SPECIAL MEETING OF COUNCIL

Monday, May 25, 2020 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Special Council Meeting Agenda - May 25, 2020**

Recommendation: That Council adopt the agenda and receive the agenda items of the Special Council meeting held May 25, 2020.

B. DELEGATIONS

B.1 **Pollyco Yorkson Centre Inc.**
File 0550-07

Recommendation: Request by Pollyco Yorkson Centre Inc., to appear before Council to discuss Rezoning Application No. 100579 and Development Permit Application No. 101113 (Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 - 80 Avenue.

Clerk's Note: Please refer to Item D.1

Attachments: B.1 Pollyco Yorkson Centre Inc.pdf

C. CORRESPONDENCE

C.1 **COVID-19 Pandemic - Economic Recovery**
File 4320-01

Recommendation: That Council receive the memorandum from the Community Development Division regarding the provincial COVID-19 economic recovery plan.

Clerk's Note: The inclusion of the item and memorandum are in response to a request from Councillors Richter and Woodward that Council discuss the need for Langley Township to create a framework to allow for the temporary expansion of outdoor patio spaces in Summer 2020 to help foster the economic recovery of local Restaurants, Craft Breweries, Pubs, Wineries, Distilleries, and Cideries as part of the BC COVID-19 Recovery Plan (Phases 2 & 3).

Attachments: C.1 Outdoor Patios and Mobile Food.pdf

D. ITEMS FROM PRIOR MEETINGS

Mayor Froese has requested reconsideration of the following item from the May 11, 2020 Special meeting of Council in accordance with Section 131 of the Community Charter:

D.1 **Rezoning Application No. 100579**
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. /
20365, 20375 and 20387 - 80 Avenue)
Bylaw No. 5612
Report 20-67
File CD 08-26-0159

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 - 80 Avenue to Community Commercial Zone C-2, to facilitate a commercial development, 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. Submission 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 west half of 204 Street and the north half of 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 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. Registration of restrictive covenants acceptable to the Township:
   a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
   b. Limiting access to 80 Avenue to right-in and right-out only; and

c. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;
7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 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;
c. Requiring roof-top mechanical equipment to be screened from view; and
d. 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. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5612 in conjunction with Development Permit No. 101113.

Explanation - Bylaw No. 5612

Bylaw 2020 No. 5612 rezones land at 20365, 20375 and 20387 - 80 Avenue from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 to facilitate the development of a commercial development consisting of four single storey buildings.

Attachments: D.1 cd Pollyco Yorkson Centre RZ DP.pdf

E. OTHER BUSINESS

Councillor Long presented the following Notice of Motion on May 14, 2020 according to Council's policy:

E.1 Temporary Expansion of Outdoor Patio Seating

Recommendation: Whereas during this Covid-19 pandemic, British Columbia is now moving into Phase 2 of its reopening strategy allowing residents access again to local pubs, restaurants, cafes, coffee shops and breweries;

Whereas with the limitations on capacity in place due to physical distancing required for COVID-19, the Province and local governments need to provide flexible permitting processes for local establishments to be able to apply for temporary patio extensions into sidewalks and parking lots so as to increase the number of patrons they could serve while safely observing physical distancing rules; and

Whereas after this lengthy shutdown and the summer months upon us, ensuring local businesses survive and thrive during this crisis will require creative thinking, and for all of us to work together to make sure that physical distancing and outdoor dining opportunities are available for our residents;

Therefore be it resolved that Council direct staff to create a flexible framework to allow for temporary expansion of outdoor patio seating for restaurants, cafes, pubs and craft breweries within the Township of Langley.

F. TERMINATE

Submit by Email

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

May 25, 2020 1:00 PM
(Council meeting date requested)

at the ▶

- ○ 4:00pm Regular Afternoon Meeting
- ○ 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

Pollyco Yorkson Centre Inc.

1 Topic

The topic of discussion is (be specific, provide details, and attach additional information, if required)

To present the proposed land use, planning context, urban design and overall development rationale for the proposed neighborhood commercial development under application consistent with the Yorkson Neighbourhood Plan and the C-2 Commercial zoning applied for on May 23, 2019. To respond to Council's questions, including those related to the 204th St. and 80th Ave. intersection improvements already under design.

2 Additional Information

Purpose of presentation

○ Information only ○ Request letter of support ○ Request funds ○ Other

Desired resolution

First and Second Reading of the rezoning/DP application as per staff's recommendation.

Activities to date relative to the matter

May 23, 2019 Rezoning Application No. 100579 and DP Application No. 101113

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only	
☐ Approved ☐ Declined ☐ Other	Applicant informed

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 21, 2020
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	4320-01
SUBJECT:	COVID-19 PANDEMIC – ECONOMIC RECOVERY		

The purpose of this memorandum is to provide Mayor and Council with information related to the provincial COVID-19 economic recovery plan; and particularly how such may be implemented at a municipal level to provide some level of relief to the local business community, specifically: cafés, restaurants, pubs, craft breweries and other food and beverage service providers.

As Council is aware, British Columbia has moved to Phase 2 of the provincial COVID-19 pandemic "Restart Plan", which provides for, amongst others, the reopening of the retail sector, including restaurants, cafés and pubs, subject to compliance with applicable provincial regulations, and distancing requirements.

In a recent letter, owners/operators of a number of craft brewery companies located in the Township, requested Council to consider creating a flexible and efficient process to accommodate expansion of their business operations onto outdoor areas.

In recognition of the significant impact of the COVID-19 pandemic on businesses operating in the Township of Langley, this memorandum is intended to provide clarity around current processes and procedures, with a view to additional potential measures to mitigate some of the impact, on a temporary basis, subject to Council's direction.

While Phase 2 of the provincial Restart Plan provides for the opening of restaurants, cafés and pubs, it does so under what is referred to in the Plan as "enhanced protocols". This includes the requirements for these establishments to comply with provincial health authority guidelines around physical distancing. It is clear, therefore, that in order for cafés, restaurants, pubs and craft breweries (generally referred to in this memorandum as "restaurants") to comply with the distancing requirements, they may not be able to utilize the entirety of their seating areas, and retain their economic viability, necessitating a creative approach in use of other possible available spaces.

Following are considerations that must be borne in mind in exploring potential relief options that may be available, based on the specific circumstances of individual operations.

Use of Outdoor Space

A key consideration in exploring the possibility of the use of outdoor space for a particular establishment is whether the area identified for such use is: a) private; or b) public, which would be subject the Township's Zoning and Highway and Traffic Bylaws, respectively.

a) Private Property:
   There are generally no permitting or licensing requirements for use of private property. Having said that, business and private property owners are required to comply with applicable provincial regulations around public health and safety; and municipal bylaws, including those related to land use and noise.

There may be some restaurants with existing unassigned open areas that could readily be allocated to outdoor seating to compensate for the loss of seating inside the restaurant. This is completely permissible and would only be subject to the regulations affecting noise. However, in the majority of cases, such use of outdoor space would likely necessitate loss of some parking, with potential implications with respect to the Township's Zoning Bylaw.

i. Loss of Parking:
While the Township's Zoning Bylaw specifies minimum requirements for parking based on the type of use, it is also a matter of practical consideration for a restaurant in terms of accommodating their patrons.

Having said that, arguments have been put forward that the theoretical parking allocations exceed the practical requirements under the current pandemic and the associated provincial Declaration of a State of Emergency.

With the above in mind, it is possible that reallocation of parking areas to allow for temporary seating on private property will result in an overflow of parking on adjacent streets, thereby eliminating parking available on local streets for area residents. This, in turn, may trigger complaints being brought forward to Council and requests for more rigorous enforcement of bylaws regarding land use and provision of on-site parking.

There are no regulatory requirements for Council to enforce its bylaws, subject to certain legitimate expectations of fairness, consistency and reasonableness. While not considered to be a necessary requirement, Council may wish, under the circumstances, to pass a resolution directing staff to not enforce the Township's Zoning Bylaw provisions relating to parking for restaurants for a specified period of time, until the later of the end of September 2020, or for the duration of the provincial State of Emergency.

ii. Provincial Licensing Requirements:
Any contemplated use of an outdoor area on private property would have to be considered based on its economic viability as with a number of different factors. Sale and consumption of alcohol may be an integral component of such consideration. Accordingly, it should be noted that the use of outdoor areas as an extension of indoor space for restaurants, as discussed above, and generally in this memorandum, must be limited to sale and consumption of food and non-alcoholic beverages, unless otherwise permitted as part of a licence issued by the provincial Liquor and Cannabis Regulation Branch (LCRB).

Staff has been in regular contact with staff at the provincial LCRB, who have advised (at the time of preparation of this memorandum) that, while there have been discussions about a process to accommodate requests for extending existing liquor licences into outdoor areas, there are no specific guidelines that have been developed that can be shared.

Having said that, as Council is aware, production, sale and consumption of alcohol is a matter of provincial legislation, with municipal involvement being limited to ensuring compliance with the requirements of the Building Code, specifically as it relates to what is referred to as "occupant loading" which drives the need for the number washrooms.

Again, considering the argument that the extension of the seating/service area outside does not necessarily add to the occupant load, but rather offsets the loss of indoor space due to required distancing measures, it is anticipated that there will not be need for a municipal review, or confirmation of compliance with provincial requirements. This would of course depend on the approach to be adopted by the Province in establishing the procedural requirements to respond to current and anticipated requests in the coming days and weeks.

In a recent announcement, dated May 21, 2020, the Attorney General (David Eby) confirmed that the provincial government is actively considering streamlining patio approvals for restaurants to provide licensees more outdoor seating opportunities. In this regard, a further, more detailed, announcement from the province is (at time of drafting of this memorandum) anticipated.

In the case of an owner wishing to expand the provisions of their liquor licence and increase their occupant loading, by applying for what is typically referred to a "structural change", they would be subject to a review process necessitating both municipal Council endorsement as well as provincial approval. This is assuming that the outdoor area is requested on a permanent basis in addition to (and not to offset) the capacity within the establishment.

b) Public Property:
The process for the use of public property, typically related to roads, involves the issuance of Highways Use Permit (HUP) addressed at a staff level, subject to review of technical parameters, as outlined below.

i. Pedestrian Mobility
In response to requests from business owners, the Township developed a Policy (#05-009 - Attachment A) related to the Private Use of Public Sidewalks, that was most recently updated and adopted by Council in September 2018.

As can be seen from the Policy, the technical requirements to provide a safe and unobstructed corridor to maintain 2-way pedestrian circulation and passage was determined to be 1.8m (5.9'). While this minimum requirement continues to address the needs of people in wheelchairs or those pushing a stroller, it falls slightly short of the provincial distancing guidelines of 2.0m (6'). Further, while there have been no specific surveys to provide local validation, it can be argued that the current pandemic has resulted in an increase in pedestrian activity.

Having said that, unless otherwise directed by Council, staff will continue to use the Policy as a guide for reviewing applications and issuance of HUP subject to compliance with applicable health and safety requirements.

ii. Re-allocation of Existing Road Space
With the above in mind, some jurisdictions, with dense urban centres, such as Vancouver and New Westminster, have provided for reallocation of road space, typically used for vehicular traffic, to provide for an extension of restaurant patios.

There are a number of implications with such an approach, including the approval of TransLink, as the regional road authority for some roads, designated as Major Road Network (MRN), as well as elimination of on-street parking which may be needed to support business in the area generally and as such not supported by other (non-restaurant) businesses. Such an approach, while not recommended by staff, should it be deemed desirable to pursue by Council on a temporary basis, is recommended to be predicated by a request from the affected Business Improvement Area (BIA), or similar formal organization of the local business community; and following public consultation.

In addition, the provincial government has recently developed specific guidelines for the use of public roadways as an extension of a seating area of a business or restaurant with the following recommendations, which have significant resource implications:

- Closures should consider emergency vehicle passage, goods movements, and access for local residents.

- Frequently monitor and check closures and closure devices to ensure they are working as intended and have not been knocked over, removed or otherwise interfered with.
- Closures should be in the daytime only (7am-7pm, or similar hours). Closure devices should be set up and taken down daily.
- Some modification of Traffic Management Manual layouts will be needed. Consider using C-030 series (lane closure ahead) or other custom signage.
- C-004 (Crew Working Ahead) or C-018 (Construction Ahead) are not applicable.

There are other practical challenges with this potential approach, in terms of accommodating people on wheelchairs and the potential conflict with public safety and protection of workers.

Summary

In summary, existing restaurants (including cafés, pubs and craft breweries) operating in the Township of Langley, having a valid business licence supported by an appropriate licence from the province of British Columbia related to production, service and consumption of alcohol, are currently able to expand their operations onto adjacent and contiguous open spaces, with no additional permitting or licensing requirements, in accordance with the following criteria:

Expansion onto Private Property			Expansion onto the Public Road Allowance		
Current Approach	**Recommended Approach**	**Alternative Approach**	**Current Approach**	**Recommended Approach**	**Alternative Approach**
Subject to compliance with parking requirements of the Township's Zoning and the requirements of Noise Bylaw, typically enforced on a complaint basis	Council to pass a resolution directing staff to not enforce the Zoning Bylaw provisions relating to parking for "restaurants" for a specified period of time, until the later of the end of September 2020, or for the duration of the provincial State of Emergency	Development variance (DVP) process to amend the Zoning Bylaw provisions related to parking, adopted by some municipalities in the region, not recommended by staff, due to increased costs and timelines	Authorized on sidewalks, with a Permit issued by staff, as part of a Highway Use Permit (HUP) process pursuant to existing Highway and Traffic Bylaw, subject to confirmation of availability of adequate width for safe pedestrian circulation	As per current approach with confirmation of adequate public liability insurance coverage	Council could direct staff to bring forward a report with an outline of potential areas where re-allocation of existing road surface may be possible for utilization by adjacent restaurants, complete with a process, cost and other implications

Mobile Food Vendors

In recent weeks and months, there have been enquiries made to staff, and also brought forward to Council, for consideration of enabling the establishment of mobile food vendors in the Township of Langley.

Mobile food vending has historically been most typically associated with Special Events. In these circumstances, the required licences and permits are obtained by the event organizer, rather than individual vendors. However, as such event and activities with large gatherings of people have been cancelled due to the current pandemic, mobile food operators are similarly struggling to remain economically viable and are accordingly pursuing creative solutions.

Pursuant to the Township's Public Spaces Regulation Bylaw (Attachment B), mobile food vendors may also be permitted to operate in municipal parks, not as part of a Special Event. This would be based on a technical staff review to ensure compliance with appropriate public health and safety

requirements and issuance of the necessary Business Licence. This, it should be noted, would not include the setting up of any associated seating.

As far as establishing a food vending operation on private property is concerned, it has historically been deemed by staff to not be a specified permitted use in accordance with the Township's Zoning Bylaw, based on an interpretation that it is not specifically identified or otherwise referenced. A more liberal interpretation, however, could be applied, where a mobile food vending operation can be considered as a restaurant, as defined in the Township's Zoning Bylaw as "*a business establishment where food is prepared and sold to the public for consumption. Includes table and non-table service establishments as well as drive-in, drive-thru, sit-down, take out and Food Primary Use establishments, including a banquet hall."*

It should be noted that the reason for the historic interpretation has been the concerns raised by traditional local businesses with regard to procedural fairness with having to compete with mobile food vendors, particularly considering the overhead costs of a typical "brick-and-mortar" business, that is not equally applicable to a mobile food vending business.

Unless otherwise directed by Council, mobile food vending will be considered on a pilot basis, until the later of the end of September 2020 or revocation of the provincial State of Emergency, as a permitted use in accordance with the Township's Zoning Bylaw, where it is located in areas zoned for commercial and industrial uses, subject to acquisition of a Business Licence. Prior to approval of any Business Licence, applicants must submit the following:

- Completed business licence application form;
- Property owner's approval;
- Site plan of the property, showing the proposed operating location, including parking calculation;
- Fire Chief approval, with a Greater Vancouver Fire Chiefs Association (GVGCA) decal; and
- Valid Fraser Health Department Certificate.

Mobile Food Vending Business Licences will be subject to the following conditions:

- Compliance with applicable health, safety and fire regulations
- Take-out Only, with no tables, chairs or covered areas; and
- Subject to compliance with all Township Bylaws, including Zoning, Sign and Community Standards Bylaws.

ATTACHMENT A Private Use of Public Sidewalks Policy (No. 05-009)

ATTACHMENT B Public Spaces Regulation Bylaw (2018 No. 5298)

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Private Use of Public Sidewalks

Policy No:	**05-009**
Previous Policy No:	**05-783**
Approved by Council:	**2015-05-11**
Revised by Council:	**2016-05-30**
Revised by Council:	**2018-09-17**

1. Purpose

1.1 To define the criteria and conditions to evaluate applications for sidewalk patios on public rights of way adjacent to food and beverage establishments.

2. Background

2.1 A *Sidewalk Patio* is defined as any outdoor seating area situated within the public road right-of-way and associated with a food and/or beverage establishment and acting as an extension of that establishment.

2.2 The Township has received requests to accommodate sidewalk patios on portions of the public road right of way. This Policy sets out the criteria for review of applications, implementation and monitoring of Highway Use Permits necessary to accommodate Sidewalk Patios.

3. Related Policies

3.1 Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.

3.2 Fees and Charges Bylaw 2007 No. 4616 and amendments thereto

3.3 Noise Control Bylaw 1988 No. 2573 and amendments thereto

4. Policy

4.1 **Suitable Locations**

4.1.1 Sidewalk Patios will only be considered on sidewalks immediately adjacent to food and/or beverage establishments. The minimum sidewalk width for consideration of sidewalk patios is 3 meters.

4.1.2 Sidewalk Patios will not be considered near intersections, pedestrian crossing facilities, bus stops or commercial loading zones.

4.1.3 Sidewalk Patio areas shall not block access to municipal infrastructure such as fire hydrants, valves, manholes or access to third party utilities such as gas, hydro or telecommunications manholes, kiosks, boxes, etc.

4.2 **General Design Principles**

4.2.1 The layout for the proposed Sidewalk Patio must consider all existing sidewalk obstructions such as signs, poles, bus stops, fire hydrants, street furniture, street trees and landscaping.

4.2.2 Sidewalk Patios shall not encroach upon the frontage of neighbouring establishments, without explicit consent from the neighbouring property's owner and tenant (if applicable), in writing, which must be submitted to the Township with at time of permit application.

4.2.3 Sidewalk Patios may be required to be enclosed by easily removable temporary railings, fencing or planters at the discretion of the Township based upon the review of the permit application.

4.2.4 Arrangement of Sidewalk Patios shall not obstruct visibility of and access to neighbouring businesses.

4.2.5 Patio furniture, enclosure railings or barriers, plants etc. shall not block pedestrian or vehicular sightlines or block street signage.

4.2.6 Design and installation of Sidewalk Patios must maintain barrier free access for persons with disabilities.

4.2.7 Sidewalk Patios must provide a minimum of 1 metre (40") between the Patio perimeter and any residential or business entrances in the same or adjoining buildings.

4.2.8 Minimum set back from fire hydrants must be 1.2 metre (47"). Minimum setback from street furniture, trees, bus shelters, light standards, trash receptacles, newspaper vending kiosks, benches etc. is to be 0.5 meters (20").

4.3 **Pedestrian Circulation**

4.3.1 *Pedestrian Space* is defined as the clear, unobstructed non-undulating sidewalk area reserved exclusively for the use of the public.

4.3.2 Sidewalk Patios must have a minimum of 1.8 metres of unobstructed non-undulating Pedestrian Space.

4.3.3 Additional Pedestrian Space over and above the minimum 1.8 metres may be required in areas of higher pedestrian usage, where concerns with mobility of wheelchairs, strollers or bicycles are raised, or where site inspections otherwise dictate, at the discretion of the Municipal Engineer.

4.3.4 The required Pedestrian Space must be maintained at all times.

4.3.5 There is not to be any street furniture, flower stands, planters or canopies, umbrellas etc. of any kind onto or projecting onto the Pedestrian Space.

4.3.6 The Pedestrian Space must be clear of obstructions caused by tree wells, posts, signs, hydrants or any other infrastructure.

4.3.7 No part of the sidewalk patio may extend into the Pedestrian Space.

4.3.8 Adequate space must be provided within the sidewalk patio area to allow for the movement of patrons and wait staff without interfering with free pedestrian flow on the clear pathway.

4.3.9 There must not be any service provided to patrons beyond the Sidewalk Patio area.

4.3.10 Wait staff may not use the Pedestrian Space in the course of serving patrons in the Sidewalk Patio area

4.4 **Heritage and Development Permit Areas**

4.4.1 In heritage areas and development permit areas, the application, including the site plan, must be consistent with the appropriate heritage revitalization guidelines and development design guidelines.

4.5 **Operations and Maintenance**

4.5.1 The Sidewalk Patio shall only be set up during the applicable hours of operation, as specified in the Permit.

4.5.2 All tables, chairs, railings or barricades shall be removed from the sidewalk at the end of each business day.

4.5.3 The tables, chairs, railings or barricdes may not be stacked or stored outside on the public right of way when the business is closed.

4.5.4 Patio furniture, railings or barrieres shall not be secured to sidewalks, lamp posts, street lights, trees or other public street furniture.

4.5.5 The business shall comply will all applicable laws and regulations regarding the sale and service of food and beverages including the Provincial Liquor Control and Licensing Branch (LCLB). Compliance is the sole responsibility of the establishment and failure to comply may result in immediate and irreversible termination of the Permit.

4.5.6 The service of alcoholic beverages will be permitted on Sidewalk Patios utilizing the public right of way if the majority of the total patio area (more than 50%) is on private property. The following conditions must also be met for Sidewalk Patios serving alcohol:

4.5.6.1 An easily removable temporary railing or barrier a minimum of 1.07 metres in height.

4.5.6.2 The business must have a valid liquor license and apply for and obtain an occupant load permit and a liquor license extension for the sidewalk patio.

4.5.7 Patio operators will be responsible for the proper maintenance of the patio area at all times, including the proper disposal of trash whether generated by the operation or others.

4.5.8 All furniture and fixtures must be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion and chipping or peeling paint.

4.5.9 All furniture and fixtures must be maintained in a clean condition at all times.

4.5.10 All patio service is to be terminated and all customers relocated indoors by no later than 10 pm. The patio is to remain closed between the hours of 10pm and 7 am.

4.5.11 Music or other entertainment will not be permitted on Sidewalk Patios due to the potential nuisance to the public or to nearby properties.

4.5.12 The Township reserves the right to revoke Permits, without reimbursements of fees, where this nuisance occurs. Nuisance may include, but shall not be limited to, loud, boisterous or unreasonable noise, offensive language or other disruptive behavior.

4.5.13 The total number of guests, including the patio, cannot be greater than what is approved by the occupancy permit.

4.5.14 Smoking will not be permitted on any patio that is utilizing any of the public road right of way.

4.6 **Fences, Barriers, Awnings, Overhangs, Lighting and Plant Materials**

4.6.1 Fences, screens, railings or barriers, barriers must be constructed for easy removal, if required.

4.6.2 Attachment of any fence, railing or barrier or structure to Township property is not permitted.

4.6.3 Corner cuts in an outdoor patio must be provided at intersections.

4.6.4 No fence, barrier or structure shall have any sharp or pointed pickets or otherwise be designed and constructed in a way that could cause injury.

4.6.5 Bollards and chain fencing is not permitted as it may create a hazard to pedestrians with visual impairments.

4.6.6 The width of any opening in the fence, used for exit or egress, shall be no greater than 2 m and no less than 1 m and shall be oriented to and open directly along the property frontage and shall not cause exit of patrons to the frontage of an adjacent business.

4.6.7 The railing, fencing, or other patio enclosure height is to be between 0.9 and 1.06 m.

4.6.8 No material may be used between any overhang and enclosure barriers.

4.6.9 Advertising and signage is not permitted to be attached to the barriers or fencing.

4.6.10 Planting of flowers and container grown vegetation shall be in planters that are easily removable from the site.

4.6.11 Planters may not exceed 0.91 m above the level of the sidewalk (not including the plant material). The total height of the plant and planter is not to exceed 2 meters (79”).

4.6.12 Planters and the content within must not obstruct the public right of way, intended for the use of pedestrians, in any way.

4.6.13 All materials within the planters must be healthy and aesthetically maintained.

4.6.14 Awning or umbrella materials shall be securely fastened to a frame that is either retractable or demountable.

4.6.15 If a canopy or awning is used, it may not use supports which rest on Township street right-of-way and appropriate permits must be obtained.

4.6.16 Table umbrellas must be securely attached to tables and must not encroach into the pedestrian passageway in any way.

4.6.17 No umbrellas may be attached to the Sidewalk Patio enclosure barriers.

4.6.18 Materials and colours shall coordinate with the architectural elements of the building within which the business operates.

4.6.19 Exterior pedestrian scale lighting will only be permitted provided it is directed into the sidewalk patio to avoid casting glare on nearby properties or pedestrians.

4.6.20 Lighting shall not have exposed cables or energized fixtures. Electrical cords shall not be placed across the pedestrian pathway.

4.6.21 Outdoor heating devices will be allowed, subject to the following conditions:

4.6.21.1 Heaters must not be placed within the dripline and/or closer than 2 metres from any part of adjacent street trees.
4.6.21.2 Placement and appearance of the Heaters should consider the visual impact and be as unobtrusive as possible.
4.6.21.3 Any heating devices should be appropriate for the use in a sidewalk patio and complement the character of the adjacent building.
4.6.21.4 All outdoor heating devices must confirm to the safety standards established by the Canadian Standards Association (CSA) and certified by the Underwriters' Laboratories of Canada (ULC) where necessary.

4.7 **Permit Application, Requirements and Conditions**

4.7.1 The Highway Use Permits for Sidewalk Patios are reviewed and approved by the Municipal Engineer or his/her designate.

4.7.2 The Permits are renewable on annual basis.

4.7.3 As part of the Highway Use Permit (Sidewalk Patio) Application the applicant is required to submit the following:

4.7.3.1 A complete Highway Use Permit Application signed by the establishment's owner.

4.7.3.2 A non-refundable application fee of $25 payable to the Township of Langley.

4.7.3.3 Three sets of (11" x 17") detailed drawings (drawn to scale) showing the interior floor plans as well as the proposed sidewalk patio.

4.7.3.4 The floor plans are to include dimensions in metric units, the seating arrangements of the sidewalk patio as well as the interior of the establishment. Any planters, awning, umbrellas, canopies etc. are to be included and clearly labeled. Any street furniture, benches, bus stops, bus shelters, fire hydrants, street trees etc. are to be included as well as the setback distance to the perimeter of the sidewalk patio.

4.7.3.5 Proof of the inclusive limit of public liability and property damage insurance, with cross liability insurance, naming the Township as insured in the amount of $5,000,000 for each occurrence.

4.7.3.6 The proposed Sidewalk Patio application/proposal is to be reviewed by other Township departments, including Protective Services prior to final Permit issuance.

4.7.3.7 Upon finalization of the application/proposal, a $75 annual Permit fee is required prior to the issuance of the Permit.

4.7.4 Each subsequent annual renewal will require a $25 application fee and $75 Permit fee.

4.7.5 Additional Inspection fees of $25 per inspection may be charged.

4.7.6 The review process may take up to four (4) weeks to be completed. The review process will not start prior to submission of all required documentation.

4.7.7 Any missing or incorrect information will cause further delays in the review and approval process of the permit.

4.7.8 The approval authority lies solely with the Township and the Township may choose not to issue a Highway Use Permit.

4.7.9 The permit will not be valid if the establishment does not hold a valid business license for the purpose of serving food and/or beverages.

4.7.10 The sidewalk patio is to be removable within 24 hours if notice is given.

4.7.11 Where the operator of the Sidewalk Patio fails to conform to the terms and conditions of the Permit, the Township may terminate the Permit and order the removal of the Sidewalk Patio. Should the operator fail to comply with the order the Township reserves the right to take action in order to remove the sidewalk patio and charge the operator of any incurred costs.

4.7.12 Inspections of the site may be carried out by any Township Staff at any time. However, the Township is not obligated to carry out such inspections and these inspections do not relieve the applicant in any way, shape or form from the applicant's obligation to comply with the conditions of the Permit.

4.7.13 Any alterations to the Sidewalk Patio area including the addition of tables, seating, lighting, speakers, planters, umbrellas etc. will require a review of the Sidewalk Patio area Permit by the Township.

4.7.14 The Township and all public utility agencies retain the right of access to the approved Sidewalk Patios area for the installation, maintenance and repair of pipes, cables, wires, poles, hydrants, etc. as necessary. In case of emergency, no notice may be given. For scheduled work, a minimum notice of forty-eight (48) hours will be given. Sidewalk Patio improvements shall be removed and reinstated at the Sidewalk Patio operator's expense.

4.7.15 As condition of the permit, the applicant indemnifies and holds harmless the Township from all claims of any kind, however caused, whether known or unknown, arising out or in any way connected with:

- The permission to use the public right of way for a sidewalk patio

- The existence or use of the public right of way for a sidewalk patio
- The construction, maintenance, existence, use or removal of the works associated with a sidewalk patio on public right of way

4.7.16 As a condition of the permit, the indemnity includes, without limitation, a claim for loss or injury to person or to property due to the permit applicants negligence or to the permit applicants failure to comply with Township bylaws or any one of them or with any provision in the agreement.

4.7.17 No finding of negligence, whether joint or several, as against the Township in favour of any third party in an action to which the permit applicant was not a party, shall operate to relieve or shall be deemed to relieve the permit applicant in any manner from any liability to the Township, whether such liability arises under the permit, under the provisions of the Local Government Act as amended from time to time.

4.7.18 The permit applicant releases the Township from all claims of any kind, whether known or unknown, which the permit applicant now has or at any future time may have, however caused, arising out of or in any way connected with the permission to use the public road right of way granted by the permit, the existence and use of the public sidewalk patio area, the construction, maintenance, use of removal of the associated works, or the exercise by the Township of any of its rights in the permit.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION

BYLAW 2018 NO. 5298

EXPLANATORY NOTE

Bylaw 2018 No. 5298 regulates the use of public spaces in the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION

BYLAW 2018 NO. 5298

WHEREAS section 8(3) of the *Community Charter,* SBC 2003, c 26 authorizes Council to, by bylaw, regulate, prohibit and impose requirements in relation to, among other things, public places, the protection of the natural environment, trees, animals and nuisances;

WHEREAS it is deemed necessary and desirable to repeal and replace Parks Regulation Bylaw 1976, No. 1575;

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

PART 1: TITLE

1. This Bylaw may be cited for all purposes as "Public Spaces Regulation Bylaw 2018 No. 5298".

PART 2: INTERPRETATION

Interpretation

2.1 The bylaw as amended is further amended:

(1) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(2) headings given to sections are for convenience of reference only and do not form part of this Bylaw;

(3) unless expressly stated otherwise, a reference to a "section" is a reference to a section in this Bylaw and a reference to a "Part" is a reference to a Part in this Bylaw; and

(4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and regulations promulgated thereto, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated or replaced from time to time.

Definitions

2.2 In this Bylaw:

(1) "**Bylaw Enforcement Officer**" means a person who is designated by the Township as a bylaw enforcement officer;

(2) "**Council**" means the elected council of the Township;

(3) "**Director**" means the person appointed by Council to the position of Director of Parks and Recreation Division, his or her designates and authorized agents;

(4) "**Drug Paraphernalia**" means any product, equipment, thing or material of any kind primarily used or intended to be primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19);

(5) "**Fireworks**" has the meaning ascribed to it in the Fire Prevention Bylaw 2013 No. 4956 as amended from time to time;

(6) "**Geocache**" means a container, usually containing a logbook and small trading items, hidden for persons to find through the use of a global positioning system;

(7) "**Highway**" has the meaning ascribed to it in the *Community Charter*;

(8) "**Highway and Traffic Bylaw**" means the Highway and Traffic Bylaw 2010 No. 4758 as amended from time to time;

(9) "**Hoverboard**" means a self-balancing two-wheeled or one wheeled board commonly referred to as a "hoverboard" with a weight under 30 lbs and height under 34 inches.

(10) "**Idle**" means operating a Vehicle engine when the Vehicle is stationary and not providing power for work equipment or conducting work activities;

(11) "**Liquor**" has the meaning ascribed to it in the *Liquor Control and Licensing Act*;

(12) "**Liquor License**" means a licence issued pursuant to the *Liquor Control and Licensing Act* and its regulations;

(13) "**Motorized Toy**" means any toy boat or other vehicle that is powered and propelled by a motor but, for certainty, does not include an Unmanned Aerial Vehicle;

(14) "**Outside Waste**" means Waste generated outside a Park;

(15) "**Park**" means land and improvements owned or occupied by the Township for the use, recreation or enjoyment of the general public including, but not limited to, land gifted, dedicated and reserved for use as a park;

(16) "**Park Permit**" has the meaning ascribed to it in section 4.4;

(17) "**Park Permit Application**" has the meaning ascribed to it in section 4.4;

(18) "**Prohibited Vehicle**" means:

(a) a device designed to be moved by animal power like a horse-drawn carriage;

(b) a Segway over 34 inches in height; and

(c) a recreational vehicle like a go-kart, a golf cart, a motorcross bike, a snowmobile, or an all-terrain vehicle but does not include a Hoverboard;

(19) "**Public Spaces**" means Parks and School Spaces;

(20) "**Restriction Notice**" has the meaning ascribed to it in section 4.17;

(21) "**School District**" means The Board of Education of School District No. 35 (Langley);

(22) "**School Spaces**" means playgrounds, recreational facilities, trails and parking lots owned or occupied by the School District that the School District in its discretion from time to time permits the general public to use for recreation or enjoyment, subject to such rules and policies as the School District may impose;

(23) "**Smoke**" means:

(a) to burn a cigarette, e-cigarette, cigar or joint, or

(b) to burn any substance (including, but not limited to, tobacco, cannabis, or any other plant or herb) using any type of smoking device (including, but not limited to, a pipe, a bubbler, a bong, a hookah, a vaporizer, an electronic smoking device or a home-made smoking device);

(24) "**Special Event**" means a gathering at which more than 100 persons are expected to attend;

(25) "**Sport Field**" means an area used to play one or more outdoor sports and includes, but is not limited to, a soccer field, a football field, a rugby field, a baseball field, a basketball court, a volleyball court, a pickleball court and a tennis court;

(26) "**Township**" means the Corporation of the Township of Langley;

(27) "**Township Clerk**" means the person appointed by Council to the position having that name, his or her designates and authorized agents;

(28) "**Township of Langley**" means the geographic area subject to regulation by the Township;

(29) "**Unmanned Aerial Vehicle**" means a device or machine capable of flight without an onboard human pilot;

(30) "**Vehicle**" means a device, other than a Prohibited Vehicle, in, on or by which a person or thing is or may be transported or drawn on a Highway including, but not limited to:

(a) a device designed to be moved by human power like a cycle or a skateboard;

(b) a Hoverboard; and

(c) a device designed to provide mobility to a person with a disability like a scooter;

(31) "**Vessel**" means any boat or craft designed, used or capable of being used for marine navigation, whether self-propelled or not and without regard to the method of propulsion, and includes a raft or boom of logs or lumber;

(32) "**Waste**" means any litter, garbage, rubbish, refuse, or other form of waste (including organic waste);

(33) "**Weapon**" means any thing designed, used or capable of being used to inflict bodily harm and includes, but is not limited to, a firearm, a bow, a crossbow, a knife, a sword, a slingshot, a catapult, and nunchucks; and

(34) "**Wildlife**" means a species, subspecies, variety or geographically or genetically distinct population of animal, plant or other organism, other than a bacterium or virus, that is wild by nature.

PART 3: APPLICATION

Public Spaces

3.1 Every Public Space shall be subject to the provisions of this Bylaw except to the extent that the provisions of this Bylaw directly conflict with a condition under which a Park was acquired by the Township or a School Space was acquired by the School District.

Exemptions

3.2 Other than the prohibition in section 5.26 [*Smoking*], the prohibitions in this Bylaw do not apply to:

(1) a Township officer or employee engaged in the performance of his or her lawful duties;

(2) a Township contractor, agent or volunteer engaged in the performance of his or her lawful duties at the Township's request;

(3) a School District officer or employee engaged in the performance of his or her lawful duties;

(4) a School District contractor, agent or volunteer engaged in the performance of his or her lawful duties at the School District's request; or

(5) a police officer engaged in the performance of his or her lawful duties.

PART 4: ADMINISTRATION

Administration

4.1 The Director is responsible for the administration and enforcement of this Bylaw.

4.2 The Director may, with Council's approval, make rules for the administration, management, use and protection of Parks.

4.3 The Director may, without Council's approval, authorize community organizations to participate in the development of one or more Parks pursuant to a written agreement.

Park Permits

4.4 A person may submit an application (a "**Park Permit Application**") to the Director for a permit (a "**Park Permit**") authorizing them to engage in one or more of the activities prohibited under this Bylaw.

4.5 A Park Permit Application must comply with the requirements of any applicable Council policy.

4.6 A Park Permit Application for:

(1) a Special Event must be submitted to the Director at least 30 days prior to commencement of the Special Event; and

(2) an activity other than a Special Event must be submitted to the Director at least 14 days prior to commencement of the activity in respect of which the Park Permit is sought.

4.7 The Director may consult with Township staff with respect to the merits of a Park Permit Application.

4.8 Within 30 days of receiving an application under section 4.6(1), or within 14 days of receiving an application under section 4.6(2), the Director shall:

(1) issue a Park Permit, with terms and conditions; or

(2) refuse a Park Permit on reasonable grounds.

4.9 A Park Permit issued pursuant to section 4.8(1) must be in writing and must specify:

(1) the activity in relation to which the Park Permit is issued;

(2) the time period during which the Park Permit is effective; and

(3) any terms or conditions of the Park Permit.

4.10 A Park Permit which is refused pursuant to section 4.8(2) must be in writing and must specify:

(1) the reasons for refusing the Park Permit; and

(2) the applicant's right to request reconsideration of the decision to refuse the Park Permit.

4.11 An applicant who has been refused a Park Permit pursuant to section 4.8(2) may request reconsideration of the decision to refuse the Park Permit in accordance with the following procedures:

(1) the applicant may apply for reconsideration by providing written notice to the Township Clerk within 14 days of receiving the decision; and if refused by the Clerk

(2) the applicant may within 14 days make written submissions to Council in respect of the decision.

4.12 Upon receiving an application under section 4.11, Council shall at their earliest opportunity:

(1) issue a Park Permit with terms and conditions it deems reasonable; or

(2) uphold the decision to refuse the Park Permit.

4.13 A Park Permit issued pursuant to section 4.12(1) must be in writing and must specify:

(1) the activity in relation to which the Park Permit is issued;

(2) the time period during which the Park Permit is effective; and

(3) any terms or conditions of the Park Permit.

4.14 A decision made pursuant to section 4.12(2) must be in writing and must specify the reasons for the decision.

4.15 A Park Permit issued pursuant to section 4.8(1) or 4.12(1) may be revoked by the decision-maker who issued the Park Permit, if the decision-maker is of the opinion that the person issued the Park Permit:

(1) contravened a term of the Park Permit or did not comply with a condition of the Park Permit; or

(2) contravened a Township bylaw.

4.16 No person shall violate the terms or conditions of a Park Permit.

Restrictions on use of Parks

4.17 If a person has contravened this Bylaw more than three times over the course of a year, the Director may provide the person with a written notice (a "**Restriction Notice**") which:

(1) prohibits the person from using one or more Parks (but not all Parks) for a specified period of time not to exceed one year; or

(2) imposes conditions on the person's use of one or more Parks (or all Parks) for a specified period of time not to exceed one year.

4.18 No person shall violate the terms or conditions of a Restriction Notice.

Seizure and detention of chattels left in a Park contrary to this Bylaw

4.19 The Director may seize, remove and store, or cause to be seized, removed and stored, any chattel placed within a Park contrary to this Bylaw.

4.20 If the contact information for the owner of a chattel seized under section 4.19 can be identified by the Director, the Director must make reasonable efforts to contact the owner of the chattel and notify them of the effect of sections 4.22 through 4.26.

4.21 If the contact information for the owner of a chattel seized under section 4.19 cannot be identified by the Director, the Director is not required to make any efforts to contact the owner of the chattel or to notify them of the effect of sections 4.22 through 4.26.

4.22 Within 7 days of receipt of notification under section 4.20, or within 7 days of seizure of a chattel described in section 4.21, the owner of a chattel seized under section 4.19 may obtain possession of the chattel by:

(1) providing the Director with proof of ownership of the chattel; and

(2) paying the Township a sum equal to all expenses incurred by the Township to seize, remove and store the chattel.

4.23 If the owner of a chattel seized under section 4.19 has not obtained possession of the chattel in accordance with section 4.21 within 7 days of receipt of notification under section 4.20, or within 7 days of seizure of a chattel described in section 4.21:

(1) the Director may cause the chattel to be sold by public auction to the highest bidder, if the Director is of the opinion that the chattel has market value over $100; or

(2) the Director may dispose of the chattel, if the Director is of the opinion that the chattel has market value under $100.

4.24 The Director must apply the proceeds of an auction held under section 4.23(1) in the following manner:

(1) firstly, deduct the costs of the auction;

(2) secondly, deduct the expenses incurred by the Township to seize, remove and store the chattel; and

(3) thirdly, pay the surplus, if any, to the owner of a chattel sold, if the Director can locate the owner of the chattel.

4.25 If an auction held under section 4.23(1) generates a surplus, and the Director cannot locate the owner of the chattel sold in the auction to pay them the surplus, the Director shall:

(1) hold the surplus for one year from the date of the auction; and

(2) pay the amount of the surplus into the Township's general revenues if the surplus is not claimed within one year from the date of the auction.

4.26 An amount paid into the Township's general revenues under section 4.25(2) is absolutely forfeited to the Township.

Closing Parks

4.27 The Director may close part or all of a Park if, in his or her opinion, such closure is necessary to protect the environment or the health, safety or security of the public.

4.28 A park, or a portion of a park, closed pursuant to section 4.27 shall only be closed for so long as the closure is necessary to protect the environment or the health, safety or security of the public.

PART 5: GENERAL REGULATIONS

Animals

5.1 A person who owns or has custody, care or control of an animal shall ensure that such animal does not do any of the following in a Public Space:

(1) run at large or be uncontrolled except in an area specifically designated for such activity;

(2) kill or injure a person or another animal;

(3) harass, disturb or frighten a person or another animal;

(4) bath or swim in a body of water except in a body of water specifically designated for such activity; or

(5) damage property.

5.2 Without limiting the generality of section 5.1(1), a person who owns or has custody, care or control of a dog shall ensure that such dog does not enter onto any Sport Field in a Public Space (with or without a leash).

5.3 A person who owns or has custody, care or control of an animal shall ensure that any excrement deposited by such animal in a Public Space is immediately disposed of in a sanitary manner.

Boats

5.4 No person shall operate a Vessel in a Public Space except on water in a Park as authorized by and in compliance with a Park Permit.

Commercial activities

5.5 No person shall display, distribute, post, paint or affix any advertisements or other promotional material of any kind whatsoever in a Public Space except:

(1) on information boards provided expressly for that purpose;

(2) in a Park as authorized by and in compliance with a Park Permit or a written agreement with the Township; or

(3) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.6 No person shall offer for sale, or sell, any goods or services in a Public Space except:

(1) in a Park as authorized by and in compliance with a Park Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.7 No person shall offer for sale, or sell, food in a Public Space using materials that are not recyclable, biodegradable or compostable.

5.8 No person shall solicit funds in a Public Space for any commercial purpose except:

(1) in a Park as authorized by and in compliance with a Park Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

Conduct

5.9 No person shall:

(1) conduct himself or herself in an indecent manner or use profane, or grossly insulting language in a Public Space;

(2) harass, disturb, frighten, or endanger any other person in a Public Space;

(3) interfere with, obstruct or impede the lawful free use and enjoyment of any Public Space by any other person;

(4) violate any rule, notice or order of the Township which applies in a Park and which is posted in the Park or is otherwise available to the public; or

(5) violate any rule, notice or order of the School District which applies in a School Space and which is posted in the School Space or is otherwise available to the public; or

(6) interfere with, obstruct, or impede:

(a) a Township officer or employee in the performance of his or her lawful duties;

(b) a Township contractor, agent or volunteer in the performance of his or her lawful duties at the Township's request;

(c) a School District officer or employee engaged in the performance of his or her lawful duties;

(d) a School District contractor, agent or volunteer engaged in the performance of his or her lawful duties at the School District's request; or

(e) a police officer in the performance of his or her lawful duties.

Construction of buildings, structures and shelters

5.10 No person shall construct, erect or install a building, structure or shelter of any kind, whether permanent or temporary, in a Public Space, except:

(1) in a Park as authorized by and in compliance with a Park Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

Drug paraphernalia

5.11 No person shall possess or use Drug Paraphernalia in a Public Space unless expressly permitted to do so by federal or provincial laws.

Footwear and sporting equipment

5.12 No person shall play any organized sports in a Public Space unless wearing appropriate footwear, and using sporting equipment, specifically designed for such activity. For certainty, footwear with metal spikes is not permitted on synthetic turf fields.

Fires

5.13 No person shall light a fire within a Public Space except:

(1) in an area of a Park specifically designated for such activity; or

(2) in a propane, white gas or natural gas barbeque in a Park;
when there is no fire ban in effect.

Fireworks

5.14 No person shall discharge Fireworks in a Public Space except in a Park as authorized by and in compliance with a permit issued pursuant to the Fire Prevention Bylaw 2014 No. 4956 as amended from time to time.

Geocaches

5.15 A person placing a Geocache in a Public Space must ensure that:

(1) the Geocache is marked "Geocache" on the outside;

(2) the Geocache contains the person's name and contact information on the inside;

(3) the Geocache is not permanently attached to any building, structure or natural feature in the Public Space; and

(4) the Geocache is not placed anywhere that will interfere with, obstruct or impede the lawful free use and enjoyment of any Public Space by any person.

Golf

5.16 No person shall hit a golf ball or any other object with a golf club in a Public Space.

Hours of use

5.17 No person shall enter or remain in a Park during the hours when the Park is closed as indicated by Township signage, or where no hours are posted, between dusk and dawn except as authorized by and in compliance with a Park Permit.

5.18 No person shall enter or remain in a School Space during the hours when the School Space is closed to the general public as indicated by School District signage, or where no hours are posted, between dusk and dawn.

Liquor

5.19 No person shall possess or consume Liquor in a Public Space except as authorized by and in compliance with a Liquor Licence and a Park Permit.

Motorized toys

5.20 No person shall operate a Motorized Toy in a Public Space except:

(1) in an area of a Park or School Space specifically designated for such activity;

(2) in a Park as authorized by and in compliance with a Park Permit; or

(3) in a School Space as authorized by and in compliance with a written agreement with the School District.

Parachuting

5.21 No person shall parachute or skydive into a Public Space except:

(1) in a Park as authorized by and in compliance with a Park Permit; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

Park facilities and equipment

5.22 No person shall misuse, alter, damage or move any facility, building, structure, equipment, sign, landscaping, art or ornament constructed or installed in a Public Space.

Plants and vegetation

5.23 No person shall, alter, damage or move any plant or vegetation within a Public Space, or remove any plant or vegetation from a Public Space, except:

(1) from a Park as authorized by and in compliance with a Park Permit; or

(2) from a School Space as authorized by and in compliance with a written agreement with the School District.

Research

5.24 No person shall conduct research in a Public Space except:

(1) in a Park as authorized by and in compliance with a Park Permit; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

Smoking

5.25 No person shall Smoke within a Public Space except in an area specifically designated by the Township or the School District, as applicable, for such activity.

Special events

5.26 No person shall hold a Special Event in a Public Space except:

(1) in a Park as authorized by and in compliance with a permit issued pursuant to the Township of Langley Special Events Bylaw 1997 No. 3733 as amended from time to time, if applicable;

(2) in a Park as authorized by and in compliance with a Park Permit; or

(3) in a School Space as authorized by and in compliance with a written agreement with the School District.

Swimming and bathing

5.27 No person shall undress or dress in a Public Space except in an area specifically designated by the Township or the School District, as applicable, for that purpose.

5.28 No person shall enter, bathe or swim in any body of water in a Public Space without a bathing suit.

5.29 No person shall enter, bathe or swim in any body of water in a Public Space except:

(1) in an area specifically designated by the Township or the School District, as applicable, for that purpose;

(2) in compliance with rules and signage of the Township or the School District, as applicable; and

(3) in compliance with the directions of any person charged with managing, controlling or supervising bathing and swimming in the body of water.

Unmanned Aerial Vehicles

5.30 No person shall operate an Unmanned Aerial Vehicle in a Public Space except as authorized by and in compliance with the *Aeronautics Act*, R.S. 1985, C. A-2 and its regulations, and any applicable codes, rules and conditions imposed by Transport Canada with respect to the operation of Unmanned Aerial Vehicles and:

(1) in an area of a Park or School Space specifically designated for such activity;

(2) in a Park, as authorized by and in compliance with a Park Permit; or

(3) in a School Space, as authorized by and in compliance with a written agreement with the School District.

Vehicles

5.31 No person shall operate, stop or park a Prohibited Vehicle in a Public Space.

5.32 No person shall operate, stop or park a Vehicle in a Public Space except:

(1) in an area specifically designated by the Township or the School District, as applicable, for that purpose;

(2) in a Park, in compliance with Township signage or as authorized by and in compliance with a Park Permit;

(3) in a School Space, in compliance with School District signage or as authorized by and in compliance with a written agreement with the School District; and

(4) if applicable, in compliance with the Highway and Traffic Bylaw.

5.33 No person shall operate a Hoverboard in a Public Space at a rate of speed greater than 15 km per hour.

5.34 No person shall Idle a Vehicle in a Public Space for a period greater than one minute.

5.35 No person shall clean a Vehicle in a Public Space.

Water

5.36 No person shall travel on or across any water in a Public Space which is frozen or appears to be frozen.

Weapons

5.37 No person shall use a Weapon in a Public Space except:

(1) in a Park as authorized by and in compliance with the Discharge of Firearms Regulation Bylaw 1991 No. 3001 as amended from time to time, if applicable; or

(2) in a Park as authorized by and in compliance with a Park Permit.

Waste and combustible materials

5.38 No person shall transport Outside Waste into a Public Space for the purpose of depositing it in the Public Space.

5.39 No person shall deposit Outside Waste in a Public Space.

5.40 No person shall deposit Waste in a Public Space except:

(1) in receptacles specifically provided by the Township or the School District, as applicable, for that purpose;

(2) composted organic waste in a community garden in a Park for the purpose of growing plants;

(3) in a Park as authorized by and in compliance with a Park Permit; or

(4) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.41 No person shall deposit any lighted match, cigarette, cigar or other burning substance in a Public Space except in a receptacle specifically provided by the Township or the School District, as applicable, for that purpose.

Wildlife

5.42 No person shall feed, molest, harass, disturb, frighten, injure, hook, trap or snare any Wildlife in a Public Space except as authorized by and in compliance with a federal or provincial permit.

PART 6: OFFENCES AND PENALTIES

6.1 A person who violates a provision of this Bylaw or a Restriction Notice, commits an offence under this Bylaw.

6.2 In the case of a continuing offence, each day that the offence continues constitutes a separate offence under this Bylaw.

6.3 A person who commits an offence under this Bylaw is subject to any remedies or penalties available to the Township under provincial law including, but not limited to:

(1) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended from time to time; and

(2) a fine of up to $10,000 or a term of imprisonment of up to 3 months upon summary conviction.

PART 7: GENERAL

7.1 If any part, section, subsection, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

7.2 Parks Regulation By-law, 1976, No. 1575 is hereby repealed.

7.3 This Bylaw is to come into force and take effect on the date of its adoption.

READ A FIRST TIME the	23	day of	July	, 2018
READ A SECOND TIME the	23	day of	July	, 2018
READ A THIRD TIME the	23	day of	July	, 2018
RECONSIDERED AND ADOPTED the	17	day of	September	, 2018

Mayor

Township Clerk

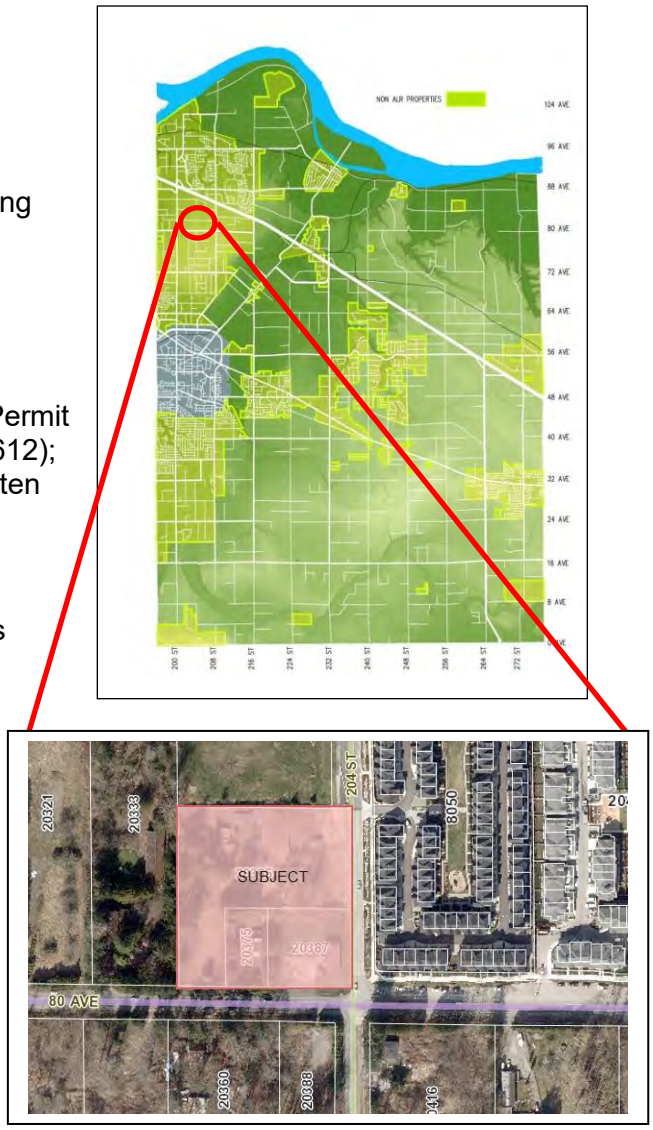
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 11, 2020 – SPECIAL MEETING	**REPORT:**	20-67
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0159
SUBJECT:	REZONING APPLICATION NO. 100579 DEVELOPMENT PERMIT APPLICATION NO. 101113 (POLLYCO YORKSON CENTRE INC. / 20365, 20375 AND 20387 – 80 AVENUE)		

PROPOSAL:

Application to rezone 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2, and issue an accompanying development permit to facilitate the development of a commercial development consisting of four (4) single-storey buildings.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5612 subject to eight (8) development prerequisites; authorize issuance of Development Permit No. 101113 (at time of final reading of Bylaw No. 5612); and that staff be authorized to proceed with the written submission opportunity.

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 Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2, to facilitate a commercial development, 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. Submission 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 west half of 204 Street and the north half of 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 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. Registration of restrictive covenants acceptable to the Township:
   a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
   b. Limiting access to 80 Avenue to right-in and right-out only; and
   c. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;
7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 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;
c. Requiring roof-top mechanical equipment to be screened from view; and
d. 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. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5612 in conjunction with Development Permit No. 101113.

EXECUTIVE SUMMARY:

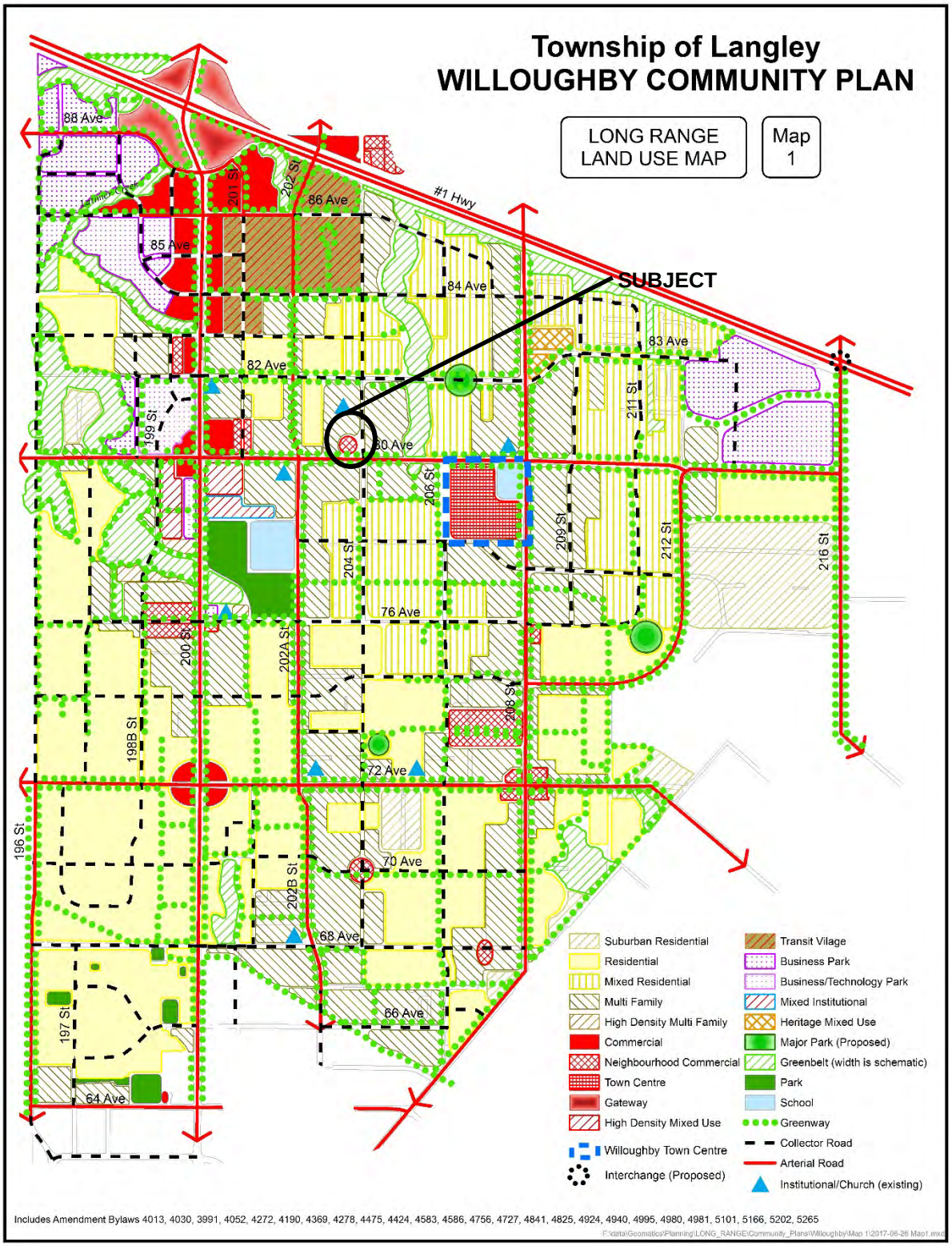
Pollyco Yorkson Centre Inc. has applied to rezone 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2 to facilitate a commercial development consisting of four (4) single storey buildings.

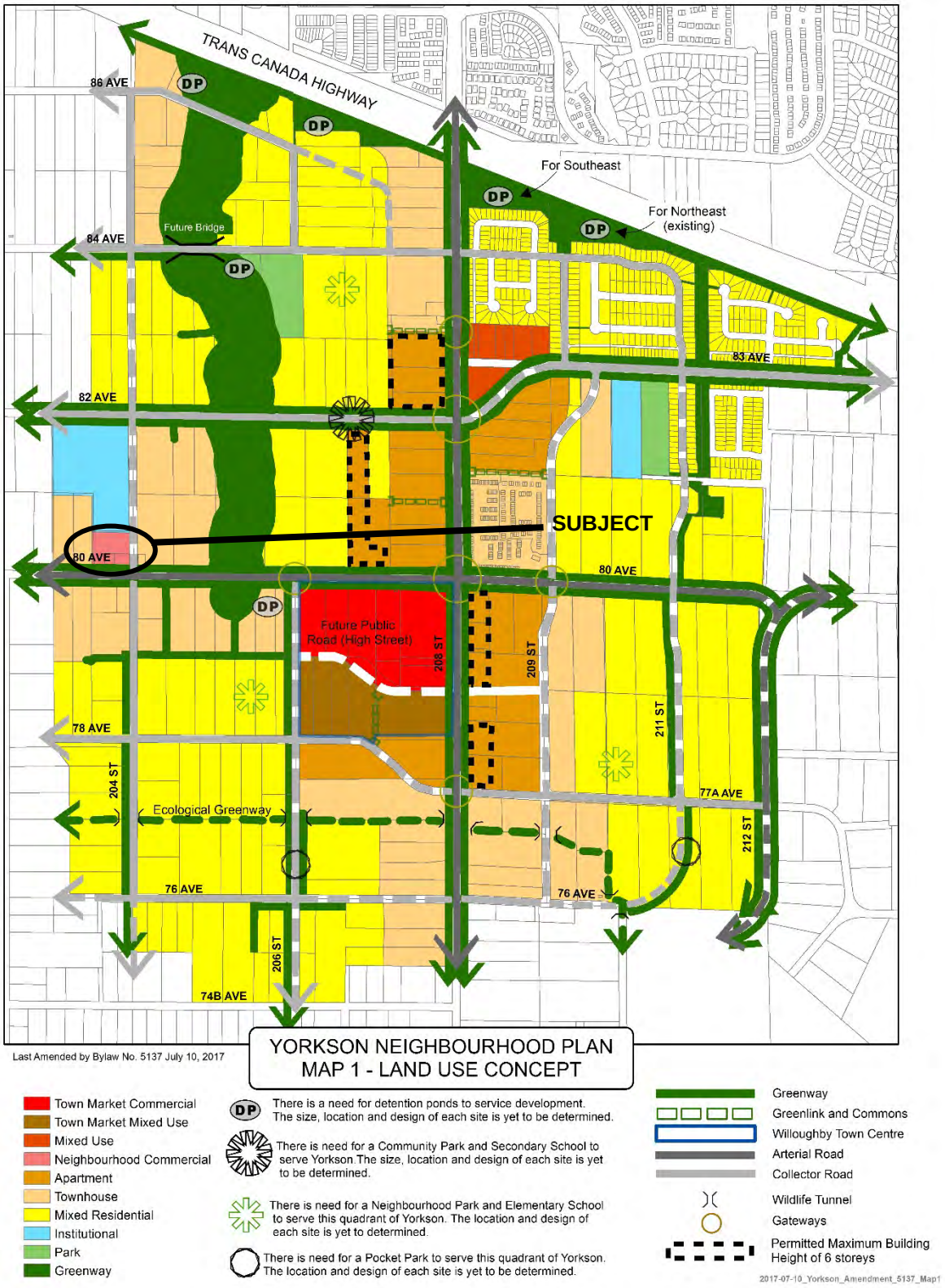
The proponent's application also includes a Development Permit for the site in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of eight (8) development prerequisites, and issue Development Permit No. 101113 at time of final reading.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5612 and Development Permit No.101113.


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
201 St
202 St
199 St
200 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
198B St
196 St
197 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 Village
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
For Southeast
For Northeast (existing)
86 AVE
84 AVE
82 AVE
80 AVE
83 AVE
Future Bridge
DP
SUBJECT
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
78 AVE
77A AVE
76 AVE
74B AVE
Ecological Greenway
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

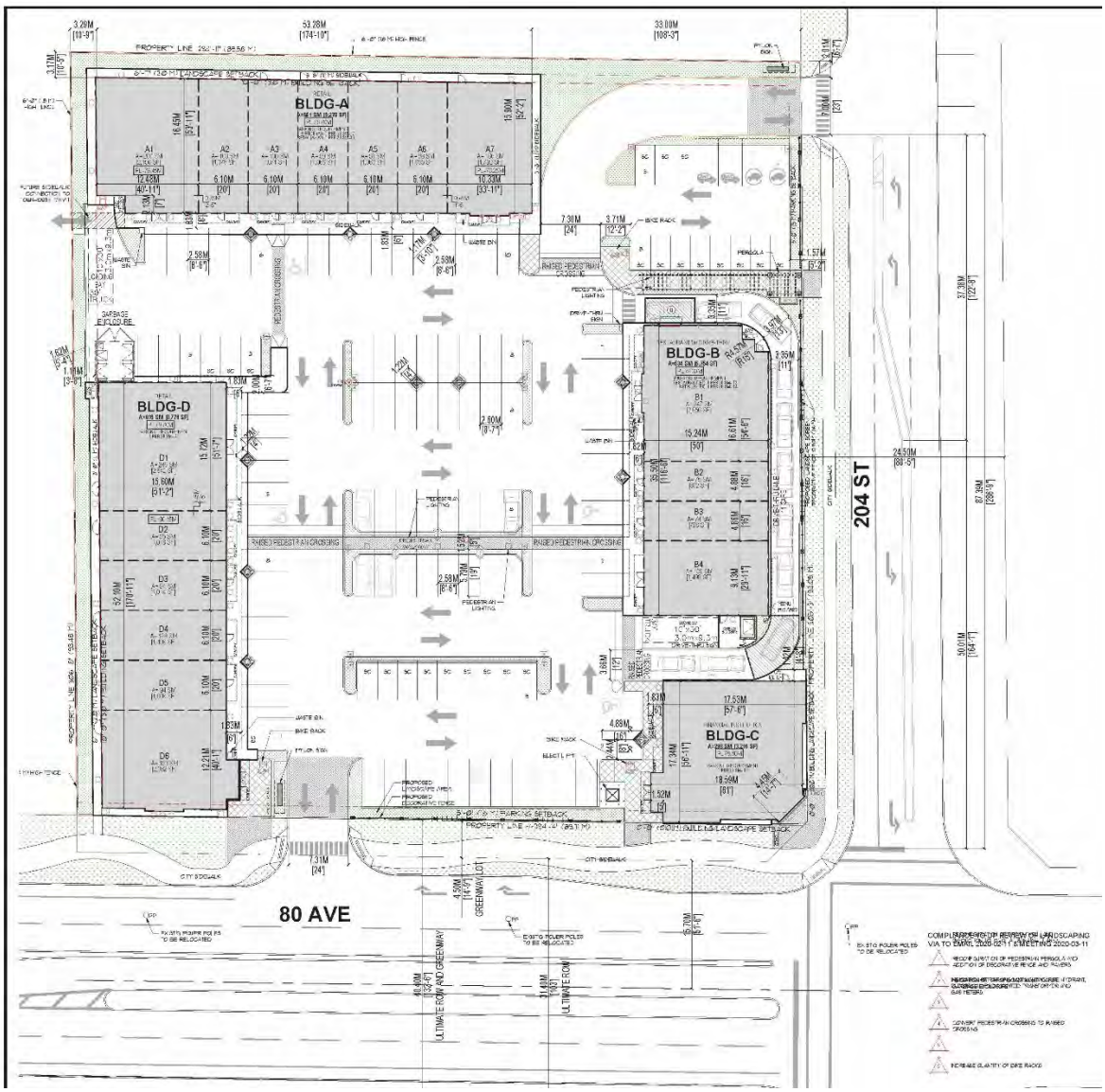


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Pollyco Yorkson Centre Inc. #320 20780 – Willoughby Town Centre Drive Langley, BC, V2Y 0M7 Antoine Do #109 4061 – 200 Street Langley, BC, V3A 1K8
Legal Description:	Lots 3, 4 and 6 Section 26 Township 8 New Westminster District Plan 12426
Location:	20365, 20375 and 20387 – 80 Avenue
Area:	1.04 ha (2.58 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Community Commercial Zone C-2
Willoughby Community Plan:	Neighbourhood Commercial
Yorkson Neighbourhood Plan:	Neighbourhood Commercial

DISCUSSION/ANALYSIS:

The subject 1.04 ha (2.58 ac) site is zoned Suburban Residential SR-2, and is designated "Neighbourhood Commercial" in the Yorkson Neighbourhood Plan. The applicant has applied to rezone the site to Community Commercial Zone C-2 to facilitate a commercial development consisting of four (4) single storey buildings located around the perimeter of the site. The commercial buildings are proposed to have a combined commercial floor area of 2,490 m^2 (26,812 ft^2). Access to the site is proposed from 80 Avenue (right-in and right-out only) and from 204 Street.

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:	The Church of Jesus Christ of Latter-day Saints, zoned Civic Institutional Zone P-1;
South:	80 Avenue, beyond which are two (2) properties, designated townhouse in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2, currently under application by Streetside Developments for a townhouse development (ToL Project No. 08-23-0079);
East:	204 Street beyond which is the Ashbury and Oak townhouse development, zoned Comprehensive Development CD-77;
West:	A property, designated townhouse in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2.

Public Consultation:

As per Policy No. 07-164, the applicant held a public information meeting on December 10, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment C.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5612 proposes to rezone the site to Community Commercial Zone C-2 to accommodate the proposed development. The project complies with the provisions of the site's proposed C-2 zoning in terms of siting, site coverage, parking, height, use and density.

Development Permit:

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 Local Commercial Development Permit Area "C" guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101113 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 four (4) commercial buildings are proposed to be one (1) storey in height located around the perimeter of the site with a central parking lot area. The buildings are proposed to be between 283 m^2 (3,050 ft^2) and 860 m^2 (9,256 ft^2) in size. In total 2,490 m^2 (26,812 ft^2) of commercial space is proposed.

The buildings are proposed to feature hardi-plank siding, brick, steel canopies, metal and wood trims/fascia. The colouring is provided in complementary tones which aids in breaking up the massing of the buildings. Canopies project over the pedestrian realm within the site.

Fascia signage (raised channel letters) are proposed on the buildings. A monument sign is proposed fronting 80 Avenue and a smaller monument sign is proposed at the entrance to the site at 204 Street. All signage is required to comply with Township's Sign Bylaw, and to be sized and located in keeping with the Development Permit (Attachment A).

Rooftop mechanical is to be centrally located on the buildings and enclosed with screening so as to not be visible from street level.

The applicant indicates that the development has been designed with a "Rural Langley Heritage" theme. A mural has been proposed by the applicant on the building at the corner of 204 Street and 80 Avenue. The applicant's design rationale states:

> "*The addition of elements for Building C to create a gateway feature include an articulated corner with landscaping, furnishings and a corner mural with historical reference. The mural is derived from a painting by Heidi Lambert of the traditional Langley May Day Parade in Fort Langley. We have conducted a lengthy search of historical Langley artwork and consulted with some local historians regarding the mural selection before arriving at our final choice."*

An additional mural feature wall is proposed on Building B facing 204 Street. Landscaping, arbours, and fencing are also proposed along the property line of 204 Street to mitigate the view of the proposed drive-through aisle that wraps around Building B from 204 Street. The drive-through window is proposed on the north side of Building B.

The proposed building heights, site coverage (30%) and building siting comply with the provisions of the Community Commercial C-2 zone. The development in staff's opinion complies with the Development Permit Area "C" guidelines (Attachment B) of the Willoughby Community Plan.

Access and Parking:

Vehicular access to the development will be provided from 204 Street and 80 Avenue. Access at 80 Avenue will be limited to right-in and right-out movements only.

In compliance with the Zoning Bylaw, 118 parking spaces are proposed for the development as shown in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Retail: 1 space per 20 m^2	100	100
Financial Institution / Office: 1 space per 28 m^2	18	18
Total:	**118**	**118**

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 is proposed to be developed to a commercial standard with a combination of hard-scape features and plantings allowing for separation between the pedestrian and commercial environments. Additionally, a plaza area is proposed at the corner of 204 Street and 80 Avenue incorporating seating, paving and plantings. Fencing and trellis features along 204 Street and 80 Avenue also assist in shielding the drive-through and parking areas from view from the street.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 61 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 75 replacement trees are required and 77 replacement trees are proposed. Post development 77 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 204 Street and 80 Avenue will be required in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan. The subject site is located in the catchment for the existing stormwater detention pond located at 204 Street and Highway 1. 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.

Parks:
The nearest neighbourhood park is Yorkson Community Park located 350 metres to the east of the site.

Transit:
Currently, transit service (595 bus) is provided along 208 Street and on 200 Street on (501 bus).

POLICY CONSIDERATIONS:
The proposed development is located in an area designated Neighbourhood Commercial in the Yorkson Community Plan. The proposed development complies with the land use provisions of the plan and with provisions of the proposed Community Commercial C-2 zone. In staff's opinion, accompanying Development Permit No. 101113 complies with the Development Permit Area "C" – Local Commercial Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5612 (subject to eight (8) development prerequisites) and authorize issuance of the accompanying Development Permit No. 101113 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101113
ATTACHMENT B	Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT C	Public Information Meeting Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101113

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

1. NAME: Pollyco Yorkson Centre Inc.

   ADDRESS: #320 20780 – Willoughby Town Centre Drive
   Surrey, BC V2Y 0M7

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 3, 4 and 6 Section 26 Township 8 New Westminster District Plan 12426

   CIVIC ADDRESS: 20365, 20375 and 20387 – 80 Avenue

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”; 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
   c. Requiring roof-top mechanical equipment to be screened from view;
   d. All signage being 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. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy; and
   e. 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.

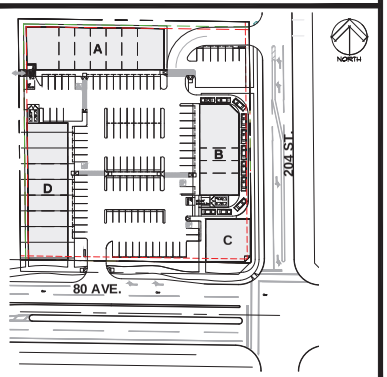
Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings



AERIAL KEY PLAN



SITE KEY PLAN



PROJECT DATA

CIVIC ADDRESS

20365, 20375 & 20387 80 AVE, LANGLEY, BC

LEGAL DESCRIPTION

LOT 3, 4, AND 6 ALL OF SECTION 26 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 12426

ZONING

EXISTING ZONE : SR-2 (SUBURBAN RESIDENTIAL)
PROPOSED ZONE : C-2 (COMMUNITY COMMERCIAL)

DEVELOPMENT APPLICATION FOR YORKSON VILLAGE COMMERCIAL DEVELOPMENT

CONTACTS

OWNER	POLLYCO YORKSON CENTRE INC. #320 - 20780 Willoughby Town Centre Drive Langley, BC V2Y 0M7 Phone: 604-882-6888 HUGH CARTER (GENERAL MANAGER) E-mail: hugh@pollycogroup.com
ARCHITECT	URBAN DESIGN GROUP ARCHITECTS LTD. #420 - 745 Thurlow Street Vancouver, B.C. V6E 0C5 Phone: 604-687-2334 PAUL CHIU, Architect AIBC E-mail: paulc@udga.com AUGUSTINE HII, Architect AIBC E-mail: augustineh@udga.com
LANDSCAPE	PGM LANDSCAPE ARCHITECTS LTD Suite C100 - 4185 Still Creek Drive Burnaby BC V5C 6G9 Phone: 604-294-0011 MARY CHAN YIP E-mail: mary@pmglandscape.com
CIVIL	MCELLHANEY CONSULTING SERVICES LTD Suite 2300 Central City Tower 13450 - 102nd Avenue Surrey BC V3T 5X3 Phone: 604) 596-0391 RAYMUND SULL E-mail: rsull@mcelhanney.com
ARBORIST	MCELLHANEY CONSULTING SERVICES LTD Suite 2300 Central City Tower 13450 - 102nd Avenue Surrey BC V3T 5X3 Phone: (604) 596-0391 NOAH TALBOT E-mail: ntalbot@mcelhanney.com
SURVEYOUR	BUTLER SUNDVICK 4 - 19089 94th Ave Surrey BC V4N 3S4 Phone: (604) 513-9611 GARY SUNDVICK Email: gary@butlersundvick.ca
ELECTRICAL	WILLIAMS ENGINEERING 200, 1520 McCallum Road Abbotsford BC V2S 8A3 Phone: (604) 851-7582 SHIVJEET SIDHU, P.Eng, FSR(A) Email: shivjeetsidhu@williamsengineering.com

DRAWING LIST

ARCHITECTURAL

A- 0.0	COVER SHEET
A- 0.1	SITE CONTEXT PLAN
A- 0.1-1	CIRCULATION PLAN
A- 0.3	RENDERINGS - VIEWS ALONG 80 AVE
A- 0.4	RENDERINGS - VIEWS ALONG 204 ST
A- 0.5	RENDERINGS - VIEWS AT PEDESTRIAN ENTRANCE (204ST)
A-A0.3	BLDG-A - RENDERINGS
A-B0.3	BLDG-B - RENDERINGS
A-C0.3	BLDG-C - RENDERINGS
A-D0.3	BLDG-D - RENDERINGS
A- 1.1	SCHEMATIC SITE PLAN
A- 1.3-1	SITE DETAILS
A- 3.1C	ELEVATIONS (COLOURED) - STOREFRONT
A- 3.2C	ELEVATIONS (COLOURED) - ROAD-FACING
A-A3.1C	BLDG-A - ELEVATIONS (COLOURED)
A-B3.1C	BLDG-B - ELEVATIONS (COLOURED)
A-C3.1C	BLDG-C - ELEVATIONS (COLOURED)
A-D3.1C	BLDG-D - ELEVATIONS (COLOURED)
A- 7.1	DETAIL OF FREESTANDING (PYLON) SIGN
A- 7.2	DETAIL OF PEDESTRIAN WALKWAY
	DETAIL OF MECHANICAL RTU SCREEN
A-7.3	TYPICAL SECTION AT SIDEWALK
	- DETAIL OF CANOPY AND BLADE SIGN

LANDSCAPE

L-1	LANDSCAPE PLAN
L-2	LANDSCAPE SHRUB PLAN
L-3	OFF-SITE LANDSCAPE PLAN
L-4	TOWNSHIP OF LANGLEY OFF-SITE LANDSCAPE DETAILS
L-5	TOWNSHIP OF LANGLEY OFF-SITE LANDSCAPE DETAILS

ELECTRICAL

E-1	DRAWING LIST, GENERAL NOTES, LEGEND & SYMBOLS
E-2	ELECTRICAL SITE PLAN
E-3	SITE LIGHTING DETAILS & LUMINAIRE SCHEDULE

CIVIL

ISDC-1	ISDC PLAN (Approved, not included in this resubmission)

SURVEY

GEOTECHNICAL

Schedule A

no	m/mm/dd	description
3	20/03/24	3RD RSV-REPLY TO ISL+UNDERGRND (BMS, 20/03/11 & RFC 20/03/11)
2	19/11/27	2ND RSV-REPLY TO ISL REQUEST RFC 0/R ISL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY ISL REPLY TO ISL LETTER 19/07/24
1	19/11/07	CLARIFICATION (BMS REPLACEMENT) REPLY TO ISL LETTER 19/07/24
–	19/05/21	RESUBMIT AND DP APPLICATION

revisions

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consultant

YORKSON VILLAGE COMM'L DEV'T

20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE (604) 687-2334

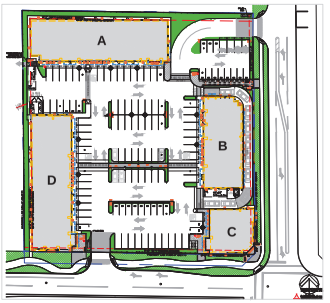
project number 4809

sheet title **COVER SHEET**

date	2019-05-17
scale	@ 11X17 (IN IT)
drawn	MM
checked	AH/PC
sheet number	A-0.0



1 A-0.3 SOUTH-WEST VIEW (80 AVE)
SCALE: NTS



KEY PLAN
SCALE: NTS



2 A-0.3 SOUTH VIEW (80 AVE)
SCALE: NTS

no	m/m/dd	description
3	20/03/24	3RD RSV-RZNG TO TSL-LANDSCAPE DWG. 20/03/11 & 3RD 20/03/19
2	19/11/27	2ND RSV-RZNG TO TSL RESULT
		RFS 0/W TSL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-RZNG SUB.
		RZNG TO TSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		RZNG TO TSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION

revisions

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consultant

YORKSON VILLAGE COMM'L DEV'T

20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-687-2334

project number 4809

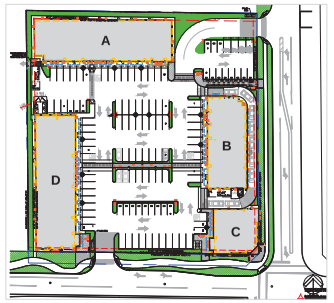
sheet title
RENDERINGS
VIEWS ALONG 108 AVE

date	2019-01-24
scale	@ 11X17 (36:1)
drawn	YC/MM
checked	AH/YC
sheet number	A-0.3

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-003.dwg PRINTED BY WS136 ON March 24, 2020 5:17:02 PM



1 / A-14 NORTH-EAST VIEW (204 ST)
SCALE: NTS



KEY PLAN
SCALE: NTS



2 / A-14 EAST VIEW (204 ST)
SCALE: NTS

3	20/03/24	3RD REV-REPLY TO CSL+ENGINEER
		(EMAIL 20/02/11 & REC 20/03/11)
2	19/11/27	2ND REV-REPLY TO CSL REQUEST
		RPT & CSL & CLOSE (19/11/20)
1A	19/11/13	1ST REVISION-REPLY CSL
		REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DRC REFINEMENT)
		REPLY TO CSL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

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For POLLYCO YORKSON VILLAGE INC.

architects ltd.

420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-6872334

project number 4809

sheet title

RENDERINGS
VIEWS ALONG 204 ST

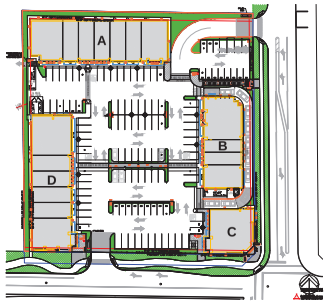
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checked	AH/YC

sheet number A-0.4

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1 A-A03 BLDG-A SOUTH-EAST VIEW
SCALE: NTS



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD
TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6250 GRANITE PEAK

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7070 SITE WHITE

FIBER-CEMENT LAP SIDING
HARDIEPLANK CEDARMILL FINISH,
PAINTED AS SPECIFIED

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 7072 ONLINE

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 6523 DENIM



2 A-A03 BLDG-A SOUTH-WEST VIEW
SCALE: NTS



3 A-A03 BLDG-A NORTH-WEST VIEW
SCALE: NTS



4 A-A03 BLDG-A NORTH-EAST VIEW
SCALE: NTS

3	20/03/25	3RD RSV-REPLY TO ITL-ADDENDUM (DWG. 25/02/11 & RFC 20/03/11)
2	19/11/27	2ND RSV-REPLY TO ITL REJECT RFC 0/R ITL & CLOSE (19/11/20
1A	19/11/13	1ST REVISION-REPLY ITL
		REPLY TO ITL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		REPLY TO ITL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

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consultant

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20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC
For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-6872334

project number 4809

sheet title
RENDERINGS
BLDG-A

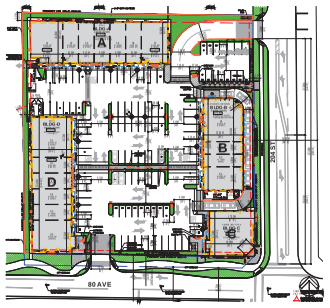
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sheet number A-A0.3

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1 A-B03 BLDG-B NORTH-WEST VIEW
SCALE: NTS



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6250 GRANITE PEAK

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7070 SITE WHITE

FIBER-CEMENT LAP SIDING
HARDIEPLANK CEDARMILL FINISH,
PAINTED AS SPECIFIED

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 7072 ONLINE

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 6523 DENIM



2 A-B03 BLDG-B SOUTH-WEST VIEW
SCALE: NTS



2 A-B03 BLDG-B SOUTH-EAST VIEW (204 ST)
SCALE: NTS



1 A-B03 BLDG-B NORTH-EAST VIEW (204 ST. - DRIVE-THRU)
SCALE: NTS

3	20/03/25	3RD RSV-REPLY TO TSL-LANDSCAPE (DWG. 20/03/11 & REV. 20/03/19
2	19/11/27	2ND RSV-REPLY TO TSL REJECT RFC 0/R TSL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TSL
		REPLY TO TSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		REPLY TO TSL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

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consultant

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For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-687-2334

project number 4809

sheet title
RENDERINGS
BLDG-B

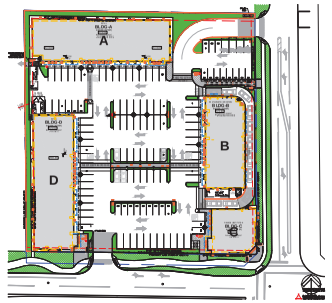
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checked	AH/YC

sheet number A-B03

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1 A-C03 SCALE: NTS BLDG-C SOUTH-WEST VIEW



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

FIBER-CEMENT BOARD PANEL COL
SHERWIN WILLIAMS SW 6250 GRANIT

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7070 SITE WHITE

FIBER-CEMENT LAP SIDING
HARDIEPLANK CEDARMILL FINISH,
PAINTED AS SPECIFIED

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 7072 ONLINE

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 6523 DENIM



2 A-C03 SCALE: NTS BLDG-C NORTH-WEST VIEW



3 A-C03 SCALE: NTS BLDG-C SOUTH-EAST VIEW (80 AVE./204 ST.)



3 A-C03 SCALE: NTS BLDG-C NORTH-EAST VIEW (204 ST.)

no	m/m/dd	description
3	20/03/24	3RD REV-REPLY TO CSL+ENGR'S COMM. 20/02/11 & 3RD 20/03/11
2	19/11/27	2ND REV-REPLY TO CSL #2,#3,#7 BRS G/W TO, & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TO CSL REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (NO REPLACEMENT) REPLY TO CSL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION

revisions

NORTH

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consultant

YORKSON VILLAGE COMM'L DEV'T

20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-687-2334

project number 4809

sheet title
RENDERINGS
BLDG-C

date	2019-01-24
scale	@ 11x17 (ON CT)
drawn	YC/MM
checked	AH/YC

sheet number A-C03

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-C003.dwg PRINTED BY WS136 ON March 24, 2020 5:17:55 PM

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6250 GRANITE PEAK

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7070 SITE WHITE

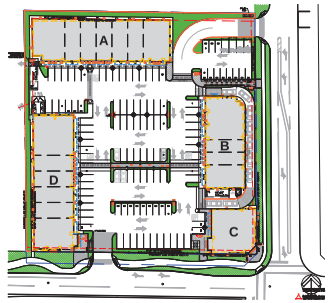
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HARDIEPLANK CEDARMILL FINISH,
PAINTED AS SPECIFIED

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 7072 ONLINE

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

FIBER-CEMENT BOARD LAP SIDING COLOUR
SHERWIN WILLIAMS SW 6523 DENIM



KEY PLAN
SCALE: NTS



1 A-D03 BLDG-D SOUTH-EAST VIEW (80 AVE.)
SCALE: NTS



2 A-D03 BLDG-D NORTH-EAST VIEW
SCALE: NTS



3 A-D03 BLDG-D SOUTH-WEST VIEW (80 AVE.)
SCALE: NTS



4 A-D03 BLDG-D NORTH-WEST VIEW
SCALE: NTS

3	20/03/25	3RD RSV-REPLY TO ITE-LANDSCAPE
2	19/11/27	2ND RSV-REPLY TO ITE, REVISED
1A	19/11/13	1ST REVISION-REPLY RE,
1	19/11/07	REPLY TO ITE LETTER 19/07/24
-	19/05/21	CLARIFICATION (BMS REPLACEMENT)
-	19/05/21	REPLY TO ITE LETTER 19/07/24
no	yy/mm/dd	description

revisions

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consultant

YORKSON VILLAGE COMM'L DEV'T
20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC
For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-687-2334

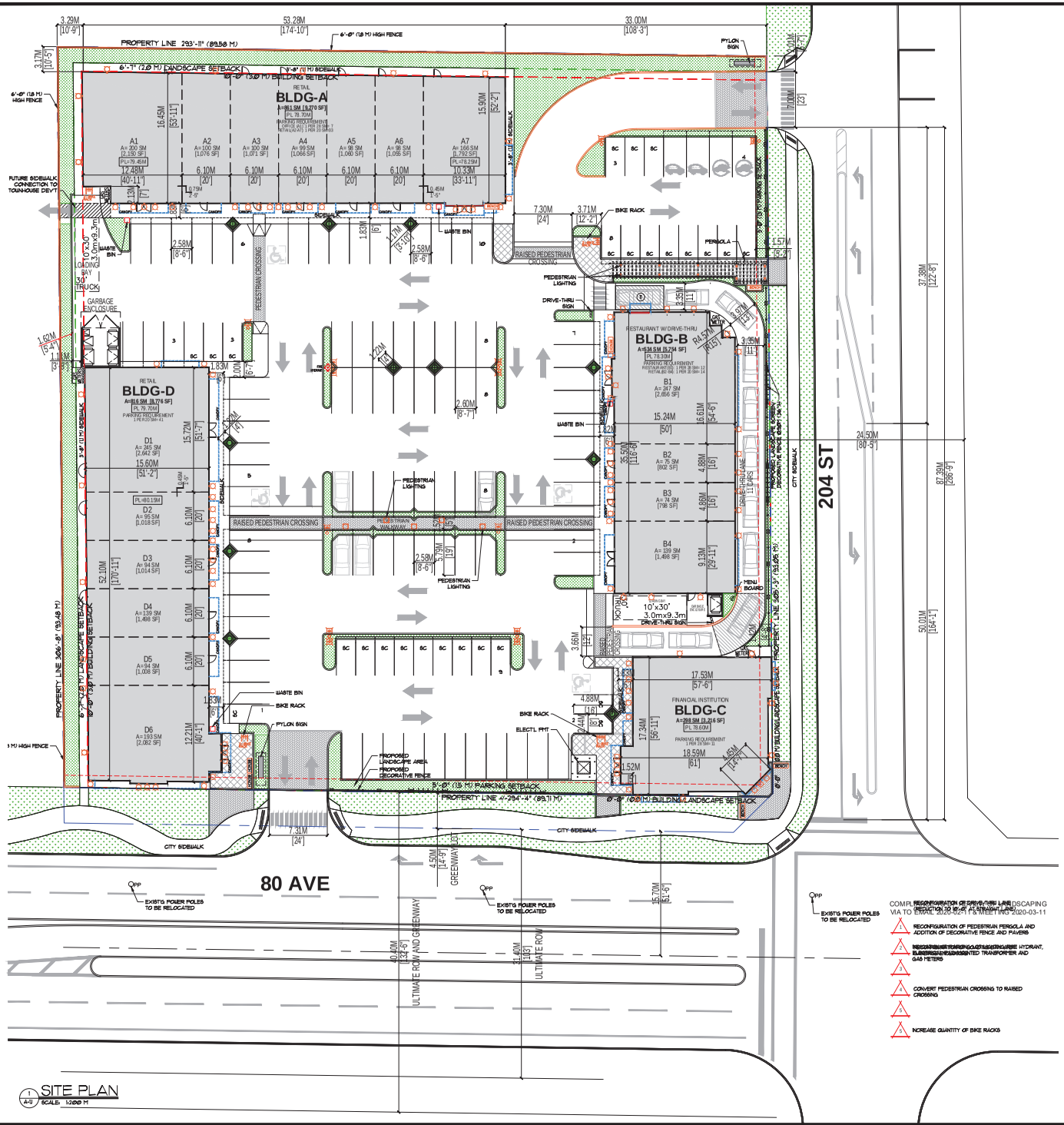
project number 4809

sheet title
RENDERINGS
BLDG-D

date	2019-01-24
scale	@ 11X17 (SK-17)
drawn	YC/MM
checked	AH/YC

sheet number A-D0.3

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SITE PLAN
SCALE: 1:200

KEY PLAN
SCALE: N.T.S.

NORTH

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 3, 4, AND 6 ALL OF SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 12426	
CIVIC ADDRESS:	20365, 20375 & 20387 80 AVE, LANGLEY, BC	
EXISTING ZONING: SR-2	PROPOSED ZONING: C-2	
COMMUNITY PLAN: WILLOUGHBY	NEIGHBOURHOOD PLAN: YORKSON	
TOTAL SITE AREA:	112,213.77 SF [2.576 ACRES]	10,425 SM
LESS ROAD DEDICATION:	22,098.31 SF	2,053 SM
NETT SITE AREA:	90,115.46 SF	8,372 SM
BUILDING AREA:*	26,989 SF	2,507 SM

*BUILDING SETBACK VARIANCE SUBJECT TO CITY APPROVAL

LOT COVERAGE (MAX. 40%): 27,015 / 90,115 X 100% = 30%

GROSS FLOOR AREAS:

BUILDING-A [RETAIL/OFFICE]:	9,270 SF	861 SM
BUILDING-B [RESTAURANT/RETAIL]:	5,754 SF	535 SM
BUILDING-C [FINANCIAL INSTITUTION/RETAIL]:	3,216 SF	298 SM
BUILDING-D [RETAIL]:	8,775 SF	815 SM
TOTAL GROSS FLOOR AREA:	27,015 SF	2,509 SM

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED:		118 STALLS
RETAIL :	1 PER 20 SM GFA	= 88 STALLS
RESTAURANT :	1 PER 20 SM GFA	= 12 STALLS
FINANCIAL INST.:	1 PER 28 SM GFA	= 11 STALLS
OFFICE.:	1 PER 28 SM GFA	= 7 STALLS
TOTAL PARKING PROVIDED:*		118 STALLS
REGULAR CAR		= 88
SMALL CAR (MAX 20% =24)		= 26 (VARIANCE, 22%)
PERSONS W/ DISABILITIES		= 4

PARKING RATIO PER 1000 SF GFA: = 118 STALLS / 27,015 SF = 4.37

BICYLE PARKING PROVIDED: 9 SPACES

PARKING STALL SIZES:

REGULAR CAR STALL

AISLE WIDTH	20' (6.0m)	9'-6" x 19'-0" (2.90m x 5.80m)
	22' (6.7m)	9'-1" x 19'-0" (2.75m x 5.80m)
	24' (7.3m)	8'-6" x 19'-0" (2.60m x 5.80m)
SMALL CAR STALL (MAX 20%):		8'-0" (2.44m) x 16'-0" (4.88m)
CAR STALL (ADJACENT TO STRUCTURE):		10'-6" (3.20m) x 19'-0" (5.80m)
LOADING SPACE (MINIMUM SIZE):		13'-0" (4.00m) x 30'-0" (9.20m)
MANOEUVRING AISLE WIDTH (LOADING SPACES):		21'-6" (6.55m)

GENERAL NOTE:

BOUNDARIES SHOWN HEREIN ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

SITE GRADING IS ACCORDING TO ISDC PLAN NO. 2111-036-45-00 REV.2 DATED 2019-05-14 PREPARED BY CIVIL ENGINEER, MCELHANEY CONSULTING SERVICES LTD.

3	20/03/24 RE-ISSUED TO CITY FOR SUBMISSION
2	19/11/27 RE-ISSUED TO CITY FOR SUBMISSION
1A	19/11/13 1ST REVISION-REPLY TO CITY LETTER 19/07/24
1	19/11/07 CLARIFICATION (NOT REVISION) REPLY TO CITY LETTER 19/07/24
-	19/05/21 REVISIONS PER DP APPLICATION
no	m/mm/dd description

revisions

NORTH

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consultant

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20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC
For POLLYCO YORKSON VILLAGE INC.

urban design group architects ltd.
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VANCOUVER BC V6E 0C5
TELEPHONE 604-6872334

project number 4809

sheet title
SCHEMATIC SITE PLAN

date	2019-05-28
scale @ 11x17 (36:1)	
drawn	EV/MC
checked	AH/PC

sheet number A-1.1

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1/A-3.1 BLDG-C WEST ELEVATION
SCALE: NTS



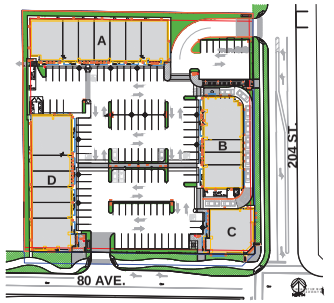
2/A-3.1 BLDG-B WEST ELEVATION
SCALE: NTS



3/A-3.1 BLDG-A SOUTH ELEVATION
SCALE: NTS



4/A-3.1 BLDG-D EAST ELEVATION
SCALE: NTS



KEY PLAN
SCALE: NTS

no	m/m/dd	description
3	20/03/25	3RD RSV-REPLY TO TSL-LANDSCAPE
		(BMS, 20/02/11 & 3RD 20/03/11)
2	19/11/27	2ND RSV-REPLY TO TSL REQUEST
		BMS 0/W TSL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TSL
		REPLY TO TSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (BMS REPLACEMENT)
		REPLY TO TSL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION

revisions

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For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-6872334

project number 4809

sheet title
ELEVATIONS (COLOURED)
STOREFRONTS

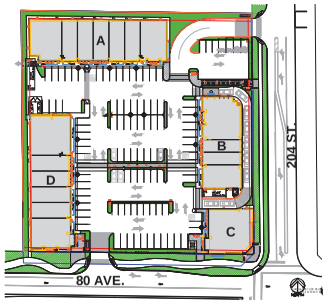
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1 A-32 BLDG-A EAST ELEVATION (204 ST)
SCALE: NTS



A-32 KEY PLAN
SCALE: NTS



2 A-32 BLDG-A SOUTH ELEVATION (80 AVE)
SCALE: NTS



3 A-32 BLDG-D SOUTH ELEVATION (80 AVE)
SCALE: NTS



4 A-32 BLDG-B EAST ELEVATION (204 ST)
SCALE: NTS



5 A-32 BLDG-C SOUTH ELEVATION (80 AVE)
SCALE: NTS



6 A-32 BLDG-C EAST ELEVATION (204 ST)
SCALE: NTS

no	date	revisions
3	20/03/25	3RD RSV-REPLY TO ISL-LANDSCAPE (BMK. 28/02/11 & BMK 20/03/19
2	19/11/27	2ND RSV-REPLY TO ISL RESUBMIT BMK 6/8 ISL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY ISL
1	19/11/07	REPLY TO ISL LETTER 19/07/24
-	19/05/21	CLARIFICATION (BMK REPLACEMENT)
-	19/05/21	REPLY TO ISL LETTER 19/07/24
		REZONING AND DP APPLICATION

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consultant

YORKSON VILLAGE COMM'L DEV'T

20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER BC V6E 0C5
TELEPHONE 604-6872334

project number 4809

sheet title
ELEVATIONS (ROAD-FACING)

date	2019-04-12
scale	@ 11X17 (SK-12)
drawn	YC/MA
checked	AH/YC

sheet number A-126

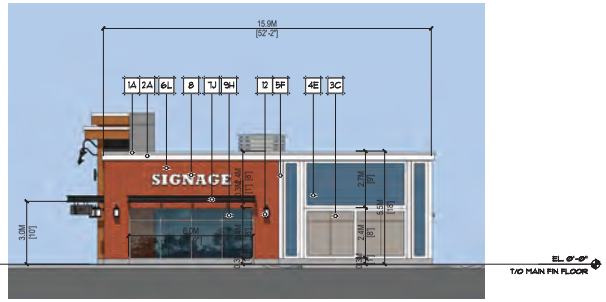
P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-301.dwg PRINTED BY WS136 ON March 24, 2020 5:18:51 PM



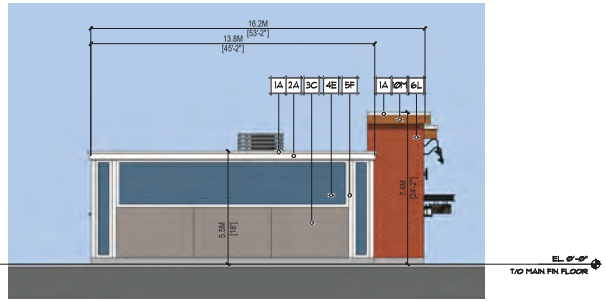
1 A-A31 BLDG-A SOUTH ELEVATION
SCALE: 1:200 M



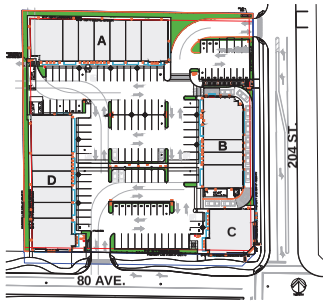
2 A-A31 BLDG-A NORTH ELEVATION
SCALE: 1:200 M



3 A-A31 BLDG-A EAST ELEVATION (204 ST)
SCALE: 1:200 M



4 A-A31 BLDG-A WEST ELEVATION
SCALE: 1:200 M



KEY PLAN
SCALE: NTS

SCHEDULE OF EXTERIOR FINISHES	
1	PRE-FINISHED METAL FLASHING
2	FIBRE-CEMENT BOARD FASCIA, PAINTED
3	FIBRE-CEMENT BOARD W/ EASY-TRIM REVEALS AT JOINTS HARDIEPANEL - SMOOTH FINISH, PAINTED
4	FIBRE-CEMENT HORIZONTAL SIDING HARDIEPLANK LAP SIDING -CEDARMILL FINISH, PAINTED
5	FIBRE-CEMENT TRIM BOARD, PAINTED
6	NATURAL BRICK
7	STEEL CANOPY WITH GLAZED ROOF
8	ILLUMINATED SIGN (BY TENANT)
9	ALUM-FRAMED DOUBLE-GLAZED THERMALLY-BROKEN STOREFRONT
10	NATURAL WOOD FRAME, CEDAR
11	METAL DOOR
12	DECORATIVE WALL-MOUNTED LUMINAIRE
13	WALL PACK LUMINAIRE
14	CONCRETE UPSTAND, SMOOTH FINISH
15	MURAL
16	ALUM-FRAMED SPANDREL GLASS
17	STEEL FRAME OVERHANG

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7001 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7019 GITE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 1200 NO. 4527. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

3	20/03/25	3RD RSV-REPLY TO TRL-LANDSCAPE
		DWG. 20/03/11 & RSV 20/03/19
2	19/11/27	2ND RSV-REPLY TO TRL REQUEST
		RPS 6/8 TO A CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TO
		REPLY TO TRL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REVISIONS)
		REPLY TO TRL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

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consultant

YORKSON VILLAGE COMM'L DEV'T
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urban design group architects ltd.
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project number 4809
sheet title
ELEVATIONS
BLDG-A

date	2019-04-12
scale	@ 11X17 (IN CT)
drawn	YC/MM
checked	AH/YC
sheet number	A-A31C



1 A-B3/ BLDG-B WEST ELEVATION
SCALE: 1/100 M



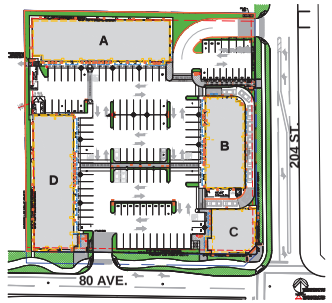
2 A-B3/ BLDG-B EAST ELEVATION (204 ST)
SCALE: 1/100 M



3 A-B3/ BLDG-B NORTH ELEVATION
SCALE: 1/100 M



4 A-B3/ BLDG-B SOUTH ELEVATION
SCALE: 1/100 M



KEY PLAN
SCALE: NTS

SCHEDULE OF EXTERIOR FINISHES	
1	PRE-FINISHED METAL FLASHING
2	FIBRE-CEMENT BOARD FASCIA, PAINTED
3	FIBRE-CEMENT BOARD W EASY-TRIM REVEALS AT JOINTS HARDIEPANEL - SMOOTH FINISH, PAINTED
4	FIBRE-CEMENT HORIZONTAL SIDING HARDIEPLANK LAP SIDING -CEDARMILL FINISH, PAINTED
5	FIBRE-CEMENT TRIM BOARD, PAINTED
6	NATURAL BRICK
7	STEEL CANOPY WITH GLAZED ROOF
8	ILLUMINATED SIGN (BY TENANT)
9	ALUM-FRAMED DOUBLE-GLAZED THERMALLY-BROKEN STOREFRONT
10	NATURAL WOOD FRAME, CEDAR
11	METAL DOOR
12	DECORATIVE WALL-MOUNTED LUMINAIRE
13	WALL PACK LUMINAIRE
14	CONCRETE UPSTAND, SMOOTH FINISH
15	MURAL
16	ALUM-FRAMED SPANDREL GLASS
17	STEEL FRAME OVERHANG

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBERIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7001 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6024 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7018 DTE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE

no	m/m/dd	description
3	20/03/25	3RD RSV-REPLY TO TIL-LANDSCAPE (DWG. 20/03/11 & RSC 20/03/19)
2	19/11/27	2ND RSV-REPLY TO TIL REQUEST
		RPC 6/8 TIL & CLOSE (11/11/20
1A	19/11/13	1ST RESUBM-REPLY TIL
		REPLY TO TIL LETTER 19/07/24
1	19/11/01	CLARIFICATION (DWG REVISIONS)
		REPLY TO TIL LETTER 19/07/24
-	19/05/21	RESUBMI AND DP APPLICATION

revisions

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consultant

YORKSON VILLAGE COMM'L DEV'T
20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC
For POLLYCO YORKSON VILLAGE INC.

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TELEPHONE 604-6872334

project number 4809

sheet title
ELEVATIONS
BLDG-B

date	2019-04-12
scale	@ 11X17 (SHEET)
drawn	YC/MA
checked	AH/YC
sheet number	A-B3.0

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-B301.dwg PRINTED BY WS136 ON March 24, 2020 5:19:19 PM



1 A-C3 BLDG-C SOUTH ELEVATION (80 AVE)
SCALE: 1:100 M



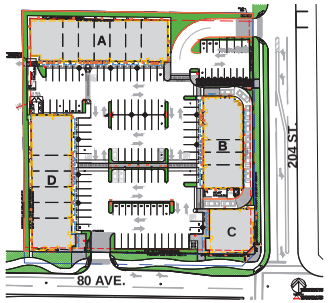
2 A-C3 BLDG-C EAST ELEVATION (204 ST)
SCALE: 1:100 M



3 A-C3 BLDG-C NORTH ELEVATION
SCALE: 1:100 M



4 A-C3 BLDG-C WEST ELEVATION
SCALE: 1:100 M



KEY PLAN
SCALE: NTS

SCHEDULE OF EXTERIOR FINISHES	
1	PRE-FINISHED METAL FLASHING
2	FIBRE-CEMENT BOARD FASCIA, PAINTED
3	FIBRE-CEMENT BOARD W/ EASY-TRIM REVEALS AT JOINTS HARDIEPANEL - SMOOTH FINISH, PAINTED
4	FIBRE-CEMENT HORIZONTAL SIDING HARDIEPLANK LAP SIDING -CEDARMILL FINISH, PAINTED
5	FIBRE-CEMENT TRIM BOARD, PAINTED
6	NATURAL BRICK
7	STEEL CANOPY WITH GLAZED ROOF
8	ILLUMINATED SIGN (BY TENANT)
9	ALUM-FRAMED DOUBLE-GLAZED THERMALLY-BROKEN STOREFRONT
10	NATURAL WOOD FRAME, CEDAR
11	METAL DOOR
12	DECORATIVE WALL-MOUNTED LUMINAIRE
13	WALL PACK LUMINAIRE
14	CONCRETE UPSTAND, SMOOTH FINISH
15	MURAL
16	ALUM-FRAMED SPANDREL GLASS
17	STEEL FRAME OVERHANG

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7001 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7070 SITE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
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no	m/mm/dd	description
3	20/03/24	3RD RSV-REPLY TO TOL-UNDERGROUND, ZONE, ELEVATIONS & SITE PLAN
2	19/11/27	2ND RSV-REPLY TO TOL REQUEST
		SITE PLAN & CLOSE UP
1A	19/11/13	1ST REVISION-REPLY TOL
		REPLY TO TOL LETTER 19/07/24
1	19/11/07	CLARIFICATION (SRW REPLACEMENT)
		REPLY TO TOL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION

revisions

NORTH

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For POLLYCO YORKSON VILLAGE INC.

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project number 4809

sheet title
ELEVATIONS
BLDG-C

date	2019-04-12
scale	@ 11X17 (SHEET)
drawn	YC/MM
checked	AH/YC
sheet number	A-C3.01

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-C301.dwg PRINTED BY WS136 ON March 24, 2020 5:19:29 PM



EL. 0'-0"
T/O MAIN FIN FLOOR

EL. 0'-0"
T/O MAIN FIN FLOOR

1 A-D3.1 BLDG-D SOUTH ELEVATION (80 AVE)
SCALE: 1:100 M



EL. 0'-0"
T/O MAIN FIN FLOOR

EL. 0'-0"
T/O MAIN FIN FLOOR

2 A-D3.1 BLDG-D EAST ELEVATION
SCALE: 1:100 M



EL. 0'-0"
T/O MAIN FIN FLOOR

EL. 0'-0"
T/O MAIN FIN FLOOR

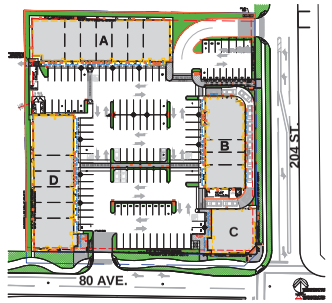
3 A-D3.1 BLDG-D NORTH ELEVATION
SCALE: 1:100 M



EL. 0'-0"
T/O MAIN FIN FLOOR

EL. 0'-0"
T/O MAIN FIN FLOOR

4 A-D3.1 BLDG-D WEST ELEVATION
SCALE: 1:100 M



KEY PLAN
SCALE: NTS

SCHEDULE OF EXTERIOR FINISHES	
1	PRE-FINISHED METAL FLASHING
2	FIBRE-CEMENT BOARD FASCIA, PAINTED
3	FIBRE-CEMENT BOARD W/ EASY-TRIM REVEALS AT JOINTS HARDIEPANEL - SMOOTH FINISH, PAINTED
4	FIBRE-CEMENT HORIZONTAL SIDING HARDIEPLANK LAP SIDING - CEDARMILL FINISH, PAINTED
5	FIBRE-CEMENT TRIM BOARD, PAINTED
6	NATURAL BRICK
7	STEEL CANOPY WITH GLAZED ROOF
8	ILLUMINATED SIGN (BY TENANT)
9	ALUM.-FRAMED DOUBLE-GLAZED THERMALLY-BROKEN STOREFRONT
10	NATURAL WOOD FRAME, CEDAR
11	METAL DOOR
12	DECORATIVE WALL-MOUNTED LUMINAIRE
13	WALL PACK LUMINAIRE
14	CONCRETE UPSTAND, SMOOTH FINISH
15	MURAL
16	ALUM.-FRAMED SPANDREL GLASS
17	STEEL FRAME OVERHANG

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7022 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6024 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6523 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7019 SITE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
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no	m/mm/dd	description
3	20/03/25	3RD RSV-REPLY TO TSL-LANDSCAPE DWG. 20/03/11 & 3RD 20/03/19
2	19/11/27	2ND RSV-REPLY TO TSL REQUEST 3RD C/W TSL & CLIENT 19/11/20
1A	19/11/13	1ST REVISION-REPLY TSL REPLY TO TSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (2ND REPLACEMENT) REPLY TO TSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION

revisions

NORTH

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consultant

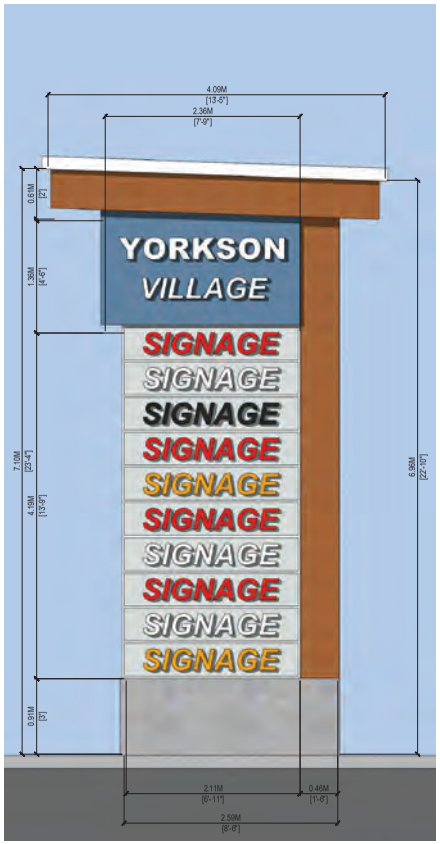
YORKSON VILLAGE COMM'L DEV'T
20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC
For POLLYCO YORKSON VILLAGE INC.

urban design group architects ltd.
420 - 745 THURLOW ST
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TELEPHONE 604-6872334

project number 4809

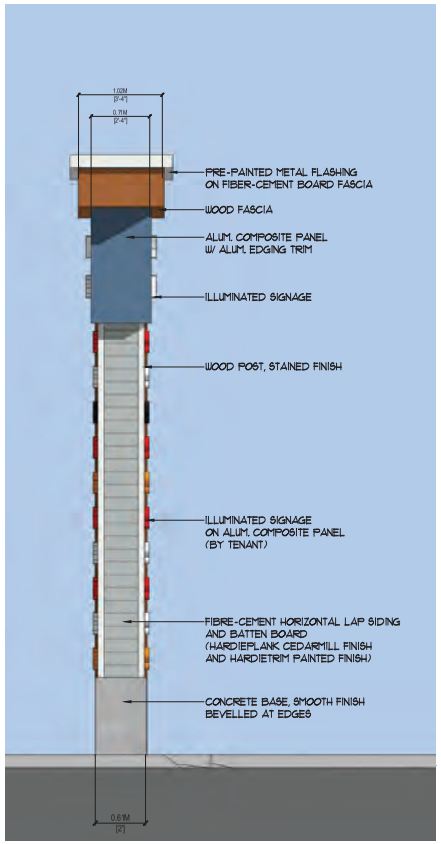
sheet title
ELEVATIONS
BLDG-D

date	2019-04-12
scale	as noted (24 x 36)
drawn	YC/MK
checked	AH/YC
sheet number	A-D3.1



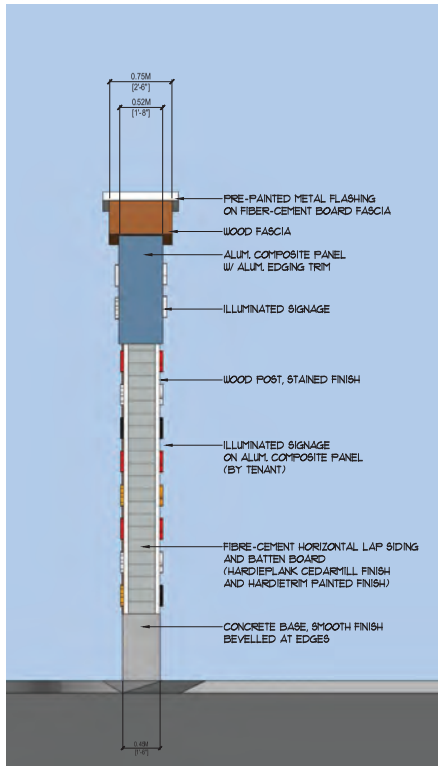
TYP. DET. OF FREE-STANDING (PYLON) SIGN AT 80 AVE - FRONT ELEVATION

1A / A-7.1 SCALE: 1/2" = 1'-0"



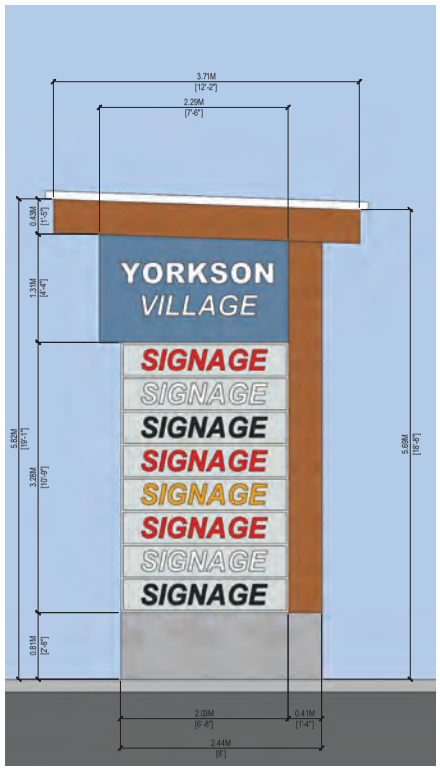
TYP. DET. OF FREE-STANDING (PYLON) SIGN AT 80 AVE - SIDE ELEVATION

1B / A-7.1 SCALE: 1/2" = 1'-0"



TYP. DET. OF FREE-STANDING (PYLON) SIGN AT 204 ST - FRONT ELEVATION

2A / A-7.1 SCALE: 1/2" = 1'-0"



TYP. DET. OF FREE-STANDING (PYLON) SIGN AT 204 ST - SIDE ELEVATION

2B / A-7.1 SCALE: 1/2" = 1'-0"

3	20/03/24	3RD REV-REPLY TO RE-ADDENDUM (BMS, 20/03/11 & 3RD 20/03/19)
2	19/11/27	2ND REV-REPLY TO RE. ADDED/ 3RD D/P TO A CLIENT 19/11/13
1A	19/11/13	1ST REVISION-REPLY TO: REPLY TO RE. ADDED 19/05/29
1	19/11/07	CLARIFICATION (BMS REVISIONS) REPLY TO RE. ADDED 19/05/29
–	19/05/21	ISSUED AND DP APPLICATION
no	yy/mm/dd	description

revisions

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For POLLYCO YORKSON VILLAGE INC.

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TELEPHONE 604-6872334

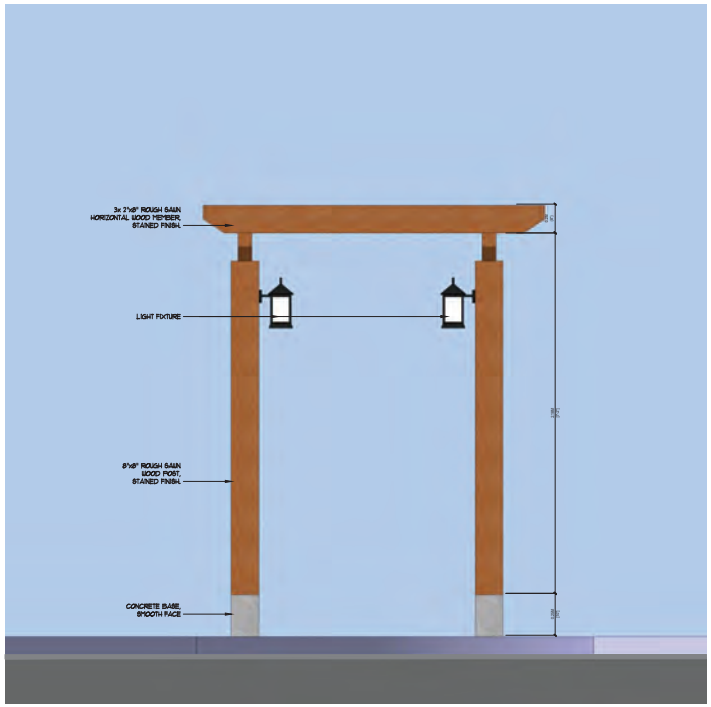
project number 4809

sheet title
DETAIL OF CANOPY AND FREE-STANDING SIGN

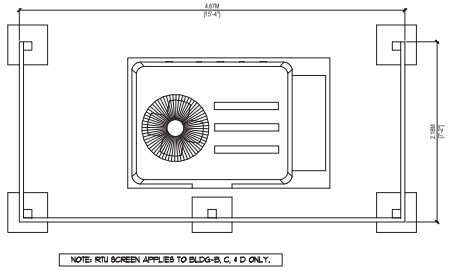
date	2019-02-21
scale	AS NOTED
drawn	YC/AY/MM
checked	AY/YC

sheet number A-7.1

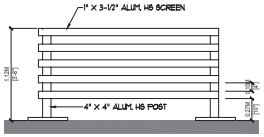
P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-701.dwg PRINTED BY WS136 ON March 24, 2020 5:19:47 PM



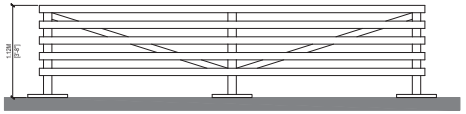
1 / A-7.2 TYP. SECTION AT PEDESTRIAN WALKWAY
SCALE: 1" = 1'-0"



1 / A-7.2 TYP. DET. OF RTU SCREEN - PLAN
SCALE: 1/2" = 1'-0"



1A / A-7.2 TYP. DET. OF RTU SCREEN - SIDE ELEVATION
SCALE: 1/2" = 1'-0"



1B / A-7.2 TYP. DET. OF RTU SCREEN - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

no	date	revisions
3	20/03/24	3RD RES-REVU TO BL-ADDENDUM
		(BMS, 20/03/11 & ARC 20/03/19)
2	19/11/27	2ND RES-REVU TO BL RESUBMIT
		ARC 19/11 BL & CLIENT 19/11/20
1A	19/11/13	1ST REVIEW-REVU BL
		REVU TO BL ISSUED 19/11/19
1	19/11/07	CLARIFICATION (BMS REPLACEMENT)
		REVU TO BL ISSUED 19/11/19
-	19/05/21	REVISIONS AND DP APPLICATION

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consultant

YORKSON VILLAGE COMM'L DEV'T

20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC

For POLLYCO YORKSON VILLAGE INC.

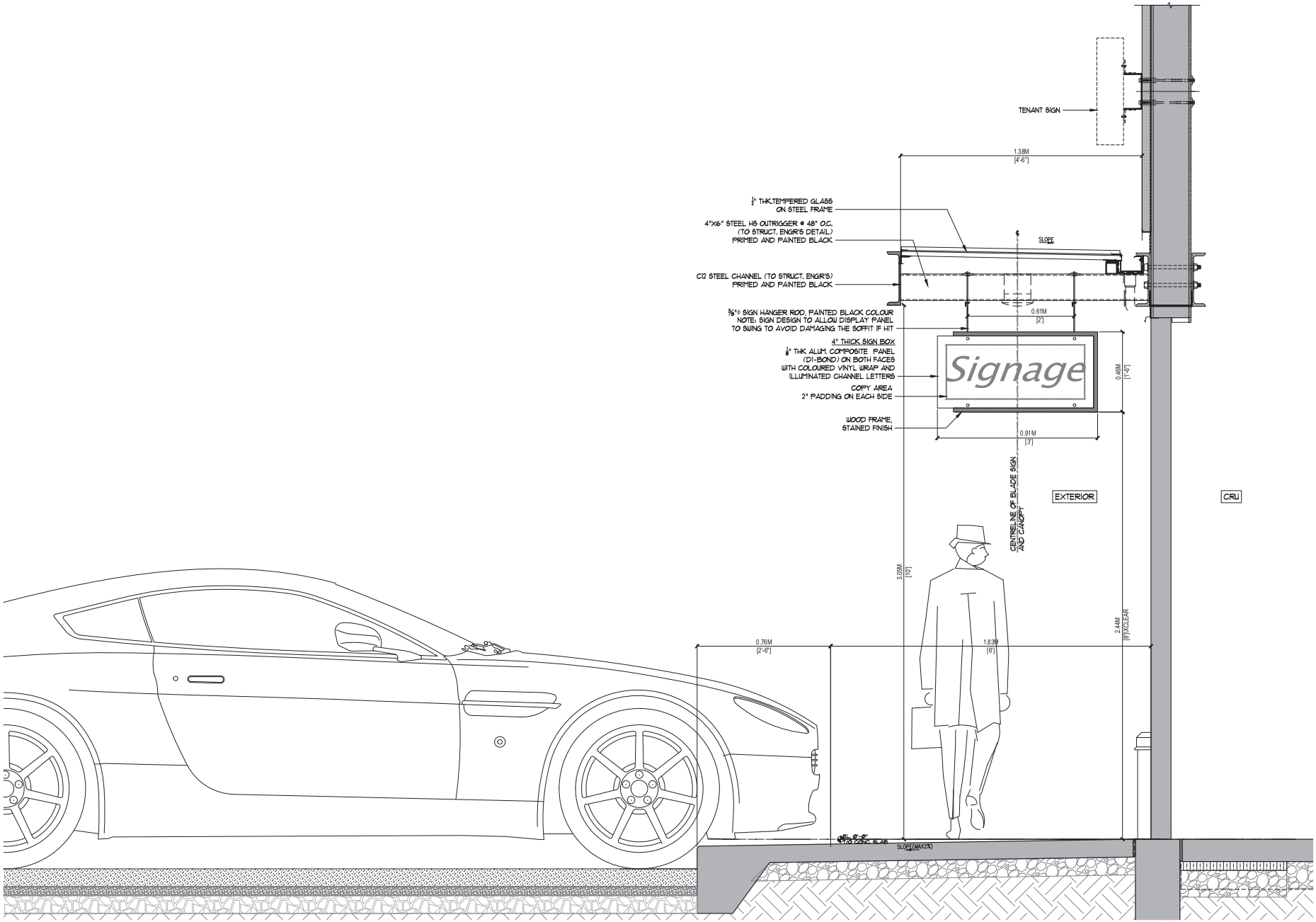
architects ltd.
420 - 345 YELLOW ST
VANCOUVER BC V6B 6G5
TELEPHONE 604-687-2334

project number 4809

sheet title
PERGOLA DETAIL
ROOF TOP MECHANICAL SCREEN

date 2019-02-21
scale AS NOTED
drawn YG/AY/MM
checked AY/PC
sheet number A-7.2

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-701.dwg PRINTED BY WS136 ON March 24, 2020 5:19:52 PM



TYP. SECTION AT SIDEWALK - CANOPY AND BLADE SIGN

SCALE: 1-1/2" = 1'-0"

3	20/03/24	3RD RE-ISSUE TO DP APPLICATION
		(INCL. ZONING) + 2ND ISSUED
2	19/11/27	2ND RE-ISSUE TO DP APPLICATION
		AND ZONING AMENDMENT
1A	19/11/13	1ST REVISION-REISSUE TO DP APPLICATION
		REISSUE TO DP APPLICATION
1	19/11/07	CLARIFICATION (NON-REVISION)
		REISSUE TO DP APPLICATION
–	19/05/21	REISSUED AND DP APPLICATION
no	yy/mm/dd	description

revisions

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consultant

YORKSON VILLAGE COMM'L DEV'T

20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC

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architects ltd.

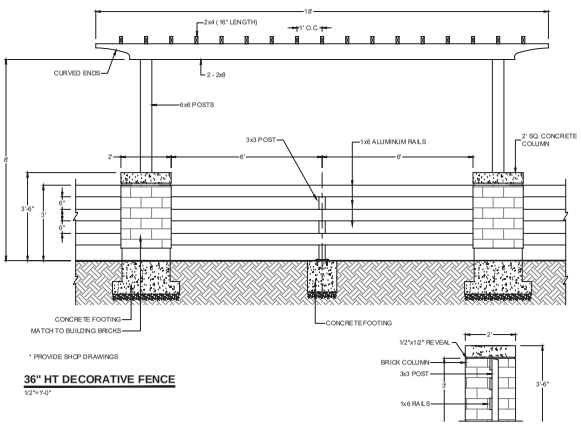
420 - 345 YELLOW ST
VANCOUVER BC V6B 0C5
TELEPHONE 604 687 2334

project number 4809

sheet title
TYP. SECTION AT SIDEWALK
- DET. OF CANOPY AND BLADE SIGN

date	2019-02-21
scale	AS NOTED
drawn	YC/AY/MM
checked	AY/YC

sheet number A-7.3



36" HT DECORATIVE FENCE
1/2"=1'-0"



WISHBONE SITE FURNISHINGS CLASSIC PARK BENCH



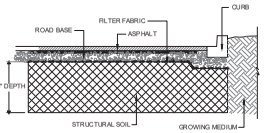
WISHBONE SITE FURNISHINGS BAYVIEW 2 SPACE



MAGLIN SITE FURNITURE 200 RECYCLE RECEPTACLE

SITE FURNISHINGS ONSITE

KEY	QTY	DESCRIPTION
	5	BENCH: WISHBONE SITE FURNISHINGS; CLASSIC PARK BENCH WITH ARMS CB-5. FRAME COLOUR VICTOR RIDGE II
	9	BIKE RACK: WISHBONE SITE FURNISHINGS; BAYVIEW 2 SPACE FRAME COLOUR VICTOR RIDGE II
	3	RECYCLE RECEPTACLE: MAGLIN SITE FURNISHINGS ; 200 SERIES ; 2 S TREAM FRAME COLOUR BLACK



NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
DIMENSIONS AND LAYOUT AS PER STRUCTURAL SOIL PLAN

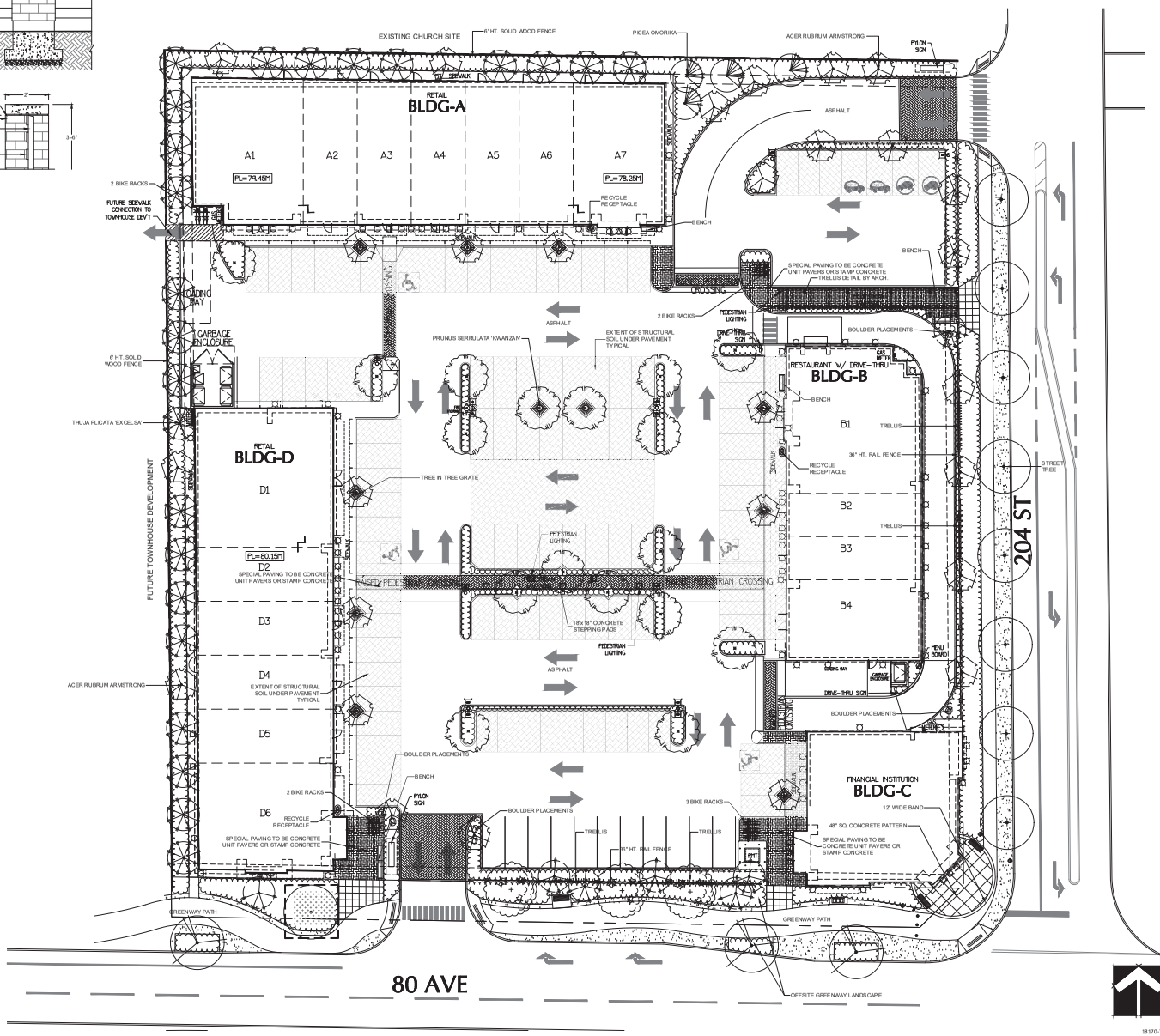
SECTION THROUGH STRUCTURAL SOIL (PARKING ISLAND)
NTS

PLANT SCHEDULE ONSITE — PMG PROJECT NUMBER: 18-170

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	28	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
	4	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	17	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	24	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M 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.

STRUCTURAL SOIL UNDER PAVEMENT



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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.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RESUB	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	GD
4	31.OCT.11	UPDATED OFFSITE PLANS	MK
3	31.OCT.09	NEW SITE PLAN, MUN. COMMENTS	MK
2	13.MAY.07	REVISE TO METRIC	GD
1	19.APR.17	UPDATE PLANTING, DETAIL	MK

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE LANGLEY

DRAWING TITLE:

LANDSCAPE Schedule B

D.1

DATE: 17.DEC.07 — DRAWING NUMBER:
SCALE: 1/8"=1'-0" — **L1**
DRAWN: MK
DESIGN: GD
CHK'D: — OF 5

18170-7.ZIP

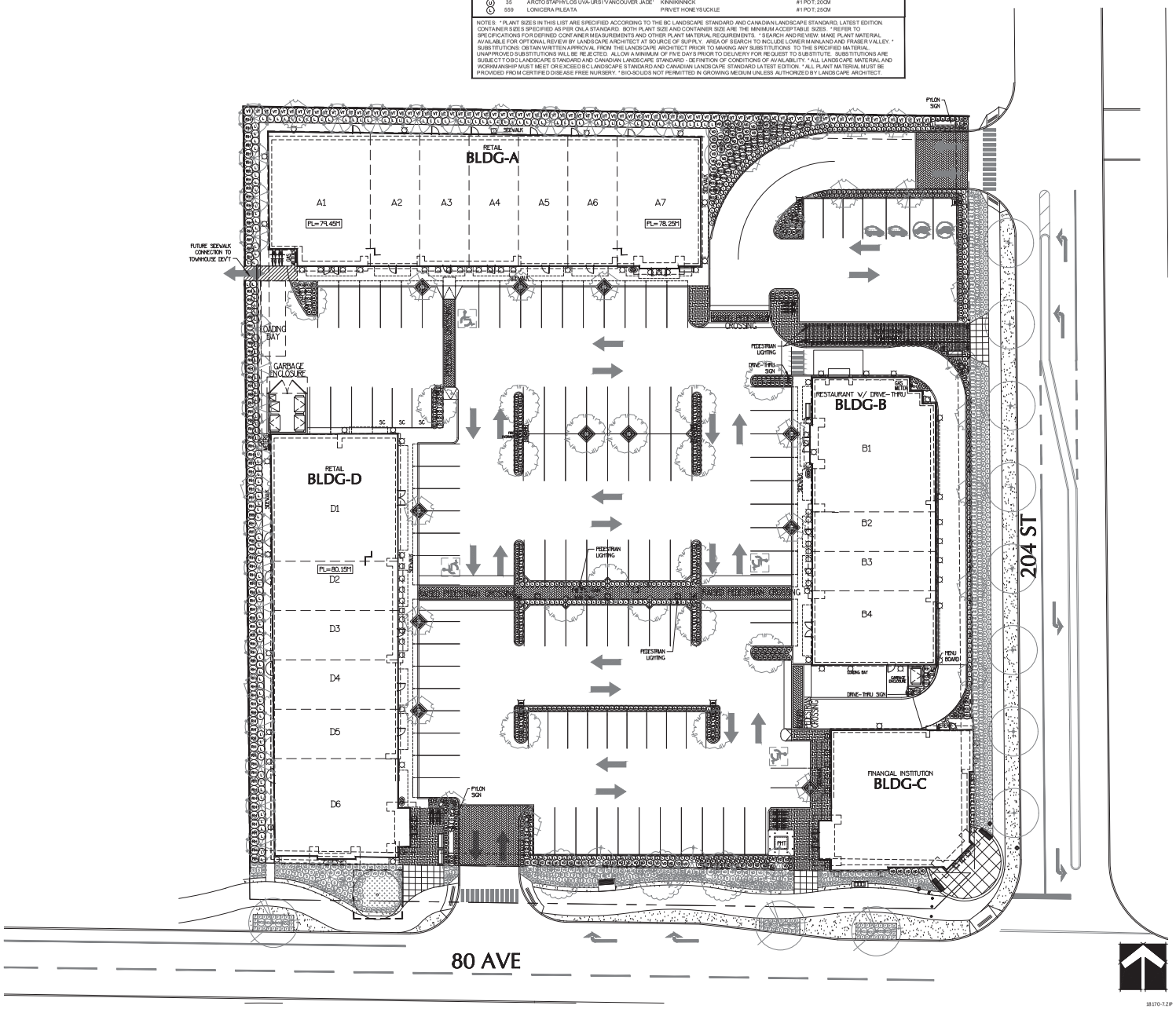
PMG PROJECT NUMBER: **18-170**

PLANT SCHEDULE ONSITE

PMG PROJECT NUMBER: 18-170

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BM	53	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
PL	7	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
RB	86	RHODODENDRON YAKH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
RM	67	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
SF	46	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
TO	5	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
VD	76	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VT	81	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3; POT; 50CM
PERENNIAL				
H	6	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HK	301	HEMEROCALLIS 'FRANS HALS'	DAYLILY, YELLOW & RED	#1 POT; 1-2 FAN
GC				
AU	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
L	559	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

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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.
6	20.APR.18	PLANTLIST, PAVING FINISH, TCL RESUB	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	DO
4	31.OCT.11	UPDATED OFFSITE PLANS	MM
3	31.OCT.09	NEW SITE PLAN, MUN. COMMENTS	MM
2	13.MAY.07	REVISE TO METRIC	DO
1	19.APR.17	UPDATE PLANTING, DETAIL	MM

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE
LANGLEY, BC

DRAWING TITLE:

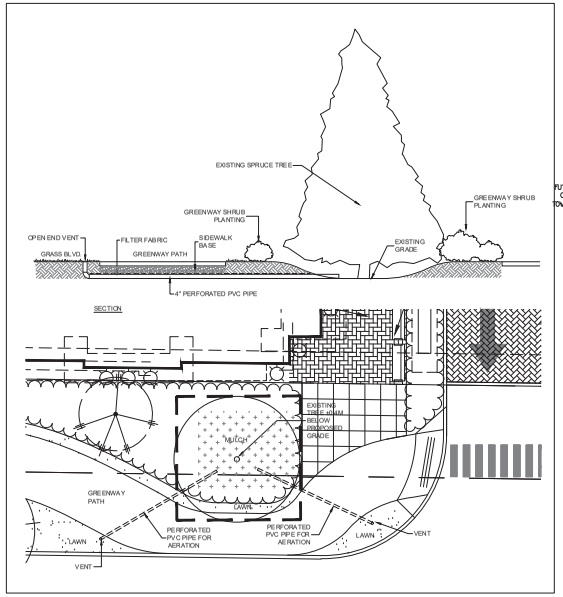
LANDSCAPE SHRUB PLAN

D.1

DATE:	18.DEC.07	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L2**
DRAWN:	DO	
DESIGN:	DO	
CHKD:	MCY	**OF 5**

18170-7.ZIP

PMG PROJECT NUMBER: **18-170**



EXISTING TREE AERATION DETAIL

PLANT SCHEDULE OFFSITE

PMG PROJECT NUMBER: 18-170

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
ACG	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
ACP	3	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL; 2M STD; B&B
ACS	8	ACER SACCHARINUM	SILVER MAPLE	6CM CAL; 2M STD; B&B
CPN	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
SHRUB				
PO	104	POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBY CINQUEFOIL; RED	#2 POT; 30CM
PR	79	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
RM	12	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
S	90	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
VD	88	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
C	250	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
F	66	FESTUCA CINEREA	BLUE FESCUE	#1 POT
PERENNIAL				
HM	169	HEMEROCALLIS 'FRANS HALS'	DAYLILY, YELLOW & RED	#1 POT; 1-2 FAN

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.

NOTES:

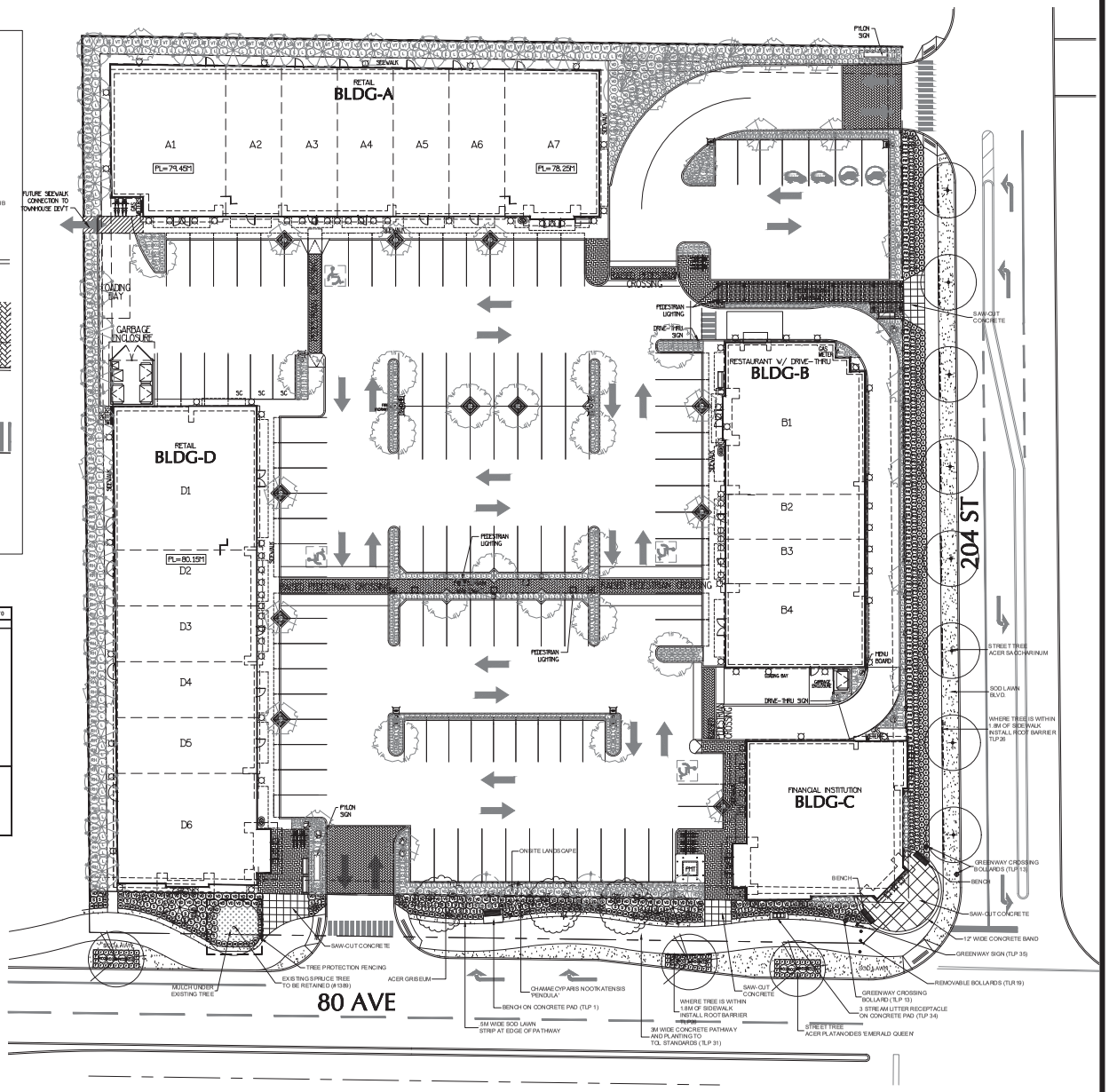
A. LANDSCAPE DRAWING AND CIVIL DRAWINGS SHALL BE COORDINATED

B. LANDSCAPE FORMWORK LAYOUT TO BE REVIEW AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TEL: 604.533.6034) PRIOR TO INSTALLATION OF CONCRETE.

C. LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS INCLUDING LOCATION OF OFFSITE FURNITURE AND STREET TREES, SHALL BE TO THE SATISFACTION OF MANAGER OF GREEN INFRASTRUCTURE SERVICES.

D. FOR ALL TRAIL IDENTITY SIGNS AS PER TLP 15 AND TLP 39, CONFIRM THE TRAIL IDENTITY SIGN ART FILE AND SIGN PROOF REVIEW BY GREEN INFRASTRUCTURE SERVICES STAFF.

E. ALL URBAN GREENWAY AREAS TO BE AUTOMATICALLY IRRIGATED AS PER TLP 31



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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.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RES/B	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	DD
4	31.OCT.11	UPDATED OFFSITE PLANS	MM
3	30.OCT.09	NEW SITE PLAN, MUA, COMMENTS	MM
2	13.MAY.09	REVISE TO METRIC	DD
1	19.APR.17	UPDATE PLANTING, DETAIL	MM

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE
LANGLEY, BC

DRAWING TITLE:

OFFSITE LANDSCAPE PLAN

D.1

DATE:	18.DEC.07	DRAWING NUMBER:	
SCALE:	1/16"=1'-0"		**L3**
DRAWN:	DD		
DESIGN:	DD		
CHKD:	MCY		OF 5

18170-7.ZIP

PMG PROJECT NUMBER: **18-170**

- 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.

4825
30/05/11

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.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

4475
06/02/06

4825
30/05/11

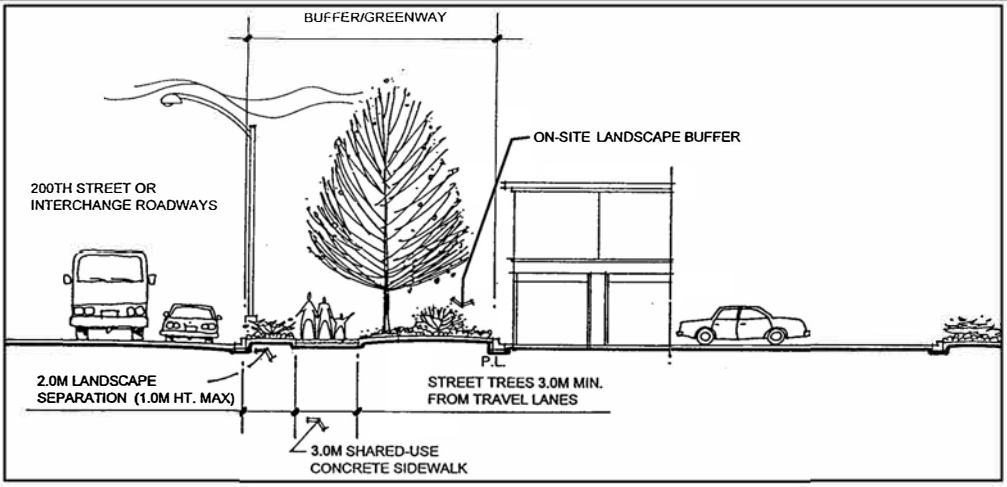
The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Development permit guidelines are as follows:

- Developments in each commercial node shall be coordinated in terms of architectural design, landscaping, fencing and signage. The height, massing and siting of buildings and design of signage and other elements should contribute to creating a sense of gateway into the neighbourhood.
- The architectural and landscape design should be appropriate for the local context. Architectural design should draw inspiration from Langley's rural heritage.
- The architectural design and exterior finish of commercial buildings should be compatible with and/or complementary to adjacent residential developments.
- All commercial signage is to be architecturally integrated with the building(s) and/or landscaping. Sign design should also be coordinated and compatible with signage on adjacent properties to establish a unified and attractive commercial area.
- Functional elements, such as mechanical equipment and roof penetrations, shall be located to minimize exposure to the street. Mechanical equipment shall be screened or integrated with the roof form in a manner consistent with the overall architecture of the building.
- There should be sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Illumination should not, however, encroach onto adjacent residential properties.
- While commercial uses will be oriented to automobile users, attention should also be given to enhancing the pedestrian environment – through safe pedestrian movement, and outdoor seating or other public amenity.
- Site planning for commercial development should take into account established principles of crime prevention through environmental design.
- Landscaping shall be required to enhance the appearance of the development and to screen parking, loading areas and garbage containers from abutting residential development and adjacent roads. Garbage containers are encouraged to be fully enclosed in a building. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. Landscaping shall be provided in the parking areas to enhance the appearance of the development. A landscaping plan shall be submitted as part of a development permit application.
- A 2 metre wide landscaping area shall be provided adjacent to arterial roads as a boulevard between the curb and the sidewalk to create an attractive streetscape. In addition, a 3.5 metre corridor, including a 2.5 metre shared use (pedestrian and bicycle) concrete sidewalk, shall be provided. Each proponent will have to show how this can be accommodated. Additional right-of-way may be required.

4475
06/02/06

- Consolidated site developments are encouraged to reduce street accesses. The number, location and design of vehicular access and egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic. Coordination of access and interconnection of parking areas and driveways between adjacent properties will be encouraged as access from major roads will be limited to right turns only. Acquisition of sufficient property to allow access from roads other than major roads shall be encouraged.



Typical Cross-section for the Landscaping Area along 200 Street

- Adequate off-street parking, loading and service areas shall be required in the commercial areas. Parking and loading should be located in the rear of buildings. Where parking needs to be in front, a minimum of 2 metre landscaping buffer strip between the property line and the parking shall be provided. Additional landscaping shall be provided within parking lots, especially where residential views extend or will extend over the parking area. Site layouts should provide for truck loading areas located away from adjacent residential areas.
- Outdoor seating areas for restaurants and cafes are encouraged.
- Commercial building front façade shall be designed to appear as small scale tenancies with a maximum frontage of 10.0 metres (33 feet). Variation of infill design, consistent with the character of the tenancy, is encouraged.
- Building front facades shall have extensive windows across their width to provide transparency and visual permeability.
- No wall in a commercial building shall have a blank, uninterrupted length exceeding 5.0 metres (16.5 feet) without including at least one of the following: change in plane, change in cladding material texture or pattern, windows, entrances, or a landscape device such as a trellis with vines or green wall.
- Commercial buildings and retain frontages shall incorporate weather protection comprised of canopies, structured awnings, or building overhangs. Such elements should be selected to create variety and interest along the street, and to provide relatively continuous cover to pedestrians. Combinations of the above protective elements are preferred.

Signage

- Custom-designed backlist and neon signage is acceptable, however, standard sign boxes with lettering applied to clear or translucent panels shall not be permitted.

Parking and Pedestrian Circulation

5101
28/09/15

- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
  - 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.

December 19, 2018
Our File: 2111-03645-00

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

Attention: Mr. Colin Moore, Development Planner

Summary Report - Public Information Meeting

Proposed Commercial Development within the Yorkson Neighbourhood Plan Area, Township of Langley Project No. 08-26-0159

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) notification, organization and logistics are also in accordance with the policy.

- Application: 08-26-0159
- Lands under application: 20365 / 20375 / 20387 80 Avenue
- Proposal: Rezone from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 for development of four (4) one-storey commercial buildings

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

NOTIFICATION

PIM notification was in accordance with the Township of Langley Developer Held Public Information Meetings Policy.

- The public was notified in two (2) ways
    - 537 mail-out invitations sent to neighbouring properties selected by the Township of Langley. Five (5) mail-out invitations were returned to McElhanney as undeliverable.
    - Advertised in the Langley Times on December 4, 2019 and December 6, 2019
- Contact information was also provided for those unable to attend the PIM

PUBLIC INFORMATION MEETING ORGANIZATION

- Meeting format: Open house
- Materials provided:
  - Questionnaire (to be completed by December 17, 2019)
  - Project Information Sheet
- The following 12 display boards were presented:

Welcome
Community Context
Site Statistics
Architectural Rendering – Street Views
Architectural Rendering – Building A
Architectural Rendering – Building B
Architectural Rendering – Building C
Architectural Rendering – Building D
Architectural Elevations – Store Front
Architectural Elevations – Road Facing
Landscape Plan
Thank you

INFORMATION MEETING LOGISTICS

PIM organization and logistics are in accordance with the Township of Langley Developer Held Public Information Meeting Policy.

- Location: Mountainview Alliance Church, 7640 200 Street, Langley BC
- Date: Tuesday December 10, 2019
- Time: 5:00 – 7:00 pm
- The consulting team in attendance included the following individuals:
  - Kasel Yamashita –Planner / Project Manager, McElhanney Ltd.
  - Victoria Salisbury – Planner, McElhanney Ltd.
  - Paul Chiu – Architect, Urban Design Group
  - Merceditas Munoz – Architect, Urban Design Group
  - Augustine Hii – Architect, Urban Design Group
  - Yiwen Ruan – Landscape Architect, PMG Landscape Architects
  - Jim Ingram – Electrical Consultant, Williams Engineering
- Representatives from the proponent, Pollyco Group, and the Township of Langley were also in attendance

PUBLIC INFORMATION MEETING RESULTS

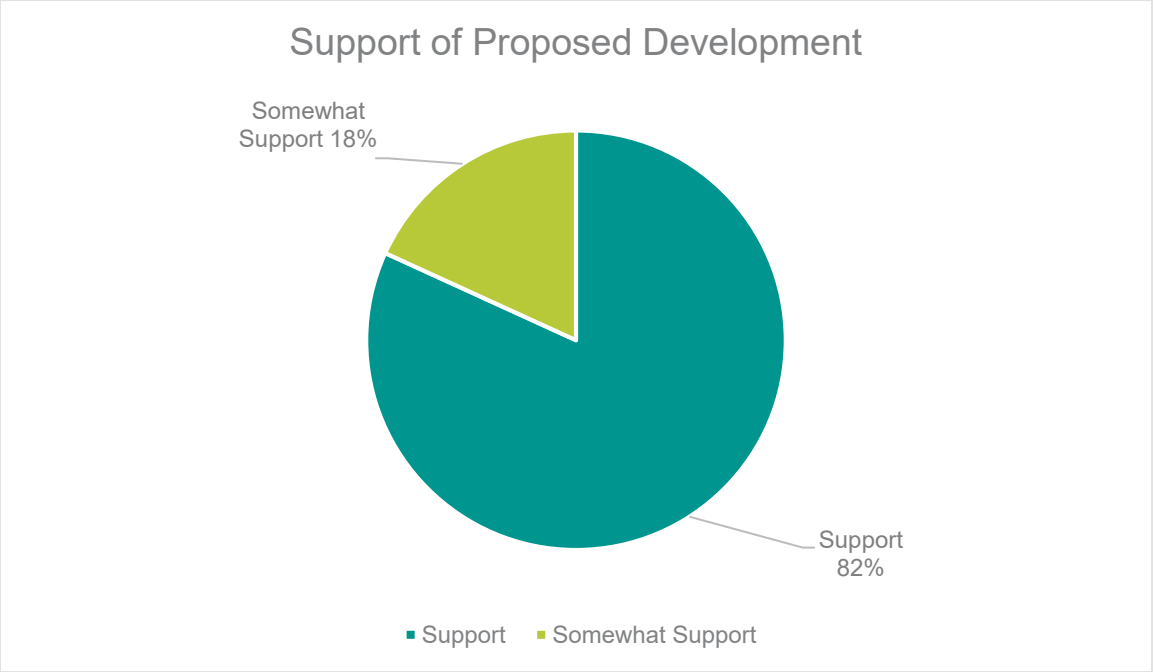
- Attendees: 14 *(Attachment 1)*
- Respondents to questionnaire: 11 *(Attachment 2)*
- The provided questionnaire included one (1) question and space for additional comments
- The question provided five (5) multiple choice options:
  - Support / Somewhat Support / Neutral / Somewhat Oppose / Oppose

Question 1

With respect to the proposed development as presented this evening [rezoning from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 for the development of four (4) one-storey commercial buildings], do you:

Results

- Support: 9
- Somewhat Support: 2



COMMENTS SECTION

Comments in Support
This development will help offset the density of existing and future residential. Look forward to seeing the product mix of new retail!
I think this development will be an asset to the Yorkson area! The aesthetics of the proposed development will suit Langley well. Looking forward to using the centre once it's fully completed and running. I like shopping at WTC and this will be a great addition.
I like the overall look of the development and I think it is a good location for small stores close to all the other new residential developments in the area.
Very nice architecture. Great project.
Well needed, design should work well. Current demand for space is unfulfilled. Should be very successful.

Other Comments
Need traffic lights before begin with project.
I hope the building exterior would be nice and also plant lots of beautiful trees along the street. There is already heavy traffic on 80 Ave and I'm afraid that there might be heavier traffic due to shoppers. I am supportive about your new project as long as you build round abouts at the intersection at 80 Ave and 204 St.
I am afraid that the building C and B would block the view from my place. However, I somewhat support this project if developer builds new round about in the intersection on 80 Ave and 204 St. And please do your best to reduce (control) noise and dust during construction.
Parking space could be added. Will the drive through affect the roadway when there are too many cars queued?
Parking space could be a potential issue. The cohesive Langley heritage design may not be distinguishable enough.
I only have concern for the amount of parking space.

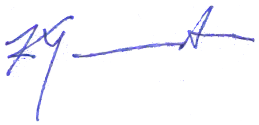
CONCLUSION

The completed questionnaires showed 100% of respondents either in support or somewhat in support of the proposed development. Based on the comments, several attendees were concerned about parking or increased traffic due to development, while several others were very supportive of design/architecture of this project and increasing commercial access in this area. It should be noted that the proposed development meets the Township of Langley parking requirements.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McElhanney Ltd.



Kasel Yamashita, MCIP, RPP
Planner / Project Manager
kyamashita@mcelhanney.com

Attachments:

1. Sign-in sheets
2. Completed questionnaire / comment sheet

Attachment 1
Sign-In Sheet

December 10, 2019
Our File: 2111-03645-00

McElhanney

SIGN-IN SHEET

December 10, 2019 5:00 – 7:00pm
Mountainview Alliance Church

NAME	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1)
	FOIPPA s.22(1) Langley
	FOIPPA s.22(1) Langley
	FOIPPA s.22(1) Langley
	FOIPPA s.22(1) Coquitlam
	FOIPPA s.22(1)

McElhanney Ltd.
Suite 2300, Central City Tower, 13450 – 102nd Ave.,
Surrey, BC V3T 5X3 mcelhanney.com

December 10, 2019
Our File: 2111-03645-00

McElhanney

SIGN-IN SHEET

December 10, 2019 5:00 – 7:00pm
Mountainview Alliance Church

NAME	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) Langley

McElhanney Ltd.
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Attachment 2
Completed Questionnaires

Date: December 10, 2019
Our File: 2111-03645-00

McElhanney

Questionnaire I Comment Sheet

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-26-0159

Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1) Langley BC FOIPPA s.22(1)

Prior to advancing this development application to the Township of Langley council for consideration, we would like your input on the development application.

1. With respect to the proposed rezoning from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 for the development of four (4) one-storey commercial buildings, do you:

Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
○				

Please use the below space for any additional comments:

This development will help offset the density of existing & future residential. Looking forward to seeing the product mix & new retail!

THANK YOU!
Please return your comment sheet to the registration table.
You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 17, 2019.

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Tuesday December 10, 2019 5:00 – 7:00pm
Mountainview Alliance Church
7640 200 St, Langley BC

Date: December 10, 2019
Our File: 2111-03645-00

McElhanney

Questionnaire I Comment Sheet

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-26-0159

Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1) Langley

Prior to advancing this development application to the Township of Langley council for consideration, we would like your input on the development application.

1. With respect to the proposed development as presented this evening [*rezoning from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 for the development of four (4) one-storey commercial buildings*], do you:

(A)	B	C	D	E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

I think this development will be an asset to the Yorkson area! The aesthetics of the proposed development will suit Langley well. Looking forward to using the centre once it's fully completed and running. I like shopping at WTC 2 this will be a great addition!

THANK YOU!
Please return your comment sheet to the registration table.
You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 17, 2019.

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A	B	C	D	E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

I like the overall look of the development and I think it is a good location for small stores close to all the other new residential developments in the area

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A	B	C	D	E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

Very nice Architecture
Great Project.

THANK YOU!
Please return your comment sheet to the registration table.
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Name _____

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A	B	C	D	E
(Support)	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

need Traffic lights before began.

FOIPPA s.22(1)

THANK YOU!
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A	B	C	D	E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

hope

Please use the below space for any additional comments:

I ~~do like~~ the building exteria would be nice and also plant lots of trees along the street: beautiful
There is already heavy traffic on 200 AVE and I'm afraid that there might be heavier traffic for due to shoppers. I am supportive about your new project as long as they builds round-about on the intersection on 200 ave & 204 street. Thank you.

THANK YOU!
Please return your comment sheet to the registration table.
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A	B	C	D	E
Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

I am afraid that the ~~Bldg~~ building C and B would block the view from my place.
However, I ~~am~~ support (somewhat) this project if developer builds ~~there is~~ New Roundabout in the intersection on 80 ave @ 204 st.
And. Please, do your best to reduce (control) Noise, dust, during construction.

Thank you.

THANK YOU!
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Name FOIPPA s.22(1)

Residential Address [redacted] Langley

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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

Well needed, design should work well.

Current demand for space is unfulfilled.

Should be very successful.

THANK YOU!
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Please use the below space for any additional comments:

Parking space could be added
Will the drive thru affect the roadway when there are to many cars queued

THANK YOU!
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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the below space for any additional comments:

- Parking space could be a potential issue
- The cohesive "Langley heritage" design may be not distinguishable enough

THANK YOU!
Please return your comment sheet to the registration table.
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Please use the below space for any additional comments:

I only have concern for the amount of parking space.

THANK YOU!
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (POLLYCO YORKSON CENTRE INC.)
BYLAW 2020 NO. 5612

EXPLANATORY NOTE

Bylaw 2020 No. 5612 rezones land at 20365, 20375 and 20387 – 80 Avenue from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 to facilitate the development of a commercial development consisting of four single storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (POLLYCO YORKSON CENTRE INC.)
BYLAW 2020 NO. 5612

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 (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612”.

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

   Lots 3, 4 and 6 Section 26 Township 8 New Westminster District Plan 12426

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Community Commercial Zone C-2.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
NOTICE WAS ADVERTISED on the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5612

