.

Thank you for attending the Developer Information Session.

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

The Grove

Public Information Meeting – ~~June 7, 2018~~ November 29/2018

Sign-in Sheet

#	Name	Address
24	FOIPPA s.22(1)	FOIPPA s.22(1) ALDERGROVE
25		" "
26	OMEGA INVESTMENTS LTD	
27	FOIPPA s.22(1) OMEGA INVESTMENTS LTD	FOIPPA s.22(1) SURREY BC
28	FOIPPA s.22(1)	FOIPPA s.22(1) Aldergrove BC
29		FOIPPA s.22(1) 0933073 BC Ltd. Aldergrove BC
30		
31		FOIPPA s.22(1) Coquitlam.
32		FOIPPA s.22(1) Aldergrove
33		FOIPPA s.22(1) Langley, BC.
34		
35		FOIPPA s.22(1) Aldergrove

PACIFIC LAND RESOURCE GROUP INC. – VANCOUVER ♦ SURREY

3

The Grove

Public Information Meeting – ~~June 7, 2018~~ Nov. 29/2018

Sign-in Sheet

#	Name	Address
36	FOIPPA s.22(1)	FOIPPA s.22(1) Aldergrove B.C
37		FOIPPA s.22(1) Surrey B.C FOIPPA s.22(1)
38		FOIPPA s.22(1) Aldergrove.
39		FOIPPA s.22(1) ABB.
40		FOIPPA s.22(1) ALDERGROVE, BC
41		FOIPPA s.22(1) SURREY
42		
43		
44		
45		
46		
47		

Public Information Meeting Feedback Form

Pacific Land Group is planning to apply to the Township of Langley for a Rezoning to allow the development of a multi-phase cemetery at 920 272 Street. The property is current zoned Rural RU-2. The primary purpose of this public information meeting is to obtain community input on the proposed rezoning to Civic Institutional P-1 to facilitate the development of a cemetery.

Do you have any comments or questions on the proposed rezoning and development concept?

NO, NOT SUITABLE FOR A CEMETERY.
- AREA IS NOT SUITABLE FOR A CEMETERY AS FARM LAND. MY PROPERTY IS ZONED AS AGRICULTURAL
YOU WILL CONTAMINATE THE GROUNDWATER.
NO CEMETERY

OMEGA INVESTMENTS LTD

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)
CURREY BC

Telephone FOIPPA s.22(1) Email:

MY PROPERTY ADDRESS: FOIPPA s.22(1) ALDERGROVE

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

Pacific Land Group is planning to apply to the Township of Langley for a Rezoning to allow the development of a multi-phase cemetery at 920 272 Street. The property is current zoned Rural RU-2. The primary purpose of this public information meeting is to obtain community input on the proposed rezoning to Civic Institutional P-1 to facilitate the development of a cemetery.

Do you have any comments or questions on the proposed rezoning and development concept?

This is a very good idea, much needed for the area. If you need any help or support please call.
Push back on the contamination concers and promote the variety of options being offered.

Name: FOIPPA s.22(1)

Address: Aldergrove

Telephone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

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Do you have any comments or questions on the proposed rezoning and development concept?

No Cemetery. We do not agree with this rezoning and land use proposal.

- strongly disagree

Name: FOIPPA s.22(1)

Address: Aldergrove BC

Telephone: _____ Email: _____

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

No Cemetery, we do not agree with the proposal.

A cemetery would be counter-intuitive to our quality of life

STRONGLY Disagree

Name: FOIPPA s.22(1)

Address: Aldergrove BC

Telephone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

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Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

LOVE that the township is recognizing the need for BURIAL / MEMORIAL / Cemetery space!! Very progressive & Amazing.

The optics of A cemetery beside A garbage dump MAY BE A little offputting but this is A wonderful use of the site & space.

Thankyou for considering the dead.

Name: FOIPPA s.22(1)

Address:

Telephone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

No CEMETERY

We do not agree with this proposal

- Strongly disagree

Name: 0933073 BC Ltd.

Address: FOIPPA s.22(1)

Aldergrove, BC FOIPPA s.22(1)

Telephone: FOIPPA s.22(1) Email:

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

I am for the project, it is a positive step for the community. I appreciate the city and the members and Mayor and his team to approve this project.

Thanks to all.

FOIPPA s.22(1)

29 Nov 2018

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) SURREY, BC FOIPPA s.22(1)

Telephone: _____ Email: _____

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

PARKING & INCREASED TRAFFIC WILL MAKE THE AREA COMPARABLE TO A MEDIUM SIZED CITY NOISE & CONGESTION THE TRAFFIC ON 8th AVE i.e. CONVOYS OF GRAVEL TRUCKS IS ALREADY A VERY NOISY NIGHTMARE. THEN THERE'S THE TRAFFIC ON 272 ST GOING TO & FROM THE DUMP.

- THERE WILL BE INCREASED VANDALISM WILL INCREASE IN THE NEIGHBOURHOOD — IN OUR HOMES. YOUR ~~SECURITY~~ SECURITY IN THE CEMETERY WILL ONLY PROTECT THE CEMETERY
- NO CRYPT IS GUARANTEED NOT TO BREACH, THERE IS CONTAMINATING GROUND.

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) SURREY BC FOIPPA s.22(1)

Telephone: FOIPPA s.22(1) Email:

SITE ADDRESS: FOIPPA s.22(1) ALDERGROVE

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

- NOISE, IN CREASED TRAFFIC will cause more pollution;
- WILD LIFE; DEER WILL BE FOUND DEAD ON ROAD FROM INCREASED TRAFFIC ALSO OTHER INDIGINOUS WILD LIFE WILL BE IN DANGER.
- Will lower my property Values.
- Will spoil THE PEACE & TRANQUILITY of THE Rural AREA I say Rural, NO CONCRETE'S IN Rural AREAS.

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

VANCOUVER ■ SURREY

Vancouver Office
Suite 1500 – 701 West Georgia Street
Vancouver, British Columbia
Canada, V7Y1C6

Surrey Office
Suite 101 - 7485 130 Street
Surrey, British Columbia
Canada, V3W 1H8

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

Updated March 18, 2020

PLG File #: 12-1028
TOL File #: 13-08-0011

Zorica Andjelic
Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Dear Ms. Andjelic,

RE: Letter of Intent: Cemetery Proposal at 920 272 Street
Rural Plan Amendment and Rezoning Application 13-08-0011

Pacific Land Group (PLG) is submitting a development application to the Township of Langley ("the Township") on behalf of 897694 BC Ltd. in order to allow a privately-operated cemetery development at 920 272 Street ("subject property") in Aldergrove. This proposal requires an amendment to the Rural Community Plan and a site-specific text amendment to the RU-2 to allow for the cemetery use.

1. Site Context

The 19.6-acre site is located north of the 272 Street and 8 Avenue intersection, south of the 272nd Street transfer station. The subject property is not in the Agricultural Land Reserve ("ALR"), designated "Rural" in the Metro Vancouver Regional Growth Strategy ("RGS") and designated "Rural" in the Regional Growth Strategy (which allows cemetery uses). Township of Langley's Rural Community Plan ("Rural Plan") designates this area as Agriculture/Countryside, and the site is zoned Rural ("RU-2").

The surrounding neighbourhood context is predominantly rural, with vacant parcels to the south, Township-owned institutional lands to the east and west, and other area businesses such as a dog kennel, a landscaping company, and an excavation operator training facility. The property to the north, 1030 272 Street, was recently rezoned to permit storage and distribution facilities for wood and soil-based products including parking of commercial vehicles in Township File 13-08-0013. The subject property abuts a parcel within the ALR to the east.

2. Background

2.1 Current cemetery services in Township of Langley

The Township has three municipal cemeteries: Murrayville, Fort Langley, and Langley Lawn. Fort Langley and Murrayville cemeteries, established in 1881 and 1891, respectively, are essentially

full; Langley Lawn is now the primary cemetery and has approximately half of its capacity remaining.

Lees + Associates conducted a *Cemetery System Overview Study* for Township of Langley's Department of Parks, Recreation and Culture in May of 2007. The study reviewed key components of the Township's cemetery system with recommendations on planning, design, administrative and budget for implementation. The study also reviewed Township's burial statistics, site information and cemetery data.

The study outlined several long-term trends affecting interment service provision in the Township of Langley, including:

- Changing demographics, cultural and religious diversity;
- Increasing death rate (9.1 deaths/thousand by 2030);
- Increasing cremation rates in Township (approximately 82%), and an unmet demand for cremation interment in the Township;
- Demand for sustainable burials (i.e. green burials) is expected to rise;
- Need for expansion of interment services (i.e. memorialization options, columbaria, scattering gardens, etc.);
- Cemeteries viewed as crucial community open spaces;
- Approximately 8.5 acres of cemetery space needed by 2032.

Based on these long-term trends and a future needs assessment, the study recommended that the Township of Langley designate new cemetery lands encompassing at least two full generations.

2.2 Applicable Provincial Legislation

The *Cremation, Interment, and Funeral Services Act* ("the *Act*") establishes the regulatory framework for disposition of human remains, general duties of funeral providers, and the operational procedures of places of interment in British Columbia. It also provides the "right of interment" by designating "a right, in perpetuity, for the interment of human remains or cremated remains, in a lot" (s. 1 Definitions). This means that the establishment of a cemetery use is permanent, and the interment which takes place is intended to remain forever.

The *Act* also requires a certificate of public interest to be issued (attached), designating land where rights or interment may be granted. The issuance of a certificate of public interest requires the municipal council to confirm that the proposed use is permitted by its bylaws; in this case, an OCP amendment and rezoning are required to be passed by Township council.

3. The Proposal

The proposed development of cemetery lands at the subject property requires the following amendments:

- An OCP Amendment to the Rural Plan
- A Site-Specific Text Amendment to the Rural Zone ("RU-2") to permit a cemetery use on the subject property

Six phases are envisioned for the long-term build-out of the cemetery as shown in the Master Plan. Detailed landscaping and grading for Phases I and II have been provided as part of the application submission. Landscaping and grading plans have provided interim conditions for the remainder of the site (e.g., prior to development of Phases III through VI) for consideration.

3.1 Policy Background

Metro Vancouver Regional Growth Strategy

The subject property is designated "Rural" in the RGS, intended to protect the existing character of rural communities and environmental qualities. Permitted land uses include low density residential development, small scale commercial, industrial, institutional uses, and agricultural uses that do not require provision of urban services. As the proposed cemetery is considered a small-scale institutional use, maintains the existing rural character, and will not require urban services such as sewer or transit, the proposal is consistent with the RGS. Metro Vancouver regional planning staff have also confirmed that cemeteries uses are permitted in the "Rural" designation with Pacific Land Group.

Township of Langley Rural Community Plan

The intent of the Rural Community Plan ("Rural Plan") is to recognize the predominant rural nature of the Township, protect diverse agricultural lands, and retain and/or enhance the countryside character of areas designated Rural Residential/Agricultural in the Official Community Plan. The Rural Plan provides policies for six land use designations:

- Agriculture/Countryside
- Small Farms/Country Estates
- Salmon River Uplands
- Special Study Area
- Agro-Service Centre
- Rural Commercial Centre

The Agriculture/Countryside is the predominant land use designation in the Rural Plan. Policies for the Agriculture/Countryside designation give priority to agricultural uses over non-agricultural uses. Non-agricultural uses may be considered so long as the use complies with other Rural Plan provisions and buffers to adjacent agricultural land and efforts to minimize negative impacts on agricultural uses are provided (Policy 5.5.2).

The proposed cemetery is considered an institutional use. Policy 5.15 of the Rural Plan speaks to institutional uses, and generally encourages such uses to be located in the Agro-Service Centre and Rural Commercial Centres. Parcels within Agro-Service or Rural Commercial Centres are generally smaller in size and should ideally focus on allowing retail and service commercial uses directly related to agricultural activities. Cemeteries generally require larger parcels to accommodate traditional burials and other types of interment in perpetuity and are not compatible with the typical uses in the Agro-Service Centres or Rural Commercial Centres. Based on the above policies, the proposed cemetery use would not wholly meet Policy 5.5.2 and 5.15 and would require an amendment to the Plan.

3.2 Amendment to the Rural Plan

The Rural Plan currently does not contain a designation that is well suited for a cemetery use. Given the unique characteristics of a cemetery and the rare occurrence of cemetery developments within the Lower Mainland, two amendment options to the Agriculture/Countryside designation may be considered for the cemetery use.

Option 1 – Site Specific Text Amendment to Section 5.5 Agriculture/Countryside policies to allow for cemetery uses on the subject property only

A site-specific text amendment to Section 5.5 of Agriculture/Countryside policies will add an additional policy to permit the cemetery use on the subject property, as follows:

> 5.5.6 Notwithstanding the provisions of Section 5.15, cemetery uses shall be permitted on lands described as:
>
> NORTH HALF OF THE WEST HALF OF THE SOUTH HALF
> OF THE SOUTH WEST QUARTER SECTION 8 TOWNSHIP 13
> NEW WESTMINSTER DISTRICT

Option 2 – General Text Amendment to Section 5.5 Agriculture/Countryside policies to allow for cemetery uses in all non-ALR lands within the designation

The second option adds an additional policy to the 5.5 Agriculture/Countryside to allow for cemetery uses for all lands not within the Agricultural Land Reserve.

> 5.5.6 Notwithstanding the provisions of Section 5.15, cemetery uses may be permitted in certain parts of the Agriculture/Countryside area, specifically on lands not within an agricultural land reserve established under the Agricultural Land Commission Act.

The proposed cemetery will meet all other provisions within the Rural Plan. The land use context around the subject property is rural, with a mix of civic-owned properties, dog kennels, a

regional park, and an agricultural use immediately to the east. The cemetery development will be phased over a long time period and will commence along the 272 Street frontage. An 8-metre wide ALR buffer will be provided along the east property line as part of the initial two phases of the cemetery development.

3.3 Land Use Implications

The subject property is located in an area with several institutionally zoned lands (Limited Institutional) owned by the Township of Langley. Other adjacent properties are zoned RU-2 to the east and south.

- The property immediately to the north, 1030 272 Street, is not located in the ALR and has been rezoned to permit storage and distribution facilities for wood and soil-based products including parking of commercial vehicles. The cemetery will provide landscape screening along the north property line.
- 27413 8 Avenue, located east of the subject property, is an agricultural use zoned RU-2 and within the ALR. The first two phases of the cemetery development will mainly be contained in the western portion of the subject property, and will not negatively impact the long-term viability of the agricultural use. Future phases of the cemetery will be adequately buffered from the agricultural operation in the ALR by a 8-metre landscape buffer.
- 27351 8th Ave to the south of the subject property is not within the ALR and is used as a rural-residential lot. The proposed cemetery use is not expected to negatively impact this lot in the long term.
- To the west, are several acres of vacant P-5 zoned lands, now a closed landfill, owned by the Township of Langley with a temporary film set visible from 272 Street. The proposed cemetery use is not expected to negatively impact these lands in the long term.

Township of Langley's civic cemeteries are currently all located in urban areas and were established many decades ago. Cemeteries generally require larger land parcels to create a serene, park-like setting. With a growing population and dwindling land base in urban areas, locating new cemeteries in urban areas or commercial areas may not be the highest and best use of land intended for higher residential densities and commercial clusters. Rather, the proposed location is able to maintain the rural character as envisioned by the Rural Plan while located only 2.7 km from Aldergrove's urban area.

Within the Aldergrove area, there are two funeral homes offering funeral and cremation services, and one specialized cremation business. There are approximately 11 churches in the Aldergrove area, with several Sikh, Hindu, and Buddhist temples located in neighbouring Abbotsford and Surrey.

3.4 Public Benefits of a New Multi-Faith Cemetery

The recommendations from Lees + Associates' 2007 *Cemetery System Overview Study* strongly urged the Township to designate new lands for cemetery uses in the long term. Increasing interment service options such as memorialization monuments, columbaria, and green burials will reflect the needs and demands of the community in the long term.

The proposed cemetery is committed to providing burial and interment space to reflect the diversity found in Langley's population. Consultation with funeral industry experts and leaders of religious congregations indicate a high level of interest in designated burial space allowing for religious and traditional rites and rituals. With limited civic cemetery space available, congregations may face limited access to blocks of interment spaces to reserve for religious and cultural practices. With additional cemetery space, this proposal will allow a variety of religious and cultural groups to provide burial procedures unique to their cultural traditions.

As part of the cemetery design, pedestrian pathways are also proposed within the subject property. Integrating pedestrian pathways through the site provides visitors and nearby residents opportunities to enjoy the landscaping in a park-like setting. Cemeteries are increasingly perceived as oases of quiet, contemplation, and sacredness. The cemetery will house a full-time caretaker onsite with gates locked at night, restricting access to the trails for safety.

4.0 Cemetery Master Plan and Phasing

The cemetery proposal is expected to develop in (6) phases over many decades . A master plan has been prepared to demonstrate the intended interment areas, vehicle circulation, and high-level design elements intended for the cemetery development. Key features detailed in the proposed master plan include:

- Various interment options and designs;
- Looped road network;
- Tree-lined roads; and
- Parking pockets;

The master plan is subject to adjustments as the cemetery development progresses and adapts.

<u>Vehicular Circulation and Parking</u>

Vehicle access to the cemetery will be from one main driveway off 272 Street, secured by a gate and decorative fencing along the street. A secondary fire access is proposed between Phase II and Phase III and will only be accessible to emergency vehicles. This access will be constructed in Phase III. A Parking Demand Study was prepared as part of the application and identified a proposed parking rate for the cemetery use from a per acre rate.

A Phasing Plan showing the build out of the roads, circulation, and parking demand per phase has been included in the submission.

4.1 *Phase I and II Details and Design*

Phases I and II identified in the Master Plan will be developed concurrently. As discussed with Township of Langley staff, detailed Phase I and Phase II plans have been prepared as part of the initial stages of the application. Phase I covers a total area of 2.2 Ha (5.5 Ac) and is located along in the western portion of the subject property. Phase II is approximately 0.77 Ha (1.9 Ac) and is located at the southwestern portion of the property.

The caretaker's residence, which will be converted from the existing house, is part of Phase I, along with a proposed maintenance shed to the south of the house. The septic system for the house was recently installed in 2012 with adequate capacity for the caretaker's residence.

A water feature used for stormwater detention purposes is located at the eastern portion of the subject property. The water feature is designed for the ultimate build-out of the cemetery (e.g., completion of Phase VI) and will be installed as part of Phases I and II. The 8-metre ALR Buffer is located east of the water/detention feature and will also be installed as part of Phases I and II.

A 40-stall parking lot fronting 272 Street will be constructed as part of Phases I and II, accessed from the southern driveway, and will provide the bulk of the parking for Phase I. Parking pockets along the main access road and overflow parking provides additional parking for Phases I and II.

Interment Options

A mix of traditional burial and urn interment (above ground and in ground) are proposed for the first phase of development. Phases I and II contain 2,632 traditional grave plots and 2,810 urn plots. Upright and flat grave markers will be sectioned into different areas to create a consistent landscape across Phase I (Figures 1 and 2).

The traditional grave plots will be aligned in a north-south orientation, with small clusters of trees placed in small pockets throughout.

An allée of trees is proposed along the main road between Phases I and II, which will be continued throughout the cemetery as the phases progress. The frontage of 272 Street will also receive landscaping treatments and fencing to provide a decorative edge to 272 Street.

A columbarium garden and a memorial garden are proposed as above-ground interment spaces. The placement of the columbarium garden and memorial space takes into account the location of the existing well located on 1030 272 Street and the proposed relocated well location onsite. The applicant will be working with the owner of 1030 272 Street to relocate the well. This area will provide spaces for urn interment or memorial plaques (Figures 3 to 6). As highlighted in Lees + Associates' Cemetery System Overview Study, the cremation in 2004 was at 81.5% with the in-ground burial rate at 18.5%. The projected cremation rate in 2030 is expected to be approximately 84%. The columbarium garden and memorial garden will provide interment options for the cremation demand.

It is anticipated that Phases I and II will provide adequate interment capacity for at least 30 to 40 years.



Figure 1 – Upright Graves



Figure 2 – Flat Grave



Figure 3 – Memorial Garden



Figure 4 – Columbaria Garden



Figure 5 – Memorial Garden



Figure 6 – Columbaria Garden

4.2 *Development of Future Phases III to VI*

The build-out of Phases III to VI are illustrated in the Phasing Plans submitted with the application. The Phasing Plans provide a concept of each phase and the interim conditions of undeveloped phases. Based on discussions with the Township of Langley, the Master Plan and the Phasing Plans will be registered on title through restrictive covenants on the Subject Property.

4.0 Summary

We trust that this Letter of Intent provides the details of the overall cemetery development and demonstrates the value the proposed multi-faith cemetery can bring to the community and to Langley residents. Should you require further information, please do not hesitate to contact the undersigned at 604-501-1624.

Sincere Regards,

PACIFIC LAND RESOURCE GROUP INC.



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Principal