REGULAR MEETING OF COUNCIL

Monday, June 29, 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 **Regular Council Meeting - June 29, 2020**
1:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 29, 2020.

B. ADOPTION OF MINUTES

B.1 **Regular Council Meeting - June 15, 2020**
1:02pm approximately

Recommendation: That Council adopt the Minutes of the Regular Council meeting held June 15, 2020.

Attachments: B.1 06_15 Regular Minutes.pdf

C. DELEGATIONS

C.1 **Karen Zukas**
Fort Langley Jazz & Arts Festival
File 0550-07
1:05pm approximately

Recommendation: Request by Karen Zukas, Fort Langley Jazz & Arts Festival, to appear before Council to discuss a one-time expansion of the 2020 Mayor Festivals Grant criteria.

Attachments: C.1 Fort Langley Jazz & Arts Festival.pdf

C.2 **Danielle Schroeder**
Swimmers of Langley
File 0550-07
1:15pm approximately

Recommendation: Request by Danielle Schroeder, Swimmers of Langley, to appear before Council to discuss the reopening dates for Township of Langley pools.

Attachments: C.2 Swimmers of Langley.pdf

D. PRESENTATIONS

D.1 **Climate Action Strategy**
1:25pm approximately

Recommendation: That Council receive the presentation by staff regarding an update on the Climate Action Strategy.

Clerk's Note: Council requested this presentation at the July 22, 2019 Regular Evening Council meeting.

E. REPORTS TO COUNCIL

E.1 **Climate Action Strategy Update**
Report 20-84
File ENG 5280-31
2:10pm approximately

Recommendation: That Council direct staff to proceed with public consultation as the next step in the finalization of the Climate Action Strategy, including development of a detailed financial plan to support implementation of identified lines of action.

Attachments: E.1 en Climate Action Strategy Update.pdf

E.2 **Council Advisory Committees Restart**
Report 20-83
File ADM 0540-01
2:15pm approximately

Recommendation: That Council direct staff to schedule the Council Advisory Committee meetings to restart in September of 2020;

That Council direct staff that in the event that British Columbia returns to Phase 1 of the BC Restart Plan, that the Advisory Committee meetings be postponed until Phase 2 is achieved;

That Council Advisory Committee meetings use the Fraser River Presentation Theater or other spaces in the Civic Facility large enough to ensure physical distancing measures are followed;

That Council direct staff to extend the term of Committee members by one year, with no terms expiring in 2020; and

That the annual recruitment process for members be utilized to fill any vacant membership positions.

Attachments: E.2 adm Restart of Council Advisory Committees.pdf

E.3 **Agricultural Land Commission Application No. 100382**
(Darvonda Nurseries Ltd. / 6690 - 216 Street)
Report 20-85
File CD 11-18-0037
2:20pm approximately

Recommendation: That Council refer the non-farm use application submitted by Darvonda Nurseries Ltd. for property located at 6690 - 216 Street, to the Agricultural Land Commission, for consideration based on agricultural merits.

Attachments: E.3 cd Darvonda ALC non farm use.pdf

E.4 **Denny Ross Memorial Park Open House Results**
Report 20-87
File ACCI 6125-20
2:25pm approximately

Recommendation: That Council direct staff to not pursue the addition of a parking lot within the existing green space of Denny Ross Memorial Park in response to the input from the majority of respondents and attendees of the Open House, but rather authorize staff to allocate the contribution from the adjacent development towards other park improvements in the area.

Attachments: E.4 acci Denny Ross Final.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100578 and**
Development Permit Application No. 101111
(Zenterra West End 2.0 Developments Ltd.
19965 - 75A Avenue and 7549 - 200 Street)
Bylaw No. 5583
Report 20-86
File CD 08-22-0095
2:30pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra West End 2.0 Developments Ltd.) Bylaw 2020 No. 5583, to rezone approximately 0.8 ha (1.99 ac) of land located at 19965 - 75A Avenue and 7549 - 200 Street, to Comprehensive Development Zone CD-143 to facilitate the development of nine (9) townhouse units and 94 condominium units, 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. In accordance with the Latimer Neighbourhood Plan requirements:
a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township of Langley and Langley School District in the Southwest Phase of the Latimer Neighbourhood Plan;
b. Secure a community stormwater detention site to serve the storm catchment area.
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan;
3. 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;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements for 199 Street, 200 Street and 75A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 15 metre wide street greenway on the west side of 200 Street;
7. 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);
8. Compliance with the Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:
a. Prohibiting parking (townhouse portion of the site) on internal strata roadways (other than in clearly identified parking spaces);
b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (townhouse portion of the site);
c. Identifying the units (minimum 5% for townhouses, 10% for condominiums) required to incorporate the Adaptable Housing Requirements;
10. Compliance with the Community Amenity Contributions Policy, the Latimer Amenity Policy, and the Willoughby Arterial Road Completion Amenity Program Policy (if applicable);
11. Adoption of a road closure bylaw for the eastern portion of 75A Avenue (between 199 Street and 200 Street);
12. Registration of a 6.0 metre wide statutory right of way for a public use pedestrian connection (between 199 Street and 200 Street);

13. Consolidation of two (2) lots with legal description: Lot 25 Section 22 Township 8 New Westminster District Plan 47161 and Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161;
14. Payment of supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5583 authorize issuance of Development Permit No. 101111, 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 of Langley General Manager of Engineering and Community Development.

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site servicing and site specific stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development ;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
f. 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. 5583 in conjunction with Development Permit No. 101111.

Explanation - Bylaw No. 5583

Bylaw 2020 No. 5583 rezones 0.8 ha (1.99 ac) of land located at 7549 - 200 Street and 19965 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-143 to accommodate nine (9) townhouse units and 94 apartment units.

Attachments: F.1 cd Zenterra RZ DP.pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **Highway Closure, Dedication Removal and Disposal (Sandhill) Bylaw No. 5621**
Report C20-15
File ADM PM002846
2:35pm approximately

Recommendation: That Council give first, second and third reading to "Highway Closing and Dedication Removal (Sandhill Homes Ltd.) Bylaw 2020 No. 5621".

Explanation - Bylaw No. 5621

Bylaw 2020 No. 5621 authorizes the closure and highway dedication removal from a portion of 44 Avenue between 221A Street and 222 Street.

Clerk's Note: No report is included in the Regular agenda package as this was dealt with as a property matter.

Attachments: G.1 Road Closure Bylaw 5621.Sandhill Homes Ltd..pdf

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100569
Development Permit Application No. 101081 and
Development Variance Permit Application No. 100123
(Bhullar / 20545 - 76 Avenue)
Bylaw No. 5598
Report 20-81
File CD 08-23-0180
2:40pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhullar) Bylaw 2020 No. 5598".

Explanation - Bylaw No. 5598

Bylaw 2020 No. 5598 rezones 1.01 ha (2.5 ac) of land at 20545 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to accommodate ten (10) single family lots, seven (7) rowhouses, and six (6) semi-detached units.

Development Permit No. 101081

Running concurrently with this Bylaw is Development Permit No. 101081 (Bhullar / 20545 - 76 Avenue) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighborhood Plan; and
b. Written confirmation from the owner or landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100123

Running concurrently with this Bylaw is Development Variance Permit No. 100123 (Bhullar / 20545 - 76 Avenue) in accordance with Attachment B subject to the following conditions:

a. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front yard setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 5 and 10.

Attachments: H.1 cd Bhullar RZ DP DVP.pdf

H.2 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100551 and
Development Permit Application No. 101044
(Hayer Builders Group (Town Centre) Ltd. / 7635 - 200 Street)
Bylaw No. 5600
Report 20-75
File CD 08-22-0073
2:50pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Town Centre) Ltd.) Bylaw 2020 No. 5600".

Explanation - Bylaw No. 5600

Bylaw 2020 No. 5600 rezones land at 7635 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-146 to permit a comprehensive development consisting of mixed-use development of apartments, townhouses, live-work townhouses and commercial space.

Development Permit No. 101044

Running concurrently with this Bylaw is Development Permit No. 101044 (Hayer Builders Group (Town Centre) Ltd. / 7635 - 200 Street) in accordance with Attachment A subject to the following conditions:

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

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Subdivision of a site specific on-site servicing and stormwater control plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Registration of a subdivision plan to create the mixed-use and townhouse lots;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: H.2 cd Hayer Builders RZ DP.pdf

H.3 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100554 and
Development Permit Application No. 101050
(1155994 BC Ltd. / Flat Architecture / 20463 - 70 Avenue)
Bylaw No. 5608
Report 20-80
File CD 08-14-0215
3:00pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1155994 BC Ltd.) Bylaw 2020 No. 5608".

Explanation - Bylaw No. 5608

Bylaw 2020 No. 5608 rezones land at 20463 - 70 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to permit a comprehensive development consisting of 22 townhouse units.

Development Permit No. 101050

Running concurrently with this Bylaw is Development Permit No. 101050 (1155994 BC Ltd. / Flat Architecture / 20463 - 70 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: H.3 cd 1155994 bc ltd Flat Arch.pdf

H.4 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100565 and
Development Permit Application No. 101073
(1173272 BC Ltd. / Flat Architecture /
20379 and 20381 - 72 Avenue)
Bylaw No. 5517
Report 20-74
File CD 08-23-0190
3:10pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1173272 BC Ltd.) Bylaw 2020 No. 5517".

Explanation - Bylaw No. 5517

Bylaw 2020 No. 5517 rezones 0.9 ha (2.2 ac) of land located at 20379 and 20381 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 132 apartment units.

Development Permit No. 101073

Running concurrently with this Bylaw is Development Permit No. 101073 (1173272 BC Ltd. / Flat Architecture / 20379 and 20381 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control

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

Attachments: H.4 cd 1173272 BC Ltd Flat Arch RZ DP.pdf

H.5 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100586
(1046035 BC Ltd. / 20483 - 68 Avenue)
Bylaw No. 5613
Report 20-77
File CD 08-14-0219
3:20pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1046035 BC Ltd.) Bylaw 2020 No. 5613".

Explanation - Bylaw No. 5613

Bylaw 2020 No. 5613 rezones a 0.38 ha (0.92 ac) property located at 20483 - 68 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots.

Attachments: H.5 cd 1046035 BC Ltd Coastland.pdf

H.6 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100540 and
Development Permit Application No. 101019
(1160770 BC Ltd. / Matthew Cheng Architect Inc. /
6989 - 204 Street)
Bylaw No. 5604
Report 20-79
File CD 08-14-0213
3:30pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1160770 BC Ltd.) Bylaw 2020 No. 5604".

Explanation - Bylaw No. 5604

Bylaw 2020 No. 5604 rezones land at 6989 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-149 to permit a comprehensive development consisting of 18 townhouse units, including 10 townhouse live-work units.

Development Permit No. 101019

Running concurrently with this Bylaw is Development Permit No. 101019 (1160770 BC Ltd. / Matthew Cheng Architect Inc. / 6989 - 204 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedules "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building

permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: H.6 cd 1160770 Cheng Arch.pdf

I. BYLAWS FOR FINAL ADOPTION

I.1 **Rezoning Application No. 100564**
Development Variance Permit Application No. 100100
(Amundson / 4685 - 224 Street)
Bylaw No. 5479
Report 19-103
File CD 10-31-0172
3:40pm approximately

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479".

Explanation - Bylaw No. 5479

Bylaw 2019 No. 5479 rezones 0.14 hectares (0.34 acres) of land at 4685 - 224 Street from Suburban Residential Zone SR-1 to Residential Zone R-1D, to accommodate a two (2) lot residential subdivision.

Development Variance Permit No. 100100

That Council authorize issuance of Development Variance Permit No. 100100 (Amundson / 4685 - 224 Street) in accordance with Attachment A subject to the following conditions:

1. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
2. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 24, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on July 8, 2019 with third reading given on July 22, 2019.

Attachments: I.1 cd Amundson RZ DV.pdf

J. CORRESPONDENCE

In an effort to make the community aware, the following proclamation has been requested:

J.1 **Rett Syndrome Awareness Month**
File 0630-01
3:45pm approximately

Recommendation: That Council receive the letter from Christinea Walker, President, Rett Syndrome Society of BC, requesting the month of October 2020 be proclaimed as Rett Syndrome Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: J.1 Rett Syndrome Awareness Month.pdf

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. ITEMS FROM PRIOR MEETINGS

Councillor Woodward has requested reconsideration of the following item from the March 9, 2020 Regular Afternoon Council meeting:

O.1 **Motion to Reconsider**
3:55pm approximately

Recommendation: That Council reconsider the following motion:

Soil Deposit Application for
Property at 23788 - 72 Avenue
Report 20-19
File ENG SO 1853

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council not refer the soil deposit application for
23788 - 72 Avenue to the Agricultural Land Commission and
direct staff to not process the application further.
CARRIED

Mayor Froese and Councillors Ferguson, Kunst, and Long opposed

Attachments: O.1 SO 1853 23788 - 72 Ave.pdf

P. OTHER BUSINESS

Councillor Arnason presented the following Notices of Motion within the deadlines according to Council's policy:

P.1 **Virtual Meeting Backdrops**
4:05pm approximately

Recommendation: Whereas it is necessary and desirable that Council meetings be undertaken, and presented, in a manner that reflects objectivity and legislative standards;

Whereas the recent adoption of electronic meetings has resulted in Council being able to unilaterally choose options for the electronic meeting backdrop; and

Whereas these choices can distract from the delivery of a non-biased meeting format based on the potential choice of divisive or otherwise problematic images and text;

Therefore be it resolved that staff be directed to add the following as a new Township of Langley Council policy related to electronic meetings:

Council Use of Electronic Meeting Backgrounds during Council Meetings

1. Purpose

1.1 To provide Council with a selection of background options to be used during electronic meetings.

2. Background

2.1 The implementation of electronic meetings has given Council the opportunity to add extraordinary visible backgrounds that have heretofore not been available to Council during regularly scheduled

Council meetings.

2.2 These backgrounds may be used to promote individual agendas during the meeting, and inadvertently, take the place of positive debate or the exchange of ideas by Council members.

2.3 The use of any background should enhance Council's goal of collaboration and not overtly promote divisive opinions on agenda items.

3. Related Policy

3.1 n/a

4. Policy

4.1 That Council members be supplied with a series of scenic Langley Township backgrounds for use during electronic meetings.

4.2 That Council members refrain from using any electronically added materials, including text, to the approved background.

4.3 In the alternative, Council members may utilize their official Township photos as found on the Township of Langley website under Mayor and Council.

P.2 **Festival and Events Grant**
4:15pm approximately

Recommendation: Whereas the Township of Langley's Festival and Events grant was created to support activities that bring people in the Township together to celebrate our community identity and other valuable objectives;

Whereas the current policy did not envision the COVID-19 restrictions and physical distancing necessary for public safety in order to reduce the risk of expanding contagion; and

Whereas it is critically important to maintain cultural connectivity and to support the arts during the pandemic crisis through funding for the meritorious activities, albeit, with an altered format due to COVID-19 constraints;

Therefore be it resolved that the Fort Langley Jazz Festival Society continue to work with the Township further to the delivery of the requested funds, in order that a one-time exception to the existing audience criteria be waived; and further

Be it resolved that the Society's grant be conditional and if required, prorated to an appropriate amount, based on their ability to demonstrate substantial followers on various social media channels and their ability to meet a specific target number of participants with proof of unique "page views" as evidence of community participation in the event.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

4:20pm approximately

Recommendation: That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(1) (e) Property;
Item F.2 - Section 90(1) (e) Property; (k) Negotiations;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations;
Item G.2 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 - Section 90(1) (c) Labour Relations;
Item H.2 - Section 90(1) (m) Another Enactment;
Item H.3 - Section 90(1) (f) Law Enforcement; and
Item H.4 - Section 90(1) (d) Security.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF COUNCIL

Monday, June 15, 2020 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, R. Seifi, P. Tulumello, and J. Winslade

W. Bauer, S. Little, S. Nam, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - June 15, 2020

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 15, 2020.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That items E.1, K.2, and O.2 be addressed at the same time.
CARRIED

Councillors Arnason and Long opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councilor Long opposed

B. ADOPTION OF MINUTES

B.1 **Special Council Meeting - May 11, 2020**

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council adopt the Minutes of the Special Council meeting held May 11, 2020.
CARRIED

B.2 **Special Council Meeting for the Purpose of Public Hearing - May 11, 2020**

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council adopt the Minutes of the Special Council meeting for the Purpose of Public Hearing held May 11, 2020.
CARRIED

B.3 **Special Council Meeting - May 25, 2020**

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council adopt the Minutes of the Special Council meeting held May 25, 2020.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

D.1 **Wayne Crossen**
Brookswood Fernridge Community Association
File 0550-07

Wayne Crossen, Brookswood Fernridge Community Association, appeared before Council to present the 2019 survey results for the association. 4500 households received the survey with 429 responses returned. 67% of the respondents have lived in the area for over 10 years. The following is a summary of the priorities indicated by the respondents:

- Preserving neighbourhood character
- Crime prevention
- Controlling development
- Tree protection
- More Transit
- More Parking
- More parks and recreational activities
- More commercial properties are needed.

- Alternative housing: ie low income, seniors housing, etc, co-ops etc.

D.2 **Bob Langston**
Brookswood Fernridge Community Association
File 0550-07

Bob Langston, Brookswood Fernridge Community Association, appeared before Council to present the 2019 survey results for the association. He noted that many of the concerns expressed were regarding development that doesn't coincide with infrastructure. He commented about the two developments on 32 Avenue between 200 and 196 Street and the lack of infrastructure in the area. He asked Council pursue funding for infrastructure before development is completed.

D.3 **Bryan Miller**
Fort Langley Community Association
File 0550-07

Delegation request withdrawn.

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 1:45pm.

D.4 **Nora Cashato**
File 0550-07

Nora Cashato appeared before Council to discuss the closure and removal of the Fort Langley outdoor pool. She commented that the public was not consulted regarding the closing of the pool. She noted that a splash park is appropriate for younger children, but does not interest older kids and teenagers. A petition has been signed to save the pool. She asked Council to reconsider the closure and to have public input regarding the future of the pool.

Councillor Woodward re-entered the meeting at 1:57pm.

D.5 **Tony Gill**
File 0550-07

Tony Gill appeared before Council to discuss Drainage Development Works Agreement Bylaw (Mitchell Latimer 77 Inc.). He noted that he has been working with staff regarding the previous information he requested. He asked that the following conditions be added before the Bylaw is approved:
1. That all items confirmed in staff emails regarding utility servicing routes for the property be documented in a formal response by the Township of Langley;
2. That all documentation and a reconciliation of the final costs associated

with the pond be transparent and be provided for review prior to imposing any charges to the property; and
3. That the Township agrees to meet with owners to review the imposed interest rates and in good faith the Township of Langley agrees to negotiate with the owner on this condition.

E. REPORTS TO COUNCIL

E.1 **Alder Inn Options**
Report 20-71
File CD 3220-01

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council receive the Alder Inn Options report for information.
CARRIED

The agenda order was varied.

K.2 **Alder Inn Building**
File 3220-01

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That Council receive the correspondence from a resident advising of their interest in purchasing / leasing the Alder Inn building. They are requesting 2-3 weeks to submit a business plan for this project.
CARRIED

O.2 **Alder Inn Demolition for Positive Interim Uses and Redevelopment**

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. For the purposes of advancing the revitalization of downtown Aldergrove, the Township of Langley recently acquired the properties collectively known as the “Alder Inn” at the strategic location of Fraser Highway and 272 Street in downtown Aldergrove;
2. The building has no tenancies that prevent the Township of Langley from proceeding with its demolition for positive interim uses, as its redevelopment possibilities for long-term community benefit are further considered;
3. Due to its age, long-term neglect and a recent fire, the building is in a derelict state such that there would not be a suitable economic return to the Township of Langley taxpayer to consider restoration; and
4. Retaining the current structure would be economically detrimental to the long-term residential and business interests in Aldergrove compared to

its designated alternatives of highest and best use as outlined within the Aldergrove Core Plan: a quality, mixed-use redevelopment;

THEREFORE BE IT RESOLVED THAT staff be directed to:

A. Proceed without delay to complete the environmental abatement, demolition and removal of the building known as the “Alder Inn” for the positive, community-orientated interim use(s) of community gardens, and some parking in its rear lane areas, in consultation with the Aldergrove Community Association and Aldergrove Business Association;
B. Fund environmental abatement, demolition and removal with, either:
1. $125,000 from Building Reserve;
2. $75,000 from Council Contingency; and
3. $50,000 from unused grant distributions with the Community Grants Program within 2020 due to the Covid-19 pandemic;
Combined as such to ensure no impact on property taxes within the annual budget process; or, up to $300,000 from future road disposals necessitated by upcoming land development applications;

C. Report to Council outlining the process to potentially initiate and complete and closure of the rear lane between “Parcel A” and “Parcel B” labeled as such within Report to Council 20-71, dated June 15th, 2020, to increase property value and developable area;
D. Prepare to commemorate and honour the early history of the Alder Inn, potentially similar in concept to what was done for the Aldergrove School at the ACUCC, or what is done within the commercial area of Fort Langley; and
E. Report to Council outlining the process to potentially initiate the rezoning of the consolidated site known as the “Alder Inn” to its highest and best use as outlined within the Aldergrove Core Plan, with fast-track status similar to the that granted by Council to the Aldergrove Town Centre development.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this item be deferred to receive public consultation for the July 13, 2020 Regular Meeting, and to receive an estimate of demolition costs from staff.

DEFERRAL DIVIDED
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the deferral be divided into items A, B, and D, and C and E.
CARRIED

Councillors Davis and Arnason opposed

DEFERRAL
That items A, B, and D be deferred to receive public consultation for the July 13, 2020 Regular Meeting, and to receive an estimate of demolition costs from staff.
CARRIED

Councillor Woodward opposed

DEFERRAL
That items C and E be deferred to the July 13, 2020 Regular Meeting.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That items C and E be processed and staff provide the reports as referenced; and

That the reference to deferral be deleted.
CARRIED

The agenda order then resumed.

E.2 Renewal of Existing Licences Enforcement Policy
Report 20-73
File CD 4320-01

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council endorse the Renewal of Existing Licences Enforcement Policy, presented as Attachment A to this report.
CARRIED

Councillors Richter and Woodward opposed

E.3 Tree Protection Advisory Committee and Community Forest Management Strategy
Report 20-78
File CD 0540-20-TPAC-01 / LSP00015

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That Council endorse the Terms of Reference for a Tree Protection Advisory Committee, as outlined in Attachment A and authorize staff to proceed with a process to seek volunteers for the Committee; and further

That Council endorse the Terms of Reference for the Community Forest Management Strategy, as outlined in Attachment B.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Arnason
That the Terms of Reference for the Tree Protection Advisory Committee be amended to state that a minimum of two thirds of the committee members be Township of Langley residents or Township of Langley business owners.
CARRIED

Councillor Long opposed

AMENDMENT
Moved by Councillor Arnason,
Seconded by Councillor Richter,
That the Terms of Reference for the Community Forest Management Strategy be amended so that the Project Management team include a representative from Facilities and Sustainability.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 3:23pm.

E.4 Heritage Alteration Permit Application No. 101184 (Township of Langley / 9112 and 9134 King Street; 23418, 23428 and 23438 Mavis Avenue; 9103 and 9113 Royal Street; and 23391 Mary Avenue)
Report 20-76
File CD 11-33-0134

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Heritage Alteration Permit No. 101184 for properties located at 9112 and 9134 King Street; 23418, 23428 and 23438 Mavis Avenue; 9103 and 9113 Royal Street; and 23391 Mary Avenue, to allow demolition of buildings, subject to the following conditions:

a. Demolition of buildings and structures as shown in Schedule “A”;
b. Restoration plans being in substantial compliance with Schedule “A” to the acceptance of the General Manager of Engineering and Community Development;
c. Provision and maintenance of grass over the subject site in substantial compliance with Schedule “A”;
d. Retention of the existing trees on the subject sites until time of Heritage Alteration Permit issuance for redevelopment of the subject sites, subject to the conditions of the future Heritage Alteration Permit; and
e. Provision of a final tree management plan incorporating tree retention, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the General Manager of Engineering and Community Development.

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

a. Disconnection of municipal services;
b. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
c. Payment of applicable administration fees.
CARRIED

Councillor Woodward re-entered the meeting at 3:28pm.

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100569**
Development Permit Application No. 101081 and
Development Variance Permit Application No. 100123
(Bhullar / 20545 - 76 Avenue)
Bylaw No. 5598
Report 20-81
File CD 08-23-0180

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhullar) Bylaw 2020 No. 5598, to rezone approximately 1.01 hectares (2.5 acres) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R CL(B), R-CL(RH) and R-CL(SD) for the purpose of accommodating a mixed residential

development consisting of 23 units (ten (10) single family lots, seven (7) rowhouses and six (6) semi-detached units), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's 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 and Yorkson Engineering Services Plan;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 76 Avenue, 76A Avenue, 76B Avenue, 205B Street and the lane in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 15 metre wide ecological greenway along the northern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards;, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants:
a. Identifying the lots (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
b. Restricting development of the semi-detached and rowhouse units until a Development Permit is issued for the site;
c. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Prohibiting driveway access to 76 Avenue.
7. Compliance with the Community Amenity Contributions Policy, the Yorkson Greenway Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Program Policy (if applicable);
8. Securing of a pocket park in accordance with the Yorkson Neighbourhood Plan; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee,

Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council at time of final reading of Rezoning Bylaw No. 5598 authorize issuance of Development Permit No. 101081 for the proposed single family portions of the development subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighborhood Plan; and
b. Written confirmation from the owner or landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Rezoning Bylaw No. 5598 authorize issuance of Development Variance Permit No. 100123, as follows:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front yard setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 5 and 10; 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 5598 in conjunction with Development Permit No. 101081 and Development Variance Permit No. 100123.
CARRIED

Councillor Richter opposed

F.2 **Rezoning Application No. 100551 and**
Development Permit Application No. 101044
(Hayer Builders Group (Town Centre) Ltd. / 7635 - 200 Street)
Bylaw No. 5600
Report 20-75
File CD 08-22-0073

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Town Centre)

Ltd.) Bylaw 2020 No. 5600, rezoning 2.98 ha (7.37 ac) of land located at 7635 – 200 Street, to Comprehensive Development Zone CD-146, to facilitate a mixed use development consisting of 337 condominium units, 25 townhouse units (including 12 live-work units) and 3,336 square metres (35,908 square feet) of commercial space, 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. In accordance with the Latimer Neighbourhood Plan requirements:
a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services in the Southwest Phase of the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley and the Langley School District;
b. Secure a community stormwater detention site to serve the storm catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
3. 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;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 4.5 metre wide street greenway on the west side of 200 Street, the north side of 76 Avenue and the east side of 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Dedication and construction of an approximately 0.25 acre Urban Green between 198B and 200 Streets;
8. 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);
9. Registration of restrictive covenants:
a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for the townhouse units;
c. Identifying the units (minimum 5% for townhouses and 10% for

condominiums) required to comply with the adaptable housing requirements;
d. Prohibiting vehicular access to 200 Street;
e. Securing installation and maintenance of the Living Wall to be provided by the developer;
f. Requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;
10. Compliance with the Community Amenity Contributions Policy, the Willoughby Arterial Roads Completion Amenity Policy (if applicable) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
11. 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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;
12. Protection of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5600 authorize issuance of Development Permit No. 101044 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;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Subdivision of a site specific on-site servicing and stormwater control plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the

Township;
e. Registration of a subdivision plan to create the mixed-use and townhouse lots;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council authorize staff to proceed with the written input submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5600 in conjunction with Development Permit No. 101044.
CARRIED

Councillors Davis and Richter opposed

F.3 **Official Community Plan Amendment and**
Rezoning Application No. 100188 and
Development Permit Application No. 100962
(QRD (Willoughby) Holdings Inc. / 7000 Block 202B Street)
Bylaw No. 5616
Bylaw No. 5617
Report 20-82
File CD 08-14-0202

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD (Willoughby) Holdings Inc.) Bylaw 2020 No. 5616 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD (Willoughby) Holdings Inc.) Bylaw 2020 No. 5617, rezoning 1.7 ha (4.2 ac) of land located in the 7000 block of 202B Street to Comprehensive Development Zone CD-148, to facilitate the development of 87 townhouse units, 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
2. 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);
3. Registration of restrictive covenants:
a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
c. Prohibiting the development of secondary suites within individual townhouse units;
d. Identifying the units (minimum 16% for townhouses in compliance with the adaptable housing requirements);
e. Prohibiting vehicular access to 202B Street and 70 Avenue;
4. Registration of a cross access easement over the subject property in favour of the property to the north (7065 - 204 Street) for access purposes;
5. Registration of a 6.0m (19.6 ft) statutory right of way for the purposes of a greenlink as identified on the site plan (Attachment A – Schedule B);
6. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
7. Compliance with the Community Amenity Contributions Policy (with an additional contribution of $136,485), Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD Holdings (Willoughby) Inc.) Bylaw 2020 No. 5617, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5617 authorize issuance of Development Permit No. 100962 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 Schedules "B" and in compliance with Subdivision and Development

Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
b. Completion of a site onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment Bylaw No. 5616, Rezoning Bylaw No. 5617 in conjunction with the hearing for proposed Development Permit No. 100962.
CARRIED

Councillor Davis, Richter, and Woodward opposed

F.4 **Rezoning Application No. 100554 and**
Development Permit Application No. 101050
(1155994 BC Ltd. / Flat Architecture / 20463 - 70 Avenue)
Bylaw No. 5608
Report 20-80
File CD 08-14-0215

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1155994 BC Ltd.), rezoning 0.4 ha (1.1 ac) of land located at 20463– 70 Avenue, to Comprehensive Development Zone CD-115 to facilitate the development of 22 townhouse units, 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. In accordance with the Central Gordon Estate NP requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP;
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:
   a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
   b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual townhouse units;
   c. Identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements; and
   d. For the retention and maintenance a 2.5m ecological buffer located along the western property line of the subject site;
7. In accordance with the Central Gordon Estate NP, the acquisition of a Wildlife Habitat Patch;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5608 authorize issuance of Development Permit No. 101050 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;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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. 5608 in conjunction with proposed Development Permit No. 101050.
CARRIED

F.5 **Rezoning Application No. 100565 and Development Permit Application No. 101073 (1173272 BC Ltd. / Flat Architecture / 20379 and 20381 - 72 Avenue) Bylaw No. 5517 Report 20-74 File CD 08-23-0190**

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1173272 BC Ltd.) Bylaw 2020 No. 5517 rezoning 0.9 ha (2.2 ac) of land located at 20379 and 20381 – 72 Avenue to Comprehensive Development Zone CD –132, to facilitate the development of 132 condominium units, subject to the following development prerequisites being satisfied to 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. Provision of road dedications, widenings, and necessary traffic improvements for the north half of 72 Avenue, south half of 72B Avenue and west half of 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 72 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
a. Identifying the units (10% of condominium units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
b. Prohibiting access from 72 Avenue;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5517 authorize issuance of Development Permit No. 101073 subject to the following conditions:

a. Building plans being in compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

d. All signage being in compliance with the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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. 5517 in conjunction with Development Permit No. 101073.
CARRIED

Councillors Arnason, Davis, and Richter opposed

F.6 **Rezoning Application No. 100586**
(1046035 BC Ltd. / 20483 - 68 Avenue)
Bylaw No. 5613
Report 20-77
File CD 08-14-0219

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1046035 BC Ltd.) Bylaw 2020 No. 5613 rezoning 0.38 ha (0.92 ac) of land located at 20438 – 68 Avenue to Residential Zone R-1A, to facilitate the development of seven (7) single family lots, 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. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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 and Central Gordon Estate Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 205 Street and 68 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
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:
a. Restricting the number of fee simple lots to seven (7);
b. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
c. An Exterior Design Control Agreement on all lots;
7. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy (if applicable), and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; 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. 5613.
CARRIED

Councillor Arnason opposed

F.7 **Rezoning Application No. 100540 and Development Permit Application No. 101019 (1160770 BC Ltd. / Matthew Cheng Architect Inc. / 6989 - 204 Street)**
Bylaw No. 5604
Report 20-79
File CD 08-14-0213

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1160770 BC Ltd.) Bylaw 2020 No. 5604, rezoning 0.5 ha (1.2 ac) of land located at 6989 – 204 Street, to Comprehensive Development Zone CD-149, to facilitate the development of 18 townhouse units (including ten (10) live/work units), 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 in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 70 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
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:
a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, and semi-detached units);
c. Identifying the units (minimum 5% townhouses) required to comply with the adaptable housing requirements;
d. Prohibiting vehicular access to 70 Avenue and 204 Street;

7. Registration of a cross access easement over the property located to the south (6961 – 204 Street) in favour of the subject property for access purposes;
8. Registration of a public access right of way for the purposes of a public plaza located at the corner of 70 Avenue and 204 Street including a covenant indicating maintenance is the responsibility of the registered owner;
9. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable and the requirements of the Central Gordon Estate Neighbourhood Plan Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5604 authorize issuance of Development Permit No. 101019 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 Schedules "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in

place; 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. 5604, in conjunction with proposed Development Permit No. 101019.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter.
That Rezoning Application No. 100540 and Development Permit Application No. 101019 (1160770 BC Ltd. / Matthew Cheng Architect Inc. / 6989 – 204 Street) be referred back to staff to work the proponent to decrease the number of tandem parking to 20% and improve the live/work units.
DEFEATED

Mayor Froese and Councillors Arnason, Ferguson, Kunst, Long, Whitmarsh opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillors Richter and Woodward opposed

MEETING RECESSED
The meeting recessed at 3:52pm.

MEETING RECONVENED
The meeting reconvened at 4:03pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **LED Street Lighting Conversion Loan Authorization Bylaw 2020 and Alternative Approval Process**
Bylaw No. 5620
Report 20-70
File FIN 1760-20

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council give first, second and third reading to LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 for the purpose of

borrowing funds in the amount of $4.392 million for the LED Street Light Program capital project within the 2020 Transportation Capital Program, repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a. Elector responses shall be in the form set out in Attachment "A".
b. The deadline for the submission of elector response forms shall be 4:30pm on Monday, September 28, 2020 (the "Deadline").
c. The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.
d. This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 85,452.
e. The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1

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

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5589";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1094941

BC Ltd.) Bylaw 2020 No. 5590"; and

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

Councillor Richter opposed

Development Permit No. 100851

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

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

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

a. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101143

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

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

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

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5556”;

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

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That a covenant be placed on title that states that all phases are non-denominational, with priority given to Township of Langley residents.

AMENDMENT DIVIDED
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That the Amendment be divided.
CARRIED

AMENDMENT #1
That priority be given to Township of Langley residents.
CARRIED

AMENDMENT #2
That a covenant be placed on this title that states that all phases are non-denominational.

AMENDMENT TO AMENDMENT #2
Moved by Councillor Long,
Seconded by Councillor Arnason,
That the words “non-denominational are” be replaced with “welcome individuals of all faiths, beliefs and backgrounds”.
CARRIED

AMENDMENT #2, AS AMENDED
The question was called on the Amendment #2, as amended, and it was
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

I. BYLAWS FOR FINAL ADOPTION

I.1 **Rezoning Application No. 100402**
Development Permit Application No. 100784
(Craigco Properties Ltd. / 2883 and 2931 - 264 Street)
Bylaw No. 5140
Report 15-66
File CD 10-24-0088

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Craigco Properties Ltd.) 2015 Bylaw No. 5140”.
CARRIED

Councillor Richter opposed

Development Permit No. 100784

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 100784 (Craigco Properties Ltd. / 2883 and 2931 – 264 Street) in accordance with

Attachment A subject to the following conditions:
a. Building plans being in substantial compliance with Schedules “A” through “C”;
b. On-site landscape plans being in substantial compliance with Schedule “C” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection), subject to final acceptance of the Township;
c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
d. Submission of building permits for structures to be retained and used or converted for industrial purposes to be in compliance with Township of Langley Zoning Bylaw No. 2500;
e. Outdoor truck parking area to be a dust free surface;
f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
g. Any future signage being in compliance with the Aldergrove Community Plan’s Development Permit Guidelines and the Township’s 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. Payment of applicable supplemental Development Permit application fees, Development Cost Charges and Building Permit administration fees;
b. 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;
c. On-site landscaping being secured by letter of credit at Building Permit stage; and
d. Submission of an Exterior Lighting Impact Plan prepared by an electrical engineer in compliance with the provisions of the Township’s exterior Lighting Impact Policy to the acceptance of the Township.
CARRIED

Councillor Richter opposed

I.2 **Rezoning Application No. 100609**
(Blitz Manufacturing Ltd. / 113, 9295 - 198 Street)
Bylaw No. 5606
Report 20-56
File CD 08-34-0081

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blitz Manufacturing Ltd.) Bylaw 2020 No. 5606".
CARRIED

J. ITEMS FROM PRIOR MEETINGS

J.1 **Drainage DCC Frontending Agreement**
Mitchell Latimer 77 Inc.
Report 20-63
File CD 08-22-0094

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize staff to execute the Drainage DCC Frontending Agreement with Mitchell Latimer 77 Inc. (the "Developer") in the substantial form of a document presented as Attachment A, for the provision of a community stormwater detention facility for the southwest quadrant of the Latimer Neighbourhood Plan area.
CARRIED

J.2 **Drainage Development Works Agreement Bylaw**
(Mitchell Latimer 77 Inc.)
Bylaw No. 5607
Report 20-64
File CD 08-22-0094

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first, second and third reading, and final adoption to Drainage Development Works Agreement (Mitchell Latimer 77 Inc.) Bylaw 2020 No. 5607, for the provision of a community stormwater detention facility and off-site drainage infrastructure for the southwest quadrant of the Latimer Neighbourhood Plan.
CARRIED

J.3 **Rezoning Application No. 100620**
(1166976 BC Ltd. and Prospect 13 Investments Inc. /
20901 - 83 Avenue)
Bylaw No. 5611
Report 20-72
File CD 08-25-0108

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1166976 BC Ltd. and Prospect 13

Investments Inc.) Bylaw 2020 No. 5611, amending the text of Comprehensive Development Zone CD-98, to replace “licensed family daycare” with “group children’s daycare” in the permitted uses, for property located at 20901 - 83 Avenue.
CARRIED

K. CORRESPONDENCE

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council receive the correspondence, as presented.
CARRIED

K.1 Reconsideration of Soil Deposit Application SO 1853
23788 - 72 Avenue Langley, BC (the “Property”)
File 5280-01

Letter from Rebecca Darnell, Darnell Law Group, requesting reconsideration of Soil Deposit Application SO 1853.

L. MAYOR AND COUNCIL REPORT

Mayor Froese reported that the Township of Langley is actively reviewing its re-start plan. He congratulated the grads of 2020.

M. METRO VANCOUVER REPRESENTATIVES REPORT

Mayor Froese reported that TransLink is an essential service and that they have not had to reduce routes or lay off employees. Ridership has started to increase but is still at 33% compared to this same time last year.

Councillor Ferguson reported that he attended a Liquid Waste Committee meeting and Indigenous Committee meeting.

Councillor Richter reported that she attended a Parks Board Committee meeting.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. OTHER BUSINESS

O.1 Rezoning Application No. 100579
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. / 20365,
20375 and 20387 - 80 Avenue)
Bylaw No. 5612

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,

Whereas Rezoning Application No. 100579 (Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue) was referred back to staff to work with the proponent with the intention to provide for a mixed-use development;

Whereas the discussion during the Council meeting reflected that some members of Council objected to a single storey use of the site, not the use of the site for commercial purposes; and

Whereas the wording of the referral motion may lead the proponent and staff not to include solutions that would conform to the requested zoning of Community Commercial Zone C2;

Therefore be it resolved that Council direct staff to work with the proponent to also explore multi-storey options to include uses consistent with those allowed under the contemplated Community Commercial Zone C2.
CARRIED

Councillors Richter and Woodward opposed

O.3 Progressive Affordable Housing Acquisition Program

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. Due to the high cost of housing out of reach to many, the Township of Langley has acknowledged the need for more affordable rental housing within our communities;
2. The Township of Langley now has a development-based funding source affordable housing to consider becoming a guaranteed, minimal-risk buyer for qualified residential units for the purposes of providing Affordable Housing — the Affordable Housing Reserve Fund;
3. The Township of Langley so far has been pursuing Affordable Housing via additional density with significant financial incentives to development proponents — such as a waived CACs and DCCs for market units — forgoing needed revenue for infrastructure and community amenities;
4. Affordable Housing provided by development corporation have so far been secured with time-limited restrictive covenants that expire, which does not provide a stable, long-term, guaranteed supply of Affordable Housing; and
5. The Township of Langley taxpayer could otherwise capture and utilize this rental income from its Affordable Housing to then acquire additional Affordable Housing units over the long-term with the aim of creating a meaningful quantity of permanent Affordable Housing within the Township of Langley secured by public ownership;

Therefore be it resolved that staff be directed to review and report back to Council on the following:

1. The merits of a potential, new Council Policy for the Township of Langley to acquire residential units from qualified development proponents at the cost of construction plus a reasonable profit as an option for proponents and Council to consider in exchange for additional density, and/or other incentives;
2. The merits of requiring single-story commercial developments to provide mixed-use residential developments with the Township of Langley becoming a guaranteed, minimal-risk buyer for qualified residential units at the cost of construction plus a reasonable profit;
3. The merits of founding a new non-profit association to administrate and otherwise manage a permanent, affordable housing supply in partnership with the Township of Langley; and
4. The current cash balance of the Affordable Housing Reserve Fund within the Community Amenity Contributions program, and its projected revenue over the next 5, 10 and 20 years, as best as can be reasonably forecasted.

Within the context of a new Affordable Housing Acquisition Program to ensure a long-term, permanent, guaranteed supply of Affordable Housing to qualified residents, with all net revenue therefrom accruing to the Program for additional acquisitions over time for the economic and community benefit accruing to Township of Langley taxpayers.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion be referred to the Council Process Committee for further discussion in conjunction with review of the Housing Action Plan.
CARRIED
Mayor Froese and Councillors Ferguson, Kunst, Whitmarsh opposed

O.4 Affordable Housing Solution for Willoughby Strip Malls

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. Some development proponents resist higher-quality urban forms due to claims of less than necessary profitability, such as mixed-use commercial development within Willoughby;

2. The Township of Langley Council can and should require

higher-quality, mixed-use development in the interest of the surrounding community consistent with contemporary, walkable planning principles and environmental objectives;

3. Due to the high cost of housing out of reach to many, the Township of Langley has acknowledged the need for more affordable rental housing within our communities; and

4. The Township of Langley now has a development-based funding source for affordable housing to consider becoming a guaranteed, minimal-risk buyer for qualified residential units above commercial for the purposes of providing Affordable Housing — the Affordable Housing Reserve Fund;

Therefore be it resolved that staff be directed to initiate discussions with the proponent of the single-story commercial development at 80 Avenue and 204 Street:

1. Within the context of a potentially new Affordable Housing Acquisition Program;

1. For the Township of Langley to potentially acquire residential units at construction cost plus a reasonable profit to provide as Affordable Housing to local residents within an Affordable Housing Acquisition Program;

As part of a revised, mixed-use development, working together with Council to solve the stated issue of insufficient profitability of mixed-use development as expressed during their Delegation to Council at the May 25, 2020, Special Meeting of Council, and providing needed Affordable Housing to qualified residents with such an improved development for Council consideration.
DEFEATED

Mayor Froese,and Councillors, Davis, Ferguson, Kunst, Long, Richter, and Whitmarsh opposed

O.5 Major Road and Sidewalk Completion in Willoughby

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Be it resolved that staff be directed to review and Report to Council on the following, as soon as practical, ideally on or before the July 27, 2020, Regular Meeting of Council:

1. The projected cost of land and construction needed to complete at a minimum 4 vehicle travel lanes, intersections with required turning lanes,

bikes lanes, and sidewalk boulevards for pedestrians on the following arterial segments:

a. 208 Street from 71 Avenue to 76 Avenue;
b. 80 Avenue from 202A Street to 208 Street;
c. 80 Avenue from 212 Street to 216 Street;
d. 212 Connector from 80 Avenue to 208 Street; and
e. 202A Street from 72 Avenue to 80 Avenue.

2. Relevant details, process and timeline of a potential municipal borrowing bylaw for the required funds for these road and sidewalk infrastructure improvements;

3. Projected interest costs for the completion of 1(a) - 1(e), outlined individually, as best as can be reasonably determined; and

4. To ensure no impact on residential or business property taxes, potential mechanisms to recover any and all interest costs from development within the boundaries of the Willoughby Community Plan, such as Building Permit Fees or other options within the Fees and Charges Bylaw, as may be needed, appropriate, and applicable.
CARRIED

Mayor Froese and Councillor Long opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 5:48pm.

O.6 Fort Langley Truck Route

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas the North Langley Truck Update to remove truck traffic through downtown Fort Langley and along Glover Road between 88 Avenue and Mavis Avenue to River Road has been approved in principal by TransLink for what will be two years in October;

Whereas the Truck Route Network Improvements for North Langley remain largely unfunded, with up to $6.5 Million in additional funding requests from 2019 and 2020 still outstanding and postponed again in the 2020 budget;

Whereas intersection improvements at Rawlison Crescent and Glover Road, and on Rawlison Crescent partly for this completion of this truck route update are already within the 2020 Roads DCC program;

Whereas significant Development Cost Charges (DCC) revenue has accrued from Fort Langley development in recent years, with few DCC related projects applicable to the direct benefit of Fort Langley, such as this one; and

Whereas the need for these upgrades for the North Langley Truck Update is due to growth, and the burden to pay for them should not be borne by the Township of Langley taxpayer;

Therefore be it resolved that Council ask staff to prepare a Report to Council as soon as practically possible which outlines:

1. The latest estimated costs for all the necessary land acquisitions, intersection upgrades, and other roadway restoration improvements needed to complete the amendments of the designated truck route network as outlined in the Report to Council from June 25, 2018, 18-79, approved by TransLink on October 4, 2018; and

2. The process required to add the balance of these required improvements, including land acquisitions, to the Roads DCC program, and the potential timing of the completion of these improvements if funded from the Roads DCC program within the 2021 budget process, as subject to approval by the Province of British Columbia.
CARRIED

MEETING EXTENDED
Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That the meeting be extended to 6:30pm.
CARRIED

O.7 Expanded Food and Beverage Service Model

Moved by Councillor Arnason,
Seconded by Councillor Richter,
Whereas COVID-19:

a. Has severely negatively impacted local food and beverage locations with respect to social distancing requirements which limit business models vis a vis number of patrons within establishments;
b. The Township of Langley convened a Special meeting of Council on May 25, 2020, to address the need to expedite expanded options to those who could address the existing requirements and regulations as per the recommendations subsequently adopted, and
c. The Liquor and Cannabis Regulation Branch Policy Directive 20-13 allowed food primary, liquor primary, and manufacturer licensees to

temporarily expand their service areas until October 31, but the Policy is silent as to local government jurisdiction over licensing and regulatory matters related to patios and food and beverage service options.

Therefore be it resolved that Council direct:

1. Staff consider the implications of directing patio inquiries to one staff resource member in order to streamline the process and to expedite application approval;
2. Staff consider the development of a framework to engage with local BIAs, business associations, and the local Chamber of Commerce, in order to help to identify potential sidewalks, parking spaces, and other common areas suitable for expanding service options without impacting staff resources;
3. Staff consider the development of an on-street “parklet” model, resulting from “the conversion of one or two parking spaces to create a seating amenity area”;
4. Staff consider the feasibility of allowing the temporary partial closure of appropriate streets to allow expanded service options at the discretion of the General Manager of Planning and Engineering;
5. Staff consider the use of nearby privately or publicly owned grassy areas to allow expanded service options, at the discretion of General Manager of Planning and Engineering;
6. Staff consider allowing seating opportunities on public sidewalks and other public property, at the discretion of General Manager of Planning and Engineering; and
7. Staff consider the extension of historical patio season beyond the summer months, which policy would include a rationale, as well as the development of design guidelines for inclement weather coverage with appropriate safety provisions and identified access and egress points, as per the direction and input of senior staff and the General Manager;

in order to create a tailored Township of Langley expanded food and beverage service model.
CARRIED

Councillor Woodward re-entered the meeting at 6:04pm.

O.8 248 Street and Robertson Crescent Intersection

Council discussed safety upgrades for the intersection of 248 Street and Robertson Crescent and requested staff review additional warning devices.

O.9 Child Care Action Plan

Moved by Councillor Richter,
Seconded by Councillor Davis,

That the memo from the June 11, 2020 Distribution List be referred to a future Council Process Committee for further discussion
CARRIED

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item C.1 - Section 90(1) (e) Property; (k) Negotiations;
Item D.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (m) Another Enactment;
Item F.2 - Section 90(2) (b) Intergovernmental Relations;
Item H.1 - Section 90(1) (m) Another Enactment;
Item H.2 - Section 90(1) (c) Labour Relations;
Item H.3 - Section 90(1) (b) Personal;
Item H.4 - Section 90(1) (g) Legal; and
Item H.5 - Section 90(1) (e) Property.
CARRIED

Q. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 6:19pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

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

June 29, 2020 at the ▶
(Council meeting date requested)

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

Name of delegate or organization wishing to appear

Fort Langley Jazz & Arts Festival

1 Topic

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

In light of plans for the Fort Langley Jazz & Arts Festival to pivot to a virtual event, we request that Mayor and Council approve a one-time expansion of the 2020 Major Festivals Grant criteria to enable funding support for the delivery of this important community festival, the 2020 Fort Langley Virtual Jazz & Arts Festival.

2 Additional Information

Purpose of presentation

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

Desired resolution

Mayor and Council approve the funding of the Major Festival Grant to the Fort Langley Ja

Activities to date relative to the matter

The Fort Langley Jazz & Arts Festival was approved to receive a Major Festival Grant at

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

Legislative Services Department | 20338 – 65 Avenue, Langley, BC V2Y 3J1 | t. 604.533.6011 | f. 604.533.6054 | tol.ca

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

Monday, June 29th at the ▶

(Council meeting date requested)

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

Name of delegate or organization wishing to appear

Swimmers of Langley

1 Topic

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

Re-Opening dates for Langley Township Pools:
British Columbia moved into Stage 2 on May 19, 2020 and this allowed recreational facilities to open up with safety measures in place. Our children compete at a national level in swimming. Without a pool, these athletes are at risk to lose their competitive edge. Other municipalities have opened their pools and swimmers are training.

2 Additional Information

Purpose of presentation

O Information only O Request letter of support O Request funds ☒ Other **Reopen Pools**

Desired resolution

Provide a date for the Aldergrove Outdoor Pool to reopen to lane swimmers

Activities to date relative to the matter

No updates on Status of Pools since their closure March 18th.

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

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2020 - REGULAR MEETING	**REPORT:**	20-84
FROM:	ENGINEERING DIVISION	**FILE:**	5280-31
SUBJECT:	CLIMATE ACTION STRATEGY UPDATE		

RECOMMENDATIONS:

That Council direct staff to proceed with public consultation as the next step in the finalization of the Climate Action Strategy, including development of a detailed financial plan to support implementation of identified lines of action.

EXECUTIVE SUMMARY:

The Township of Langley is currently in the process of developing a Climate Action Strategy to meet the new greenhouse gas (GHG) emission reduction targets, as adopted by Council in 2019.

Responding to climate change requires both mitigation, the reduction of GHG emissions that contribute to climate change, and adaptation, to respond to anticipated risks and opportunities associated with a changing climate. Although the Township's new emission reduction targets are aligned with mitigation and adaptation best practices, it is anticipated that the adopted targets will not be achieved without additional measures. Despite an ongoing focus on sustainability initiatives, both corporate and community emissions have increased since 2010. Additional action is necessary for the Township to achieve established 2030 targets.

The Climate Action Strategy aims to put the Township of Langley back on course to meet its 2030 and 2050 reduction targets, while preparing for the risks and uncertainties associated with a changing climate. The draft Climate Action Strategy includes five 'big moves', as outlined below, to support the targets and other climate action priorities:

1. More than half of current passenger vehicle trips to be made by sustainable modes of transportation (active mobility, transit, EVs) by 2030;
2. All new community buildings to produce zero emissions by 2040;
3. More than half of existing community buildings to be retrofitted to produce zero emissions by 2030;
4. Achieve zero emission corporate operations through zero emission new facilities, facility retrofits and zero emission fleet vehicles by 2040;
5. Increase tree canopy and rainwater capture from current levels by 2030.

It is projected that the Township of Langley can achieve its emission reduction targets by 2030 and beyond, by committing to the above big moves, as part of a cohesive and integrated set of actions that span across all priority areas.

PURPOSE:

To provide an update on the development of the Climate Action Strategy and obtain Council support to proceed to public consultation and finalization of the Climate Action Strategy.

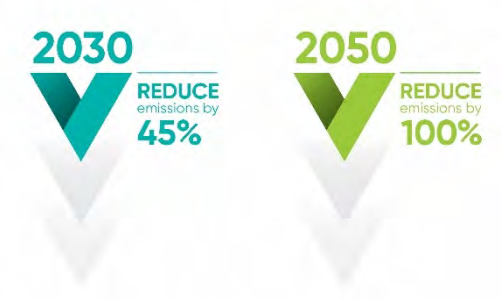
BACKGROUND/HISTORY:

The Township of Langley is currently developing a Climate Action Strategy (CAS) in response to new greenhouse gas (GHG) emission reduction targets. The CAS will provide clear direction to achieve the newly adopted GHG emission reduction targets, while preparing the Township for the many risks and uncertainties of a changing climate, both corporately and throughout the community.

New Emission Reduction Targets

In November 2019, the Township of Langley Council adopted an emission reduction target of 45% by 2030, and carbon neutrality by 2050. Climate action is not a new concept to the Township, however, there is still much to be done to prepare for future anticipated climate change impacts and reduce emissions corporately and across the community. Many actions rely on decisions about how we use our land, the design of our buildings, the way we lay out our transportation networks, and the types of vehicles and equipment we purchase.

Figure 1. Township GHG Emission Reduction Targets



The CAS will define the path toward a resilient and zero carbon community and corporation by accelerating existing actions and building on new opportunities between now and 2030 and beyond.

Alignment with Others

Cities around the world are experiencing a rate of change due to climate change that is escalating. Worldwide, climate scientists agree that the fast-rising global temperature has created a climate crisis. In response, local governments across the region and the globe are committing to investments in community-wide action and to updating their GHG emission reduction targets to align with those required to limit global warming to what scientists agree are safe levels.

This heightened urgency has led to key commitments at all levels of government, including:

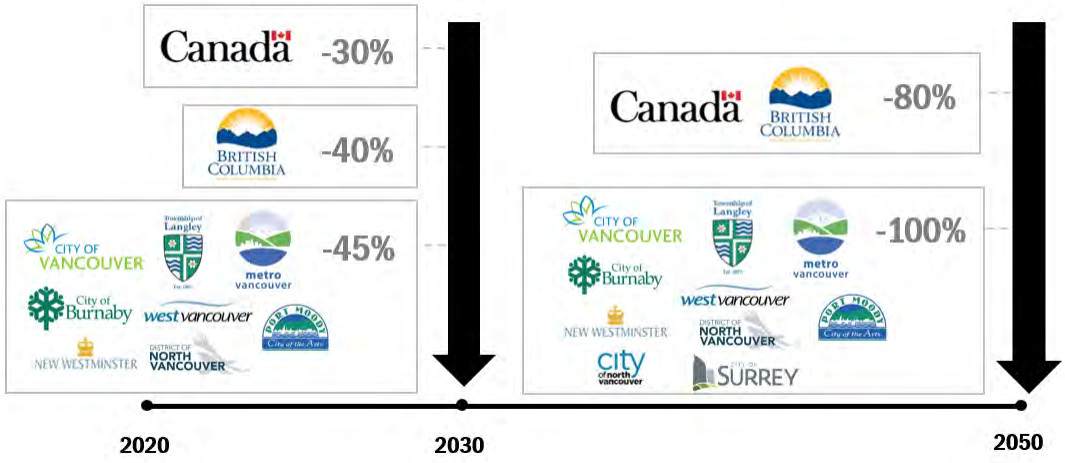
- **Canada's GHG emission reduction targets**: Reduce GHG emissions 30% by 2030, relative to 2005, and 80% by 2050.
    - Pan-Canadian Framework on Clean Growth and Climate Change[1]: a national strategy to take strong action on climate change based on four pillars: pricing carbon pollution, complementary climate actions, adaptation and resilience, and clean technology, innovation and jobs.
- **The Province of BC**: Reduce GHG emissions by 40% by 2030, 60% by 2040, and 80% by 2050, relative to 2007.
    - CleanBC[2]: building on more than a decade of climate action, the Province released an updated province-wide strategy to drive down GHG emissions while creating a stronger economy.

[1] Canada. Environment and Climate Change Canada (2016), Pan Canadian Framework: http://publications.gc.ca/collections/collection_2017/eccc/En4-294-2016-eng.pdf
[2] Province of BC (2018), CleanBC: https://blog.gov.bc.ca/app/uploads/sites/436/2019/02/CleanBC_Full_Report_Updated_Mar2019.pdf

- **Metro Vancouver**: Reduce GHG emissions by 45% by 2030 and 100% by 2050, relative to 2010
    - Climate2050[3]: Regional climate strategy that will guide climate change policy and action for Metro Vancouver for the next 30 years.
- **Local Municipalities:** across the lower mainland, local municipalities are taking a leading role in reducing the impacts of climate change in their communities and corporations through energy management, reduction targets, and climate action.
- **UBCM:** In 2019, UBCM endorsed the creation of a Special Committee on Climate Action.[4] The Committee will consider innovative approaches and identify avenues for further work with other levels of government in mitigating, and adapting to, the effects of climate change.

Figure 2 illustrates the current emission reduction targets adopted for Canada, the Province of BC, Metro Vancouver and various lower mainland municipalities.

Figure 2. GHG Emission Reduction Targets



A high degree of alignment between the municipality and the region will enable the Township of Langley to accelerate action across the community. The new emission reduction targets meet the current best practice and will assist in positioning the Township to attract financial support from senior levels of government to advance strategies that align with these targets.

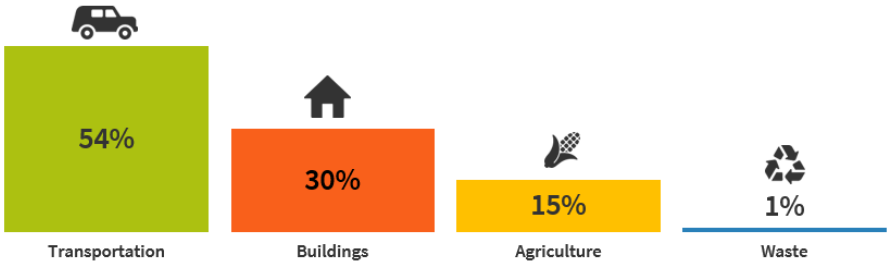
Current Community Energy and Emissions

Mapping a path to carbon neutrality requires an understanding of where and how our community consumes energy, and where emissions come from, both now and in the future.

In the community context, emissions can be attributed to on-road transportation, buildings, agriculture and waste. Figure 3 provides an annual percentage breakdown of emissions by sector for the community.

[3] Metro Vancouver (2020), Climate2050: http://www.metrovancouver.org/climate2050
[4] UBCM (2019) Climate Action Committee: Terms of Reference: https://www.ubcm.ca/assets/Whats~New/UBCM%20Special%20Committee%20on%20Climate%20Action%20TOR%20FV%20.pdf

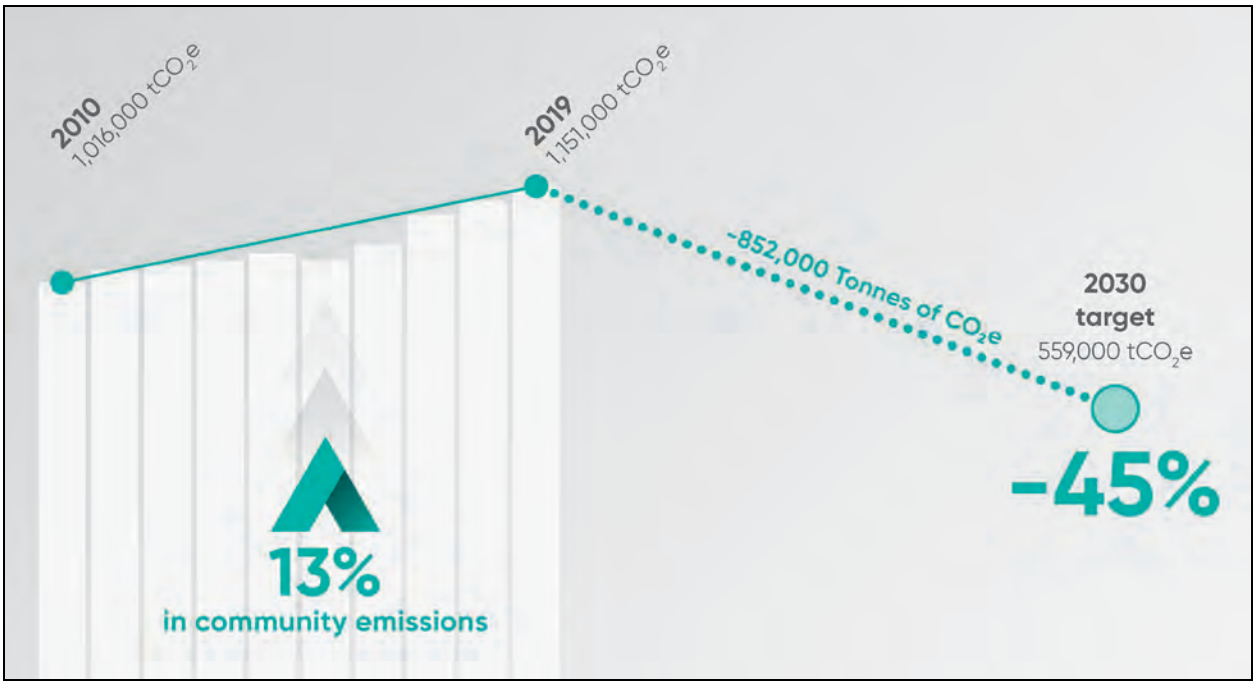
Figure 3. Annual Community Emissions Breakdown by Sector



Transportation, buildings, agriculture and waste, accounted for approximately 1.1M tonnes of emissions across the community (2019 data).

As shown in Figure 4, these emissions increased 13 percent between 2010 and 2019, or an average of 15,000 tonnes annually. To get on track for the Township's 2030 target, significant and accelerated action is required. Community emissions need to drop by approximately 852,000 tonnes over the next decade. The scope of the Township's community emissions inventory aligns with the Global Protocol for Cities (a globally recognized carbon accounting standard).[5]

Figure 4. Annual Community Emissions



Current Corporate Energy and Emissions

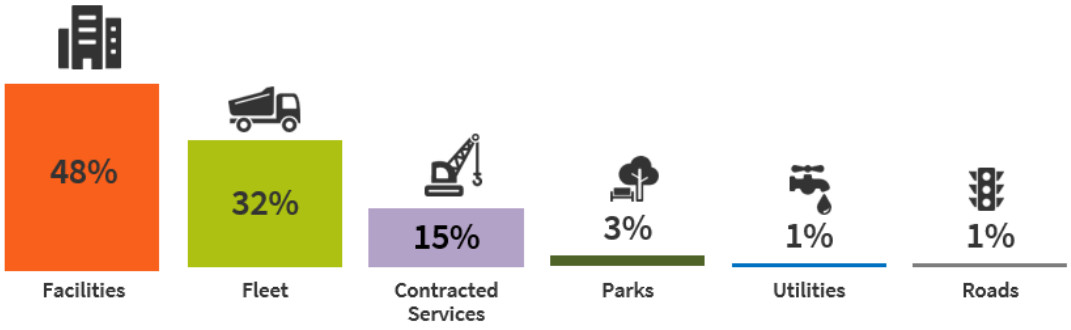
Energy is essential to the Township's corporate operations – to power, heat and cool facilities, to fuel fleet vehicles, and to provide important services to residents such as water, liquid and waste management, parks and outdoor facilities, and street and traffic lighting.

[5] C40 Cities Climate Leadership Group, ICLEI, World Resources Institute (2014) Global Protocol for Community-Scale Greenhouse Gas Emission Inventories: https://ghgprotocol.org/sites/default/files/standards/GHGP_GPC_0.pdf

While the Township's corporate GHG emissions represent a relatively small share of total community GHG emissions, the Township has significant control over emission reductions in its corporate operations.

As seen in Figure 5, facilities, fleet and contracted services account for the majority of our annual corporate emissions. Despite ongoing sustainability initiatives, the Township's corporate emissions increased 37% from 2010 to 2019 to an all-time high of approximately 7,600 tonnes. The increase in emissions is primarily due to the addition of new facilities and expansion of the Township's fleet of vehicles and equipment.

Figure 5. Annual Corporate Emissions Breakdown by Sector



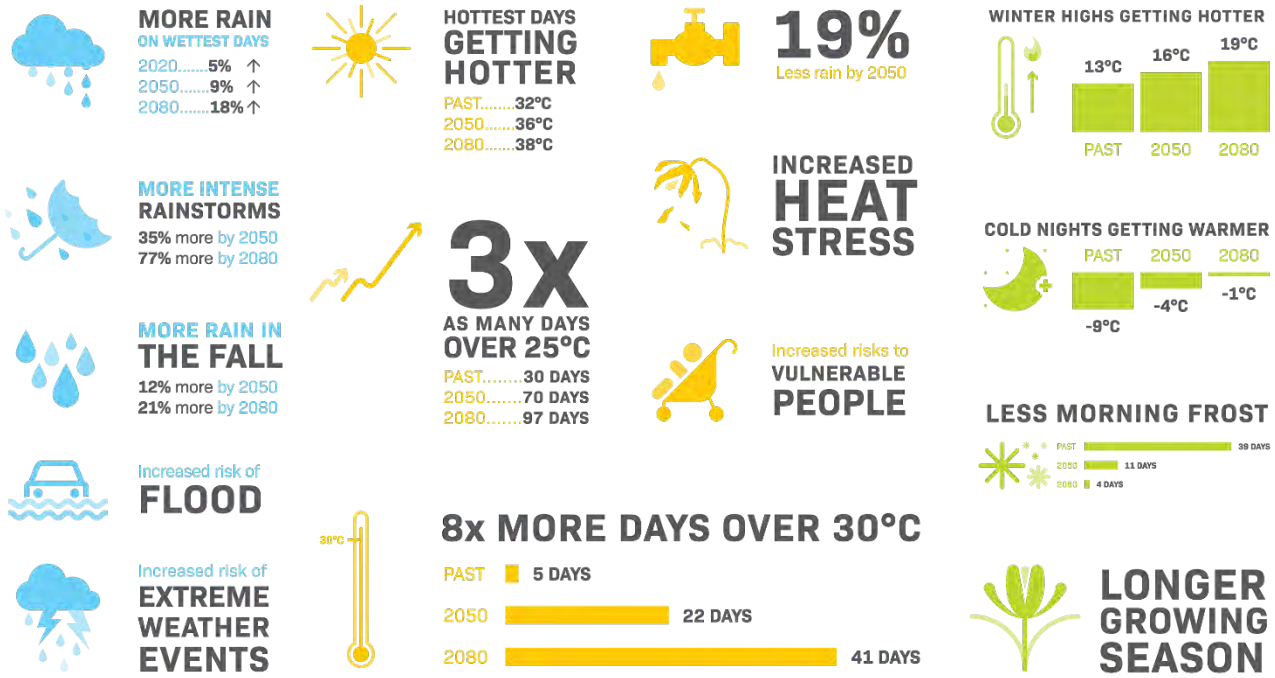
Achieving the Township's 2030 target, from a corporate perspective, will require new facilities and equipment to be zero emissions and substantial investment in solutions to shift to low carbon energy sources in existing facilities and fleet vehicles over the next decade. Corporate emissions need to drop by 4,500 tonnes by 2030.

Local Climate Projections

Changes in climate will have dramatic impacts on residents, communities, and municipal infrastructure and operations. Figure 6 shows the anticipated climate projections for the Township of Langley.[6]

[6] Climate Projections provided by Pacific Climate Impacts Consortium (2018). Regularly updated climate data is available at https://climatedata.ca/explore/location/?loc=JAPSK&location-select-temperature=txgt_30&location-select-precipitation=rx1day&location-select-other=frost_days

Figure 6. Local Climate Projections



A risk assessment based on these projections was completed in 2019 and identified the highest risk impacts expected for the Township of Langley between now and 2050. These include:

- Impacts to residents health from higher summer temperatures, heat waves and poor air quality, especially for the most vulnerable residents;
- Increased stress on local ecosystems, including the loss of urban trees and vegetation and reduced biodiversity;
- Higher clean-up costs following extreme weather events and increased resources to maintain current levels of service;
- More pressure on the water supply and on the ability of municipal infrastructure to meet growing community needs; and
- Disruption and damage due to increases in the incidence of flooding.

DISCUSSION/ANALYSIS

Climate Action Strategy Development

In 2019, staff conducted initial public outreach to develop an understanding of the community's climate action priorities. With the public's feedback, staff worked with internal departments across every division and key external stakeholders to develop draft priority areas and actions that would address climate change mitigation and adaptation across a range of sectors both corporately and throughout the community. Figure 7 shows the CAS development timeline

Figure 7. CAS Development Timeline



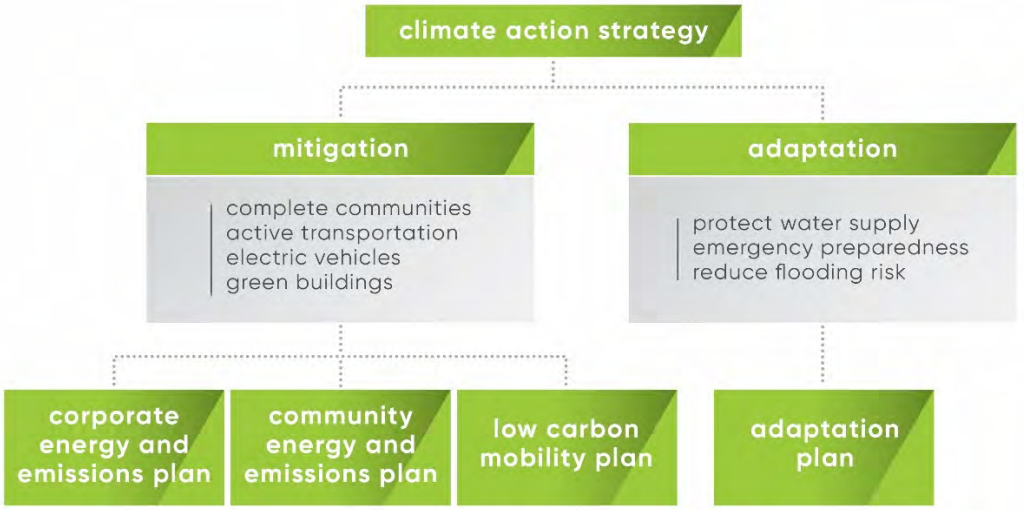
Responding to climate change requires both mitigation, the reduction of GHG emissions that contribute to climate change, and adaptation to respond to the consequences and opportunities associated with a changing climate.

Over the past several years, staff across the Township have been engaged on several different climate-related plans that span both mitigation and adaptation:

- Strategic Energy Management Plan (Corporate)
- Climate Change Adaptation Plan
- Low Carbon Mobility Plan (Electric Vehicles)
- Community Energy and Emissions Plan

The CAS will roll actions from each of these plans into one unified strategy. A single strategy will allow for synergies and opportunities across all Township service areas and as a result, will be a combination of cohesive strategies; some already adopted by Council and some new and accelerated actions for consideration. Figure 8 illustrates the foundational pillars of the CAS.

Figure 8. Strategy Foundational Pillars



Education

The success of the CAS relies on individual efforts made by everyone in the community. While the CAS has listed some high-impact actions for community members to take, there will be many other opportunities that Langley residents and businesses can take to reduce their climate impact. The Township will continue to support local residents and businesses in implementing their own climate actions by providing the information and resources that they need to make climate-smart decisions.

Together with our residents, local businesses, community organizations, institutions and other levels of government, we can lead the transition to a low-carbon and resilient future that benefits everyone.

Climate Action Strategy Framework

The CAS aims to put the Township on course to meet the 2030 and 2050 GHG emission reduction targets, and includes the following five big moves to support the targets and other climate action priorities.



4. 

ZERO EMISSION OPERATIONS
Achieve zero emission corporate operations through zero emission new facilities, facility retrofits and zero emission fleet vehicles by 2040

5. 

RESILIENT NATURAL SYSTEMS
Increase tree canopy and rainwater capture from current levels by 2030*

*detailed targets are currently under development

Climate Action Strategy Priority Areas & Actions

Through the initial development of the CAS, eight priority areas have emerged:

1. Transportation & Mobility
2. Buildings & Land Use
3. Infrastructure
4. Green Space & Ecosystems
5. Health & Emergency Preparedness
6. Agriculture
7. Waste
8. Leadership & Integration

ATTACHMENT A presents an overview of each priority area, providing a summary of the current conditions and potential challenges for different community sectors. Goals, objectives, key actions and co-benefits are presented to help visualize the changes necessary to achieve a low carbon, resilient corporation and community.

A full list of priority area actions can be viewed in ATTACHMENT B.

The draft actions also contribute to livability, community, health, and well-being, and have been designed to help advance these and other community goals to create a community that is strong, healthy and thriving. ATTACHMENT C describes key co-benefits of the draft actions.

The draft actions build on existing Township sustainability initiatives and support new opportunities to accelerate climate action. It is expected that through consultation with the public and key stakeholders, additional actions and revisions to actions as presented will be identified.

Carbon Reduction Accounting and CAS Tracking

A carbon budget refers to the allowable amount of emissions over a period of time to keep within a certain global temperature threshold. To limit global temperature rise to a maximum of 1.5°C, the scientific community has determined global GHG emissions must be limited to 420 gigatonnes;[7] This is the global carbon budget that is left before world warming surpasses 1.5°C. On a local scale, municipalities can incorporate carbon budgets by determining their community's portion of the remaining global carbon budget.

Establishing and monitoring measurable progress is key to providing transparency of community and corporate climate action performance and success of the CAS. When establishing an annual carbon budget for corporate and community emissions, staff recommend a custom approach. The

[7] A gigatonne is a thousand million tonnes

recommended approach will utilize carbon reduction accounting, built upon the tracking and reporting of emission reductions. At a high-level this approach will add up emission reduction contributions of various actions and legislation to achieve cumulative reductions toward the 2030 and 2050 targets.

Below is a list of best practices for drafting a climate reduction accounting approach for the CAS.[8]

Key Components	Township Actions
Set emission reduction targets	Reduce emissions by 45% by 2030 and 100% by 2050
Quantify amount of emissions required to meet the set targets	Reduce community emissions by 852,000 tonnes and corporate emissions by 4,500 tonnes by 2030
Identify actions with the biggest emission reduction impacts	Over 140 actions and five big moves have been identified to put the Township on track to meet the emission reduction targets.
Quantify the estimated emission reductions and timeframe	Detailed emission reductions modeling was completed to establish strategies and actions that will allow the Township to meet the set targets. High-level emissions reduction pathways are illustrated in Figures 9 and 10.
Assess the overall emission reductions of all actions to ensure progress towards the emission reduction targets	The modeling illustrates that the draft actions and big moves will put the Township on track to meeting the set targets. To ensure the Township stays on course, emission reduction 'progress targets' for every 5 year period have been established. This will provide opportunities for course corrections where necessary and provide key benchmarks for prioritization and budgeting of capital works and programs.
Integrate a climate lens into the financial budgeting process	Develop a climate impact assessment tool to allow for a better understanding of the climactic and environmental impacts of all projects/programs. Assessment summaries can be included in Council Reports, annual budget requests, purchasing processes, etc.

In following Figures, the actions and commitments modelled at the top of the scenarios shown in grey represent actions committed to at the Provincial and Federal levels. Examples include the zero emissions vehicle mandate and energy efficiency in buildings achieved through updates to the BC Building Code. The coloured wedges following are those that would result from implementation of the CAS.

[8] Energycities, Climate-Mainstreaming Municipal Budgets

Figure 9. Community Emission Reductions Pathways

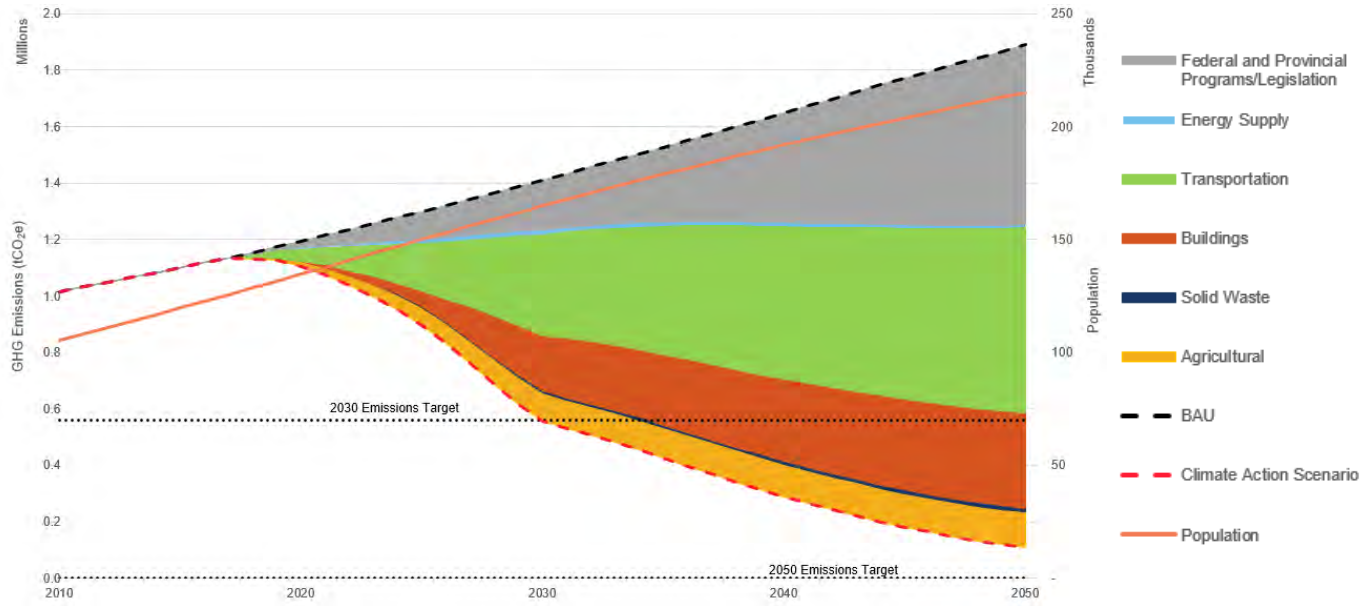
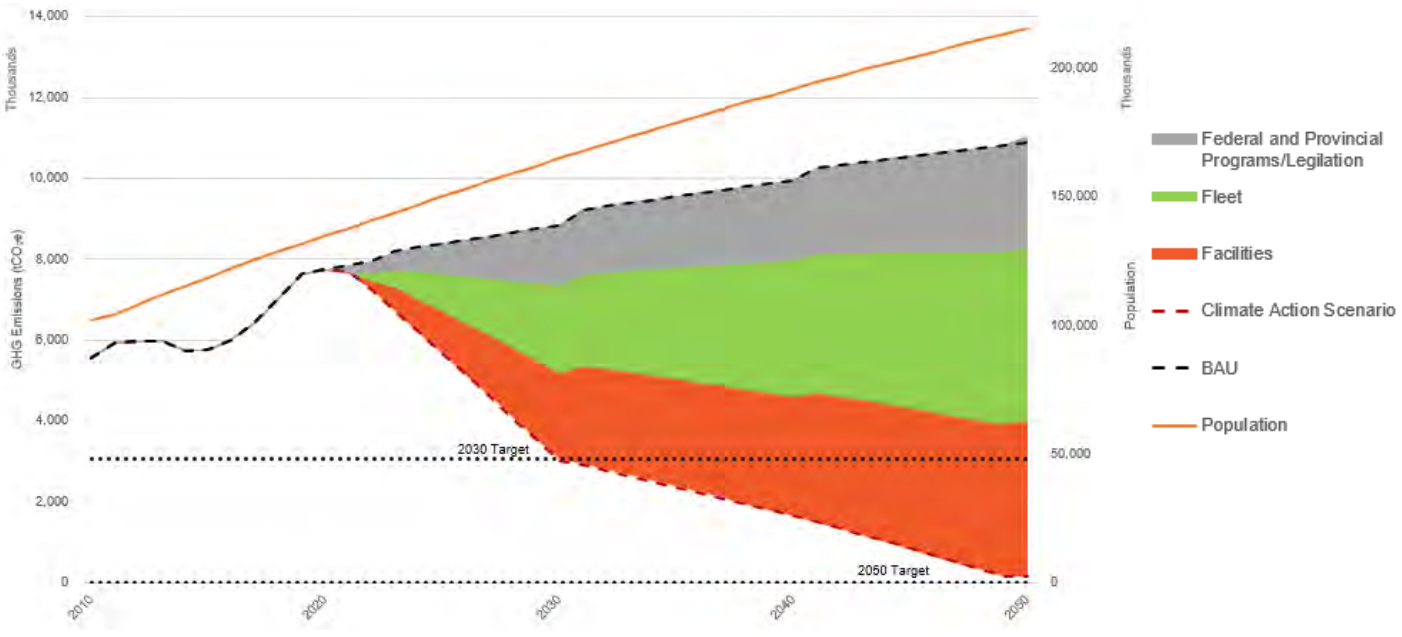


Figure 10. Corporate Emission Reductions Pathways



In both Figure 9 and Figure 10, the modeled emission reductions show a gap in remaining emissions as 2050 approaches. Absolute zero emissions would mean that no sources of emissions exist. Instead, the approach will be to reduce emissions to as close to zero as possible. Then, through natural carbon absorption and engineered carbon removal systems net-zero emissions can be realized.

The corporate and community scenarios represent potential paths to carbon neutrality. Although we have seen significant technological advances in many areas, it is still uncertain which technologies will be the most economic, equitable, and enable mass transition to carbon neutrality. As a result, these scenarios are likely to evolve and adapt as technology, policy and market economics change over the next five to ten years.

The scenarios show that there is a lot of work to do in the next decade, and that continued efforts will be needed to get to carbon neutrality by 2050. Municipal actions are necessary, but insufficient on their own to meet the climate challenge. To achieve our climate goals and the pathways outlined, action is required from everyone, including residents, businesses, community organizations, institutions, neighbouring local governments, and senior levels of government.

Public Consultation

The next step is to conduct public and external stakeholder consultation on the CAS priority areas, big moves and actions. If directed by Council, this consultation would take place from August to December of 2020.

In light of current circumstances, public engagement techniques will remain predominately digital and will include online information tools (such as web pages, portals, infographics, and social media), a survey, and online webinars and virtual open houses. ATTACHMENT D describes the proposed public engagement framework.

After integrating public and external stakeholder feedback, staff will present a CAS and set of actions for Council consideration in 2021.

Financial Implications

The CAS actions focus on the next 10 years, as uncertainty around technology and cost projections increases beyond this period making accurate estimation of appropriate measures challenging and unpredictable.

A very high-level financial analysis has been undertaken for all the actions and the anticipated required staff resources, which would result in an average annual estimated impact of approximately $130 per **representative residential household**[9] for the next ten years.

This projected financial impact does not include possible grants or incentives available from other levels of government or utility companies. However, based on recent events, the federal government has stated it will be issuing a stimulus package to restart the economy with a key focus being on projects that have a positive climate impact. For the 2021, it is anticipated that the average annual impact per representative residential household could be in the range of $30 to $42. As part of the finalization of the CAS, staff propose developing a multi-year financial plan to support the implementation of the actions. This plan would consider redirecting existing funding, external grants, rebates from BC Hydro and Fortis BC, return on investment (financial and environmental), new funding, and other measures to minimize the overall financial impact, as directed by Council.

Costs for a select number of larger capital projects are presented as ‘order-of-magnitude’ cost estimates only, and will require more extensive review and analysis. Some actions are to develop and implement, while others are to explore. These actions may lead to additional follow-up actions with associated cost implications, subject to Council direction, upon completion of a recommended plan, study or assessment. For example, developing low-carbon retrofit plans for all corporate facilities will incur a cost that is included in this report. However, the cost to undertake the retrofit recommendations will vary depending on the nature of the recommendations and have only been estimated at a high-level.

[9] The ~$130 increase per representative household is based on an average Assessed Value change per property. If a residential property value increases by an amount that is higher or lower than the average, the tax increase will be more or less than the $130.

Climate action has been a focus for the Township for a number of years. Nearly 40% of identified actions are already underway, however, there is a need to accelerate these actions in order to meet adopted targets. Staff will continue to engage with relevant internal subject matter experts to understand the challenges and opportunities for implementation of each action, and will work to develop detailed implementation plans and policies. As part of the finalization of the CAS, staff propose developing a financial plan to support the implementation of the actions.

Funding the CAS will position the Township to take advantage of grants and incentives that are available through utilities and federal and provincial governments and reduces the financial risk associated with inaction on climate change, the cost of which remains high and will continue to increase as time passes.

The Federation of Canadian Municipalities and Public Safety Canada estimate that every dollar invested in mitigation efforts in Canada saves $4 in recovery costs.[10] Using the high-level annual estimate of approximately $130, this equates to a total financial impact of approximately $1,300 per household over the next ten years. This is to be considered in relation with the costs associated with lack of action, which could result in a financial impact of over $5,200 per household in recovery costs from climate change over the coming decades. Although not as imminent a threat as the pandemic, climate change has been recognized by all levels of government in Canada as being more predictable and catastrophic.[11]

Respectfully submitted,

Tess Rouse
MANAGER, CLIMATE ACTION
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	K. SINCLAIR
PROTECTIVE SERVICES	S. GAMBLE
PARKS AND RECREATION	C. BLAIR
ARTS, CULTURE, AND COMMUNITY INITIATIVES	P. TULUMELLO
HUMAN RESOURCES	S. HARVEY-RENNER
CORPORATE ADMINISTRATION	S. SCHEEPMAKER

ATTACHMENT A Priority Areas

ATTACHMENT B Action Workbook

ATTACHMENT C Co-Benefits

ATTACHMENT D Public Engagement Framework

[10] Office of the Auditor General of Canada (2016), Reports of the Commissioner of the Environment and Sustainable Development: Mitigating the Impacts of Severe Weather. p. 2, http://www.oag-bvg.gc.ca/internet/docs/parl_cesd_201605_02_e.pdf ; Federation of Canadian Municipalities; Insurance Bureau of Canada (2020), The Cost of Climate Adaptation at the Local Level, p. 13, https://data.fcm.ca/documents/reports/investing-in-canadas-future-the-cost-of-climate-adaptation.pdf
[11] World Economic Forum (2020), http://www3.weforum.org/docs/WEF_Global_Risk_Report_2020.pdf

Priority Areas

transportation & mobility

The Township's distributed density and role as a commercial transportation hub for the region has shaped transportation patterns in the community. Most trips are made in private passenger vehicles, ranging from cars and SUVs to heavy-duty vehicles.

Reducing emissions from vehicles, expanding the transit network and improving the ease with which residents can move about the community will be critical to reducing emissions in the Township.

Goal	Create safe and attractive transportation options that reduce emissions and improve quality of life.
Objectives	1) Expand access to and ownership of zero-emissions vehicles 2) Prioritize safe, convenient and multi-modal options for active mobility (walking, cycling, rolling, etc.) 3) Support transit network expansion
Big Moves	More than half of current passenger vehicle trips to be made by sustainable modes of transportation (active mobility, transit, EVs) by 2030
Co-benefits	Air and/or Water Quality Community Liveability & Connectedness Human Health & Wellbeing Affordability Local Economy

Key Strategies & Actions

SHARED & ACTIVE MOBILITY	
TM-1	Develop a Transportation and Mobility Strategy • Increase opportunities for active mobility and transit, and prioritize connectivity, safety and accessibility
TM-2	Enhance and expand the existing multi-use trail network to connect neighbourhood centres and transportation corridors • The enhanced trail system will offer safe and attractive recreational and commuting mobility routes for pedestrians and cyclists
TM-4	Improve bike and e-bike network
TM-6	Advocate for expansion of the transit network
COMMUTER TRIP REDUCTION	
TM-3	Create a Township-wide Transportation Demand Management Program • Transportation Demand Management (TDM) is as a set of strategies aimed at shifting from single-occupant vehicle trips to other sustainable mobility options, such as transit, cycling, walking or shared vehicles
EV ADOPTION & READINESS	
TM-15	Ensure new developments are 'EV Ready'
TM-16	Incentivize EV charging installations for businesses and residents
TM-25	Educate and encourage the electrification of trucks, off-road vehicles and equipment (e.g. tractors, lawn-equipment)
CORPORATE	
TM-37	Convert 100% of passenger corporate fleet to zero-emission vehicles

buildings & land use

In the Township of Langley, buildings account for a significant portion of energy and water use, as well as community and corporate GHG emissions.

Ensuring new buildings are constructed to high standards is essential for the Township to meet its climate goals. Retrofitting existing buildings can also help to reduce energy use and emissions, while simultaneously increasing building resilience to future climate conditions. Land use patterns and density also play an important role in climate action, as they influence how people move about the community, reduce the need for new municipal infrastructure, and help promote community connectedness and overall resilience.

Goal	Demonstrate regional leadership in resilient, low-carbon buildings and communities
Objectives	1) Maximize energy and water efficiency, emissions reductions and resilience in all new and existing buildings 2) Showcase leadership in low-carbon resilient corporate facilities 3) Facilitate best practices in compact, livable, and resilient developments
Big Moves	All new community buildings to produce zero emissions by 2040 More than half of existing community buildings to be retrofitted to produce zero emissions by 2030
Co-benefits	Community Liveability & Connectedness Human Health & Wellbeing Affordability Local Economy

Key Strategies & Actions

NEW BUILDING CONSTRUCTION	
BL-1	Develop a Step Code implementation plan for applicable building types
BL-2	Create one comprehensive set of energy and emissions guidelines for new construction • Revise and consolidate existing Development Permit Area (DPA) energy and emissions guidelines and apply guidelines Township-wide
EXISTING BUILDING PERFORMANCE	
BL-5	Reduce energy and emissions and increase resilience in existing buildings • Expand Green Building Rebate Program, implement Strata Energy Advisor program, etc.
BL-6	Explore options to require energy benchmarking and home energy labelling for new and existing buildings • Benchmarking tracks a building's energy use and compares it to similar buildings Benchmarking will apply to Part 3 buildings and home energy labelling for Part 9 homes.
GENERAL	
BL-10	Advocate to the provincial government to expand regulations for energy and emissions in buildings
LAND USE	
BL-25	Pilot a complete street to create a space where people can safely walk, cycle, drive, take transit, and socialize • A pilot project would look to retrofit a street within the Township to support multi-modal mobility options and increase public gathering space
CORPORATE	
BL-17	Develop low-carbon retrofit plans for all existing corporate facilities • Plans will focus on reducing energy use and emissions, and increasing climate resilience
BL-18	Implement low-carbon retrofit plan recommendations for all existing corporate facilities • Recommendations will focus on upgrades that reduce energy use and emissions, and increase climate resilience
BL-20	Develop and implement a Building Tune Up program at all major corporate facilities • Covers preventative and predictive maintenance, using automated recommissioning to reduce energy use and emissions
BL-22	Construct new corporate facilities to be zero carbon in operation

infrastructure

The Township of Langley owns and operates an array of municipal infrastructure, including water distribution networks, sewer and drainage systems, energy systems, and community facilities. These systems were not designed with future climate projections in mind. The result is a local infrastructure network that may lose some functionality as the climate changes.

Moving forward, the Township will need to make infrastructure decisions and investments that consider both climate change mitigation and adaptation. These considerations range from investing in renewable energy systems that reduce emissions and improve energy security, to preparing for future droughts and water shortages, and ensuring that stormwater infrastructure can address future climate conditions.

Goal	Design and upgrade infrastructure to minimize carbon emissions and ensure functionality and climate resilience throughout its lifespan.
Objectives	1) Source local and resilient energy sources for an increasing percentage of Township energy needs 2) Demonstrate leadership in regional water conservation by lowering per capita water use as demand increases 3) Manage Township infrastructure to anticipate increases in rainfall and changes in flood risk 4) Maintain and improve water quality run-off to receiving bodies by employing best management practices in community green infrastructure
Co-benefits	Ecosystem Health Air and/or Water Quality Human Health & Wellbeing

Key Strategies & Actions

FLOODING, DRAINAGE & SEWER	
IN-1	Complete a full review of all rain water systems using future climate change and growth projections • Review all grey and green infrastructure as well as natural assets (wetlands, forests) as a system to manage stormwater and improve water retention and infiltration
IN-3	Review green infrastructure design guidelines and develop an education and maintenance program for staff and the public • Increase knowledge and awareness of the stormwater and water supply benefits of green infrastructure
IN-5	Ensure existing and future detention ponds are functionally optimized and climate resilient • Expand assessment and maintenance program, and consider upgrades to support co-benefits such as recreation and biodiversity
WATER SUPPLY	
IN-6	Create a strategic plan for long-term water supply that addresses future climate change and growth projections
ENERGY	
IN-19	Explore the feasibility of renewable district energy systems
IN-20	Explore opportunities to recover energy from waste • Recover energy from agricultural, wastewater, curbside and commercial organic waste

green space & ecosystems

The Township of Langley boasts over 4,400 acres of green space, including parks and open spaces, natural terrestrial areas, rivers, creeks and streams. These lands provide countless environmental services, such as wildlife habitat and carbon absorption by trees, and are also essential for our physical and emotional health. When considering climate change, natural areas can also serve as a tremendous buffer against climate shocks and stressors.

As the normal ranges of our climate shift, local ecosystems and species ranges are likely to change too. At the same time, these natural areas will face rising development pressure as the Township continues to grow. With this in mind, climate action moving forward needs to carefully consider how to protect and enhance green space and ecosystems, for the good of the environment and the community.

Goal	Maintain and enhance natural assets and green space.
Objectives	1) Support community partnerships for the improvement of riparian area health 2) Improve preparedness for current and anticipated invasive species 3) Maintain and expand a healthy tree canopy that will continue to thrive under future climate conditions 4) Future-proof natural and built park assets to provide maximum community benefits
Big Moves	Increase tree canopy and rainwater capture from current levels by 2030* **Detailed targets are currently under development*
Co-benefits	Ecosystem Health Air and/or Water Quality Carbon Absorption Community Liveability & Connectedness Human Health & Wellbeing

Key Strategies & Actions

HEALTHY TREE CANOPY	
GE-1	Complete and implement a Tree Canopy Study/Strategy • Strategy will work to reduce the urban heat island effect, lower cooling needs for buildings, maintain/increase carbon sequestration, and improve biodiversity
NATURAL ASSETS & BIODIVERSITY	
GE-4	Develop and implement a Biodiversity Conservation Strategy
GE-5	Evaluate natural assets and incorporate into the asset management program
GE-6	Use a climate lens to assess all assets in the asset management program

health & emergency preparedness

Health risks from climate change are expecting to increase. It is important to prepare for these in order to not only maintain but enhance community health and wellbeing. Climate change impacts that may affect human health and preparedness include hotter, drier summers, increased wildfire smoke events and compromised air quality, flooding and an increase in extreme wind and rainstorms.

The Township can review and implement changes to our emergency response plans and support the community in emergency preparedness awareness. At the neighbourhood-scale, this means educating and building connections between residents so that they are better prepared during extreme events. For municipal operations, this involves reviewing and enhancing emergency response and communications measures, and ensuring that support is available for community members who might need it.

Goal	Maintain and enhance the health and well-being of Township residents in the face of a changing climate and extreme weather events.
Objectives	1) Enhance Township emergency response, readiness and communications 2) Develop a proactive response to support community well-being during extreme weather events 3) Improve climate preparedness throughout the community
Co-benefits	Air and/or Water Quality Community Liveability and Connectedness Climate Governance and Accountability

Key Strategies & Actions

PREPAREDNESS	
HP-1	Update Langley's Emergency Response Guidelines for extreme heat events
HP-8	Develop business continuation plans for prolonged extreme weather events and disruptions to the energy supply
HP-11	Expand emergency preparedness education

agriculture

The Township has a land mass of almost 80,000 acres, approximately 75% of which is within the Agricultural Land Reserve (ALR). Nearly half of the farms in Metro Vancouver are located within the Township of Langley.

The changing climate is expected to have serious implications for local agriculture. Farms face growing challenges from increased heat waves and droughts, severe storms, and potential flooding of the Fraser River. At the same time, shifting temperatures and reduced frost days will extend the growing season and potentially allow the cultivation of new crops. Agriculture also has impacts on the climate, accounting for 15% of GHG emissions in the Township, the majority coming from agricultural infrastructure (e.g. greenhouses) and fuels for farming equipment.

Goal	Foster a strong agriculture sector ready to adapt to climate change, reduce emissions and contribute to local food security.
Objectives	1) Increase knowledge within the Township agriculture sector on causes, impacts and opportunities to address climate change 2) Increase the number of "climate-friendly" best management practices and innovative farm practices that are implemented within the Township 3) Continue to improve local food production and accessibility within the Township
Co-benefits	Ecosystem Health Air and/or Water Quality Carbon Absorption Human Health & Wellbeing Local Economy

Key Strategies & Actions

FOOD SECURITY	
AG-1	Develop a requirement for food growing space in new multi-family buildings to encourage urban agriculture
AG-3	Continue to expand the community garden program
GENERAL	
AG-4	Continue and expand the Ecological Services Initiative (ESI) • ESI enhances riparian health and other ecological features on farm properties
AG-5	Encourage best practices in sustainable farm management • Engage stakeholders to advance climate friendly agricultural strategies, including identifying and showcasing carbon-absorbing crops and other sustainable farming practices
AG-6	Encourage local farmers to complete and implement federal Environmental Farm Plans (EFP) • The Federal EFP program offers free environmental risk assessments for farm operations, including funding opportunities to support on-farm mitigation and adaptation projects

waste

Solid waste management (i.e. the collection and disposal of garbage, compostable organic materials and, recycling) is a key municipal service the Township of Langley offers to its residents. Waste makes up a relatively small portion (approximately 1%) of local GHG emissions and does not directly consume energy. However, solid waste decomposition in landfills produces methane, a short-lived but very potent GHG emission. For this reason, it is important to consider waste management in the Township's climate actions.

The Township has already made progress on reducing waste in the community and has strong momentum in this area. Looking to 2030 and beyond, the Township will need to encourage further waste reduction across all sectors, while making sure that waste management procedures are sustainable.

Goal	Reduce waste and increase diversion
Objectives	1) Encourage waste reduction 2) Ensure waste collection services are sustainable, convenient and harmonized across the community 3) Maximize the adoption of best practices in waste diversion across sectors
Co-benefits	Ecosystem Health Community Liveability & Connectedness

Key Strategies & Actions

GENERAL	
WS-2	Explore feasibility of a municipal recycling depot • Aim for one-stop recycling drop-off
RESIDENTIAL URBAN SOLID WASTE	
WS-4	Ensure all residential properties have disposal options for recycling and organics • Explore a combination of education and enforcement to bring all residential properties in compliance with the Township's Solid Waste Bylaw
WS-10	Explore alternatives to burning green waste • Open-air burning is sometimes used as a method to manage large quantities of green waste, releasing carbon and reducing air quality
ICI SOLID WASTE	
WS-5	Ensure all ICI properties have disposal options for recycling and organics • Explore a combination of education and enforcement to bring all ICI properties in compliance with the Township's Solid Waste Bylaw
CONSTRUCTION DEMOLITION & LAND CLEARING	
WS-6	Explore development of a bylaw to increase recycling from demolition, construction, and land clearing

leadership & integration

Leading the way on climate change mitigation and adaptation actions will require the integration of climate-related information across its processes, procedures and decision-making. Council, staff, partners and the community as a whole will be key to continuing the successful implementation of climate action throughout the organization and community.

Goal	Integrate a climate lens into all Township plans and processes.
Objectives	1) Review and improve operational processes and practices for climate agility 2) Ensure Township staff are educated and able to respond to the climate change challenge 3) Integrate climate preparedness and recovery into financial planning
Big Moves	Achieve zero emission corporate operations through zero emission new facilities, facility retrofits and zero emission fleet vehicles by 2040
Co-benefits	Climate Governance and Accountability

Key Strategies & Actions

GENERAL	
LI-1	Review and align strategic policy documents and bylaws to support climate action • Including but not limited to: Sustainability Charter, OCP, Neighbourhood and Community Plans, Zoning Bylaw, Subdivision and Development Servicing Bylaw, Building Bylaw, Form and Character DP Guidelines, and Energy and GHG DPA Guidelines
LI-2	Develop a climate impact assessment tool to enhance and improve decision-making • Assessments to be included in Council reports, annual budget requests, and purchasing processes
LI-3	Establish a funding mechanism to support the implementation of the Climate Action Strategy • Mechanism should include funding to support extreme weather remediation
LI-7	Provide education and data to support staff, management and Council to implement the Climate Action Strategy

Action Workbook

transportation & mobility

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
TM-1	Develop a Transportation and Mobility Strategy	Increase opportunities for active mobility and transit, and prioritize connectivity, safety and accessibility	M	A	1-2 years
TM-2	Enhance and expand the existing multi-use trail network to connect neighbourhood centres and transportation corridors	The enhanced trail system will offer safe and attractive recreational and mobility routes for pedestrians and cyclists	M	A	1-2 years
TM-3	Create a Township-wide Transportation Demand Management (TDM) Program	Transportation Demand Management (TDM) is as a set of strategies aimed at shifting from single-occupant vehicle trips to other sustainable mobility options, such as transit, cycling, walking or shared vehicles	M		3-6 years
TM-4	Improve bike and e-bike network	Continue to advance cycling network and add plan for electric and/or shared little vehicles	M		1-2 years
TM-5	Design and implement a shared e-bike pilot		M		1-2 years
TM-6	Advocate for expansion of the transit network	Include an update of Translink's South of Fraser Area Transit Plan (SOFATP)	M		1-2 years
TM-7	Implement measures to prioritize transit in traffic	Reduce transit travel times with transit-only lanes, queue jumps, transit-priority signals, bus bulbous/boarding islands etc.	M		1-2 years
TM-8	Improve transit stops and accessibility		M		1-2 years
TM-9	Require multimodal infrastructure in all new ICI developments	E.g. end of trip bike facilities, car share spaces, etc.	M		1-2 years
TM-10	Design curb-use for multiple mobility types	Strategically design and allocate curb space for a variety of modes, including transit stops, vehicle loading, bicycle facilities, etc.	M		3-6 years
TM-11	Expand online services to reduce travel to and from Township facilities	E.g. Increase online payment options and permit applications, improve teleconference capabilities, expand remote work opportunities for staff	M		1-2 years
TM-12	Accelerate implementation of traffic calming measures to encourage active mobility	Implement in areas where most warranted	M		1-2 years
TM-13	Facilitate car sharing companies to expand into Langley		M		1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
TM-14	Work with local governments to develop an inter-municipal business licensing program for ride-sharing services		M		Complete
TM-15	Ensure new developments are 'EV Ready'	E.g. electrical charging capabilities, dedicated charging spaces, etc.	M		3-6 years
TM-16	Incentivize EV charging installations for businesses and residents		M		1-2 years
TM-17	Expand the Township's public EV charging network		M		1-2 years
TM-18	Explore and pilot on-street EV charging		M		3-6 years
TM-19	Explore commercial EV charging hubs		M		3-6 years
TM-20	Implement user fees for Township EV charging	Implement fees for EV charging to support cost recovery of EV charging infrastructure and increase turnover	M		1-2 years
TM-21	Continue and expand education on EVs		M		1-2 years
TM-22	Host EV "Ride and Drive" events		M		1-2 years
TM-23	Encourage the creation of an EV Drivers Group to promote EV education	EV enthusiasts provide peer-to-peer knowledge and experience	M		1-2 years
TM-24	Support gas stations to transition to refueling stations that support various types of low/zero emissions vehicles (EVs, CNG, hydrogen)		M		3-6 years
TM-25	Educate and encourage the electrification of trucks, off-road vehicles and equipment (e.g. tractors, lawn-equipment)		M		3-6 years
TM-26	Advocate for school bus electrification	Engage with local school districts to encourage policies to convert to electric school bus fleets	M		3-6 years
TM-27	Explore EV bulk purchase programs for municipal and community fleets	Bulk purchasing from local dealerships would reduce costs for EVs for larger fleets	M		3-6 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
TM-28	Advocate for EV leadership from other levels of government and utilities		M		1-2 years
TM-29	Advocate for Zero Emission Vehicles (ZEV) for shared mobility (e.g. ride hailing, taxis) and future driverless vehicles		M		1-2 years
TM-30	Advocate for Zero Emission Vehicle (ZEV) incentives as part of any future regional mobility pricing		M		3-6 years
TM-31	Advocate for robust vehicle fuel efficiency requirements at provincial/national level	For passenger and commercial vehicles	M		1-2 years
TM-32	Advocate for zero emissions requirements for medium-duty and heavy-duty vehicles		M		1-2 years
TM-33	Advocate for "Right-to-Charge" legislation	Legislation ensures strata dwellers are able to charge electric vehicles at home	M		1-2 years
TM-34	Advocate for park-and-ride and carpool lots		M		1-2 years
TM-35	Advocate for the regional collection and analysis of Vehicle Kilometres Traveled (VKT) data	Improves emissions data	M		1-2 years
TM-36	Develop a lifecycle costing tool for selecting new fleet vehicles		M		Complete
TM-37	Convert 100% of passenger corporate fleet to zero-emission vehicles	By 2030, including equipment where technologically feasible	M		1-2 years
TM-38	Purchase dual fuel (gasoline/propane) medium-duty and heavy-duty fleet vehicles	Until low/no carbon medium and heavy duty vehicles are available in the market. Propane releases 25-30% less carbon than diesel.	M		1-2 years
TM-39	Evaluate the feasibility and business case for renewable diesel for corporate fleet	Until low/no carbon medium and heavy duty vehicles are available in the market	M		1-2 years
TM-40	Implement staff driver training to reduce fuel use		M		1-2 years
TM-41	Review parking standards	Consider parking minimums and maximums for new construction, parking pricing where appropriate, residential permit parking program, etc.	M		3-6 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
BL-1	Develop a Step Code implementation plan for applicable building types	To meet the Township's climate action targets, new buildings will need to be energy efficient and zero carbon	M		1-2 years
BL-2	Create one comprehensive set of energy and emissions guidelines for new construction	Revise and consolidate existing Development Permit Area (DPA) energy and emissions guidelines and apply guidelines Township-wide	M		1-2 years
BL-3	Explore incentive and regulatory options for constructing high performance buildings		M		3-6 years
BL-4	Explore the development of a green roof requirement for new commercial, industrial, institutional and multi-family residential developments		M	A	1-2 years
BL-5	Reduce energy and emissions and increase resilience in existing buildings	E.g. expand Green Building Rebate Program, implement Strata Energy Advisor program, etc.	M	A	1-2 years
BL-6	Explore options to require energy benchmarking and home energy labelling for new and existing buildings	Benchmarking tracks a building's energy use and compares it to similar buildings. Benchmarking will apply to Part 3 buildings and home energy labelling for Part 9 homes.	M		1-2 years
BL-7	Continue education and training for building industry members on low-carbon and high performance construction	Continue Builder Forum Series	M		1-2 years
BL-8	Develop public education on the benefits of green buildings		M		1-2 years
BL-9	Advocate and support development of a climate resilient building code	To be integrated into future updates of the BC Building Code		A	1-2 years
BL-10	Advocate to the provincial government to expand regulations for energy and emissions in buildings	E.g. retrofit code for existing buildings, building energy reporting (benchmarking requirement), GHG performance targets to accompany Step Code, expand Step Code targets for building types not currently covered	M		1-2 years
BL-11	Advocate to British Columbia Real Estate Association to include building energy labels in MLS listings		M		1-2 years
BL-12	Provide education and incentives to support energy efficiency and emission reductions in industrial buildings		M		3-6 years
BL-13	Promote and encourage energy efficiency and fuel switching for new and existing agricultural buildings		M		3-6 years
BL-14	Explore rainwater reuse for new buildings		M	A	3-6 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
BL-15	Develop voluntary water assessment program for ICI and multi-family residential buildings	A water assessment can identify actions for building owners to take to reduce water use	M	A	1-2 years
BL-16	Continue and enhance existing water conservation education and programs		M	A	1-2 years
BL-17	Develop low-carbon retrofit plans for all existing corporate facilities	Plans will focus on reducing energy use and emissions, and increasing climate resilience	M	A	1-2 years
BL-18	Implement low-carbon retrofit plan recommendations for all existing corporate facilities	Recommendations will focus on upgrades that reduce energy use and emissions, and increase climate resilience	M	A	1-2 years
BL-19	Implement an Energy Monitoring Plan at all corporate facilities	Provides ongoing communications to key staff on the use of energy and equipment performance in facilities	M		1-2 years
BL-20	Develop and implement a Building Tune Up program at all major corporate facilities	Covers preventative and predictive maintenance, using automated recommissioning to reduce energy use and emissions	M		1-2 years
BL-21	Ensure major corporate facility renovations are zero carbon in operation	Develop and implement a green buildings policy for the renovation of existing Township-owned facilities	M	A	1-2 years
BL-22	Construct new corporate facilities to be zero carbon in operation	Develop and implement a green buildings policy for the construction of new Township-owned facilities	M		1-2 years
BL-23	Evaluate the feasibility of installing controls on heating systems in Township-owned utility stations		M		1-2 years
BL-24	Review guidelines in neighbourhood/community plans that support complete streets	Complete streets create a space where people can safely walk, bicycle, drive, take transit, and socialize	M	A	1-2 years
BL-25	Pilot a complete street to create a space where people can safely walk, cycle, drive, take transit, and socialize	A pilot project would look to retrofit a street within the Township to support multi-modal mobility options and public gathering space	M		3-6 years
BL-26	Develop a new neighbourhood centre to model resilient, low carbon design	Showcase sustainable community design with zero emission buildings, renewable energy systems, and livable public spaces	M	A	1-2 years
BL-27	Support Langley job creation	Support efforts to locate jobs in (or near) Langley to reduce commuting	M		1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
IN-1	Complete a full review of all rain water systems using future climate change and growth projections	Review all grey and green infrastructure as well as natural assets (wetlands, forests) as a system to manage stormwater and improve water retention and infiltration		A	1-2 years
IN-2	Incorporate future rainfall projections into Subdivision and Development Servicing Bylaw 2019 No. 5382			A	Complete
IN-3	Review green infrastructure design guidelines and develop an education and maintenance program for staff and the public	Increase knowledge and awareness of the stormwater and water supply benefits of green infrastructure		A	1-2 years
IN-4	Explore developing an “adopt a catch basin” and "adopt a raingarden" program			A	1-2 years
IN-5	Ensure existing and future detention ponds are functionally optimized and climate resilient	Expand assessment and maintenance program, and consider upgrades to support co-benefits such as recreation and biodiversity		A	1-2 years
IN-6	Create a strategic plan for long-term water supply that addresses future climate change and growth projections			A	1-2 years
IN-7	Complete condition assessments for water pump stations and sewer lift stations		M	A	1-2 years
IN-8	Implement energy efficiency upgrades at all Township water pump stations and sewer lift stations	Upgrades will be prioritized through water and sewer condition assessments	M		1-2 years
IN-9	Update design standards for high efficiency infrastructure in sewer lift stations		M	A	Complete
IN-10	Continue investing in sewer system upgrades and monitoring	Video monitoring (Closed Circuit TV) in connection laterals		A	1-2 years
IN-11	Continue to optimize leak reduction system in water supply infrastructure		M	A	1-2 years
IN-12	Install permanent leak detection sensors on trunk water mains		M	A	3-6 years
IN-13	Continue participating in the development of the Lower Mainland Flood Management Strategy to inform flood management planning along the Fraser River			A	1-2 years
IN-14	Continue building funding for dike management and prioritize maintenance and upgrades for existing dikes			A	1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
IN-15	Continue to share future floodplain mapping on Township website			A	1-2 years
IN-16	Limit soil deposits in the floodplain			A	1-2 years
IN-17	Encourage local or on-site renewable energy systems		M	A	1-2 years
IN-18	Complete a renewable energy assessment for a new neighbourhood	Assessment will identify possible renewable energy sources to be incorporated with future development	M	A	1-2 years
IN-19	Explore feasibility of renewable district energy systems		M	A	1-2 years
IN-20	Explore opportunities to recover energy from waste	Recover energy from agricultural, wastewater, curbside and commercial organic waste	M		3-6 years
IN-21	Convert all existing streetlights to LED		M		1-2 years
IN-22	Convert all existing park lighting to LED		M		1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
GE-1	Complete a Tree Canopy Study/Strategy	Strategy will work to reduce the urban heat island effect, lower cooling needs for buildings, maintain/increase carbon sequestration, and improve biodiversity	M	A	1-2 years
GE-2	Implement shading features (trees, structures) for public parks, greenways, and active transportation corridors			A	3-6 years
GE-3	Develop a tree voucher program for private properties	Explore subsidy options to encourage the planting of trees on private lands to increase tree canopy		A	1-2 years
GE-4	Develop a Biodiversity Conservation Strategy			A	1-2 years
GE-5	Evaluate natural assets and incorporate into the asset management program		M	A	1-2 years
GE-6	Use a climate lens to assess all assets in the asset management program		M	A	3-6 years
GE-7	Develop a natural asset and biodiversity map to inform decision-making	For use in land use planning, transportation planning, and land acquisitions and sales	M	A	1-2 years
GE-8	Update preferred planting list of trees and shrubs to ensure plants can adapt to future climate conditions	For use corporately and to distribute to developers		A	1-2 years
GE-9	Explore a standard to increase soil volume and quality for tree plantings			A	1-2 years
GE-10	Review Streamside Protection and Enhancement Development Permit Area (DPA) guidelines with future climate projections			A	1-2 years
GE-11	Prioritize preventative maintenance of park and street trees to reduce storm-related damage			A	1-2 years
GE-12	Prioritize erosion control to protect trail and park assets			A	1-2 years
GE-13	Explore rainwater harvesting for parks field irrigation		M	A	1-2 years
GE-14	Use a climate lens to conduct a cost/benefit analysis for synthetic turf fields vs. grass fields in parks			A	1-2 years
GE-15	Expand invasive species control program	Expand knotweed program and add other invasive species control along roadways and in parks		A	1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
GE-16	Enhance education on invasive species risk			A	3-6 years
GE-17	Develop best management practices for Integrated Pest Management that include a climate adaptation lens	For key species of concern e.g.: European chafer and Japanese beetle, emerald ash borer, sudden oak death, Asian giant hornet		A	1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
HP-1	Update Langley's Emergency Response Guidelines for extreme heat events			A	1-2 years
HP-2	Ensure that outdoor events and recreation activities consider the impacts of hot weather and poor air quality	Update planning procedures and ensure contingency plans		A	3-6 years
HP-3	Explore enhanced opportunities for cooling outdoor spaces			A	1-2 years
HP-4	Increase quantity of permanent public drinking fountains			A	3-6 years
HP-5	Purchase and maintain a portable water station and misters	For events and staff during heat events		A	1-2 years
HP-6	Ensure a climate resilient workforce	Revise staff operational training and protocols to adapt to climate change impacts such as increasing temperatures (e.g. consider mobile shade structures and shifted hours for outdoor workers)		A	3-6 years
HP-7	Integrate climate risks into the Hazard, Risk and Vulnerability Analysis (HRVA)			A	1-2 years
HP-8	Develop business continuation plans for prolonged extreme weather events and disruptions to the energy supply		M	A	1-2 years
HP-9	Expand Department Operations Centre (DOC) and Emergency Operations Centre (EOC) notification lists			A	1-2 years
HP-10	Develop a response operational guideline for interface fires			A	1-2 years
HP-11	Expand emergency preparedness education			A	1-2 years
HP-12	Expand community grant program to include sustainability-focused grants		M	A	1-2 years

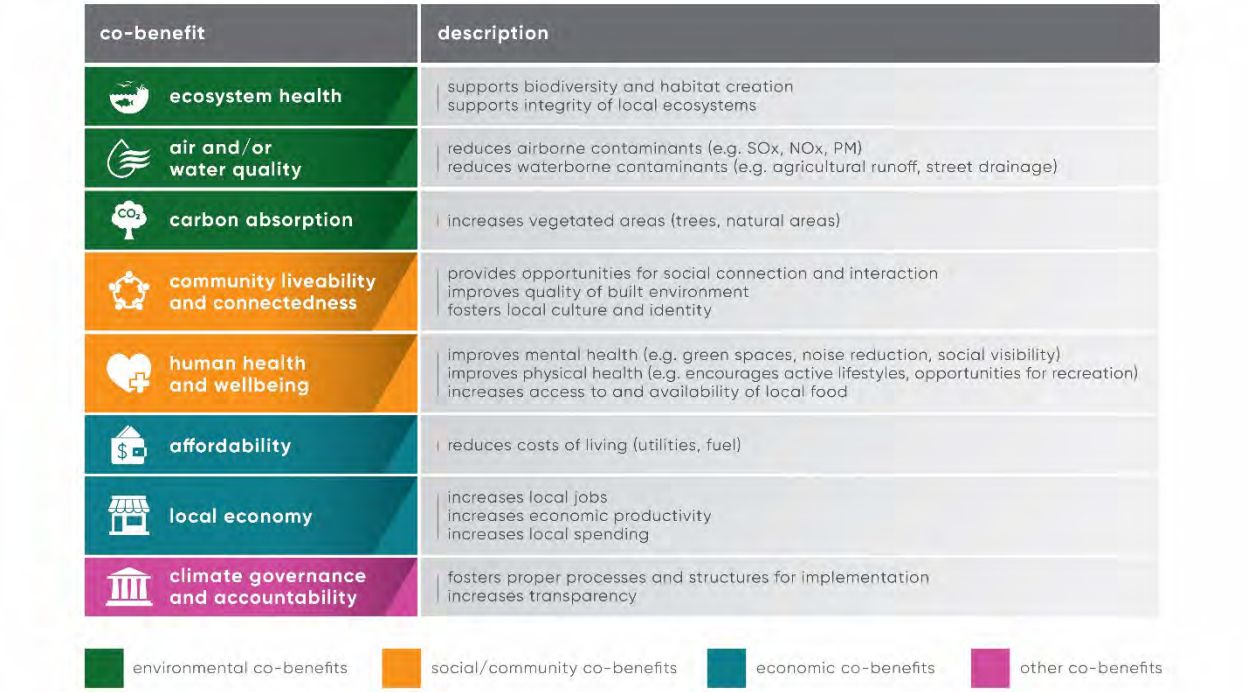
ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
AG-1	Develop a requirement for food growing space in new multi-family buildings to encourage urban agriculture		M	A	3-6 years
AG-2	Continue and enhance local food promotion and education		M	A	1-2 years
AG-3	Continue to expand the community garden program		M	A	1-2 years
AG-4	Continue and expand the Ecological Services Initiative (ESI)	ESI enhances riparian health and other ecological features on farm properties	M	A	1-2 years
AG-5	Encourage best practices in sustainable farm management	Engage stakeholders to advance climate friendly agricultural strategies, including identifying and showcasing carbon-absorbing crops and other sustainable farming practices	M	A	1-2 years
AG-6	Encourage local farmers to complete and implement federal Environmental Farm Plans (EFP)	The Federal EFP program offers free environmental risk assessments for farm operations, including funding opportunities to support on-farm mitigation and adaptation projects	M	A	1-2 years
AG-7	Partner with the BC Agriculture & Food Climate Action Initiative (BCAGFCAI) to support climate action in the Township's agricultural industry		M	A	1-2 years
AG-8	Promote the provincial program Premises ID to assist with livestock relocation during emergency events			A	1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
WS-1	Expand municipal Green Cart and garbage collection program to residential properties outside current municipal collection areas		M	A	1-2 years
WS-2	Explore feasibility of a municipal recycling depot	Aim for one-stop recycling drop-off	M		1-2 years
WS-3	Conduct a study of the Township's waste collection system to reduce fuel use	Review pick-up frequency, vehicle technology, etc.	M		3-6 years
WS-4	Ensure all residential properties have disposal options for recycling and organics	Explore a combination of education and enforcement to bring all residential properties in compliance with the Township's Solid Waste Bylaw	M		1-2 years
WS-5	Ensure all ICI properties have disposal options for recycling and organics	Explore a combination of education and enforcement to bring all ICI properties in compliance with the Township's Solid Waste Bylaw	M		1-2 years
WS-6	Explore development of a bylaw to increase recycling from demolition, construction, and land clearing		M		3-6 years
WS-7	Review recycled content requirements for corporate and community constructions projects		M		3-6 years
WS-8	Improve waste diversion from all Township facilities		M		3-6 years
WS-9	Support and advocate for waste reduction strategies/programs from all levels of government		M		1-2 years
WS-10	Explore alternatives to burning green waste	Open-air burning is sometimes used as a method to manage large quantities of green waste, releasing carbon and reducing air quality	M		1-2 years

ID	Action	Details	Focus M - Mitigation A - Adaptation		Start Timeframe 1-2 years 3-6 years
LI-1	Review and align strategic policy documents and bylaws to support climate action	Including but not limited to: Sustainability Charter, OCP, Neighbourhood and Community Plans, Zoning Bylaw, Subdivision and Development Servicing Bylaw, Building Bylaw, Form and Character DP Guidelines, and Energy and GHG DPA Guidelines	M	A	1-2 years
LI-2	Develop a climate impact assessment tool to improve decision-making	Assessments to be included in Council reports, annual budget requests, and purchasing processes	M	A	1-2 years
LI-3	Establish a funding mechanism to support the implementation of the Climate Action Strategy	Mechanism should include funding to support extreme weather remediation	M	A	1-2 years
LI-4	Create a climate action priority category for all related budget items		M	A	Complete
LI-5	Develop a climate action policy to ensure key actions are implemented consistently across the organization	Examples of areas covered under the policy include: fleet and equipment, procurement, energy management, etc.	M	A	1-2 years
LI-6	Establish an internal stakeholder committee to support implementation of the Climate Action Strategy		M	A	1-2 years
LI-7	Provide ongoing education and data to support staff, management and Council to implement the Climate Action Strategy		M	A	1-2 years

CLIMATE ACTION STRATEGY CO-BENEFITS

Taking action on climate change is a win-win for the Township of Langley. There are many ways that reducing emissions and preparing for climate change contribute to livability, community, health, and well-being. The actions included in the Climate Action Strategy have been designed to help advance these and other community goals to create a community that is strong, healthy and thriving. The co-benefits of the actions include:



Ecosystem Health: Actions that support the integrity of local ecosystems, maintain and enhance vital habitats for native plant and animal species, and encourage overall biodiversity.

Air and/or Water Quality: Actions that reduce air pollutants by reducing sources of contaminants, and/or that improve water quality by limiting sources of runoff and 'cleaning' the water with green infrastructure.

Carbon Absorption: Actions that increase the amount of carbon dioxide absorbed from the atmosphere by increasing vegetation and tree cover, helping to mitigate climate change.

Community Liveability and Connectedness: Actions that improve the quality of the built environment and/or foster social interactions, helping to increase community connectedness and celebrate local culture.

Human Health and Wellbeing: Actions that improve our mental and physical health or wellbeing through the creation of high-quality community spaces, opportunities for recreation, and improved access to healthy local food.

Affordability: Actions that reduce the everyday cost of living for Langley residents, including utility bills and transportation costs.

CO-BENEFITS

Local Economy: Actions that create high-quality local jobs in emerging industries, increase economic productivity, and increase local spending by putting more money in the pockets of Langley residents.

Climate Governance and Accountability: Actions that foster good governance within the Township itself, including establishing proper processes and structures for implementing this Climate Action Plan, while increasing transparency and accountability.

CLIMATE ACTION STRATEGY PUBLIC ENGAGEMENT FRAMEWORK

This project will follow the Township's Public Engagement Charter, including the use of the International Association of Public Participation's (IAP2) guiding principles to ensure ethical and effective public engagement.[1]

PHASE	Action
Identify Audiences	Identify different audiences in the Township and understand their values.
Key Messaging	Develop key messages to inform and engage the identified audiences.
Refine Objectives	Determine specific, measureable, actionable, relevant, and time-bound (SMART) objectives for the public participation process based on the identified audiences.
Engagement Activities	Considering the current landscape for engagement given the COVID-19 pandemic, develop appropriate and inclusive techniques and timelines for engagement.
Engagement Techniques	Engagement activities will be finalized after further research and consideration. Examples may include: • Survey (available online, by phone, or by mail-out) • Virtual open houses • Webinars • Social media posts • Webpages
Analyze Results	Analyze qualitative and quantitative results. Project team will review and revise the draft strategy as fit.

[1] Township of Langley (2016), Public Engagement Charter: https://webfiles.tol.ca/Mayor-Council/engagetol/Public%20Engagement%20Charter.pdf

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2020 - REGULAR MEETING	**REPORT:**	20-83
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0540-01
SUBJECT:	COUNCIL ADVISORY COMMITTEES RESTART		

RECOMMENDATION(S):

That Council direct staff to schedule the Council Advisory Committee meetings to restart in September of 2020;

That Council direct staff that in the event that British Columbia returns to Phase 1 of the BC Restart Plan, that the Advisory Committee meetings be postponed until Phase 2 is achieved;

That Council Advisory Committee meetings use the Fraser River Presentation Theater or other spaces in the Civic Facility large enough to ensure physical distancing measures are followed;

That Council direct staff to extend the term of Committee members by one year, with no terms expiring in 2020; and

That the annual recruitment process for members be utilized to fill any vacant membership positions.

EXECUTIVE SUMMARY:

Council suspended the Council Advisory Committees on March 23, 2020 due the COVID-19 pandemic. Staff are proposing modifying the meeting location to allow for physical distancing. Because of modifications to allow physical distancing and the easing of public gathering restrictions, it is now possible for Committee meetings to resume. As Committees had only begun to work on their work plans for 2020, staff are recommending that all Committee appointments be extended for one year. The extension would allow members to work on the work plans they committed to at the beginning of 2020. Staff are recommending that the annual recruitment process for Committee members for 2021 be used to fill any vacancies on the Committees only.

PURPOSE:

This report is intended to provide a method to restart the Council Advisory Committees following a suspension due to the COVID-19 pandemic.

BACKGROUND/HISTORY:

On March 23, 2020, due to the rapidly evolving COVID-19 pandemic and out of concern for the health and safety of all individuals, Council elected to suspend the Council Advisory Committees and review the matter in September. In May, the Province of British Columbia began taking steps to "restart" British Columbia. The Provincial Government stated that with continued physical distancing, people could begin to expand their "social bubble". With this direction, staff began investigating methods to restart the Council Advisory Committees. Although Council's direction was to revisit the matter in September, staff are providing a potential restart method early to allow Committees to resume in the month of September, following the traditional summer break. Restrictions related to COVID-19 will be incorporated in the planning for Council Advisory Committee activities to ensure the health and safety of members and staff.

DISCUSSION/ANALYSIS:

The actions required to flatten the COVID-19 curve necessitated the halting of all non-essential activities that would include groups of people from different households. As a result, Council Advisory Committee meetings were suspended earlier this year. Following the provincial lead to slowly and responsibly ease restrictions on social interactions, staff now believe that Council Advisory Committee meetings can resume with some modifications to ensure that physical distancing is possible. Starting the Committees after the traditional summer break period provides the greatest continuity at this time.

The restarting and continuation of the Council Advisory Committee meetings is recommended to be dependent upon the directions of the Provincial Government. Should British Columbia return to Phase 1 of the BC Restart Plan due to an increase in transmission of COVID-19, staff recommend that the Council Advisory Committee program be suspended until such time as Phase 2 is re-established.

The greatest challenge to physical distancing is the room used by the Advisory Committees in the Civic Facility, the Salmon River Meeting Room. The size and furniture of the room prohibit the physical distancing requirements of two metres. Suggested alternatives include the Fraser River Presentation Theater or the available rooms in the Willowbrook Recreation Centre. The Fraser River Presentation Theatre is not optimal for an interactive meeting arrangement as participants will not face each other to have discussions, but it would ensure the individuals are able to distance from each other. Staff believe the rooms in the Willowbrook Recreation Centre may be big enough to allow Committee members to "spread out", and will investigate this option should it be required. If directed by Council, staff would begin planning for alternative room usage so that the meetings could be scheduled and physical distancing requirements met.

Staff further recommend that when the meetings resume, that all Advisory Committee member terms be extended by one year. At the time of the suspension of the committees, three of the four committees had only meet twice. The Committees had only just started on their work plans for 2020. Even with restarting the Committees in September, it is likely that the Committees will only have three working meetings by year end as the December meeting is traditionally a social meeting. Staff believe it would be appropriate to extend the Committee appointments by one year as members would not have had a full year's involvement in the work plan during the suspension.

Staff recognize that some Committees have vacant positions or that some members may not wish to extend their Committee term. Staff recommend that the annual application process continue using the traditional schedule with the advertising during October 2020 and the applications for vacant positions coming to Council in November 2020.

Staff believe that the recommendations allow for the Council Advisory Committee program to safely restart in September and provide an opportunity for members to resume their work plans. It is expected that the Committees can continue to function with the recommended modifications to the meeting locations unless the province returns to Phase 1 COVID-19 restrictions.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
CORPORATE ADMINISTRATION DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Arts, Culture, and Community Initiatives	P. Tulumello
Community Development Division	R. Seifi
Parks and Recreation	C. Blair

Township of Langley
Est. 1873

REPORT TO

MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2020 - REGULAR MEETING	**REPORT:**	20-85
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-18-0037
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100382 (DARVONDA NURSERIES LTD. / 6690 – 216 STREET)		

PROPOSAL:

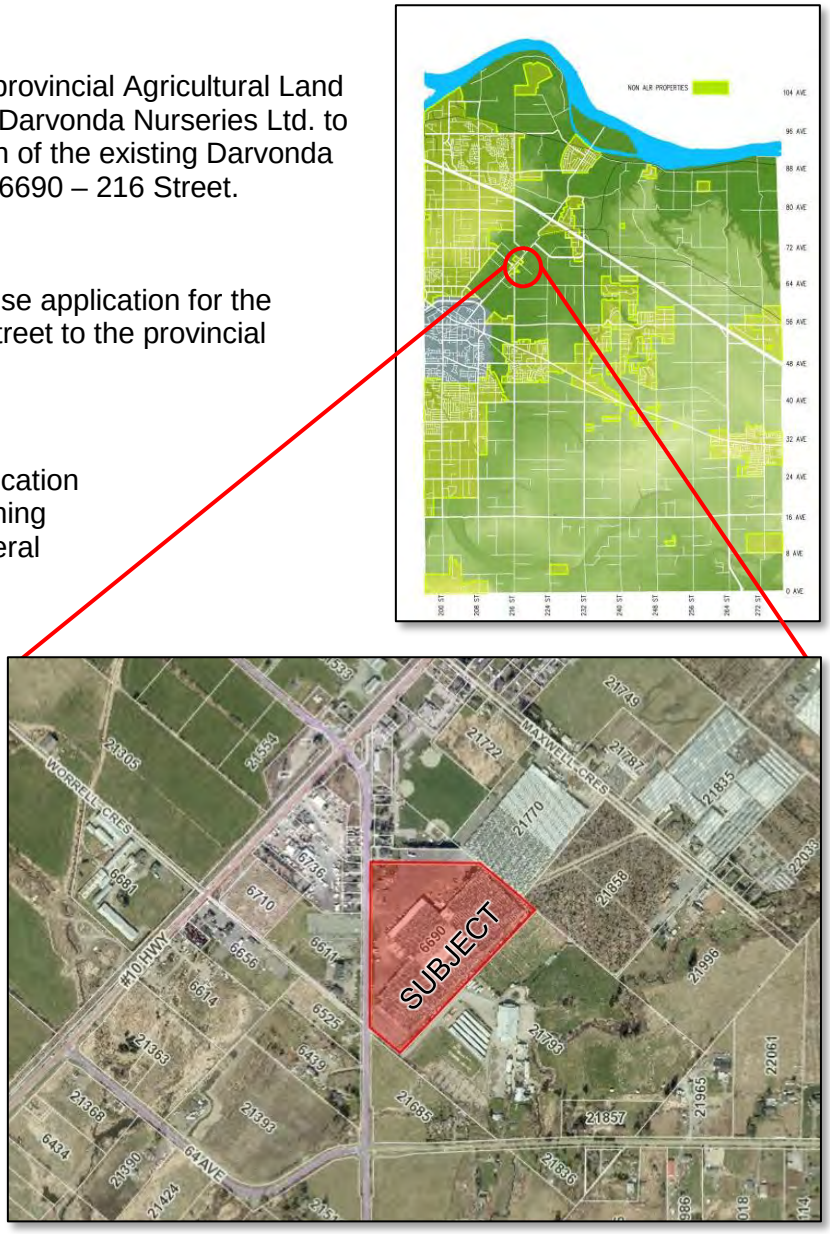
Non–farm use application to the provincial Agricultural Land Commission (ALC) submitted by Darvonda Nurseries Ltd. to allow seasonal events in a portion of the existing Darvonda greenhouses property located at 6690 – 216 Street.

RECOMMENDATION SUMMARY:

That Council refer the non-farm use application for the property located at 6690 – 216 Street to the provincial Agricultural Land Commission.

RATIONALE:

The proposed non-farm use application complies with the Township's Zoning Bylaw and is consistent with general provisions of the Township of Langley Sustainability Charter, Official Community Plan and Rural Plan.



RECOMMENDATION:

That Council refer the non-farm use application submitted by Darvonda Nurseries Ltd. for property located at 6690 – 216 Street, to the Agricultural Land Commission, for consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The Township of Langley is in receipt of an application proposing to seek permission from the ALC to allow seasonal events to continue annually on a portion of the 8.1 ha (20 ac) property located at 6690 – 216 Street, within the Agricultural Land Reserve (ALR), from the beginning of September to the end of January as a non-farm use.

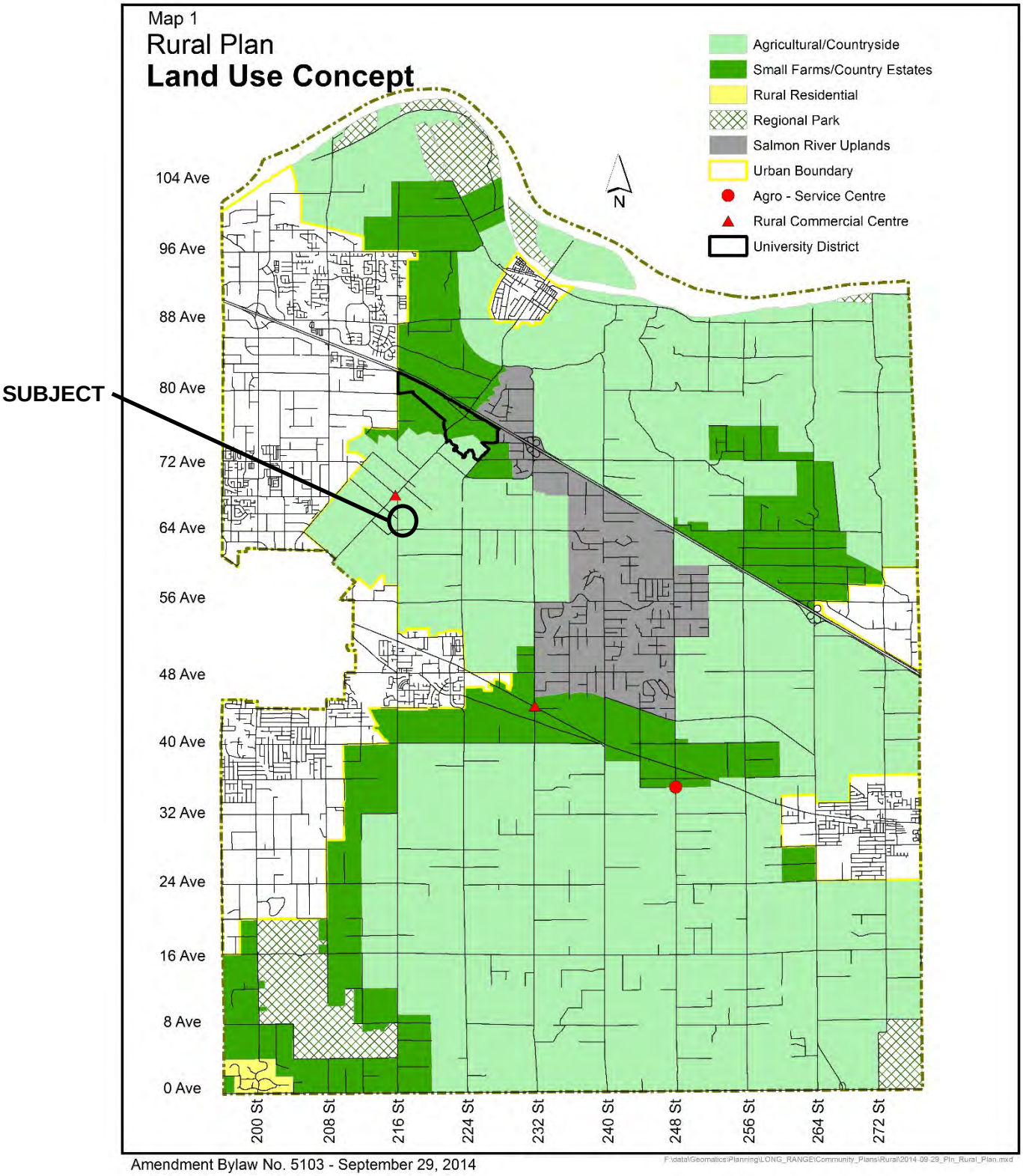
The subject property is designated Agriculture in the Official Community Plan and Agricultural/Countryside in the Rural Plan. The site is zoned Rural Zone RU-3 and according to the applicant, currently accommodates approximately 81,290 m^2 (875,000 ft^2) of greenhouses.

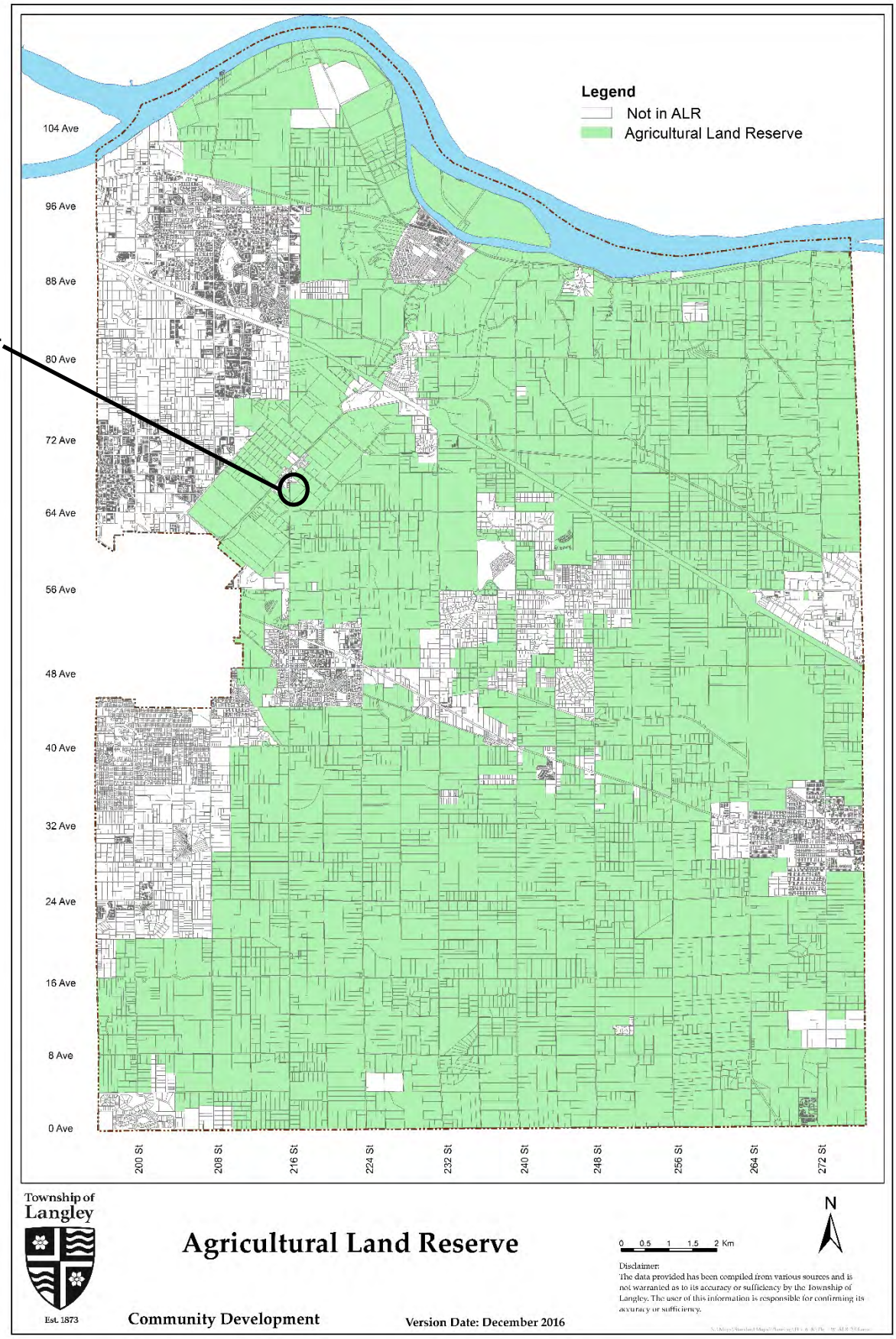
Gathering for an event in the ALR is a permitted non-farm use, subject to conditions that no more than 150 people may be in attendance, the length of event being less than 24 hours, and a limit of 10 events per year. As the proposed events exceed these conditions, the applicant requires ALC non-farm use approval to operate these events.

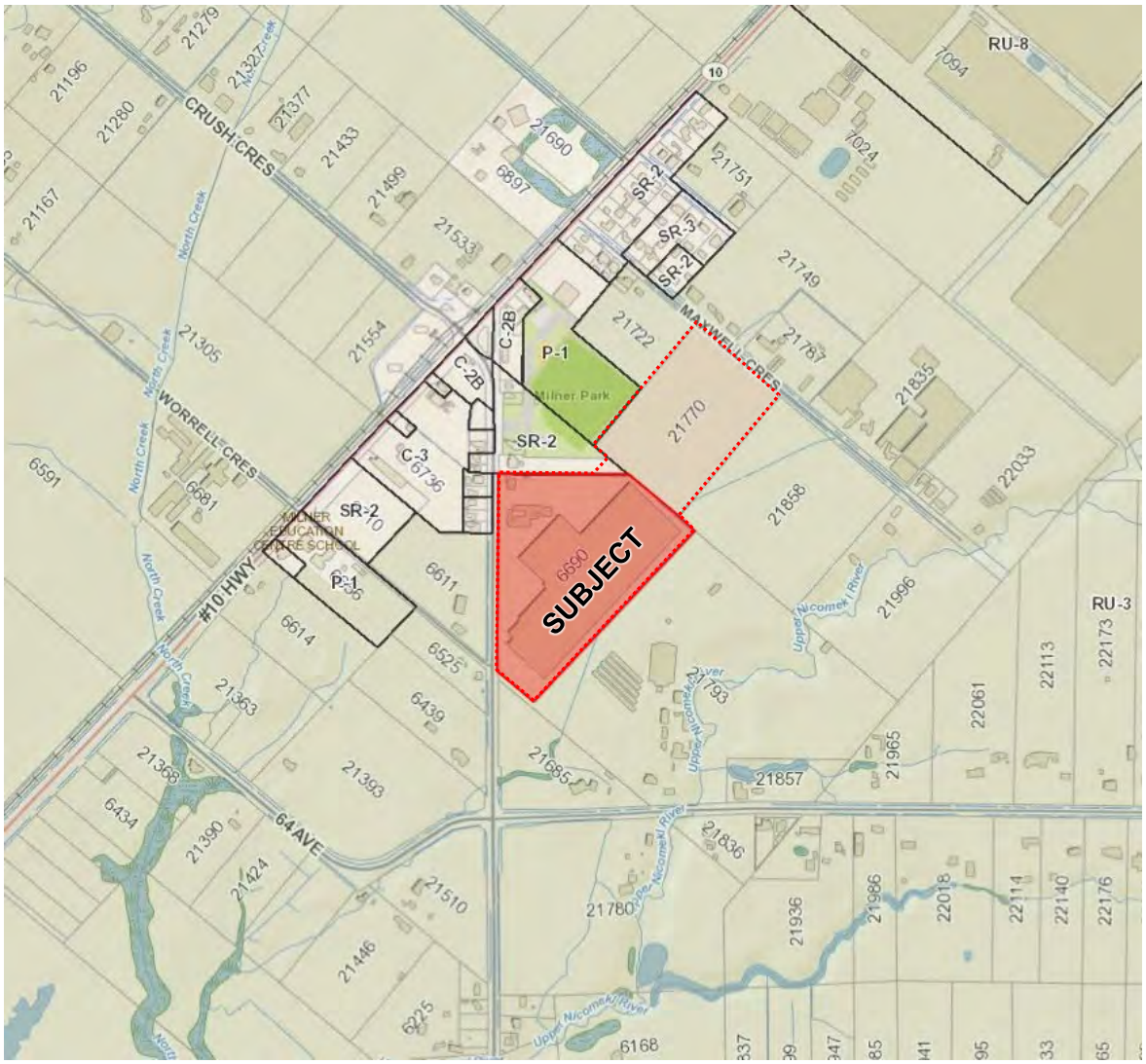
The proposed non-farm use is consistent with the site's current designation and zoning. Accordingly, staff recommend Council forward the application to the ALC for consideration based on agricultural merits.

PURPOSE:

This report is to provide Council with information and a recommendation with respect to a non-farm use application submitted under Section 20(2) of the ALC Act. Consideration of the application by Council is required prior to it being forwarded for consideration by the ALC.

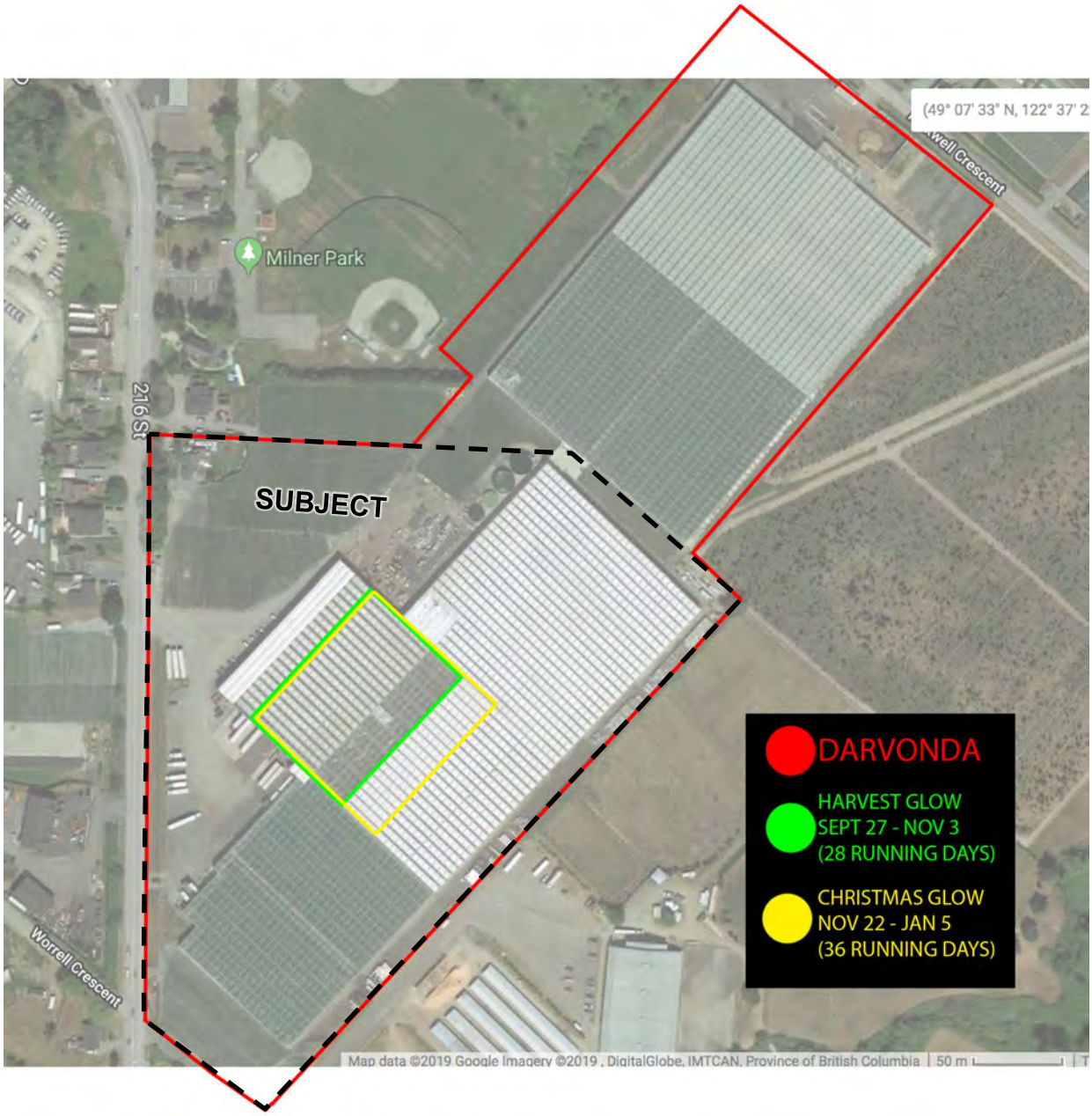

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave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


SUBJECT
Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



'Darvonda' site on applicant supplied Site Plan (Page 6)

ZONING BYLAW NO. 2500



SITE PLAN – SUPPLIED BY APPLICANT

REFERENCE:

Owner/Applicant:	Darvonda Nurseries Ltd. 6690 – 216 Street PO Box 357 Milner, BC V0X 1T0
Legal Description:	Parcel "A" (Reference Plan 1042) Lot 5 except: part subdivided by Plan 10894; District Lot 22 Group 2 New Westminster District Plan 126
Location:	6690 – 216 Street
Area:	8.1 ha (20.0 ac)
Existing Zoning:	Rural Zone RU-3
Official Community Plan:	Agriculture
Rural Plan Designation:	Agricultural/Countryside

BACKGROUND / HISTORY:

The subject 8.1 ha (20 ac) site at 6690 – 216 Street is adjacent to the Milner core, zoned Rural Zone RU-3, and is located in the ALR. Darvonda Nurseries Ltd. operates a wholesale and retail nursery business on the subject site and a property to the north. According to the applicant, farm product is grown outdoors and inside within approximately 81,290 m^2 (875,000 ft) of greenhouses across two properties.

In 2018, the applicant held "Glow Harvest" and "Glow Christmas" events at the site before moving to an alternative venue for 2019. The applicant has applied for a non-farm use in order to resume seasonal "Glow" events in a portion of the greenhouse area (see Site Plan).

The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider when making recommendations are policies contained in the Township's Official Community Plan, Rural Plan and Zoning Bylaw, as well as other site-specific information.

DISCUSSION / ANALYSIS:

The applicant has applied under Section 20(2) of the ALC Act for a non-farm use for the property located at 6690 – 216 Street. The subject property is designated Agriculture in the Official Community Plan and zoned Rural Zone RU-3 that accommodates accessory uses. The property currently accommodates single family dwellings, greenhouses, and outdoor fields for agriculture.

The applicant is proposing to hold two seasonally themed events at the property on an annual basis. These events are proposed to be open to the public, namely: the "Glow Harvest", running from September 27 to November 3; and the "Glow Christmas", which would run from November 22 to January 5. Previous "Glow" events have been held at the property in 2018 before moving to an alternative venue for 2019.

Gathering for an event in the ALR is a permitted non-farm use, subject to conditions that no more than 150 people may be in attendance, the length of event being less than 24 hours, and a limit of 10 events per year. As the proposed events exceed these conditions, the applicant requires ALC non-farm use approval to operate these events.

Adjacent Uses and Property Sizes:

North: Multiple properties, all designated Agriculture/Countryside in the Rural Plan including a 5.0 ha (12.2 ac) property zoned Rural Zone RU-3, located within the ALR, accommodating additional greenhouses operated by the applicant, and a 0.6 ha (1.56 ac) property zoned Suburban Residential Zone SR-2; beyond which is Milner Park;

South: A 15.4 ha (38 ac) property zoned Rural Zone RU-3, located within the ALR, and designated Agriculture/Countryside in the Rural Plan;

East: Two properties, a 15.4 ha (38 ac) and a 6.7 ha (16.6 ac) property, both zoned Rural Zone RU-3, located within the ALR, and designated Agriculture/Countryside in the Rural Plan;

West: 216 Street, beyond which is a 2.6 ha (6.52 ac) property zoned Rural Zone RU-3, located within the ALR, and five residential properties zoned Suburban Residential Zone SR-2 and R-1D, all designated Agriculture/Countryside in the Rural Plan.

Planning Considerations:

The Township's Official Community Plan designates the subject property as Agriculture. A goal of the OCP is to promote agriculture and enhance farm viability:

1.9.2 With approximately 75% of our land base in the Agricultural Land Reserve, the Township of Langley has a thriving farm community. Langley residents have a direct connection to the land that sustains them, and local food production is considered a very important aspect of a self-contained community.

Agricultural land provides for secure local food resources and a base for an important local industry. Non-farm use of agricultural land may be supported for sound reasons leading to improved overall sustainability of the community in a manner that minimizes impacts to agriculture, subject to the approval of the Agricultural Land Commission.

Pursuant to ALC Policy L-04 and L-22, should the ALC support this application, the Township will *"have the authority to regulate events with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc."*

Servicing:

The site is located in Rural Service Level 4 requiring the provision of rural services (septic and well). No change to existing services is anticipated.

POLICY CONSIDERATIONS:

The Official Community Plan designates the subject property Agriculture and supports non-farm use subject to the approval of the Agricultural Land Commission. The application is consistent with the Zoning Bylaw as accessory uses are permitted under the existing RU-3 zoning.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2020 – REGULAR MEETING	**REPORT:**	20-87
FROM:	ARTS, CULTURE, AND COMMUNITY INITIATIVES	**FILE:**	6125-20
SUBJECT:	DENNY ROSS MEMORIAL PARK OPEN HOUSE RESULTS		

RECOMMENDATIONS:

That Council direct staff to not pursue the addition of a parking lot within the existing green space of Denny Ross Memorial Park in response to the input from the majority of respondents and attendees of the Open House, but rather authorize staff to allocate the contribution from the adjacent development towards other park improvements in the area.

EXECUTIVE SUMMARY:

An Open House was hosted by Township staff on February 20, 2020 to explore design options for incorporating off-street parking into Denny Ross Memorial Park to replace the approximately 30 stalls of parking previously shared with the adjacent Murrayville Elementary School site.

As a condition of rezoning for the development of the former nearby school site, a public input opportunity was required to gather comments from area residents into the proposed changes within the park. Approximately 111 members of the public attended the Open House held at James Hill Elementary School on February 20, 2020. Written responses to the Presentation Materials (Attachment A) were received from 90 members of the public and tabulated to provide input to the design of the park (Attachment B). The majority of respondents (72%), do not support locating a parking lot within the existing green space of the park. The remaining (28%) of the respondents support having parking within the park; with approximately 17% identifying safety concerns as the reason for their opposition to the proposed off-street parking area within the park. Another 38% of respondents expressed a concern with the loss of greenspace with 23% providing comments about the need for additional parking on the development site.

It is noted that additional parking at Denny Ross Memorial Park is not required to address the needs of the development of the former school site. For clarity, the developer of the former school site, has provided, and exceeded, the Township's Zoning Bylaw requirements by providing 130 parking spaces, where the Zoning Bylaw as compared to 119 parking spaces required pursuant to the Bylaw.

PURPOSE:

To provide Council with a summary of the responses from the Denny Ross Memorial Park Public Open House held on February 20, 2020 to explore parking lot alternatives within the park and confirm park development direction.

BACKGROUND/HISTORY:

The Township of Langley acquired the 6.96 acres for Murrayville Neighborhood Park in 1991 immediately east of the existing Murrayville Elementary School. A concept plan for the park was prepared in 1994 with public input. Park construction started in 1995. In 1996 the park was officially named Denny Ross Memorial Park. Denny Ross was a former principal of Murrayville Elementary School as well as being instrumental in organizing the first youth soccer association in Langley. In 1964, along with the Pete Swenson, Langley's first recreation director, Denny Ross started the Langley Track Club as well as a boxing club which he coached for many years. On May 8, 1997, the park was officially opened with completed playing fields and tennis courts. The preschool children's play area was added in 1999 and a washroom building was added in 2002 in accordance with the park plan. (Attachment C)

In 2008 Murrayville Elementary School was closed by School District 35 who then sold the redundant 4.9 acre site for residential development. The shared parking stalls available to park patrons, were lost with redevelopment plans for the old school site.

The provision of park space in the Township is based in part on the following standards: 2 acres per 1000 population for Community Parks and 2 acres per 1000 population for Neighbourhood Parks. With a current population of approximately 10,000 in the Murrayville community there is a target of 20 acres of Neighbourhood Park and 20 acres of Community Park to meet the needs of the current population.

Murrayville currently has the following parks:

Community Park – McLeod Athletic Park (community portion)	7.16 acres
Community Park – Murrayville Outdoor Activity Park	3.50 acres
Community Park / Special Purpose Park – Old Yale Park	16.65 acres
Community Park Total	**27.31 acres**
Neighbourhood Park – Arthur Rose Park	4.00 acres
Neighbourhood Park – Porter Park	1.09 acres
Neighbourhood Park – Five Corners Park	0.77 acres
Neighbourhood Park – James Hill Park	5.00 acres
Neighbourhood Park – Denny Ross Memorial Park	6.96 acres
Neighbourhood Park – Murray's Corner Park	1.45 acres
Neighbourhood Park – North Murrayville Greenway	1.14 acres
Neighbourhood Park Total	**20.41 acres**

The Murrayville Community is well served by a variety of park spaces both at the Community and Neighborhood Park standards and exceeds these standards by approximately 7.5 acres. The excess park acreage allows for some increases in population without the necessity to acquire additional park land.

DISCUSSION/ANALYSIS:

One of the conditions of the rezoning approval of the former school site was established by Council as follows:

"Security for the design and construction of an approximately 30 stall parking lot for Denny Ross Memorial Park (design process to include a public consultation component), to the acceptance of the General Manager of Engineering and Community Development."

The staff report accompanying the development application included the following background in relation to the parking condition:

"Consistent with the Township's ongoing partnership with School District 35 regarding joint usage of elementary school and neighborhood park sites, historically Denny Ross Memorial Park users have used the Murrayville Elementary School parking lot for parking. With redevelopment of the site, it is proposed that these parking stalls be accommodated directly on the parklands. Accordingly, a development prerequisite has been included to provide for the location, design and construction of an approximately 30-stall parking lot inclusive of a public consultation process to the acceptance of the Township."

For clarity, the Denny Ross parking lot is not required for the developer to meet the parking obligations of the townhouse development, with the applicant meeting and exceeding the Township's Zoning Bylaw requirements by providing 130 parking spaces where the Zoning Bylaw requires 119 parking spaces, as part of the development.

Prior to final reading, Lanstone Homes provided $382,800 bond in the Servicing Agreement with a Letter of Credit for the parking lot, including the cost of the public consultation and playground/memorial, based on the most expensive preliminary option northwest of the baseball diamond backstop.

Subsequent to the Public Open House and public input received, Lanstone Homes have agreed that the use of their contribution, previously assigned to the development of a parking lot, could be used for other park improvements preferably at Denny Ross Park.

As a condition of rezoning the previous school site, public consultation was required to gather input from the adjacent neighbourhood into the proposed changes within the park. Accordingly, a Public Open House was hosted by Township of Langley staff on February 20, 2020 to explore design options for incorporating off-street parking into Denny Ross Memorial Park to replace the approximately 30 stalls of parking previously shared with the adjacent Murrayville Elementary School site Approximately 111 members of the public attended the Open House held at James Hill Elementary School.

Written responses to the Presentation Materials (Attachment A) were received from 90 members of the public and tabulated to provide input to the design of the park (Attachment B). The majority of responses (72%), do not support locating a parking lot within the existing green space of the park. 28% support having parking within the park and 17% of respondents believe it is a safety issue to not have an off-street parking area. 38% of respondents are concerned with the loss of greenspace if a parking lot is constructed and 23% of respondents commented that the development site should have provided the park parking.

Community Implications:

Not having an off-street parking option results in park patrons having to park and/or drop off individuals on the road where there may be more concerns for safety. 17% of respondents to the public input, believe it is a safety issue to not have off-street parking. A number of respondents expressed concern that on very busy days of park use that vehicles may park in front of their residences if no onsite parking is provided in the park. Survey respondents identified that there are some other park improvements that could be undertaken if funds were available such as an expanded children's play area for older children, basketball hoops, picnic tables, traffic calming and more trees.

Optional Recommendations/Alternatives:

A parking lot could be built in the park at the location identified in Option 1 as this option received the most votes of the three options identified. Of those who supported parking, the following votes were received: Option 1 – 16, Option 2 – 5, Option 3 – 13.

Respectfully submitted,

Al Neufeld
DEPUTY DIRECTOR, PUBLIC SPACES & COMMUNITY INITIATIVES
for
ARTS, CULTURE & COMMUNITY INITIATIVES DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Community Development Division	R. Seifi

ATTACHMENT A Options presented at Open House
ATTACHMENT B Summary of questionnaires received
ATTACHMENT C Park Plan for Denny Ross Memorial Park
ATTACHMENT D Additional Option not presented due to costs and environmental concerns

ATTACHMENT A

Option 2
Denny Ross Memorial Park - Parking Options Open House

Township of Langley Est. 1873

Design Summary
28 Stalls
1187 m2 (42.39m2/parking stall)
6 Trees Planted
No Trees Removed

Pros
- compact layout
- uses area prone to poor drainage
- entrance aligns with adjacent
- smallest street frontage impact

Cons
- Risk of foul balls from adult play
- Less efficient layout (more asphalt required per stall)

tol.ca

Option 3
Denny Ross Memorial Park - Parking Options Open House

Township of Langley Est. 1873

Design Summary
30 Stalls
1392m2(46.4m2/parking stall)
12 Trees Planted
No Trees Removed

Pros
- setback from baseball diamond decreases risk of foul ball damage

Cons
- dominant street frontage
- large footprint/least efficient layout
- entrances not aligned with existing.
- realignment of trail network

tol.ca

Township of Langley
Est. 1873
Previously Presented Option
Denny Ross Memorial Park - Parking Options Open House
Design Summary
30 Stalls
1109m2(36.96m2/parking stall)
Pros
- no risk of fouls balls
Cons
- removes 5 existing tress
- strongly opposed by neighbours
tol.ca

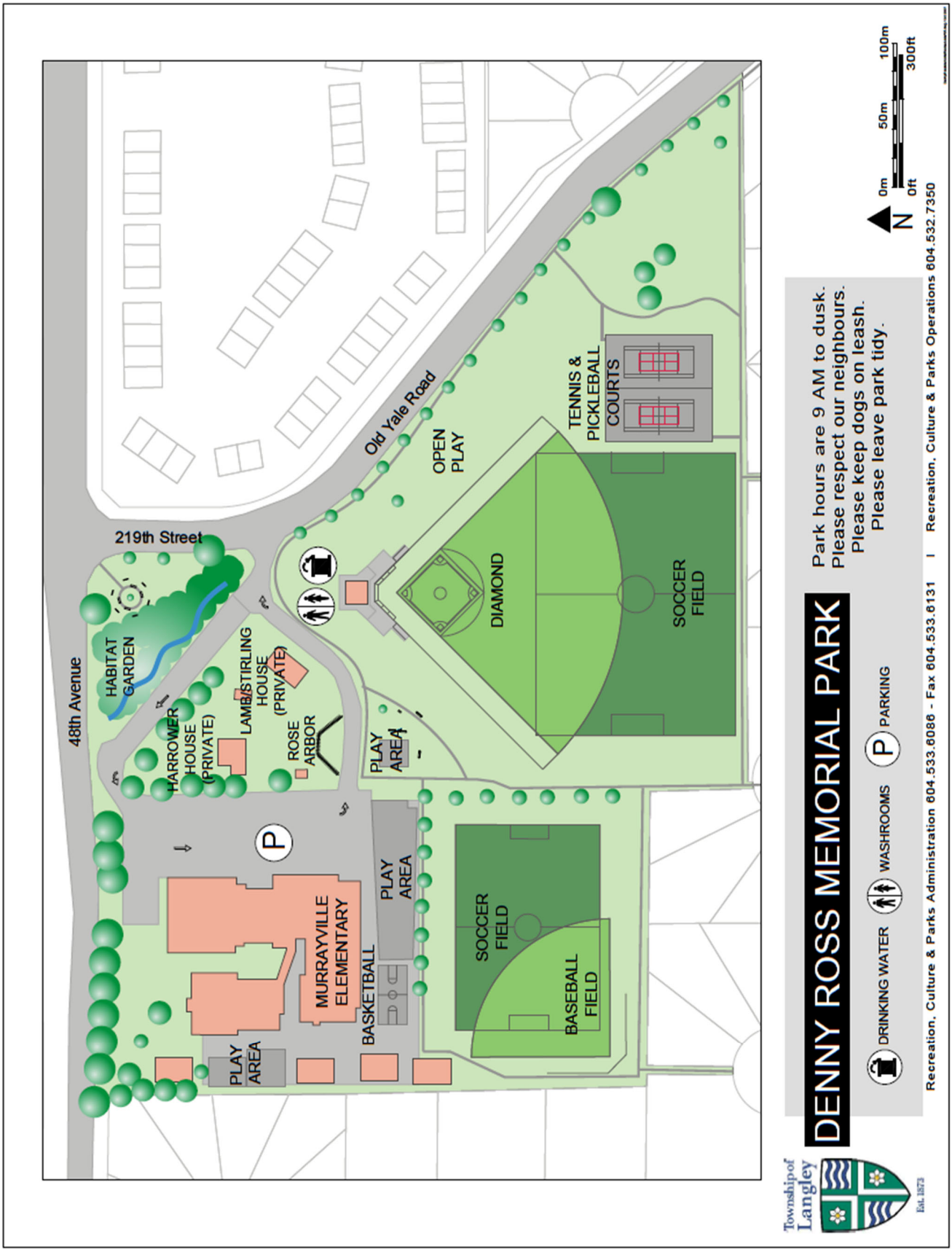
ATTACHMENT B

	Activities visited within DR park	Normal Travel ways to DR Park	Support of option #1	Support of Option #2	Support of Option #3	safe option of Parking is needed	Additional Comments
3	Trail, sports field, playground	walk	No	No	No	No	N/A
4	Trail, Sports court,playground, passive, other (a breath of fresh air, a place to unwind)	walk	No	No	No	No	We should be encouraging park users to walk to the park
5	Trail, Playground, Heritage Viewing, Other (enjoying the wide open space, green grass)	walk	No	No	No	No	There is enough curbside parking
6	Trail, Playground, Heritage Viewing, Other (enjoying the wide open space, green grass)	Cycle/ walk	No	No	No	No	Install traffic caiming measures instead of parking lot
7	Trail, Playground, Passive, Other (Dog walking & Picnics)	Cycle/ walk	No	No	No	No	
8	Trail, Sport court, Other (Dog walking)	Cycle/ walk	yes, If forced to choose		There are other parks that offer parking		
9	Trail, Playground	Cycle/ walk	No	No	No	No	
10	Trail, Sports Court, Playground, Passive	walk	No	No	No	No	Why wasn't a portion of the school property used instead of being sold to a developer
11	N/A	walk	No	No			Parents are aware of safety
12	Trail, Playground (need a proper picnic shelter)	Cycle/ walk	No	No	No	No	This should have been worked out with the developer
13	All	Cycle/ walk	No	No	No	No	Shoud have been up to the developers
14	Trail, sports field, playground	Cycle/ walk	No	No	No	No	Park is used primarily by adults
15	Trail, Playground, Passive	Walk	No	No	No		Shoud have been up to the developers
16	Trail, Other (walking dog, occasionally watching sports)	Walk	No	No	No		Sales People of the development are selling that there will be additional parking... Use of street speed reducers instead
17	Trail	walk	No	No	No	No	N/A
18	Other (Not used)	walk	No	No	No	No	Only users in the photos are Lanstone construction users/ missleading
19	Trail	walk	No	No	No	No	Possibly angled parking in front of Old heritage houses
20	Trail, Sports, playground, Passive	Cycle/ walk	No	No	No	No	Street parking is fine
21	Trail, Playground	Walk	No	No	No	No	Street parking is fine
22	Trail, sport court, playground, Passive	walk	No	No	No	No	If needed put on developers
23	Trail, Sport court	walk	No	No	No	No	Street parking is fine
24	Sport court, Sport Field	walk	No	No	No	No	Street parking is fine
25	Trail, Sport field, playground	walk	No	Yes	No	Yes	YES We need more parking, think long term
26	Enjoying the green space	Drive/Walk	No	No	No	No	Should be up to the developers
27	Trail, Enjoying the space	Drive/Walk	No	No	No	No	Street parking is fine / this should be up to the developer
28	N/A	N/A	N/A	N/A	N/A	N/A	Move towards new development / law suit coming
29	Trail, Sports, playground	walk	YES	no	YES	Yes	Parking on street unsafe / do not like the loss of greenspace. This was not well planned
30	Trail, Heritage, Passive	walk	No	No	No	No	Should be up to the developers / street speed bumps instead
31	N/A	walk	No	No	No		Parking is safe on street / this should have been negotiated with developer
32	Sport court, playground, Passive	Walk	No	No	No	No	Parking on street unsafe / do not like the loss of greenspace. This was not well planned
33	Trail, Sports, Heritage Passive, Other(sledding, picnics)	Cycle/ walk	No	No	No	No	This was fine before construction
34	Trail, Sport court, playground Passive	Walk	No	No	No	No	Mostly Adults using park / should have been up to developers
35	N/A	walk	No	No	No	No	Enough parking available for sports and development
36	Trail	walk	No	No	Yes	Yes	It's a neighbourhood park not a neighbours park
37	All	Walk	No	No	No	No	Street parking is fine
38	Trail, Sports, playground	walk	No	No	No	No	Not wanted
39	All	Walk	No	No	No	No	Should have been up to the developers
40	Sports, Playground, Passive	walk	No	No	No	No	Speed bumps would make this safe
41	Trail, sports, heritage passve, Others (playing with dogs)	walk	No	No	Yes	No	
42	All	walk	No	No	No	No	** Signage at Park needed to state this is not a off leash area

DENNY ROSS MEMORIAL PARK OPEN HOUSE RESULTS
Page 10 . . .

42	All	walk	No	No	No	No	No		•• Signage at Park needed to state this is not a off leash area
43	Trial	walk	No	No	No	No	No		
44	All	walk	No	No	No	No	No		
45	All	Walk	No	No	No	No			
46	Heritage, Passive	Walk	No	No	No				This should have been worked out with the developer
47	Trail, Passive	Walk	No	No	No	No			Put in a cross walk if needed
48	Trail, Sport court, Playground	walk	No	No	No	use space by heritage homes			
49	Sports,playground,passive	Cycle/ walk	No	No	No	Speed bumps			
50	Sports, playground	Cycle/ walk	No	No	No	More tennis courts			
51	Sports, playground, heritage	Cycle/ walk	No	No	No	No			More tennis courts
52	Trail, Sport court, Playground (that needs updating)	Walk	No	No	No	No			Should have been up to the developers
53	Trail, Sport court, Other (Dog walking)	walk	Yes	No	No	No			No parking would be my preference
54	Trail, Playground	walk	No	No	YES	Yes			
55	Trail, Other (dog walking)	Walk	No	No	No	No			Encourage developers to add greenspace
56	Trail, passive	walk	No	No	No	No			
57	Trail, sports	walk	Yes	Yes	Yes	Yes			
58	Trail	walk	YES	Yes	Yes	Yes			Safer for all
59	Trail, Sports court	walk	YES	Yes	Yes	Yes			
60	Trail, Passive	walk	No	No	No	No			
61	Trail, Heritage, Passive	walk	Yes	No	No				Would rather no parking
62	Trail, Heritage, Passive	walk	Yes	No	No	No			Happy original plan is not taking place
63	Trail, Sport field, Passive	walk	No	No	No	No			Should have been up to the developers
64	Trail, Heritage, Passive	walk	No	No	No	No			Calming bumps over parking
65	Trail, Playground, passive	walk	No	No	No	No			
66	Trail, sports, playground	walk			Yes				
67	Trail, Playground, passive	walk	No	no	Yes	Yes			
68	Trail, Heritage, Passive	walk	No	No	No				
69	All	walk	Yes	No	No	Yes			There a lot of parking on game days
70	all	Cycle/ walk	YES	No	No	Yes			smaller variaiton on opt #1 street parking fine
71	all	Cycle/ walk	Yes	No	No	No			Should have been up to the developers
72	Trail, Sport court, Passive	Cycle/ walk	No	No	No	No			Parking overloaded on game days.
73	Sports, Playground	walk	YES	No	Yes	yes			
74	Trail, sports, playground	walk	No	No	Yes				
75	Trail, Heritage, Other (dog walking-On leash)	walk	No	No	No	No			
76	Trail, Sport Court, Heritage	walk	No	No	No	No			
77	Trail, Heritage Passice	walk	Yes	No	No	Yes			
78	52-8888 216st	N/A	N/A	N/A	N/A				Not in favor
79	Trail, Heritage, Passive	walk	No	No	No	No			Not in favor
80	Trail, sports field, playground, Heritage	Cycle/ walk	No	No	No				Not in favor
81	Trail, Sports, Dog walking	Cycle/ walk/ drive	Yes	No	No	No			If safety is an issue used controlled cross walk
82	Trail, Sport Court, Heritage	walk	No	No	No	Yes/No			
83	Trail, Sport field, Passive	walk	Yes	No	No	Yes			What happened to the plan behind the backstop
84	Trail	walk	No	No	No				Not in favor
85	Trail, Playground	walk	No	No	YES	No			In favor of original proposal
86	Trail, Playground, Heritage, Passive	walk	No	No	YES				
87	Trail, NEEDS NEW PLAYGROUND, Picnics	walk	No	No	No	No			Not in favor
88	Came in as an email - Not in Favor								
89	Came in as an email - Not in Favor			Yes					
90	Came in as an email								
91	Came in as an email - Not in Favor								
92	Trail, Sport court	Walk	Yes	No					

ATTACHMENT C



ATTACHMENT D



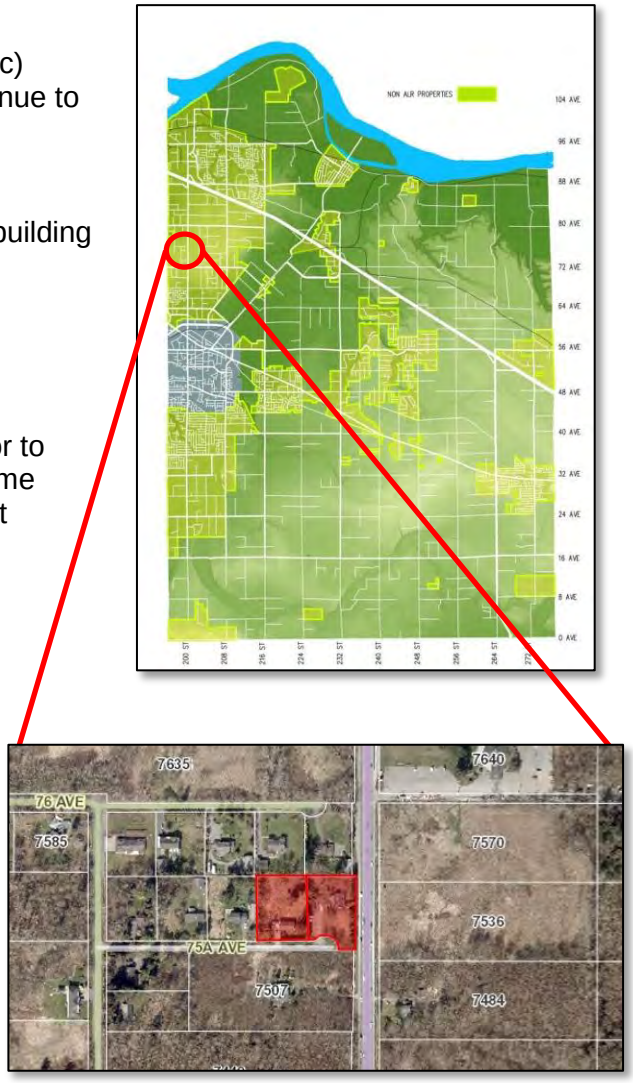
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 29, 2020 – REGULAR MEETING
REPORT: 20-86
FROM: COMMUNITY DEVELOPMENT DIVISION
FILE: 08-22-0095
SUBJECT: REZONING APPLICATION NO. 100578 AND DEVELOPMENT PERMIT APPLICATION NO. 101111 (ZENTERRA WEST END 2.0 DEVELOPMENTS LTD. 19965 – 75A AVENUE AND 7549 – 200 STREET)

PROPOSAL:

Application to rezone approximately 0.8 ha (1.99 ac) of land at 7549 – 200 Street and 19965 – 75A Avenue to Comprehensive Development Zone CD-143 with an accompanying Development Permit to facilitate development of nine (9) townhouse units and 94 condominium units in a 4-storey condominium building with underground parking.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5583 subject to completion of fourteen (14) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5583) of Development Permit No. 101111 and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

Staff is supportive of the development proposal as it is consistent with the Latimer Neighbourhood Plan's overall objectives.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra West End 2.0 Developments Ltd.) Bylaw 2020 No. 5583, to rezone approximately 0.8 ha (1.99 ac) of land located at 19965 – 75A Avenue and 7549 – 200 Street, to Comprehensive Development Zone CD-143 to facilitate the development of nine (9) townhouse units and 94 condominium units, 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. In accordance with the Latimer Neighbourhood Plan requirements:
    a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township of Langley and Langley School District in the Southwest Phase of the Latimer Neighbourhood Plan;
    b. Secure a community stormwater detention site to serve the storm catchment area.
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan;
3. 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;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements for 199 Street, 200 Street and 75A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 15 metre wide street greenway on the west side of 200 Street;
7. 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);
8. Compliance with the Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:
    a. Prohibiting parking (townhouse portion of the site) on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (townhouse portion of the site);
    c. Identifying the units (minimum 5% for townhouses, 10% for condominiums) required to incorporate the Adaptable Housing Requirements;
10. Compliance with the Community Amenity Contributions Policy, the Latimer Amenity Policy, and the Willoughby Arterial Road Completion Amenity Program Policy (if applicable);
11. Adoption of a road closure bylaw for the eastern portion of 75A Avenue (between 199 Street and 200 Street);
12. Registration of a 6.0 metre wide statutory right of way for a public use pedestrian connection (between 199 Street and 200 Street);

13. Consolidation of two (2) lots with legal description: Lot 25 Section 22 Township 8 New Westminster District Plan 47161 and Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161;
14. Payment of supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5583 authorize issuance of Development Permit No. 101111, 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 of Langley General Manager of Engineering and Community Development.

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site servicing and site specific stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development ;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
f. 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. 5583 in conjunction with Development Permit No. 101111.

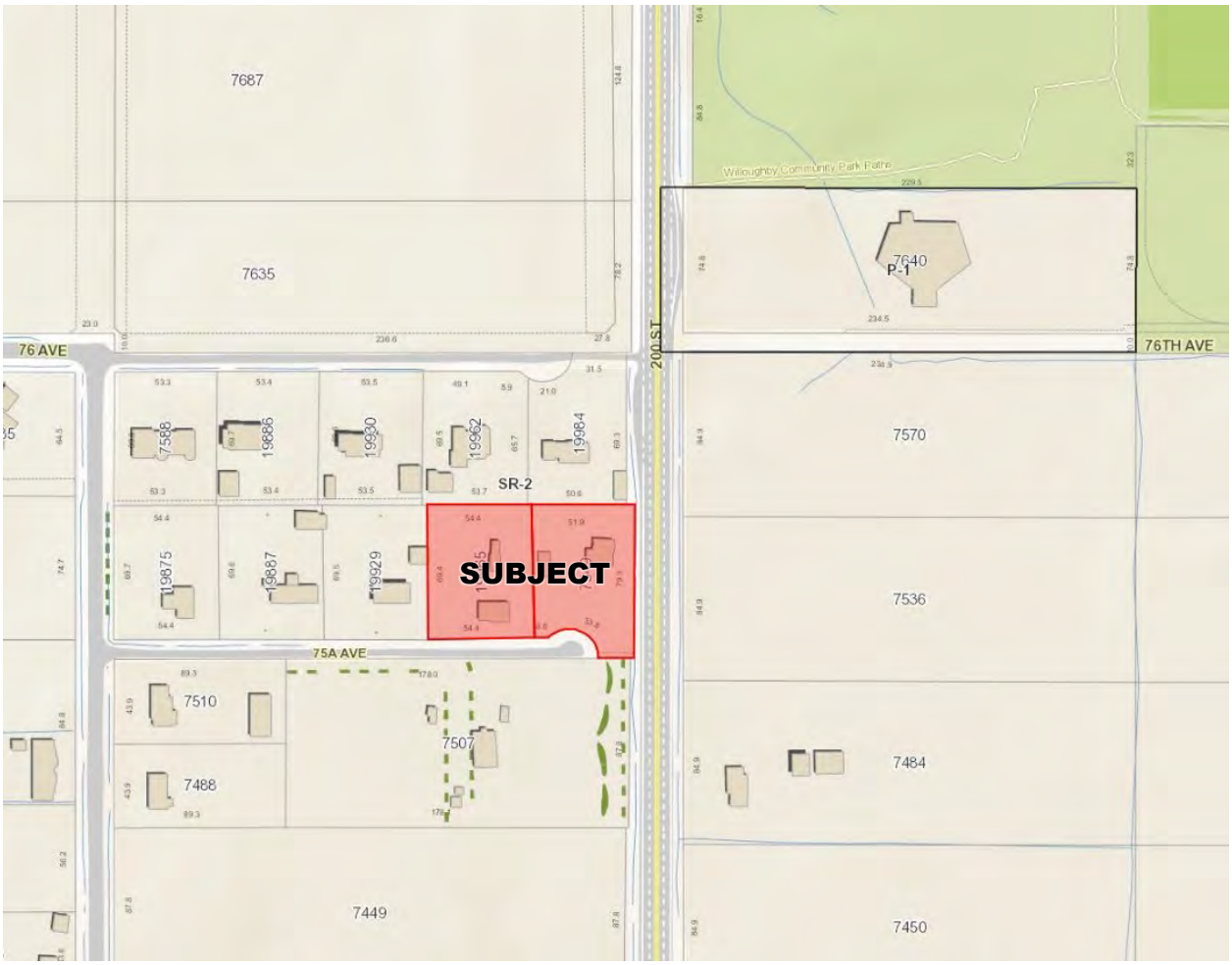
EXECUTIVE SUMMARY:

Zenterra West End 2.0 Developments Ltd. have applied to rezone a 0.8 ha (1.99 ac) site located at 7549 – 200 Street and 19965 – 75 A Avenue to Comprehensive Development Zone CD-143 to facilitate development of nine (9) townhouse units and 94 condominium units. The proponent's application also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development.

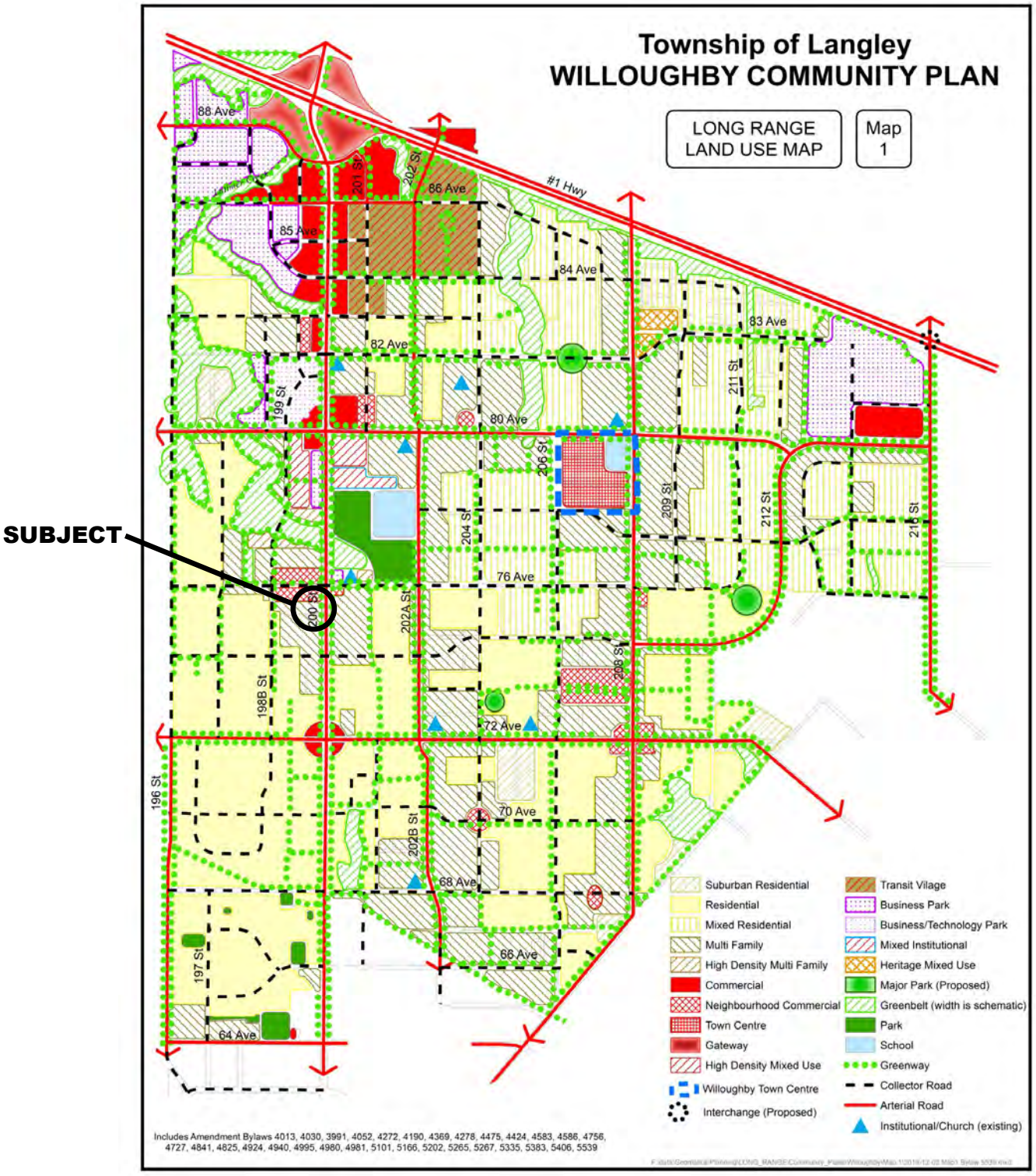
The proposal is consistent with the overall objectives of the Latimer Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of fourteen (14) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5583) of Development Permit No. 101111.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5583 and Development Permit No. 101111 in the Latimer Neighbourhood of Willoughby.

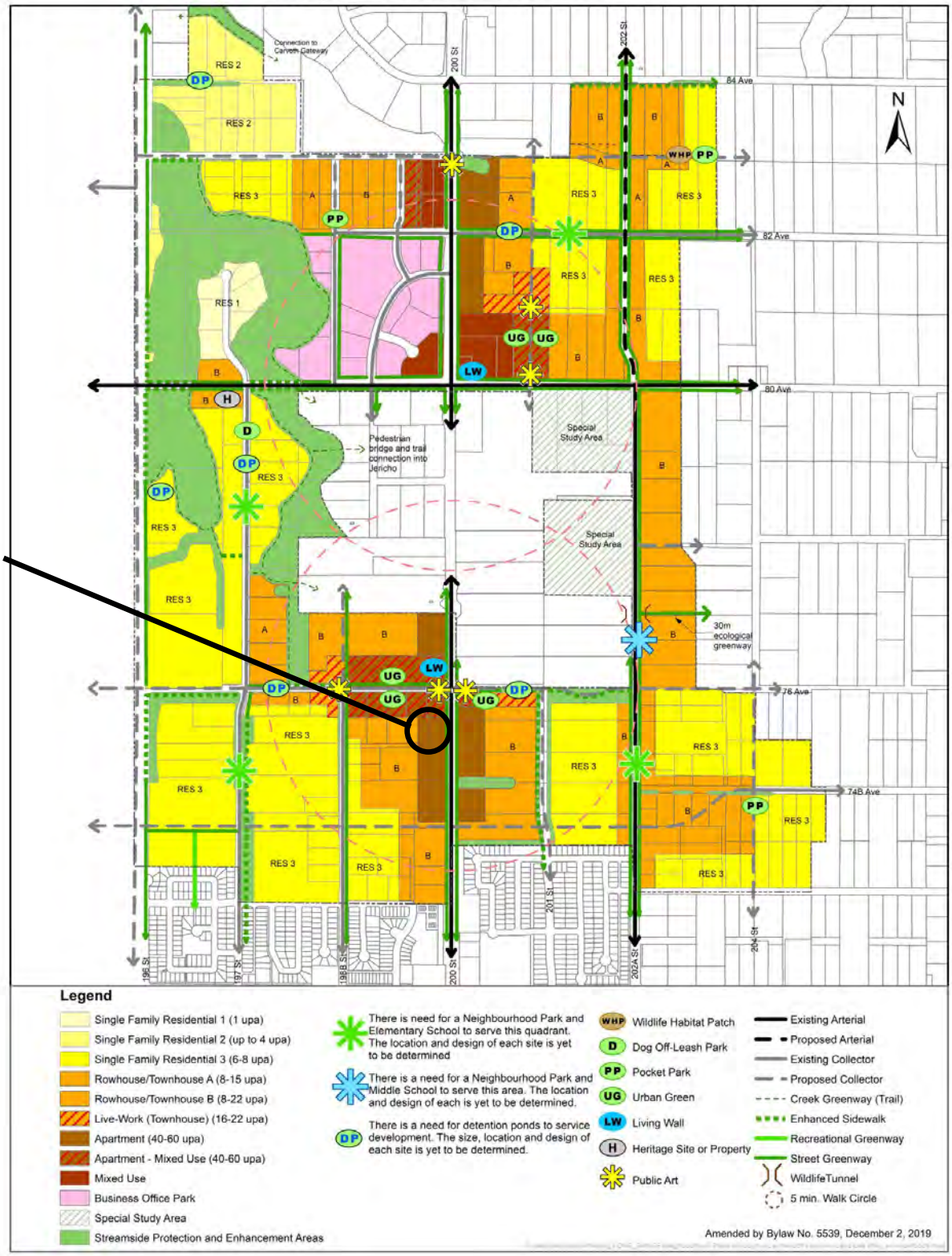


ZONING BYLAW NO. 2500


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539

Map 1 - Latimer Land Use Plan

SUBJECT





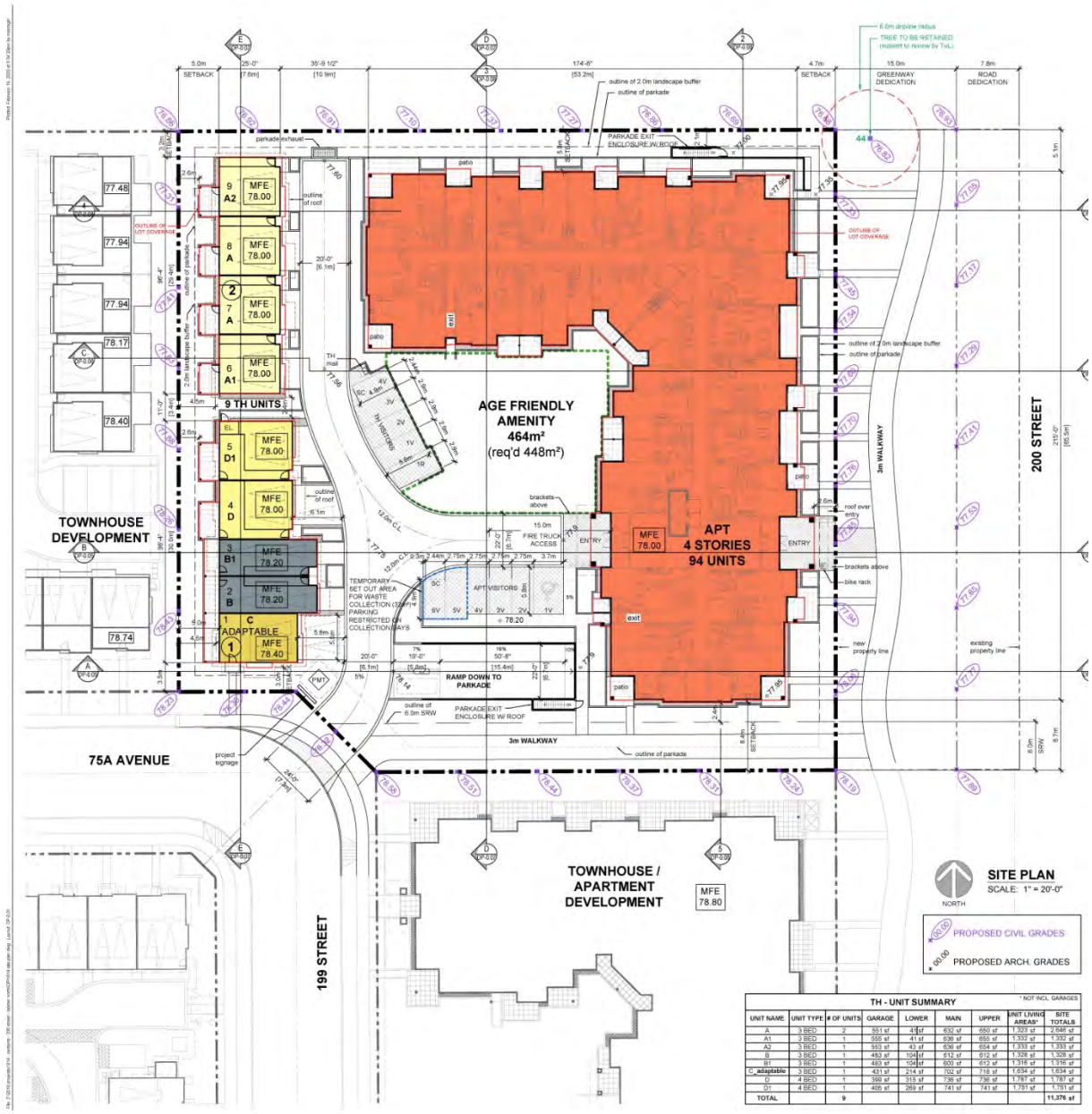
VIEW FROM 200 STREET

RENDERING – SUBMITTED BY APPLICANT



VIEW AT COURTYARD

RENDERING – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Zenterra West End 2.0 Developments Ltd. 216 – 2630 Croydon Drive Surrey, BC V3Z 6T3
Legal Description:	Lot 25 Section 22 Township 8 New Westminster District Plan 47161 Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161
Location:	7549 – 200 Street and 19965 – 75A Avenue
Area:	0.8 ha (1.99 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-143
Willoughby Community Plan:	Multi Family
Latimer Neighbourhood Plan:	Rowhouse / Townhouse B (20-54 uph / 8 – 22 upa) Apartment (96-148 uph / 40 – 60 upa)

BACKGROUND / HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2. The Latimer Neighbourhood Plan designates the eastern portion of the site (0.64 ha / 1.58 ac) "Apartment" and the western portion of the site (0.17 ha / 0.41 ac) "Rowhouse / Townhouse B". The subject property is currently used for suburban residential purposes.

DISCUSSION/ANALYSIS:

Zenterra West End. 2.0 Developments Ltd. have applied to rezone 0.8 ha (1.99 ac) of land located at 7549 – 200 Street and 19965 – 75A Avenue to facilitate development of nine (9) townhouse units and 94 condominium units.

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

Adjacent Uses:

North:	Two (2) lots, zoned Suburban Residential Zone SR-2, designated "Live – Work (Townhouse)" (16-22 upa) in the Latimer Neighbourhood Plan;
South:	75A Avenue and a site zoned Suburban Residential Zone SR-2, designated "Rowhouse / Townhouse B" (8 – 22 upa) and "Apartment" (40 – 60 upa) in the Latimer Neighbourhood Plan, currently under development application to facilitate development of 38 townhouse and 115 condominium units (ToL project 08-22-0081);

East: 200 Street, beyond which is a site, zoned Suburban Residential Zone SR-2, designated "Apartment" (40 – 60 upa)" in the Latimer Neighbourhood Plan, currently under development application to facilitate development of 86 condominium units (ToL project 08-23-0194);

West: A site zoned Suburban Residential Zone SR-2, designated "Rowhouse / Townhouse B" (8 – 22 upa) in the Latimer Neighbourhood Plan, currently under development application to facilitate development of 61 townhouse units (ToL project: 08-22-0082).

Latimer Neighborhood Plan:
The Latimer Neighborhood Plan designates the eastern (0.64 ha / 1.58 ac) portion of the site "Apartment" and the western (0.17 ha / 0.41 ac) portion of the site "Rowhouse / Townhouse B". The "Apartment" land use designation allows densities within the range of 96-148 uph / 40-60 upa, while the "Rowhouse / Townhouse B" land use designation allows densities in the range of 20-54 uph / 8-22 upa. The proposal satisfies the requirements of the Latimer Neighbourhood Plan and results in the density of 53 uph / 22 upa for the townhouse portion of the site and 147 uph / 59 upa for the portion of the site designated "Apartment."

Zoning Bylaw:

Rezoning Bylaw No. 5583 proposes to rezone the subject lands to Comprehensive Development Zone CD-143. The rezoning will facilitate development of nine (9) townhouse units and 94 condominium units.

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 Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment B). The proposed development is in compliance with the applicable Development Permit Guidelines of the Willoughby Community Plan.

Proposed Development Permit No. 101111 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse and condominium development for Council's consideration.

Townhouse Units:
The townhouse portion of the development consists of nine (9) three - storey townhouse units in two (2) buildings adjacent to the west property line. The floor area of the individual units ranges from 133 m^2 / 1,323 ft^2 to 163 m^2 / 1,751 ft^2. All units will have main floor living areas (kitchen, dining room, living room), and three (3) or four (4) bedrooms. Seven (7) townhouse units (80 percent) include double car garages, while two (2) townhouse units (20 percent) have garages in a tandem format. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units. Both the townhouse and condominium components of the project are proposed to be developed as a single strata corporation with access from the corner of 199 Street and 75A Avenue.

The building elevations fronting an internal road feature modern design elements such as low pitched shed roofs and cladding materials including stone veneer, cement board hardi -horizontal siding, hardi-panel, and wood trim.

The required age friendly amenity area is accommodated on the easterly portion of the site and shared with the proposed condominium building to the east.

The proposed building height (3 storeys), site coverage (45%), siting, and density of 53 uph / 22 upa comply with the provisions of the proposed Comprehensive Development Zone CD-143. The application complies with the Zoning Bylaw by providing 23 parking spaces outdoors and within garages as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (7 Double Wide) (2 spaces required / unit)	14	14
Residential Spaces (2 Tandem Units) (2.3 spaces / unit)	4.6	5
Visitor Parking Spaces (0.2 spaces required / unit)	1.8	4
Total	20	23

As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Condominium Units:

The portion of the development within the "Apartment" land use designation consists of 94 condominium units in a four (4) storey building with an underground garage. The floor area of the individual units ranges from 53.5 m^2 / 576 ft^2 to 102.2 m^2 / 1,101 ft^2) and have between one (1) to three (3) bedrooms.

The condominium building fronts 200 Street with lobbies on both street and internal courtyard sides. Vehicular access to the underground parkade is provided from the site's main access at the corner of 199 Street and 75A Avenue. Pedestrian access to the building is provided by two (2) lobbies accessed from the 200 Street greenway and an internal courtyard. The proposal also includes a three (3) metre wide pedestrian walkway (secured within a 6.0 metre right of way) connecting 199 Street and 200 Street. Registration of a statutory right of way for a public use of the pedestrian connection is included as a development prerequisite.

The exterior design utilizes sloped roofs with raised shed roof forms, glazing and various material treatments. Materials include stone, horizontal siding, smooth cement board panels and cementitious cedar accents. The proposed age friendly amenity space for the entire development is located adjacent to the internal lobby entrance.

The proposed building height (4 storeys), site coverage (45%), siting, and density of 147 uph / 59 upa comply with the provisions of the proposed Comprehensive Development Zone CD-143.

The application complies with the Zoning Bylaw by providing 152 parking spaces within the underground parkade and on the surface:

	Parking Spaces Required	Parking Spaces Provided
Condominium: 94 units @ 1.5 spaces per unit 10% of total = dedicated visitor	141 (of which 14 are dedicated visitor)	152 with 14 for visitors (6 on the surface and 8 in the parkade)

Age Friendly Amenity Area:
Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (8 m^2 / 86 ft^2 per townhouse, 4 m^2 / 43 ft^2 per condominium resulting in a requirement of 448 m^2 (4,822 ft^2) for the development. The landscape architect has incorporated outdoor amenity space totaling 449 m^2 / 4,833 ft^2 in compliance with the Zoning Bylaw requirements. Final age friendly amenity area plans are subject to the final acceptance of the Township and has been included as a development prerequisite.

Greenhouse Gas Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101112.

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 D.

Subdivision:
Consolidation of two parcels to accommodate the proposed land uses and density in a comprehensive format is required prior to final reading and listed as a development prerequisite.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan a minimum of 5% of townhouse units and 10% of condominium units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The developer proposes to provide one (1) townhouse unit and 11 condominium units as adaptable units.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution

amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development which are $5,055.00 per townhouse unit and $3,971.00 per condominium unit in a low rise apartment (six (6) storeys or less) for a total of $418,769.00.

Landscaping:

The on-site landscape plans propose planting trees, shrub, groundcover and sod around the perimeter of the site as well as along the internal roadways and common areas. The streetscape landscaping includes a low picket fencing fronting the streets and planting beds to define the private and public realm.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 44 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 51 replacement trees are required and 70 replacement trees are proposed. In addition, approximately ten (10) street trees are proposed along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 80 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 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) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, including 200 Street, 199 Street and 75A Avenue road dedications, and applicable greenway dedications adjacent to 200 Street. As part of the proposal, the applicant is proposing to purchase non-utilized portion of 75 A Avenue, between 199 Street and 200 Street. The adoption of the road closure bylaw is listed as a development prerequisite to be completed prior to final reading of the rezoning bylaw.

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 OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School and Park Sites:
The proposed development falls within the Southwest Phase of the Latimer Neighbourhood Plan. The joint elementary school and neighbourhood park site required for the Southwest Phase of the Latimer Neighbourhood Plan is being proposed as part of ToL projects 08-22-0071, 08-22-0081 and 08-22-0082.

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately four (4) new students for Willoughby Elementary (located approximately 2.5 km (northeast) of the site), two (2) new students for Peter Ewart Middle School (located approximately 1.7 km northeast of the site) and four (4) new students for R.E. Mountain Secondary School (located approximately 1.6 km northeast of the site).

Willoughby Community Park is located approximately 300 metres northeast of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:
Currently, transit service is provided adjacent to the site along 200 Street via the 501 bus.

POLICY CONSIDERATIONS:
The proposed rezoning and Development Permit will facilitate the development of nine (9) townhouse units and 94 condominium units. The proposed development complies with the land use and density provisions of the Latimer Neighbourhood Plan. The proposed development is in compliance with the applicable Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5583 (subject to 14 development prerequisites), authorize issuance (at time of final reading of Bylaw No. 5583) of accompanying Development Permit No. 101111 and that staff be authorized to proceed with the written submission opportunity.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101111
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101111

This Permit is issued this _____ day of _____, 2020

1. NAME: Zenterra West End 2.0 Developments Ltd.

   ADDRESS: 216 – 2630 Croydon Drive
   Surrey, BC
   V3Z 6T3

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 25 Section 22 Township 8 New Westminster District Plan 47161
   Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161

   CIVIC ADDRESS: 7549 – 200 Street and 19965 – 75A 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”;
   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 of Langley General Manager of Engineering and Community Development.

   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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. On-site servicing and site specific stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development ;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   f. 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

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TOL FILE #:
08-22-095

2020-02-10
ELEVATION REVISIONS
2019-11-20
PLANNING REVISIONS
2019-04-17
ISSUED FOR RZ / DP
REVISIONS

CONSULTANT

CLIENT
ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"
19956 76A AVE & 75-80 200 ST
LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE 2018.10.23 | FILE NO. 1814
DWN.
CHK. CH

SEAL

SHEET NO. **DP-0.0a**

F.1

Schedule A

VIEW FROM 200 STREET



VIEW AT COURTYARD

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TOL FILE #:
08-22-0095

2020-02-10
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2019-11-20
PLANNING REVISIONS

2019-04-17
ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

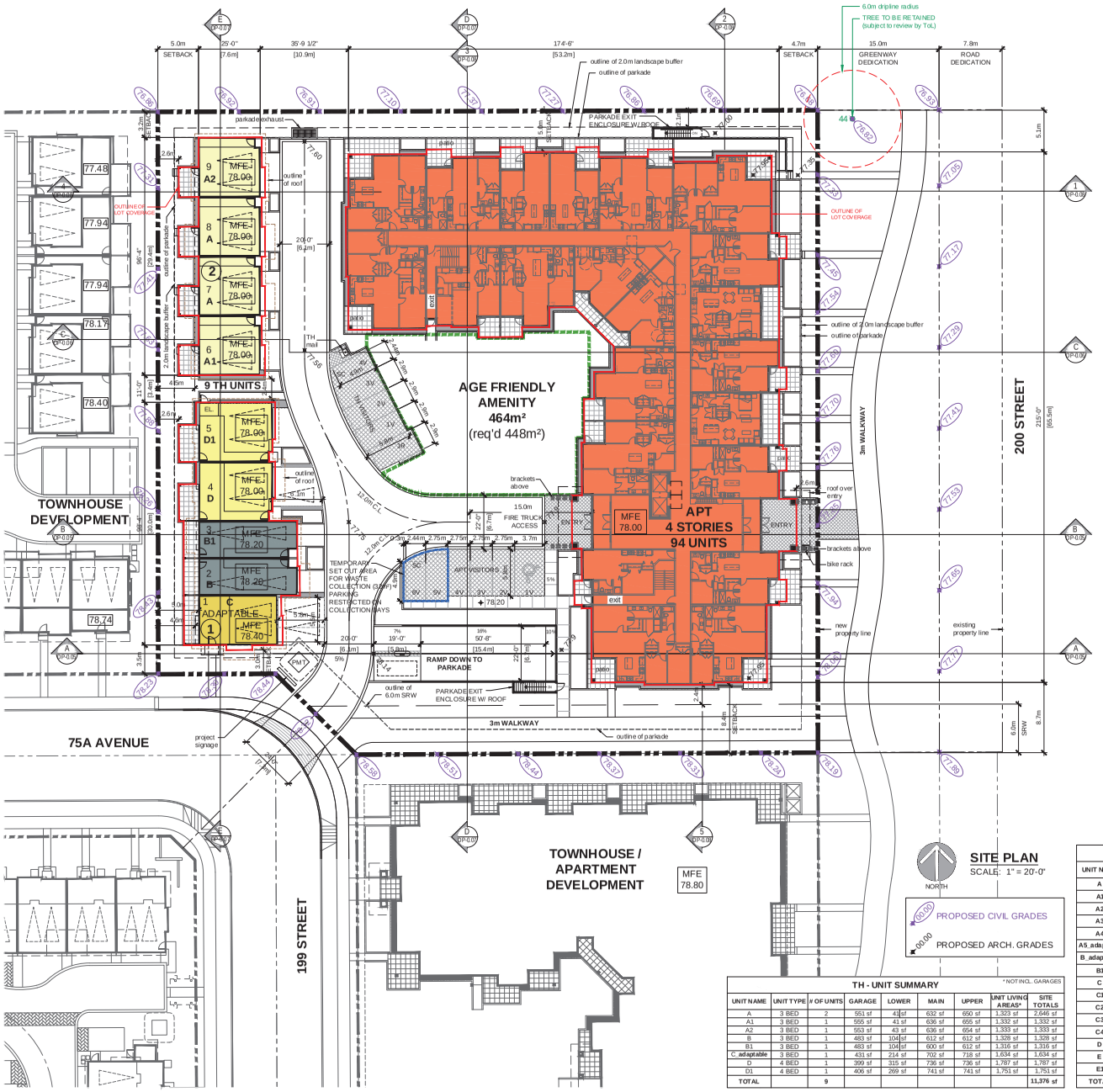
10955 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE
3D VIEWS

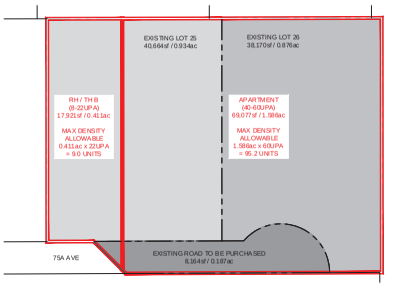
DATE **2018.10.29** FILE NO. **1814**
DWN.
CHK. **CH**

SEAL

SHEET NO.
DP-0.0b



SITE PLAN
SCALE: 1" = 20'-0"



DENSITY CALCULATION
SCALE: 1" = 60'-0"

NORTH

SITE SUMMARY

LEGAL DESCRIPTION:
LOT 25 SECTION 22 TOWNSHIP 8 NWD PLAN 47161, PID: 004-296-265
LOT 26 EXCEPT: PART ON SRW PLAN 87887
SECTION 22 TOWNSHIP 8 NWD PLAN 47161, PID: 003-765-032

CIVIC ADDRESS: 19965 75A AVE AND 7549 200 ST, LANGLEY BC

GROSS SITE AREA:	86,998 sf / 8,082.4 m² / 1.997 ac / 0.808 ha	
ROAD DEDICATIONS:	19,457 sf / 1,807.6 m² / 0.447 ac / 0.181 ha	
NET SITE AREA:	67,541 sf / 6,274.8 m² / 1.550 ac / 0.627 ha	

ZONE: EXISTING: SR-2 PROPOSED: CD

DENSITY:
PROPOSED (GROSS): TOTAL: 103 UNITS = 52 UPA (1.997ac TOTAL GROSS)
TH: 9 UNITS = 22 UPA (0.411ac TH GROSS)
APT: 94 UNITS = 59 UPA (1.586ac APT GROSS)

LOT COVERAGE:
PROPOSED (NET): 44.97% = 30,372 sf / 67,541 sf

SETBACKS:	PROPOSED TO BUILDING FACE:	PROPOSED TO PROJECTION:	PROPOSED TO COLUMN:
EAST	4.7m	-	2.6m
NORTH	5.0m at APT 3.2m at TH	2.1m (UG exit)	-
WEST	5.0m	4.5m	2.6m
SOUTH	8.4m at APT 3.0m at TH	-	-

PARKING:
TOWNHOUSE:
RESIDENT:
REQUIRED: 2.0 STALLS PER S/S TH UNIT (7 units) = 14.0 STALLS
2.3 STALLS PER TANDEM TH UNIT (2 units) = 4.6 STALLS
18.6 STALLS
PROVIDED: 18 STALLS in garages
1 STALL on surface
19 STALLS (plus 3 extra stalls in driveways)

VISITOR:
REQUIRED: 0.2 STALLS PER UNIT (9 units) = 1.8 STALLS
PROVIDED: 4 STALLS on surface

APARTMENT: RESIDENT:
REQUIRED: 1.5 STALLS PER APT UNIT (94 units) -10% = 141 - 14.1 = 126.9 STALLS
PROVIDED: 138 STALLS in UG parkade (incl. 11 H/C stalls)

VISITOR:
REQUIRED: 10% OF REQUIRED 141 STALLS = 14.1 STALLS
PROVIDED: 6 STALLS on surface (incl. 1 H/C stall)
8 STALLS in UG parkade
14 STALLS TOTAL

AGE FRIENDLY AMENITY / OUTDOOR AMENITY:
REQUIRED: TH: 9 units x 8m² = 72m²
APT: 94 units x 4m² = 376m²
TOTAL = 448m²
PROPOSED: 464m²

ADAPTABLE HOUSING UNITS:
REQUIRED: TH: 9 units x 5% = 0.45
APT: 94 units x 10% = 9.4
PROVIDED: TH: 1 unit
APT: 11 units

TH - UNIT SUMMARY
* NOT INCL. GARAGES

UNIT NAME	UNIT TYPE	# OF UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT LIVING AREAS*	SITE TOTALS
A	3 BED	2	551 sf	41sf	632 sf	650 sf	1,323 sf	2,646 sf
A1	3 BED	1	555 sf	41 sf	636 sf	655 sf	1,332 sf	1,332 sf
A2	3 BED	1	553 sf	43 sf	636 sf	654 sf	1,333 sf	1,333 sf
B	3 BED	1	483 sf	104sf	612 sf	612 sf	1,328 sf	1,328 sf
B1	3 BED	1	483 sf	104sf	600 sf	612 sf	1,316 sf	1,316 sf
C_adaptable	3 BED	1	431 sf	214 sf	702 sf	718 sf	1,634 sf	1,634 sf
D	4 BED	1	399 sf	315 sf	736 sf	736 sf	1,787 sf	1,787 sf
D1	4 BED	1	406 sf	269 sf	741 sf	741 sf	1,751 sf	1,751 sf
TOTAL		9						11,376 sf

APT - UNIT SUMMARY

UNIT NAME	UNIT TYPE	# OF UNITS	AREA	RATIO
A	1 BED	8	576sf	
A1	1 BED	3	667sf	
A2	1 BED	8	624sf	
A3	1 BED JR.	1	569sf	
A4	1 BED	1	709sf	
A5_adaptable	1 BED	3	624sf	
B_adaptable	1 + DEN	8	677sf	
B1	1 + DEN	3	650sf	37%
C	2 + FLEX	8	859sf	
C1	2 BED	8	873sf	
C2	2 BED JR.	16	733sf	
C3	2 BED	3	805sf	
C4	2 + FLEX	4	962sf	
D	2 BED	8	893sf	50%
E	3 BED	4	1,101sf	
E1	3 BED	8	1,099sf	13%
TOTAL		94		100%

APT - FLOOR AREA SUMMARY

1st FLOOR	21,182 sq.ft.	22 units
2nd FLOOR	21,191 sq.ft.	24 units
3rd FLOOR	21,191 sq.ft.	24 units
4th FLOOR	21,191 sq.ft.	24 units
GROSS FLOOR AREA	84,755 sq.ft.	94 units
U/G PARKADE	58,483 sq.ft.	

LOT COVERAGE SUMMARY

BLDG	# OF UNITS	LOT COVERAGE
APT	94	23,508 sq.ft.
TH 1	5	3,940 sq.ft.
TH 2	4	2,924 sq.ft.
TOTAL	103	30,372 sq.ft.

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TOL FILE #: 08-22-0095

2020-02-10 ELEVATION REVISIONS
2019-11-20 PLANNING REVISIONS
2019-04-17 ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"
19965 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE
SITE PLAN

DATE 2018.10.29 FILE NO. 1814
DWN. MS
CHK. CH

SEAL

SHEET NO. F.1
DP-0.01



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



200TH STREET ELEVATION
SCALE: 3/32" = 1'-0"



TOWNHOUSE EAST ELEVATION
SCALE: 3/32" = 1'-0"

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PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

19955 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE

COLORED STREETSCAPES

DATE	2018.10.29	FILE NO.	
DWN.	DW		1814
CHK.	CH		

SEAL

SHEET NO.
F.1
DP-0.02



COLOUR SCHEME 1

A — Cement board Panel 1:
James Hardie 'Cobble stone' smooth

B — Cement board Panel 2:
James Hardie 'Iron Gray' smooth

C — Horizontal Cement board Siding 1:
James Hardie 'Aged Pewter'

D — Horizontal Cement board Siding 2:
James Hardie
Fisher 'Chris Craft 2.0'

E — Stone Veneer:
Cultured Stone
Del Mare Ledgestone 'Black Isle'

F — Vinyl Window:
'White'

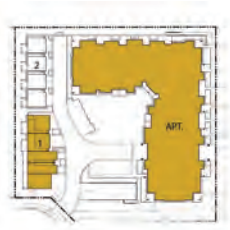
G — Window Trim and Fascia Board:
Benjamin Moore 'Wrought Iron' 2124-10

H — Metal Railing :
'Black'

I — Wood Bracket :
Color to match
Fisher 'Chris Craft 2.0'

J — Roof Shingles :
Pabco Premier Laminated Shingles 'Antique Black'

K — Cement board Panel 3:
James Hardie
Fisher 'Chris Craft 2.0'



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TOL FILE #:
08-22-0095

2020-02-10
ELEVATION REVISIONS

2019-11-20
PLANNING REVISIONS

2019-04-17
ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

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ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

10955 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE
COLOR SCHEME 1

DATE 2018.10.29 FILE NO. 1814
DWN. DW
CHK. CH

SEAL

SHEET NO.
F.1
DP-0.03



COLOUR SCHEME 2

A — Cement board Panel 1:
James Hardie 'Cobble stone' smooth

B — Cement board Horizontal Siding:
James Hardie 'Iron Gray'

C — Horizontal Cement board Siding 2:
James Hardie
Fisher 'Chris Craft 2.0'

D — Stone Veneer:
Cultured Stone
Del Mare Ledgestone 'Black Isle'

E — Garage Doors:
Benjamin Moore 'Asphalt' CC-548

F — Vinyl Window:
'White'

G — Trim and Fascia Board:
Benjamin Moore 'Wrought Iron' 2124-10

H — Wood Bracket and Front Door :
Color to match
Fisher 'Chris Craft 2.0'

I — Roof Shingles :
Pabco Premier Laminated Shingles
'Antique Black'



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PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

10955 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE
COLOR SCHEME 2

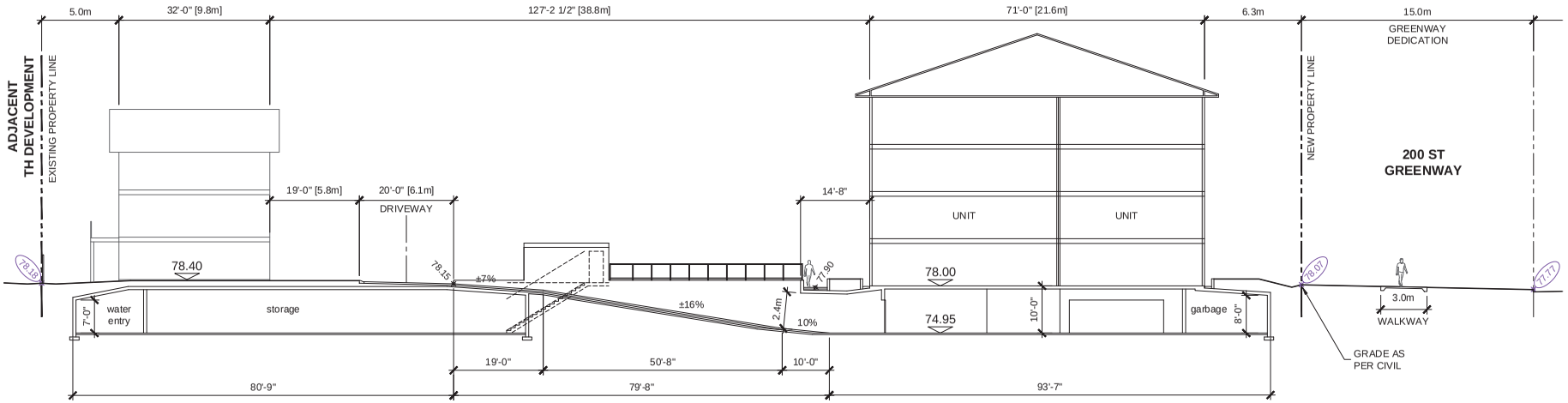
DATE 2018.10.29 FILE NO. 1814
DWN. DW
CHK. CH

SEAL

SHEET NO.
DP-0.04

TH - BLDG 1
UNIT C

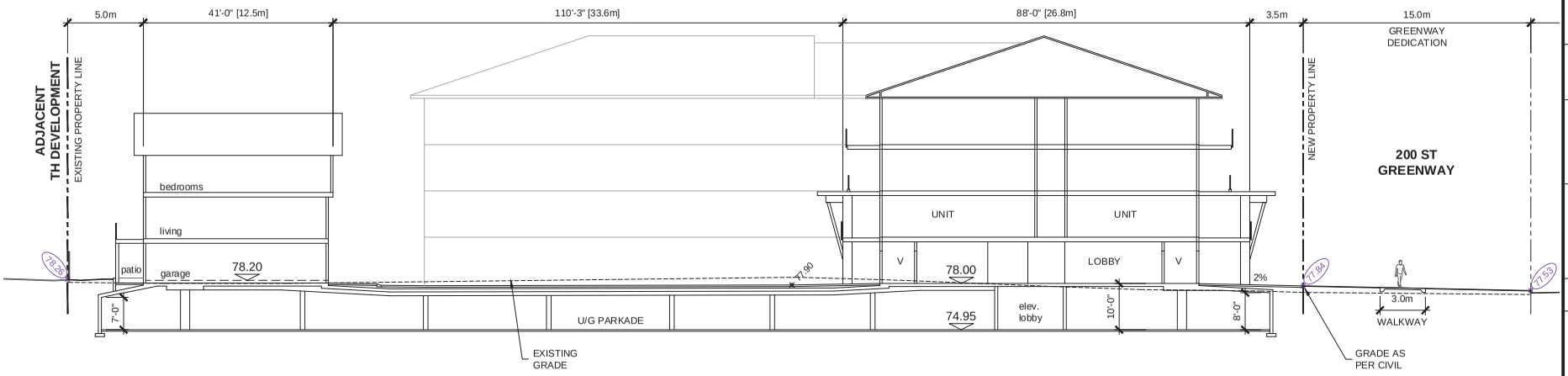
4 STOREY APARTMENT BUILDING



SECTION A
SCALE: 3/32" = 1'-0"

TH - BLDG 1
UNIT B

4 STOREY APARTMENT BUILDING



SECTION B
SCALE: 3/32" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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2020-02-10
ELEVATION REVISIONS

2019-11-20
PLANNING REVISIONS

2019-04-17
ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

10955 75A AVE & 7549 200 ST
LANGLEY, BC

DRAWING TITLE
SITE SECTIONS

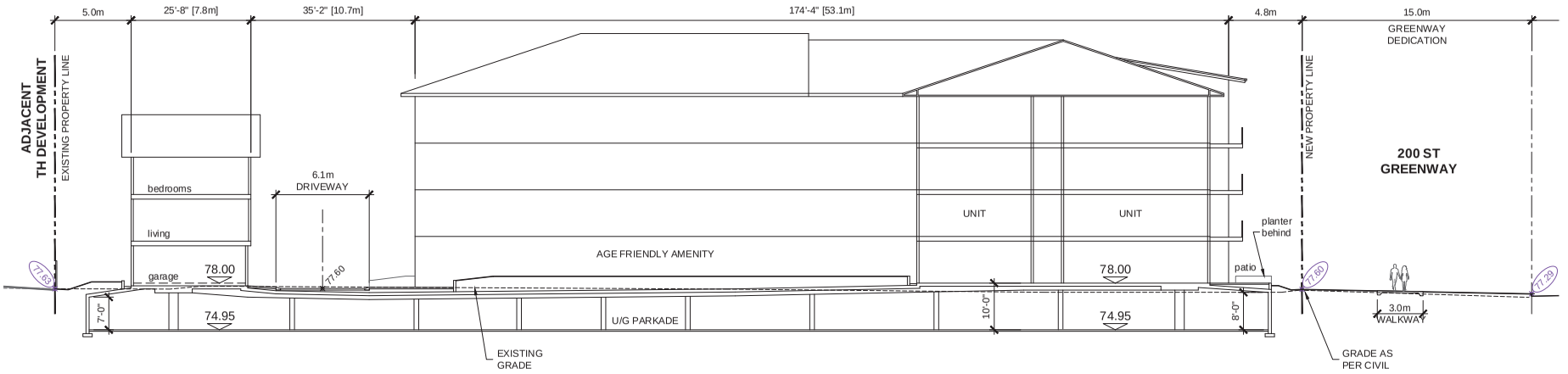
DATE 2018.10.29 FILE NO.
DWN. MS
CHK. CH 1814

SEAL

SHEET NO.
DP-0.05

TH - BLDG 2
UNIT A

4 STOREY APARTMENT BUILDING



SECTION C
SCALE: 3/32" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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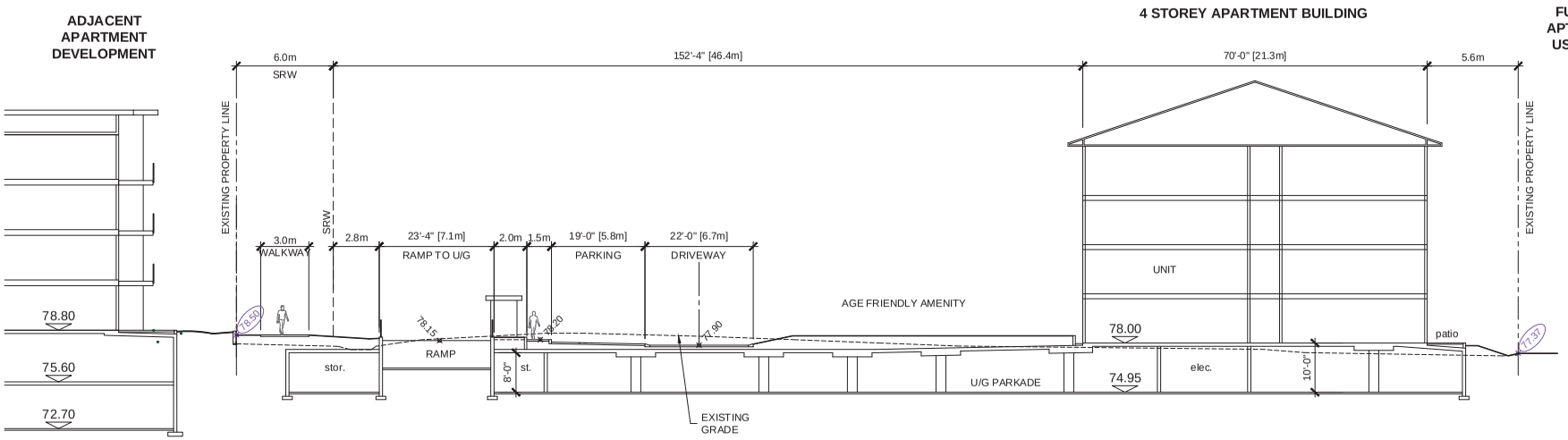
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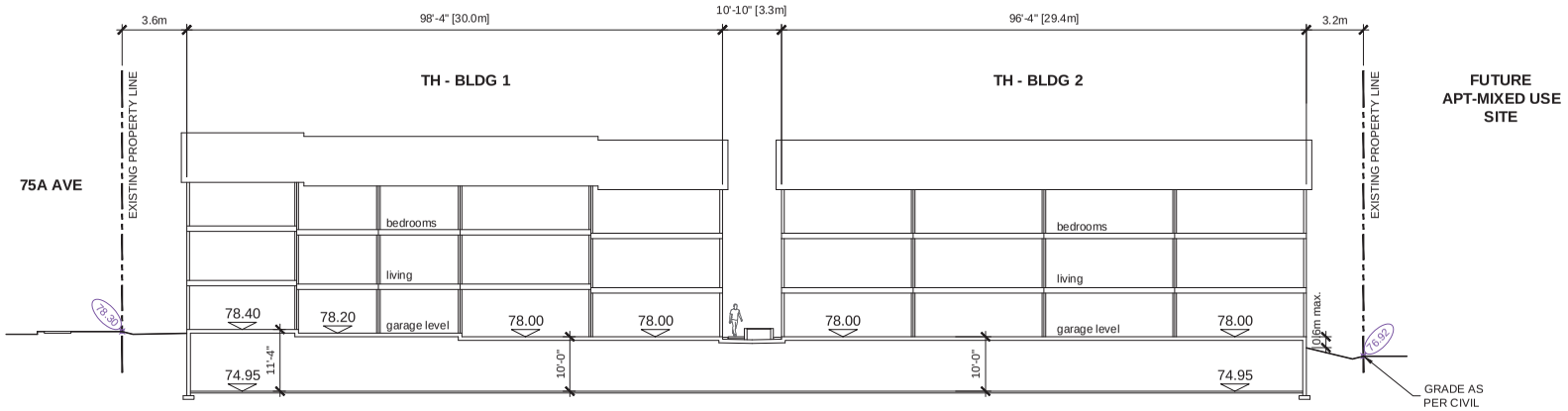
DATE 2018.10.29 FILE NO.
DWN. MS 1814
CHK. CH

SEAL

SHEET NO.
DP-0.06



SECTION D
SCALE: 3/32" = 1'-0"



SECTION E
SCALE: 3/32" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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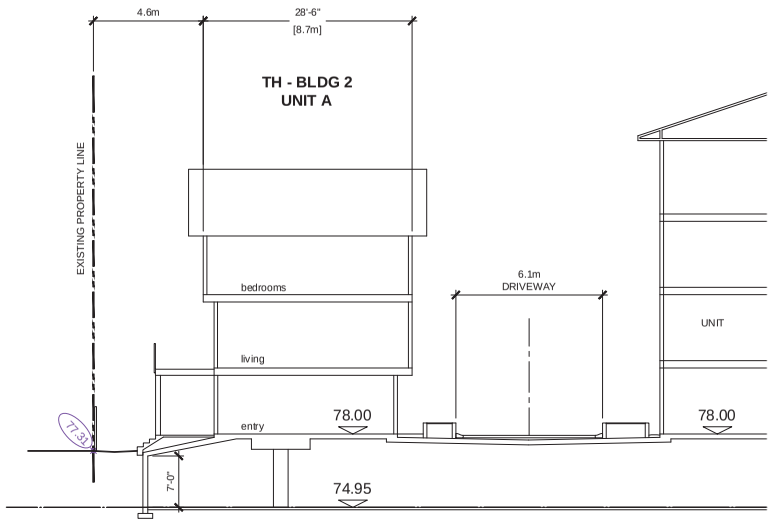
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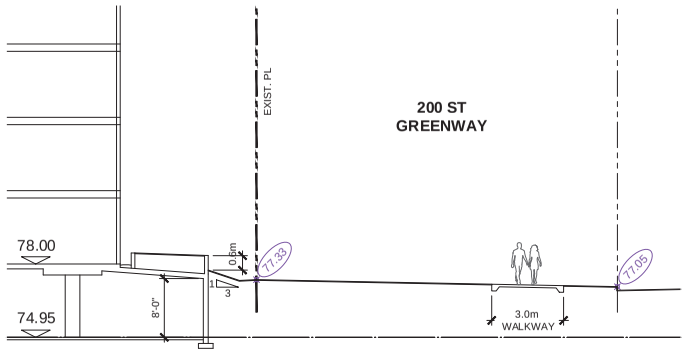
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DWN. MS
CHK. CH
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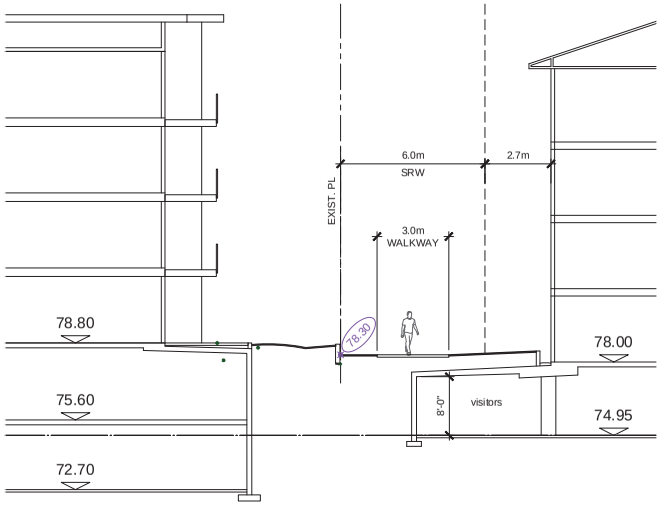
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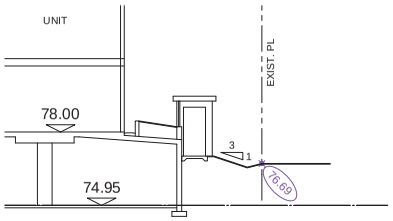
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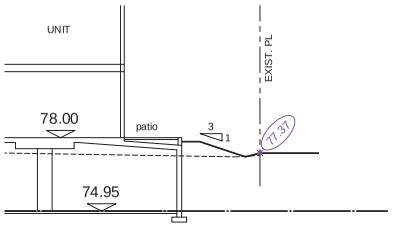
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SCALE: 1/8" = 1'-0"



PARTIAL SECTION 5
SCALE: 1/8" = 1'-0"



PARTIAL SECTION 2
SCALE: 1/8" = 1'-0"



PARTIAL SECTION 3
SCALE: 1/8" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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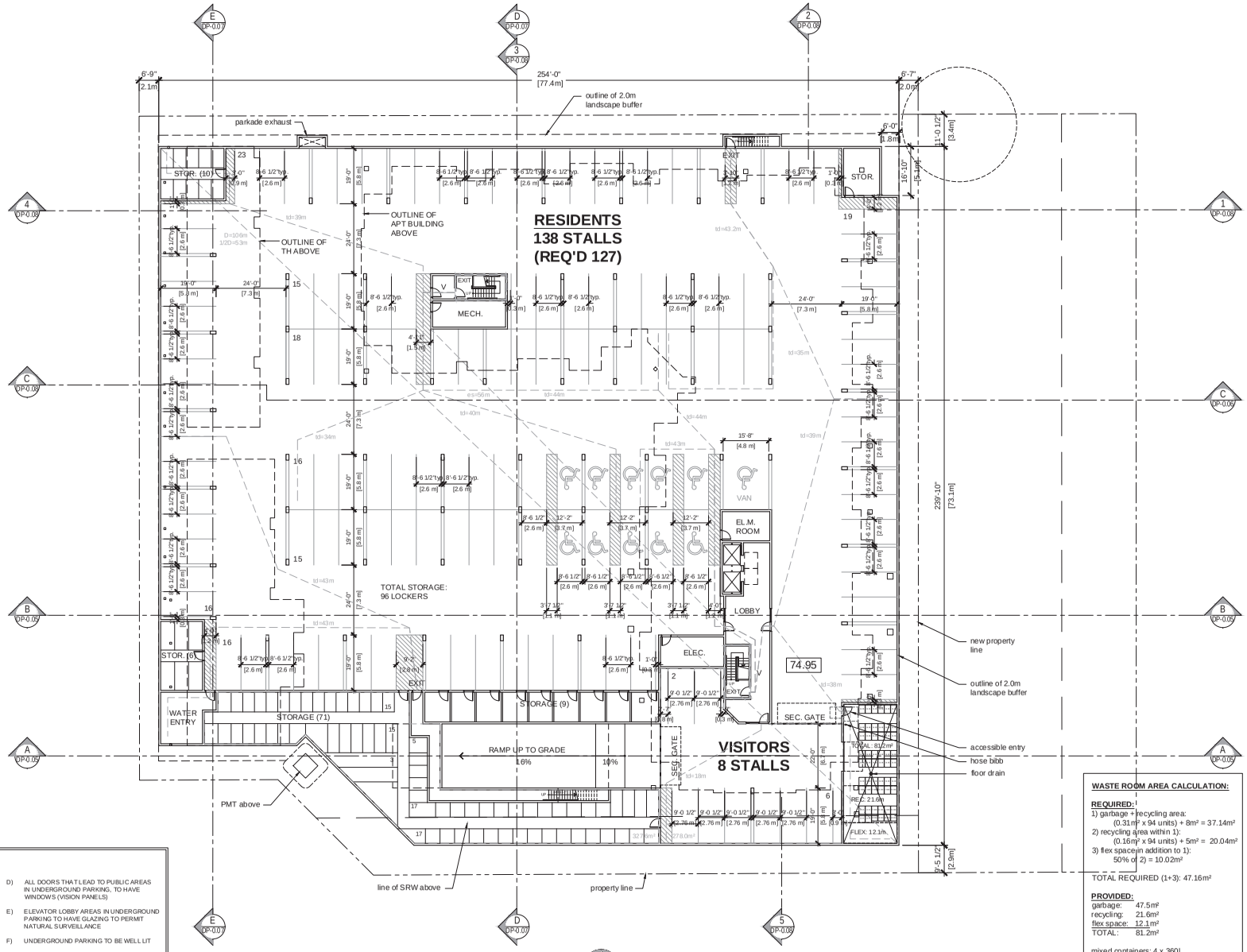
19955 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE
SITE SECTIONS

DATE 2018.10.29 FILE NO.
DWN. MS 1814
CHK. CH

SEAL

SHEET NO.
F.1
DP-0.08



NOTE: CPTED REQUIREMENTS FOR UNDERGROUND PARKING

A) ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE

B) HARDWIRE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING. INCLUDE WIRING FOR ONE EYE-LEVEL CAMERA AT EACH ENTRANCE TO PARKADE

C) CONVEX MIRRORS TO BE INSTALLED IN UNDERGROUND PARKING & STAIR AREAS (TO BE DETERMINED) TO AVOID HIDDEN CORNERS

D) ALL DOORS THAT LEAD TO PUBLIC AREAS IN UNDERGROUND PARKING, TO HAVE WINDOWS (VISION PANELS)

E) ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL SURVEILLANCE

F) UNDERGROUND PARKING TO BE WELL LIT

G) ROUGH SURFACE TO BE PROVIDED ON UNDERGROUND PARKING RAMPS, TO DETER SKATEBOARDERS

WASTE ROOM AREA CALCULATION:

REQUIRED:
1) garbage + recycling area:
(0.31m² x 94 units) + 8m² = 37.14m²
2) recycling area within 1):
(0.16m² x 94 units) + 5m² = 20.04m²
3) flex space in addition to 1):
50% of 2) = 10.02m²

TOTAL REQUIRED (1+3): 47.16m²

PROVIDED:

garbage:	47.5m²
recycling:	21.6m²
flex space:	12.1m²
TOTAL:	81.2m²

mixed containers: 4 x 360l
newspaper + cardboard: 10 x 360l
glass: 1 x 240l
organics: 4 x 240l
garbage: 36 x 360l (17yd³)

UG PARKADE (58,483sf / 5,432sm)
SCALE: 1/16" = 1'-0"

NORTH

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UG PARKADE

DATE 2018.10.29 FILE NO.
DWN. MS
CHK. CH
1814

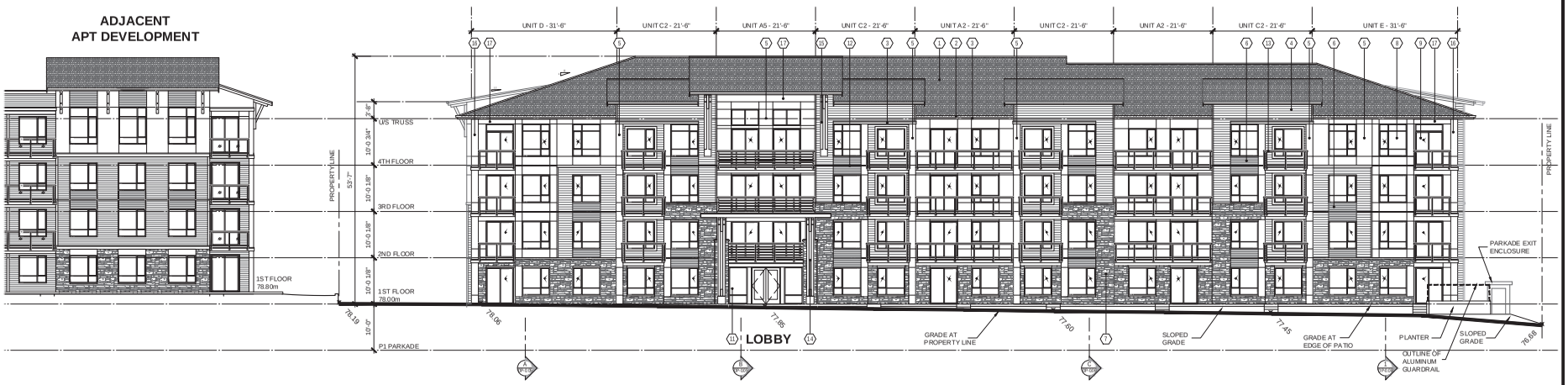
SEAL

SHEET NO.
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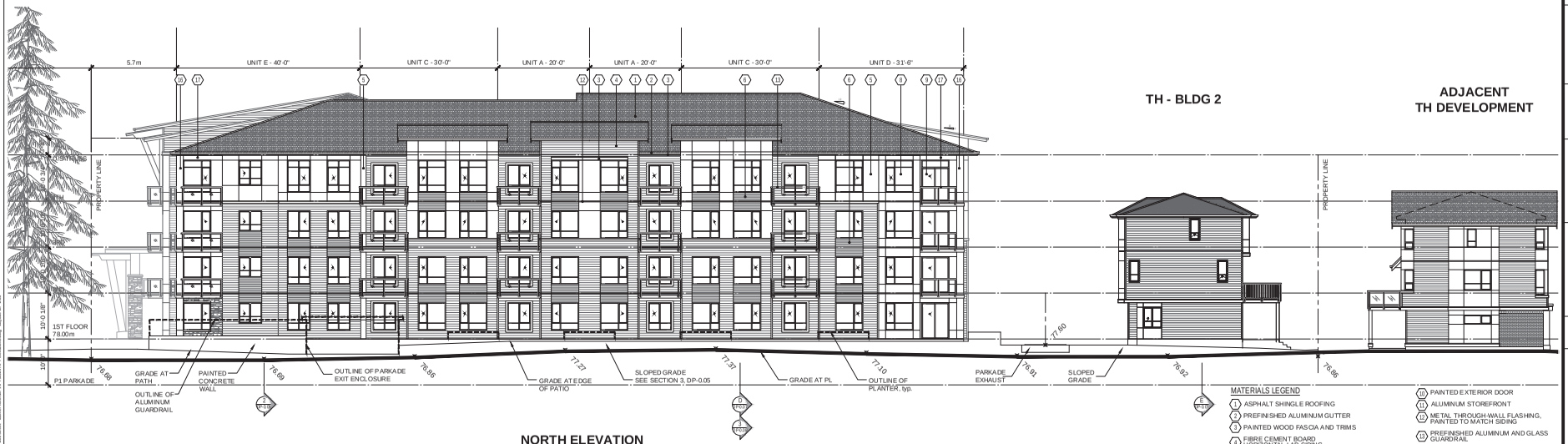
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08-22-0095



EAST ELEVATION 200TH STREET
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL FIBRE CEMENT CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED EXTERIOR DOOR
11. ALUMINUM STOREFRONT
12. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE
15. STAINED WOOD KNEE BRACE
16. POST CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING (BUILDING CORNERS ONLY)
17. BEAM CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING

2020-02-10
ELEVATION REVISIONS

2019-11-20
PLANNING REVISIONS

2019-04-17
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PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

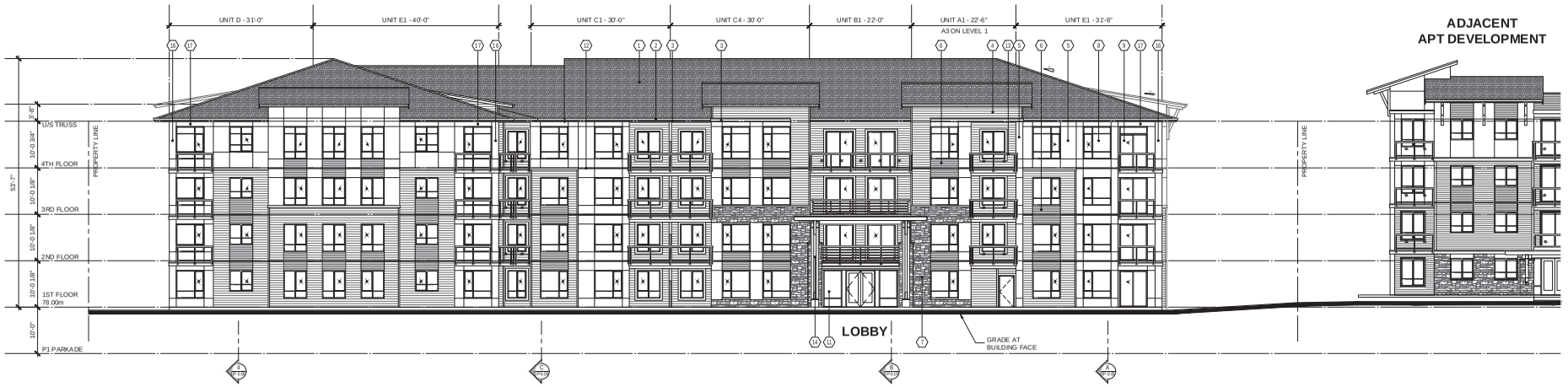
19955 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE
ELEVATIONS

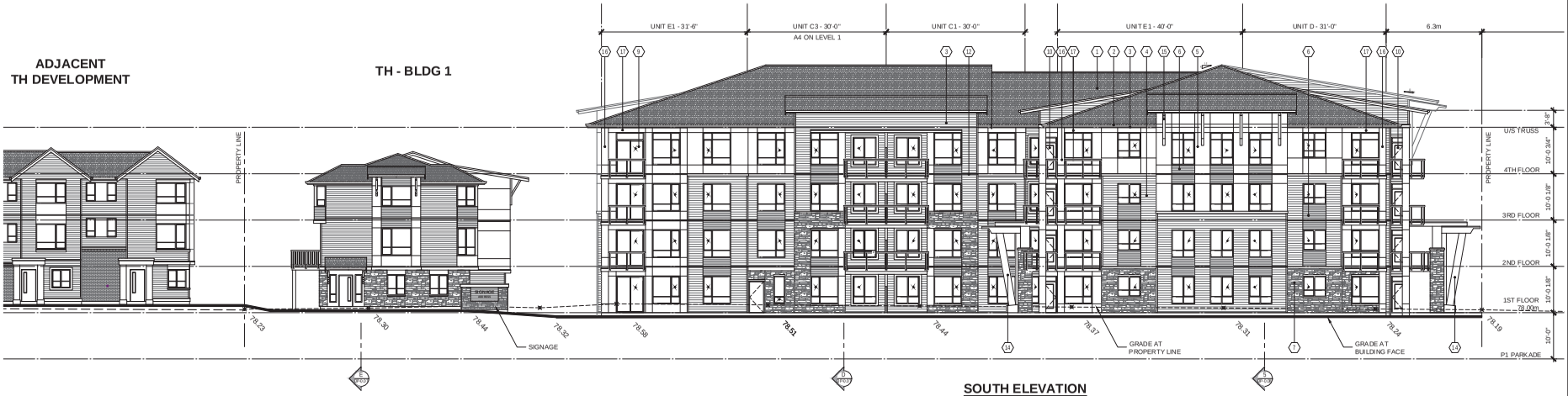
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DWN. **MS**
CHK. **CH** **1814**

SEAL

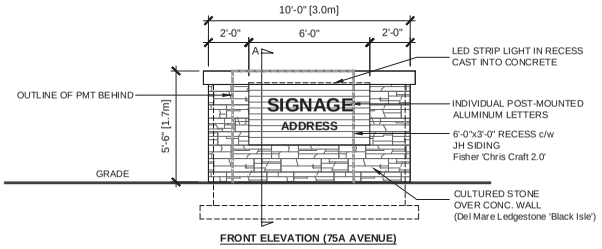
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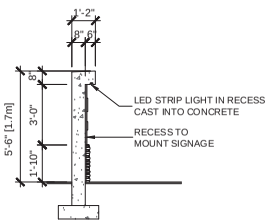
WEST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION (75A AVENUE)
CULTURED STONE VENEER
TO WRAP AROUND WALL ENDS



SECTION

DEVELOPMENT SIGNAGE
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL FIBRE CEMENT CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED EXTERIOR DOOR
11. ALUMINUM STOREFRONT
12. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE
15. STAINED WOOD KNEE BRACE
16. POST CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING (BUILDING CORNERS ONLY)
17. BEAM CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING

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10965 75A AVE & 7549 200 ST LANGLEY, BC

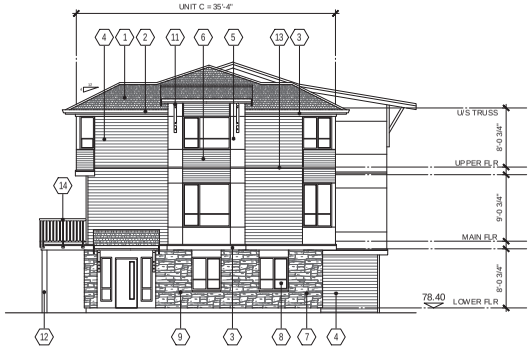
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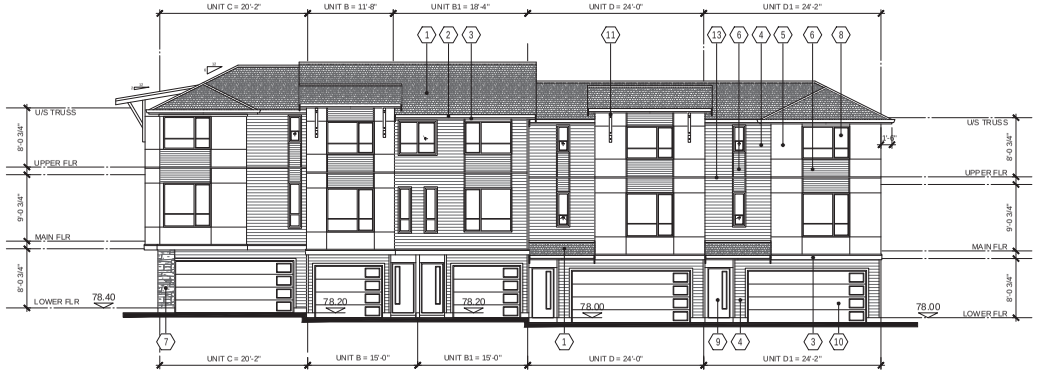
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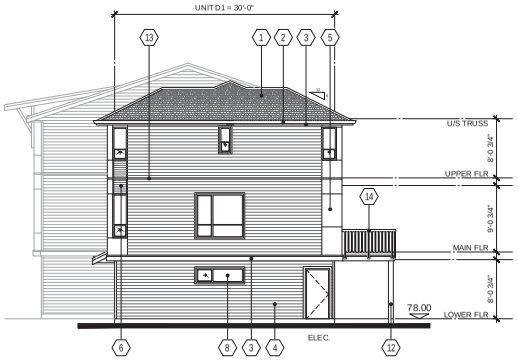
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SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



REAR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
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3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL FIBRE CEMENT CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. PAINTED EXTERIOR DOOR
10. PAINTED GARAGE DOOR
11. STAINED WOOD KNEE BRACE
12. PAINTED WOOD POST
13. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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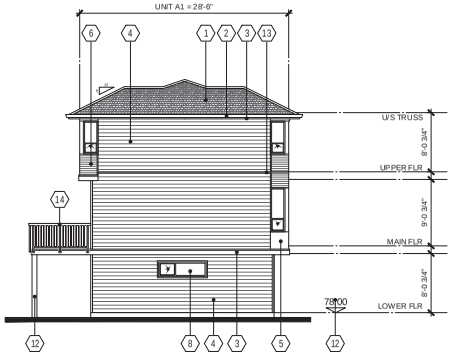
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BUILDING 1 ELEVATIONS

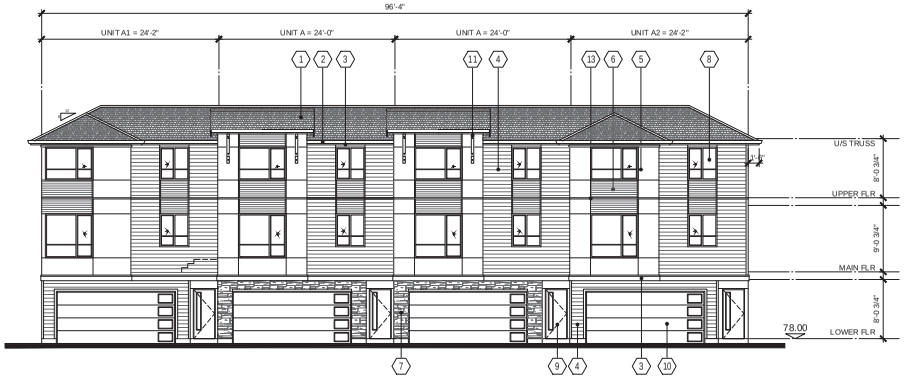
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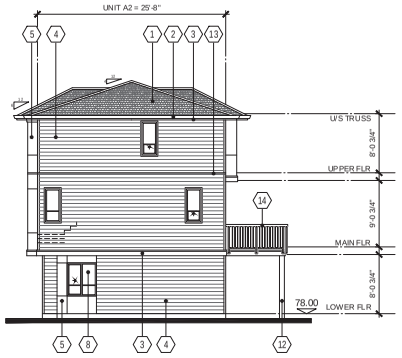
SHEET NO.
DP-2.02



SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



REAR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

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9. PAINTED EXTERIOR DOOR
10. PAINTED GARAGE DOOR
11. STAINED WOOD KNEE BRACE
12. PAINTED WOOD POST
13. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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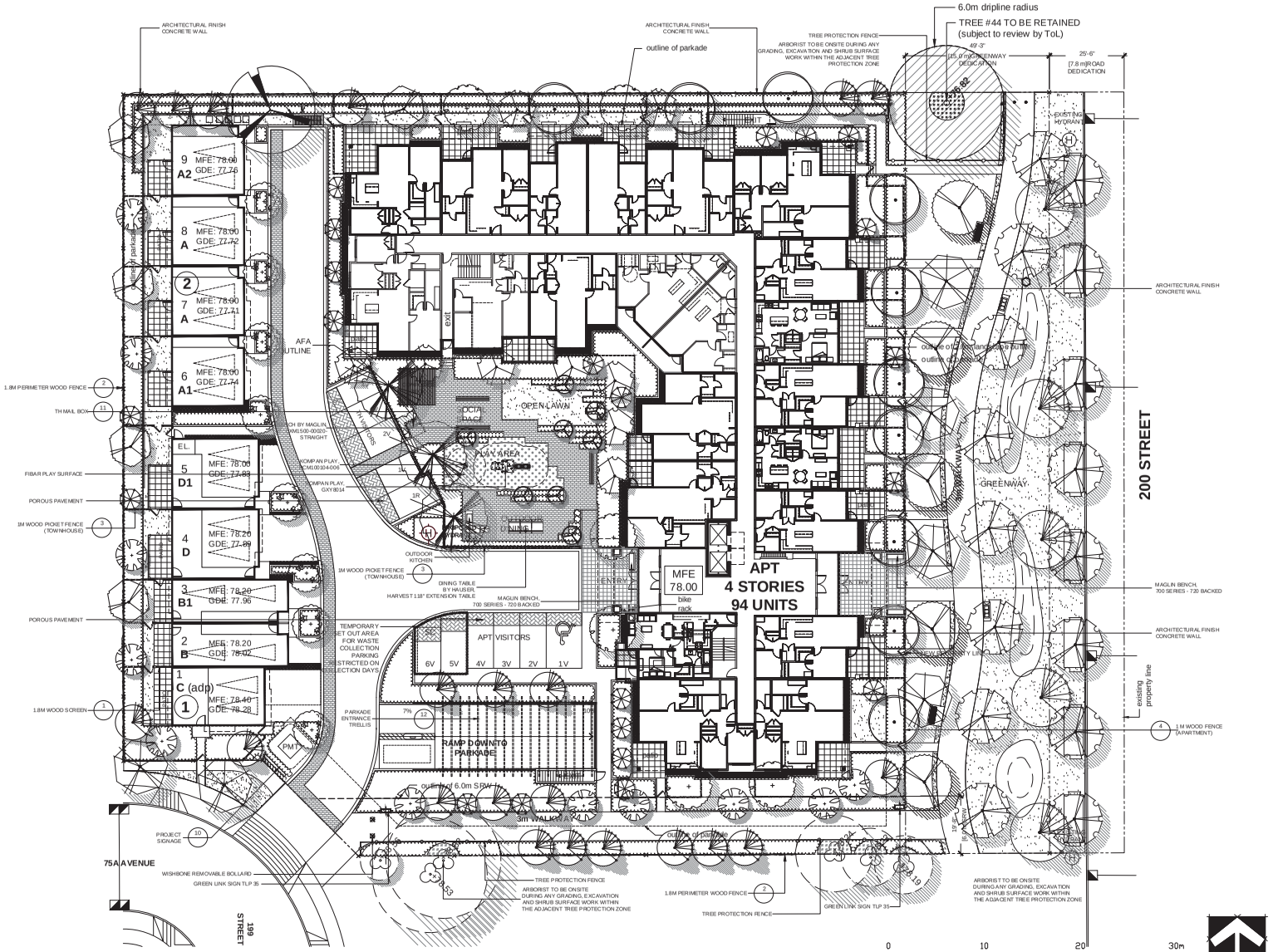
DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2018.10.29 FILE NO.
DWN. MS 1814
CHK. CH

SEAL

SHEET NO.
F.1
DP-3.02

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PLANT SCHEDULE

PMG PROJECT NUMBER: 19-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
AF	21	ABIES FRASERI	FRASER FIR	2.5M HT; B&B
AP	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.; B&B
AA	5	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL.; 1.2M STD; B&B
CJ	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	7CM CAL.; 1.8M STD; B&B
MK	11	MAGNOLIA x 'ELIZABETH'	ELIZABETH MAGNOLIA	2.0M HT
PN	21	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
PS	8	PRUNUS SUBHIRTELLA 'PENDULA PLENA ROSEA'	DOUBLE WEEPING CHERRY	6CM CAL.; 1.9M STD; B&B
PY	10	PRUNUS YEDOENSIS	YOSHINO CHERRY	6CM CAL.; 1.8M STD; B&B
PA	3	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL.; B&B
PC	9	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	5CM CAL.; 1.4M STD; B&B
SM	6	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL. 1.5M STD; 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 BCLA 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: THE TREE LIST INCLUDES REPLACEMENT TREES. SEE L2 FOR REPLACEMENT TREES

NOTE:
ALONG THE FRONT YARD AND 'PUBLIC' SIDE LOT LINE OF THE GREEN LINK, THE MAXIMUM HEIGHT OF THE WALL+FENCE IS 1.0M

ALONG THE REAR AND INTERIOR LOT LINES, THE MAXIMUM HEIGHT OF THE WALL+FENCE IS 2.0M

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	2020/JUN/09	CITY COMMENTS	YR
4	2020/MAY/05	CITY COMMENTS	YR
3	2020/APR/22	CITY COMMENTS	YR
2	2019/DEC/02	NEW SITE PLAN AND CITY COMMENTS	YR
1	2019/APR/15	ISSUED FOR DP	YR

CLIENT:

MUNICIPAL FILE NO.:
08-22-0095

PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

19965 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

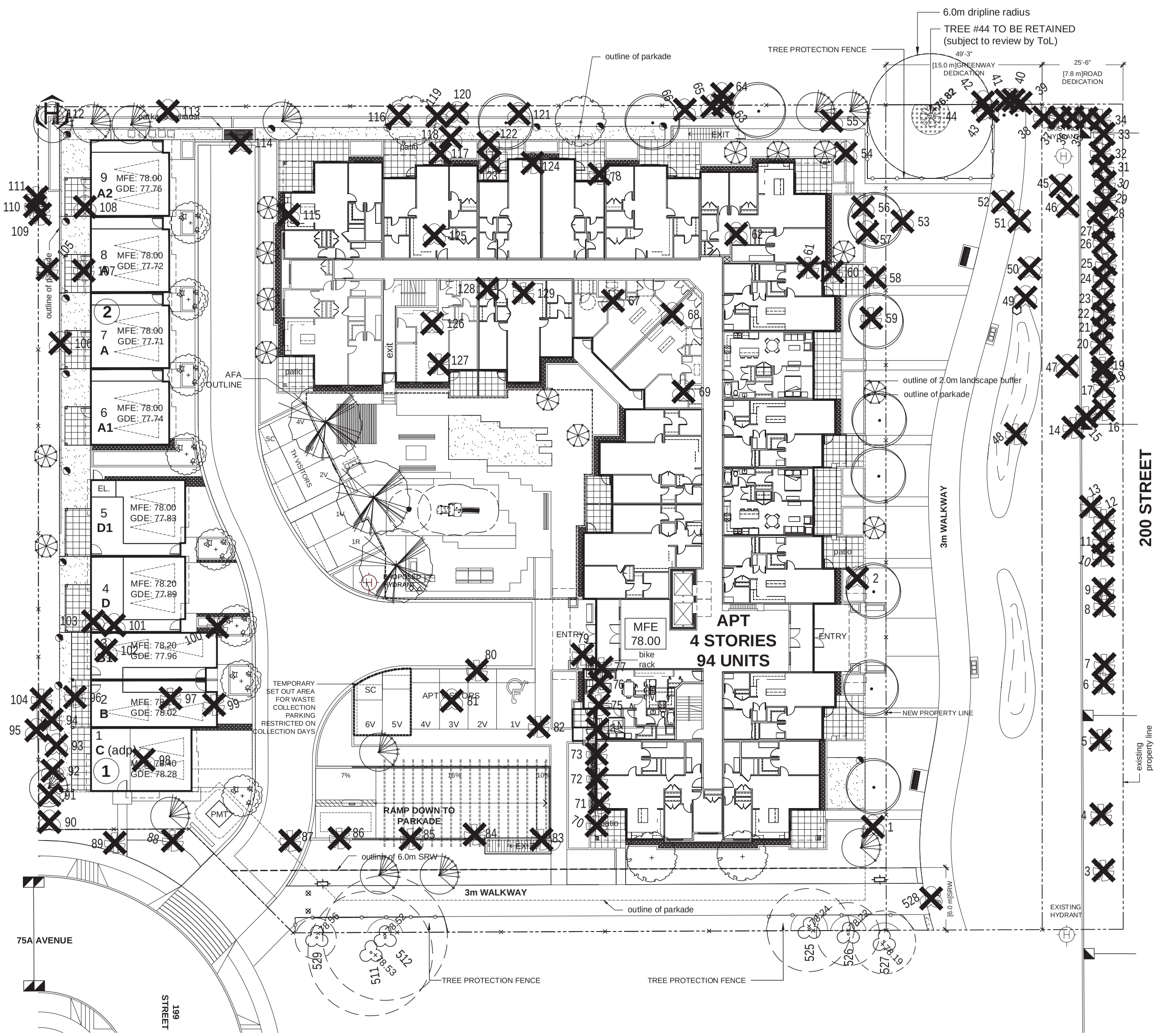
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SCALE: 1:200
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L1
OF 13

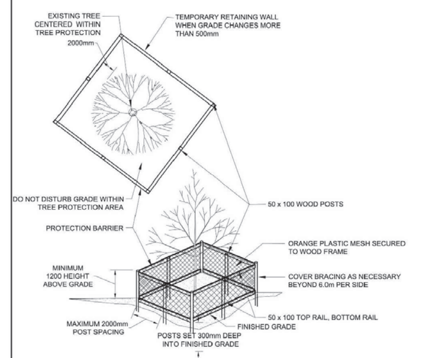
PMG PROJECT NUMBER: 19-026

Schedule B

19026-5.ZIP



TLP 29 – TREE PROTECTION DETAIL



NOTES:
1) INSTALL TREE PROTECTION BARRIER *BEFORE* SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) *MAINTAIN* TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTIONN.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST / LANDSCAPE ARCHITECT.

TITLE: TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: REV. DEC./10 | APPROVED | S.D.S.B. No. | TLP 29

Legend

- EXISTING TREE (ON-SITE) TO BE RETAINED
- EXISTING TREE (OFF-SITE) TO BE RETAINED
- TREE PROECTION FENCE
- EXISTING TREE TO BE REMOVED
- HIGH RISK TREE (OWNER TO OBTAIN PERMIT AND REMOVE TREE AS SOON AS POSSIBLE)

NOTE: WHEN PLANTING IN TREE PROTECTION AREAS, PLEASE CALL THE ARBORIST NOAH TALBOT: (604)424-4936

0 10 20 30m

REPLACEMENT TREES

PMG PROJECT NUMBER: 19-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	12	ABIES FRASERI	FRASER FIR	2.5M HT; B&B
	14	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	8	PRUNUS SUBHIRTELLA 'PENDULA PLENA ROSEA'	DOUBLE WEEPING CHERRY	6CM CAL; 1.5M STD; B&B
	10	PRUNUS YEDOENSIS	YOSHINO CHERRY	6CM CAL; 1.8M STD; B&B
	3	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B
	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B

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REQUIRED REPLACEMENT TREES: 51

REQUIRED DECIDUOUS TREES (50%): 25
REQUIRED CONIFER TREES (50%): 26

PROVIDED DECIDUOUS TREES (50%): 25
PROVIDED CONIFER TREES (50%): 26

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3	2020/APR/22	CITY COMMENTS	YR
2	2019/DEC/02	NEW SITE PLAN AND CITY COMMENTS	YR
1	2019/APR/15	ISSUED FOR DP	YR

CLIENT:

MUNICIPAL FILE NO.:
08-22-0095

PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

19965 75A AVE & 7549 200 ST LANGLEY, BC

DRAWING TITLE:

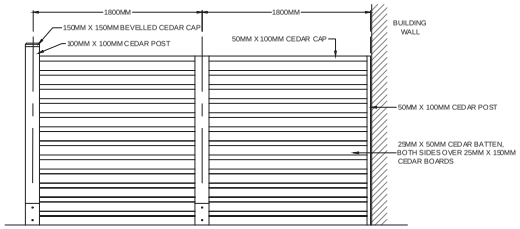
TREE REPLACEMENT & PROTECTION PLAN

DATE: 19.APR.15
SCALE: 1:200
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L2 OF 13

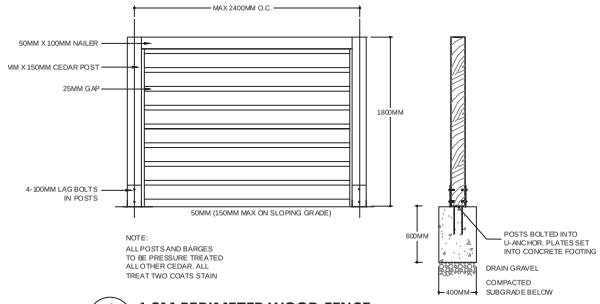
PMG PROJECT NUMBER: 19-026

19026-5.ZIP



NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR, ALL
TREAT TWO COATS STAIN

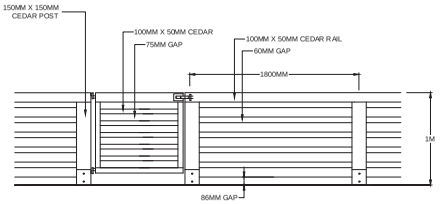
1 1.8M WOOD SCREEN
SCALE 1:25



NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR, ALL
TREAT TWO COATS STAIN

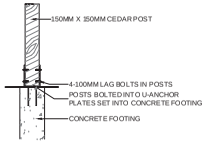
TYPICAL POST FOOTING

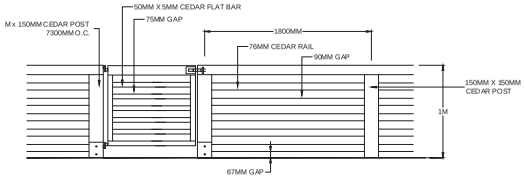
2 1.8M PERIMETER WOOD FENCE
SCALE 1:25



NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR. ALL HARDWARE GALVANIZED.
TREAT TWO COATS STAIN

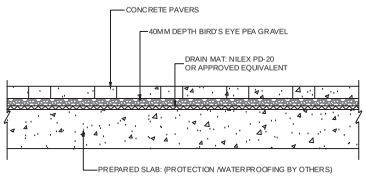
3 1 M WOOD FENCE (TOWNHOUSE)
SCALE 1:25



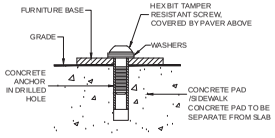


NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR, ALL
TREAT TWO COATS STAIN

4 1M WOOD FENCE (APARTMENT)
SCALE 1:25

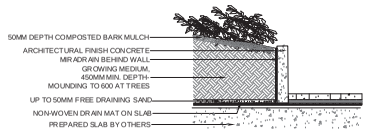


6 PAVERS ON SLAB
SCALE 1:12

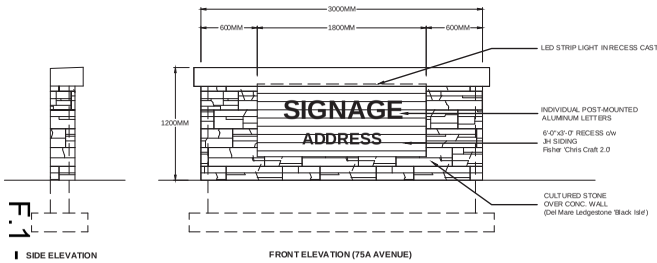


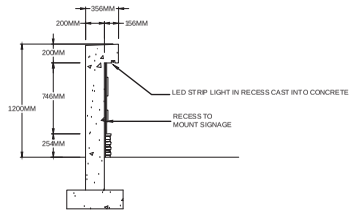
NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

7 SITE FURNITURE MOUNTING
1:2

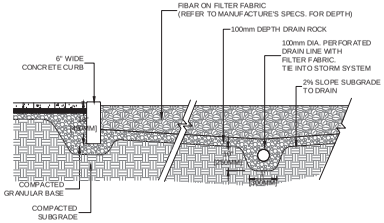


8 PLANTING ON SLAB
1:25

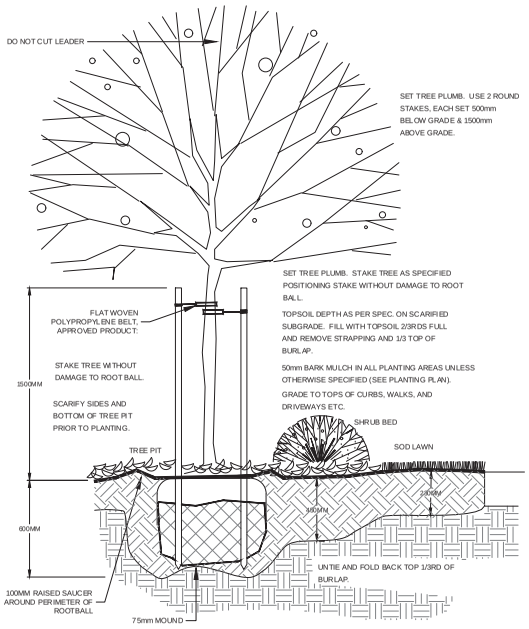




10 ENTRY SIGNAGE
SCALE 1:25



9 PLAYGROUND SAFETY SURFACE
SCALE 1:25



NOTE:
REFER TO LANDSCAPE SPECIFICATIONS.

5 PLANTING DETAILS
1:12

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SEAL:

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5	2020/JUL/03	CITY COMMENTS	YR
4	2020/MAY/05	CITY COMMENTS	YR
3	2020/APR/22	CITY COMMENTS	YR
2	2015/DEC/02	NEW SITE PLAN AND CITY COMMENTS	YR
1	2015/APR/15	ISSUED FOR DP	YR

CLIENT:

MUNICIPAL FILE NO.:
08-22-0095

PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

19965 75A AVE & 7549 200 ST
LANGLEY, BC

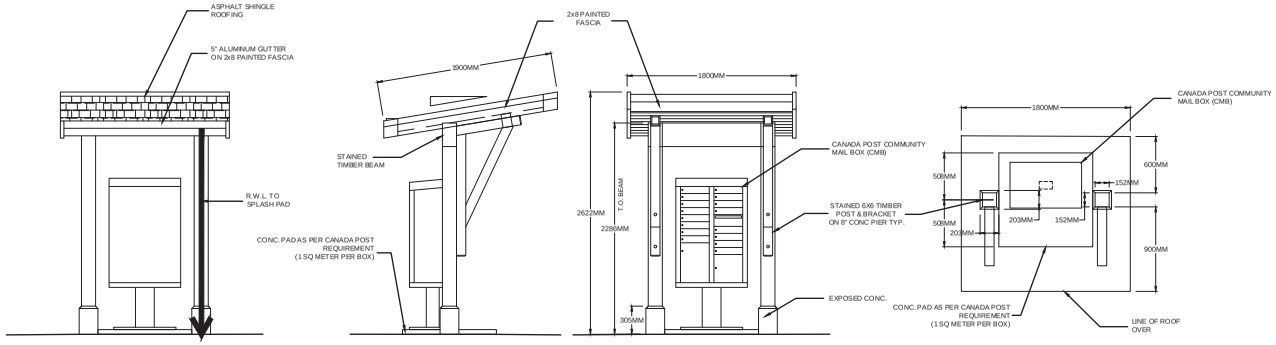
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DETAILS

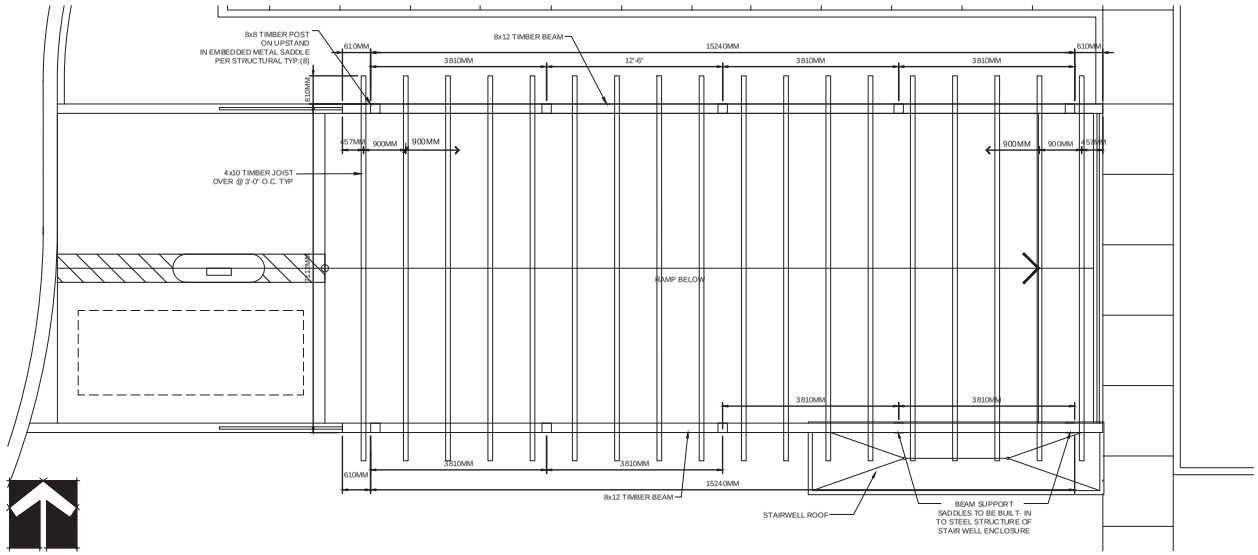
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CHK'D:	PCM	OF 13

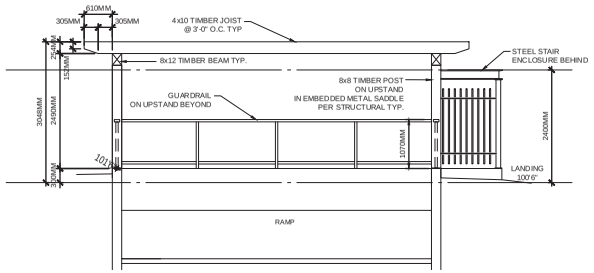
19026-5.ZIP

PMG PROJECT NUMBER: 19-026



11 **TH MAILBOX**
SCALE 1:25





12 **PARKADE ENTRANCE TRELLIS**
1:50

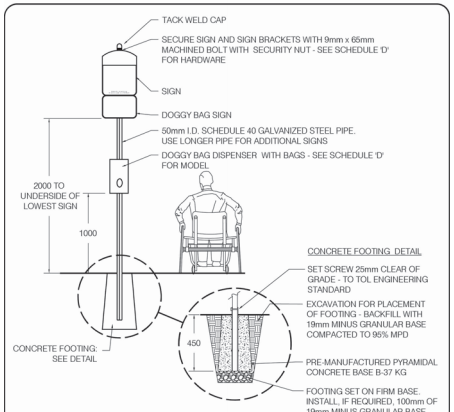
TLP 32 – WOOD NOTES

NOTES:

1. PROVIDE A FORTY-FIVE (45) DAY MINIMUM WEATHERING PERIOD FOR ALL PRESSURE TREATED WOOD MATERIALS. ALL WOOD SHALL BE SEASONED AND PRESSURE TREATED (A REQUIREMENT OF MINISTRY OF ENVIRONMENT).
2. ALL ITEMS SHALL BE TREATED WITH WOOD PRESERVATIVE. ALL ITEMS WITH DIRECT PEDESTRIAN CONTACT SHALL BE TREATED WITH ACQ (ALKALINE COPPER QUATERNARY).
3. ALL SURFACES EXPOSED AS A RESULT OF CUTTING, BORING OR RELIEVING SHALL BE TREATED WITH A BRUSH ON WOOD PRESERVATIVE, AS NOTED ABOVE, TO MAINTAIN THE INTEGRITY OF THE FACTORY APPLIED PRESERVATIVE TREATMENT. TWO (2) MANUAL APPLICATIONS SHALL BE APPLIED TO THESE EXPOSED SURFACES.
4. WHEN WORKING NEAR OR OVER CREEKS:
   - ALL WORK TO BE UNDERTAKSN IN SUCH A MANNER AS TO PREVENT RELEASE OF SILT, SEDIMENT, OR SEDIMENT-LADEN WATER, RAW CONCRETE, OR CONCRETE LEACHATE, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY DITCH, WATERCOURSE, RAVINE, OR STORM SEWER SYSTEM. STANDARDS FOR SEDIMENT AND EROSION CONTROL AS PER THE LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT (M.O.E. AND D.F.O.) MUST BE ADHERED TO.
   - TAKE MEASURES AS NECESSARY TO PREVENT RELEASE OF SILTS, SEDIMENTS, AND CHEMICALS INTO THE WATERCOURSE
   - CONSTRUCTION AND EXCAVATION WASTES, OVERBURDEN, SOIL, OR OTHER SUBSTANCES DELETERIOUS TO AQUATIC LIFE MUST BE DISPOSED OF IN SUCH A MANNER AND LOCATION AS TO PREVENT THEIR ENTRY INTO ANY WATERCOURSE, DITCH, RAVINE, OR STORM SEWER SYSTEM.
   - ALL PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY WOOD PRESERVATIVES FROM SPILLING ONTO THE GROUND OR ENTERING THE WATERCOURSE. ANY APPLICATION OF WOOD PRESERVATIVES ON SITE MUST BE UNDERTAKEN UPLAND, WELL AWAY FROM ANY WATERCOURSE. THERE MUST BE NO APPLICATION OF PRESERVATIVES ON INSTALLED MATERIALS, ON OR OVER WATER UNDER ANY CIRCUMSTANCES.
5. ALL NAIL AND SCREW FASTENERS SHALL BE COUNTERSUNK. ALL COUNTERSUNK EDGES SHALL BE RELIEVED SO AS TO PROVIDE A SPLINTER FREE EDGE.
6. ALL DESIGN INFORMATION SHOWN OR IMPLIED SHALL BE VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES BETWEEN WHAT IS INDICATED ON DRAWINGS AND WHAT IS EVIDENT IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNATED INSPECTING AUTHORITY PRIOR TO ANY FIELD WORK OR OFF-SITE PRE-FABRICATION TAKING PLACE.
7. COUNTER SINKING ON CAPS AND TOP RAIL ARE FILLED WITH WOOD PLUGS IN WATERPROOF EPOXY ADHESIVE FLUSH AND SMOOTH WITH WOOD SURFACE.
8. BUTT SPLICES SHALL BE LOCATED AT CENTRES OF POSTS AND/OR BEAMS
9. ALL EXPOSED EDGES ON ANGLED CAP RAIL AND OTHER RAILS SHALL BE RELIEVED TO PROVIDE A SMOOTH 6.0mm RADIUS EDGE. EXPOSED BUTT ENDS OF ALL HANDRAILS SHALL BE SMOOTH FINISHED WITH 6.0mm RADIUS RELIEVED EDGES.
10. ALL FASTENERS AND HARDWARE ITEMS SHALL BE HOT-DIP GALVANIZED STEEL WHERE ANY CUTS OR ABRASIONS TO THE FACTORY APPLIED GALVANIZED COATING OCCURS, THE CONTRACTOR SHALL MANUALLY APPLY TWO (2) COATS OF AN APPROVED ZINC RICH PRIMER SUCH AS GALVICON OR APPROVED EQUIVALENT.
11. TOLERANCES AND CONDITIONS FOR ACCEPTANCE OF WORK SHALL BE AS FOLLOWS:
    - SPACING OF POSTS SHALL BE WITHIN +/- 25.0mm;
    - DECK BOARDS SHALL BE FLUSH WITHIN +- 2.0mm OF ADJACENT BOARDS;
    - HANDRAILS SHALL BE STRAIGHT AND TRUE TO LINE;
    - WOOD TIMBER SECTIONS SHALL BE FULL, STRAIGHT, AND TRUE TO LINE;
    - ALL WOOD SHALL BE STRAIGHT GRAINED, FREE OF KNOTS, CHECKS, TWIN, SPLITS, OR UNSIGHTLY BLEMISHES.
    - ALL WOOD SHALL BE APPROVED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO USE;
    - ALL FOOTING HOLES SHALL BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE;
    - CONSTRUCTION FENCING SHALL BE PLACED AROUND CONSTRUCTION ZONE AND ALL EXCAVATIONS MADE SAFE WHEN CONTRACTOR OR CONTRACTOR'S PERSONNEL ARE NOT ON SITE;
    - CONSTRUCTION SITE AND OFFLOADING AREAS SHALL BE KEPT CLEAN, ORGANIZED, AND SAFE ON A DAILY BASIS;
    - SITE SHALL BE KEPT FREE OF DEBRIS AND CONTAMINANTS;
    - ALL WASTES SHALL BE REMOVED OFF-SITE ON A REGULAR BASIS DURING CONSTRUCTION.
12. CONTRACTOR SHALL SEEK APPROVAL OF OWNER AND CONTRACT ADMINISTRATOR PRIOR TO ANY PROPOSED CHANGES HE/SHE MAY PUT FORWARD FOR FASTENERS SCHEDULE. APPROVAL SHALL BE SOUGHT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANTICIPATED NEED.
13. STRUCTURAL DESIGN TO CONSULTING STRUCTURAL ENGINEERS' SPECIFICATIONS.

TITLE: WOOD NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
DATE: REV. DEC/10 | APPROVED: | S.D.D.R. No.
Township of Langley
TLP 32

TLP 35 – SIGN POST INSTALLATION



NOTES:
1) FOR DOUBLE-SIDED SIGNS USE ADDITIONAL BOLTS ON SIGN HANGER BRACKETS

TITLE: SIGN POST INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
DATE: REV. FEB./11 | APPROVED: | S.D.D.R. No.
Township of Langley
TLP35

19026-5.ZIP

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3	2020/APR/22	CITY COMMENTS	YR
2	2015/DEC/02	NEW SITE PLAN AND CITY COMMENTS	YR
1	2015/APR/15	ISSUED FOR DP	YR

CLIENT:

MUNICIPAL FILE NO.:
08-22-0095

PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

19965 75A AVE & 7549 200 ST
LANGLEY, BC

DRAWING TITLE:

DETAILS

DATE: 19.APR.15
SCALE:
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L12
OF 13

PMG PROJECT NUMBER: 19-026

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.

- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 5101 28/09/15 Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- 5101 28/09/15 Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.

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

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122

cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.

- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

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

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.

- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

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

Landscaping

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

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

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
4475 Permit Areas are hereby designated as development permit areas under Section 919.1(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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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.

15 November 2019

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

Re: Development Application Project 08-22-0095 / SHERWOOD/WANG

CIVIC: 7549 - 200 Street and 19965 - 75A Avenue

LEGAL: Lot 26 Except: Part on Statutory Right of Way Plan NWP87887 and Lot 25; both of Section 22 Township 8 NWD Plan 47161

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**9**	**3**	**1**	**2**
Condos	**94**	**1**	**1**	**2**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

December 11, 2019

FOCUS
ARCHITECTURE
INCORPORATED

Colin A. Hogan
Architect AIBC

Jarmie J. Kauppila
Architect AIBC, MRAIC

Dave Boswell
AScT

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Zorica Andjelic and Colin Moore

Re: ToL's application number 08-22-0095
19965 75A and 7549 – 200th Street

Hi Zorica and Colin,

The Public Information Meeting for the Zenterra West End 2.0 Developments project was held at the Sandman Signature Hotel on Tuesday, the 10th of December 2019 from 5pm to 7pm. 45 neighbours were notified by mail, 2 advertisements were made in the Langley Times on November 29 & December 4, 2019. The invitation is enclosed. Only one person attended and signed in, the sign-in sheet is included for your records. There were no comments given.

Colin A. Hogan, Architect, AIBC
Focus Architecture Incorporated

PIM – 19965 75A Ave, 7549 200 St.

SIGN IN SHEET

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.)

BYLAW 2020 NO. 5583

EXPLANATORY NOTE

Bylaw 2020 No. 5583 rezones 0.8 ha (1.99 ac) of land located at 7549 – 200 Street and 19965 – 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-143 to accommodate nine (9) townhouse units and 94 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.)

BYLAW 2020 NO. 5583

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 (Zenterra West End 2.0 Developments Ltd.) Bylaw 2020 No. 5583".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-143" after the words "Comprehensive Development Zone CD-142"
   b. Adding to Section 110.1 after the words "CD-142" the words "CD-143 – 0.6 ha"
   c. Adding after Section 1042 "Comprehensive Development Zone CD-142" the following as Section 1043 "Comprehensive Development Zone CD-143"

1043 **COMPREHENSIVE DEVELOPMENT ZONE CD-143**

Uses Permitted

1043.1 In the CD-143 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* subject to Section 1043.2

Residential Uses

1043.2 *Residential uses* shall consist of 9 *townhouse* units and 94 *apartment* units on lands rezoned by Bylaw No. 5583. Overall density shall be in accordance with the provisions of the Latimer Neighborhood Plan.

Lot Coverage

1043.3 *Buildings* and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

1043.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1043.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 4 *storeys* for an *apartment* building and a maximum of 3 *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1043.6 Parking and loading shall be provided in accordance with Section 107 and in accordance with the provisions of a Development Permit.

Subdivision Requirements

1043.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382.

Landscaping, Screening and Fencing

1043.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1043.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with a Development Permit.

Development Permit Requirements

1043.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

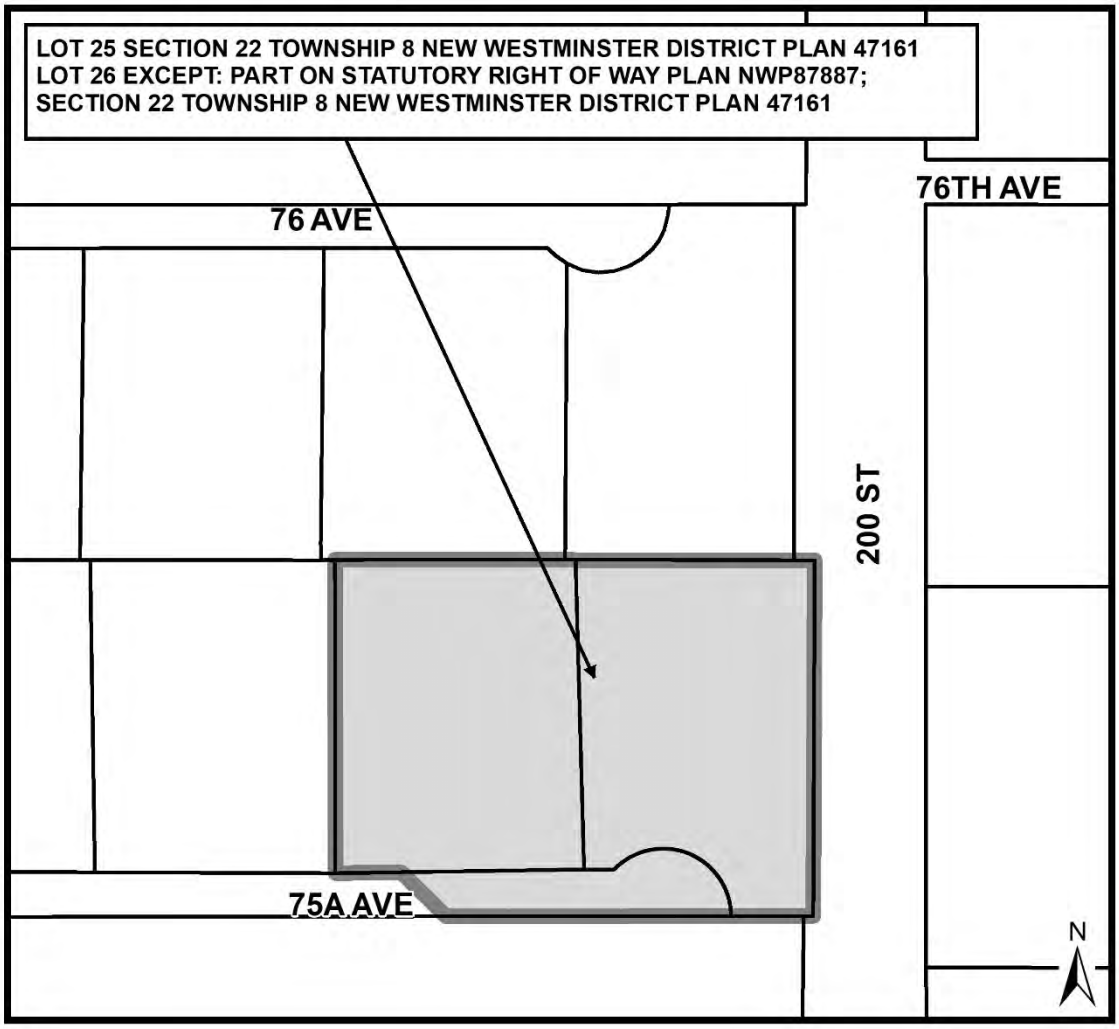
Lot 25 Section 22 Township 8 New Westminster District Plan 47161
Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-143.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
NOTICE WAS ADVERSTISED 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. 5583



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(SANDHILL HOMES LTD.) BYLAW 2020 NO. 5621

EXPLANATORY NOTE

Bylaw 2020 No. 5621 authorizes the closure and highway dedication removal from a portion of 44 Avenue between 221A Street and 222 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(SANDHILL HOMES LTD.) BYLAW 2020 NO. 5621

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 “Highway Closing and Dedication Removal (Sandhill Homes Ltd.) Bylaw 2020 No. 5621”.

2. Those portions of road lying in Section 31 Township 10 NWD shown outlined in heavy black line on the reference plan attached hereto as Schedule “A”, prepared by Adam Fulkerson, BCLS, completed on the 21st day of May, 2020, and more particularly described as:

   all that portion of Parcel A containing 0.142 hectares and dedicated on Plan 1699

   shall be closed to traffic (referred to as “44 Avenue”).

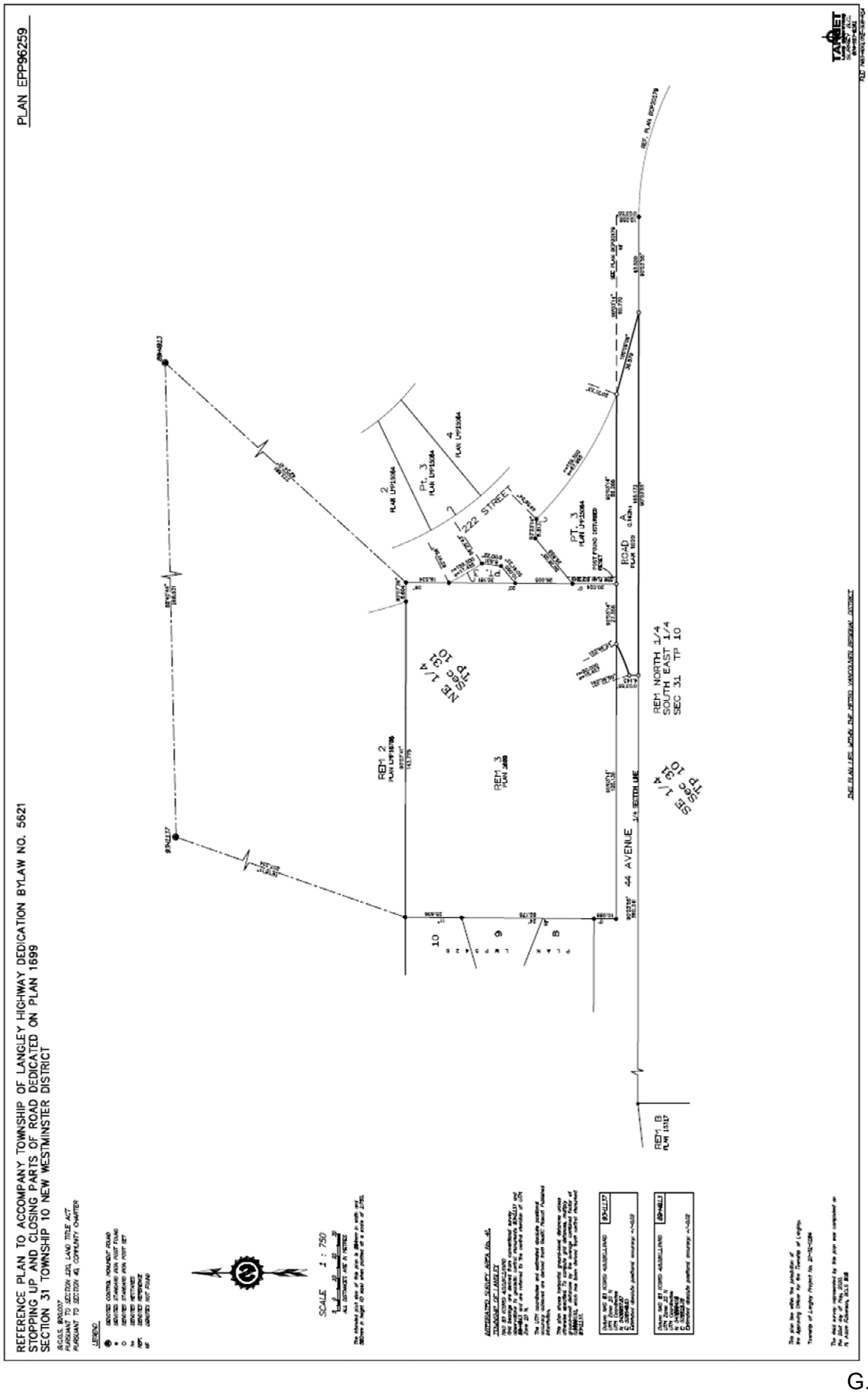
3. The dedication as highway shall be removed from 44 Avenue.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this bylaw.

READ A FIRST TIME the	day of	, 2020
READ A SECOND TIME the	day of	, 2020
READ A THIRD TIME the	day of	, 2020
ADOPTED the	day of	, 2020

_____ Mayor _____ Township Clerk

SCHEDULE "A"


PLAN EPP96259
REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY HIGHWAY DEDICATION BYLAW NO. 5621
STOPPING UP AND CLOSING PARTS OF ROAD DEDICATED ON PLAN 1699
SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT
BASIS OF BEARINGS
PURSUANT TO SECTION 120, LAND TITLE ACT
PURSUANT TO SECTION 43, COMMUNITY CHARTER
LEGEND
SCALE 1 : 750
222 STREET
44 AVENUE
REM 2
PLAN LMP16196
REM 3
PLAN 2689
REM 1
PLAN 1937
PT. 3
PLAN LMP15084
2
PLAN LMP15084
4
PLAN LMP15084
ROAD
PLAN 1699
REM NORTH 1/4
SOUTH EAST 1/4
SEC 31 TP 10
NE 1/4 Sec 31 TP 10
SE 1/4 Sec 31 TP 10
1/4 SECTION LINE
TANGENT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BHULLAR) BYLAW 2020 NO. 5598

EXPLANATORY NOTE

Bylaw 2020 No. 5598 rezones 1.01 ha (2.5 ac) of land at 20545 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to accommodate ten (10) single family lots, seven (7) rowhouses, and six (6) semi-detached units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BHULLAR) BYLAW 2020 NO. 5598

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 (Bhullar) Bylaw 2020 No. 5598”.

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

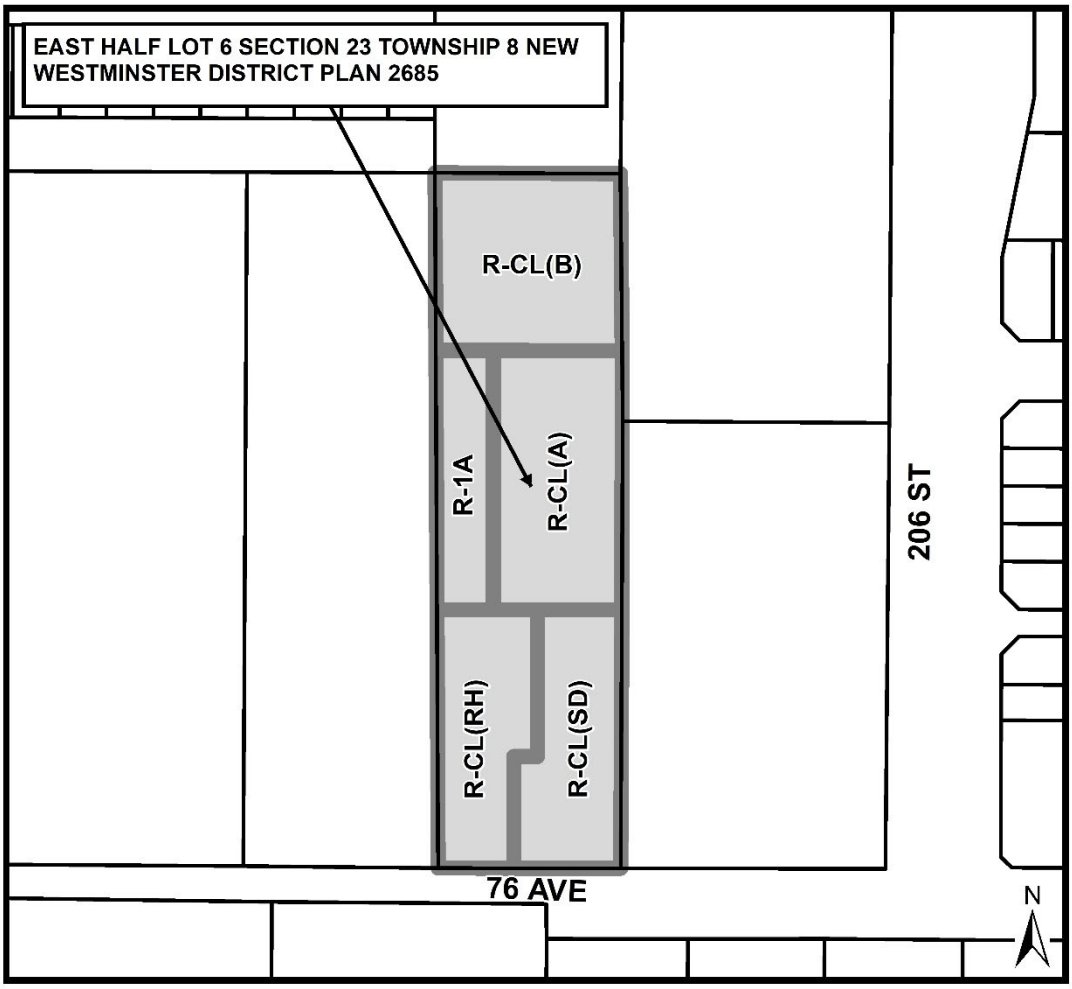
   East Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) as shown on Schedule “A”.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5598



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2020 - REGULAR MEETING	**REPORT:**	20-81
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0180
SUBJECT:	REZONING APPLICATION NO. 100569 DEVELOPMENT PERMIT APPLICATION NO. 101081 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100123 (BHULLAR / 20545 – 76 AVENUE)		

PROPOSAL:

Application to rezone approximately 1.01 ha (2.5 ac) of land located in the Southwest Phase of the Yorkson Neighbourhood Plan to facilitate a proposed mixed residential development consisting of 23 units (ten (10) single family lots, seven (7) rowhouses, and six (6) semi-detached units).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5598 subject to completion of nine (9) development prerequisites; authorize issuance (at the time of final reading of Rezoning Bylaw No. 5598) of Development Permit No.101081 (form and character), and Development Variance Permit No. 100123 and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

Staff are supportive of the development proposal as it complies with the overall objectives of the Willoughby Community Plan and the intent of the "Mixed Residential" designation of the Yorkson Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhullar) Bylaw 2020 No. 5598, to rezone approximately 1.01 hectares (2.5 acres) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) for the purpose of accommodating a mixed residential development consisting of 23 units (ten (10) single family lots, seven (7) rowhouses and six (6) semi-detached units), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's 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 and Yorkson Engineering Services Plan;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 76 Avenue, 76A Avenue, 76B Avenue, 205B Street and the lane in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 15 metre wide ecological greenway along the northern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards;, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants:
    a. Identifying the lots (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
    b. Restricting development of the semi-detached and rowhouse units until a Development Permit is issued for the site;
    c. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    d. Prohibiting driveway access to 76 Avenue.
7. Compliance with the Community Amenity Contributions Policy, the Yorkson Greenway Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Program Policy (if applicable);
8. Securing of a pocket park in accordance with the Yorkson Neighbourhood Plan; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council at time of final reading of Rezoning Bylaw No. 5598 authorize issuance of Development Permit No. 101081 for the proposed single family portions of the development subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighborhood Plan; and
b. Written confirmation from the owner or landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Rezoning Bylaw No. 5598 authorize issuance of Development Variance Permit No. 100123, as follows:

a) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front yard setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 5 and 10; 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 5598 in conjunction with Development Permit No. 101081 and Development Variance Permit No. 100123.

EXECUTIVE SUMMARY:

McElhanney Consulting Services Ltd., on behalf of Devender and Rajvinder Bhullar, have applied to rezone 1.01 ha (2.5 ac) of land in the Yorkson NP Southwest Phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD). The proposed rezoning will allow a mixed residential development consisting of 23 units (ten (10) single family lots, seven (7) rowhouses and six (6) semi-detached units).

Development Permit No. 101081 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the R-1A, R-CL(A) and R-CL(B) zoned lots at the time of subdivision. Future Development Permits, yet to be applied for will provide Council with the opportunity to review the form, character and siting of the rowhouses and semi-detached lots.

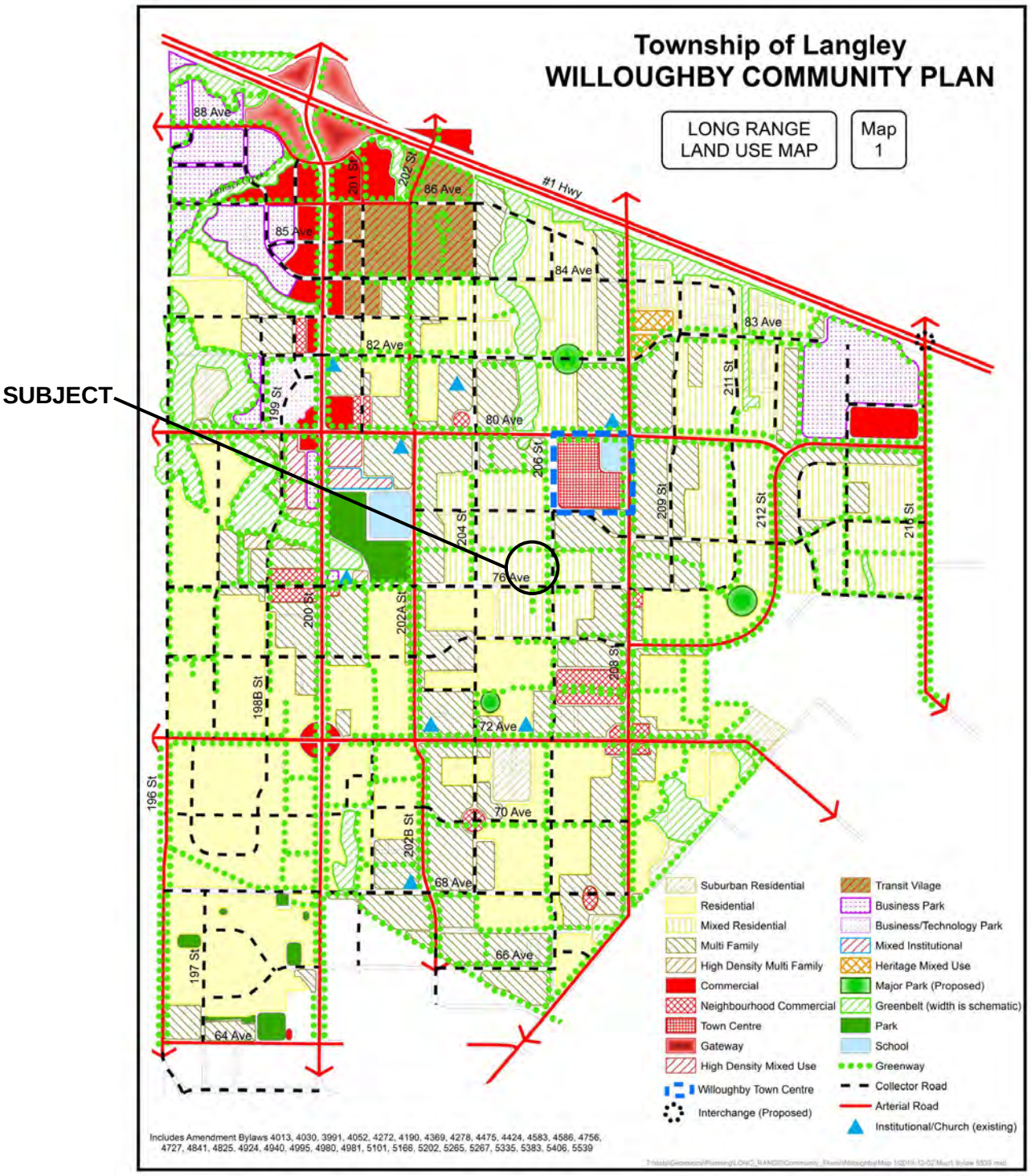
The development application complies with the overall objectives of the Willoughby Community Plan and the Yorkson NP.

To facilitate consistency of setbacks for the proposed Residential Zone R-1A lots with the Residential Compact Lot Zones R-CL(A) and R-CL(B) lots and adjacent lots to the west under development application 08-23-0162, the applicant is proposing building setback variances. Included in this development proposal is Development Variance Permit No. 100123 to reduce the front yard setback from 6.0 metre to 2.5 metre on Residential Zone R-1A lots (lots 5 and 10).

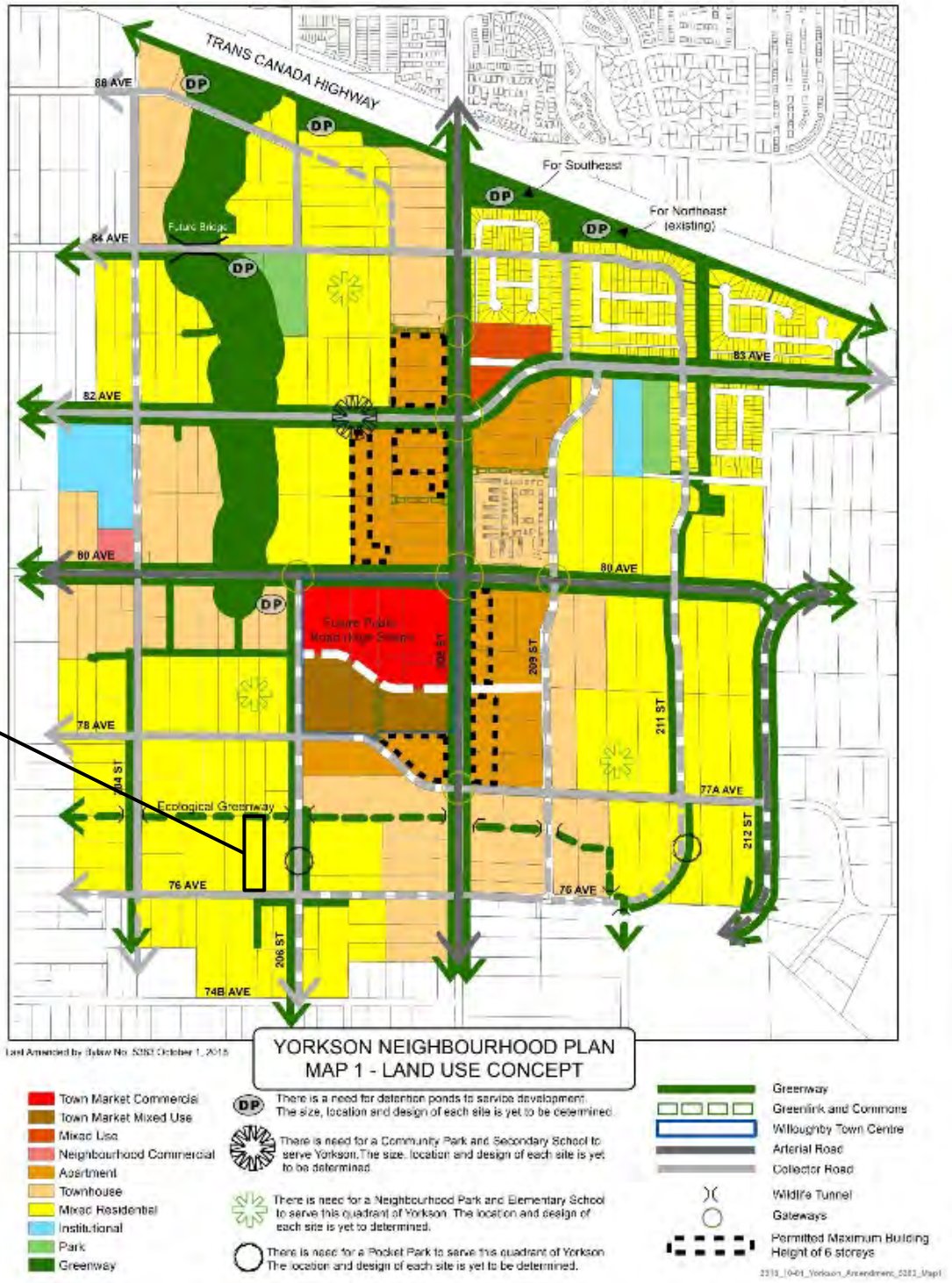
Final reading of the rezoning bylaw is contingent upon completion of the nine (9) development prerequisites outlined in this report.

PURPOSE:

This report is to advise and make recommendations with respect to Rezoning Bylaw No. 5598, Development Permit No. 101081 and Development Variance Permit No. 100123 in the Yorkson Neighbourhood of Willoughby.

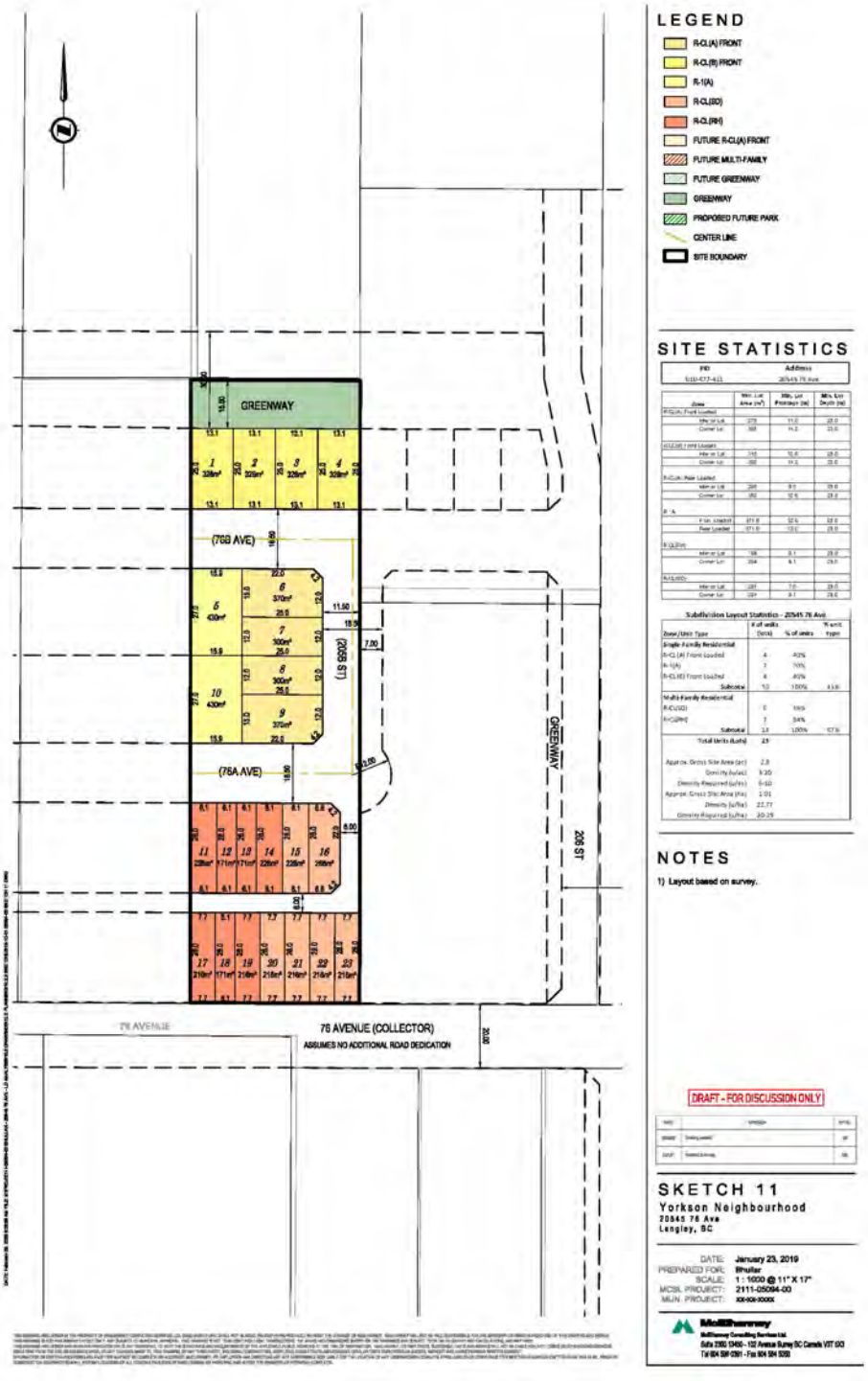

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539

SUBJECT


TRANS CANADA HIGHWAY
88 AVE
84 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
DP
For Southeast
For Northeast (existing)
Future Bridge
Future Public Road (High Street)
Ecological Greenway
204 ST
206 ST
208 ST
209 ST
211 ST
212 ST
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Last Amended by Bylaw No. 5283 October 1, 2015
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



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Devender and Rajvinder Bhullar 20545 – 76 Avenue Langley, BC V2Y 1W3
Applicant:	McElhanney Consulting Services Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey, BC V3T 5X3
Location:	20545 – 76 Avenue
Legal Description:	East Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685
Area:	1.01 ha (2.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH)
Willoughby Community Plan:	Mixed Residential and Greenway
Yorkson Neighbourhood Plan:	Mixed Residential and Ecological Greenway

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and designated "Mixed Residential" (20 – 25 units per hectare / 8 – 10 units per acre) in the Yorkson NP. The Yorkson NP identifies a 30 metre wide ecological greenway on the north edge of the site (connecting 204 Street with 206 Street), of which fifteen (15) metres is located on the subject lands.

Staff note that the first development application to proceed in the Southwest Phase of the Yorkson Neighbourhood (Project No. 08-23-0134) provided the community stormwater detention pond, elementary school and neighbourhood park site for the subject area. Other recent development applications in the vicinity (ToL Project Nos. 08-23-0155, 08-23-162, 08-23-0176 and 08-23-0181) have included requiring a pocket park be secured as a prerequisite of development, consistent with the Yorkson NP prior to final reading. As this item has not yet been secured, it has also been included as a prerequisite requirement of the subject application.

DISCUSSION/ANALYSIS:

McElhanney Consulting Services Ltd. has applied to rezone 1.01 ha (2.5 ac) of land in the Yorkson NP Southwest Phase from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The

proposed rezoning will facilitate a mixed residential development consisting of 23 units (ten (10) single family lots, seven (7) rowhouses, and six (6) semi-detached units).

Adjacent Uses:

North: Ecological Greenway beyond which are lands zoned Suburban Residential Zone SR-2, designated "Mixed Residential" (8 -10 UPA) in the Yorkson NP, currently under application to facilitate development of 39 lots (22 single family lots, 11 rowhouses, and six (6) semi-detached lots (ToL Project No. 08-23-0155)).

South: 76 Avenue, beyond which are lots zoned Suburban Residential Zone SR-2, designated "Mixed Residential" (8 -10 UPA) in the Yorkson NP, some of which are currently under application to facilitate development of 89 units (49 single family lots, 22 rowhouses, 14 semi-detached lots and one (1) manor home (ToL Project No. 08-23-0181)).

East: Land zoned Suburban Residential Zone SR-2, designated "Mixed Residential" (8 -10 UPA) in the Yorkson NP;

West: Land zoned Suburban Residential Zone SR-2, designated "Mixed Residential" (8 -10 UPA) in the Yorkson NP, currently under application to facilitate development of 25 lots (12 single lots, seven (7) rowhouses, and six (6) semi-detached lots (Tol Project No. 08-23-0162)).

Yorkson Neighborhood Plan

The Yorkson Neighborhood Plan designates the site "Mixed Residential". The "Mixed Residential" land use designation allows development at a density of 20-25 units per hectare (8-10 units per acre). The proposal satisfies the requirements of the Yorkson Neighborhood Plan and results in 23 units with an overall density of 22.7 units per hectare (9.2 units per acre).

Zoning Bylaw:

Rezoning Bylaw No. 5598 proposes to rezone the subject lands from Suburban Residential SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD). The rezoning will facilitate development of 23 units (ten (10) single family lots, seven (7) rowhouses and six (6) semi-detached units).

Development Variance Permit No. 100123 (Siting Variances):

As required by the Yorkson NP, the proposal includes three (3) single family residential types consisting of Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B).

The setbacks of Residential Zone R-1A lots, Lots 5 and 10 on the preliminary subdivision plan included in this report, differ from the setbacks of the proposed residential compact zone lots. In order to facilitate consistency in the setbacks of the proposed Residential Zone R-1A lots with the proposed Residential Compact Lot Zones R-CL(A) and R-CL(B), and adjacent lots to the west under development application 08-23-0162, the applicant is proposing the following building setback variances:

- Proposed lots 5 and 10: reduce front lot line setback for principal building (house) from 6.0 m to 2.5 m.

The proposed variance is supported by staff as it will result in consistent front yard building setbacks and streetscape throughout the subdivision and with the adjacent, proposed single family residential lots to the west.

Development Permit No. 101081 (Form and Character):

The Yorkson NP area is designated as a mandatory Development Permit area in the Willoughby Community Plan. The subject site is located in "Development Permit Area 'B – Residential" which establishes objectives and guidelines for the form, character and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Yorkson Neighborhood Plan related to single family residential development are attached to this report (Attachment C). For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development.

Future Development Permit applications will be required for the attached residential component of the development (rowhouses and semi-detached units) at which time Council will have an opportunity to review form, character and siting matters prior to building permits being issued. The Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations and other site development items. As a condition of final reading, the proponent must register a restrictive covenant prohibiting development of the attached residential portion of the development until such time as a Development Permit has been issued.

Subdivision:

Preliminary subdivision plans have been submitted in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighborhood Plan a minimum of 5% of the single family and attached residential lots in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development which are $5,957 per single family lot and $5,055 per semi-detached or rowhouse unit for a total of $125,285.00.

School Sites:

School District 35 has provided comments (Attachment D) and anticipates that the proposed development will generate approximately eight (8) new students for Willoughby Elementary (located approximately 900 metres northeast of the site), three (3) new students for Peter Ewart Middle School (located approximately 800 metres northwest of the site) and five (5) students for RE Mountain Secondary School (located approximately 700 metres west of the site).

Parks:

The closest existing park is Willoughby Community Park located approximately 600 metres to the west of the site. A future neighbourhood park / elementary school site has been secured on 78 Avenue to the north of the proposed development. The Yorkson Neighborhood Plan also identifies a need for a pocket park to serve this quadrant of Yorkson. The exact location of the park is to be determined. A requirement to secure the subject pocket park has been included in the list of development prerequisites to be completed prior to final reading.

Greenways:

The applicant is required to dedicate and construct a 15 m wide portion (30 metres total width) ecological greenway along the northern portion of the site (to eventually connect 204 Street and 206 Street). Details of the open space improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading the proponent will be required to transfer the greenway/walkway lots to the Township, and secure construction of the greenway/walkway as part of a Servicing Agreement.

The Yorkson Neighborhood Plan implements an amenity charge collected on all developments within Yorkson. Prior to final reading, details with respect to payment and/or compensation must be finalized.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP (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.

Tree Protection / Replacement:

The Tree Management Plan submitted by the applicant indicate that 16 significant trees exist on the subject site and within the required road dedications, with none identified for retention on the single family detached R-CL(A), R-CL(B) and R-1A portions of the site.

Staff note that an additional 12 trees located within the required ecological greenway are proposed to be retained, subject to detailed design

A condition of rezoning is the registration of a restrictive covenant prohibiting clearing (with the exception of servicing access) until such a time as a development permit is issued on the rowhouse (R-CL(RH) and semi detached (R-CL(SD)) portion of the site. This approach allows for tree replacement plans for the attached residential portion of the site to be reviewed in conjunction with the future development permit application on these lands.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 69 replacement trees are required. A total of 20 replacement trees are proposed to be planted on site and another 49 will be secured and planted elsewhere. In addition, approximately 24 street trees are required along the road frontages (in compliance with

the Township's Street Tree and Boulevard Plantings Policy). Post development approximately 93 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.

Transit:

Transit service is currently provided via the 501 bus on 200 Street (approximately 850 metres from the subject site), and by the 595 bus on 208 Street (approximately 500 metres from the subject site).

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Engineering Servicing Plan to the acceptance of the Township. 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.

Road dedications, widenings, and necessary traffic improvements for 76 Avenue, 76A Avenue, 76B Avenue, 205B Street and the lane will be required 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.

Developer Held Public Information Meeting:

The applicant held a Public Information Meeting (PIM) in accordance with Developer Held Public Information Meeting Policy 07-164 on March 18, 2020 at the Mountainview Alliance Church. A summary of the meeting compiled by the applicant is provided in Attachment E.

POLICY CONSIDERATIONS:

Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5598 (subject to completion of nine (9) development prerequisites), and authorize issuance of accompanying Development Permit No. 101081 (for single family lots) and Development Variance Permit No. 100123 at the time of final reading of Rezoning Bylaw No. 5598 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101081
ATTACHMENT B	Development Variance Permit No. 100123
ATTACHMENT C	Willoughby Community Plan Development Permit Guidelines
ATTACHMENT D	School District Comments
ATTACHMENT E	Public Information Meeting Summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101081

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

1. Name: Devender and Rajvinder Bhullar

   Address: 20545 – 76 Avenue
   Langley, BC V2Y 1W3

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: East Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685

   CIVIC ADDRESS: 20545 – 76 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. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
   b. Written confirmation from the owner or landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100123

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

1. Name: Davender and Rajvinder Bhullar

   Address: 20545 – 76 Avenue
   Langley, BC V2Y 1W3

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: East Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685

   CIVIC ADDRESS: 20545 - 76 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. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front yard setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 5 and 10, as identified in Schedule A.

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

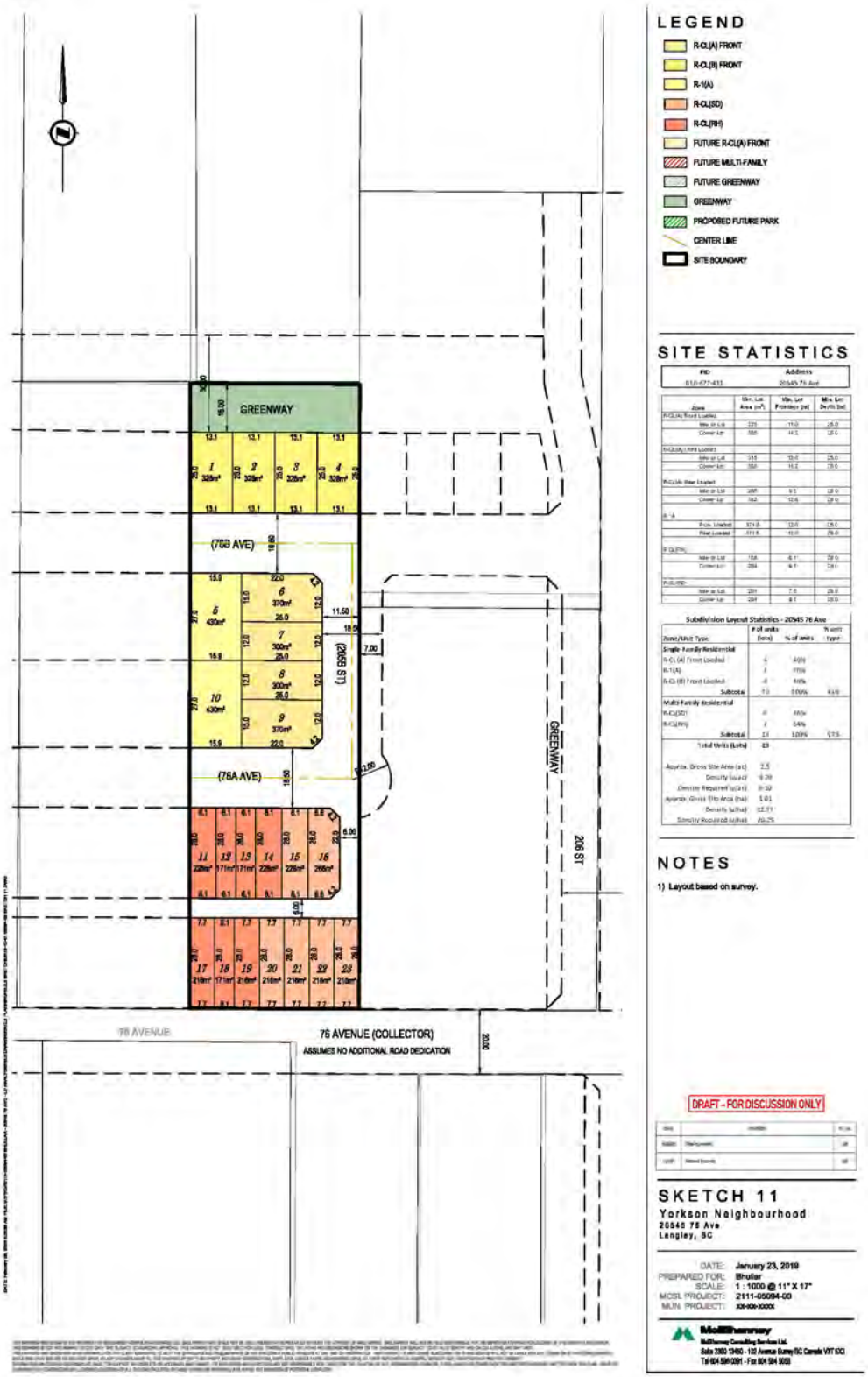
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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 – Preliminary Subdivision Plan

SCHEDULE A


GREENWAY
(76B AVE)
(76A AVE)
209 ST
GREENWAY
76 AVENUE
76 AVENUE (COLLECTOR)
ASSUMES NO ADDITIONAL ROAD DEDICATION
LEGEND
R-CL(A) FRONT
R-CL(B) FRONT
R-1(A)
R-CL(SD)
R-CL(RH)
FUTURE R-CL(A) FRONT
FUTURE MULTI-FAMILY
FUTURE GREENWAY
GREENWAY
PROPOSED FUTURE PARK
CENTER LINE
SITE BOUNDARY
SITE STATISTICS
NOTES
1) Layout based on survey.
DRAFT - FOR DISCUSSION ONLY
SKETCH 11
Yorkson Neighbourhood
20545 76 Ave
Langley, BC
DATE: January 23, 2019
PREPARED FOR: Bhullar
SCALE: 1 : 1000 @ 11" X 17"
MCSL PROJECT: 2111-05094-00
MUN. PROJECT: XX-XXX-XXXX

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.

- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 5101 28/09/15 Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- 5101 28/09/15 Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.

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

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122

cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.

- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

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

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.

- o Ramps to additional levels are to be contained within the structure and screened from view.
- o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- o Provide separate parking areas for residential and commercial uses.
- o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- o Setbacks from above the second storey shall be incorporated into the design.
- o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- o Public and private parking shall be clearly identified through a system of numbering and signage.
- o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- o 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.
- o Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- o Scale building height and massing in proportion to open spaces.
- o 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.
- o Tandem parking on end units is not permitted.

Landscaping

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

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

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
4475 Permit Areas are hereby designated as development permit areas under Section 919.1(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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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.

Langley Schools

13 May 2019

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

Re: Development Application Project 08-23-0180 / BHULLAR

CIVIC: 20545 - 76 Avenue

LEGAL: East Half Lot 6 Section 23 Township 8 NWD Plan 2685

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**10**	**4**	**1**	**2**
Rowhomes	**13**	**4**	**2**	**3**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

April 1, 2020

Our File: 2111-05094-00

Township of Langley

Community Development Division

20338 65 Avenue

Langley, BC V2Y 3J1

Attention: Ms. Zorica Andjelic, Development Planner

Summary Report - Public Information Meeting

Proposed Residential Development within the Yorkson Neighbourhood Plan Area, Township of Langley Project No. 08-23-0180

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: 08-23-0180
- Lands under application: 20545 76 Avenue, Langley BC
- Proposal: Rezone from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD)

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

NOTIFICATION

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

- The public was notified in two (2) ways
    - 29 mail-out invitations sent to neighbouring properties selected by the Township of Langley
    - Advertised in the Langley Times on March 11, 2020 and March 13, 2020
- 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 March 25, 2020)
  - Project Information Sheet
- The following 7 display boards were presented:

Welcome
Community Context
Project Information
Site Plan
Servicing Plan
Tree Management 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: March 18, 2020
- Time: 5:30-7:30pm
- The consulting team in attendance included the following individuals:
  - Erica Tiffany – Senior Planner / Project Manager, McElhanney Ltd.
  - Victoria Salisbury – Planner, McElhanney Ltd.
  - Amit Jain – Engineer, McElhanney Ltd.
- Representatives from the proponent were in attendance

PUBLIC INFORMATION MEETING RESULTS

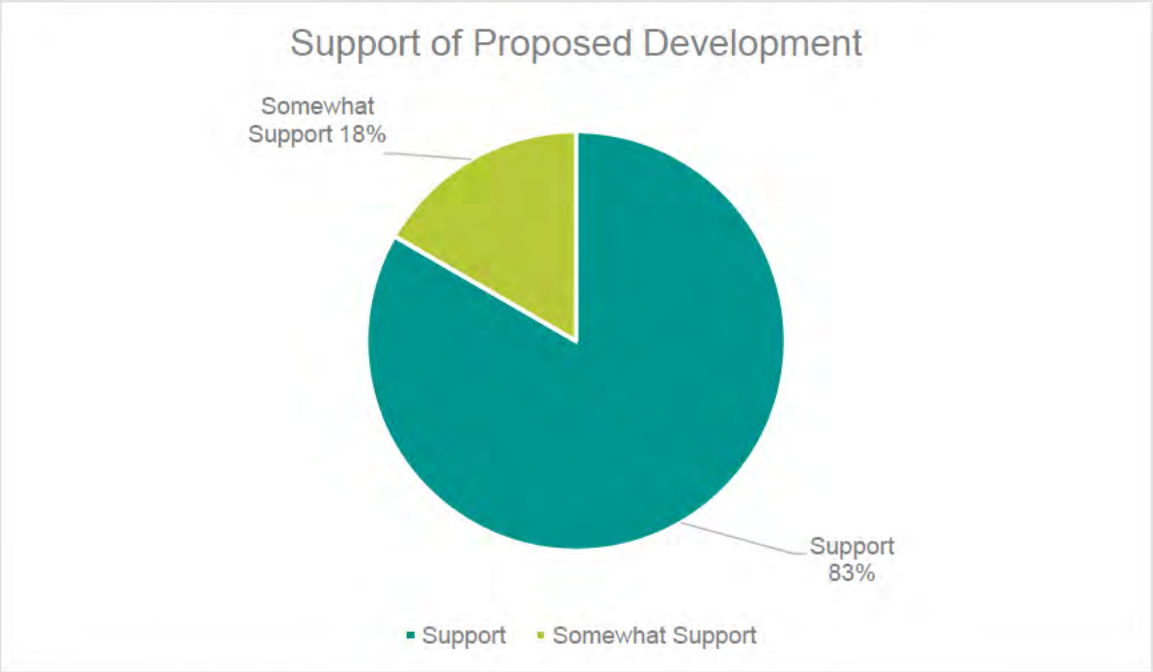
- Attendees: 12 *(Attachment 2)*
- Respondents to questionnaire: 12 *(Attachment 3)*
- Comments received via email: 5 (*Attachment 4)*
- The provided questionnaire included one (1) question and space for additional comments
- The question provided five (5) multiple choice options:
  - Support / Somewhat Support / Neutral / Somewhat Oppose / Oppose

Question 1

With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

Results

- Support: 10
- Somewhat Support: 2



COMMENTS SECTION

The below tables provide the comments received from both questionnaires and emails. The questionnaires were received by the project team during the public information meeting, while the comments via email were received during the week following the meeting.

Comments in Support
I am in full support of this project. Really impressed with the overall road network design and layout of the project.
Looks good, I like the proposal. I am very happy with the overall design and roads. I fully support this project. Great work.
Overall a very nice-looking development, I fully support this project and believe it will be good for the Yorkson Neighbourhood. I'm very impressed with the overall plan and would love to see it start soon.
I am fully looking forward to seeing this proposal happen. I support this proposal and am glad to see this project potentially happen.
I like the idea of some green space. Hopefully some bush will be left as is. It will be nice to have an area with single family homes and no condo buildings or high rises.
I think this plan is good for the neighbourhood. Road network looks good. I fully support the project.
I am glad to see map and road network is good! I think the plan has been well thought out. Will be a good mix of residential units. I am looking forward to seeing this project develop. I am in full support of this project. I am really impressed with the overall design and layout of the project.
I am IN SUPPORT of the proposed layout design and road network pertaining to the above-mentioned project. This is a sensible and balanced proposal with good livability.
I am sending this email to express my support for the rezoning application for file number 2111-05094-00 project 08-23-0180. I am very impressed with this project. I think it would be good for the community. I absolutely love it and support it all the way. I am in favour for this to proceed. I would have come in person to express this interest at the meeting yesterday but with the Covid-19 I thought it would be best to stay home and just send this email instead.
I support this project /development as your neighbour to the west. Looks good.
I was unable to attend the application meeting for the Township of Langley Council for consideration of rezoning please allow me to express a full support for that project.
This is an email to support the proposal for McElhanney project 08-23-0180. File number 2111-05094-00. Unfortunately, I was not available to make it to the information meeting that took place March 18, 2020 due to the Covid-19. But I would like to express that I fully support this project and am really looking forward to the development of this project. I am looking to move to the area in the near future. I really like the new look of the road network.
The subdivision plan goes well with the neighbourhood. The mix of different types of lots are well allocated. I like the subdivision layout.

Other Comments
I believe that there should be more trees and greenspace in the area. More retained trees kept in the area.
I support the development of the area, I just wish there were less units per acre as I feel the infrastructure is already overloaded and there is still so many projects still underway.
Maintain greenway

CONCLUSION

The completed questionnaires showed 100% of respondents either in support or somewhat in support of the proposed development. The comments received provided positive feedback on the proposed road network, unit types, and overall development. One comment was received regarding more trees and greenspace in the area, and one (1) comment was received regarding infrastructure improvements to support increased growth. The proposed development meets the Township of Langley Yorkson Neighbourhood Plan requirements.

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

Yours truly,

McElhanney Ltd.



Erica Tiffany, MCIP, RPP
Senior Planner / Project Manager
etiffany@mcelhanney.com

Attachments:

1. Photograph of Public Information Meeting
2. Sign-in sheets
3. Completed questionnaire / comment sheet
4. Comments received via email

Attachment 1
Photograph of Venue / Public Information Meeting Setup

TO BE A
radiant church
KNOWN FOR
Shining THE light
OF JESUS CHRIST
IN Ramsey
WELCOME
WELCOME TO TONIGHT'S PUBLIC
INFORMATION MEETING

Attachment 2
Sign-In Sheet

March 18, 2020
Our File: 2111-05094-00

McElhanney

SIGN-IN SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0180

March 18, 2020
Mountainview Alliance Church
7640 200 St, Langley BC

NAME	ADDRESS
FO PPA s.22(1)	FO PPA s.22(1)
	FO PPA s.22(1) Langley
	FO PPA s.22(1)

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

Attachment 3
Completed Questionnaire / Comment Sheet

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s.22(1)

Residential Address [redacted] Langley

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

I am full Support of this Project. Really impressed with the overall road network design and layout of the Project.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FO PPA s.22(1) [redacted]

Residential Address [redacted]

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

Looks good, I like the proposal. I am very happy with the overall design and roads. I fully support this project. Great work.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s 22(1)

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

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

Overall a very nice looking development, I fully support this project and believe it will be good for the Yorkson neighbourhood. I'm very impressed with the overall plan and would love to see it start soon.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FO PPA s.22(1)

Residential Address FOIPPA s 22(1) Langley BC

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

I am fully looking forward to seeing this proposal happen. I support this proposal and am glad to see this project potentially happen.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s 22(1)

Residential Address

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

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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:

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s.22(1)

Residential Address

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

I believe that there should be more trees and greenspace in the area. More retained trees kept in the area.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FO PPA s.22(1) [redacted]

Residential Address [redacted]

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

I SUPPORT THE DEVELOPMENT OF THE AREA, I JUST WISH THERE WERE LESS UNITS PER ACRE AS I FEEL THE INFRASTRUCTURE IS ALREADY OVERLOADED AND THERE IS STILL SO MANY PROJECTS STILL UNDERWAY.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s.22(1)

Residential Address FO PPA s.22(1) LANGLEY BC.

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

I like the idea of some green space
Hopefully some bush will be left as is.
It will be nice to have an area with single family homes & No Condo buildings or high rises.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FO PPA s.22(1) [redacted]

Residential Address [redacted]

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

Mountain Greenway

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s 22(1)

Residential Address

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, 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 plan is good for the neighborhood-Road net work looks good. I fully Support the project.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s 22(1)

Residential Address

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

I am glad to see map & road network is good! I think the plan has been well thought out - will a good mix of residential units I am looking forward to seeing this project develop. I am in full support of the Project. I am really impressed with the overall design & Layout of the Project.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Date: March 18, 2020
Our File: 2111-05094-00

McElhanney

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Rezoning Application
Township of Langley Project 08-23-0180

Wednesday, March 18, 2020
Mountainview Alliance Church, 7640 200 St, Langley BC

Name FOIPPA s 22(1)

Residential Address FOIPPA s.22(1), LANGLEY, BC

Prior to advancing this rezoning application to the Township of Langley Council for consideration, we would like your input on the following:

1. With respect to the proposed layout design and road network that will result in subdivision of the existing lands into approximately 23 mixed residential lots, do you:

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

Please use the below space for any additional comments:

The subdivision plan goes well with the neighborhood. The mix of different types of lots are well allocated. I like the subdivision layout out.

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 etiffany@mcelhanney.com prior to March 25, 2020.

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

Attachment 4
Comments Received via Email

Victoria Salisbury

From: Erica Tiffany
Sent: March 25, 2020 12:19 PM
To: Victoria Salisbury
Subject: FW: Langley township project 08-23-0180

From: FOIPPA s 22(1)
Sent: March 25, 2020 12:01 PM
To: Erica Tiffany <etiffany@mcelhanney.com>
Subject: Langley township project 08-23-0180

[EXTERNAL EMAIL] Check email address, links, and attachments

Dear Sir/Madam,

1/ I am IN SUPPORT of the proposed layout design and road network pertaining to the above-mentioned project.

This is a sensible and balanced proposal with good liveability.

Regards,

FOIPPA s 22(1)

residential address:

FOIPPA s 22(1)

Surrey, BC FO PPA s.22(1)

FOIPPA s 22(1)

Victoria Salisbury

From: Erica Tiffany
Sent: March 19, 2020 1:31 PM
To: Victoria Salisbury
Subject: FW: March 18, 2020 Meeting Project 08-23-0180

From: FOIPPA s 22(1)
Sent: March 19, 2020 1:11 PM
To: Erica Tiffany <etiffany@mcelhanney.com>
Cc: zandjelic@tol.ca
Subject: March 18, 2020 Meeting Project 08-23-0180

[EXTERNAL EMAIL] Check email address, links, and attachments
I am sending this email to express my support for the rezoning application for file number 2111-05094-00 Project 08-23-0180.
I am very impressed with this project. I think it would be good for the community. I absolutely love it and support it all the way. I am in favor for this to proceed.
I would have come in person to express this interest at the meeting yesterday but with the Covid-19 I thought it would be best to stay home and just send this email instead.

Regards,
FOIPPA s 22(1)

FOIPPA s 22(1)

Victoria Salisbury

From: Erica Tiffany
Sent: March 20, 2020 9:13 AM
To: Victoria Salisbury
Subject: FW: PIM meeting March 18, 2020

From: FOIPPA s 22(1)
Sent: March 19, 2020 4:52 PM
To: FOIPPA s.22(1) Erica Tiffany <etiffany@mcelhanney.com>
Subject: RE: PIM meeting March 18, 2020

[EXTERNAL EMAIL] Check email address, links, and attachments
Hi Raj,

I support this project/development as your neighbour to the west. Looks good.

Thanks

FOIPPA s 22(1)

CONFIDENTIAL INFORMATION
This message is intended for the designated recipient only and may contain privileged or confidential information. If you have received it in error please notify the sender immediately and delete the original.

From FOIPPA s 22(1)
Sent: March 18, 2020 4:48 PM
To: FOIPPA s 22(1)
Subject: PIM meeting March 18, 2020

Hi FOIPPA s 22(1),

As per our conversation, please find attached plan and documents from McElhanney.

Your support will be greatly appreciated.

Victoria Salisbury

From: Erica Tiffany
Sent: March 19, 2020 2:19 PM
To: Victoria Salisbury
Subject: FW: Project 08-23-0180

From: FO PPA s.22(1)
Sent: March 19, 2020 2:14 PM
To: Erica Tiffany <etiffany@mcelhanney.com>
Subject: Project 08-23-0180

[EXTERNAL EMAIL] Check email address, links, and attachments

Good afternoon
I was unable to attend the application meeting for the Township of Langley Council for the consideration of rezoning please allow me to express a full support for that project,
Sincerely FOIPPA s 22(1)

FOIPPA s 22(1)

Victoria Salisbury

From: Erica Tiffany
Sent: March 19, 2020 1:31 PM
To: Victoria Salisbury
Subject: FW: Proposed rezoning application - Project 08-23-0180

From FOI
Sent: March 19, 2020 12:49 PM
To: Erica Tiffany <etiffany@mcelhanney.com>
Cc: zandjelic@tol.ca
Subject: Proposed rezoning application - Project 08-23-0180

[EXTERNAL EMAIL] Check email address, links, and attachments

This is an email to support the proposal for McElhanney project 08-23-0180. File Number 2111-05094-00 Unfortunately I was not available to make it to the information meeting that took place March 18, 2020 due to the Covid-19. But I would like to express that I fully support this project, and am really looking forward to the development of this project. I am looking to move to the area in the near future. I really like the new look of the road network.

Sincerely,
FOIPPA s 22(1)

FOIPPA s 22(1)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (HAYER BUILDERS GROUP (TOWN CENTRE) LTD.) BYLAW 2020 NO. 5600

EXPLANATORY NOTE

Bylaw 2020 No. 5600 rezones land at 7635 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-146 to permit a comprehensive development consisting of mixed-use development of apartments, townhouses, live-work townhouses and commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (HAYER BUILDERS GROUP (TOWN CENTRE) LTD.)
BYLAW 2020 NO. 5600

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 (Hayer Builders Group (Town Centre) Ltd.) Bylaw 2020 No. 5600".

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

(1) Adding to Section 102 the following definition:
"Live-Work Townhouse" means a *townhouse* that on the ground floor excluding the garage or carport provides a minimum of 15 m^2 for a *commercial use.* Excludes medical clinics, veterinary clinics, recreation, and entertainment uses.
(2) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-146" after the words "Comprehensive Development Zone CD-145"
(3) Adding to Section 110.1 after the words "CD-145" the words "CD-146 – 0.4 ha"
(4) Adding after Section 1045 "Comprehensive Development Zone CD-145" the following as Section 1046 "Comprehensive Development Zone CD-146"

1046 **COMPREHENSIVE DEVELOPMENT ZONE CD-146**

Uses Permitted

1046.1 In the CD-146 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* subject to Section 1046.2
4) *commercial uses* subject to Section 1046.3
5) *licensee retail store* subject to Section 1046.3
6) *group children's day care* subject to Section 1046.3

Residential Uses

1046.2 *Residential uses* shall consist of *apartments, townhouses,* and *live-work townhouses* on lands zoned Comprehensive Development Zone CD-146 and are only permitted to be located as shown in Section 1046.12. A minimum of 244 and maximum of 362 *dwelling units* are permitted in Comprehensive Development Zone CD-146.

Commercial Uses

1046.3 *Commercial uses, licensee retail stores,* and *group children's day care* uses are only permitted on the ground floor of the mixed-use *buildings* as shown in Section 1046.12.

Lot Coverage

1046.4 The maximum permitted *lot coverage* of *building* and structures shall be in accordance with the following:

Lot [1]	Maximum permitted *lot coverage* of *buildings* and *structures*
A	42%
B	55%

[1] As indicated in Section 1046.12

Siting of Buildings and Structures

1046.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1046.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 3 storeys for *townhouses* and *live-work townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1046.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1046.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1046.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

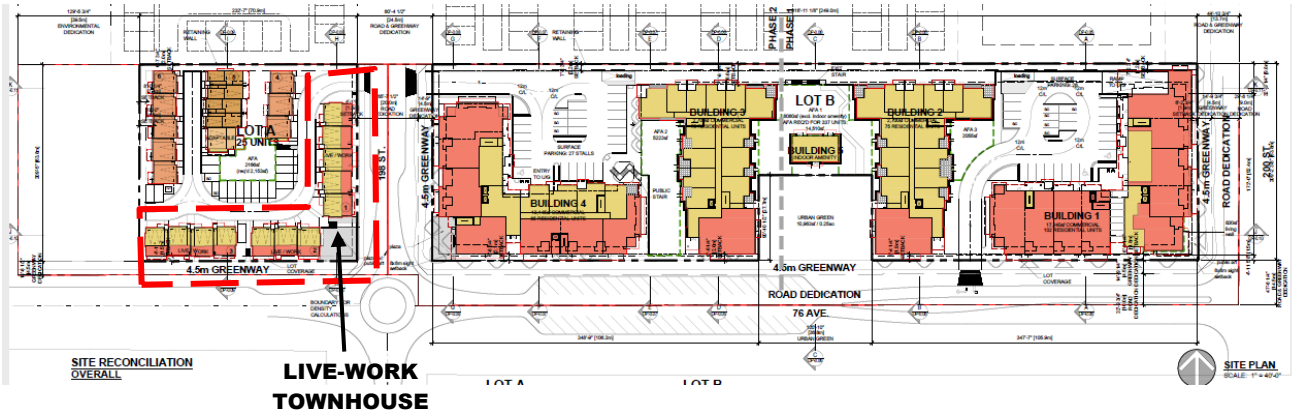
1046.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1046.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1046.12 Development in this zone shall conform substantially with the following plan:



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

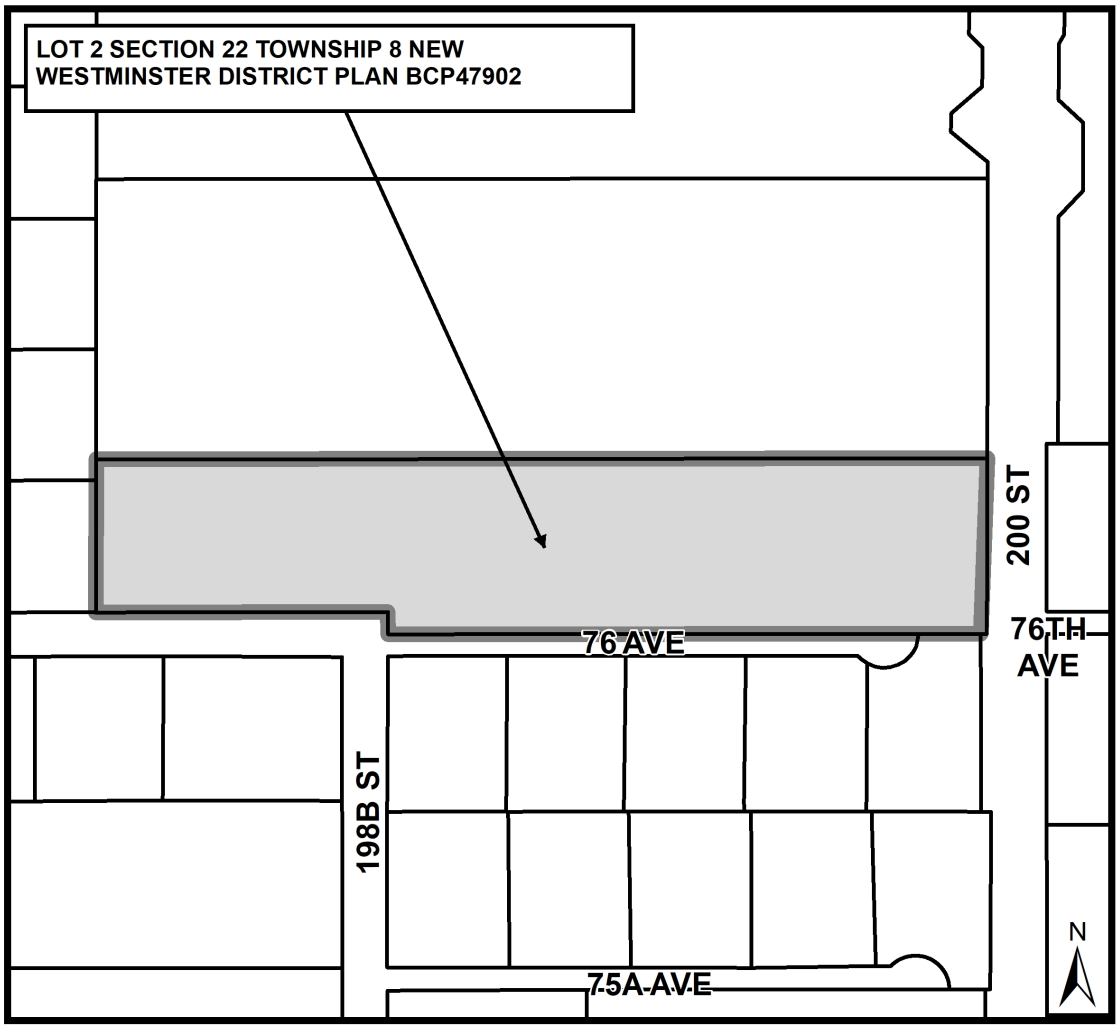
Lot 2 Section 22 Township 8 New Westminster District Plan BCP47902

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-146.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5600



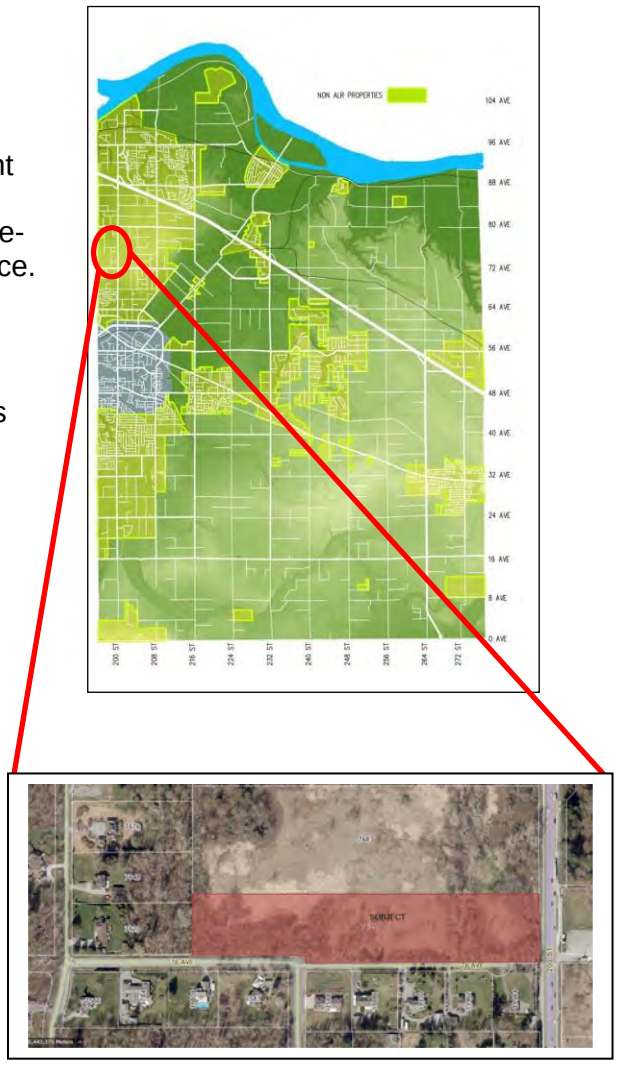
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2020 - REGULAR MEETING	**REPORT:**	20-75
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0073
SUBJECT:	REZONING APPLICATION NO. 100551 AND DEVELOPMENT PERMIT APPLICATION NO. 101044 (HAYER BUILDERS GROUP (TOWN CENTRE) LTD. / 7635 – 200 STREET)		

PROPOSAL:

Application to rezone approximately 2.98 ha (7.37 ac) of land located at 7635 - 200 Street to Comprehensive Development Zone CD-146, with an accompanying Development Permit application to facilitate development of a mixed use development comprised of 337 condominium units, 25 townhouse units (including 12 live-work units) and 3,336 m^2 (35,908 ft^2) of commercial space.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5600 subject to 12 development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5600) of Development Permit No. 101044; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan's overall objectives.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Town Centre) Ltd.) Bylaw 2020 No. 5600, rezoning 2.98 ha (7.37 ac) of land located at 7635 – 200 Street, to Comprehensive Development Zone CD-146, to facilitate a mixed use development consisting of 337 condominium units, 25 townhouse units (including 12 live-work units) and 3,336 square metres (35,908 square feet) of commercial space, 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. In accordance with the Latimer Neighbourhood Plan requirements:
   a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services in the Southwest Phase of the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley and the Langley School District;
   b. Secure a community stormwater detention site to serve the storm catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
3. 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;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 4.5 metre wide street greenway on the west side of 200 Street, the north side of 76 Avenue and the east side of 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Dedication and construction of an approximately 0.25 acre Urban Green between 198B and 200 Streets;
8. 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);
9. Registration of restrictive covenants:
   a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
   b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for the townhouse units;
   c. Identifying the units (minimum 5% for townhouses and 10% for condominiums) required to comply with the adaptable housing requirements;
   d. Prohibiting vehicular access to 200 Street;
   e. Securing installation and maintenance of the Living Wall to be provided by the developer;
   f. Requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;

10. Compliance with the Community Amenity Contributions Policy, the Willoughby Arterial Roads Completion Amenity Policy (if applicable) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
11. 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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;
12. Protection of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5600 authorize issuance of Development Permit No. 101044 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;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Subdivision of a site specific on-site servicing and stormwater control plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Registration of a subdivision plan to create the mixed-use and townhouse lots;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council authorize staff to proceed with the written input submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5600 in conjunction with Development Permit No. 101044.

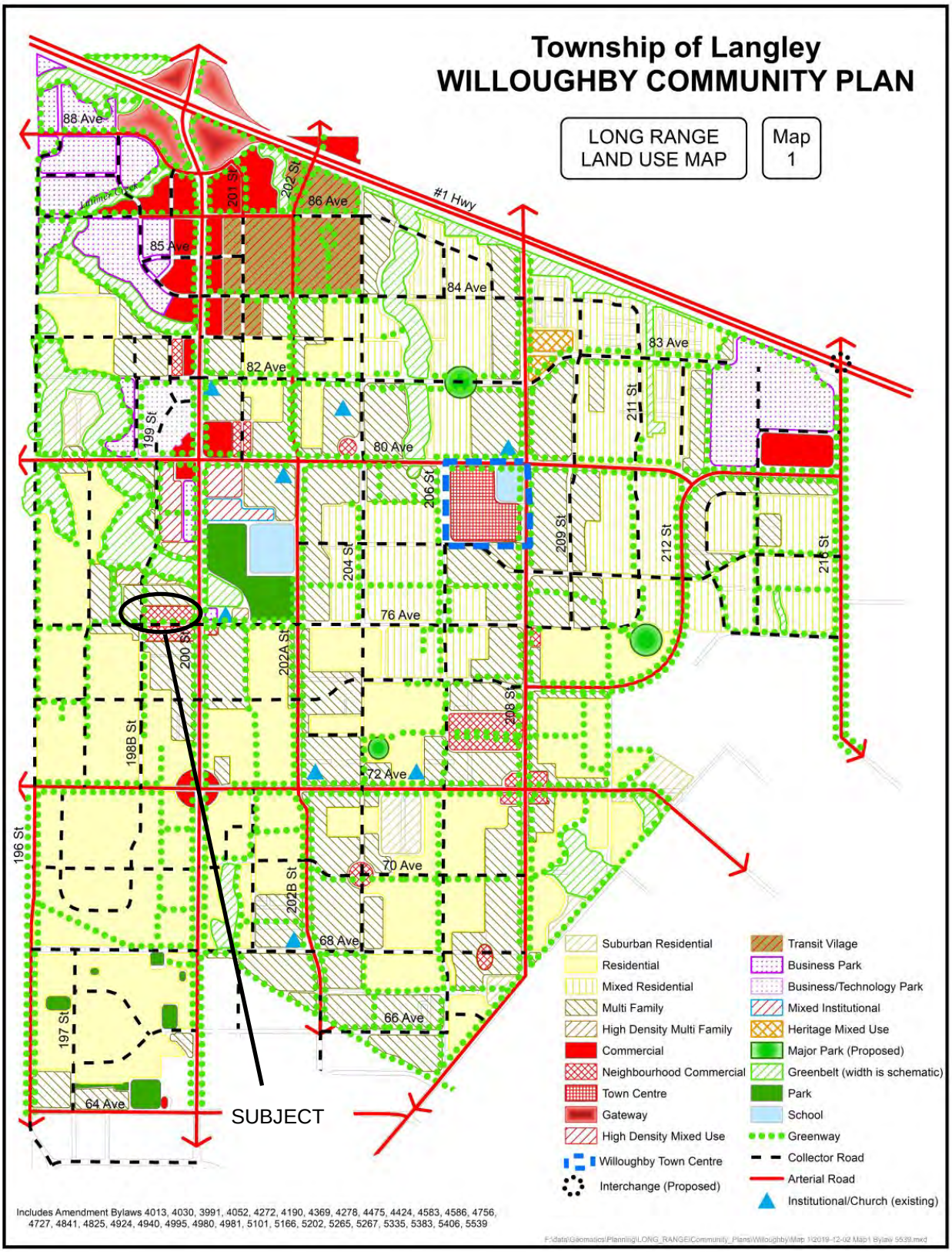
EXECUTIVE SUMMARY:

Hayer Builders Group (Town Centre) Ltd. has applied to rezone a 2.98 ha (7.37 ac) of land located at 7635 – 200 Street to Comprehensive Development Zone CD-146 to facilitate development of a mixed use development consisting of 337 condominium apartment units, 25 townhouse units (including 12 live-work units) and 3,336 m^2 (35,908 ft^2) of commercial space. The proponent's application also includes a Development Permit for the form and character of the development.

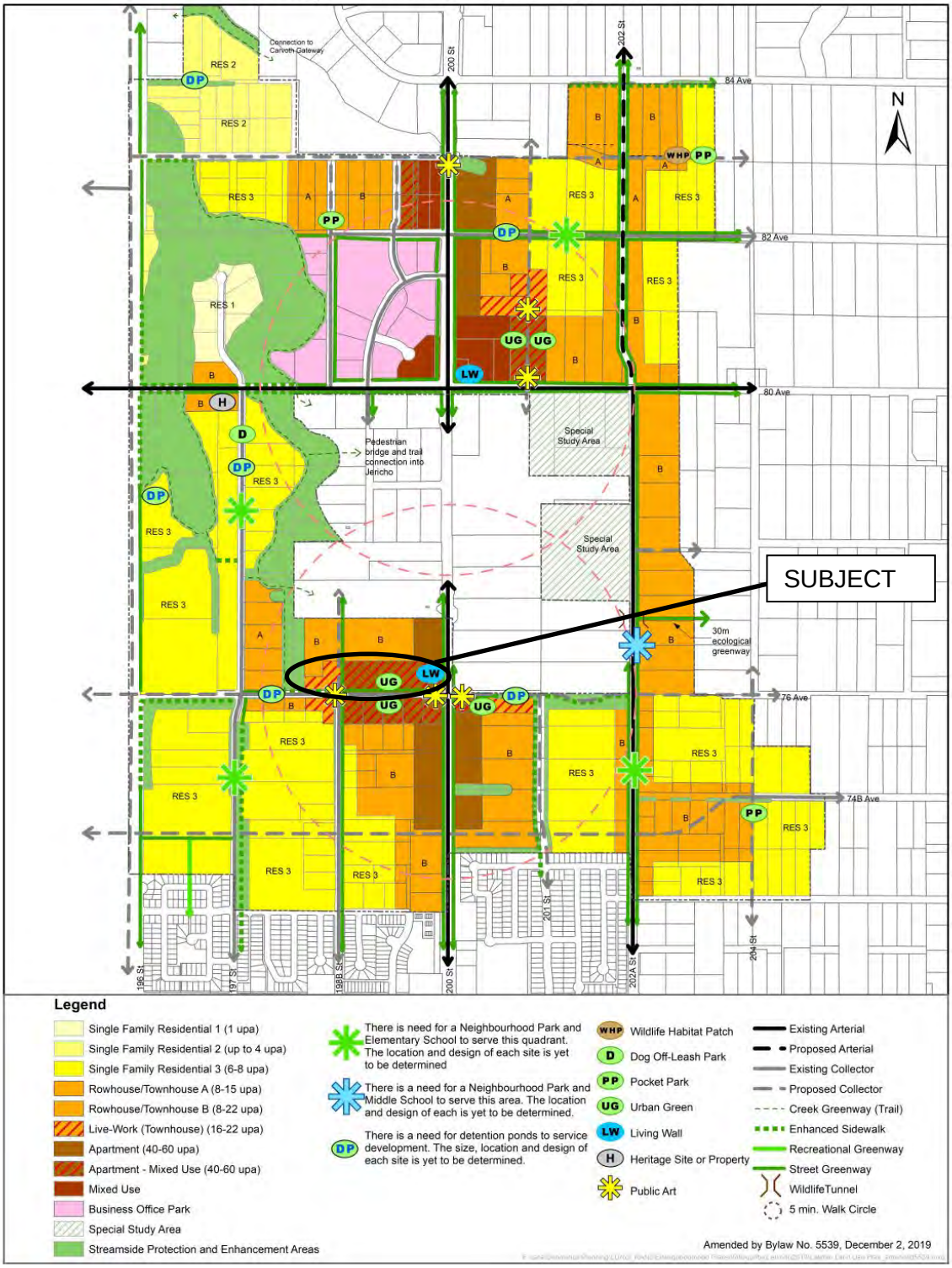
The proposal is consistent with the overall objectives of the Latimer Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of 12 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5600) of Development Permit No. 101044.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5600, and Development Permit No. 101044.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#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
198B St
202B St
197 St
196 St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539

Map 1 - Latimer Land Use Plan





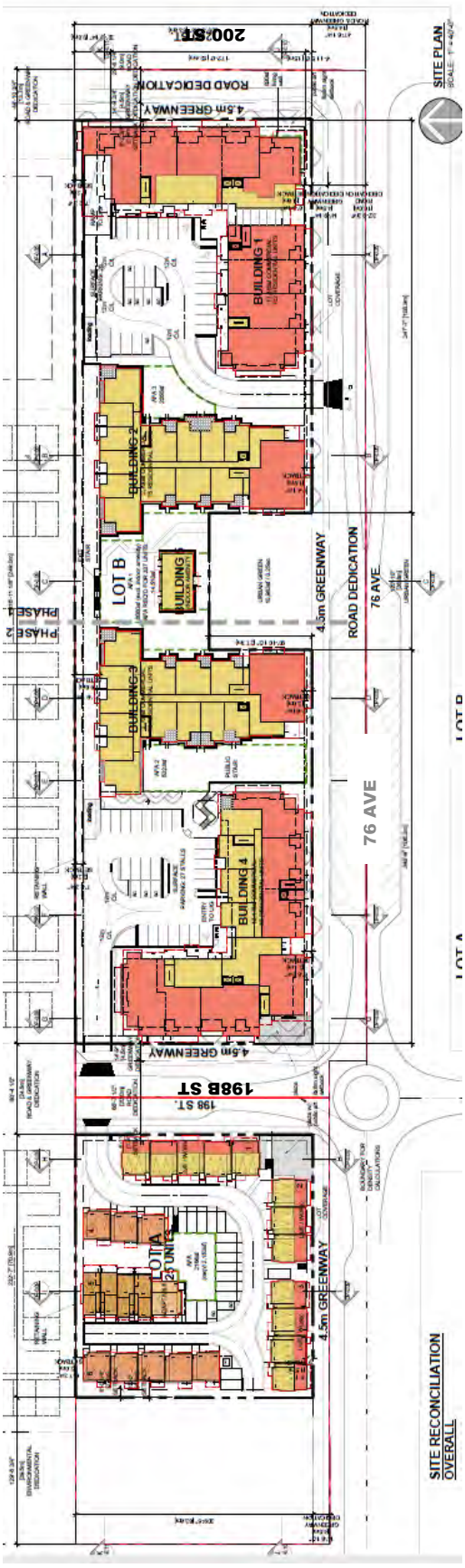
ZONING BYLAW NO. 2500



TOWNHOUSE RENDERING – SUBMITTED BY APPLICANT



APARTMENT MIXED-USE RENDERING – SUBMITTED BY APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Hayer Builders Group (Town Centre) Ltd. #101 19180 – 36 Avenue Surrey, BC V3Z 0P6
Legal Description:	Lot 2 Section 22 Township 8 New Westminster District Plan BCP47902;
Location:	7635 – 200 Street
Area:	2.98 ha (7.37 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-146
Latimer Neighbourhood Plan:	Apartment – Mixed Use (40 – 60 upa); and Live-Work (Townhouse) 16 – 22 upa

DISCUSSION/ANALYSIS:

Hayer Builders Group (Town Centre) Ltd. has applied to rezone 2.98 ha (7.37 ac) of land located at 7635 – 200 Street to facilitate development of 337 apartment units, 25 townhouse units (including 12 live-work units) and 3,336 m^2 (35,908 ft^2) of commercial space. 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.

The site is currently zoned Suburban Residential SR-2 and is designated Apartment – Mixed Use (40 – 60 upa); and Live-Work (Townhouse) 16 – 22 upa in the Latimer Neighbourhood Plan. The Latimer Neighbourhood Plan also notes the need for an Urban Green, Living Wall and two Public Art locations in this area.

The existing properties are currently used for suburban residential purposes, and the overall site slopes down towards the north. As part of the subdivision application associated with the application, separate lots are proposed to be created for the mixed-use and townhouse sites.

Adjacent Uses:

North:	A lot zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa) in the Latimer Neighbourhood Plan;
South:	76 Avenue, beyond which are seven (7) lots zoned Suburban Residential Zone SR-2, designated Apartment – Mixed Use (40 – 60 upa), and Live-Work (Townhouse) 16 – 22 upa in the Latimer Neighbourhood Plan;
East:	200 Street, beyond which is the Mountain View Alliance Church zoned Civic Institutional Zone P-1 and designated Business Office Park, Institutional and High Density Residential in the Jericho Neighbourhood Plan; and
West:	A lot zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse A (8 – 15 upa) in the Latimer Neighbourhood Plan.

Willoughby Community Plan:

In cases where a development site has more than one designation, Section 3.1.8 of the Willoughby Community Plan contains provisions to permit the density permitted for each portion of the site to be averaged across the entire development provided that the total number of units on the entire development site does not exceed the aggregate of the units permitted under each designation. The applicant has elected to utilize this provision given the site has more than one designation (Apartment – Mixed Use (40 – 60 upa / 4 – 6 storeys height) and Live-Work (Townhouse) 16 – 22 upa). Based on this provision the site may have between 244 and 362 units. The applicant has proposed 362 units consistent with the density provisions of the Willoughby Community Plan.

Zoning Amendment:

The subject land assembly is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5600 proposes to rezone the lands to Comprehensive Development Zone CD-146 to facilitate development of 337 apartment units, 25 townhouse units (including 12 live-work units) and 3,336 m^2 (35,908 ft^2) of commercial space.

The project complies with the provisions of the site's Apartment - Mixed Use and Live-Work (Townhouse) land use designations in the Latimer Neighbourhood Plan, and with the provisions of the proposed Comprehensive Development CD-146 zoning in terms of siting, site coverage, parking, height, use and density (49.1 units per acre).

Public Consultation:

As per Policy No. 07-164, the applicant held a Public Information Meeting on October 3, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Development Permit (DP101044):

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 Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing, and architectural style and massing of the proposed mixed-use buildings, and townhouses for Council's consideration.

Live-Work (Townhouse):

The portion of the development site (proposed Lot A) located west of proposed 198B Street is designated Live-Work (Townhouse). The application proposes 25 townhouse units of which 12 are live-work units fronting onto 198B Street or 76 Avenue.

The floor area of the individual units range from 120 m^2 to 260.4 m^2 (1,304 ft^2 to 2,803 ft^2). Unit types proposed included 21 double wide garage units and 4 tandem units, all of which are three (3) storeys tall. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The street facing elevations feature design elements such as gabled roofs, covered entrances and strongly identifiable entrances. The buildings are staggered along the street to bring visual interest to the streetscape. Cladding materials include hardi shingle and siding, board and batten, wood trim and vinyl siding. The 12 live-work townhouse units have a semi-commercial appearance including steel canopies fronting 198B Street and 76 Avenue to complement the adjacent apartment mixed-use

portion of the development (between 198B and 200 Streets) to the east. The variations in colours and materials proposed highlight the individual units as well as the architectural features of the buildings. The proposed building heights (3 storeys), site coverage (40%) and siting comply with the requirements of the Comprehensive Development Zone CD-146.

The application complies with Section 5.2.3 of the Latimer Neighbourhood Plan (additional parking for commercial uses for live-work townhouse units) and Zoning Bylaw No. 2500 by providing 57 residential parking spaces outdoors and within garages and 12 commercial spaces as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Live-Work Spaces (12 Double Wide) (2 spaces required + 1 space / 20 m^2 commercial use)	24 residential + 12 commercial	24 residential + 12 commercial
Residential Spaces (9 Double Wide) (2 spaces required / unit)	18	19
Residential Spaces (4 Tandem Units) (2.3 spaces / unit)	9	9
Visitor Parking Spaces (0.2 spaces required / unit)	5	5
Total	56 + 12 commercial	57 + 12 commercial

As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

The on-site landscape plans propose planting shrubs, trees and sod in the front, flanking and rear yards.

The Township's Zoning Bylaw requires 200 m^2 (8 m^2 per unit) of Age Friendly Amenity Areas for each townhouse unit and the applicant is providing a total of 201 m^2 (2,164 ft^2) in compliance with the Zoning Bylaw requirements.

Apartment Mixed-Use:

The apartment mixed-use portion of the development is located on the eastern portion of the site (between 198B and 200 Streets) and is comprised of five (5) buildings, fronting 200 Street, 76 Avenue and 198B Street. The buildings are proposed to be up to six (6) storeys tall and contain 337 apartment units and 3,337 m^2 (35,908 ft^2) of commercial space. The commercial space will be limited to the ground floor only and will be accessible from the street and rear parking lots. The residential building faces are set back from the ground floor commercial level to reduce the overall massing, add visual interest and provide enhanced outdoor deck spaces for residents on the upper levels of the buildings. Pedestrian connections are included in the proposal between and through the

buildings to access the rear parking areas. Lobbies providing access to the upper floor apartment units will also be available from the street and underground parkade. An amenity building is proposed between Buildings 2 and 3 with access to one of the three (3) age friendly amenity spaces. The floor area of the apartment units ranges from 52 m^2 to 114 m^2 (561 ft^2 to 1,232 ft^2) and one (1) to three (3) bedrooms.

Vehicular access to the site's parkade and surface parking will be from 76 Avenue and 198B Street. Vehicular access to 200 Street is not permitted.

The street facing building elevations are designed with a combination of prefinished metal siding, brick, panel and horizontal hardie siding, and concrete with reveals to create variation between buildings. The exterior colour palette is muted to allow the building design elements to be the focal points.

The proposed height (6 storeys) and siting comply with the provisions of the proposed Comprehensive Development Zone CD-146.

The application complies with the Zoning Bylaw by providing 684 parking spaces at the surface and within the underground parkade as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Apartment: 337 units @ 1.5 spaces per unit 10% of total = dedicated visitor	506 (of which 51 are dedicated visitor)	509 (of which 51 are dedicated visitor)
Commercial: 3,336 m^2 1 space / 20 m^2	167	175
Total	673	684

The on-site landscape plans propose hardscape features fronting the commercial spaces, and planting shrubs, trees and sod around the perimeter of the site and age friendly amenity space.

Greenhouse Gas Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a Development Permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit issuance.

Subdivision:

The applicant is proposing to subdivide the site to create roads, greenway parcels, one lot for the apartment mixed-use development, and one lot for the townhouse development. The lot reconfiguration is arranged to match the proposed zoning.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the townhouse units and 10% of apartment units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The current target contribution amounts specific to this development are $5,055 per townhouse unit and $3,971 for low rise (6 storeys or less) apartment units for a total of $1,464,602. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5 of the CAC Policy.

Landscaping:

The landscape plans propose the planting of trees, shrubs and groundcovers around the perimeter of the lots. The streetscape landscaping includes low picket fencing for the front yards of the townhouse units to define the private and public realm.

In compliance with the Latimer Neighbourhood Plan the developer is proposing a Living Wall (also known as a "green wall") on one of the buildings as an amenity feature. The applicant has proposed to construct the Living Wall consisting of approximately 88 m^2 (950 ft^2) plantings near the intersection of 76 Avenue and 200 Street on Building 1. The developer will be required to retain and maintain the Living Wall secured by restrictive covenant as noted as a condition of this report.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 135 significant trees exist within the subject site with none proposed for retention due to the form of development.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 179 replacement trees are required. The applicant is proposing to plant 179 Replacement trees. 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.

Greenways / Urban Green:

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along the west side of 200 Street, the north side of 76 Avenue and the east side of 198B Street as defined in the Latimer Neighbourhood Plan.

The Latimer Neighbourhood Plan also identifies areas where Urban Greens are required. Urban Greens are predominately hardscaped public open spaces dedicated to the Township to provide the public a space to recreate near their homes and businesses. An Urban Green (0.10 ha / 0.25 ac) is proposed fronting 76 Avenue between 198B and 200 Street near the centre of the Apartment Mixed-Use site.

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, community stormwater detention facility 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) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

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

A Class A watercourse exists along the western property line of the site, and a Class B roadside watercourse is located adjacent to the south property line at western portion of the site. In compliance with the Latimer Neighbourhood Plan the proponent is proposing the westernmost portion of the site (2,520 m^2 / 27,126 ft^2) to accommodate the Streamside Protection and Enhancement Area. As a condition development included in this report, the developer will be responsible for securing Streamside Protection and Enhancement Areas including fencing, signage and security.

School and Park Sites:

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately 12 new students for Willoughby Elementary (located approximately 1.7 km northeast of the site), seven (7) new students for Peter Ewart Middle School (located approximately 0.4 km northeast of the site) and 12 new students for R.E. Mountain Secondary School (located approximately 0.4 km northeast of the site).

In addition to the future neighbourhood park north of the development the existing Willoughby Community Park is located approximately directly south of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Transit service is currently provided along 200 Street via the 501 bus route.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated Apartment – Mixed Use and Live-Work (Townhouse) in the Latimer Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaw No. 5600 and authorize issuance (at time of final reading of Bylaw No. 5600) of accompanying Development Permit No. 101044 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.101044
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting Summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101044

This Permit is issued this _____ day of _____, 2019 to:

1. NAME: Hayer Builders Group (Town Centre) Ltd.

   ADDRESS: #101 19180 – 36 Avenue
   Surrey, BC V3Z 0P6

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 2 Section 22 Township 8 New Westminster District Plan BCP47902

   CIVIC ADDRESS: 7635 - 200 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”; 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;

   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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. On-site landscaping to be secured by letter of credit at building permit stage;
   c. Subdivision of a site specific on-site servicing and stormwater control plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
   d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
   e. Registration of a subdivision plan to create the mixed-use and townhouse lots;
   f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   g. 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.

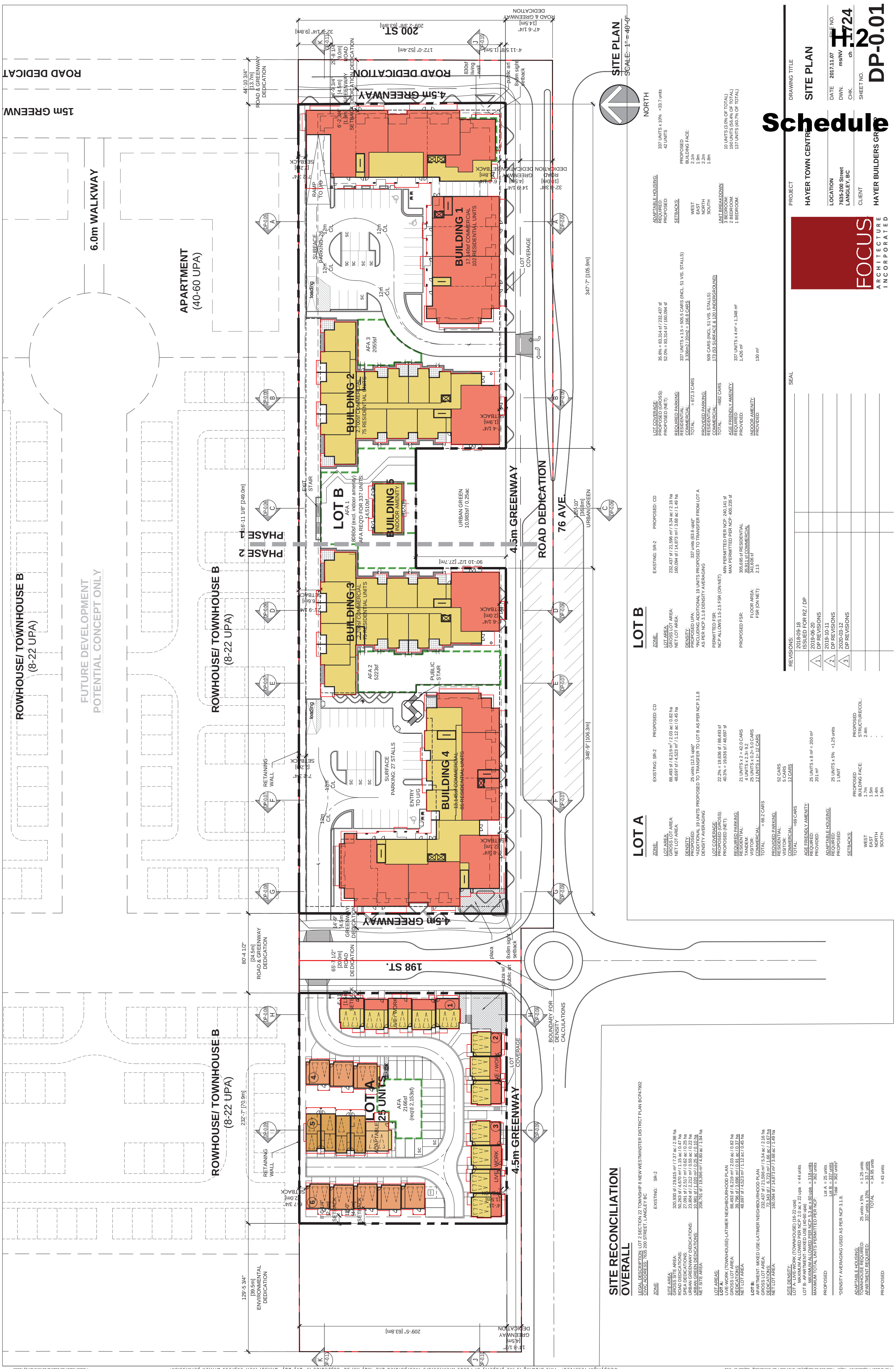
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

Schedule A


SITE PLAN
SCALE: 1" = 40'-0"
NORTH
200 ST
198 ST.
76 AVE.
ROAD DEDICATION
4.5m GREENWAY
15m GREENWAY
6.0m WALKWAY
APARTMENT
(40-60 UPA)
ROWHOUSE/ TOWNHOUSE B
(8-22 UPA)
FUTURE DEVELOPMENT
POTENTIAL CONCEPT ONLY
PHASE 1
PHASE 2
LOT A
LOT B
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
URBAN GREEN
SITE RECONCILIATION
OVERALL
LOT A
29 UNITS
FOCUS
ARCHITECTURE INCORPORATED
PROJECT
HAYER TOWN CENTRE
LOCATION
7635-200 Street
LANGLEY, BC
CLIENT
HAYER BUILDERS GROUP
DRAWING TITLE
SITE PLAN
H.724
DP-0.01

Printed: March 13, 2020 at 11:06:04am by Nicole



TOWNHOUSE LOT & PLAZA
SCALE: NTS

LOT A - TOWNHOUSE

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	2018-09-18 ISSUED FOR RZ / DP

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CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

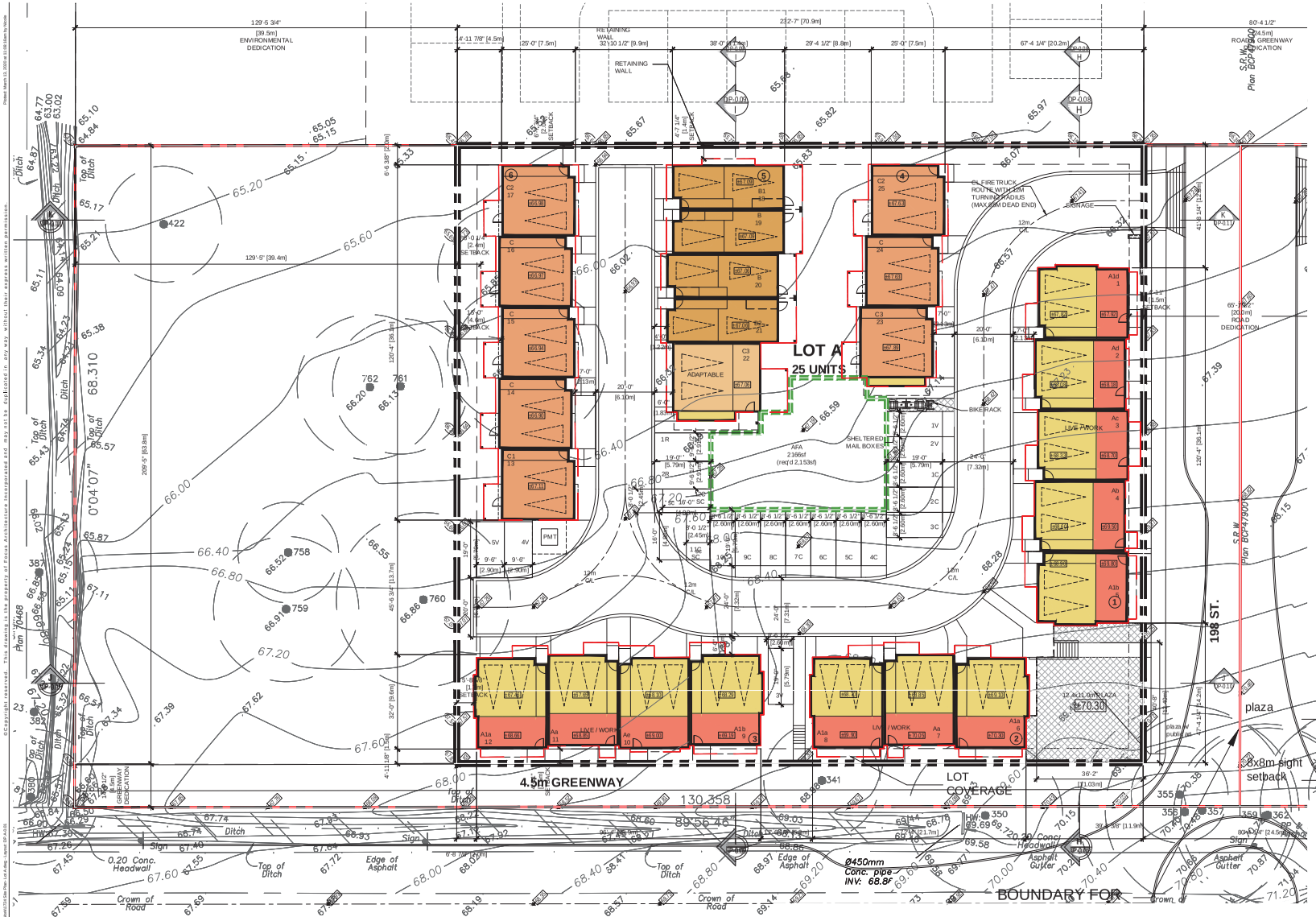
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DATE **2017.11.07** FILE NO.
DWN.
CHK. CH **1724**

SEAL

SHEET NO. **DP.A-0.00**

File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Renderings.dwg - Layout: DP.A-0.00



SITE RECONCILIATION

LOT A

ZONE: EXISTING: SR-2 PROPOSED: CD

LOT AREA:
GROSS LOT AREA: 88,493 sf / 8,219 m² / 2.03 ac / 0.82 ha
NET LOT AREA: 48,697 sf / 4,523 m² / 1.12 ac / 0.45 ha

DENSITY:
PROPOSED: 25 units (12.5 upa)*
* ADDITIONAL 19 UNITS PROPOSED TO TRANSFER TO LOT B AS PER NCP 3.1 DENSITY AVERAGING

LOT COVERAGE:
PROPOSED (GROSS): 22.2% = 19,636 sf / 88,493 sf
PROPOSED (NET): 40.3% = 19,636 sf / 48,697 sf

REQUIRED PARKING:
RESIDENTIAL: 21 UNITS x 2 = 42.0 CARS
TANDEM: 4 UNITS x 2.3= 9.2
VISITOR: 25 UNITS x 0.2= 5.0 CARS
COMMERCIAL: 12 UNITS x 1= 12 CARS
TOTAL: = 68.2 CARS

PROVIDED PARKING:
RESIDENTIAL: 52 CARS
VISITOR: 5 CARS
COMMERCIAL: 12 CARS
TOTAL: =69 CARS

AGE FRIENDLY AMENITY:
REQUIRED: 25 UNITS x 8 m² = 200 m²
PROVIDED: 201 m²

ADAPTABLE HOUSING:
REQUIRED: 25 UNITS x 5% =1.25 units
PROPOSED: 1 UNIT

SETBACKS:

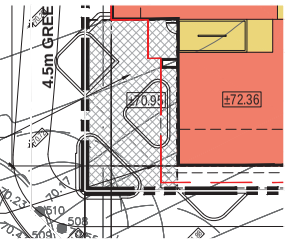
	PROPOSED BUILDING FACE:	PROPOSED STRUCTURE/COL.:
WEST	1.7m	2.4m
EAST	1.5m	-
NORTH	1.4m	-
SOUTH	1.5m	-

LOT COVERAGE SUMMARY

BUILDING	AREA
1	4217 sq.ft.
2	2558 sq.ft.
3	3364 sq.ft.
4	2192 sq.ft.
5	3755 sq.ft.
6	3550 sq.ft.
TOTAL	19636 sq.ft.

LOT A - UNIT DATA AND FLOOR AREA SUMMARY

UNIT TYPE	COUNT	LOWER	MAIN	UPPER	SITE TOTALS
Aa-Ae - 3 BED	6	336 sq.ft.	708 sq.ft.	744 sq.ft.	10,728 sq.ft.
A1a-A1d - 3 BED	6	336 sq.ft.	728 sq.ft.	749 sq.ft.	10,890 sq.ft.
B - 3 BED	2	104 sq.ft.	600 sq.ft.	600 sq.ft.	2,608 sq.ft.
B1- 3 BED	1	104 sq.ft.	643 sq.ft.	643 sq.ft.	1,390 sq.ft.
B2- 3 BED	1	104 sq.ft.	600 sq.ft.	600 sq.ft.	1,304 sq.ft.
C- 3 BED	4	94 sq.ft.	636 sq.ft.	672 sq.ft.	5,608 sq.ft.
C1- 3 BED	1	98 sq.ft.	640 sq.ft.	677 sq.ft.	1,415 sq.ft.
C2- 3 BED	2	98 sq.ft.	640 sq.ft.	677 sq.ft.	2,830 sq.ft.
C3- 3 BED	1	98 sq.ft.	640 sq.ft.	677 sq.ft.	1,415 sq.ft.
D- 3 BED	1	215 sq.ft.	700 sq.ft.	752 sq.ft.	1,667 sq.ft.
ADAPTABLE	1				
TOTAL	25				39,855 sq.ft.



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

LOT A - TOWNHOUSE

REVISIONS:

	2018-09-18	ISSUED FOR RZ / DP
1	2019-06-20	DP REVISIONS
2	2019-10-11	DP REVISIONS
3	2020-03-12	DP REVISIONS

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT: HAYER TOWN CENTRE
LOCATION: 7635-200 Street, LANGLEY, BC
CLIENT: HAYER BUILDERS GROUP

DRAWING TITLE: SITE PLAN- LOT A
DATE: 2017.11.07
DWN. ms/NV
CHK. ch
SHEET NO. DP.A-0.01
FILE NO. H.2-724

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STREETSCAPE - 76 AVENUE OVERALL
SCALE: N.T.S.



STREETSCAPE - 76 AVENUE ENLARGED
SCALE: 3/32" = 1'-0"



STREETSCAPE - 198 STREET (WEST)
SCALE: 3/32" = 1'-0"

LOT A - TOWNHOUSE

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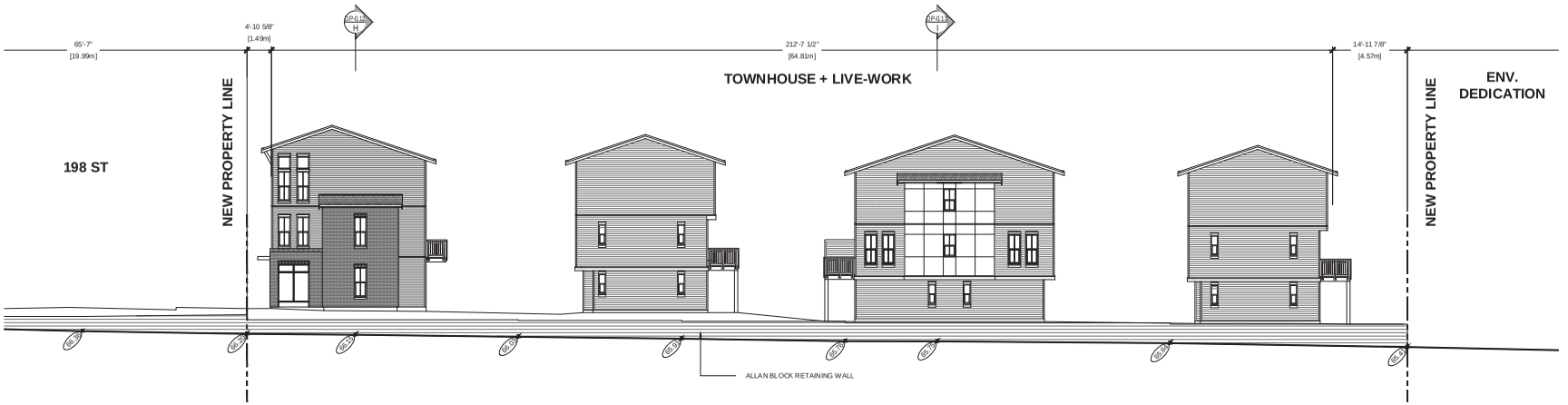
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STREETSCAPES

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.A-0.02

Plotted: March 13, 2020 at 11:05:02am by Nicole
File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Coloured Streetscapes.dwg - Layout: DP.A-0.02



STREETSCAPE- NORTH PROPERTY LINE ENLARGED
SCALE: 3/32" = 1'-0"



STREETSCAPE- WEST PROPERTY LINE
SCALE: 3/32" = 1'-0"

LOT A - TOWNHOUSE

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DRAWING TITLE
STREETSCAPES

DATE **2017.11.07** FILE NO.
DWN. **MS/NV**
CHK. **CH** **1724**

SEAL

SHEET NO. **H.2 DP.A-0.03**

Plotted: March 13, 2020 at 11:09:45am by Nicole
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BUILDING 1



BUILDING 2



BUILDING 3

COLOUR SCHEME

- A — **Roof Shingles:** Pabco Premier Laminated Shingle 'Antique Black'
- B — **Cement Board Smooth Panel 1:** James Hardie 'Arctic White' smooth
- C — **Cement Board Smooth Panel 2:** James Hardie 'Aged Pewter' smooth
- D — **Cement Board Smooth Panel 3:** James Hardie 'Pearl Gray' smooth
- E — **Horizontal Siding 1:** James Hardie 'Arctic White'
- F — **Horizontal Siding 2:** James Hardie 'Aged Pewter'
- G — **Horizontal Siding 3:** James Hardie 'Pearl Gray'
- H — **Brick Veneer 1:** Mutual Materials "Raven" Mission
- I — **Brick Veneer 2:** Mutual Materials "Mountain Red" Mission
- J — **Trims, Fascia Boards, Gutter & Downspouts:** Benjamin Moore 2124-10 Wrought Iron
- K — **Entry Door:** Wood finish
- L — **Live/Work Entry Door:** Grey / Black
- M — **Balcony Railing:** Black
- N — **Glass & Steel Canopy:** Black
- O — **Window Frames & Soffits:** White
- P — **Garage Doors:** White / Black (alternate)

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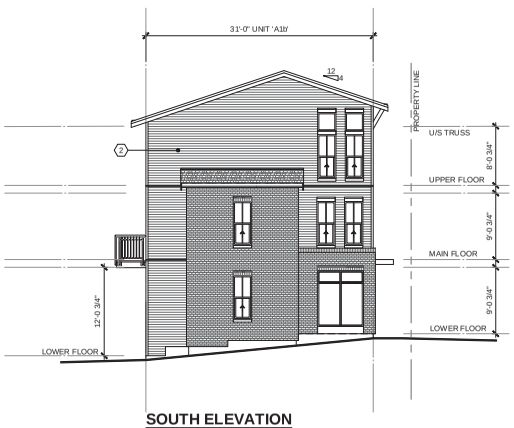
DRAWING TITLE
COLOUR SCHEME

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.A-0.04

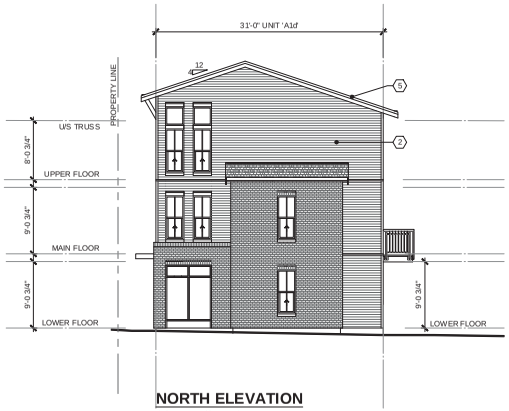
LOT A - TOWNHOUSE



SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



EAST ELEVATION
SCALE: 1/8"= 1'-0"



NORTH ELEVATION
SCALE: 1/8"= 1'-0"



WEST ELEVATION
SCALE: 1/8"= 1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	7 SEALED DOUBLE GLAZED P.V.C. WINDOW	14 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)	8 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	15 PREFINISHED METAL THROUGH WALL FLASHING
3 SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL	9 ENTRY DOOR c/w 2x6 WOOD TRIM AROUND	16 DECORATIVE STEEL WINDOW BOX PLANTER
4 BRICK VENEER	10 OVERHEAD GARAGE DOORS	17 STEEL & GLASS CANOPY
5 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 PAINTED WOOD COLUMN	18 42" HIGH METAL RAILING
6 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	19 ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
	13 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	20 BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV/ID
CHK. CH **1724**

SEAL

SHEET NO. **DP.A-1.03**

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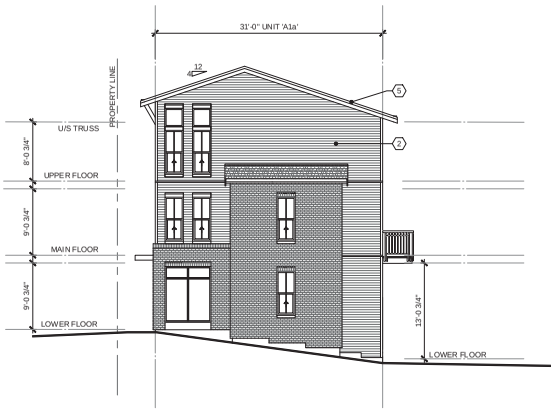
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WEST ELEVATION
SCALE: 1/8"= 1'-0"



SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



EAST ELEVATION
SCALE: 1/8"= 1'-0"



NORTH ELEVATION
SCALE: 1/8"= 1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	7 SEALED DOUBLE GLAZED P.V.C. WINDOW	14 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)	8 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	15 PREFINISHED METAL THROUGH WALL FLASHING
3 SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL	9 ENTRY DOOR c/w 2x6 WOOD TRIM AROUND	16 DECORATIVE STEEL WINDOW BOX PLANTER
4 BRICK VENEER	10 OVERHEAD GARAGE DOORS	17 STEEL & GLASS CANOPY
5 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 PAINTED WOOD COLUMN	18 42" HIGH METAL RAILING
6 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	19 ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
	13 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	20 BRICK SOLDIER COURSE

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LA TIMER MIXED USE DEVELOPMENT
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LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

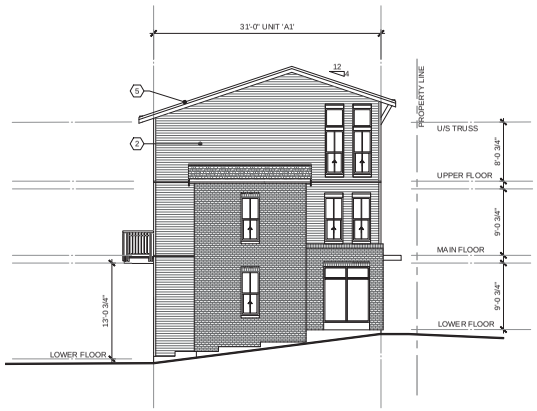
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CHK. **CH** **1724**

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SHEET NO. **H.2 DP.A-2.02**

LOT A - TOWNHOUSE

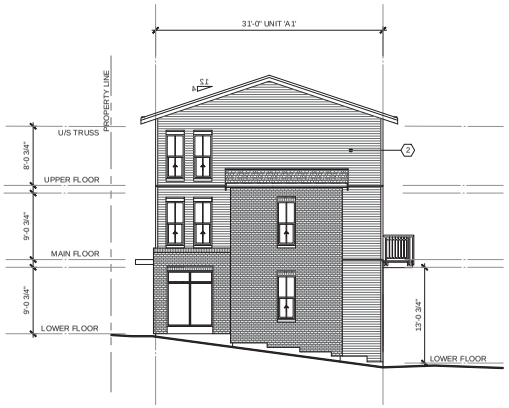
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WEST ELEVATION
SCALE: 1/8"= 1'-0"



SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



EAST ELEVATION
SCALE: 1/8"= 1'-0"



NORTH ELEVATION
SCALE: 1/8"= 1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	7 SEALED DOUBLE GLAZED P.V.C. WINDOW	14 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)	8 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	15 PREFINISHED METAL THROUGH WALL FLASHING
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	13 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	20 BRICK SOLDIER COURSE

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7635-200 Street LANGLEY, BC

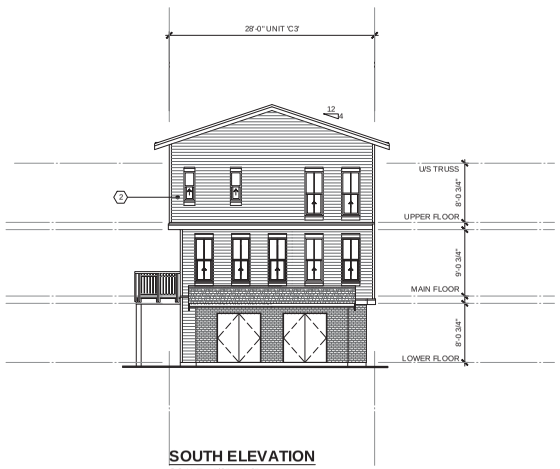
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BUILDING 3 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV/ID
CHK. CH 1724

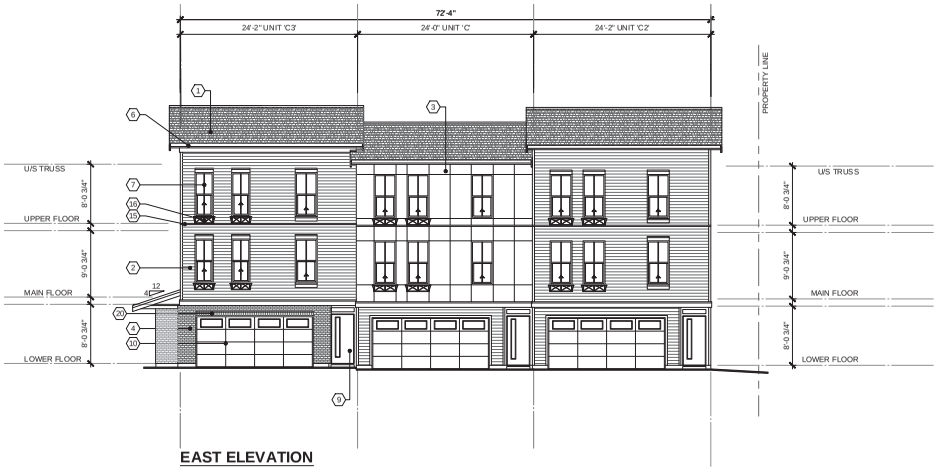
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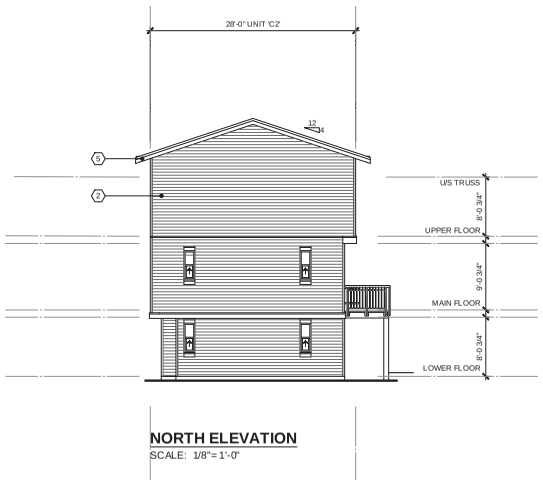
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SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



EAST ELEVATION
SCALE: 1/8"= 1'-0"



NORTH ELEVATION
SCALE: 1/8"= 1'-0"



WEST ELEVATION
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ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. DECORATIVE STEEL WINDOW BOX PLANTER
17. STEEL & GLASS CANOPY
18. 42" HIGH METAL RAILING
19. ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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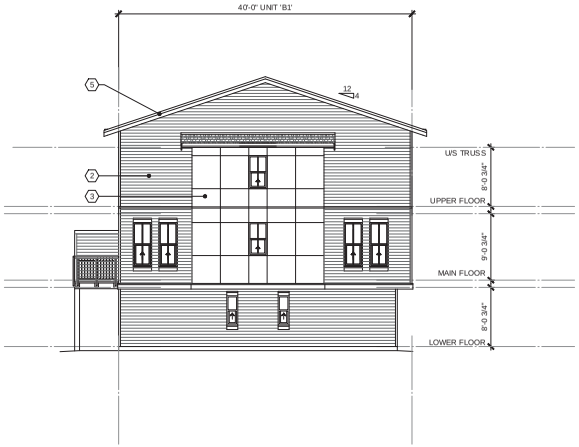
DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV/ID
CHK. CH 1724

SEAL

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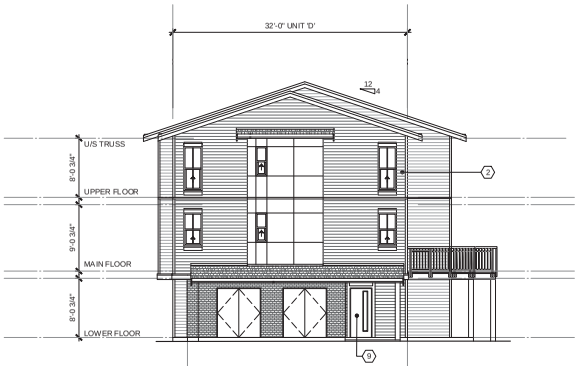
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NORTH ELEVATION
SCALE: 1/8"= 1'-0"



WEST ELEVATION
SCALE: 1/8"= 1'-0"



SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



EAST ELEVATION
SCALE: 1/8"= 1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. DECORATIVE STEEL WINDOW BOX PLANTER
17. STEEL & GLASS CANOPY
18. 42" HIGH METAL RAILING
19. ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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3	2020-03-12 DP REVISIONS
2	2019-10-11 DP REVISIONS
1	2019-06-20 DP REVISIONS
	2018-09-18 ISSUED FOR RZ / DP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

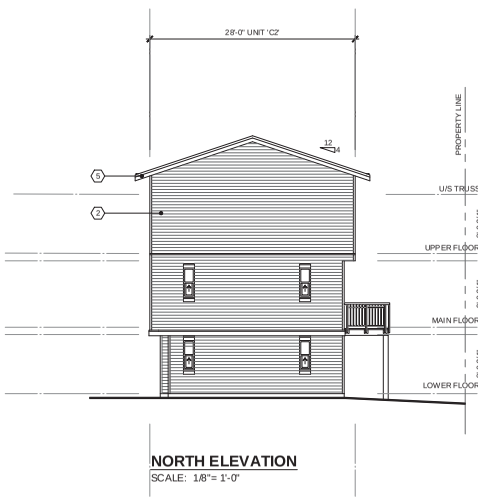
DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV/ID
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.A-5.02

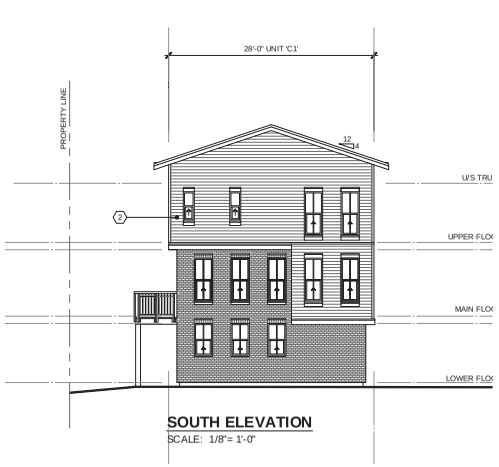
Plotted: March 13, 2020 at 11:12:08am by Nicole
File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\A-4 TH Live-Work\Building 2\Sheets\1724 Bldg 5 Elevations.dwg - Layout: DP.A-5.02



NORTH ELEVATION
SCALE: 1/8"= 1'-0"



EAST ELEVATION
SCALE: 1/8"= 1'-0"



SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



WEST ELEVATION
SCALE: 1/8"= 1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
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7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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LOT A - TOWNHOUSE

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7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 6 ELEVATIONS

DATE 2017.11.07 FILE NO. 1724
DWN. NV/ID
CHK. CH

SEAL

SHEET NO. DP.A-6.03



200 STREET BUILDING 1 & LIVING WALL
SCALE: NTS

LOT B - MIXED USE

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HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE

DATE **2017.11.07** FILE NO.
DWN.
CHK. CH **1724**

SEAL

SHEET NO. **DP.B-0.00a**

H.2



URBAN GREEN & AMENITY BUILDING
SCALE: NTS

LOT B - MIXED USE

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LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE

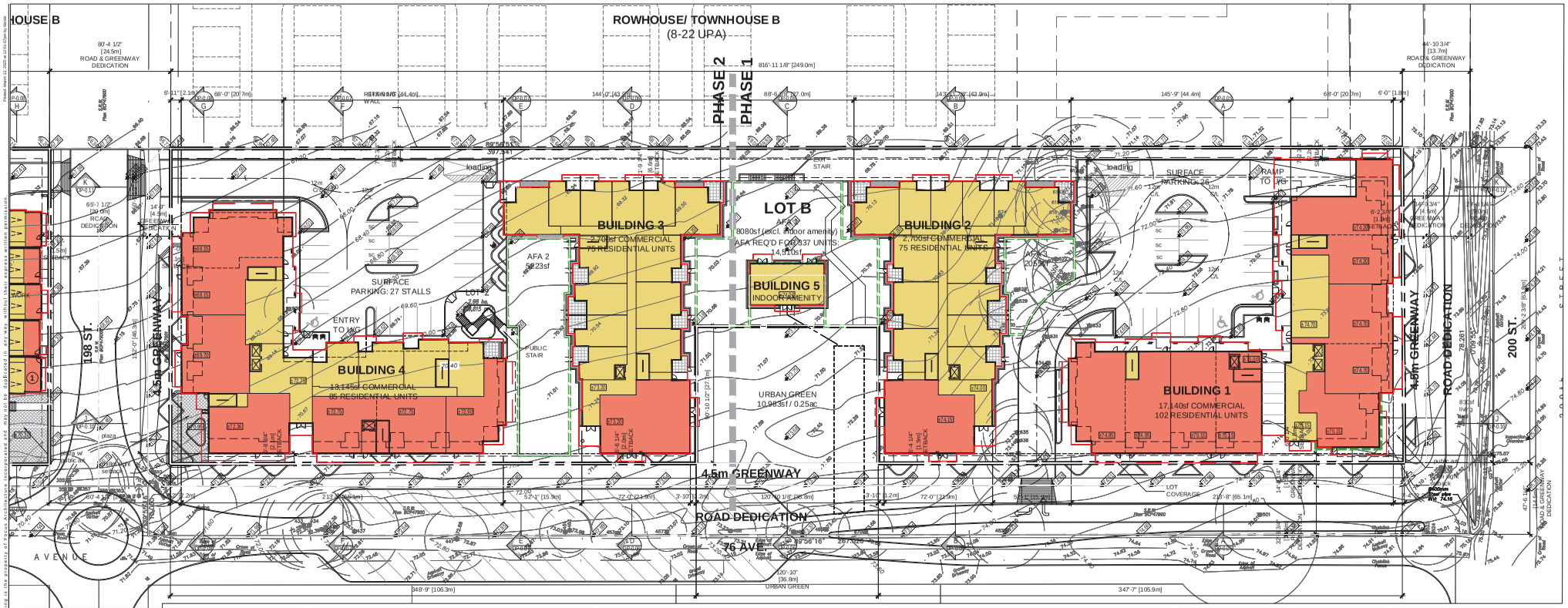
DATE **2017.11.07** FILE NO.
DWN.
CHK. CH **1724**

SEAL

SHEET NO. **H.2**

DP.B-0.00b

Plotted: March 13, 2020 at 12:00:52pm by Nicole
File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Renderings.dwg - Layout: DP.B-0.00b



BUILDING 1 UNIT SUMMARY

	UNIT TYPE	UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	0	0%	0 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	35	34%	20,125 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	0	0%	0 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	15	15%	12,705 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	5	5%	4,125 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	0	0%	0 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	0	0%	0 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	0	0%	0 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	10	10%	7,440 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	0	0%	0 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	5	5%	3,890 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	5	5%	4,425 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	5	5%	3,730 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	4	4%	3,664 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	0	0%	0 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	16	16%	14,880 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	0	0%	0 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	0	0%	0 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	0	0%	0 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	2	2%	2,254 sq.ft.
	TOTAL		102	100%	77,238 sq.ft.

BUILDING 2 UNIT SUMMARY

	UNIT TYPE	UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	6	8%	3,366 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	16	21%	9,200 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	12	16%	7,944 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	0	0%	0 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	0	0%	0 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	12	16%	10,524 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	5	7%	3,890 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	1	1%	700 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	0	0%	0 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	6	8%	4,842 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	0	0%	0 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	0	0%	0 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	0	0%	0 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	0	0%	0 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	0	0%	0 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	6	8%	5,580 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	6	8%	5,604 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	2	3%	1,940 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	2	3%	2,464 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	1	1%	1,127 sq.ft.
	TOTAL		75	100%	57,181 sq.ft.

BUILDING 3 UNIT SUMMARY

	UNIT TYPE	UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	6	8%	3,366 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	16	21%	9,200 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	12	16%	7,944 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	0	0%	0 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	0	0%	0 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	12	16%	10,524 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	5	7%	3,890 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	1	1%	700 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	0	0%	0 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	6	8%	4,842 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	0	0%	0 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	0	0%	0 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	0	0%	0 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	0	0%	0 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	0	0%	0 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	6	8%	5,580 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	6	8%	5,604 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	2	3%	1,940 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	2	3%	2,464 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	1	1%	1,127 sq.ft.
	TOTAL		75	100%	57,181 sq.ft.

BUILDING 4 UNIT SUMMARY

	UNIT TYPE	UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	0	0%	0 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	25	29%	14,375 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	0	0%	0 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	12	14%	10,164 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	5	6%	4,125 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	0	0%	0 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	0	0%	0 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	0	0%	0 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	10	12%	7,440 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	0	0%	0 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	5	6%	3,890 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	4	5%	3,540 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	4	5%	2,984 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	3	4%	2,748 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	1	1%	804 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	14	16%	13,020 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	0	0%	0 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	0	0%	0 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	0	0%	0 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	2	2%	2,254 sq.ft.
	TOTAL		85	100%	65,344 sq.ft.

LOT B - FLOOR AREA SUMMARY

BUILDING #	COMMERCIAL	RESIDENTIAL
1	17366 sq.ft.	91,535 sq.ft.
2	2700 sq.ft.	66,711 sq.ft.
3	2700 sq.ft.	66,711 sq.ft.
4	13145 sq.ft.	79,338 sq.ft.
5	0 sq.ft.	1,400 sq.ft.
TOTAL	35,911 sq.ft.	305,695 sq.ft.

LOT COVERAGE SUMMARY

BUILDING	AREA
1	26236 sq.ft.
2	16039 sq.ft.
3	16039 sq.ft.
4	23333 sq.ft.
5	1665 sq.ft.
TOTAL	83114 sq.ft.

SITE PLAN - LOT B
SCALE: 1" = 30'-0"
NORTH

LOT B - MIXED USE

SITE RECONCILIATION

LOT B

ZONE: EXISTING: SR-2 PROPOSED: CD

LOT AREA:
GROSS LOT AREA: 232,437 sf / 21,596 m² / 5.34 ac / 2.16 ha
NET LOT AREA: 160,094 sf / 14,873 m² / 3.68 ac / 1.49 ha

DENSITY:
PROPOSED UPA: 337 units (63.6 upa)*
*INCLUDING ADDITIONAL 19 UNITS PROPOSED TO TRANSFER FROM LOT A AS PER NCP 3.1.8 DENSITY AVERAGING

PERMITTED FSR:
NCP ALLOWS 1.5-2.5 FSR (ON NET)
MIN PERMITTED PER NCP: 240,141 sf
MAX PERMITTED PER NCP: 400,235 sf

PROPOSED FSR: 305,695 sf RESIDENTIAL
35,911 sf COMMERCIAL
341,606 sf
FLOOR AREA:
FSR (ON NET): 2.13

LOT COVERAGE:
PROPOSED (GROSS): 35.8% = 83,314 sf / 232,437 sf
PROPOSED (NET): 52.0% = 83,314 sf / 160,094 sf

REQUIRED PARKING:
RESIDENTIAL: 337 UNITS x 1.5 = 505.5 CARS (INCL. 51 VIS. STALLS)
COMMERCIAL: 3,384m2 / 20m2 = 146.8 CARS
TOTAL: = 672.3 CARS

PROVIDED PARKING:
RESIDENTIAL: 509 CARS (INCL. 51 VIS. STALLS)
COMMERCIAL: 173 (93 SURFACE & 120 UNDERGROUND)
TOTAL: =682 CARS

AGE FRIENDLY AMENITY:
REQUIRED: 337 UNITS x 4 m² = 1,348 m²
PROVIDED: 1,426 m²

INDOOR AMENITY:
PROVIDED: 130 m²

ADAPTABLE HOUSING:
REQUIRED: 337 UNITS x 10% =33.7 units
PROPOSED: 42 UNITS

SETBACKS

	PROPOSED BUILDING FACE:
WEST	2.1m
EAST	1.9m
NORTH	2.2m
SOUTH	1.8m

UNIT BREAKDOWN

3 BEDROOM:	10 UNITS (3.0% OF TOTAL)
2 BEDROOM:	190 UNITS (56.4% OF TOTAL)
1 BEDROOM:	137 UNITS (40.7% OF TOTAL)

REVISIONS:

	2018-09-18	ISSUED FOR RZ / DP
1	2019-06-20	DP REVISIONS
2	2019-10-11	DP REVISIONS
3	2020-03-12	DP REVISIONS

SEAL

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PROJECT: HAYER TOWN CENTRE
LOCATION: 7635-200 Street, LANGLEY, BC
CLIENT: HAYER BUILDERS GROUP

DRAWING TITLE: SITE PLAN- LOT B
DATE: 2017.11.07
DWN.: ms/NV
CHK.: ch
FILE NO.: H.2-724
SHEET NO.: DP.B-0.01

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STREETSCAPE - 76 AVENUE OVERALL
SCALE: N.T.S.





STREETSCAPE - 76 AVENUE
SCALE: NTS

LOT B - MIXED USE

REVISIONS:

	2018-09-18 ISSUED FOR RZ / DP		
1	2019-06-20 DP REVISIONS		
2	2019-10-11 DP REVISIONS		
3	2020-03-12 DP REVISIONS		

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT
HAYER TOWN CENTRE

LOCATION
7635-200 Street
LANGLEY, BC

CLIENT
HAYER BUILDERS GROUP

DRAWING TITLE
STREETSCAPES

DATE 2017.11.07
DWN. NV
CHK. ch

FILE NO. 724
SHEET NO. H.2
DP.B-0.02

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STREETSCAPE - 200 STREET
SCALE: NTS



STREETSCAPE - 198 STREET (EAST)
SCALE: NTS

LOT B - MIXED USE

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PROJECT
HAYER TOWN CENTRE

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7635-200 Street
LANGLEY, BC

CLIENT
HAYER BUILDERS GROUP

DRAWING TITLE
STREETSCAPES

DATE 2017.11.07
DWN. NV
CHK. ch

FILE NO. 724

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Plotted: March 13, 2020 at 10:20:53pm by Nicola

File: Z:\2017 Projects\724 - Hayer - 7635-200 St, Langley\DP\724 Coloured Streetscapes.dwg - Layout: DP.B-0.03



COLOUR SCHEME

A	**Prefinished Aluminum Siding:** Longboard 'Dark Fir'	
B	**Cement Board Smooth Panel 1:** James Hardie 'Arctic White' smooth	
C	**Cement Board Smooth Panel 2:** James Hardie 'Aged Pewter' smooth	
D	**Horizontal Siding 1:** James Hardie 'Aged Pewter'	
E	**Horizontal Siding 2:** James Hardie 'Light Mist'	
F	**Brick Veneer:** Mutual Materials 'Raven' Mission	
G	**Trims, Fascia Boards 1:** To match James Hardie "Arctic White'	
H	**Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'	
I	**Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'	
J	**Trims, Fascia Boards 4:** James Hardie paint to match Hayer logo or to match Mitten 'Regatta Blue'	
K	**Aluminum slats 1:** To match Longboard "Dark Fir'	
L	**Aluminum slats 2:** To match James Hardie 'Arcitic White'	
M	**Aluminum slats 3:** Black	
N	**Balcony Railing:** Black	
O	**Glass & Steel or Solid Metal Clad Canopy:** Black	
P	**Prefinished Metal:** Westform Metals 'Black'	
Q	**Window Frames & Balcony Doors:** White	
R	**Commercial Storefront Frame:** Black	
S	**Aluminum Soffit 1:** To match James Hardie 'Arctic White'	
T	**Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'	

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PROJECT
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LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME
BUILDING 1

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2

LOT B - MIXED USE

DP.B-0.04



COLOUR SCHEME

- **A** — **Prefinished Aluminum Siding:** Westform Metals 'Brite White'
- **B** — **Cement Board Smooth Panel 1:** James Hardie 'Aged Pewter' smooth
- **C** — **Cement Board Smooth Panel 2:** James Hardie 'Arctic White' smooth
- **D** — **Horizontal Siding 1:** James Hardie 'Pearl Gray'
- **E** — **Horizontal Siding 2:** James Hardie 'Evening Blue'
- **F** — **Brick Veneer:** Mutual Materials 'Raven' Mission
- **G** — **Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'
- **H** — **Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'
- **I** — **Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'
- **J** — **Aluminum slats 1:** To match Longboard 'Dark Fir'
- **K** — **Aluminum slats 2:** To match James Hardie 'Arcitic White'
- **L** — **Aluminum slats 3:** Black
- **M** — **Balcony Railing:** Black
- **N** — **Glass & Steel or Solid Metal Clad Canopy:** Black
- **O** — **Window Frames & Balcony Doors:** White
- **P** — **Commercial Storefront Frame:** Black
- **Q** — **Aluminum Soffit 1:** To match James Hardie 'Aged Pewter'
- **R** — **Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'

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PROJECT
HAYER TOWN CENTRE
LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME
BUILDING 2

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.B-0.05

LOT B - MIXED USE



COLOUR SCHEME

- A — **Prefinished Aluminum Siding 1:** Longboard 'Dark Fir'
- B — **Cement Board Smooth Panel 1:** James Hardie 'Arctic White' smooth
- C — **Cement Board Smooth Panel 2:** James Hardie 'Aged Pewter' smooth
- D — **Horizontal Siding 1:** James Hardie 'Evening Blue'
- E — **Horizontal Siding 2:** James Hardie 'Pearl Gray'
- F — **Brick Veneer:** Mutual Materials 'Raven' Mission
- G — **Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'
- H — **Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'
- I — **Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'
- J — **Aluminum slats 1:** To match Longboard 'Dark Fir'
- K — **Aluminum slats 2:** To match James Hardie 'Arcitic White'
- L — **Aluminum slats 3:** Black
- M — **Balcony Railing:** Black
- N — **Glass & Steel or Solid Metal Clad Canopy:** Black
- O — **Window Frames & Balcony Doors:** White
- P — **Commercial Storefront Frame:** Black
- Q — **Aluminum Soffit 1:** To match James Hardie 'Arctic White'
- R — **Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'

LOT B - MIXED USE

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7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME
BUILDING 3

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2
DP.B-0.06

Plotted: March 13, 2020 at 2:52:51pm by Nicole
File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Coloured Streetscapes.dwg - Layout: DP-B-0.06



COLOUR SCHEME

A	**Prefinished Aluminum Siding:** Longboard 'Dark Fir'	
B	**Cement Board Smooth Panel 1:** James Hardie 'Aged Pewter' smooth	
C	**Cement Board Smooth Panel 2:** James Hardie 'Arctic White' smooth	
D	**Horizontal Siding 1:** James Hardie 'Arctic White'	
E	**Horizontal Siding 2:** James Hardie 'Light Mist'	
F	**Brick Veneer:** Mutual Materials 'Raven' Mission	
G	**Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'	
H	**Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'	
I	**Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'	
J	**Trims, Fascia Boards 4:** James Hardie paint to match Hayer logo or to match Mitten 'Regatta Blue'	
K	**Aluminum slats 1:** To match Longboard 'Dark Fir'	
L	**Aluminum slats 2:** To match James Hardie 'Arcitic White'	
M	**Aluminum slats 3:** Black	
N	**Balcony Railing:** Black	
O	**Glass & Steel or Solid Metal Clad Canopy:** Black	
P	**Prefinished Metal:** Westform Metals 'Black'	
Q	**Window Frames & Balcony Doors:** White	
R	**Commercial Storefront Frame:** Black	
S	**Aluminum Soffit 1:** To match James Hardie 'Arctic White'	
T	**Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'	
T	**Aluminum Soffit 3:** To match James Hardie 'Aged Pewter'	

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LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME
BUILDING 4

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.B-0.07

Plotted: March 13, 2020 at 10:22:23pm by Nicole
File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Coloured Elevations.pzm - Layout: DP.B-0.07





COLOUR SCHEME

A — **Horizontal Siding:**
James Hardie paint to match Hayer logo or Mitten 'Regatta Blue'

B — **Cement Board Smooth Panel:**
James Hardie 'Arctic White' smooth

C — **Trims, Fascia Boards:**
Benjamin Moore
HC 166 'Kendall Charcoal'

D — **Glass & Steel Canopy:**
Black

E — **Commercial Storefront Frame:**
Aluminium

F — **Commercial Storefront Door:**
Black

G — **Prefinished Metal:**
Westform Metals 'Bone White'

H — **Prefinished Metal Roofing:**
Westform Metals 'Black'

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LATIMER MIXED USE DEVELOPMENT
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LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME
BUILDING 5
AMENITY

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2
DP.B-0.08

LOT B - MIXED USE

Plotted: March 13, 2020 at 10:23:28pm by Nicole
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BUILDING 1- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



BUILDING 1- EAST ELEVATION (200 STREET)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

LOT B - MIXED USE

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DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

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SHEET NO. H.2
DP.B-1.06

Printed: March 13, 2020 at 10:06:50pm by Nicole
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BUILDING 1- NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 1- WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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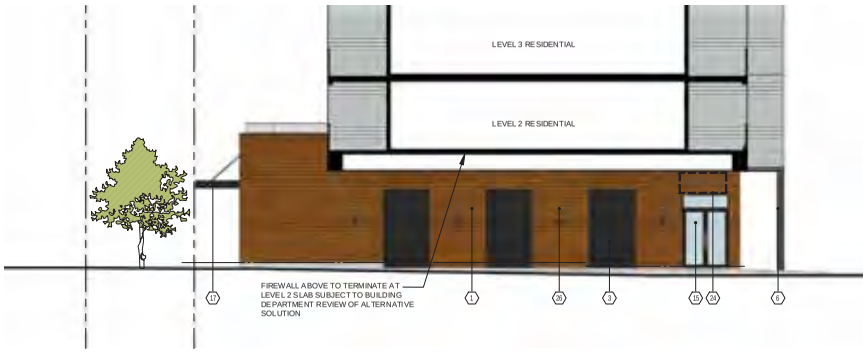
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BUILDING 1 ELEVATIONS

DATE 2017.11.07 FILE NO.
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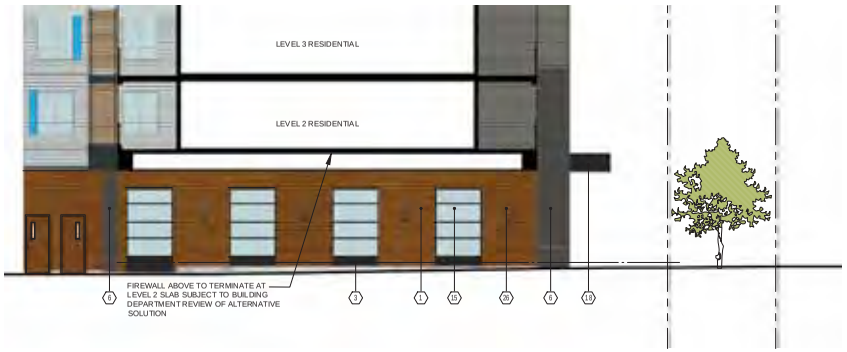
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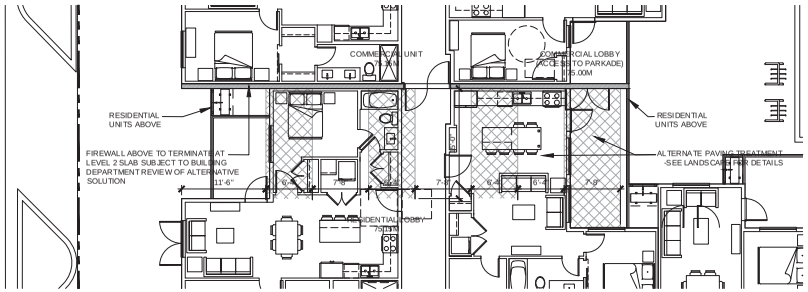
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BUILDING 1- EAST ELEVATION- BREEZEWAY DETAIL
SCALE: 1/8" = 1'-0"



BUILDING 1- WEST ELEVATION- BREEZEWAY DETAIL
SCALE: 1/8" = 1'-0"



BUILDING 1- BREEZEWAY DETAIL
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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DRAWING TITLE
BUILDING 1 BREEZEWAY DETAILS

DATE	2017.11.07	FILE NO.
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SHEET NO.
DP.B-1.08

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BUILDING 2- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



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

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2017.11.07 FILE NO.
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SHEET NO. H.2 DP.B-2.03

Plotted: March 13, 2020 at 13:07:29pm by Nicole
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BUILDING 2- NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 2- WEST ELEVATION (URBAN GREEN & AMENITY)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2017.11.07 FILE NO.
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CHK. CH 1724

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SHEET NO. H.2 DP.B-2.04

Printed: March 13, 2020 at 10:27:58pm by Nicole
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BUILDING 3- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



BUILDING 3- WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2
DP.B-3.03



BUILDING 3- NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 3- EAST ELEVATION (URBAN GREEN & AMENITY)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

LOT B - MIXED USE

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3	2020-03-12 DP REVISIONS
2	2019-10-11 DP REVISIONS
1	2019-06-20 DP REVISIONS
	2018-09-18 ISSUED FOR RZ / DP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.B-3.04

Printed: March 13, 2020 at 10:29:12 pm by Nicole
File: Z:\2017\Projects\1724 - Hayer - 7635-200 St, Langley\DP\Cad\B- Apt Mixed Use\1724-Building 3 Elevations - Lot B.dwg - Layout: DP-3.04



BUILDING 4- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



BUILDING 4- EAST ELEVATION (198 STREET)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL
SHEET NO. H.2
DP.B-4.06

Plot: 2:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\Lot B - Apt Mixed Use\1724 Building 4 Elevations - Lot B.dwg - Layout: DP.B-4.06
Plotted: March 13, 2020 at 10:11:00pm by Nicole



BUILDING 1- NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 1- WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.B-4.07

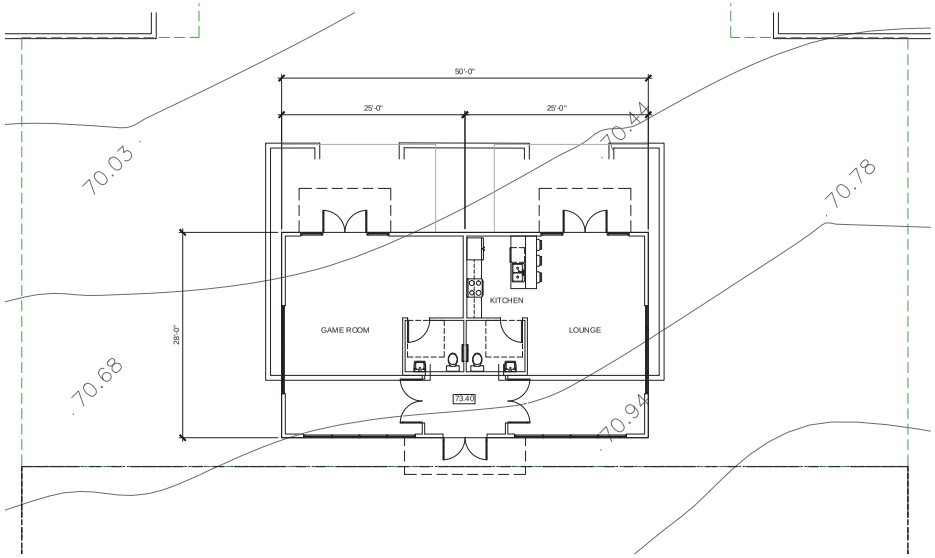
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File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\Cad\B- Apt Mixed Use\1724 Building 4 Elevations - Lot B.dwg - Layout: DP-B-4.07



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OCCUPANT LOAD											
GAME ROOM	48.68	m²	/	1.85	m²		=	26			
LOUNGE	38.83	m²	/	1.85	m²		=	21			
KITCHEN	9.85	m²	/	9.3	m²		=	1			
TOTAL							=	48	PERSONS		

WASHROOM CALCULATIONS	BCBC 2012, DIV. B-PART 3, TABLE 3.7.2.2.A							
TOTAL BUILDING OCCUPANCY	48	PERSONS						
MALE W/C (REQUIRED)	24	PERSONS	@	1 W/C PER 1-25 MALES	=	1	W/C	
MALE W/C (PROVIDED)					=	1	UNIVERSAL TOILET ROOM	
FEMALE W/C (REQUIRED)	24	PERSONS	@	1 W/C PER 1-25 FEMALES	=	1	W/C	
FEMALE W/C (PROVIDED)					=	1	UNIVERSAL TOILET ROOM	

MATERIAL LEGEND

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NORTH

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3	2020-03-12 DP REVISIONS
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	2018-09-18 ISSUED FOR RZ / DP

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

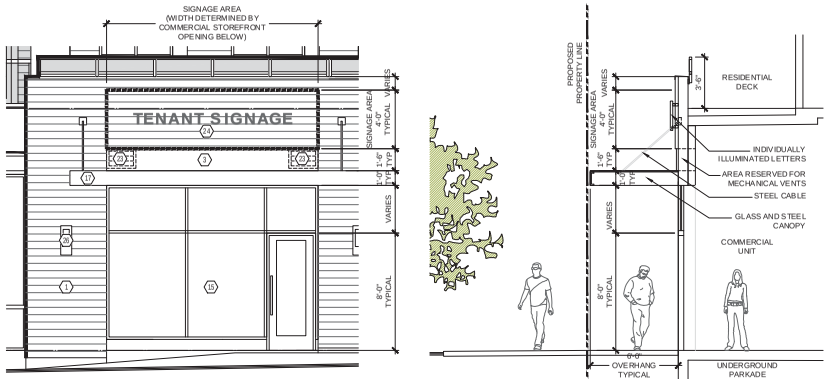
DRAWING TITLE
BUILDING 5 AMENITY PLANS & ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. H.2 DP.B-5.00

Printed: March 13, 2020 at 12:11:29pm by Nicole
File: Z:\2017\Projects\1724 - Hayer - 7635-200 St, Langley\DP\Cad\B- Apt Mixed Use\1724-Building 5 - Amenity Plan Elevation - Lot B.dwg - Layout: DP-B-5.00



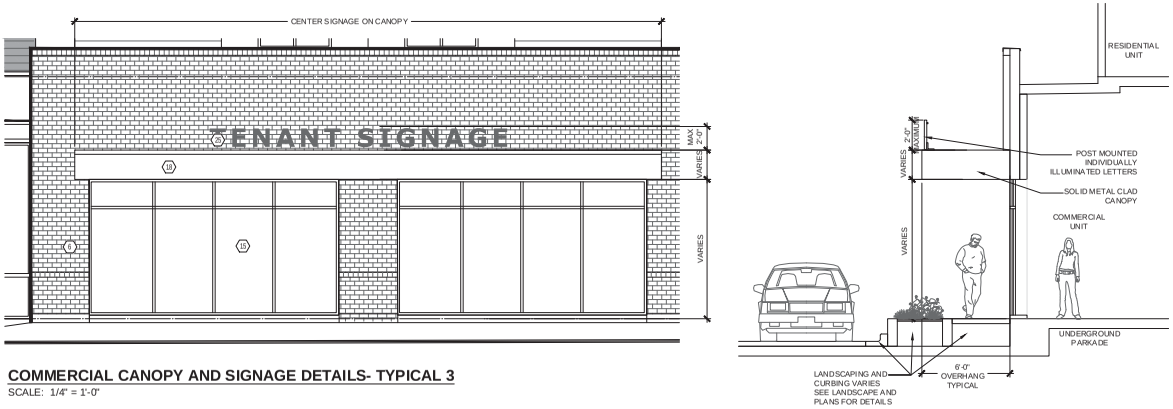
COMMERCIAL CANOPY AND SIGNAGE DETAILS- TYPICAL 1

SCALE: 1/4" = 1'-0"



COMMERCIAL CANOPY AND SIGNAGE DETAILS- TYPICAL 2

SCALE: 1/4" = 1'-0"



COMMERCIAL CANOPY AND SIGNAGE DETAILS- TYPICAL 3

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

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	2018-09-18 ISSUED FOR RZ / DP

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CONSULTANT

CLIENT

HAYER BUILDERS GROUP

PROJECT

HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT

7635-200 Street
LANGLEY, BC

DRAWING TITLE

COMMERCIAL SIGNAGE & CANOPY DETAILS

DATE	2017.11.07	FILE NO.
DWN.	NV	1724
CHK.	CH	

SEAL

SHEET NO.

DP.B-6.00

HAYER TOWN CENTRE

Issued for Development Permit — **TOL File No. 08-22-0073**

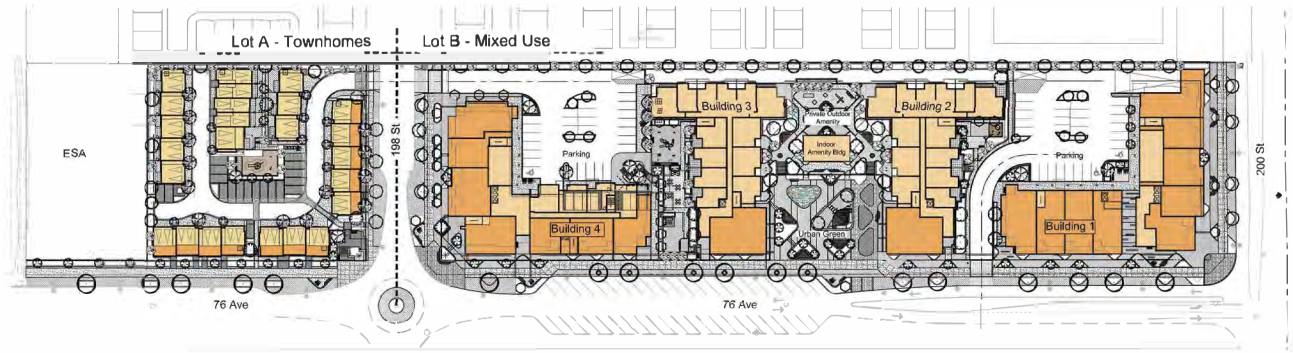


1 LOCATION MAP
Scale: NTS

Contact Information	Other Key Contacts:	
VDZ + A Project Landscape Architecture Mount Pleasant Studio 102 - 355 Kingsway Vancouver, BC V5T 3J7 Fort Langley Studio 100 - 9181 Church Street Fort Langley, BC V1M 2R8 t. 604 882 0024 f. 604 882 0042 Primary project contact Stephen Heller, BCSLA Stephen@vdz.ca o. 604 546 0925 Alternate contacts (incase away): Phoenix Chan phoenix@vdz.ca o. 604 546 0927	Hayer Builders Group Project Owner 101-19180 36th Ave Surrey, British Columbia V3Z 0P6 604.535.8687	Focus Architecture Incorporated Project Building Architecture Suite 310 - 1848 McCallum Road Abbotsford, British Columbia V2S 8J6 604.853.5222
	Legal Address and Description:	
	LT 2, SEC 22, TWP 8, NWD, PL BCP47902	

Sheet List Table

Sheet Number	
L-01	COVER SHEET
L-02	OVERALL SITE PLAN
L-03A	LANDSCAPE PLAN - LOT A
L-03B	LANDSCAPE PLAN - LOT B WEST
L-03C	LANDSCAPE PLAN - LOT B CENTRE
L-03D	LANDSCAPE PLAN - LOT B EAST
L-03E	LANDSCAPE PLAN - LOT B ROOF
L-04A	PLANTING PLAN - LOT A
L-04B	PLANTING PLAN - LOT B WEST
L-04C	PLANTING PLAN - LOT B CENTRE
L-04D	PLANTING PLAN - LOT B EAST
L-05A	OFF-SITE LANDSCAPE PLAN - LOT A
L-05B	OFF-SITE LANDSCAPE PLAN - LOT B WEST
L-05C	OFF-SITE LANDSCAPE PLAN - LOT B CENTRE
L-05D	OFF-SITE LANDSCAPE PLAN - LOT B EAST
L-06	FENCE AND LIGHTING PLAN
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS



2 SITE PLAN OVERVIEW
Scale: 1:750

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
102-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604.882.0024

No.	By	Description	Date
7	SH	Re-Issued for DP	May 29, 2020
6	FW	Re-Issued for DP	Apr 15, 2020
5	FW	Re-Issued for DP	March 11, 2020
4	FW	Re-Issued for DP	Dec 12, 2019
3	PC	Re-Issued for DP	July 16, 2019
2	FW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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TOL Project 08-22-0073

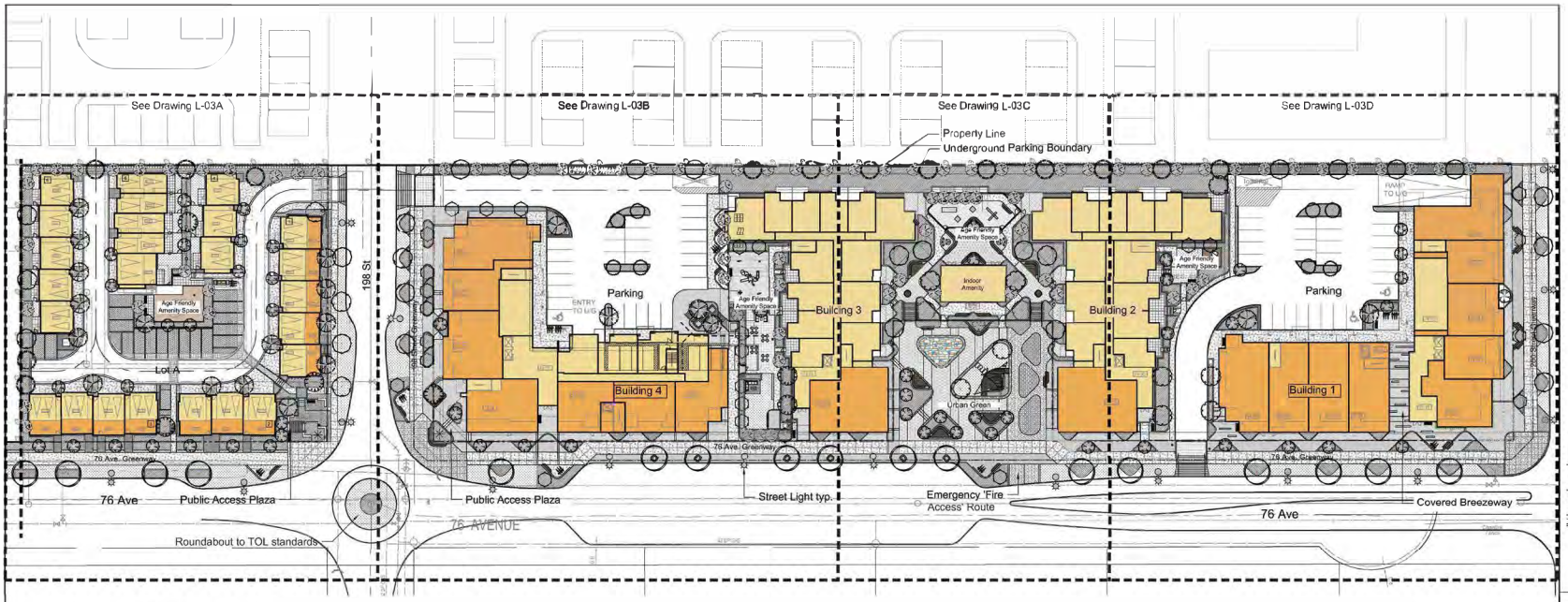
HAYER TOWN CENTRE
Latimer Mixed Use Development

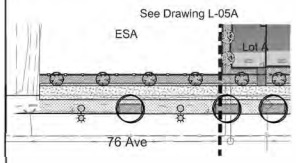
Location:
7635 200th Street
Township of Langley, BC

Drawn: PC FW
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Original Sheet Size: 24"x36"

Drawing Title: COVER SHEET
VDZ Project #: DP2018-36
Drawing #: L-01

Schedule B





HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 300 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural / Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Color: Natural Brown w/ Soldier Course Size: 225 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED BLANKS Pattern: Running bond S ize: 610 x 610 x 50 mm (for Plaza) 457 x 457 x 40mm (for Paving) Colour: Natural TEXADA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Pattern: As per Manufacture spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-03	BENCH Model #: FGP Backed 70' Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Canopie Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chase Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	5 LD-04	BIKE RACK Model #: WQ606 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

TREE SCHEDULE ON-SITE

TREE AMOUNT: 204

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	11
	~~Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam~~	~~B&B~~	~~6cm~~	~~31~~
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	5
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	8cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	9
	Picea glauca / White Spruce	3.5m Ht		14
	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	3.5m Ht		85
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
10238161 Church St | 182-3555 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604.882.0024

No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Oct 12, 2019
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1	PC	Issued for DP Review	Aug 17, 2018

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No.	By:	Description	Date

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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC FW
Checked: SH
Approved: MVDZ
Scale: 1:500
Stamp:
Original Sheet Size: 24"x36"

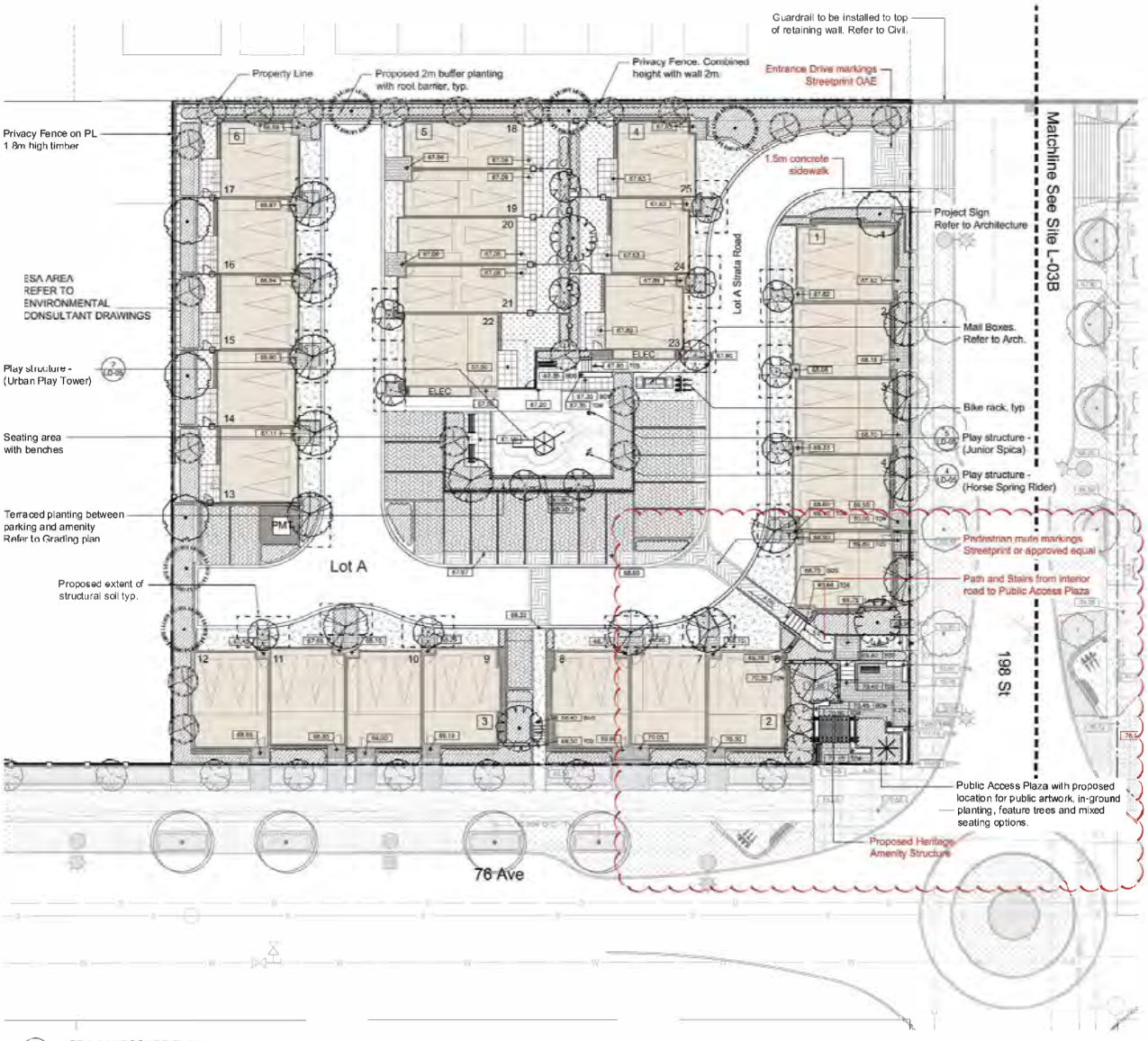
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Drawing Title: OVERALL SITE PLAN

NORTH

VDZ Project #: DP2018-36

Drawing #: L01H



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Color: Natural Brown, w/ Solitaire Course Size: 279 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 50 mm (for Public) 457 x 457 x 40mm (for Private) Colour: Natural, TEXADA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Colour: Le Jolie Manufacturer: Abbotsford Concrete
	0 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	6 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	6 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUG PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-04	BENCH Model #: FSP Backed 70" Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Carousel Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chase Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	LD-04	BIKE RACK Model #: W36 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

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Key Map (NTS)



No	By	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	FW	Re-issued for DP	Apr 15, 2020
5	FW	Re-issued for DP	March 11, 2020
4	FW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	FW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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No	By	Description	Date

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC FW	Stamp
Checked: SH	
Approved: MVDZ	Original Sheet Size 24"x36"
Scale: 1:200	

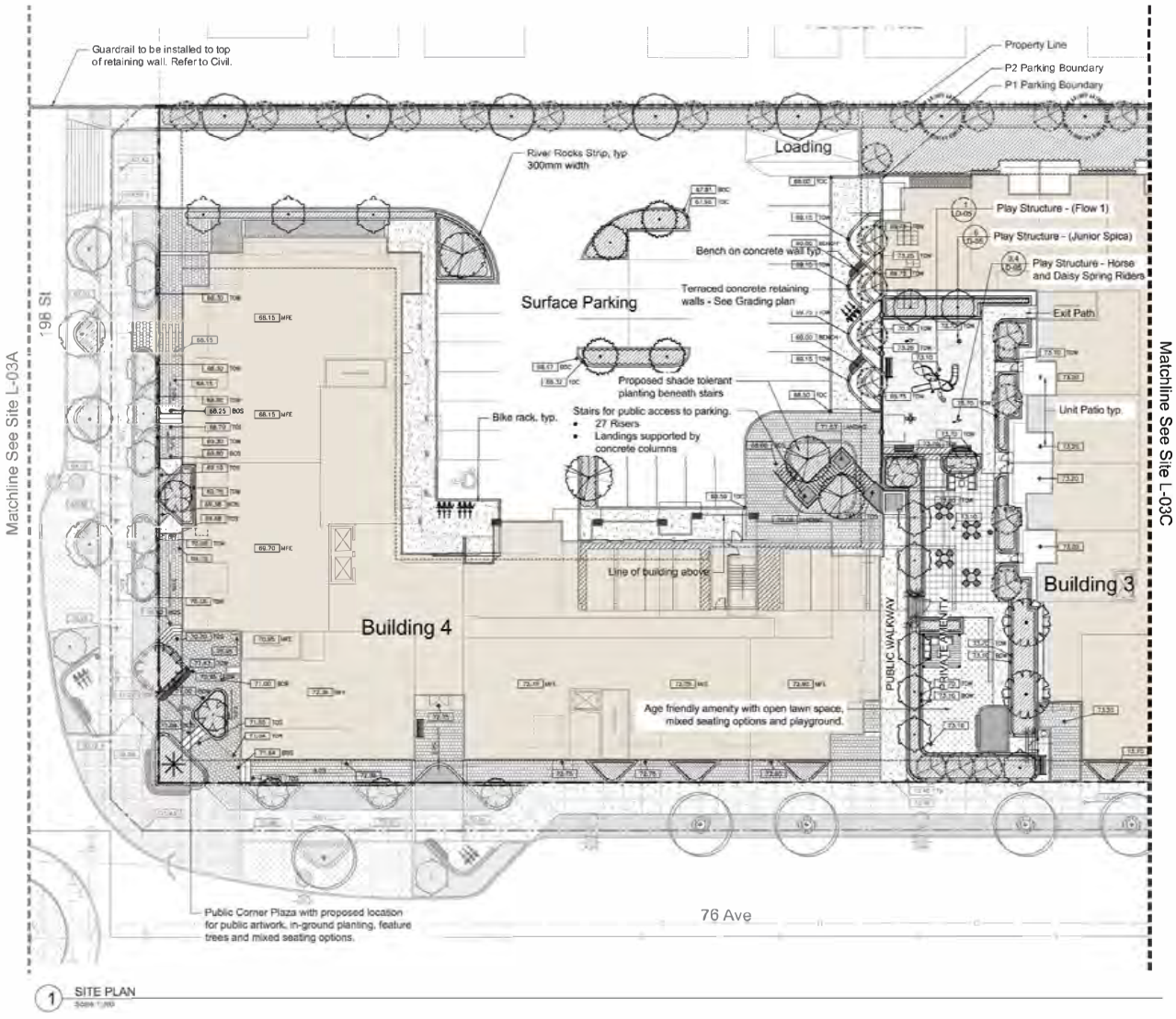
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Drawing Title: LANDSCAPE PLAN - LOT A

NORTH

VDZ Project #: DP2018-36

Drawing #: L-01A



1 SITE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Color: Natural Brown w/ Soldier Course Size: 226 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 58 mm (for Public) 457 x 457 x 40mm (for Private) Colour: Natural, TEXADA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Pattern: As per Manufacturer spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	5 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-04	BENCH Model #: FGP Backed 10' Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Carousel Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chase Park Liner Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: LandScape Forms
	6 LD-04	BIKE RACK Model #: W3606 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

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Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	FW	Re-issued for DP	Apr 15, 2020
5	FW	Re-issued for DP	March 11, 2020
4	FW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 16, 2019
2	FW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

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Township of Langley, BC

Drawn: PC FW	Stamp:
Checked: SH	
Approved: MYDZ	Original Sheet Size 24"x36"
Scale: 1:200	

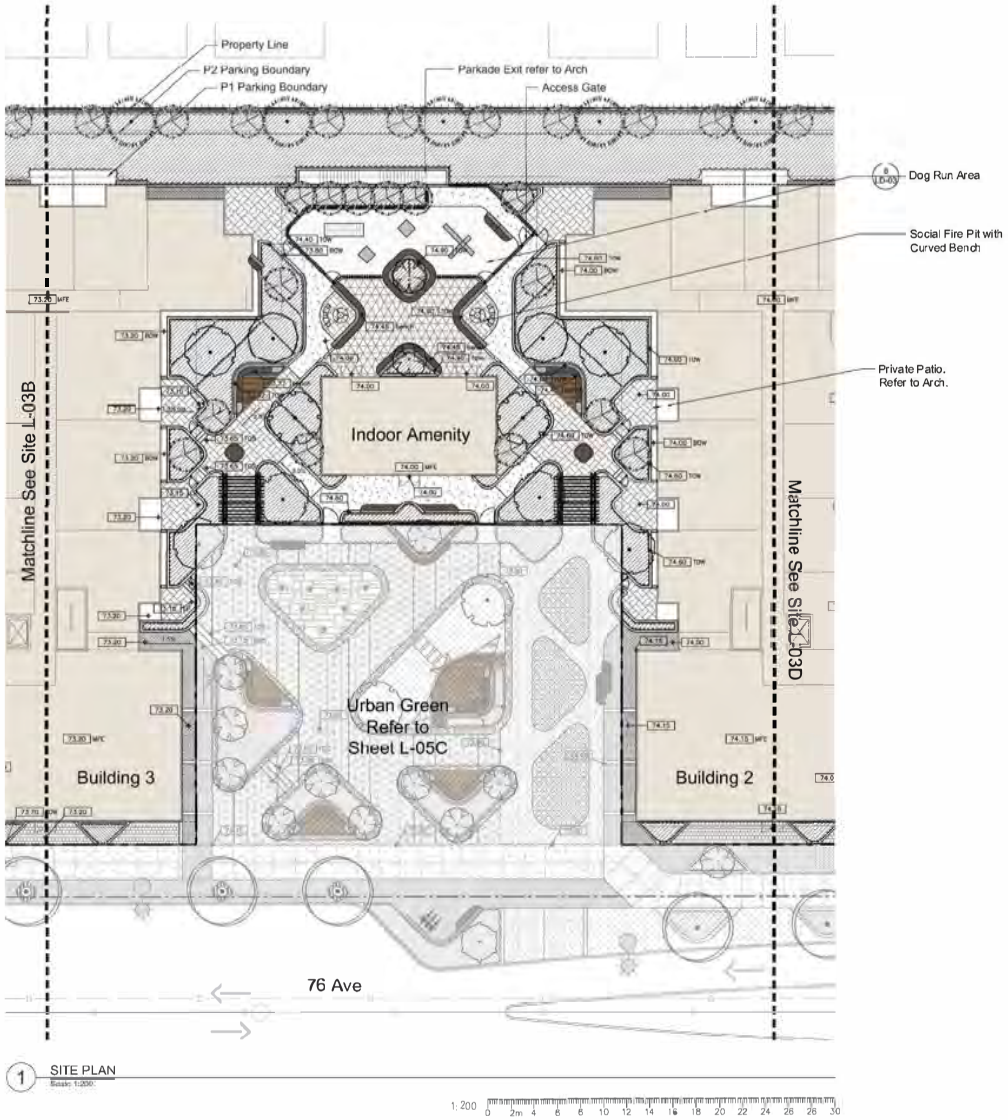
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Drawing Title: LANDSCAPE PLAN - LOT B WEST

NORTH

VDZ Project #: DP2018-36

Drawing #: L-03B



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Size: 225 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	6 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 50 mm (for Public) 457 x 457 x 40mm (for Private) Colour: Natural TERRA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Pattern: As per Manufacture spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-03	BENCH Model #: FGP Bauhaus 70" Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Concord Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	5 LD-04	WASTE RECEPTACLE Model #: Cruise Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	5 LD-04	BIKE RACK Model #: W3000 Colour: Powder Coat Jet Black Mount: Surface Supplier: Core Bike Racks

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Key Map (NTS)



7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Oct 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018
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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:
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Drawn: PC
Checked: SH
Approved: MYDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

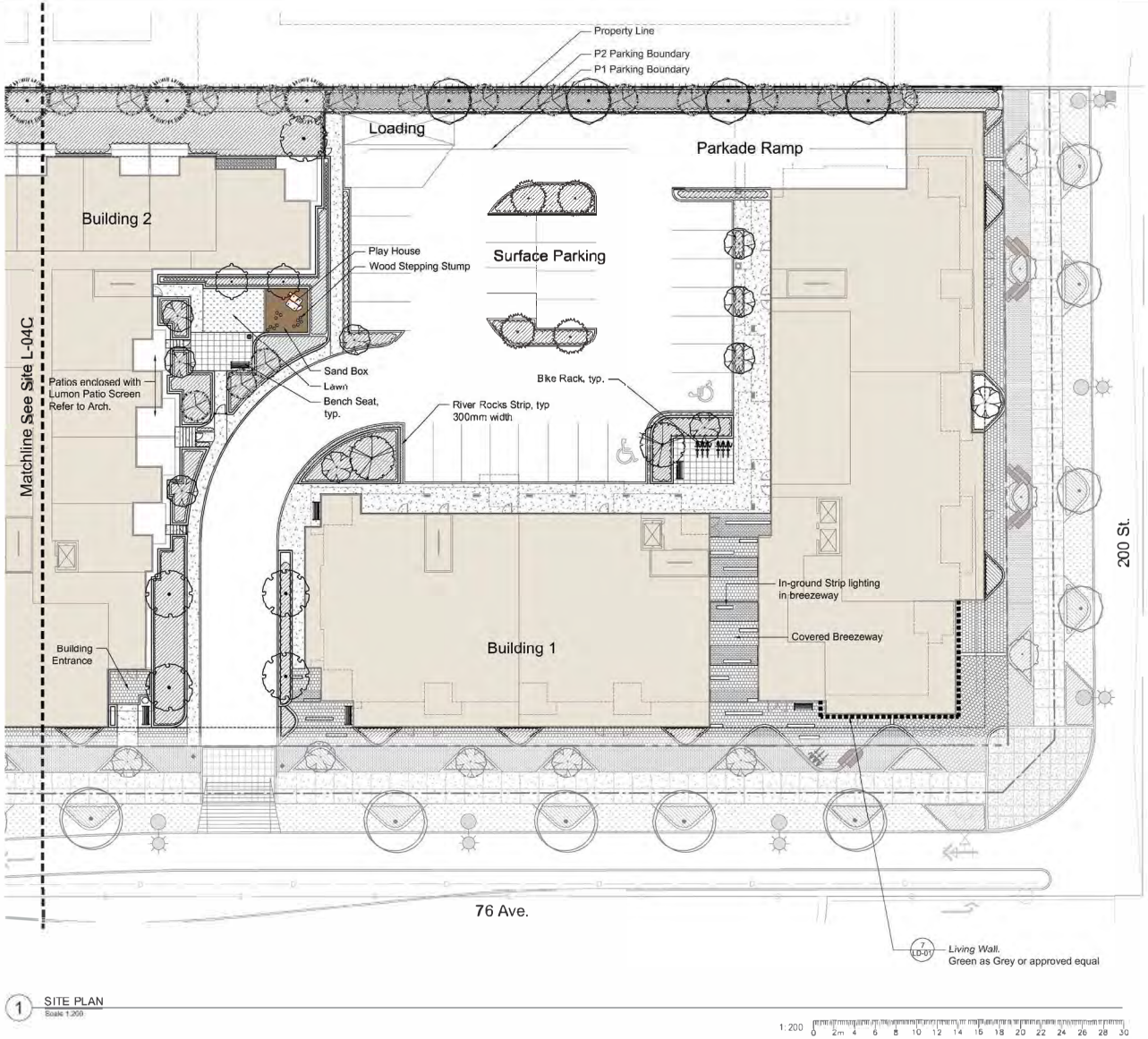
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Drawing Title: LANDSCAPE PLAN - LOT B CENTRE

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 201 x 80 mm Colour: Classical Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Size: 375 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 50 mm (Re Public) 610 x 457 x 40mm (Re Private) Colour: Natural, TSUNAMI Manufacturer: Abbotsford Concrete
	5 LD-02	VENETIAN PAVERS Pattern: As per Manufacturer spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SO D See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-04	BENCH Model # FGP Backed 70" Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model # Carousel Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chelsea Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	5 LD-04	BIKE RACK Model #: W9000 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

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Key Map (NTS)



No.	By:	Description	Date
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5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

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Drawing Title: LANDSCAPE PLAN - LOT B EAST

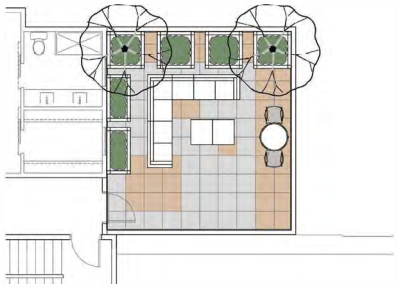
NORTH

VDZ Project #: DP2018-36

Drawing #: L-04B



1 ROOF DECK - BUILDING 1 - LEVEL 6
Scale 1:75



2 ROOF DECK - BUILDING 2 - LEVEL 5
Scale 1:75



3 ROOF DECK - BUILDING 3 - LEVEL 5
Scale 1:75



4 ROOF DECK - BUILDING 4 - LEVEL 5
Scale 1:75

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-02	HYDRAPRESSED SLABS Product: TEXADA Pattern: Running Bond Size: 610 x 610 x 50 mm Colour: Natural Tan Manufacturer: Abbotsford Concrete

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	LD-01	PROPOSED TREE
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-03	TABLE & CHAIRS Model#: Carousel Stacking Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
		LOUNGE SEATING Provided by owner
		MOVABLE PLANTER (Square) Model #: Plaza planter Size: 36 x 36 x H30.5" Colour: Jarrah Supplier: Landscape Forms
		MOVABLE PLANTER (rectangle) Model #: LF SK-36R Size: L1486 x W 75 x H533mm Colour: Walnut supplier: invescos

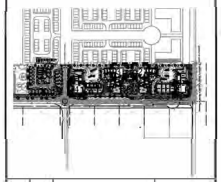
TREE SCHEDULE - ROOF

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	12

1: 75

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Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

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Drawing Title: LANDSCAPE PLAN - LOT B ROOF

NORTH

VDZ Project #: DP2018-36

Drawing #: L2.1H



1 SITE PLAN
Scale 1:200

PLANT SCHEDULE LOT A

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'Green Velvet' / Boxwood	#2	0.45m	38
CT	~~Cephalotaxus harringtonia 'Prostrata'~~ RepensCleanothus	#2	1.20m	12
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	104
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	113
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	53
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	76
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	146
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	18
TM	Taxus x media 'H.M. Eddie' / Eddie Yew	1.2 mht	0.90m	176
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	24
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	15

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	22
W	Echinacea purpurea 'White Swan' / PurpleConeflower	#1	0.45m	157
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	32
I	Iris x 'June Krause' / Tall Bearded Iris	#1	0.45m	27
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	122
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	102

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	59
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	585
	Iberis sempervirens 'Little Gem' / Little Gem EvergreenCandytuft	#1	300mm	521
	Pachysandra terminalis / Japanese spurge	#1	300mm	355

All on-site landscape beds and soil areas and off-site greenway landscape are to be irrigated to IIABC standards.
Design build irrigation planto be provided to land scape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	85
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	66
RR	Rhododendron x 'Rama po' / RamapoRhododendron	#2	0.90m	41
SB	Spiraea betulifolia 'Tor' / Birchleaf S pirea	#2	0.90m	18
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / BlueFescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	212

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush 's Coneflower	#1	0.45m	236
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splender Coneflower	#1	0.45m	290
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle She pherd Daylily	#1	0.60m	128
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	168
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandulaangustifolia 'Hidcote' / Hidcote La vender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	146

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	179
	Ericacarnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	648
	Iberis sempervirens 'Little Gem' / Little Gem EvergreenCandytuft	#1	300mm	640

Note: All on-site landscape beds and sod areas and offsite greenway landscape areto be irrigated to IIABC standards.
Design build irrigation plan to be providedl to landscape architect prior to installation

TREE SCHEDULE LOT A

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / SeiryuJapaneseMaple	B&B	6cm	18
	Carpinus betulus ' Frans Fontaine' / FransFontaine Hornbeam	B&B	6cm	15
	~~Cornus nuttallii 'Eddie's White Wonder'~~ / Eddie's White Wonder Dogwood	B&B	6cm	9
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	4
	Picea glauca / White Spruce	3.5m ht		5
	Picea pungans 'Fastigata' / Fastigiate Colorado Spruce	3.5m ht		20

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / RedMaple	B&B	5cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / PersianParrotia	B&B	5cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-Issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 27, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC
Checked: SH
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size 24"x36"

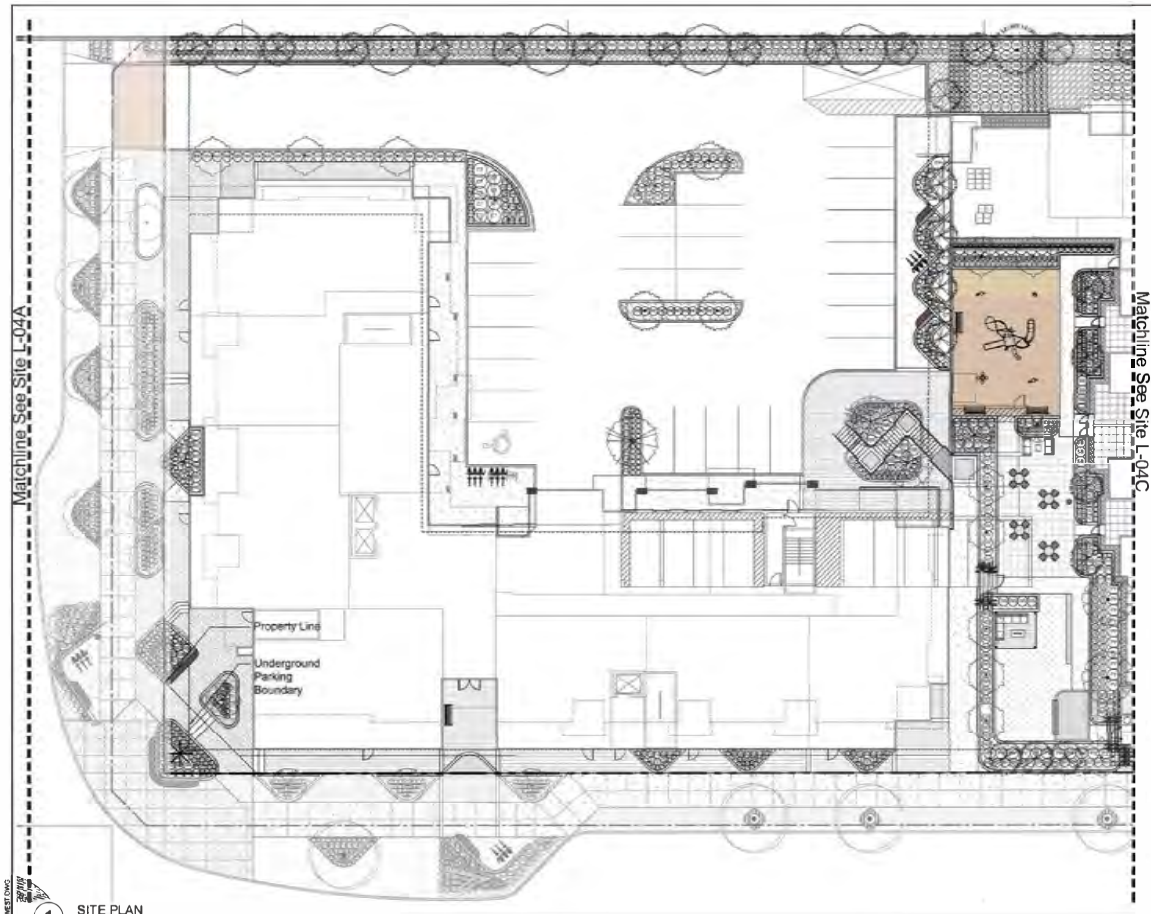
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Drawing Title: PLANTING PLAN - LOT A

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04A



1 SITE PLAN
Scale 1:200

PLANT SCHEDULE LOT B

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'GreenVelvet' / Boxwood	#2	0.45m	40
CT	Ceanothus thyrsiflorus 'Repens' / Repens Ceanothus	#2	1.20m	73
CS	Cornussericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	528
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	348
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	90
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	176
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	276
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	159
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	22
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.90m	148

ANNUAL S/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	210
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	360
W	Echinacea pur purea 'White Swan' / PurpleConeflower	#1	0.45m	635
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	144
H	Heucherax 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	320
I	Iris x 'Jure Krausse' / Tall Bearded Iris	#1	0.45m	191
L	Lavandulaangustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	418
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.90m	308

VINE/E SPALIER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Q	Wisteriafloribund 'Royal Purple' / Japanese Wisteria	#2	0.45m	20

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	417
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	524
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	301
	Pachysandra terminalis / Japanese Spurge	#1	300mm	1 528

Note: All on-site landscape beds and sod areas and offsite greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2	0.90m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	85
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	66
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	41
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	18
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	212

ANNUAL S/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	236
P	Echinacea pur purea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	290
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	126
H	Heucherax 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	158
I	Iris x 'Jure Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.90m	146

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi /Kinnikinnick	#1	600mm	179
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	840
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	840

Note: All on-site landscape beds and sod areas and offsite greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

TREE SCHEDULE LOT B

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	15
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	11
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	6cm	6
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	2
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Picea glauca / White Spruce	3.5m Ht		9
	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	3.5m Ht		65
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu JapaneseMaple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	6
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	12
	Styrax japonicus 'PinkChimes' / JapanesePink SnowbellDwarf	B&B	6cm	2

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



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5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

REVISIONS TABLE FOR DRAWING S

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No.	By:	Description:	Date:

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC

Checked: SH

Approved: MVDZ

Scale: 1:200

Stamp:

Original Sheet Size 24"x36"

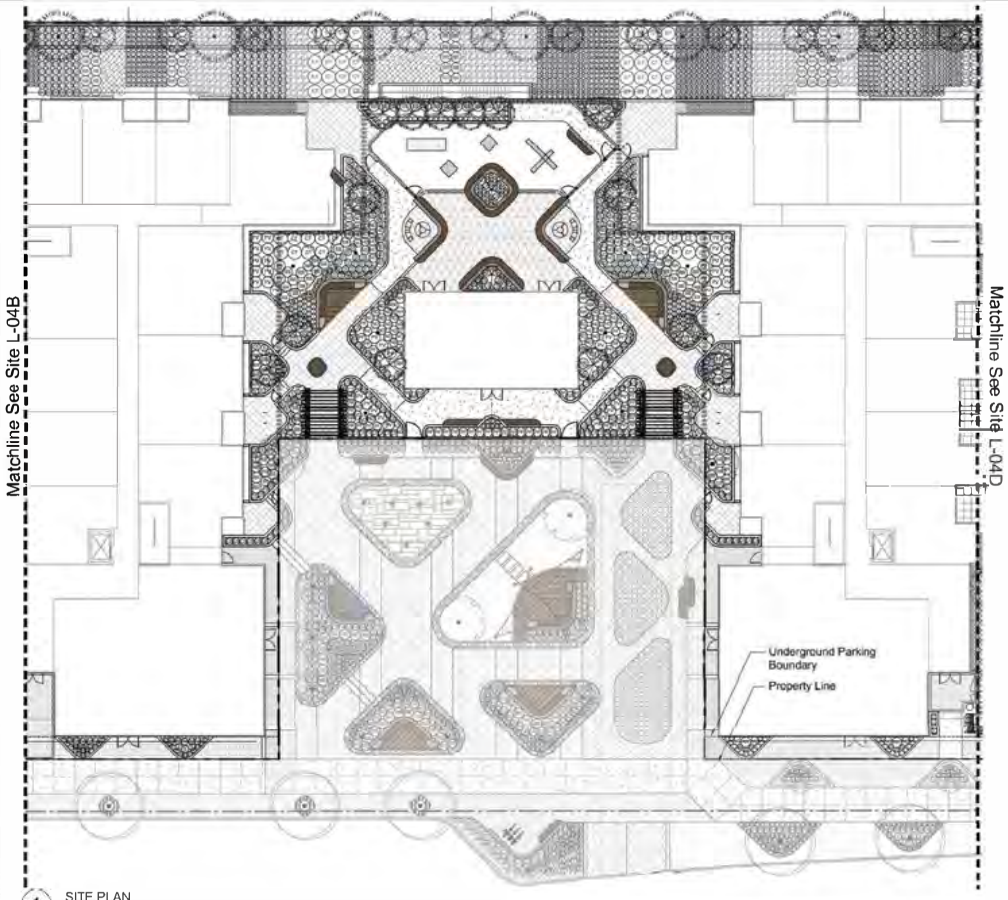
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Drawing Title: PLANTING PLAN - LOT B WEST

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04B



1 SITE PLAN
Scale 1:200

TREE SCHEDULE LOT B

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	15
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	11
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	6cm	6
	Cornus nuttallii 'Eddie 's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	2
	Fagus sylvatica 'Dawyck Gold' / European Beach	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Picea glauca / White Spruce	3.5m ht		9
	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	3.5m ht		65
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

PLANT SCHEDULE LOT B

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'Green Velvet' / Boxwood	#2	0.45m	40
CT	Ceanothus thyrsiflorus 'Repens' / ReposnCeanothus	#2	1.20m	73
CS	Cornus sericea 'Kelseyi' / Kelsey Dogwood	#2	0.60m	508
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	348
PV	Philadelphus x Virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	90
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	178
RR	Rhododendron x 'Ramapo' /Ramapo Rhododendron	#2	0.90m	276
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	159
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	22
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	148

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	218
P	Echinacea purpurea 'Prairie Splendor' /Prairie Splendor Coneflower	#1	0.45m	384
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	636
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	144
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	320
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	191
L	Lavandulaangustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	418
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	308

VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Q	Wisteria floribund Royal Purple' / Japanese Wisteria	#2	0.45m	20

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	417
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	524
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	361
	Pachysandra terminalis / Japanese Spurge	#1	300mm	1 526

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	45
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	65
RR	Rhododendron x 'Ramapo' /Ramapo Rhododendron	#2	0.90m	41
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.80m	18
WF	Weigela florida 'DarkHorse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festucaglauca / Blue Fescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	212

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	236
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	290
W	Echinaceapurpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	126
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	158
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	146

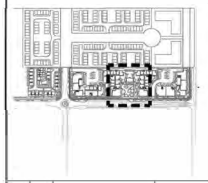
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi /Kinnikinnick	#1	600mm	179
	Erica carnea ' Springwood Pink' / Pink Spring Heath	#1	300mm	848
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	940

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



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5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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No.	By:	Description	Date:

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn:	Stamp:
PC	
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	

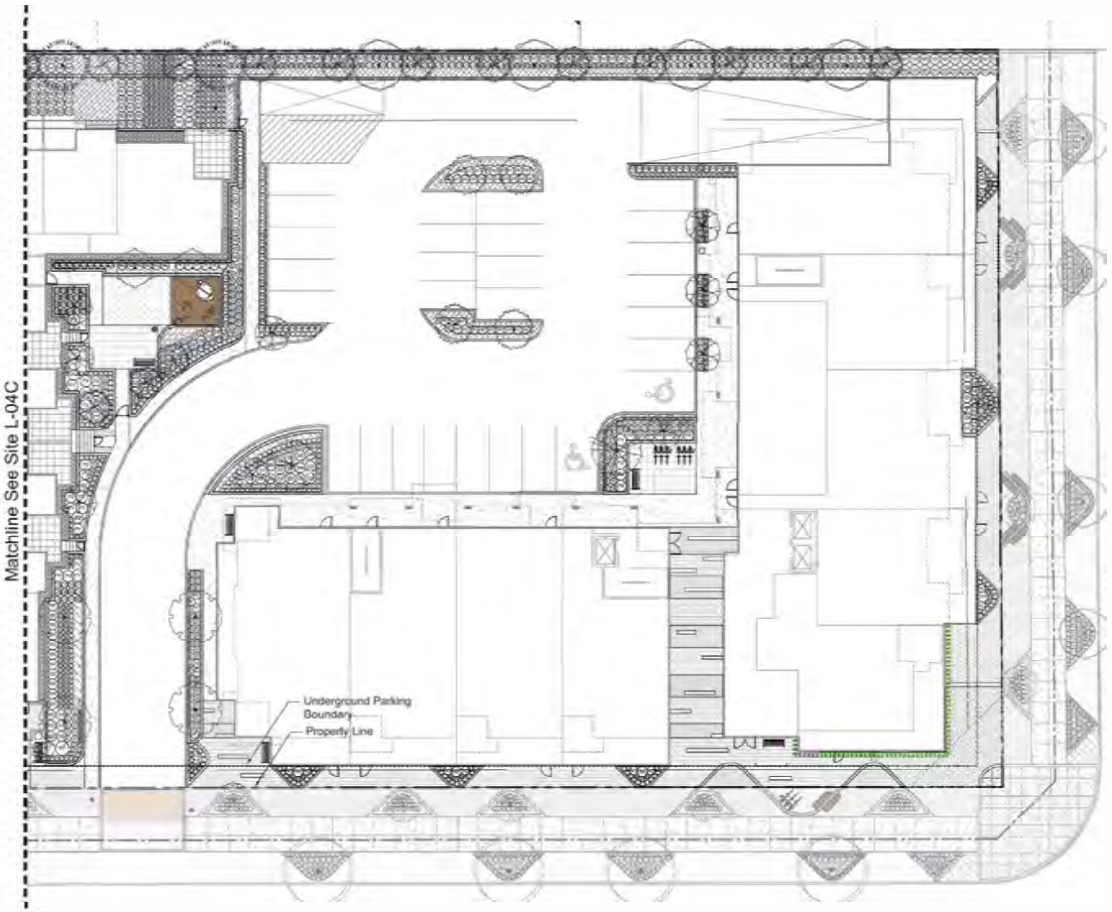
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Drawing Title: PLANTING PLAN - LOT B CENTRE

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04C



1 SITE PLAN
Scale 1:200

TREE SCHEDULE LOT B

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	15
	Acer rubrum 'Bowhall' / RedMaple	B&B	6cm	11
	Carpinusbetulus'Frans Fontaine'/ Frans Fontaine Hornbeam	B&B	6cm	6
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	2
	Fagus sylvatica 'Dawyck Gold' / Dawyck GoldEuropeanBeech	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotiapersica 'Vanessa' / PersianParrotia	B&B	6cm	5
	Picea glauca / White Spruce	3.5m Ht		8
	Picea pungens 'Fastigata' / Fastigiata Colorado Spruce	3.5m Ht		85
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / RedMaple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotiapersica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / JapanesePink Snowbell Dwarf	B&B	6cm	2

PLANT SCHEDULE LOT B

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'Green Velvet' / Boxwood	#2	0.45m	40
CT	Ceanothus thyrsiflorus 'Repens' / Repens Ceanothus	#2	1.20m	73
CS	Cornussericea 'Kelseyi' / Kelseri Dogwood	#2	0.60m	528
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	348
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	80
PF	Potentillafruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	176
RR	Rhododendron x 'Rampo' / Rampo Rhododendron	#2	0.90m	276
SB	Spiraeabetulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	159
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	22
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	148

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echina ceaparadoxa / Bush's Coneflower	#1	0.45m	219
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	360
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	635
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	144
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	320
I	Iris x 'June Krausse' /Tall Bearded Iris	#1	0.45m	191
L	Lavandulaangustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	418
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	308

VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Q	Wisteria floribund 'Royal Purple' / Japanese Wisteria	#2	0.45m	20

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	417
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	524
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	301
	Pachysandra terminalis / Japanese Spurge	#1	300mm	1,526

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	85
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	66
RR	Rhododendron x 'Rampo' / Rampo Rhododendron	#2	0.90m	41
SB	Spiraeabetulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	18
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	48

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	212

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	236
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	290
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	126
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	158
I	Irisx 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandulaang ustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	148

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	179
	Erica carnea 'SpringwoodPink' / Pink SpringHeath	#1	300mm	848
	Iberis sempervirens ' Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	640

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Jan 15, 2020
5	PW	Re-issued for DP	March 11, 2020
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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC
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Drawing Title: PLANTING PLAN - LOT B EAST

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04B

URBAN GREEN DESIGN ELEMENTS

LANDSCAPE FEATURES:

- Seating enclaves for small or large group gatherings.
- Open connection to 76th Ave greenway and adjacent commercial spaces.
- Stage with Shade Sail cover
- Water Feature
- Custom Benches

MATERIALS

- Large format paving within the plaza
- Robust materials for the Fire Access Route including exposed aggregate finish with inset turf stone for touch of 'green'
- IPE or composite decking
- concrete walls and planter edges
- Smaller scale pavers at plaza edges which are adjacent to commercial/retail

- STORM WATER MANAGEMENT
- Plaza storm run-off to be directed to decorative rock trench drains incorporated with paving design.
- Trench drains connect to below grade PermaVoid holding system.
- PermaVoid System functions as storm-water retention as well as passive irrigation for planting beds within the plaza.



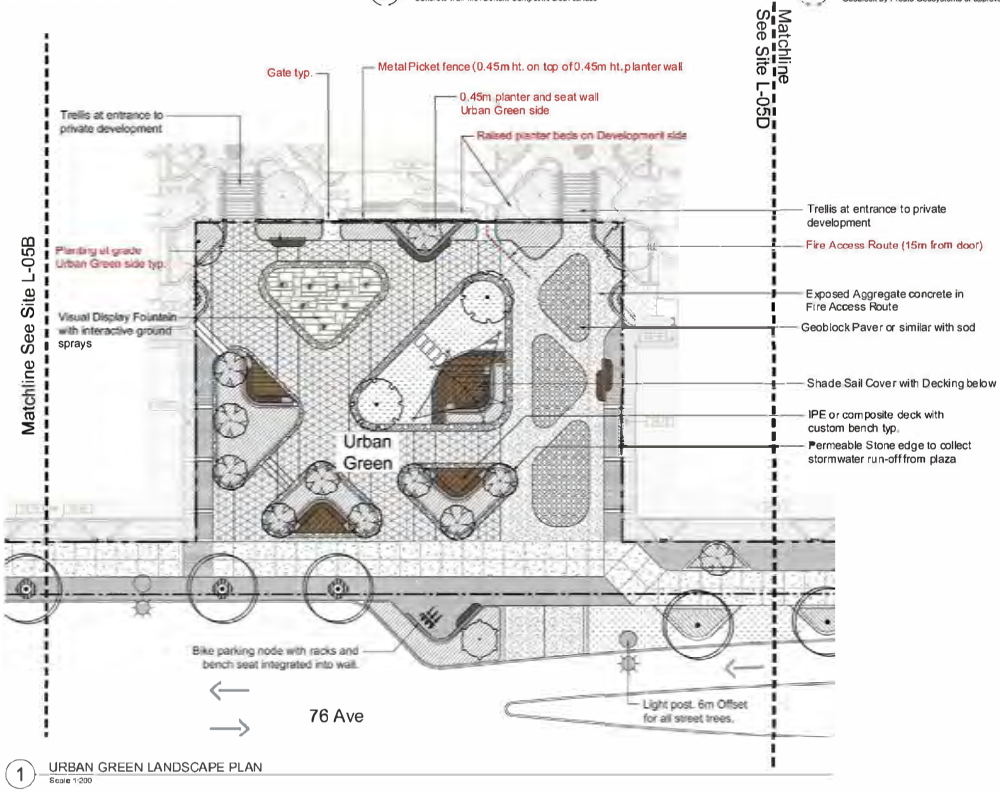
2 SEATING AREAS
Concrete wall with Bench, Composite Deck surface



3 GEOBLOCK GRASS PAVERS FOR FIRE ACCESS
Geoblock by Presto Geosystems or approved equal



4 VISUAL DISPLAY FOUNTAIN
Character and Materials sample



1 URBAN GREEN LANDSCAPE PLAN
Scale 1:200



5 SHADE SAILS
Character and Materials sample

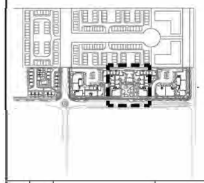
LEGEND (URBAN GREEN)

KEY	REF.	DESCRIPTION
		CONCRETE SIDEWALK
		CLASSIC NEVADA PAVER Pattern: Mixed Size: 300 x 300 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
		COMPOSITE DECKING Manufacturer: TBD
		DIAMOND SMOOTH PAVER Manufacturer: Trans-Stone
		EXPOSED AGGREGATE CONCRETE
		Grass Pavers for Fire Access Product: GeoBlock Grass Pavers Manufacturer: Presto Geosystems or approved equal
		ROCK TRENCH DRAIN Decorative rock trench drain connecting to Permavoid basin for storm water retention

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



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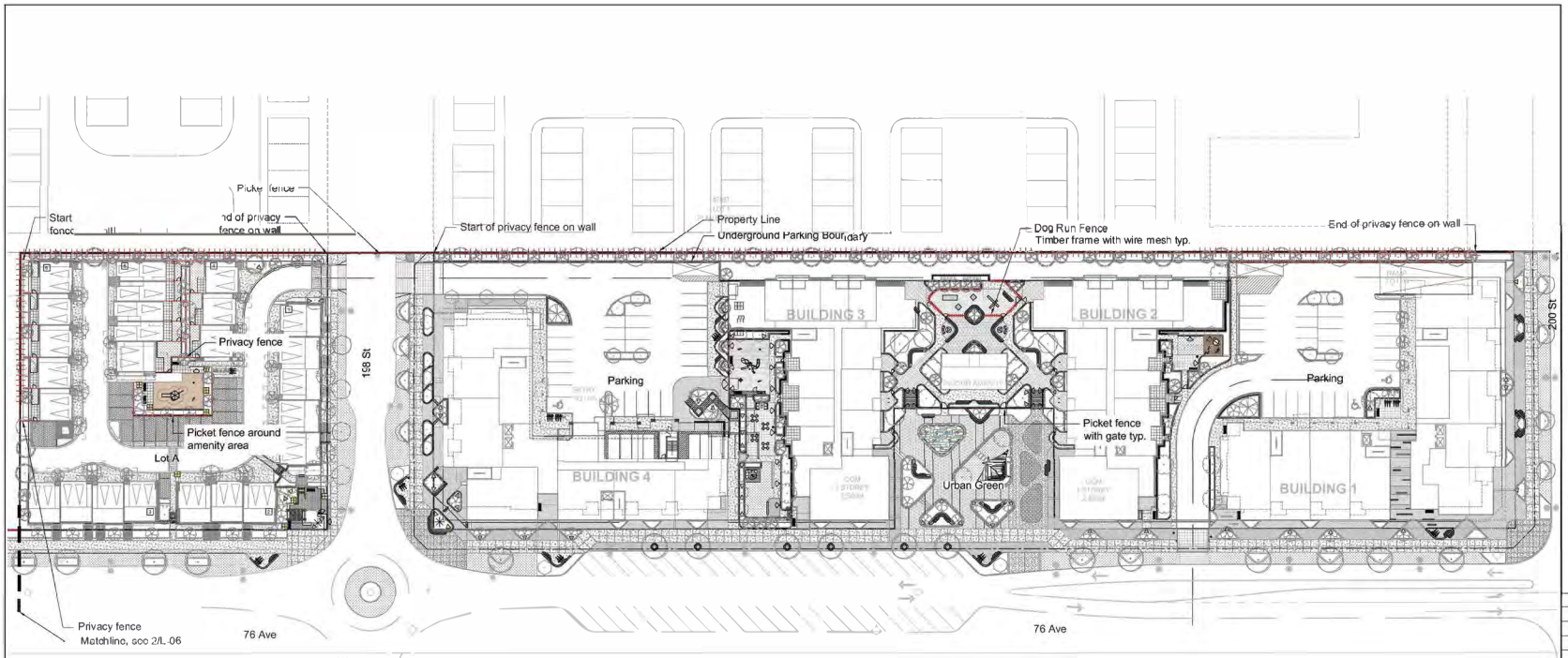
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Drawing Title: OFF-SITE LANDSCAPE PLAN - LOT B CENTRE

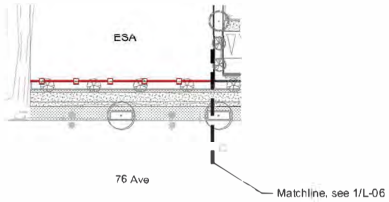
NORTH

VDZ Project #: DP2018-36

Drawing #: L-05C



1 FENCE AND LIGHTING PLAN
Scale 1:200



2 FENCE AND LIGHTING PLAN
Scale 1:200

FENCING LEGEND

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum height of wall and fence is 2.0m
		DOG RUN FENCING Timber with wire mesh
	8 LD-04	ESA FENCE

LIGHTING LEGEND

KEY	REF.	DESCRIPTION
	1 LD-06	BOLLARD LIGHT
	3 LD-06	STAIR LIGHTS
	3 LD-06	UPLIGHTS ON TREES
	4 LD-06	OVERHEAD LOUNGE LIGHT
	3 LD-06	LOW WALL LIGHT
	3 LD-06	WALL SOURCE
	7 LD-03	INGROUND LIGHT

Note:
Lighting Fixture selection to be coordinated with Electrical.

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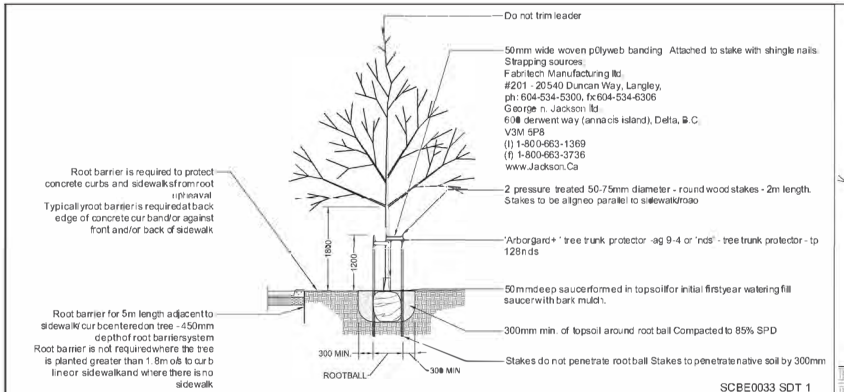
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Drawing Title: FENCE AND LIGHTING PLAN

NORTH

VDZ Project #: DP2018-36

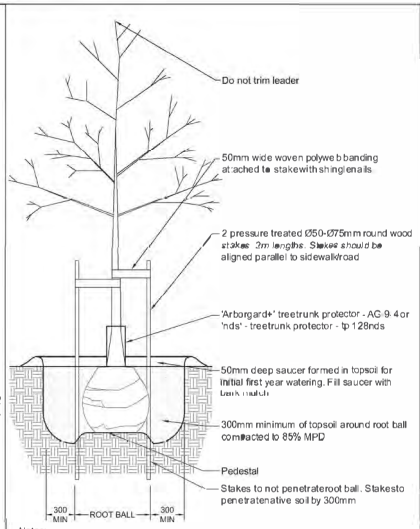
Drawing #: L-06



SCBE0033 SDT 1
Revised APRIL 2002
Revised APRIL 2004
Revised JULY 2004
Revised May 2005
Revised Dec 2005
Revised Feb 2008

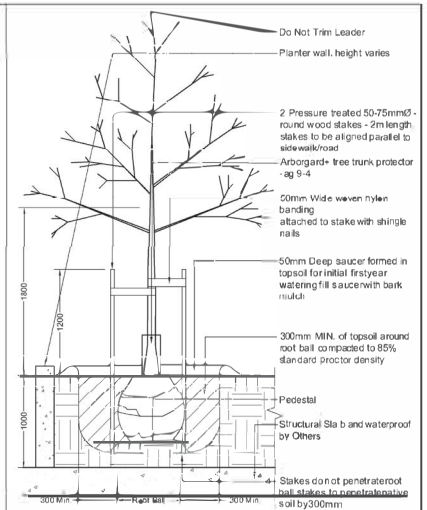
Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications
3. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. To be removed.
4. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
5. All trees shall be single stemmed.
6. Install approved root barrier system - 'deeproot' model ub 18-2; 'vespro' model rs-18; or 'nds' model ep-1850. Install as per manufacturers specifications

1 OFF-SITE TREE PLANTING WITH ROOT BARRIER
Scale 1:50



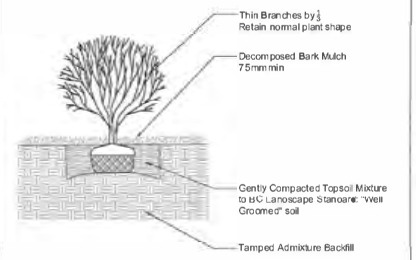
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 TREE PLANTING ON GRADE
Scale 1:25



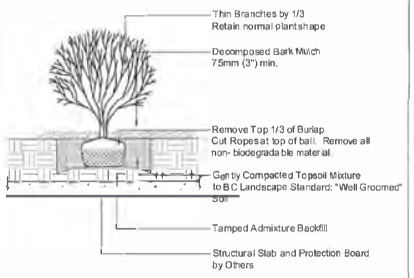
NOTES:
1. Sacking/ burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem.

3 TREE PLANTING ON SLAB
Scale 1:25

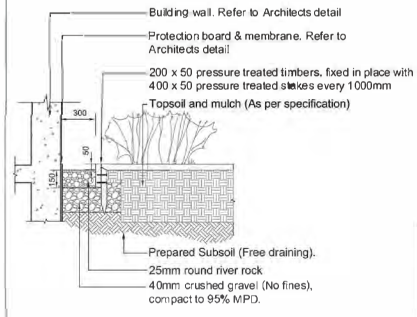


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. O.C. spacing per planting plan.

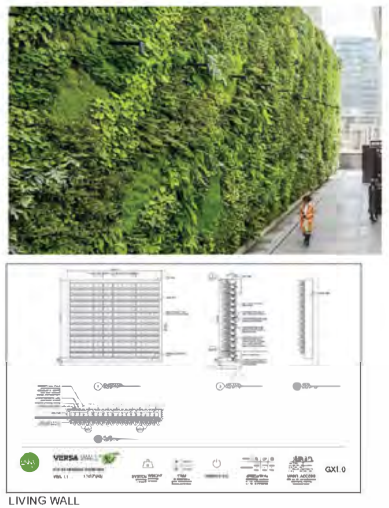
4 SHRUB PLANTING ON GRADE
Scale 1:25



5 SHRUB PLANTING ON SLAB
Scale 1:25



6 DRIP STRIP
Scale 1:20



LIVING WALL
Supplier: GSky
https://gsky.com/
561-894-8688

Or Approved Equal

7 LIVING WALL
Scale NTS

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Drawing Title: DETAILS

VDZ Project #: DP2018-36

Drawing #: L2.1

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

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

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

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

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

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

5101
28/09/15

Building Form

5101
28/09/15

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

Exterior Design and Finish

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

Landscaping

5101
28/09/15

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

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

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




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




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



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



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

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Parking Lot Landscaping

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

Parking and Traffic/Pedestrian Circulation

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





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

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

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

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

Landscaping

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

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4.1.2.5 APARTMENTS

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

Architectural Details

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

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2.2 DEVELOPMENT PERMIT AREA "D"– MIXED USE

Mixed-Use development, in the form of multi-family and street level commercial development, is intended to provide vibrant neighbourhood convenience retail, office, and residential uses either within the same building or within separate buildings on the same land parcel.

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

The objectives of this development permit area designation are:

- to encourage development of attractive and safe multi family and commercial areas;
- to reduce conflict with adjacent land uses;
- to promote an appropriate interface with adjacent land uses; and
- to promote a sense of entry and identity at key road junctions.

Unless the owner of land first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a building or structure must not be started.

Development permit guidelines for mixed use development to be applied in addition to those for residential and commercial development as appropriate, are as follows:

- Developments in each mixed use 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 from Langley's rural heritage.
- Pedestrian access should be encouraged through safe pedestrian movement, outdoor seating, attractive landscaping, appropriate scale of parking lots and provision of public amenities.
- Site planning should reflect established principles of crime prevention through environmental design.
- Commercial premises incorporated into mixed-use buildings shall be well-integrated in terms of building massing, colours and materials and reinforce the pedestrian focus.
- Architectural features and details should articulate structure forms and modulate facades.
- Architectural details and massing shall be expressed so that the base of the structure and its relationship to ground plane activity as well as the roof and its relationship to the skyline is expressed clearly.
- Primary building entrances shall be clearly defined and shall have a sheltering element such as a canopy, awning, arcade or portico to provide protection from the weather.
- The primary entrance to a building shall be located along the front wall of the building unless otherwise required for handicapped access. Housing units shall have access adjacent to a public street or alley.
- Individual entrances in multi-tenant buildings shall have clear identities,
- Long expanses of uninterrupted single-height flat roofs should be avoided.

- Roof forms should incorporate elements which create visual interest, such as cornices, gables and dormers.
- 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.
- Third and fourth floors should be stepped back as necessary to enhance light penetration to the street and provide variety to building form.
- No wall that faces a street or an open area on the same lot (such as a parking lot) shall have a blank, uninterrupted length exceeding 10 metres without including at least two of the following: change in plane, change in texture or masonry pattern, windows, entrances, a landscape device such as a trellis with vines or an equivalent element that subdivides the wall in human scale proportions.
- Materials shall not dramatically change at the corners of buildings unless the corner is on an internal property line.
- To ensure a visually appealing development, all building elevations visible from adjacent or nearby streets should be treated in a similar manner as the principle elevation – in terms of architectural details and quality of exterior finish. Use of contrasting colours and finishes is encouraged to provide identity to individual dwellings.
- Where possible, use fixed roof overhangs and canopies to cover pedestrian walking areas along street facades.
- Development of street-fronting units is encouraged to provide better integration with adjacent single-family areas and public spaces throughout the neighbourhood.
- Buildings should be designed and sited to maximize sun penetration to adjacent roads, sidewalks and properties.
- A unified visual language should be established for each mixed use node, including lighting standards, sign standards, feature site furnishings, pedestrian paving widths/patterns/materials.
- Private and public spaces should be distinguishable.
- There should be sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Illumination, however, should not detract from the residential uses in the development node. Where lamp standards and fixtures are exposed, the aesthetic quality of these elements must ensure an overall positive image.
- 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 within the mixed use node to establish a unified and attractive commercial area.
- Landscaping shall be required to enhance the appearance of the development and to screen parking, loading areas and garbage containers. Garbage containers are encouraged to be fully enclosed within a building. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. A landscaping plan shall be submitted as part of a development permit.
- A 5 metre wide landscaping area and a fence shall be provided where adjacent to single family for residential development. Fences should be aesthetically designed and reflect adjacent residential building character where possible.
- Where rear yards abut municipal greenways and where fences are proposed, fences shall consist of black vinyl-clad chain-link to a maximum of 180 cm (6 feet) in height and complemented with landscaping. Where an adequately landscaped buffer of at least 2 metres in width is provided between the greenway and the fence, other fence types may be used, provided they be visually permeable above 107 cm (4 feet) and not exceed 180cm (6 feet).

- The use of perimeter berms, high fences and security gates is discouraged to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to public road allowances are not to exceed 122 cm (48 inches) in height. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- Public parking and employee or service vehicle access and pedestrian access from streets/sidewalks should be distinct and separate from one another.
- Shared driveway access between adjacent buildings and rear lane access is encouraged.
- 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 is encouraged. Acquisition of sufficient property to allow access from roads other than major roads shall be encouraged.
- Surface parking accommodating more than 20 vehicles should be divided into a number of smaller areas rather than being one large lot.
- Provision of underground or enclosed parking is encouraged for residential units.
- Common parking shall be located primarily in the interior of the site or otherwise screened from view.
- Gating of vehicular entrances shall be discouraged.
- 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. Site layouts should provide for truck loading areas which should be located away from adjacent residential areas.
- Additional landscaping shall be provided within parking lots, especially where residential views extend or will extend over the parking area.

Parking and Pedestrian Circulation

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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.

4.3 OTHER DEVELOPMENT PERMIT PROVISIONS

4.3.1 DEVELOPMENT PERMIT AREA "E" – STREAMSIDE PROTECTION AND ENHANCEMENT DEVELOPMENT PERMIT AREA

4485
27/03/06

Lands identified as "Streamside Protection" on Map 1 of Schedule W-4, Northeast Gordon Estate Neighbourhood Plan are hereby designated as development permit areas under Section 488(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

5011
12/12/16

Langley Schools

1 May 2019

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0073 1 HAYER BUILDERS GROUP

CIVIC: 7635 - 200 Street

LEGAL: Lot 2 Section 22 Township 8 NWD Plan BCP47902.

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**25**	**7**	**3**	**6**
Condos	**336**	**5**	**4**	**6**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

October 4, 2019

FOCUS
ARCHITECTURE
INCORPORATED

Colin A. Hogan
Architect AIBC

Jarmie J. Kauppila
Architect AIBC, MRAIC

Dave Boswell
AScT

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Colin Moore

Re: ToL's application number 08-22-0073
7635 – 200th Street

Hi Colin,

The Public Information Meeting for the Hayer Builders Group project was held at the Langley Events Centre on Tuesday, the 3rd of October 2019 from 5pm to 7pm. 72 neighbours were notified by mail, 2 advertisements were made in the Langley Times on September 25 & 27, 2019. The invitation is enclosed. Seven people attended and only 2 signed in, the sign-in sheet is included for your records. One comment sheet was written, and it was in favor of this development proposal. This comment sheet is enclosed.

Yours very truly,

FOCUS Architecture Incorporated



Colin A. Hogan, Architect AIBC
Principal

PIM – 7635 200th Street ToL – 08-22-0073 Focus - 1724

	NAME (Please print)	ADDRESS
1	FOIPPA s.22(1)	FOIPPA s.22(1)
2		FOIPPA s.22(1) Surrey
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Mixed Use Buildings

7635 200th Street

COMMENT SHEET

October 3, 2019

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) Surrey
MAY WE CONTACT YOU?	**E-MAIL ADDRESS OR TELEPHONE NUMBER**
(YES) / NO	FOIPPA s.22(1)
COMMENTS:	

This is a very well designed project and will add a nice touch to the area and create more housing contributing to Langley's housing needs.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1155994 BC LTD.) BYLAW 2020 NO. 5608

EXPLANATORY NOTE

Bylaw 2020 No. 5608 rezones land at 20463 – 70 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to permit a comprehensive development consisting of 22 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1155994 BC LTD.) BYLAW 2020 NO. 5608

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 (1155994 BC Ltd.) Bylaw 2020 No. 5608”.

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

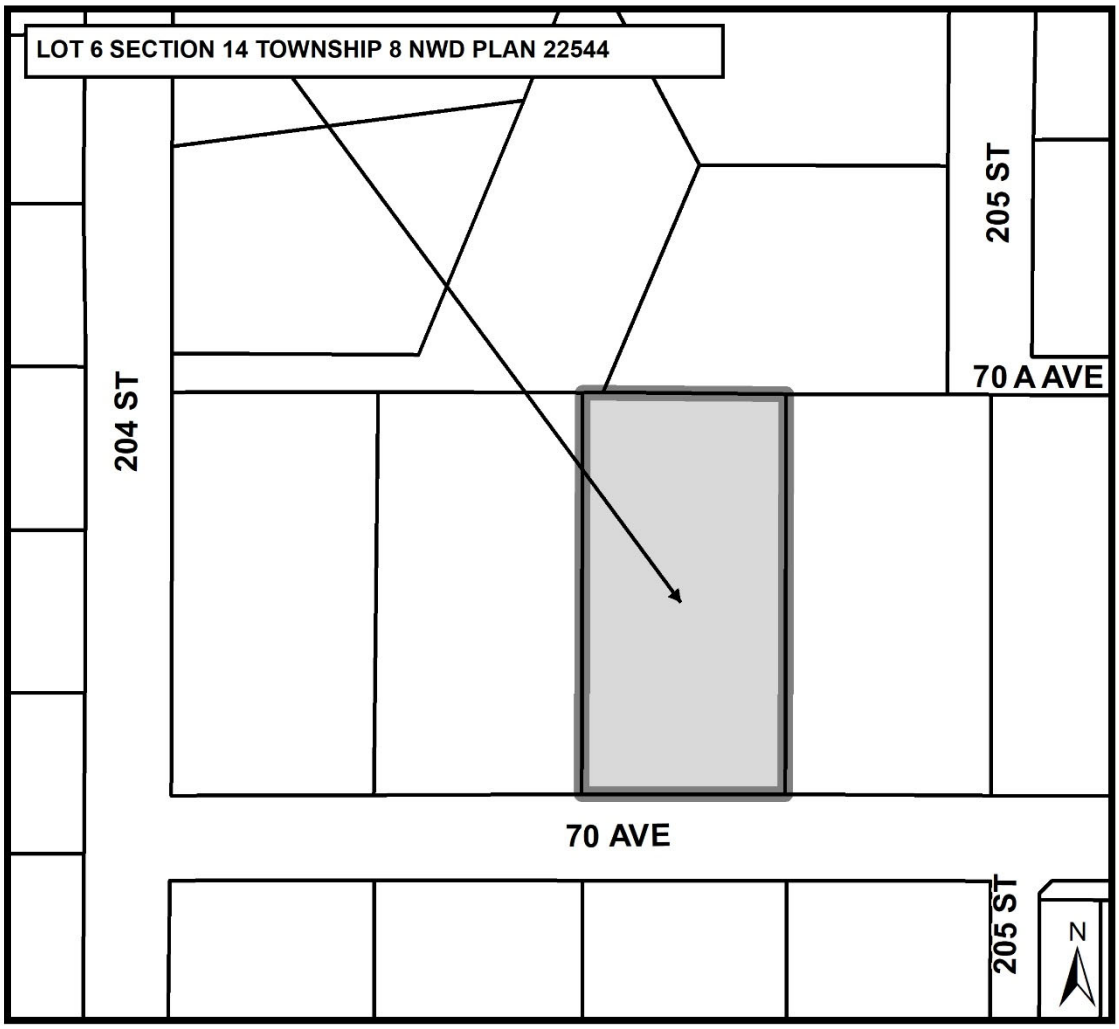
   Lot 6 Section 14 Township 8 New Westminster District Plan 22544

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5608



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2020 - REGULAR MEETING	**REPORT:**	20-80
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0215
SUBJECT:	REZONING APPLICATION NO. 100554 AND DEVELOPMENT PERMIT APPLICATION NO. 101050 (1155994 BC LTD. / FLAT ARCHITECTURE / 20463 – 70 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.4 ha (1.1 ac) of land located at 20463 – 70 Avenue to Comprehensive Development Zone CD-115, with an accompanying Development Permit application to facilitate development of 22 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5608 subject to nine (9) development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5608) of Development Permit No. 101050; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the Willoughby Community Plan and overall objectives of the Central Gordon Estate Neighbourhood Plan (NP).



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1155994 BC Ltd.), rezoning 0.4 ha (1.1 ac) of land located at 20463– 70 Avenue, to Comprehensive Development Zone CD-115 to facilitate the development of 22 townhouse units, 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. In accordance with the Central Gordon Estate NP requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP;
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:
    a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual townhouse units;
    c. Identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements; and
    d. For the retention and maintenance a 2.5m ecological buffer located along the western property line of the subject site;
7. In accordance with the Central Gordon Estate NP, the acquisition of a Wildlife Habitat Patch;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5608 authorize issuance of Development Permit No. 101050 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;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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. 5608 in conjunction with proposed Development Permit No. 101050.

EXECUTIVE SUMMARY:

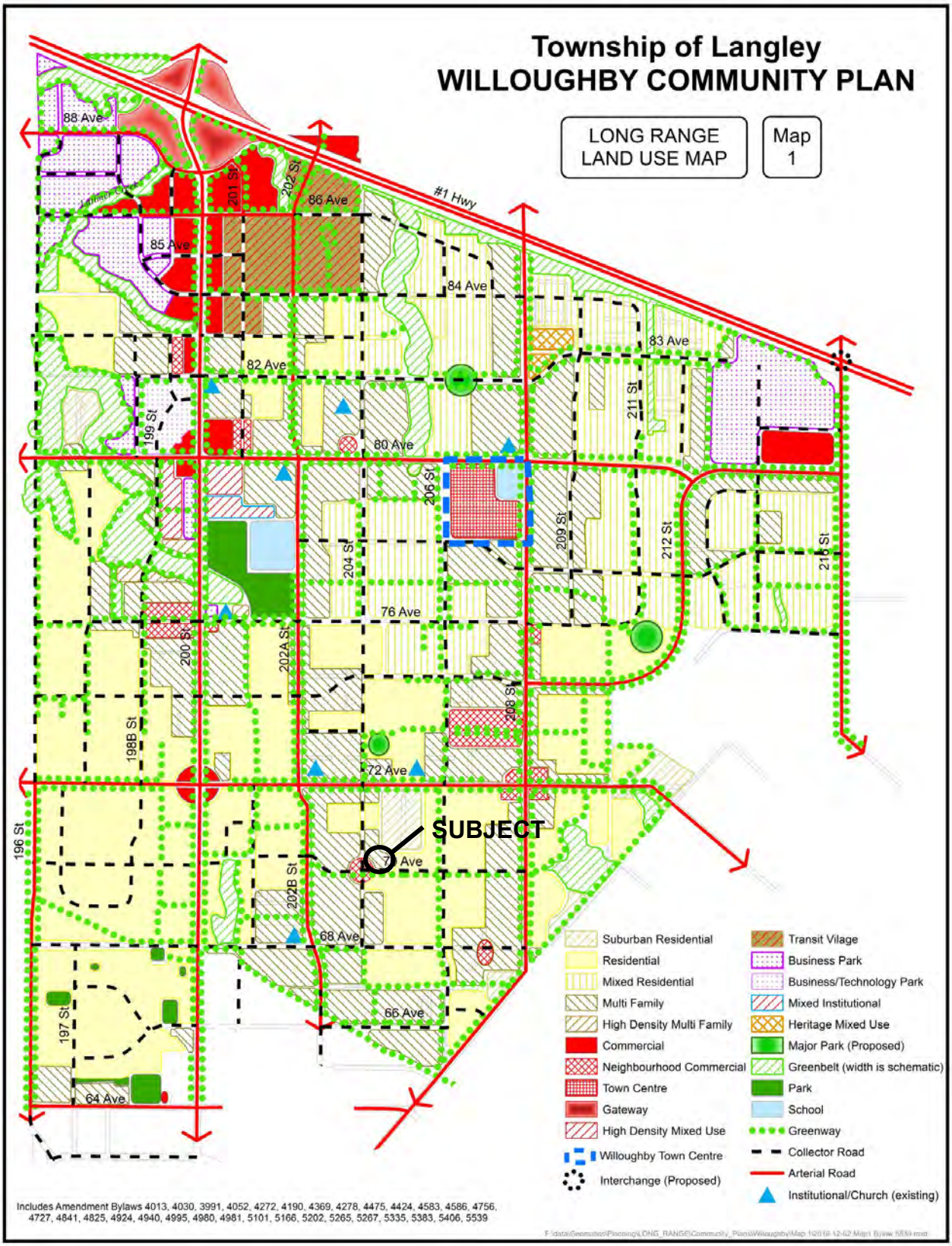
11559944 BC Ltd. has applied to rezone a 0.4 ha (1.1 ac) of land located at 20463 – 70 Avenue to Comprehensive Development Zone CD-115 to facilitate development of 22 townhouse units.

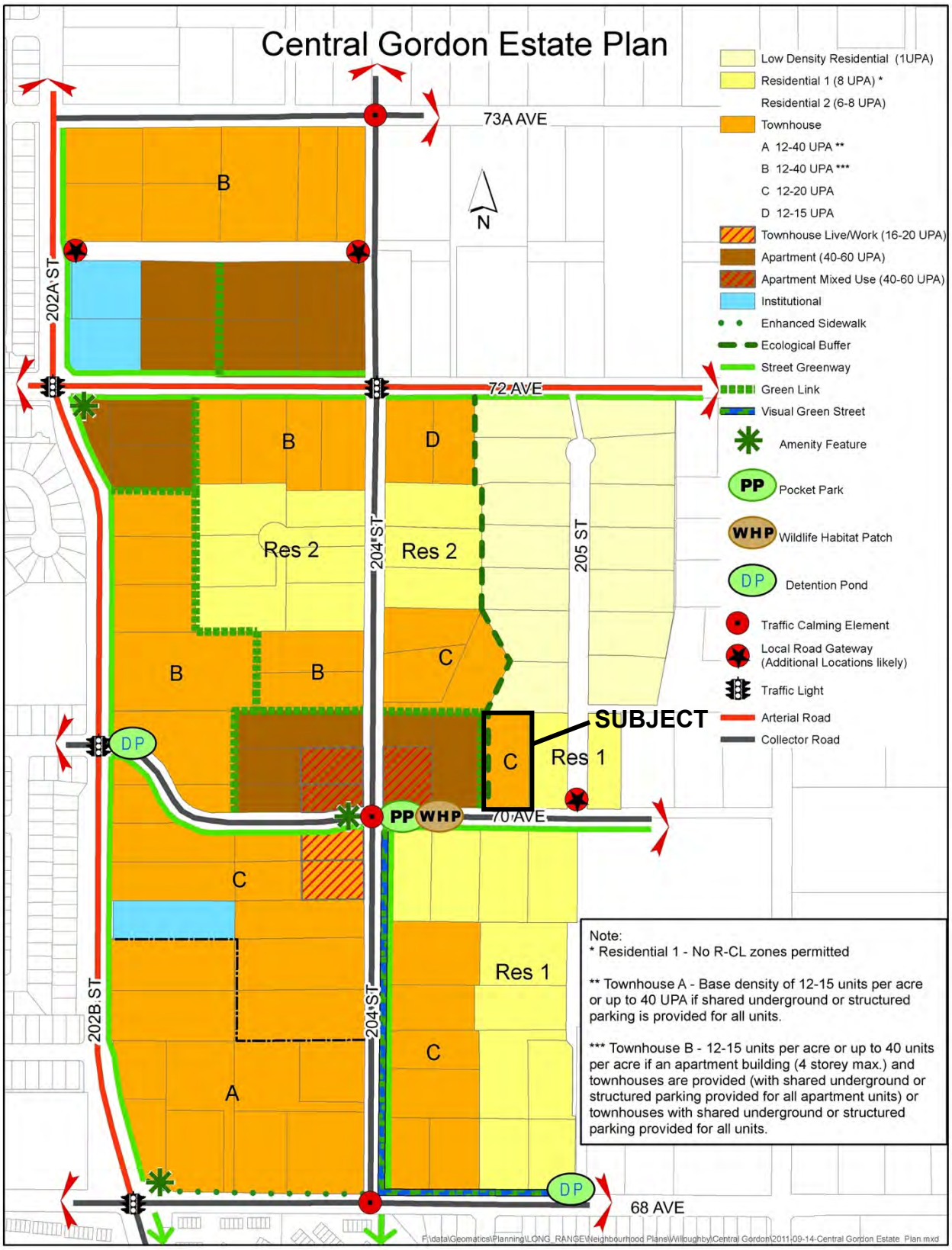
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP. Staff recommend that Council support the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101050 at time of final reading of Rezoning Bylaw 5608.

PURPOSE:

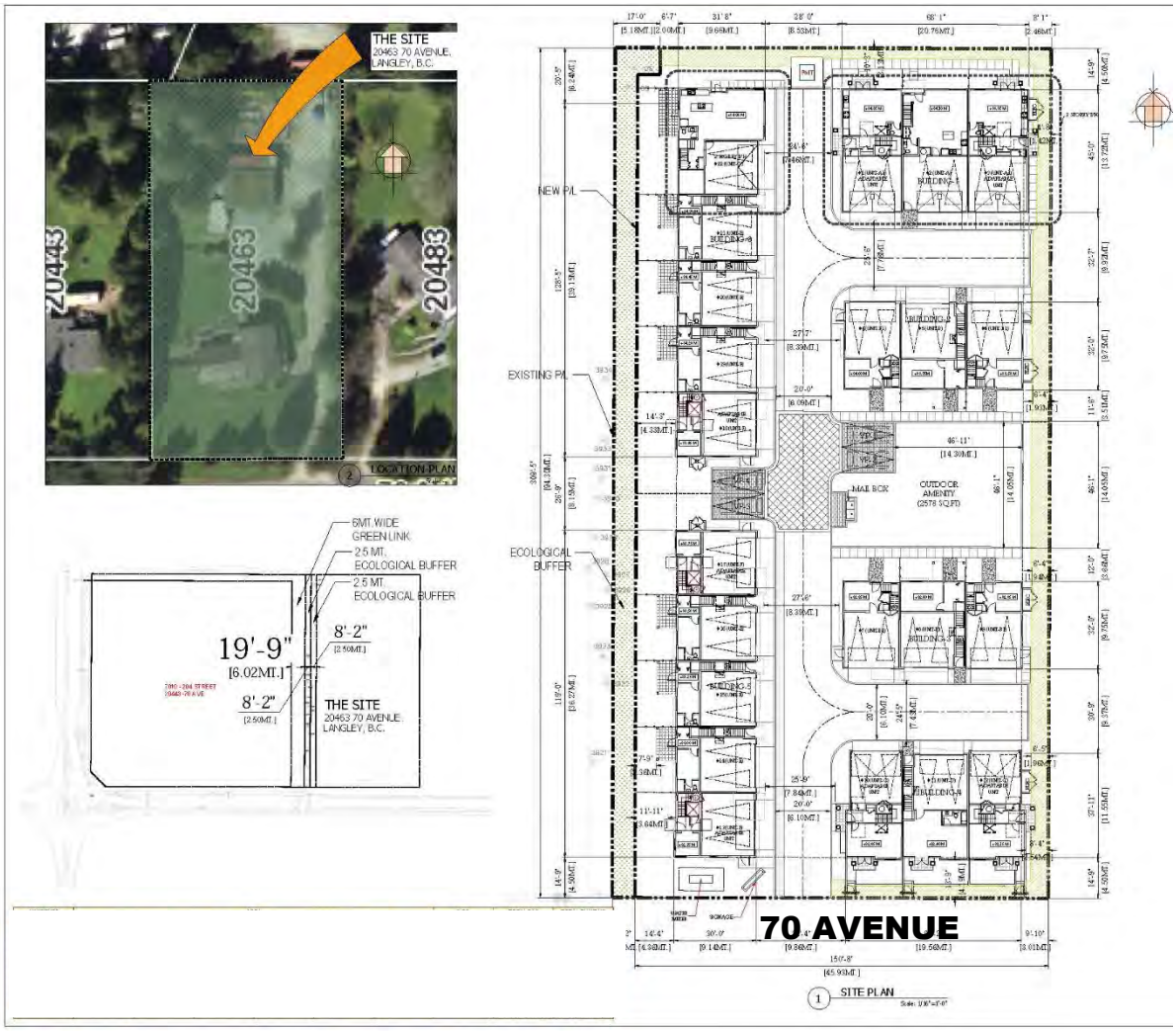
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5608, and Development Permit No. 101050.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
211 St
206 St
209 St
212 St
215 St
204 St
200 St
202A St
208 St
198B St
196 St
202B St
197 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
B
D
C
A
Res 1
Res 2
SUBJECT
DP
PP
WHP
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway (Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2011-09-14-Central Gordon Estate Plan.mxd



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1155994 BC Ltd. 12638 – 59A Avenue Surrey, BC V3X 1V8
Legal Description:	Lot 6 Section 14 Township 8 New Westminster District Plan 22544
Location:	20463 – 70 Avenue
Area:	0.4 ha (1.1 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan:	Townhouse C (12 – 20 UPA) / Greenlink / Ecological Buffer

BACKGROUND/HISTORY:
The subject lands are currently zoned Suburban Residential SR-2 and are designated Townhouse C (12 – 20 Units Per Acre (UPA) / 30 – 49 Units Per Hectare (UPH)) in the Central Gordon Estate NP.

DISCUSSION/ANALYSIS:

1155994 BC Ltd. has applied to rezone 0.4 ha (1.1 ac) of land located at 20463 – 70 Avenue to Comprehensive Development Zone CD-115 to facilitate the development of 22 townhouse units. A Development Permit (Attachment A) 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 townhouse units.

The existing properties are currently used for suburban residential purposes with a single family dwelling onsite.

North:	A lot zoned Suburban Residential Zone SR-2, designated Low Density Residential (1 UPA) in the Central Gordon Estate NP.
South:	70 Avenue, beyond which is a lot zoned Suburban Residential Zone SR-2, designated Residential 1 (8 UPA) in the Central Gordon Estate NP.
East:	A lot zoned Suburban Residential Zone SR-2 and designated Residential 1 (8 UPA) in the Central Gordon Estate NP.
West:	A lot zoned Suburban Residential Zone SR-2 and designated Apartment (40-60 UPA) in the Central Gordon Estate NP currently under application for one (1) mixed use building and two (2) apartment buildings as part of a land assembly with westerly property (ToL project No. 08-14-0210).

Zoning Amendment:

The subject property is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5608 proposes to rezone the lands to Comprehensive Development Zone CD-115 to facilitate development of 22 townhouse units. The project complies with the provisions of the site's Townhouse C land use designation and the provisions of the proposed Comprehensive Development Zone CD-115 zoning in terms of siting, site coverage, parking, height, use and density (20 units per acre).

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 Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing, architectural style and massing of the proposed townhouses for Council's consideration.

The site is comprised of six (6) buildings, and fronts 70 Avenue with an eco-buffer secured via covenant located on the western portion of the site. Five (5) two (2) storey units are proposed along the northern portion of the site, consistent with the Townhouse C designation which restricts townhouses to a two (2) storey form along the border of the lower density areas to the north. Seventeen (17) three (3) storey units are proposed on the remaining portion of the site.

The floor areas of the individual units range from 136 m^2 to 181 m^2 (1,469 ft^2 to 1,949 ft^2). Nine (9) unit types are proposed, each with a double wide garage. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The street facing building elevations feature design elements such as gabled roofs, covered entrances and strongly identifiable entrances. Cladding materials include hardie shingle and horizontal siding, and brick. Two differing but complementary colour schemes are proposed to add variety to the development. The proposed building heights (3 storey maximum on a portion of the site), site coverage (36%), siting, and density (20 UPA) comply with the requirements of the Comprehensive Development Zone CD-115 and the Development Permit Area B guidelines.

Access and Parking:

Vehicular and pedestrian are proposed from 70 Avenue.

A total of 48 parking spaces are proposed consistent with the requirements of the Zoning Bylaw. No tandem parking spaces are proposed. Parking is outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (22 double wide) (2 spaces required / unit)	44	44
Visitor Parking Spaces (0.2 spaces required / unit)	4	4
Total	48	48

As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Age Friendly Amenity Area:

Section 111.5 of the Zoning Bylaw requires 176 m^2 (1,894 ft^2) of Age Friendly Amenity Areas (8 m^2 townhouse per unit), with 240 m^2 (2,583 ft^2) in one (1) area between Building 2 and 3 proposed. The overall design and inclusion of the amenity area satisfies the Age Friendly Amenity Area requirements of the Zoning Bylaw.

Adaptable Housing

In accordance with Section 3.4.9 of the Central Gordon Estate NP, a minimum of 5% of the townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to the current target contribution amounts specific to this development, which are $5,055 per townhouse unit for a total of $111,210.

Landscaping

The landscape plans propose planting trees, shrubs and groundcovers around the perimeter of the site. The streetscape landscaping includes low picket fencing for the front yards of the units to define the private and public realm.

Tree Protection/ Replacement

The tree management plan submitted by the applicant indicates there are two (2) significant trees within 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 32 replacement trees are required and plant 32 replacement trees are proposed. In addition, approximately 3 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 35 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.

Ecological Buffer

The Central Gordon Estate NP identifies an ecological buffer (with an average width of 5.0 m (16 ft) along the west edge of the subject lands to provide a buffer between the higher density lands to the west of the subject designation, support wildlife habitat and facilitate wildlife movement between habitat areas. A restrictive covenant for the retention and maintenance of the ecological buffer has been included in the list of development prerequisites. The buffer will be shared with 2.5 m secured through the subject application and the balance with the application for the property located immediately adjacent (ToL project No. 08-14-0210)

School Sites:
School District 35 has provided comments (Attachment C) and anticipates that the proposed development will generate approximately six (6) new students for Willoughby Elementary School (located approximately 3.5 km northeast of the subject site), three (3) students for Peter Ewart Middle School (2.0km northwest of the subject site) and five (5) students for RE Mountain Secondary School (located approximately 1.7 km west of the subject site).

Public Consultation:

As per Policy No. 07-164, the applicant held a Public Information Meeting on October 15, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D

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, community stormwater detention facility and utility upgrades and/or extensions to the acceptance of the Township. Necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP. 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 General Manager of Engineering and Community Development prior to Building Permit issuance.

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

The Central Gordon Estate NP includes the requirement for the acquisition of a Wildlife Habitat Patch at or near the 204 Street and 70 Avenue intersection. The approximate 4,047 m^2 (1 acre) site is intended to be secured, enhanced and maintained for education and recreation opportunities which will provide food and foraging opportunities for wildlife and will serve as a small node in a network of greenways within the plan area and extending through Willoughby. Acquisition of the site for the Wildlife Habitat Patch is included in the rezoning prerequisites.

Transit:

Transit service is currently provided along 68 Avenue and 204 Street via the C64 bus route.

POLICY CONSIDERATIONS:
The proposed rezoning and Development Permit applications will facilitate the development of 22 townhouse units. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP, and is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5608 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5608) of accompanying Development Permit No. 101050 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101050
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101050

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

1. Name: 1155994 BC Ltd.

   Address: 12638 – 59A Avenue
   Surrey, BC V3X 1V8

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 6 Section 14 Township 8 New Westminster District Plan 22544

   CIVIC ADDRESS: 20463 – 70 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”;
   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;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

   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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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.

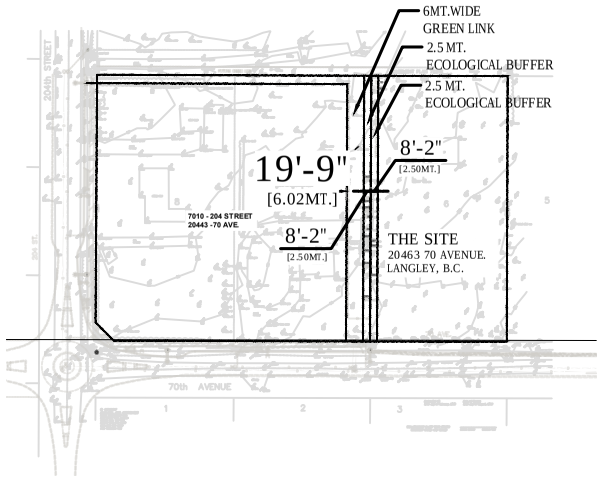
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

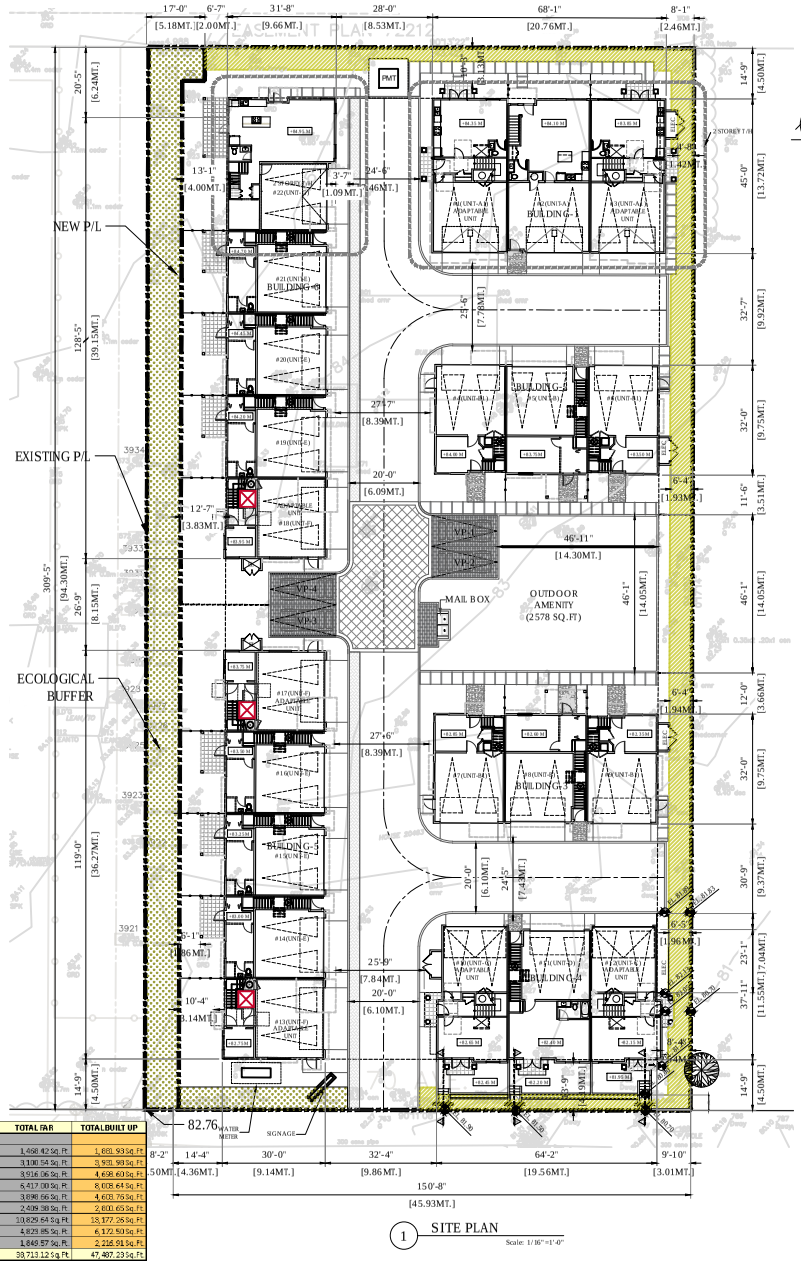
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings







UNIT TYPE	AREA						NOS.	TOTAL FAR	TOTAL BUILT UP
	GARAGE	LVL 1	LVL 2	LVL 3	ROOF TOP	TOTAL			
UNIT 'A'	413.51 Sq.Ft.	535.00 Sq.Ft.	933.42 Sq. Ft.	0.00 Sq. Ft.	0.00 Sq. Ft.	1,468.42 Sq.Ft.	1	1,468.42 Sq.Ft.	1,881.93 Sq.Ft.
UNIT 'A1'	415.72 Sq.Ft.	551.78 Sq.Ft.	998.49 Sq. Ft.	0.00 Sq. Ft.	0.00 Sq. Ft.	1,550.27 Sq.Ft.	2	3,100.54 Sq.Ft.	3,931.99 Sq.Ft.
UNIT 'B'	396.27 Sq.Ft.	374.11 Sq.Ft.	291.79 Sq. Ft.	292.13 Sq. Ft.	0.00 Sq. Ft.	1,958.03 Sq.Ft.	2	3,916.06 Sq. Ft.	4,456.60 Sq.Ft.
UNIT 'B1'	396.56 Sq.Ft.	257.67 Sq.Ft.	682.25 Sq. Ft.	694.88 Sq. Ft.	0.00 Sq. Ft.	1,604.25 Sq.Ft.	4	6,417.00 Sq. Ft.	8,608.64 Sq.Ft.
UNIT 'C'	352.55 Sq.Ft.	436.26 Sq.Ft.	797.52 Sq. Ft.	721.55 Sq. Ft.	0.00 Sq. Ft.	1,949.33 Sq.Ft.	2	3,898.66 Sq. Ft.	4,603.76 Sq.Ft.
UNIT 'D'	396.27 Sq.Ft.	518.10 Sq.Ft.	945.66 Sq. Ft.	945.62 Sq. Ft.	0.00 Sq. Ft.	2,409.38 Sq.Ft.	1	2,409.38 Sq. Ft.	2,801.65 Sq.Ft.
UNIT 'E'	396.27 Sq.Ft.	314.13 Sq.Ft.	745.47 Sq. Ft.	745.96 Sq. Ft.	0.00 Sq. Ft.	1,804.94 Sq.Ft.	6	10,829.64 Sq.Ft.	13,177.26 Sq.Ft.
UNIT 'F'	449.55 Sq.Ft.	246.01 Sq.Ft.	689.17 Sq. Ft.	722.77 Sq. Ft.	0.00 Sq. Ft.	1,607.95 Sq.Ft.	3	4,823.85 Sq. Ft.	6,172.50 Sq.Ft.
UNIT 'G'	397.54 Sq.Ft.	758.00 Sq.Ft.	1,091.57 Sq. Ft.	0.00 Sq. Ft.	0.00 Sq. Ft.	1,849.57 Sq.Ft.	1	1,849.57 Sq. Ft.	2,216.91 Sq.Ft.
							22	39,713.12 Sq.Ft.	47,487.23 Sq.Ft.

SITE RECONCILIATION

CIVIC ADDRESS :

20463 70 AVE.
LANGLEY, BRITISH COLUMBIA

ZONING SYNOPSIS:

EXISTING ZONING: SR2
PROPOSED ZONE : CD

SITE:

EXISTING 49,222.80 SQ. FT. / 1.13 AC / 0.457 Ha

GREENWAY DEDICATION (ALONG WEST & NORTH P/L.) 2,130.00 SQ. FT.

NET: 47,092.80 SQ.FT. / 4,375.06 SQ.M. / 1.08 AC / 0.437 Ha.

DENSITY:

PERMITTED 20 X 1.13 = 22.6 SAY 22

PROVIDED ---------- = 22

H/C ADAPTABLE UNITS:

REQUIRED = 5% OF 22 = 1.10 (say 1 UNIT)

PROVIDED = = 3 (UNIT 01,03,10,12,13,17 & 18)

SITE COVERAGE:

PERMITTED = 40%

PROVIDED ---------- = 16,990.16 SQ.FT / 47,092 SQ.FT = 36%

AMENITY SPACE:

'SECTION 111.5' : 86.10 SQ.FT. (8 SQ.M.) PER TOWNHOUSE

OUTDOOR AMENITY SPACE REQUIRED = 1,894 SQ.FT. (22 UNIT X 86.10 SQ.FT.)

OUTDOOR AMENITY SPACE PROVIDED = 2578 SQ.FT.

CAR PARKING REQUIREMENTS:

RESIDENTIAL PARKING REQUIRED :

22 units X 2.0 = 44

VISITOR PARKING : (1 SPACE PER 5 DWELLING UNITS)
SECTION 107.3' : 22 UNITS / 5 = 4.4 CARS (SAY 4)

RESIDENTIAL PARKING PROVIDED :
2 PARKING SPACES PER UNIT X 22 = 44 CARS
VISITOR PARKING PROVIDED: = 4 CARS
= 48 CARS

COLOR SCHEME:
BUILDING 2,4 & 6- NO-1
BUILDING 1,3 & 5- NO-2

FLAT ARCHITECTURE
Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

22 Unit TH Development at
20463 -70Ave
Langley,BC
OWNER : 1155994 BC LTD.

16.10.2019 DRAWN BY J.G
As Noted PROJECT NO 18-212

REV	DESCRIPTION	BY	DATE
	ISSUED FOR D.P APPLICATION		21/09/18
	SITE LAYOUT REVISED		29/04/19
	SITE LAYOUT REVISED		30/04/19

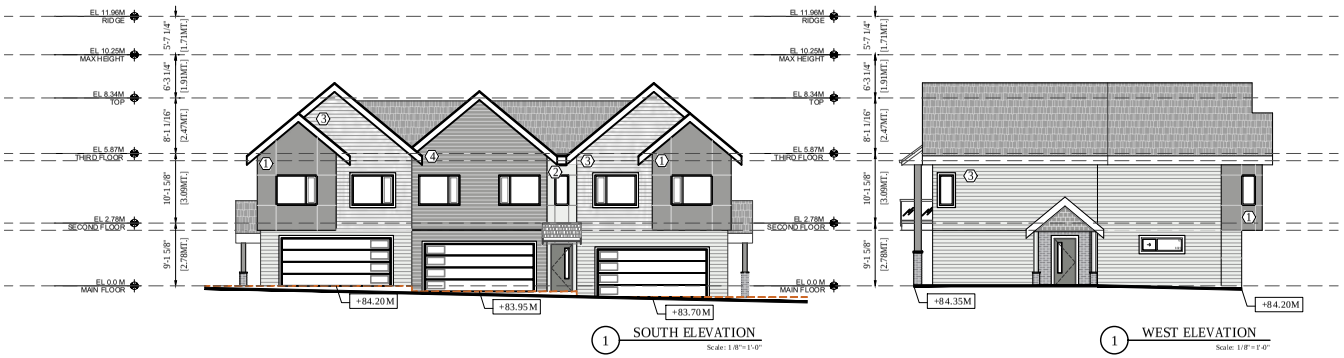
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SITE LAYOUT

A-1.1

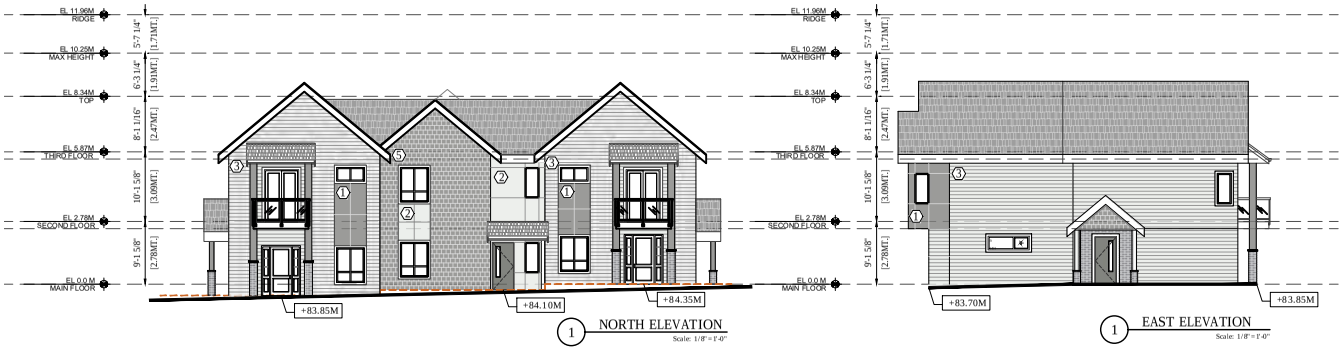
H.3
Schedule A

COLOR SCHEME-2



1 SOUTH ELEVATION
Scale: 1/8"= 1'-0"

1 WEST ELEVATION
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

1 EAST ELEVATION
Scale: 1/8" = 1'-0"

HARDIE PANEL
JAMES HARDIE
'GRAY SLATE'

HARDIE PANEL
JAMES HARDIE
'ARCTIC WHITE'

HARDIE HOR. SIDING
JAMES HARDIE
'GRAY SLATE'

HARDIE HOR. SIDING
JAMES HARDIE
'ARCTIC WHITE'

THIN BRICK
ENDICOTT
'DARK IRON SPOT'

MATERIAL LEGEND

1. HARDIE PANEL- GRAY SLATE
2. HARDIE PANEL- ARCTIC WHITE
3. 6" HORIZONTAL SIDING- ARCTIC WHITE
4. 6" HORIZONTAL SIDING- GRAY SLATE
5. HARDIE SHINGLE SIDING-GRAY SLATE
6. THIN BRICKS-LIGHT- DARK IRONSPOT
7. ROOF- PABCO PREMIER
8. 4" TRIMS-GRAY SLATE (4" X 1/2 ")-TYPICAL FOR ALL
9. ALUM. HANDRAIL- BLACK
10. SHERWIN WILLIAMS PAINT- NIGHT OWL
11. GARAGE DOOR- FRAME TO MATCH TRIM
12. FACIA - EXTRA WHITE(12" X 2")

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
22 Units Development at
20463 70 Ave
Langley, BC

CLIENT :

DATE: 16-OCT-19
DRAWN BY: JG
SCALE: 1/8"=1'0"
PROJECT NO: 18-212

NO	DESCRIPTION	DATE
01	ISSUED FOR D.P APPLICATION	21/09/18
02	SITE LAYOUT REVISED	29/04/19
04	SITE LAYOUT REVISED	30/04/19

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BUILDING-1
ELEVATIONS

A.3.1

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BUILDING-2
ELEVATIONS

A.3.2

REV	DESCRIPTION	BY	DATE
04			
03	SUBT. LAYOUT REVISED		30/04/19
02	SUBT. LAYOUT REVISED		29/04/19
01	ISSUED FOR D.P APPLICATION		21/09/18

SCALE 1/8"=1'0"
PROJECT NO 18-212
DRAWN BY
DATE 16-OCT-19 JG

PROJECT INFO:
22 Units Development at
20463 70 Ave
Langley, BC

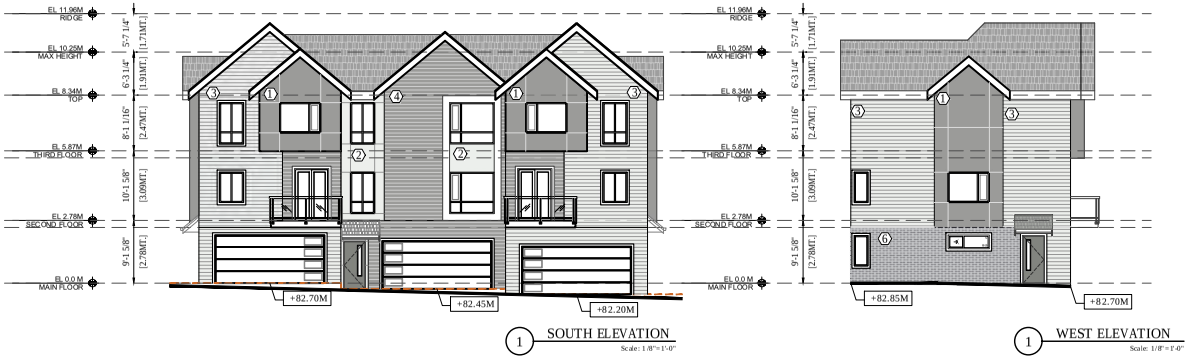
CLIENT :

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484



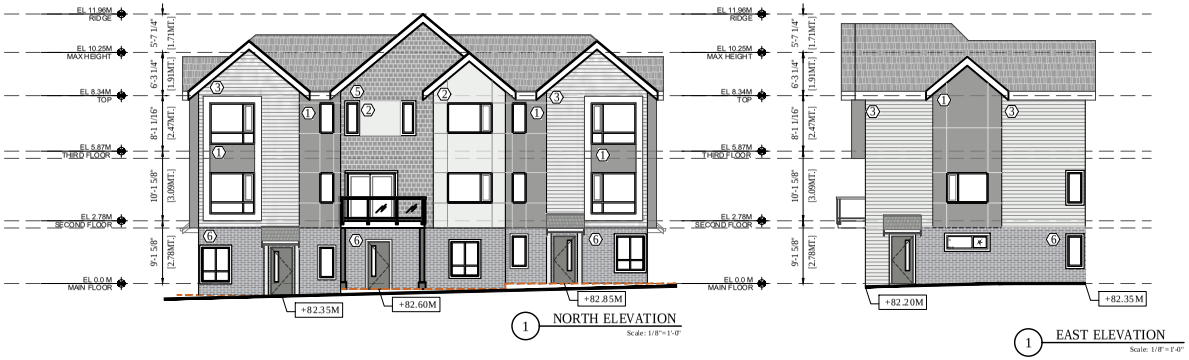
COLOR SCHEME-1

COLOR SCHEME-2



1 SOUTH ELEVATION
Scale: 1/8"=1'-0"

1 WEST ELEVATION
Scale: 1/8"=1'-0"



1 NORTH ELEVATION
Scale: 1/8"=1'-0"

1 EAST ELEVATION
Scale: 1/8"=1'-0"

HARDIE PANEL
JAMES HARDIE
'GRAY SLATE'

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HARDIE HOR. SIDING
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JAMES HARDIE
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THIN BRICK
ENDICOTT
'DARK IRON SPOT'

MATERIAL LEGEND

1. HARDIE PANEL- GRAY SLATE
2. HARDIE PANEL- ARCTIC WHITE
3. 6" HORIZONTAL SIDING- ARCTIC WHITE
4. 6" HORIZONTAL SIDING- GRAY SLATE
5. HARDIE SHINGLE SIDING-GRAY SLATE
6. THIN BRICKS-LIGHT- DARK IRONSPOT
7. ROOF- PABCO PREMIER
8. 4" TRIMS-GRAY SLATE (4" X 1/2 "}-TYPICAL FOR ALL
9. ALUM. HANDRAIL- BLACK
10. SHERWIN WILLIAMS PAINT- NIGHT OWL
11. GARAGE DOOR- FRAME TO MATCH TRIM
12. FACIA - EXTRA WHITE(12" X 2")

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
22 Units Development at
20463 70 Ave
Langley, BC

CLIENT :

DATE: 26-JUL-19
DRAWN BY: JG
SCALE: 1/8"=1'0"
PROJECT NO: 18-212

NO	DESCRIPTION	DATE
01	ISSUED FOR D.P APPLICATION	21/09/18
02	SITE LAYOUT REVISED	29/04/19
03	SITE LAYOUT REVISED	30/04/19

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BUILDING-3
ELEVATIONS

A.3.3

H.3

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BUILDING-4
ELEVATIONS

A.3.4

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR D.P APPLICATION		21/09/18
02	SITE LAYOUT REVISED		29/04/19
03	SITE LAYOUT REVISED		30/04/19
04			

SCALE 1/8"=1'0" | PROJECT NO 18-212 | DRAWN BY JG | DATE 26-JUL-19

PROJECT INFO:
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CLIENT :

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
Ph: 604-503-4484

COLOR SCHEME-1

COLOR SCHEME-2



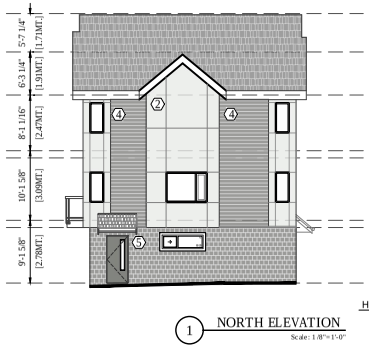
1 EAST ELEVATION
Scale: 1/8"=1'-0"



1 SOUTH ELEVATION
Scale: 1/8"=1'-0"



1 WEST ELEVATION
Scale: 1/8"=1'-0"



1 NORTH ELEVATION
Scale: 1/8"=1'-0"

HARDIE PANEL
JAMES HARDIE
'GRAY SLATE'

HARDIE PANEL
JAMES HARDIE
'ARCTIC WHITE'

HARDIE HOR. SIDING
JAMES HARDIE
'GRAY SLATE'

HARDIE HOR. SIDING
JAMES HARDIE
'ARCTIC WHITE'

THIN BRICK
ENDICOTT
'DARK IRON SPOT'

MATERIAL LEGEND

1. HARDIE PANEL- GRAY SLATE
2. HARDIE PANEL- ARCTIC WHITE
3. 6" HORIZONTAL SIDING- ARCTIC WHITE
4. 6" HORIZONTAL SIDING- GRAY SLATE
5. HARDIE SHINGLE SIDING-GRAY SLATE
6. THIN BRICKS-LIGHT- DARK IRONSPOT
7. ROOF- PABCO PREMIER
8. 4" TRIMS-GRAY SLATE (4" X 1/2 ")-TYPICAL FOR ALL
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NO.	DESCRIPTION	DATE
01	ISSUED FOR D.P APPLICATION	21/09/18
02	SITE LAYOUT REVISED	29/04/19
03	SITE LAYOUT REVISED	30/04/19
04		

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BUILDING-5
ELEVATIONS

A.3.5

COLOR SCHEME-1



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DATE: 16-OCT-19
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SCALE: 1/8"=1'0"
PROJECT NO: 18-212

NO.	DESCRIPTION	DATE
01	ISSUED FOR D.P APPLICATION	21/09/10
02	SITE LAYOUT REVISED	29/04/19
03	SITE LAYOUT REVISED	30/04/19
04		

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BUILDING-6
ELEVATIONS

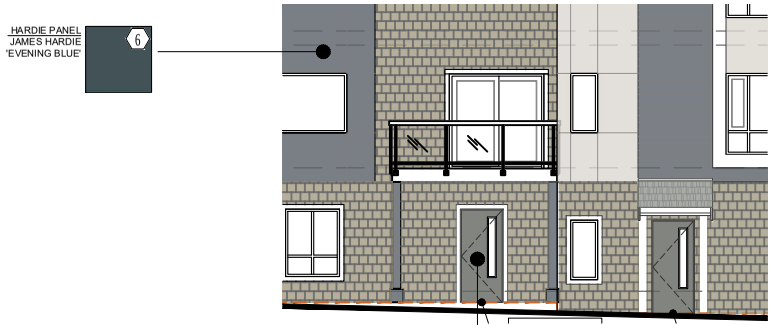
A.3.6

H.3

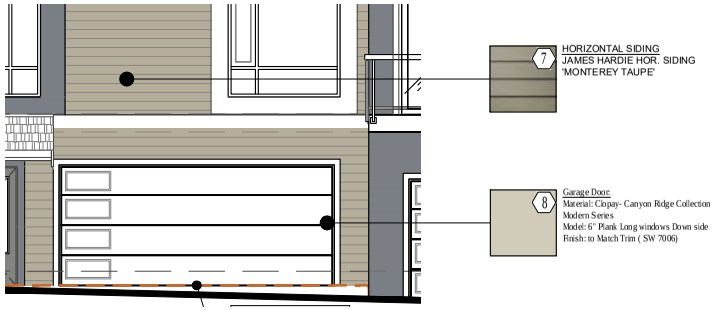
COLOR SCHEME-1



1 Color Scheme



2 Entry Doors



3 Garage Door

FLAT ARCHITECTURE

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Ph: 604-503-4484

PROJECT INFO:
22 Units Development at
20463 70 Ave
Langley, BC

CLIENT :

DATE: 16-OCT-19 JG

DRAWN BY:

SCALE: 1/8"=1'0"

PROJECT NO: 18-212

NO	DESCRIPTION	DATE
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02	SITE LAYOUT REVISED	29/04/19
03	SITE LAYOUT REVISED	30/04/19

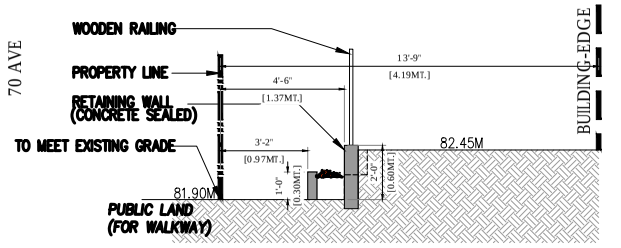
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Color Scheme

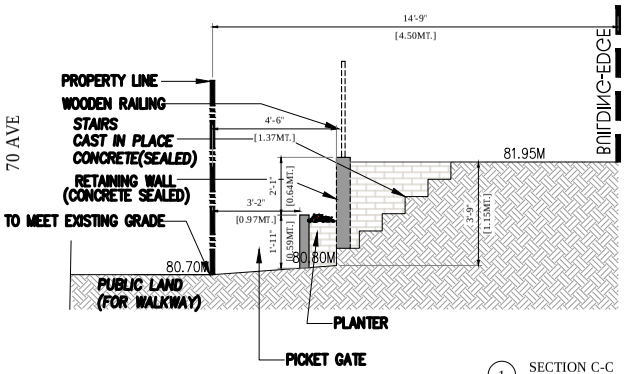
A.3.7

H.3

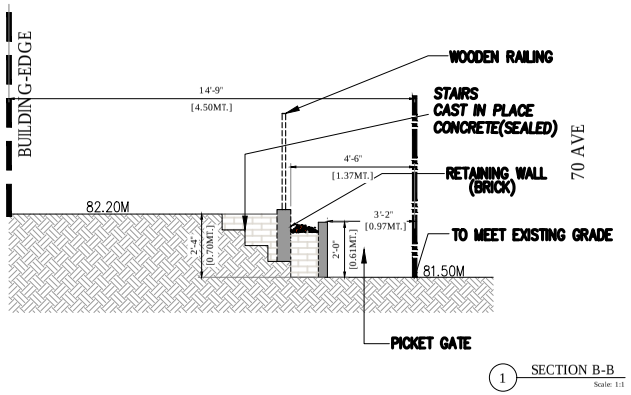




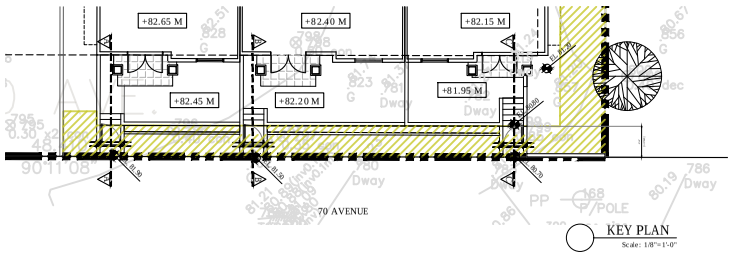
1 SECTION A-A
Scale: 1:1



1 SECTION C-C
Scale: 1:1



1 SECTION B-B
Scale: 1:1



KEY PLAN
Scale: 1/8"=1'-0"

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DATE: 16-OCT-19
DRAWN BY: JG
SCALE: 1/8"=1'0"
PROJECT NO: 18-212

NO.	DESCRIPTION	DATE
04		
03		
02		
01		

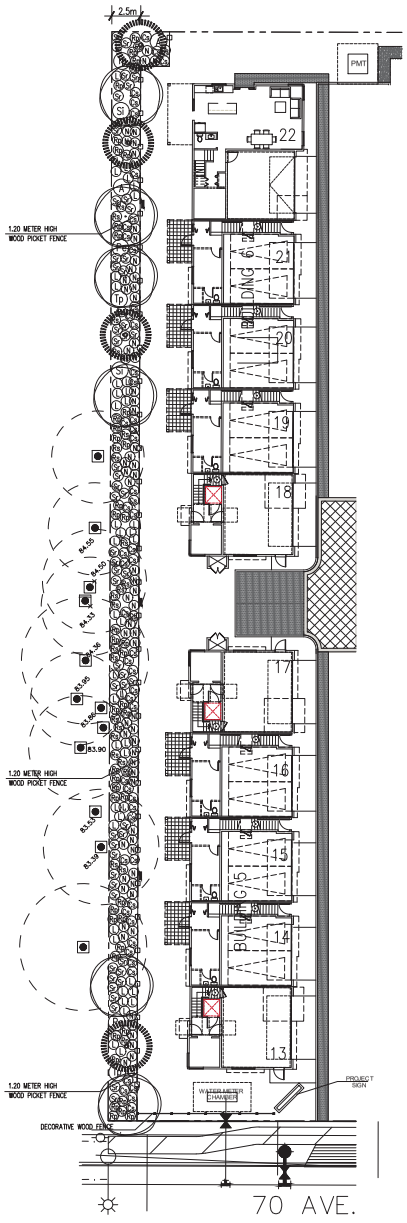
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Detail

A.4.1

H.3

VIEWS
A.5.1
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SCALE 1/8"=1'0"
PROJECT NO 18-212
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SOUTHWEST VIEW
1 VIEW 01
2 VIEW 02



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII	PACIFIC DOGWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	4	2.50 METERS	AS SHOWN	B. & B.
CONIFEROUS TREES						
Tp	THUJA PLICATA	WESTERN RED CEDAR	3	1.20 METERS	AS SHOWN	B. & B.
Si	PICEA SITCHENSIS	SITKA SPRUCE	2	1.20 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES						
A	ACER MACROPHYLLUM	BIGLEAF MAPLE	2	1.20 METERS	AS SHOWN	B. & B.
Pe	PRUNUS EMARGINATA	BITTER CHERRY	2	1.20 METERS	AS SHOWN	B. & B.
SHRUBS						
Cs	CORNUS SERICEA	RED OSIER DOGWOOD	57	#2 POT	AS SHOWN	WELL BRANCHED
N	ROSA NUTKANA	NOOTKA ROSE	66	#2 POT	AS SHOWN	WELL BRANCHED
Sr	SAMBUCUS RACEMOSA	RED ELDERBERRY	54	#2 POT	AS SHOWN	WELL BRANCHED
Rp	RUBUS PARVIFLORUS	THIMBLE BERRY	47	#2 POT	AS SHOWN	WELL BRANCHED
L	LONICERA INVOLUCRATA	BLACK TWINBERRY	45	#2 POT	AS SHOWN	WELL BRANCHED
Rs	RUBUS SPECTABILIS	SALMONBERRY	23	#2 POT	AS SHOWN	WELL BRANCHED
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	127	1.50 METERS	70 CM. O.C.	

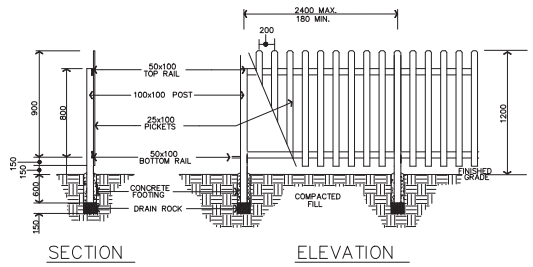
3. Trees are to be placed such that they will have adequate space as they mature. Shrubs are to be placed at 1m spacing.
4. All plant species must be indigenous. Substitutions may be made upon approved by the Project Landscape Architect
5. All plants must be of guaranteed nursery stock and comply with the B.C. Landscape and Nursery Associate standards for container grown plants.
6. The botanical names must be used when ordering stock to ensure that desired plant species are being purchased.
7. Each specimen should be tagged showing the botanical name and the tag left on at the time of planting.
8. All native plants must have been propagated in a nursery and not taken from natural sites unless approval for their removal has been obtained.
9. All collected native plants shall be held and maintained in a nursery until new roots have been formed through the burlap or other suitable packing material, or in the case of containerized plants, until such time that the roots grow to fill ad hold the soil with the container.
10. All plants grown in a container must have been grown for a length of time necessary to permit the roots to fill and hold the soil within the container, as required by Canadian Nursery and Landscape Association Standards for nursery stock.
11. All plant materials shall be free of disease and insect infestation and the following defects at all times:
    a. broken tops, torn roots and abrasions of bark;
    b. dried out root systems;
    c. prematurely opened or damaged buds;
    d. dry,loose or broken ball of earth;
    e. evidence of heating, moulding, or freezing damage;
    f. thin, poor root or top systems; and
    g. abnormal leaf colour.
12. All vegetation must be planted during the first fall (September – October) or spring (March – April) following construction.

Notes which you typically include for "landscape areas" outside of an environmental zone, which I feel are relevant for this project:

13. Growing medium shall have physical and chemical properties as described in Standards for Level 2 and Level 3 Areas. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
14. On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood, including woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30mm and foreign objects.
15. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
16. The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.

REMOVE ALL INVASIVE PLANTS AND UNWANTED DEBRIS PRIOR TO PLACEMENT OF SOIL AND/OR NEW PLANT MATERIAL

PICKET FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



mar/20	t.o.l. comments	3
dec/19	t.o.l. comments	2
oct/19	t.o.l. comments	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

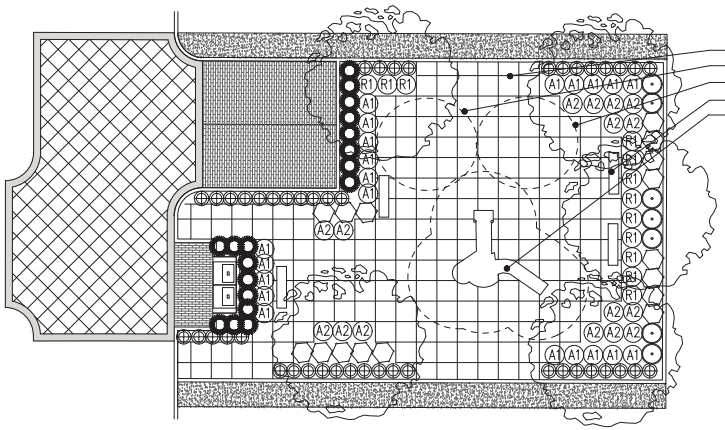
CLIENT
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c/o FLAT ARCHITECTURE
SUITE #209
6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE
PLAN VIEW
LANDSCAPE PLAN
ECO BUFFER
TOWNHOUSE DEVELOPMENT
20463 – 70th AVENUE
LANGLEY, B.C.
TOL# 08-14-0215

SCALE 1:200	DATE JUL/18
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L-1A 3

H.3
Schedule B



NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BLC. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARD"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

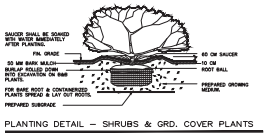
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, SEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

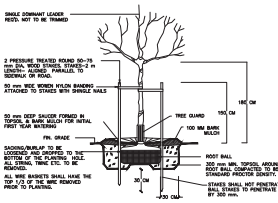
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

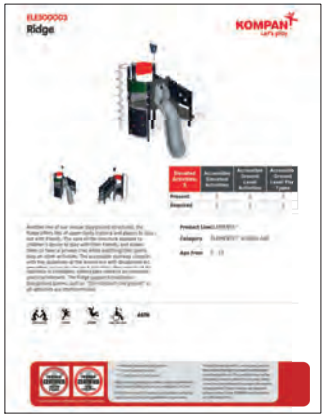
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	5	6 CM. CAL.	AS SHOWN	B. & B.
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	21	#3 POT	90 CM. O.C.	
A2	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	16	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	13	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	7	#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	12	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	42	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	18	1.50 METERS	70 CM. O.C.	











mar/20	t.o.i. comments	3
dec/19	t.o.i. comments	2
oct/19	t.o.i. comments	1
DATE	REMARKS	NO.

REVISIONS

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6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE

PLAN VIEW

LANDSCAPE PLAN
AMENITY AREA
TOWNHOUSE DEVELOPMENT
20463 – 70th AVENUE
LANGLEY, B.C.

TOL# 08-14-0215

SCALE	1:100	DATE	JUL/18
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

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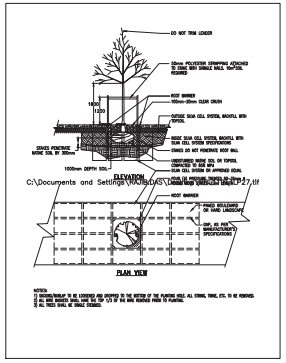
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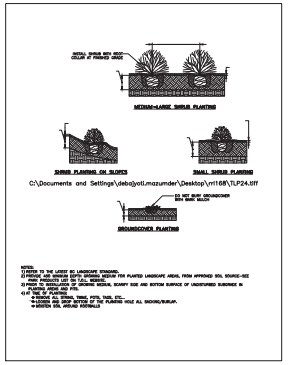
L-2

STREET TREE LIST

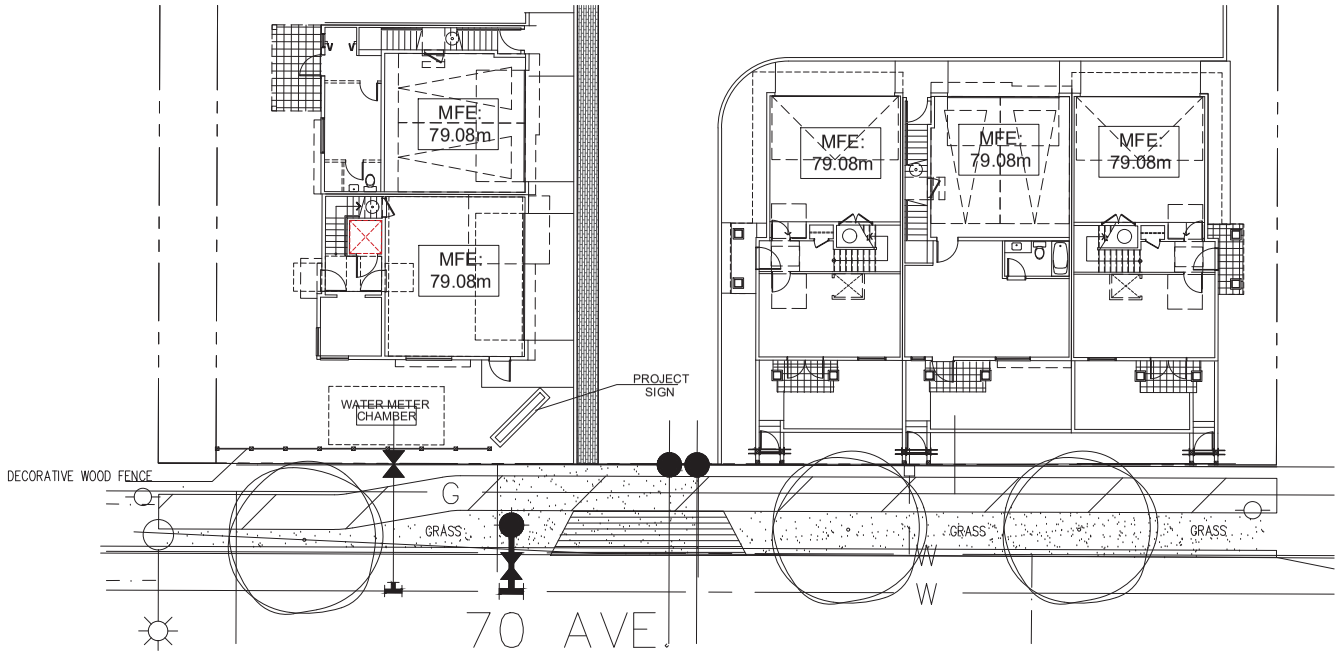
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
·	MAGNOLIA GALAXY	GALAXY MAGNOLIA	3	6 CM. CAL.	AS SHOWN	B. & B.







TOPSOIL PLACEMENT FOR ALL STREET TREE PLANTING POCKETS TO BE 1 METER DEEP BY 2 METERS WIDE BY 5 METERS LONG.



mar/20	t.o.l. comments	3
dec/19	t.o.l. comments	2
oct/19	t.o.l. comments	1
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6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3X 1G1
604-503-4484

TITLE

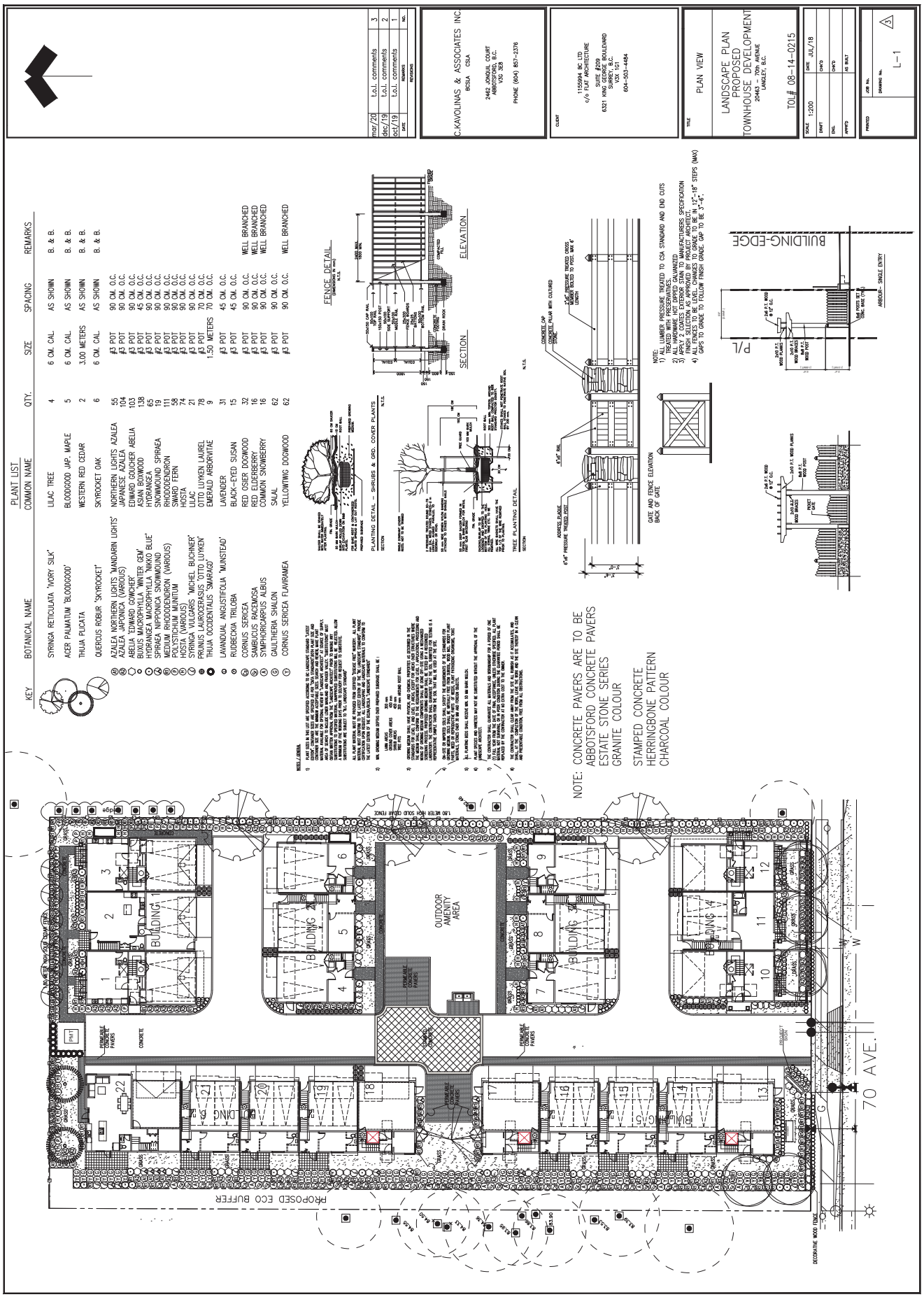
PLAN VIEW

LANDSCAPE PLAN
STREET TREE PLAN
TOWNHOUSE DEVELOPMENT
20463 – 70th AVENUE
LANGLEY, B.C.

TOL# 08-14-0215

SCALE 1:100	DATE JUL/18
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. ST-1 (3)


PLANT LIST
KEY
BOTANICAL NAME
COMMON NAME
QTY.
SIZE
SPACING
REMARKS
SYRINGA RETICULATA 'IVORY SILK'
LILAC TREE
4
6 CM. CAL.
AS SHOWN
B. & B.
ACER PALMATUM 'BLOODGOOD'
BLOODGOOD JAP. MAPLE
5
6 CM. CAL.
AS SHOWN
B. & B.
THUJA PLICATA
WESTERN RED CEDAR
2
3.00 METERS
AS SHOWN
B. & B.
QUERCUS ROBUR 'SKYROCKET'
SKYROCKET OAK
6
6 CM. CAL.
AS SHOWN
B. & B.
AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'
NORTHERN LIGHTS AZALEA
55
#3 POT
90 CM. O.C.
AZALEA JAPONICA (VARIOUS)
JAPANESE AZALEA
104
#3 POT
90 CM. O.C.
ABELIA 'EDWARD GOUCHER'
EDWARD GOUCHER ABELIA
103
#3 POT
90 CM. O.C.
BUXUS MACROPHYLLA 'WINTER GEM'
ASIAN BOXWOOD
138
#3 POT
45 CM. O.C.
HEBE X 'WAIRAKEI' VARIEGATA
HEBE
65
#3 POT
90 CM. O.C.
SPIRAEA NIPPONICA 'SNOWMOUND'
SNOWMOUND SPIRAEA
19
#3 POT
90 CM. O.C.
RHODODENDRON (VARIOUS)
RHODODENDRON
111
#3 POT
90 CM. O.C.
POLYSTICHUM MUNITUM
SWARD FERN
58
#3 POT
90 CM. O.C.
HOSTA (VARIOUS)
HOSTA
74
#3 POT
90 CM. O.C.
SYRINGA VULGARIS 'MICHEL BUCHNER'
LILAC
21
#3 POT
90 CM. O.C.
PRUNUS LAUROCERASUS 'OTTO LUYKEN'
OTTO LUYKEN LAUREL
78
#3 POT
70 CM. O.C.
THUJA OCCIDENTALIS 'SMARAGD'
EMERALD ARBORVITAE
9
1.50 METERS
70 CM. O.C.
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
LAVENDER
31
#3 POT
45 CM. O.C.
RUDBECKIA TRILOBA
BLACK-EYED SUSAN
15
#3 POT
45 CM. O.C.
CORNUS SERICEA
RED OSIER DOGWOOD
32
#3 POT
90 CM. O.C.
WELL BRANCHED
SAMBUCUS RACEMOSA
RED ELDERBERRY
16
#3 POT
90 CM. O.C.
WELL BRANCHED
SYMPHORICARPUS ALBUS
COMMON SNOWBERRY
16
#3 POT
90 CM. O.C.
WELL BRANCHED
GAULTHERIA SHALON
SALAL
62
#3 POT
90 CM. O.C.
CORNUS SERICEA FLAVIRAMEA
YELLOWTWIG DOGWOOD
62
#3 POT
90 CM. O.C.
WELL BRANCHED
NOTE: CONCRETE PAVERS ARE TO BE
ABBOTSFORD CONCRETE PAVERS
ESTATE STONE SERIES
GRANITE COLOUR
STAMPED CONCRETE
HERRINGBONE PATTERN
CHARCOAL COLOUR
FENCE DETAIL
SECTION
ELEVATION
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS
TREE PLANTING DETAIL
GATE AND FENCE ELEVATION
BUILDING-EDGE
NOTE:
1) ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS FIELD TREATED WITH COPPER NAPHENATE.
2) ALL HARDWARE HOT DIPPED GALVANIZED
3) APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
4) ALL FENCES TO BE LEVEL, CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3"-6".
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
OUTDOOR AMENITY AREA
70 AVE.
PROPOSED ECO BUFFER
1.80 METER HIGH SOLID CEDAR FENCE
STAMPED CONCRETE PAVERS
CONCRETE
GRASS
DECORATIVE WOOD FENCE
mar/20 I.o.l. comments 3
dec/19 I.o.l. comments 2
oct/19 I.o.l. comments 1
DATE REVISIONS REMARKS NO.
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 857-2376
CLIENT
1155904 BC LTD
c/o FLAT ARCHITECTURE
SUITE #209
6321 KING GEORGE BOULEVARD
SURREY, B.C.
V3W 5E1
604-503-4484
TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
20446 - 70th AVENUE
LANGLEY, B.C.
TOL# 08-14-0215
SCALE 1:200
DATE JUL/18
DRAFT CHKD
DSL CHKD
APVD AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1
3

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

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

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

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

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

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

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- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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28/09/15

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

Exterior Design and Finish

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

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:

- The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired

units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- o 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.
- o Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- o Scale building height and massing in proportion to open spaces.
- o 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.
- o Tandem parking on end units is not permitted.

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

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4.1.2.5 APARTMENTS

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

Architectural Details
- o Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- o The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- o Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- o Building height and massing shall be in proportion to adjacent open space.
- o The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- o Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- o Avoid blank or undifferentiated facades.
- o Provide weather protection from parking area to front entrance where appropriate.

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

Parking and Traffic/Pedestrian Circulation
- o Minimize above grade projection of parking structures.
- o Provide drop-off areas at grade level near the main building entrance where possible.
- o Provide resident parking underground or within the building.

Langley Schools

15 April 2020

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-14-0215 / 1155994 BC Ltd / Flat Architecture

CIVIC: 20463 - 70 Avenue

LEGAL: Lot 6 Section 14 Township 8 NWD Plan 22544

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**22**	**6**	**3**	**5**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

FLAT ARCHITECTURE INC.
www.flatarchitecture.ca

Unit 209, 6321 King George Blvd
Surrey BC V3X 1G1
Ph: 604-445-8124

jaswinder@flatarchitecture.ca

H.3

ATTACHMENT D

Oct 15, 2019

Township Of Langley
Planning and Development
20338 65 Ave
Langley, BC V2Y 3J1

Planner: Ruby Sandher,

Attention: Ruby,

Re: Public Information Meeting for 20463 70 ave. Langley, Application # 08-14-0215

On Tuesday, Oct. 15, 2019 a Public information Meeting was held at the Shepherd of the Valley Lutheran Church, 20097 72nd Ave, for the above mentioned development proposal. Notification letters were mailed out to the surrounding residents, as prescribed by the Township of Langley. In addition, ads were placed on October 16 and 18 in the Langley Advance Newspaper to announce the event. The proposed development requires a rezoning application.

At the open house, a series of presentation boards were displayed. These included a site plan, typical building floorplans, Unit type plans and typical building elevations. In attendance were the developer's representatives (Paramjeet Sanghera).

We have not received any comments for the above said.

For your reference I've attached the following:

The Sign-in sheet for attendees

Best regards,

Flat Architecture. Inc

PUBLIC INFORMATION MEETING
15 October 2019

SIGN IN SHEET

FOR

Application No: 08-14-0215
20463, 70 Ave Langley, BC

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1173272 BC LTD.) BYLAW 2020 NO. 5517

EXPLANATORY NOTE

Bylaw 2020 No. 5517 rezones 0.9 ha (2.2 ac) of land located at 20379 and 20381 – 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 132 to accommodate 132 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1173272 BC LTD.) BYLAW 2020 NO. 5517

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 (1173272 BC Ltd.) Bylaw 2020 No. 5517".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-132" after the words "Comprehensive Development Zone CD-131"

   b. Adding to Section 110.1 after the words "CD-131" the words "CD-132 – 0.4 ha"

   c. Adding after Section 1031 "Comprehensive Development Zone CD-131" the following as Section 1032 "Comprehensive Development Zone CD-132"

1032 **COMPREHENSIVE DEVELOPMENT ZONE CD-132**

Uses Permitted

1032.1 In the CD-132 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*

Density

1032.2 The density permitted shall be no less than 98 units per hectare (40 units per acre) and no greater than 148 units per hectare (60 units per acre).

Lot Coverage

1032.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1032.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1032.5 The *height* of *buildings* and *structures* shall not exceed four (4) *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1032.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1032.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1032.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1032.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1032.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

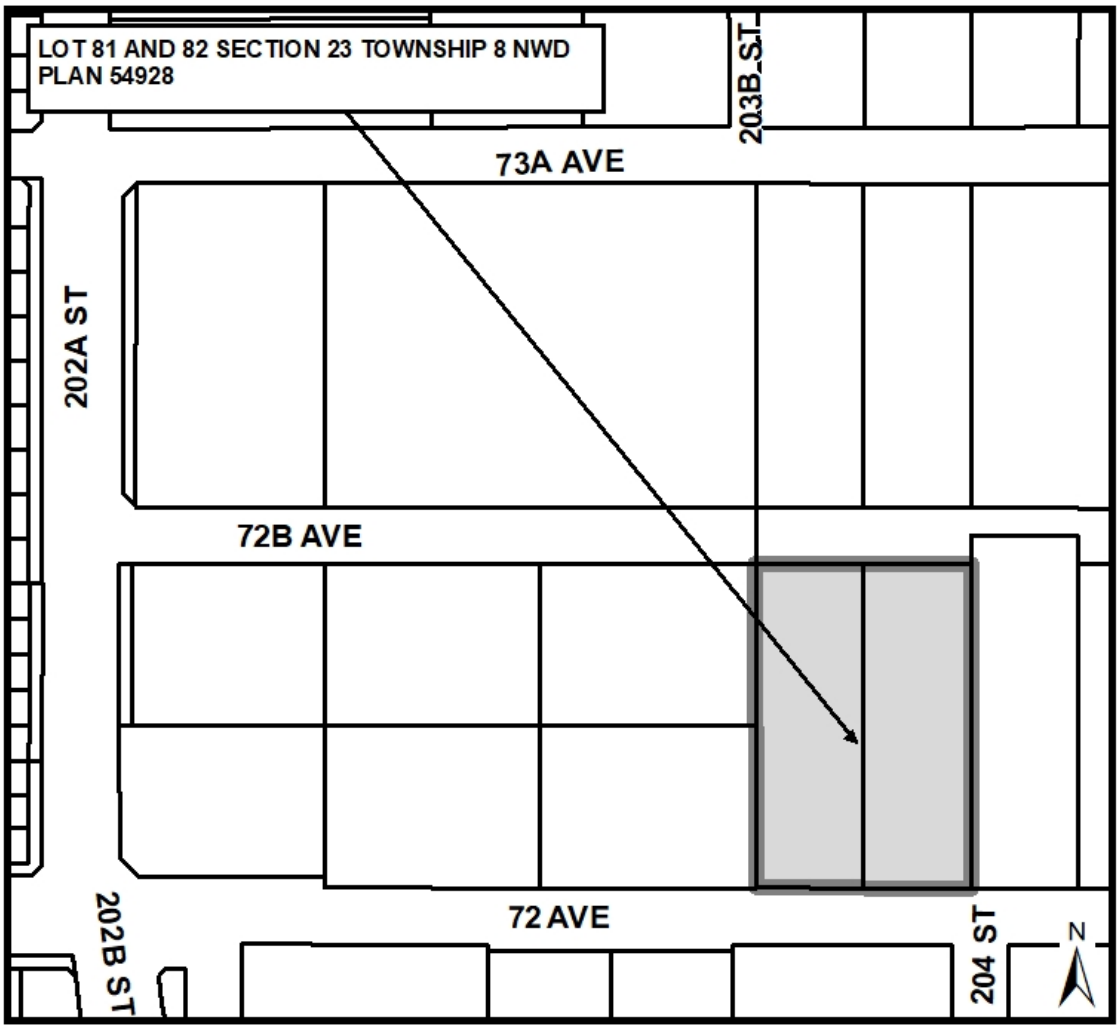
Lot 81 & 82 Section 23 Township 8 New Westminster District Plan 54928

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-132.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5517



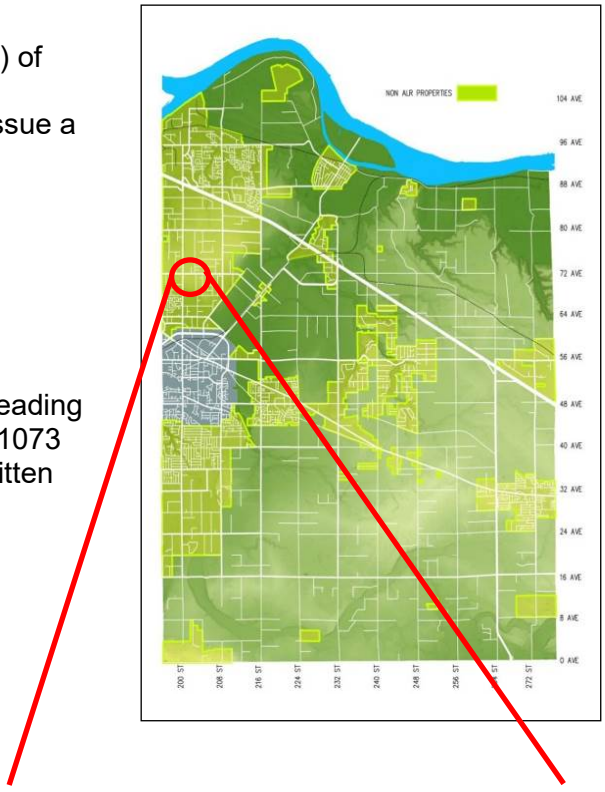
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 15, 2020 - REGULAR MEETING
REPORT: 20-74
FROM: COMMUNITY DEVELOPMENT DIVISION
FILE: 08-23-0190
SUBJECT: REZONING APPLICATION NO. 100565 AND DEVELOPMENT PERMIT APPLICATION NO. 101073 (1173272 BC LTD. / FLAT ARCHITECTURE / 20379 AND 20381 – 72 AVENUE)

PROPOSAL:

Application to rezone approximately 0.9 ha (2.2 ac) of land located at 20379 and 20381 – 72 Avenue to Comprehensive Development Zone CD-132 and issue a Development Permit to facilitate development of 132 condominium units in a 'U'-shaped four storey condominium building.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5517 subject to nine (9) development prerequisites; authorize issuance (at time of final reading of Bylaw No. 5517) of Development Permit No. 101073 and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1173272 BC Ltd.) Bylaw 2020 No. 5517 rezoning 0.9 ha (2.2 ac) of land located at 20379 and 20381 – 72 Avenue to Comprehensive Development Zone CD –132, to facilitate the development of 132 condominium units, subject to the following development prerequisites being satisfied to 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. Provision of road dedications, widenings, and necessary traffic improvements for the north half of 72 Avenue, south half of 72B Avenue and west half of 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 72 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
    a. Identifying the units (10% of condominium units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Prohibiting access from 72 Avenue;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5517 authorize issuance of Development Permit No. 101073 subject to the following conditions:

a. Building plans being in compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with the Township's Sign Bylaw;

e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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. 5517 in conjunction with Development Permit No. 101073.

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of 1173272 BC Ltd. to rezone 0.9 ha (2.2 ac) of land located at 20379 and 20381 – 72 Avenue to Comprehensive Development Zone CD-132 to facilitate the development of 132 condominium apartment units.

A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The 'Apartment' designation of the Central Gordon Estate Neighbourhod Plan, where the subject property is located, requires a minimum density of 99 units per ha (40 units per ac) and permits a maximum density of 148 units per ha (60 units per ac), with a four (4) storey maximum height. The proposed density of 148 units per ha (60 units per ac) complies with the density and height provisions of the Plan.

The proposed rezoning and Development Permit applications will facilitate the development of 132 condominium apartment units in a proposed U-shaped, four (4) storey building with one level of underground parking.

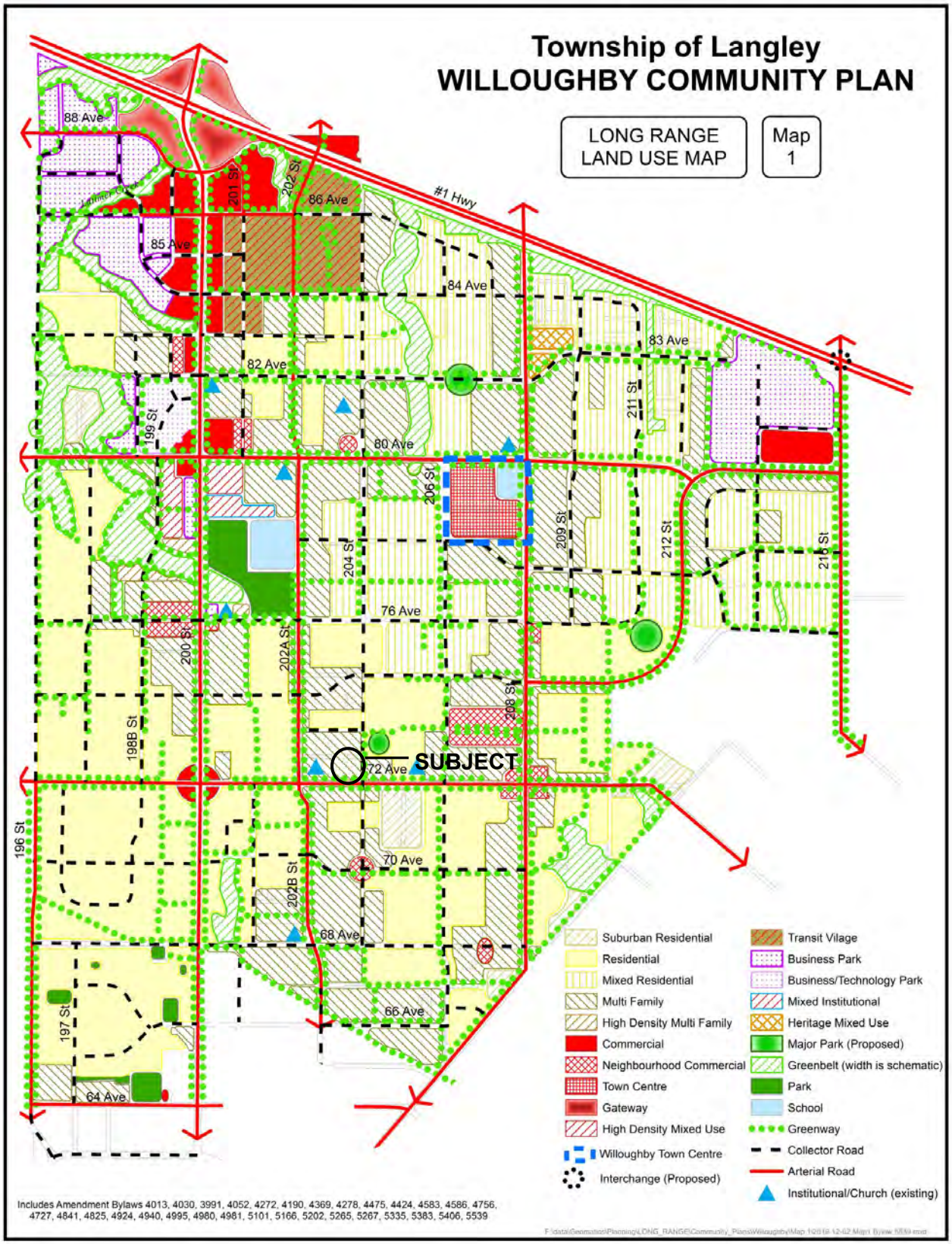
The proposal is consistent with the overall objectives of the Central Gordon Estate Neighbourhood Plan (NP).

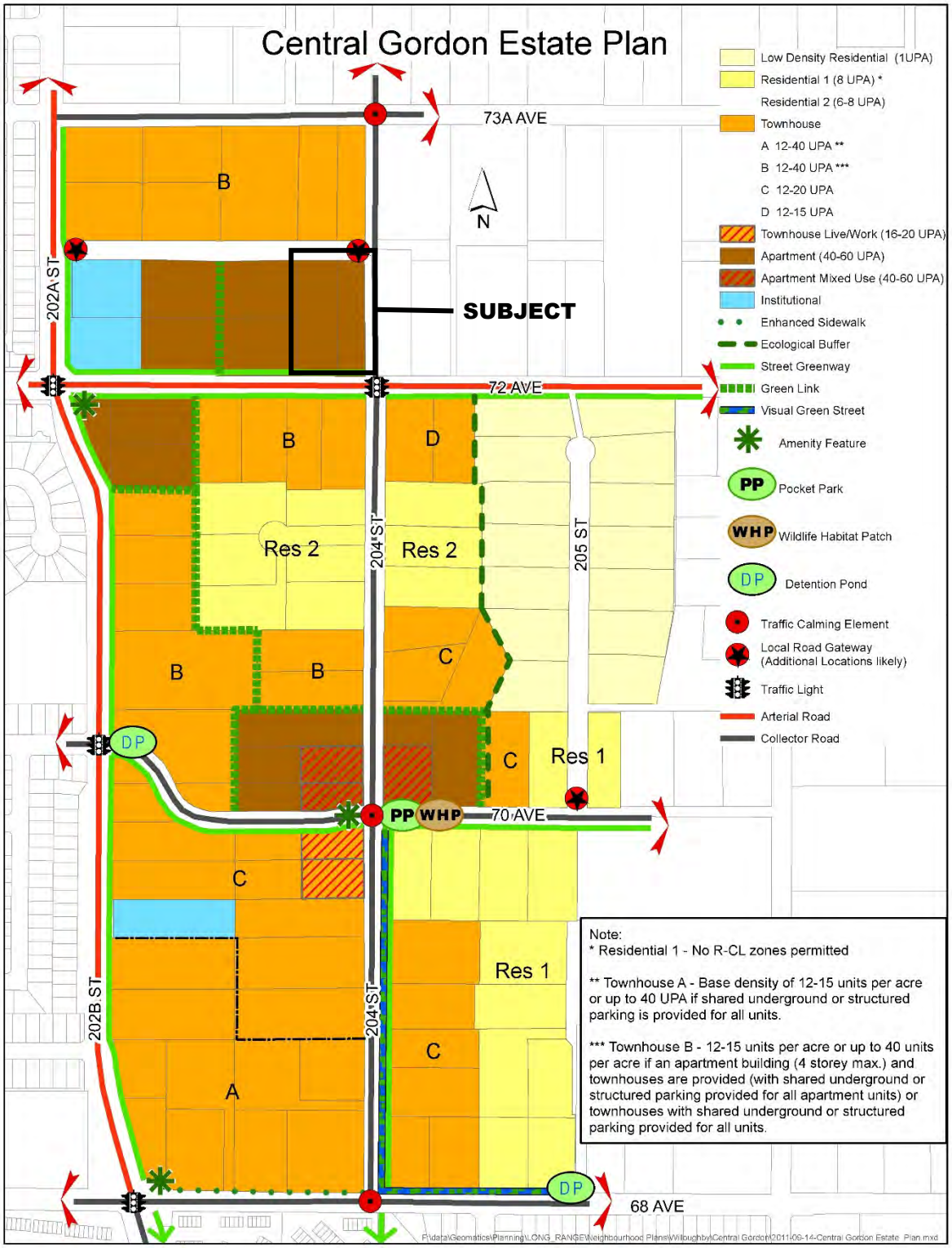
Staff recommend that Council consider the rezoning request and grant the prerequisite Bylaw Readings, subject to the completion of nine (9) development conditions being addressed to the acceptance of the Township prior to Council's consideration of final adoption.

Staff also recommend that Council authorize issuance of Development Permit No. 101073, at time of final reading of Bylaw No. 5517.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5517 and Development Permit No. 101073.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#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
SUBJECT
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
SUBJECT
B
D
C
A
Res 1
Res 2
DP
PP
WHP
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway (Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
P:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2011-09-14-Central Gordon Estate Plan.mxd



ZONING BYLAW NO. 2500



MAIN ENTRANCE VIEW



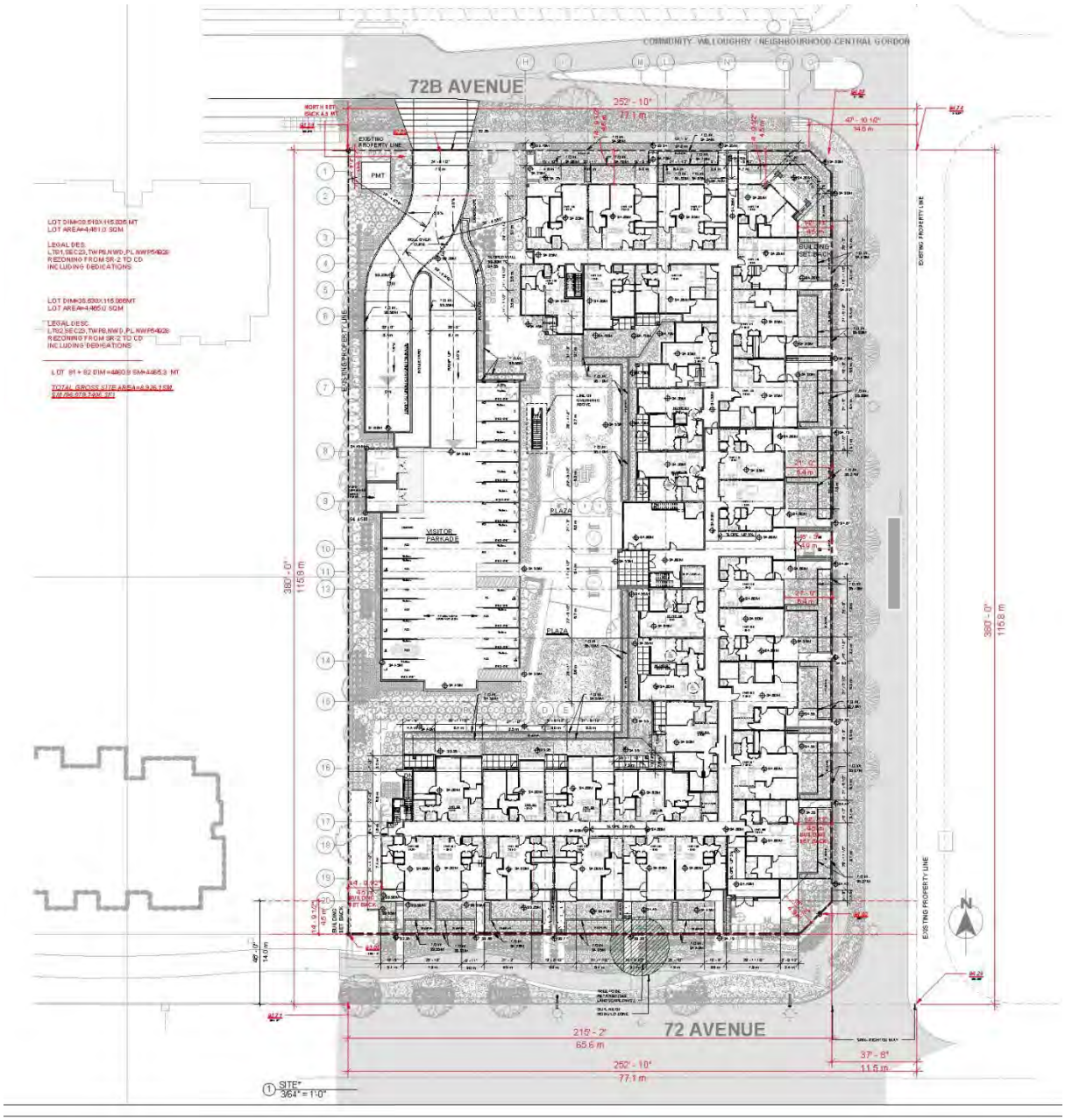
SOUTH EAST VIEW

RENDERINGS – SUBMITTED BY ARCHITECT



EAST SIDE VIEW

RENDERING – SUBMITTED BY APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1173272 BC Ltd. 7695 – 211B Street Langley, BC V2Y 0K7
Agent:	Flat Architecture Inc. 209 –6321 King George Blvd. Surrey, BC V3X 1G1
Legal Description:	Lots 81 & 82 Section 23 Township 8 NWD Plan 54928
Location:	20379 and 20381 –72 Avenue
Area:	0.9 ha (2.2 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-132
Willoughby Community Plan:	Multi-Family
Central Gordon Estates Neighbourhood Plan:	Apartment (99 – 148 upha / 40 – 60 upa)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Apartment (40-60 UPA/ 99-148 UPH) in the Central Gordon Estate NP.

DISCUSSION/ANALYSIS:

Flat Architecture Inc. has applied on behalf of 1173272 BC Ltd. to rezone 0.9 ha (2.2 ac) of land in the Central Gordon Estate NP to Comprehensive Development Zone CD-132 to facilitate a residential development consisting of 132 apartment units. The applicant has also applied for a development permit for the site to be processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development. The existing properties are currently used for suburban residential purposes, with a single family dwelling on each property.

The 'Apartment' designation permits a minimum density of 99 units per ha (40 units per ac) and a maximum of 148 units per ha (60 units per ac) with a four (4) storey maximum height. The proposed density of 148 units per ha (60 units per ac) complies with the density and height provisions of the plan.

Adjacent Uses:

North: Road dedication for the future 72B Avenue road alignment, beyond which is a property zoned Suburban Residential SR-2, designated Townhouse B in the Central Gordon Estate NP currently under application for the development of 72 apartments and 16 townhouse units (project 08-23-0185);

South:	72 Avenue, beyond, which, is a property, zoned Suburban Residential Zone SR-2, designated as Townhouse B in the Central Gordon Estate NP currently under application for the development of 46 townhouse units and a 24 unit apartment building (project 08-14-0223)
East:	A property zoned Suburban Residential SR-2, designated Rowhouse/Townhouse (8 -22 UPA) in the Smith NP;
West:	Two properties designated Apartment (40-60 UPA) in the Central Gordon NP, with one property zoned Suburban Residential SR-2, currently under application for the development of 66 apartment units (project 08-23-0186) and one property zoned Comprehensive Development Zone CD-124, currently under construction for 75 apartment units (project 08-23-0164).

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5517 proposes to rezone the site to a new Comprehensive Development Zone (CD-132) to facilitate development of 132 apartment units.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-132 zoning in terms of siting, site coverage, parking, height, use and density (60 UPA).

Public Consultation:

The applicant held a Public Information Meeting on July 25, 2019 in accordance with Developer Held Public Information Policy No.07-164. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 3.4.9 of the Central Gordon Estate NP, a minimum of 10% of apartment developments units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $3,971 per low-rise apartment unit for a total of $524,172.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 84 significant trees exist within 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 63 replacement trees are required. The applicant is proposing to plant 50 replacement trees. In addition, approximately 27 street trees are required along the

road frontages, greenway and local road gateway (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 90 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.

Greenways:
As part of the project, the applicant will be required to dedicate and construct the street greenway (including a path and landscaping) along 72 Avenue as defined in the Central Gordon Estate NP.

Servicing:
The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention pond and utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

The applicant will also be required to dedicate 5.0 m for road widening along the north side of 72 Avenue along the full frontage of the subject property and register a covenant to prohibit 72 Avenue access. Dedication of the west half of 204 Street between 72 Avenue and 72B Avenue will also be required. Access to the site is proposed from 72B Avenue.

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 Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101073 is attached to this report (see Attachment A). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed apartment development for Council's consideration.

The apartment building will be located on the western portion of the subject property and will contain 132 apartment units. The proposed U-shaped four (4) storey building frames the 72 Avenue and 204 Street frontages, with lobby entrances on the southeast (72 Avenue and 204 Street) and northeast (72B Avenue and 204 Street) corners and west (facing internally).The floor area for individual units ranges from 55 to 87 m^2 (590 to 932 ft^2), and vary from one (1) to two (2) bedrooms with den.

An outdoor age friendly amenity space is located on the western portion of the site, with a connection to the main building through an internal lobby. A surface parking area with visitor parking exists adjacent to this amenity space on the western portion of the site.

The proposed building addresses the street corners and includes a variety of materials including hardie boards, brick, wood style metal panel, and two different panel colours.

The proponent has submitted a design rationale (Attachment E) which states:

> *The units along 204 Street side are recessed in the middle of the building to create interest in the building along [the] longer side. The building entrance along 204 Street is located in the middle of the building for easier access to 204 Street.*

> *The roof height and overhangs vary in heights to create rhythm and break the continuity of roofline. The entrances along 72 Avenue [are covered with] glass vestibule will increase the visual interest of [the] corner plaza…*
>
> *The recessed portion of the building is being treated different with material proportions. The dark grey frames the middle on both corners.*

The proposed building height (4 storeys), site coverage (42%), parking and building siting comply with the CD-132 zoning provisions and the Development Permit Area "B" guidelines of the Willoughby Community Plan.

Landscaping:

The landscape plans (provided in Schedule B of Attachment A) propose extensive plantings, trees, shrubs and groundcovers on the edge and throughout the site to enhance the development and provide separation between public and private space.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m^2 per residential unit) for apartment developments, resulting in a requirement of 582 m^2 (6,264 ft^2). The amenity area is located central to the site and includes facilities for the use of residents. Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Access and Parking:

Vehicular access is proposed from 72B Avenue. Pedestrian access will be provided from a greenway along 72 Avenue. Prior to the final reading of the rezoning bylaw, the applicant will be required to register a covenant restricting vehicular access from 72 Avenue.

A total of 217 parking spaces are proposed above the requirement of 198 parking spaces of the Zoning Bylaw. No tandem parking spaces are proposed. Parking is outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces 66 units (1 bedroom +) @ 1.5 spaces	198	217
10% of total designated visitor	20	20
Total	**198**	**217**

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately two (2) new students for Willoughby Elementary (located 2.9 km northeast of the site), two (2) students for Peter Ewart Middle School (located approximately 1.5 km northwest of the site) and two (2) students for RE Mountain Secondary School (located approximately 1.1 kilometres northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

Parks:
RC Garnett Park, which is equipped with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 550m to the southwest of the subject site).

Transit:
Currently, transit service is provided along 72 Avenue and 202B Street.

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

POLICY CONSIDERATIONS:

The proposed rezoning and Development Permit applications will facilitate the development of 132 apartment units. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP, and in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5517 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5517) of accompanying Development Permit No. 101073 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101073
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting Comments
ATTACHMENT E	Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101073

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

1. Name: 1173272 BC Ltd.

   Address: 7695 – 211B Street
   Langley, BC V2Y 0K7

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 81 & 82 Section 26 Township 8 NWD Plan 54928

   CIVIC ADDRESS: 20379 and 20381 –72 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 compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   d. All signage being in compliance with the Township’s Sign Bylaw;
   e. Requiring rooftop mechanical equipment to be screened from view; and
   f. All refuse areas to be located in an enclosure and screened.

   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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

Schedule A

SITE PLAN
A001
ARCHITECTURE INC.
FLAT
PROJECT INFO:
132 Units Development
at 20379, 20381-72nd Ave.
Langley BC
OWNER
INHAND DEVELOPMENT LTD.
Unit 209- 6331 King George Blvd
Surrey BC. V3X 1G1
Ph. 604-503-4484
26 April 2020
As Noted
18-22.1
R.W
72B AVENUE
72 AVENUE
PLAZA
VISITOR PARKING
BUILDING SET BACK
PROPERTY LINE
252' - 10"
77.1 m
215' - 2"
65.6 m
37' - 8"
11.5 m
380' - 0"
115.8 m
SITE
1" = 30'-0"

CONTEXT PLAN & EXISTING SITE CONDITION



1) 202A St & 202 B







2) 72 AVENUE & JERICHO



3) 72 AVENUE



4) JERICHO RD

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
132 Units Development
at 20379,20381-72nd Ave.
Langley BC

INHAND DEVELOPMENT LTD.
OWNER

DATE: 23 APRIL 2019
DRAWN BY: HM
SCALE: As Noted
PROJECT NO: 18-221

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CONTEXT PLAN & EXTG. SITE

H.4

A002

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OWNER
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Langley BC

PROJECT INFO:
132 Units Development
at 20379,20381-72nd Ave,
Langley BC

DRAWN BY R.W
PROJECT NO 18-221
DATE 26 April 2020
SCALE As Noted

REV	DESCRIPTION	BY	DATE
REV 1	ISSUED FOR D.P. REV 1	RW	03-Feb-2020
REV 2	ISSUED FOR D.P. REV 2	RW	03-Mar-2020
REV 3	ISSUED FOR D.P. REV 3	RW	24-Mar-2020

PARKADE

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A006



1 South
3/32" = 1'-0"



2 North
3/32" = 1'-0"

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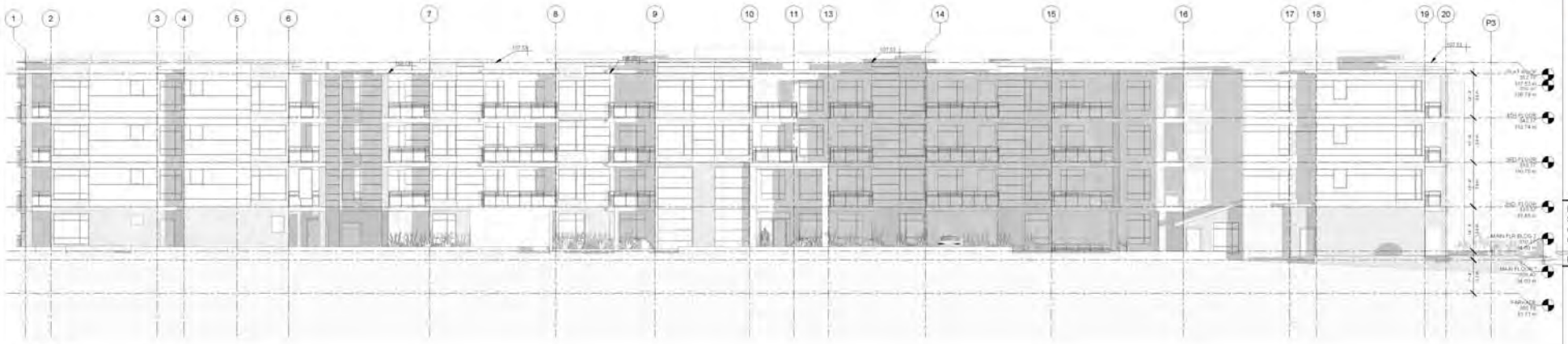
INHAND DEVELOPMENT LTD.
OWNER

DATE: 23 APRIL 2019
DRAWN BY: HM
SCALE: As Noted
PROJECT NO: 18-221

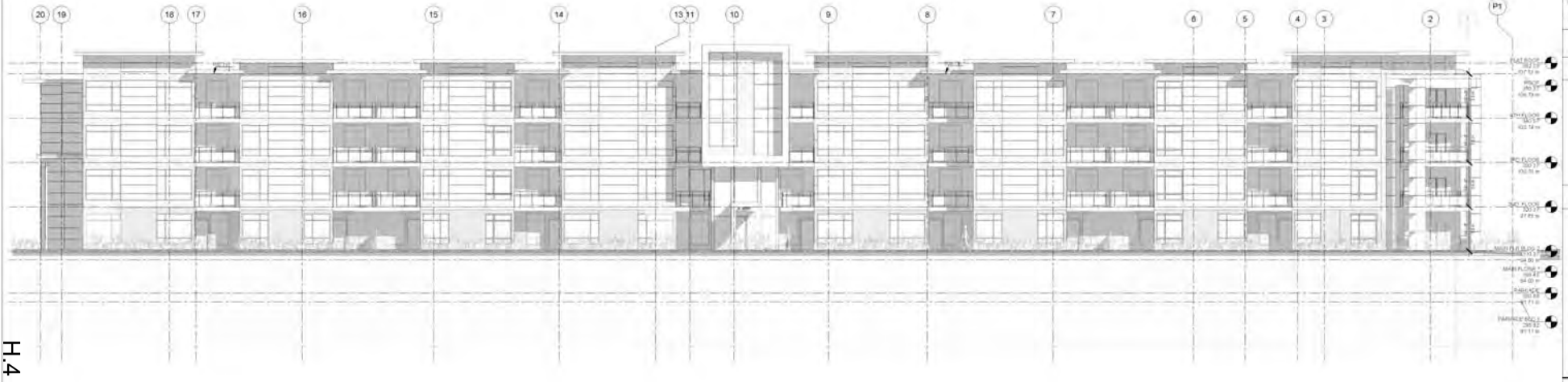
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SOUTH & NORTH ELEVATION

A010



1 West
3/32" = 1'-0"



2 East
3/32" = 1'-0"

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DATE
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HM

SCALE
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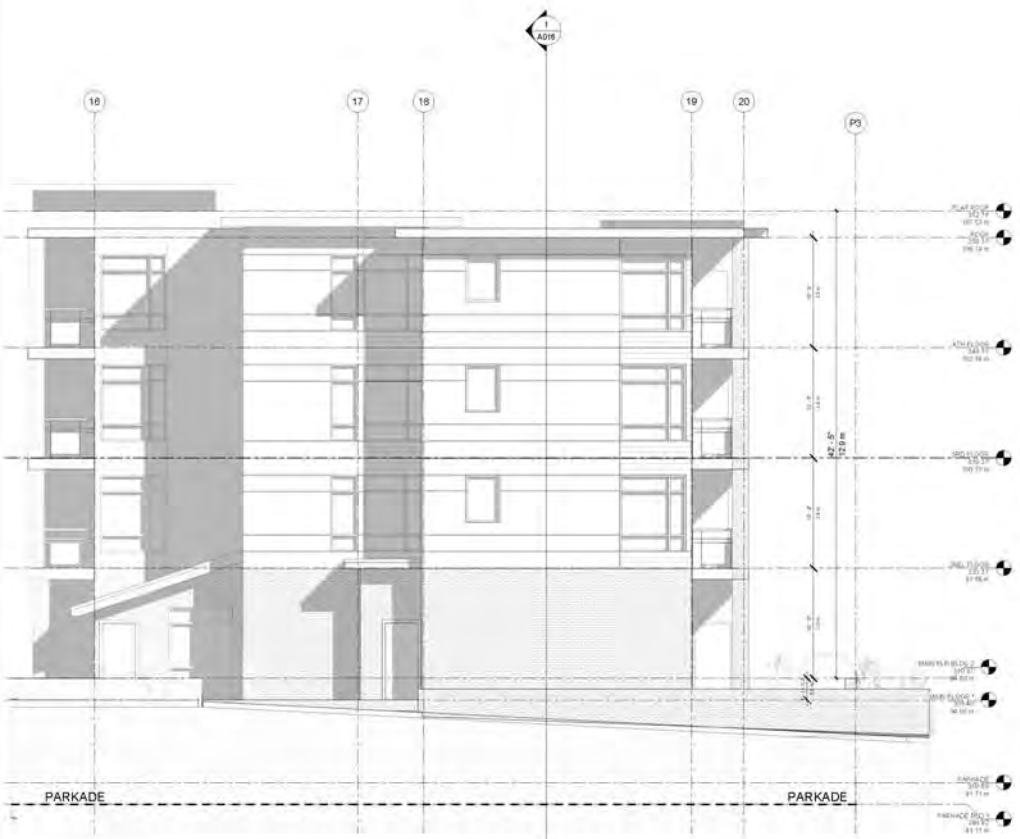
PROJECT NO.
18-221

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR DP	HM	19/04/23
2	ISSUED FOR DP	HM	20/08/26
3	ISSUED FOR DP	HM	21/01/15

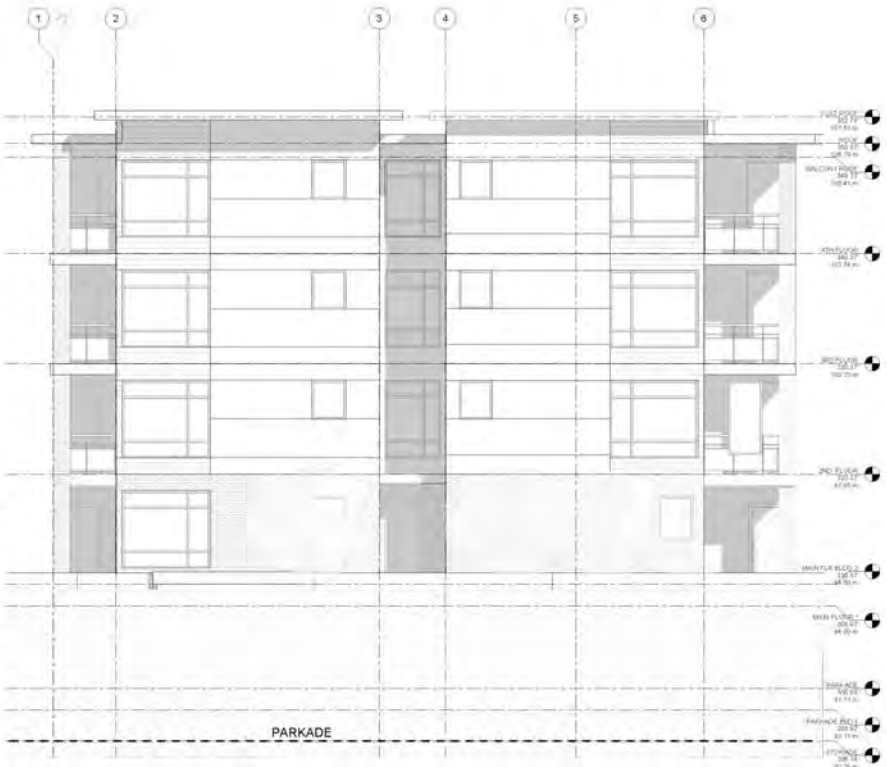
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EAST ELEVATION

A011



1 West Elevation #2 Color
3/16" = 1'-0"



2 West Elevation- 1 Color
3/16" = 1'-0"

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WEST ELV. 1 - 2

H.4

A012



2 West Elevation #2
3/16" = 1'-0"



3 West Elevation- 1
3/16" = 1'-0"

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OWNER

DATE
22 JULY 2019

DRAWN BY
HM

SCALE
As Noted

PROJECT NO.
18-221

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR DP REV.	HM	20.SEP.19
2	ISSUED FOR DP	HM	22.JULY.19

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WEST ELV. 1 & 2

A013



1 East Color elevation
3/32" = 1'-0"



West Color elevation
1/8" = 1'-0"

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EAST & WEST COLOR ELEV.

H.4

A014



2 South Color elevation
1/8" = 1'-0"



1 North Color elevation
1/8" = 1'-0"

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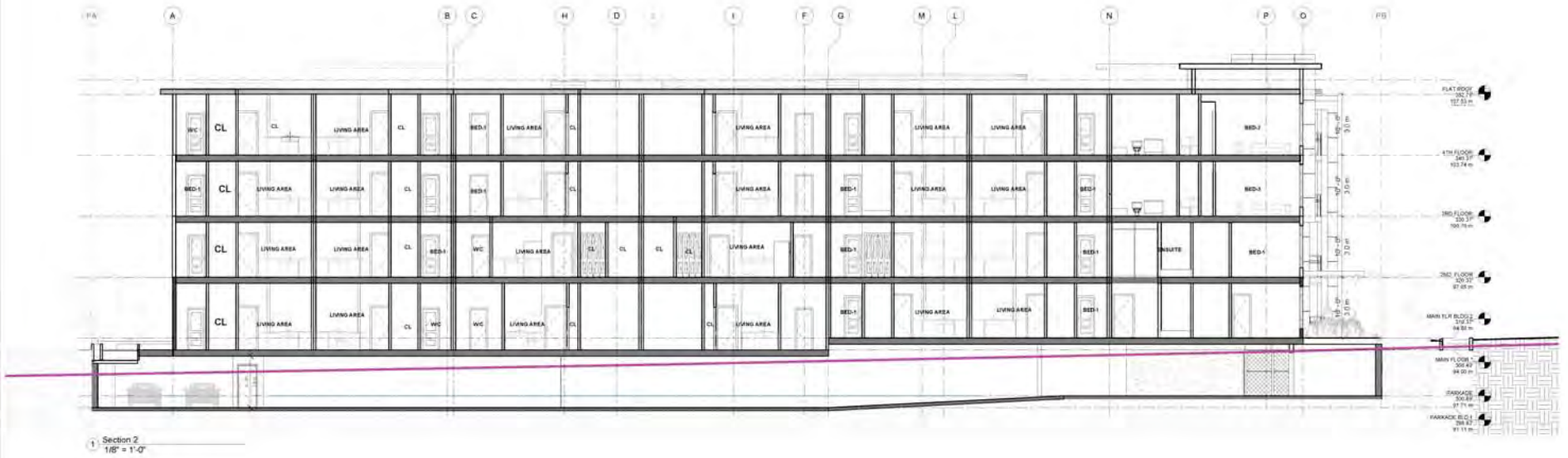
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR DP REVI...	JM	19-10-01
2	ISSUED FOR DP	JM	20-03-31

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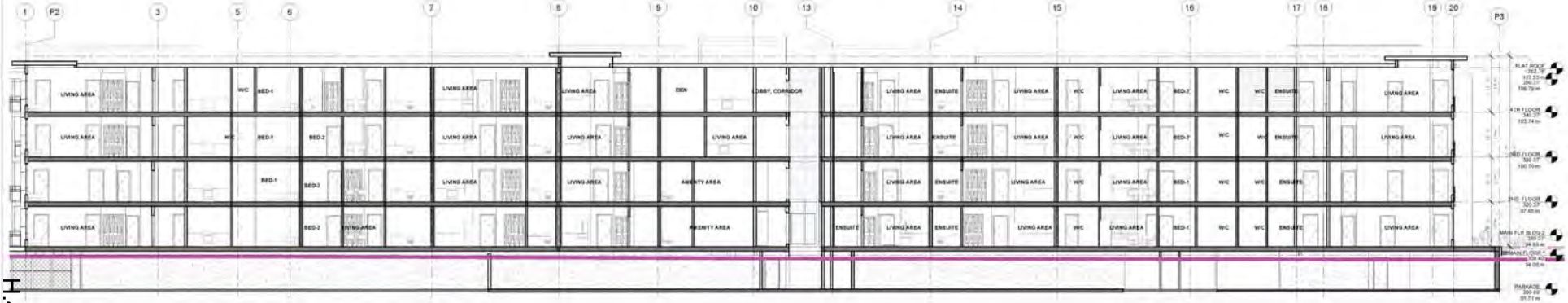
NORTH & SOUTH COLOR ELEVATIONS

H.4

A015



1 Section 2
1/8" = 1'-0"



2 Section 3
3/32" = 1'-0"

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BLDG SECTIONS
ELEVATION

H.4

A016

SHADOW ANALYSIS



MARCH-21-10 AM



MARCH-21-12 AM



MARCH-21-3 PM



JUNE -21-10 AM



JUNE-21-12 AM



JUNE-21-3 PM



SEPTEMBER 21-10 AM



SEPTEMBER 21-12 AM



SEPTEMBER-21-3 PM

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SHADOW ANALYSIS

H.4

A017

A018-A

RENDERS

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NO	DESCRIPTION	BY	DATE
REV	ISSUED FOR REZ	RW	26-04-2020
REV	ISSUED FOR REZ	RW	15-04-2019
REV	ISSUED FOR REZ	RW	01-03-2019

DRAWN BY: R.W
PROJECT NO: 18-221
SCALE: As Noted
DATE: 26 April 2020

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Langley BC

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EAST SIDE VIEW

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Langley BC

DRAWN BY: R.W
DATE: 26 April 2020
SCALE: As Noted
PROJECT NO: 18-221

NO.	DESCRIPTION	BY	DATE
REV.	ISSUED FOR D.P.	RW	20.12.03
REV.	ISSUED FOR D.P. REV.1	RW	20.12.23
REV.	ISSUED FOR D.P. REV.2	RW	21.04.27
REV.	ISSUED FOR D.P. REV.3	RW	21.05.05

RENDERS

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A018-B

MAIN ENTRANCE VIEW

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DRAWN	R.W
PROJECT NO	18-221
DATE	26 April 2020
SCALE	As Noted

REV	DESCRIPTION	BY	DATE
REV	ISSUED FOR DP REV 1	MM	30.04.2020
REV	ISSUED FOR DP	MM	06.06.2019
REV	ISSUED FOR DP REV 2	MM	30.04.2020

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RENDERS

A018-C

SOUTH EAST VIEW

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DRAWN: R.W
DATE: 26 April 2020
SCALE: As Noted
PROJECT NO: 18-221

NO	DESCRIPTION	BY	DATE
REV	ISSUED FOR D.P.	RW	26/04/20
REV	ISSUED FOR D.P. REV1	RW	30/09/20
REV	ISSUED FOR D.P. REV2	RW	05/04/21

RENDERS

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A018-D

NORTH EAST VIEW

MATERIAL SAMPLE BOARD 132 UNITS

4 STORY-132 UNITS DEVELOPMENT
AT 20379 ,20381 72 AV.
TOWNSHIP OF LANGLEY



A TARPLEY BROWN
BENJAMIN MOORE **CW-170**

B CHARCOAL GRAY
BENJAMIN MOORE

C ENDICOTT BRICK
MANGANESE BROWN.

D METAL KBS PANEL
ACORN-24 GA PVDF

E PANEL 2109-60
PORTLAND GRAY LRV

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MATERIAL SAMPLE BOARD

H.4

A019

MATERIAL SAMPLE BOARD 132 UNITS

4 STORY-132 UNITS DEVELOPMENT
AT 20379 ,20381 72 AV.
TOWNSHIP OF LANGLEY





A TARPLEY BROWN
BENJAMIN MOORE **CW-170**

B CHARCOAL GRAY
BENJAMIN MOORE

C ENDICOTT BRICK
MANGANESE BROWN.

D METAL KBS PANEL
ACORN-24 GA PVDF

E PANEL 2109-60
PORTLAND GRAY LRV

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SCALE: As Noted
PROJECT No: 18-221

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MATERIAL SAMPLE BOARD

H.4

A020



3 3D View 7"
12" = 1'-0"



2 3D View 47"
12" = 1'-0"

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INHAND DEVELOPMENT LTD.
OWNER

DATE: 22 JULY 2019
DRAWN BY: HM
SCALE: As Noted
PROJECT NO: 18-221

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR DP RESUBMISSION	HM	03-Oct-2019
2	ISSUED FOR DP	HM	03-Oct-2019

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RENDERS

H.4

A022

SCHEDULE B



1 Key Plan
SCALE 1:600



2 Some Poposed Plants

Design Rationale and Summary

Owing to the highly visible nature of the project located on 72 Ave with requirements to meld the constituents of the Central Gordon Estate Neighbourhood plan, a balance of access and flanking street interface is required.

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. The dense development zones and their respective demarcations have been attempted by alocating a variety of hardscape finishes such as the stained concrete, pavers, Hydra-pressed finish and in-situ concrete panels directing the movement and circulation.

A combination of extremely popular and successful trees have been used including Red Maple (Acer Rubrum) ,National Dogwood, Serbian Spruce, Japanese White Pine and Acer Palmatum.This pallette has been chosen to carefully compose about 50% conifers among 50% deciduous trees. A number of focal tree species have been used once again to highlight the site zones such as the Acer Palmatum and Acer Circinatum(Vine Maple).

This development is amidst a rapidly changing area where a number of developments have sprung up in the past few years.our design concept advocates a sensitive scheme that merges with the general trnsformation of the area.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces.the element used to define these spaces(private patios from one another) is emerald cedar)thuja occidentalis smaragd and Taxus. These columnar hedge plants are used in tandem with smaller hedging material such as the Spiraea and the flowering perennials to allow for multiple layers of textural relief.

The flanking and the landscape buffer zones of the site have been very strongly designed in favour of the native trees, shrubs and groundcovers. They are chosen for not only for their low footprint factor but also owing to their mainly evergreen nature and limited maintenace and the leaf litter. Also extensive use of an excellent native tree like the Vine Maple is done at the focal points and internal courtyards that grow easily in shady contexts and provide great fall colour and fine texture.

The outdoor amenity has been designed with a very distinct three zone concept. The intent is to have a AGE-FRIENDLY composition of amenity space catering to multiple uses. This facility will have a playground along with social/recreational area on the NE side with a great arbor lined seating area and a green party spill over. The proposed AMPHITHEATRE is to be a multi-use gathering area for congregational activities catering to the varied demographic expected in the development. The perimeter planting of this area to once again have a low maintenance native shrubbery with a couple of light, deciduous Hibiscus shrubs and Vine Maple..

It may be pointed out that since a majority of the site has underground parkade, a very careful selection of trees and shrubs are proposed that can grow in limited depth of available growing medium. Wherever necessary, built up planters are provided.

COMPLETE PROJECT PLANT LIST (Detailed Planting Layout on Dwg. L4 & L5)

Recommended Shrubs

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A.Kn	277	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	#1 pot	
Az.Jp	32	Azalea japonica	Japanese azalea	#3 pot	
calm	27	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 pot	
E.R	117	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#1 pot	
E.Red	37	Escallonia 'Red Elf'	Red Elf Escallonia	#3 pot	
Wul	21	Eupatorium wulfenii	Evergreen Wulfenii spurge	#1 pot	
H.BOG	45	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
H.Ly	100	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
Hv	13	Heuchera vars	Coral bells	#1 pot	
Hib	7	Hibiscus syriacus 'Lucy'	Lucy Rose Of Sharon	1.5 m. ht	
H.D	47	Helenium diacolor	Sneezeweed	#3 pot	
H.ba	87	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot	
hyd.q	13	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot	
lav	47	Lavendula vars	Lavender	#1 pot	
L.Dn	36	Liguliaria dentata 'Brt Marie Crawford'	Brt Marie Crawford Ligularia	#1 pot	
M.Aqf	173	Mahonia aquafolium	Oregon grapw	#3 pot	
M.oq	3	Mahonia aquafolium	Oregon grapw	#3 pot	
Pm.HD	69	Pennisetum alopecuroides 'Hamein'	Hamein Dwarf Fountain Grass	#2 pot	
P.O	40	Pennisetum orientale	Oriental Fountain Grass	#3 pot	
Po.m	152	Polystichum munitum	Swordfern	#2 pot	
BCh	4	Prunus Emarginata 'Bitter Cherry'	Bitter Cherry	1 m	
Pr.Ott	23	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#2 pot	
Rh.Vi.	41	Rhododendron 'Vulcan'	Red Rhododendron	#7 pot	
R.Sang	43	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
Rt	34	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot	
Si..N	13	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sk	12	Skimmia japonica	Japanese Skimmia	#2 pot	
sp.jp	61	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
Tx	511	Taxus sp	Yew, hedge variety	1.5 m. ht.	
Smgd.	78	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.5 m. ht.	
vo.th	321	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	0				

Recommended Trees

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.ci	6	Acer circinatum	Vine maple	6 cm	
Ac.Pl	2	Acer palmatum	Japanese Maple	6 cm	Sch D Part 2
A.Ob	1	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	6 cm	
A.Rub	7	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
Liq.SG	8	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
pta.psa	1	Parrotia persica	Persian Ironwood	7 cm. cal	
PiGlc	1	Picea glauca	White Spruce	3 m	
PiOm	14	Picea omorika	Serbian Spruce	3 m	
Pin.Con	3	Pinus contorta	Shore pine	3m. ht.	
P.Par	6	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.	
p.syl	1	Pinus sylvestris	Scotch Pine	3.0 m. ht	

GENERAL NOTES

All materials and workmanship to BCSLA/ BCLNA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this ist are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards'. BOth plant size and coontainer size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply.Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected.Allow a minimum of five working days prior to delivery for request to substitute.Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery.All plant material must conform to the latest edition of the 'BC Landscape STandard' Provide certification upon request.All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium.Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, toxic material , stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

All areas of soft landscape to be serviced by pre-installed automatic irrigation systems, whether on grade or on slab. The irrigation consultants/contractors to ensure compliance.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All plant material to be warranteed for one year from date of substantial completion.

All wood fences to be cedar, with one coat of clear penetrating preservative.

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103 15505 Marine Drive, Whiterock, BC | 6047831450 | ruch@architecturepanel.com

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Project
20379/81 72 Ave, BC (08-23-0190)

Owner
INHAND (Canada)

Sheet Title
Key Plan

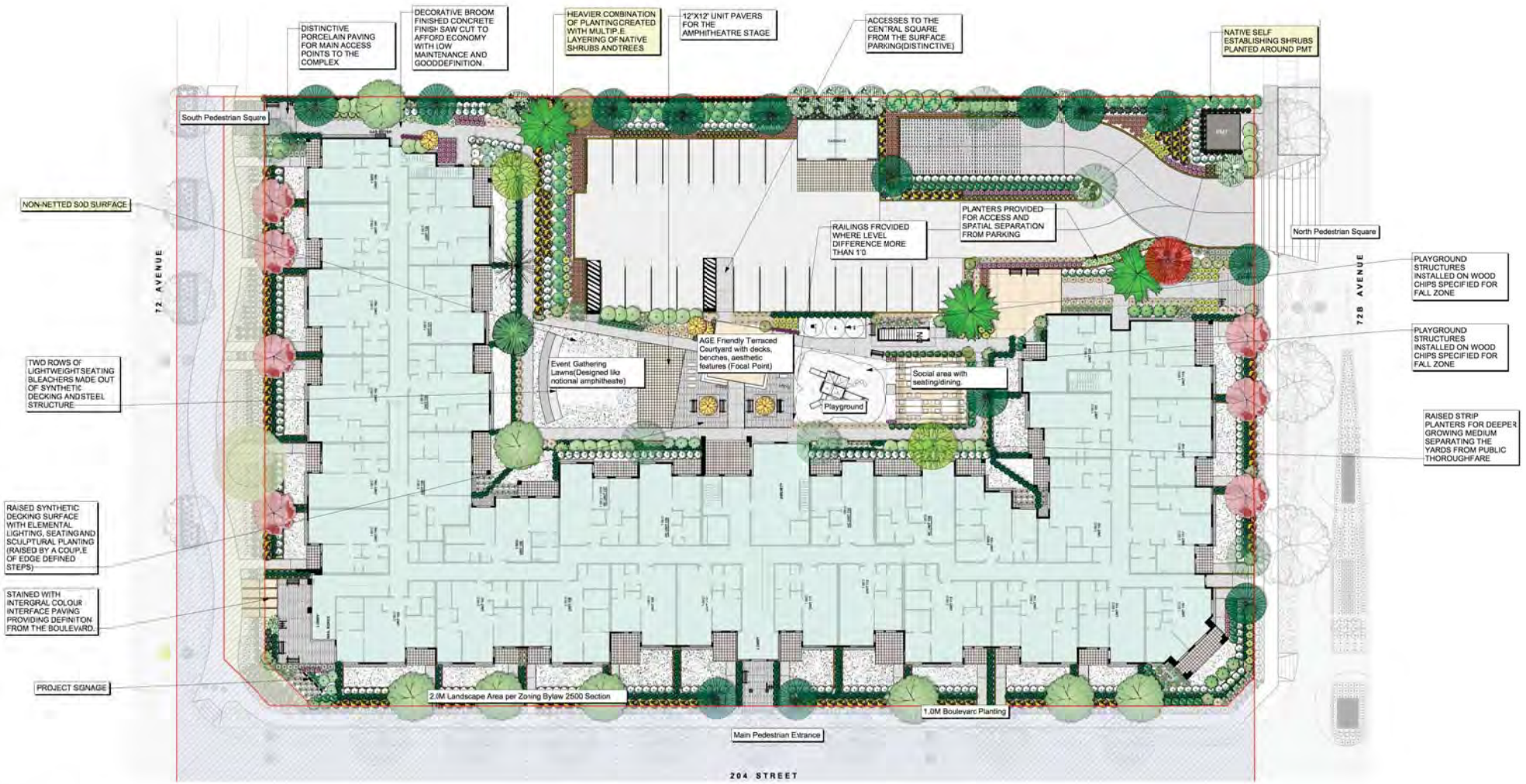
Total Sheets	Sheet No.	Contractors	Consultants
9	L1		FLAT Architecture
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	RD	Township of Langley	
Reviewed By	**Status**		
RD	DP Application		

No	Date	Issue Notes
A	15-11-18	DP Package
B	15-04-19	DP Package
C	18-09-19	DP Package
D	03-12-19	DP Resubmission
E	06-04-20	DP Resubmission
F	26-05-20	DP Resubmission

N

Scale:
1:500
0 20 30 40 50 m

H.4 Schedule B



1 LANDSCAPE CONCEPT
SCALE: 1:192

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Project
20379/81 72 Ave, BC (08-23-0190)

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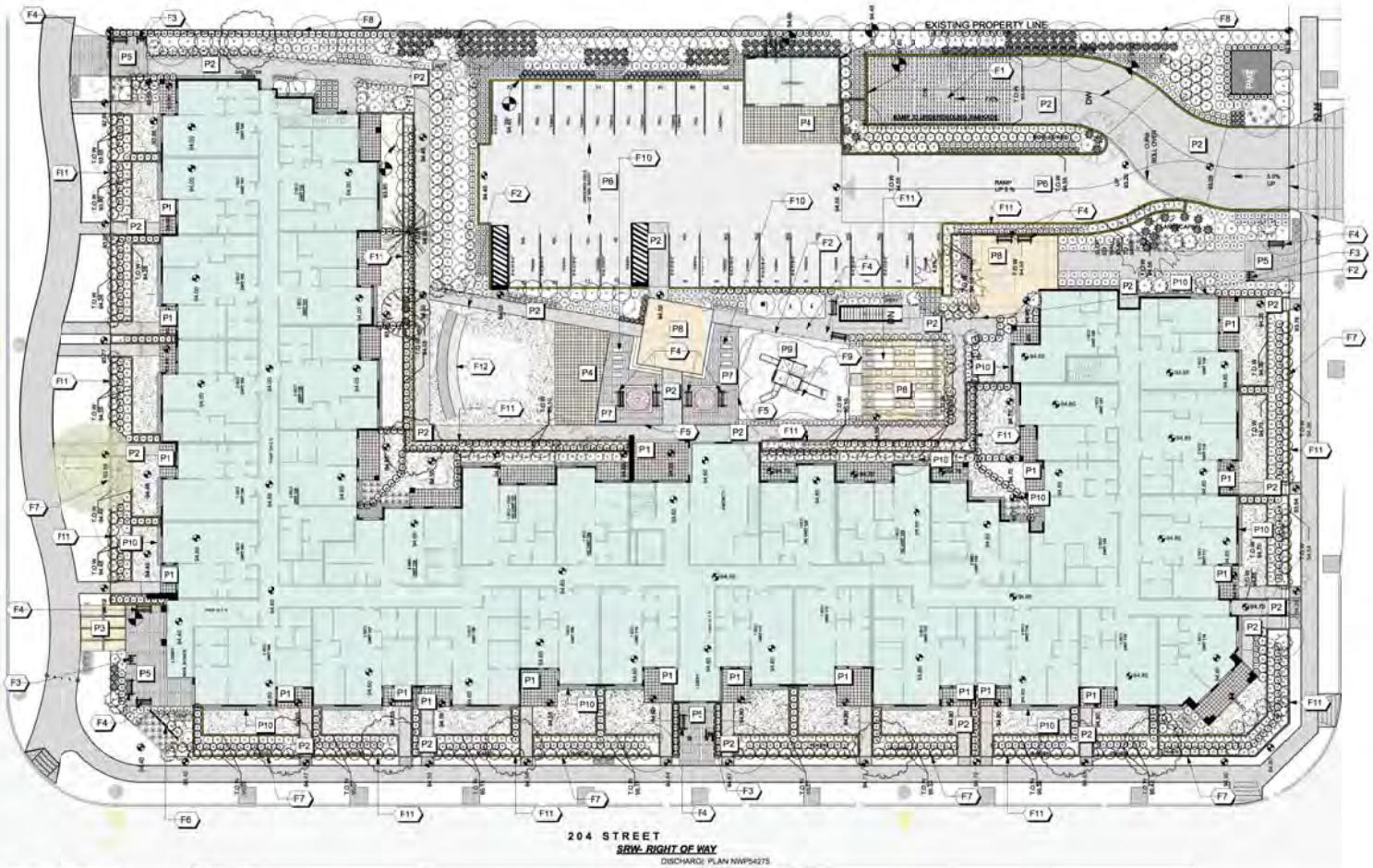
Sheet Title
Landscape Concept

Total Sheets	Sheet No	Contractors	Consultants
9	L2		FLAT Architecture
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	RD	Township of Langley	
Reviewed By	**Status**		
RD	DP Application		

No	Date	Issue Notes
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Scale
1/16" = 1'-0"
0 10 20 30 FT

H.4



1 HARDSCAPE LAYOUT
SCALE: 1:192

Per Bylaw TOL 2500, Section 111.6, Maximum height of front yard fencing including walls to not exceed 1m in height and side/rear yard fencing including walls to not exceed 2m in cumulative height.

PAVING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
P1	Concrete Unit Paver Standard Unit Paver 12"x12"(Sidewalk) Abbotsford Pavers, Colour: Charcoal, Unbroken band around	P7	Boardwalk: Decking 4" wide Terracotta Colour
P2	Decorative CIP Concrete with Saw cut joints Light Brown Finish	P8	CIP Concrete with Integral Colour Light Brown Finish
P3	Patterned CIP Concrete with Integral Colour Broadcast with Aggregate Finish Barrels Integral Colour "Desert Sand"	P9	Tot Drop Zone: Wood Chip Surfacing Light Cedar
P4	Concrete Unit Paver Standard Unit Paver Colour "Indian Summer" Running Bond Ashlar	P10	Glazed Utility "Y" slide separating the existing from and landscape to enable drainage around perimeter and avoid pooling of water
P5	Porcelain Pavers XU Porcelain Pavers NA01 Colour Taupe		
P6	Asphalt Parking Lot		

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Trunk (Per Architectural Design) Treetrim Acrylic Effect 2" (16" supported on hollow steel power/fiber/duct) Engg. design required	F7	6'0" tall cedar decorative Picket fence White Colour
F2	MAGLIN SQUARE BOLLARD See Attached Brochure	F8	6'0" tall cedar fence Natural Stain
F3	MAGLIN Bike Rack Cast Aluminum Bike Mount See Attached Brochure	F9	Play Structure (See Manufacturer's Details)
F4	MAGLIN Outdoor Bench See Attached Brochure	F10	EQUIPARC Lounge Chair See attached brochure
F5	Steel Cable Guardrail See attached image Black Powder Coated, Diameter 0.42" Dia.	F11	Planters (per Architectural Design) CIP Concrete Sand Blasted Finish, Sandstone Integral colour
F6	Picket Sign Wall CIP Concrete Sand Blasted Finish	F12	Sloped Planted Seating with Decking

Colours for stamped Concrete



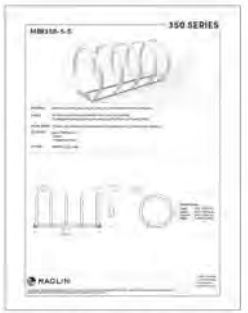
2 Proposed Outdoor Bench (F4)



3 Proposed Outdoor Dining Set (F11)



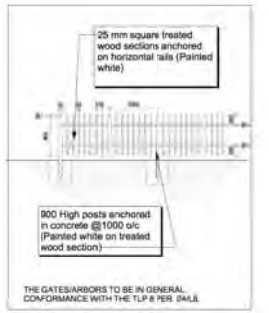
4 Proposed Outdoor Lounge Chair (F10)



5 PROPOSED BIKE RACK (F3)



6 PROPOSED SQUARE BOLLARDS (F2)



7 Picket Fence detail (F7)

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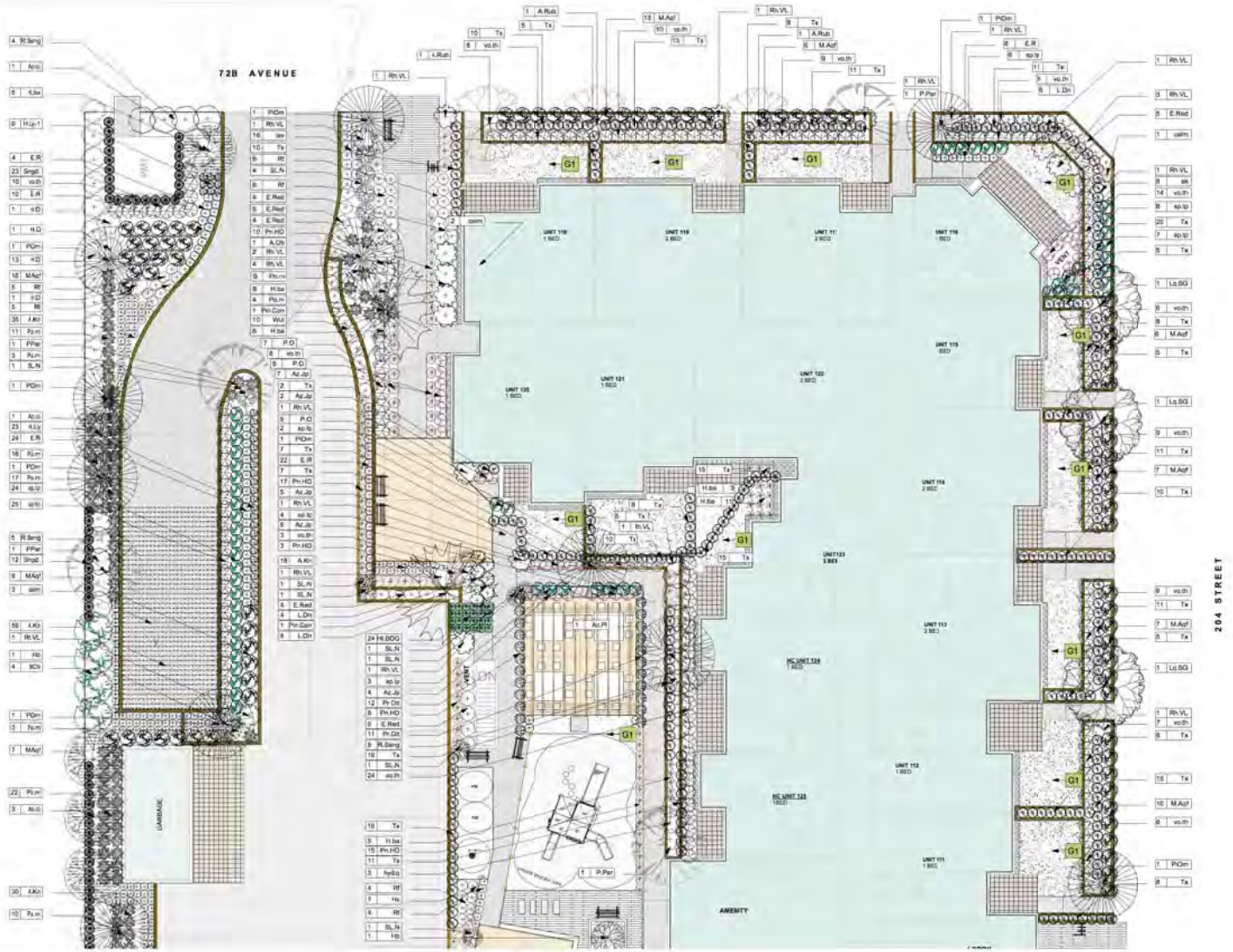
Sheet Title
Hardscape/Site Furnishings

Total Sheets	Sheet No	Contractors	Consultants
9	L3		FLAT Architecture
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	RD	Township of Langley	
Reviewed By	**Status**		
RD	DP Application		

No	Date	Issue Notes
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F	26-05-20	DP Resubmission

Scale
1/16" = 1'-0"
0 10 15 20 25 35 FT

H.4



1 NORTH PLANTING LAYOUT
Scale: 1:128

Over the slab planting notes

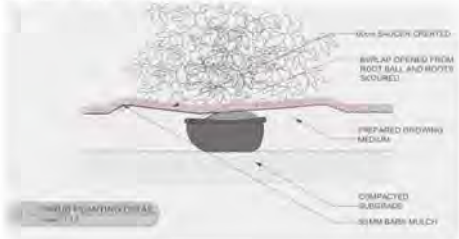
Since Majority of the site has underground parkade, large shrubs and trees require specially created planting medium that allows for the thriving of such landscape. Careful selection of the plant species has been made to allow for suitable depth availability of the growing medium. I.e the tree species chosen to be planted in such conditions are **Cornus Nuttall, Acer Rubrum** and **Acer Circinatum** that would find available depths more than sufficient. These depths in consultation with the architects has been achieved by raising concrete retaining walls over the parkade slab.

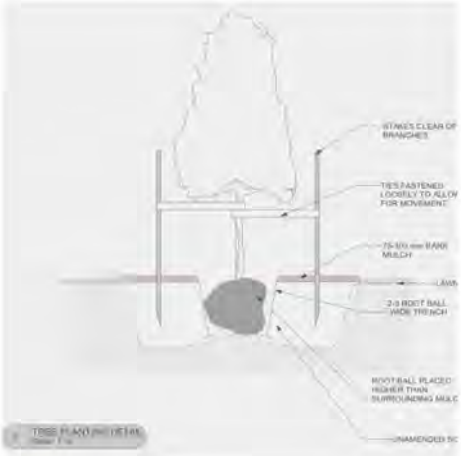
Following criteria are followed to achieve the soil/growing medium depth.

Min. 1m depth for trees

Min. 0.5m depth for shrubs and ground covers/Perennials.

Min. 10 cubic metres per tree.





G1 NON-NETTED SOD

See Plant Schedules, tables and descriptions on L1

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Sheet Title
Planting Plan North

Total Sheets	Sheet No.	Contractors	Consultants
9	L4		FLAT Architecture
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	RD	Township of Langley	
Reviewed By	**Status**		
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No	Date	Issue Notes
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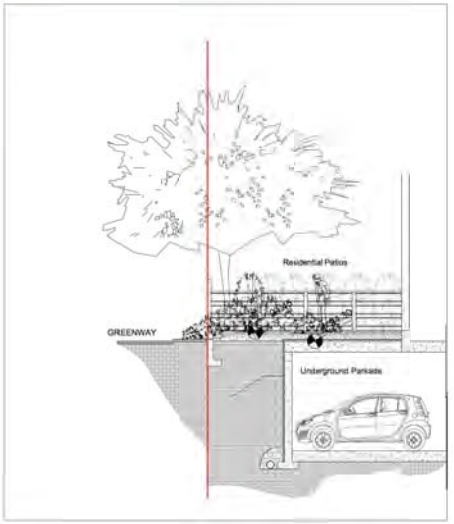
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H.4

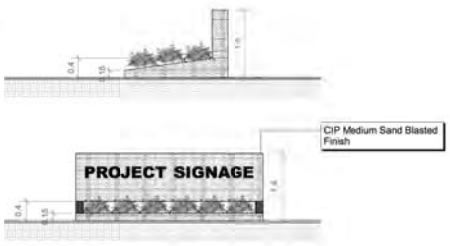


1 PLANTING LAYOUT SOUTH
SCALE 1:125

G1 NON-NETTED SOD



2 Schematic Greenway Interface Section (VARIES PER CONDITION)
NTS



3 Entrance Planter/Project Sign
Scale: 1:48

See Plant Schedules, tables and descriptions on L1

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Sheet Title
Planting Plan South

Total Sheets	Sheet No.	Contractors	Consultants
9	L5		FLAT Architecture
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	RD	Township of Langley	
Reviewed By	**Status**		
RD	DP Application		

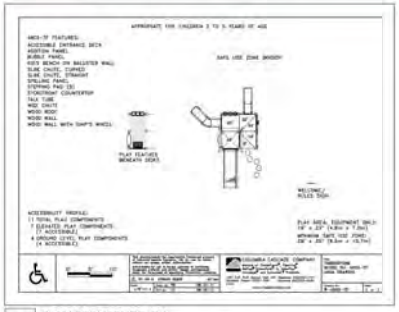
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C	18-09-19	DP Package
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Scale
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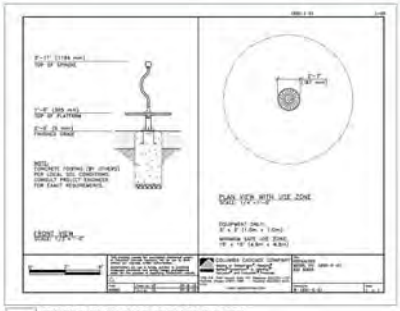
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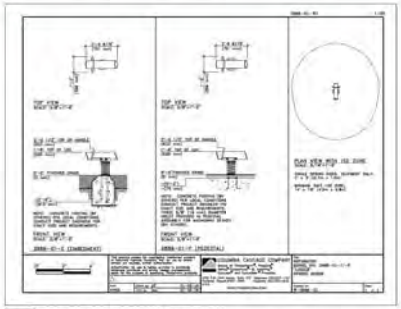
1 Amenity Plan
SCALE: 1:64



2 PLAY STRUCTURE (T1)



9 TIMBER ROTATING STRUCTURE (T2)



5 TIMBER RIDING STRUCTURE (T3)

See Paving/Finish/Furnishing, tables and descriptions on L3

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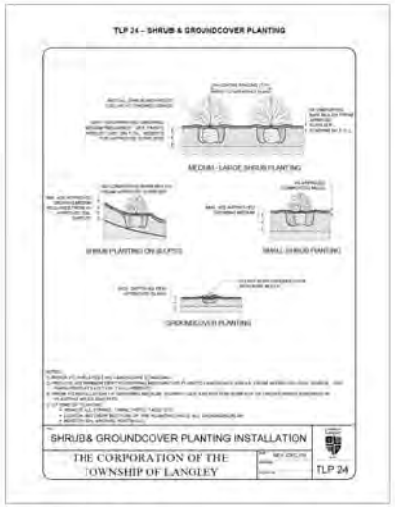
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Amenity Plan

Total Sheets	Sheet No	Contractors	Consultants
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SD	RD	Township of Langley	
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RD	DP Application		

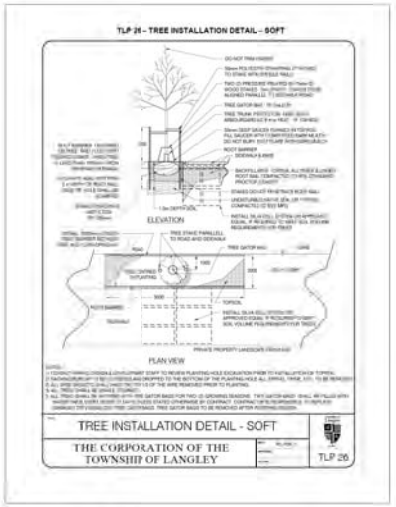
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C	18-09-19	DP Package
D	03-12-19	DP Resubmission
E	06-04-20	DP Resubmission
F	26-05-20	DP Resubmission

Scale
3/16" = 1'-0"
0 2 3 5 M

H.4



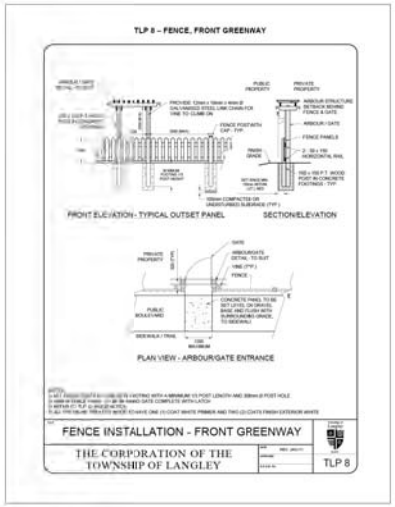
1 SHRUB PLANTING



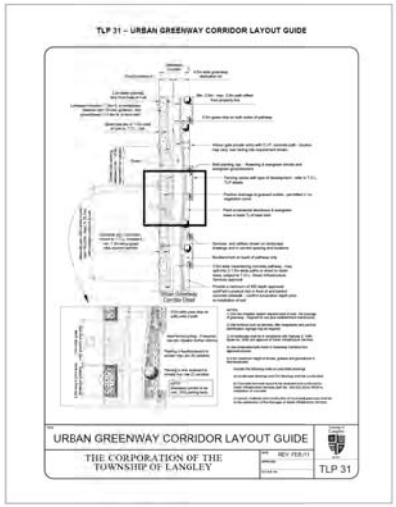
2 TREE PLANTING SOFT



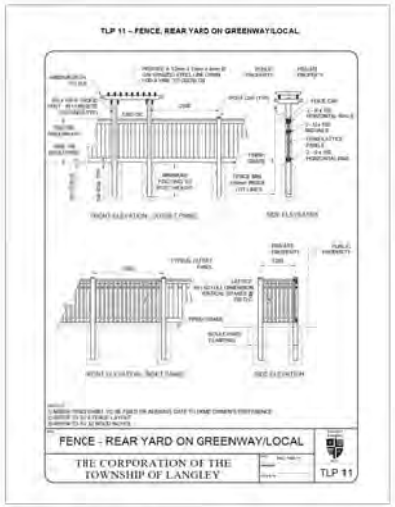
3 TREE PLANTING NOTES



4 FENCE GREENWAY FRONTING



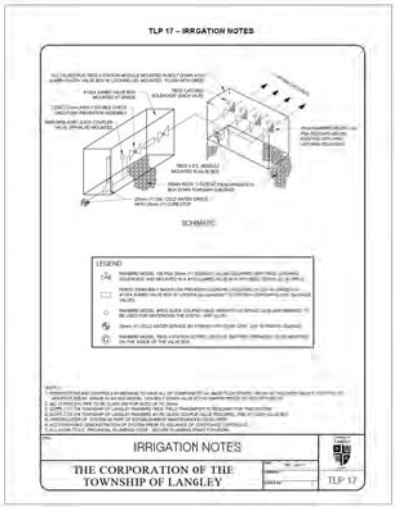
5 GREENWAY GUIDE



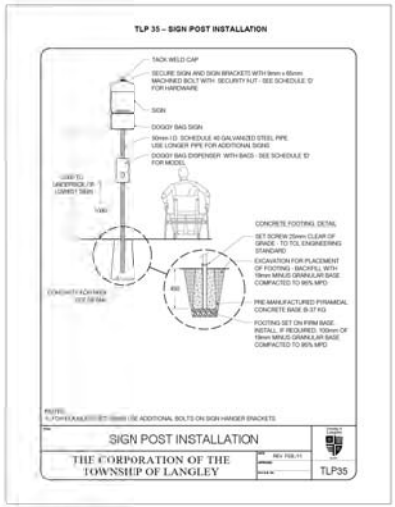
6 REAR FENCE DETAIL



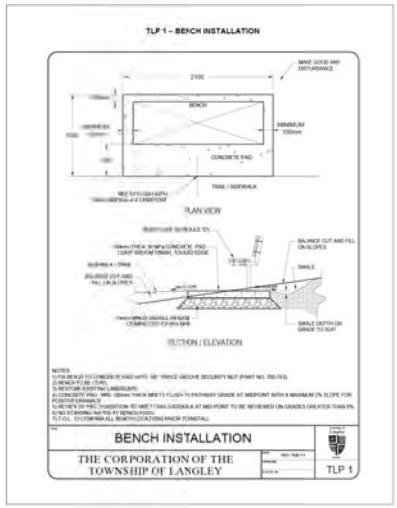
7 WOOD NOTES



8 IRRIGATION NOTES



9 SIGN POST INSTALLATION



10 BENCH INSTALLATION

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Total Sheets	Sheet No	Contractors	Consultants
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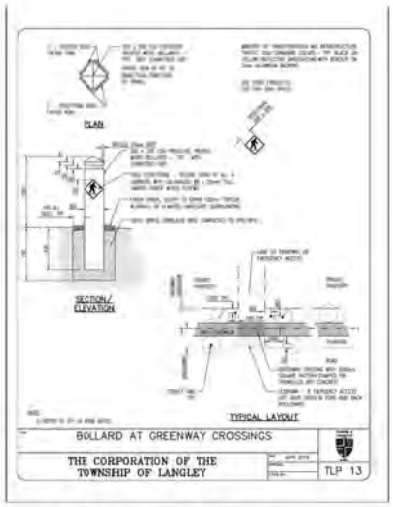
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RD	DP Application

No	Date	Issue Notes
A	15-11-18	DP Package
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C	18-09-19	DP Package
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E	06-04-20	DP Resubmission
F	26-05-20	DP Resubmission

Scale

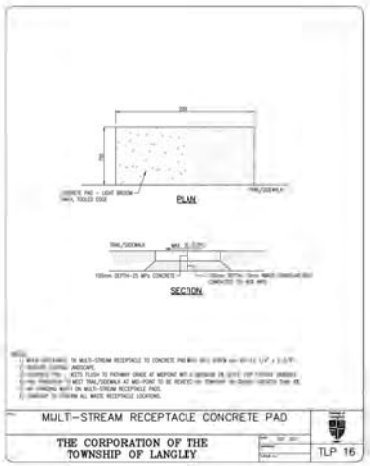
H.4



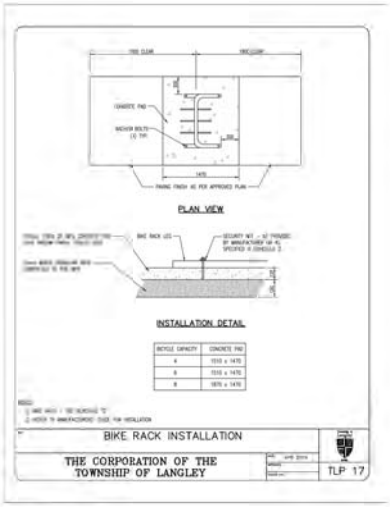
1 BOLLARD AT GREENWAY CROSSINGS



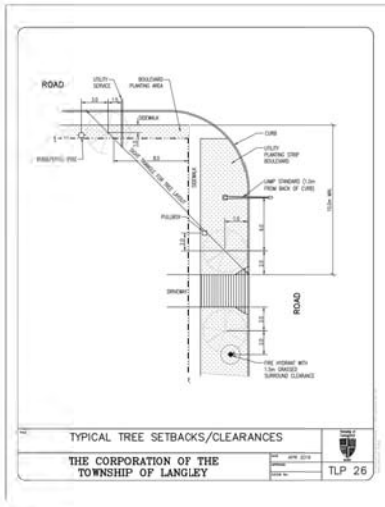
2 WOOD NOTES



3 MULTI-STREAM RECEPTACLE CONCRETE PAD



4 BIKE RACK INSTALLATION



5 TYPICAL TREE SETBACKS/CLEARANCES

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9	L8		FLAT Architecture
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Scale

H.4



1 OS Design
SCALE 1:192

RECOMMENDED OFF SITE SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Be.co	138	Bergenia cordifolia	Heartleaf Bergenia		
Hea.	113	Erica vagans 'Pyrenees Pink'	Pyrenees Pink Cornish Heath	#1 pot	
hl.o	39	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot	
H.ly	224	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
H.pa	70	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot	
lav	262	Lavendula vars	Lavender	#1 pot	
Nd.d	26	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot	
Po.m	112	Polystichum munitum	swordfern	#2 pot	
sk	27	Skimmia japonica	Japanese Skimmia	#2 pot	
vo.th	148	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	0				

RECOMMENDED OFF SITE TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A.Pl	8	Acer'warrenred'	Acer Pacific Sunset	3.5 m. ht.	Sch D Part 2
fame	4	Fraxinus americana	White Ash		
fr. Ox	3	Fraxinus oxycarpa 'Raywood'	Raywood Ash		
Q.C	3	Quercus coccinea	Scarlet Oak	8 cm cal	

S1 NON-NETTED SOD

OF1 → Multistream Garbage Recepticles on concrete pads as per TLP16 (L8/2)
OF2 → Wood Bollards as per TLP 13 (L8/1)
OF3 → Trail Signage with Doggy Bag Dispenser as per TLP 35 (L7/9)
OF4 → Steel Bollards

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Sheet Title
OS Design

Total Sheets	Sheet No	Contractors	Consultants
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Drawn By	**Checked By**	**AHJ**	**Documents**
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C	18-09-19	DP Package
D	03-12-19	DP Resubmission
E	06-04-20	DP Resubmission
F	26-05-20	DP Resubmission

Scale:
1/16" = 1'-0"
0 10 20 30 FT

H.4

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

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

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28/09/15

- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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28/09/15

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

Exterior Design and Finish

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

Landscaping

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28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:

- The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired

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

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

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4.1.2.5 APARTMENTS

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

Architectural Details
- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

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

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

Langley Schools

23 October 2019

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-23-0190/1173272 BC LTD/FLAT ARCHITECTURE

CIVIC: 20379 and 20381 – 72 Avenue

LEGAL: Lots 81 and 82; both of Section 23 Township 8 NWD Plan 54928

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	**132**	**2**	**2**	**2**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountains Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

FLAT ARCHITECTURE INC
www.flatarchitecture.ca

Unit 209, 6321 King George Blvd
Surrey BC V3X 1G1
Ph: 604-445-8124

jaswinder@flatarchitecture.ca

ATTACHMENT D

28 May 2020

Township of Langley
Planning and Development
20338 65 Ave
Langley, BC V2Y 3J1

Planner: Ruby Sandher,

Attention: Ruby,

Re: Public Information Meeting for 20379, 20381 72 Ave Langley BC.....Project No: 08-23-0190

On Thursday, July 25 2019 a Public information Meeting was held at the Multipurpose room # 3, Willoughby Community Centre at 7888- 200st Langley BC for the above-mentioned development proposal. Notification letters were mailed out to the surrounding residents, as prescribed by the Township of Langley. In addition, ads were placed on July 17th and 19th in the Langley Advance times Newspaper to announce the event. The proposed development requires a rezoning application.

At the open house, a series of presentation boards were displayed. These included a site plan, typical building floorplans, Unit type plans and typical building elevations. In attendance were the developer's representatives (Stelios Papanicolaou)

For your reference I've attached the following:

The ad proof
The Sign-in sheet and Comments from attendees

Best regards,

Rajinder Warraich

Flat Architecture. Inc

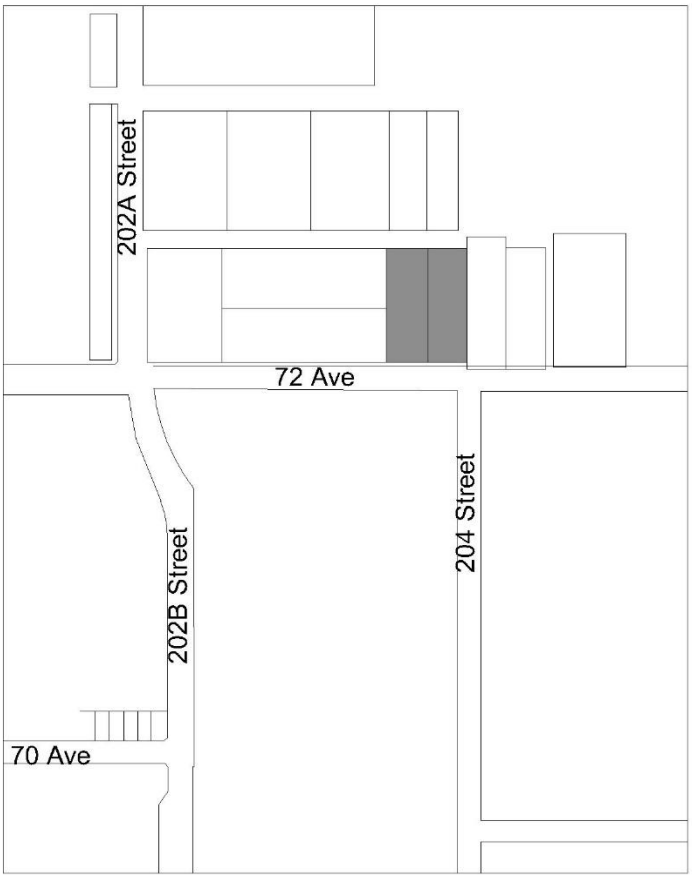
The response to our PIM very encouraging and positive from Community members. Not many people attended the PIM meeting. Some of the comments are attached and our response to those comments is given below

1) Response to Comment by FOIPPA s 22(1)
   Brad was very excited to see this development in this neighborhood FO PPA s.22(1) also suggested that if possible, some 3-bedroom units can be proposed in this building due to the proximity to school. The proposed building at this location is designed with one bed, one bed +den and 2 Bed room units. The adjacent property on North side is also being developed by same developer "Inhand Properties". The Property on the North side is designed with 3 Bedroom units and 2 + den units. There are total of 72 units in adjacent building Overall Both buildings are designed to cater to public from all age groups.

2) Response to Willoughby residents Association
   - This comment was general in nature and not specific to Project. Bu the sidewalks are being proposed on 72 Ave and 204 side as shown in landscape drawings.
3) Response to FOIPPA s.22(1)
   - The Comment is about eh aesthetics of building and looking forward to build this asap.

Developer Led Public Information Meeting
Township of Langley Project No: **08-23-0190**

Flat Architecture Inc. has applied to the Township of Langley as per **Central Gordon estate Neighbourhood Plan** at property at 20379, 20381 72nd Ave Langley BC for the development of 132-unit, 4 Story Apartment Building.



You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Thursday, July 25th, 2019
5:00 to 7:00 pm
Willoughby Community Centre (Langley Events Centre)
7888- 200th Street
Multi-purpose Room # 3

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For more information, contact:
Stelios Papanicolaou
Project manager
778-683-3848
INHAND Canada Group

DEVELOPMENT INFORMATION MEETING
25 JULY 2019

SIGN IN SHEET
FOR
Application No 08-23-0190
20379, 20381 72 Ave Langley BC

NAME (Please Print)	ADDRESS
Cynthia Hamilton Willoughby Residents Assoc.	langley. willoughby.residents.assn@gmail.com
FO PPA s.22(1)	FOIPPA s 22(1) Langley, BC
	FO PPA s.22(1) , Langley BC
	FOIPPA s 22(1) , Langley
	FO PPA s.22(1) Langley

DEVELOPMENT INFORMATION MEETING

Application No 08-23-0190

20379, 20381 72Ave Langley BC

COMMENT SHEET

25 July 2019

Name: FOIPPA s 22(1) Email: FOIPPA s 22(1)

Address: FOIPPA s.22(1) Phone: FO PPA s.22(1)

Great site plan & design - one of the best I've seen in recent years. I live a couple blocks away and I think this is a great addition. Ideally I would like to see some 3 bdrm units to bring more families to walking distance to nearby schools. All in all, great design principles.

What will your branding be targeting? Design appears ~~too~~ too target professionals, not retirees.

Please return your comments by:

Comment sheets can be submitted by one of the following methods:

1. Drop your comment sheet off at the Planning department at 2. Township of Langley.

DEVELOPMENT INFORMATION MEETING

Application No 08-23-0190

20379, 20381 72Ave Langley BC

COMMENT SHEET

25 July 2019

Name: Willoughby Residents Assoc Email: willoughby.residents.assn@gmail.com

Address: _____ Phone: FO PPA s.22(1)

The WRA would ask that sidewalks & bikelanes be extended from site west to 202A in a manner consistent with the character of the neighbourhood.

Please return your comments by:

Comment sheets can be submitted by one of the following methods:

1. Drop your comment sheet off at the Planning de[illegible] Township of Langley.

DEVELOPMENT INFORMATION MEETING

Application No 08-23-0190

20379, 20381 72Ave Langley BC

COMMENT SHEET

25 July 2019

Name: FOIPPA s.22(1) Email: FO PPA s.22(1)

Address: FOIPPA s 22(1) Phone:

Looks great; great to have 204th starting to be extended!

Please return your comments by:

Comment sheets can be submitted by one of the following methods:

1. Drop your comment sheet off at the Planning department at . : Township of Langley.

FLAT ARCHITECTURE INC.
www.flatarchitecture.ca

Unit 209, 6321 King George Blvd
Surrey BC V3X 1G1
Ph: 604-445-8124
contact@flatarchitecture.ca

ATTACHMENT E

Design Rationale

Proposed 132-unit Apartment Development at 20379 23081- 72 Ave
Langley BC



Context / Project Brief:

The proposed development of 132-unit (4 story) apartment building is on total of 2 sites, which are consolidated as shown in Site plan. Dedication of 11.5m if being provided on east side for 204st continuity along North-South direction. The proposed development will be located at intersection of 72Ave and 204 st. The Main entrance is to be located towards 72 Ave neat intersection. A corner landscaped public plaza is being proposed neat intersection. The project is in response to the needs and requirements of local community based on Central Gordon NCP guidelines.



Form and Character:

The layout of building is done based on Central Gordon NCP guidelines. The building is in U shape and is connected to three sides with Local and Arterial roads. The Main entrance to site underground and on grade parking is from 72B ave on North side of the property.

The building is 4 story high and. There are 2 entrances one from 72 Ave and another one from 204 st side. The style of the building is Modern and contemporary. Metal siding, Hardie Plank siding, Hardie Boards and Bricks are the main materials used for building. Brick is used on Main floor as per Central Gordon guidelines for consistency in material for Ground oriented units. The units along 204 st side are recessed in middle of building to create interest in building along longer side. The building entrance along 204 st is located in middle of the building for easier access to 204 st side.

The roof height and overhangs vary in heights to create rhythm and breaking the continuity of roof line. The entrances along 72Ave c/w entrance glass vestibule will increase the visual interest of corner plaza



The plan layout along 204 is broken down with middle portions being recessed. The Secondary entrance to building is located along 204 side approx. in middle of the building. The recessed portion is being treated with different material proportions. The Dark grey frames in Middle and on both corners along 72 and 72b are similar in style and Material.



The corner of 72b and 204 is treated with level diff of frames. The dark grey frame in fiber cement board c/w easy trims is wrapped around balconies to make it more visually appealing and breaking the continuity of material from both sides. This intent is

also to highlight the corner of building and create massing element for visual separation.

CPTED STRATEGIES

An Important CPTED principal is to create natural Surveillance with the placement of physical features, activities ad people in such a way as to maximize visibility. Natural Surveillance is designed to promote the Kind of Supervision exercised by people going about their everyday Business. South Grove Homes Development have accomplished natural surveillance strategies by incorporating within the design

Long open sightlines:

- Roadways, parking lanes, pedestrian Pathways are clearly visible.
- Landscape placement supports open sightlines over, under and through the Vegetation.

In general, the overall exterior and buildings layout is very supportive of CPTED principles of Surveillance, Sightlines and prospect.

Activity support is the presence of activity planned for the space. Activity support involves placing the activity where the individuals engaged in an activity will become part of the natural Surveillance system

- Exterior benches have been provided to encourage gathering and positive social interaction at Front entrance on 72, Ave, at secondary entrance on 204 st and on corner of 72B ave and 204st side.

Use of Variety of Lighting Fixtures with different heights will eliminate shadowing and encourage positive people gathering at the Main entry areas and on Outdoor amenity locations on Wet side.

Susainability features / Elements

"IN-hand Development" is committed to sustainable Procurement whereby both environmental considerations and socially responsible practices are incorporated into our policies and procedures and impact the products and services we procure. Areas considered include but not limited to:

Environmental Considerations:

- Conservation or reduction of natural sources
- Minimizing primary and Secondary sources of pollution
- Reducing the use of water and energy sources
- Eliminating or reducing environmental health hazards
- Reduction of materials sent to land-fills
- Increase the use and availability of environmentally preferable Products

Windows:

The quality of the windows installed in house greatly impact heat conservation. Double Pane argon filled windows provide extra insulation and better noise reduction. The current layout of townhouse units is in east-West Direction. Property insulated windows are must for keeping heat from escaping during the cold winter months. The site layout of units is designed keeping in mind that south / west facing windows allow radiant heat to enter the units each day

Water and Energy Efficiency:

Water conservation is one of the most important key elements in terms sustainable development. Climate based irrigation control system allows for tailored watering. This will approx. 40% on water usage. The smart irrigation system fine-tunes its watering to the amount of light and soil condition and responds to local weather forecast even before it rains. EnergyStar appliances, water Sense toilets and energy efficient, either LED or CFL. For Air quality our goal is to work with paints, Cabinets, Carpets and furniture that is either low or free of VOC's. EC car charging stations have been provided to meet the city requirements.

Building Materials:

The Construction is based on Wood frame building. As mentioned in Green Growth Index, Finger-jointed to be used for framing. More than 20 % of building materials, harvested, manufactured and supplied within 800km of project site. Durable Materials like Hardie Siding, Eldorado base stone including Stucco is used which offers enhanced better life cycle. Careful choice and selection of materials and the well-thought out design of a smart and sustainable home reduces repair and ongoing maintenance

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1046035 BC LTD.) BYLAW 2020 NO. 5613

EXPLANATORY NOTE

Bylaw 2020 No. 5613 rezones a 0.38 ha (0.92 ac) property located at 20483 – 68 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1046035 BC LTD.) BYLAW 2020 NO. 5613

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 (1046035 BC Ltd.) Bylaw 2020 No. 5613”.

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

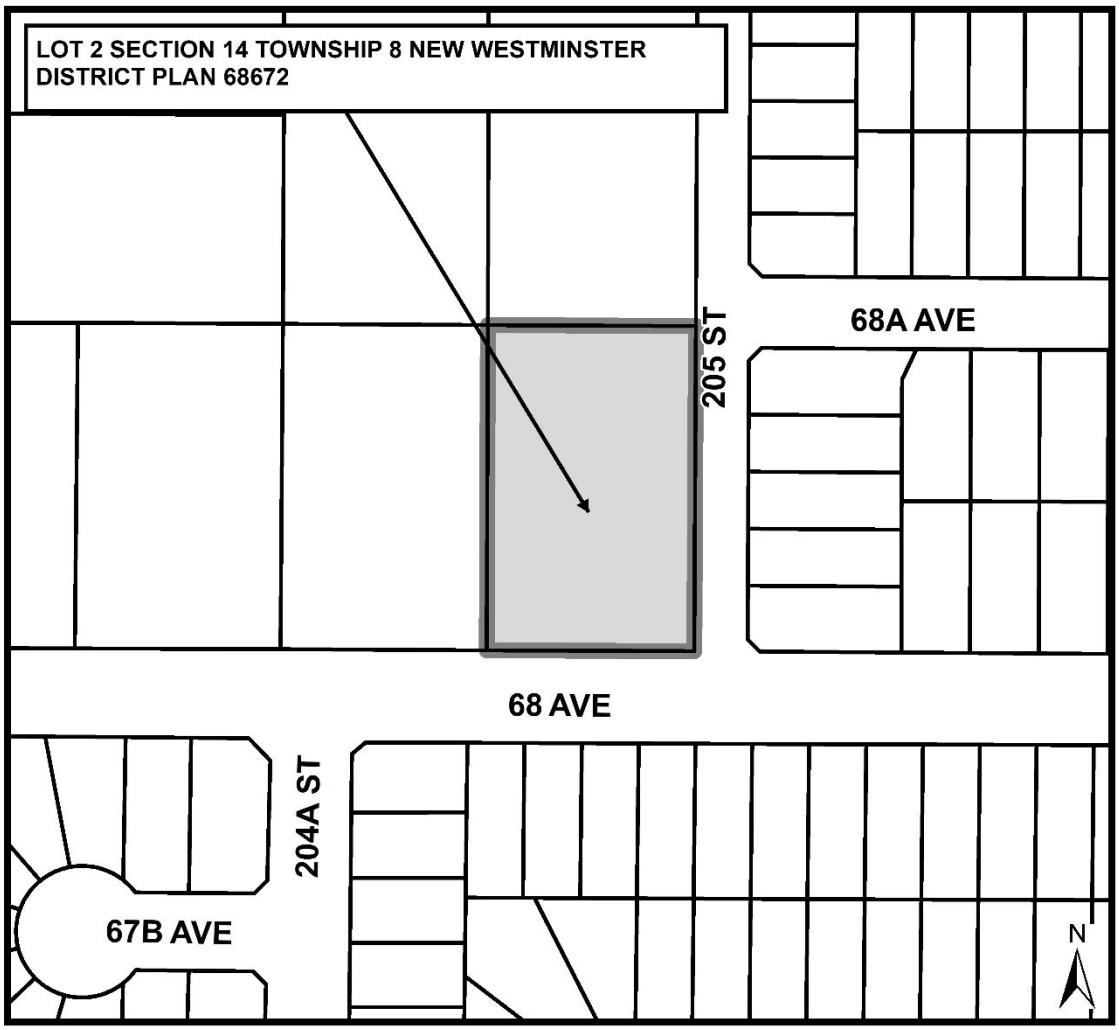
   Lot 2 Section 14 Township 8 New Westminster District Plan 68672

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5613



Township of Langley
Est. 1873

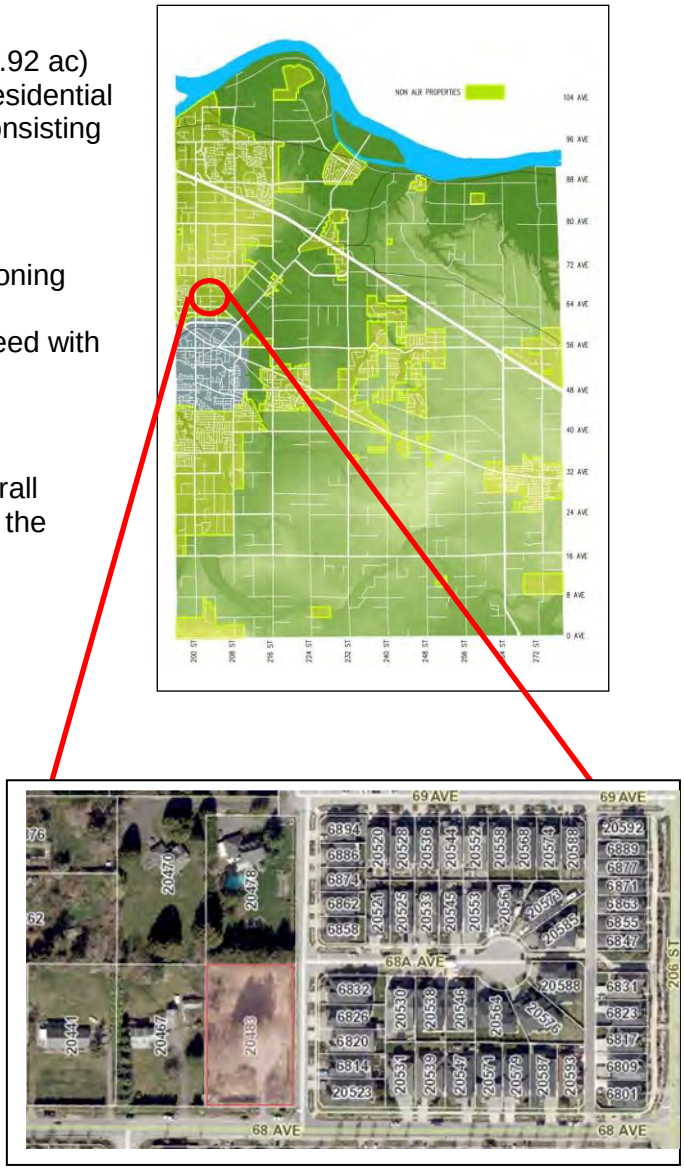
REPORT TO
MAYOR AND COUNCIL

PRESENTED: JUNE 15, 2020 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100586 (1046035 BC LTD. / 20483 – 68 AVENUE)

REPORT: 20-77
FILE: 08-14-0219

PROPOSAL:

Application to rezone an approximately 0.38 ha (0.92 ac) parcel of land located at 20483 – 68 Avenue to Residential Zone R-1A to facilitate a residential subdivision consisting of seven (7) single family lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5613 subject to nine (9) development prerequisites, and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and the general provisions and specific designation of the Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1046035 BC Ltd.) Bylaw 2020 No. 5613 rezoning 0.38 ha (0.92 ac) of land located at 20438 – 68 Avenue to Residential Zone R-1A, to facilitate the development of seven (7) single family lots, 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. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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 and Central Gordon Estate Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 205 Street and 68 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
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:
    a. Restricting the number of fee simple lots to seven (7);
    b. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
    c. An Exterior Design Control Agreement on all lots;
7. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy (if applicable), and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

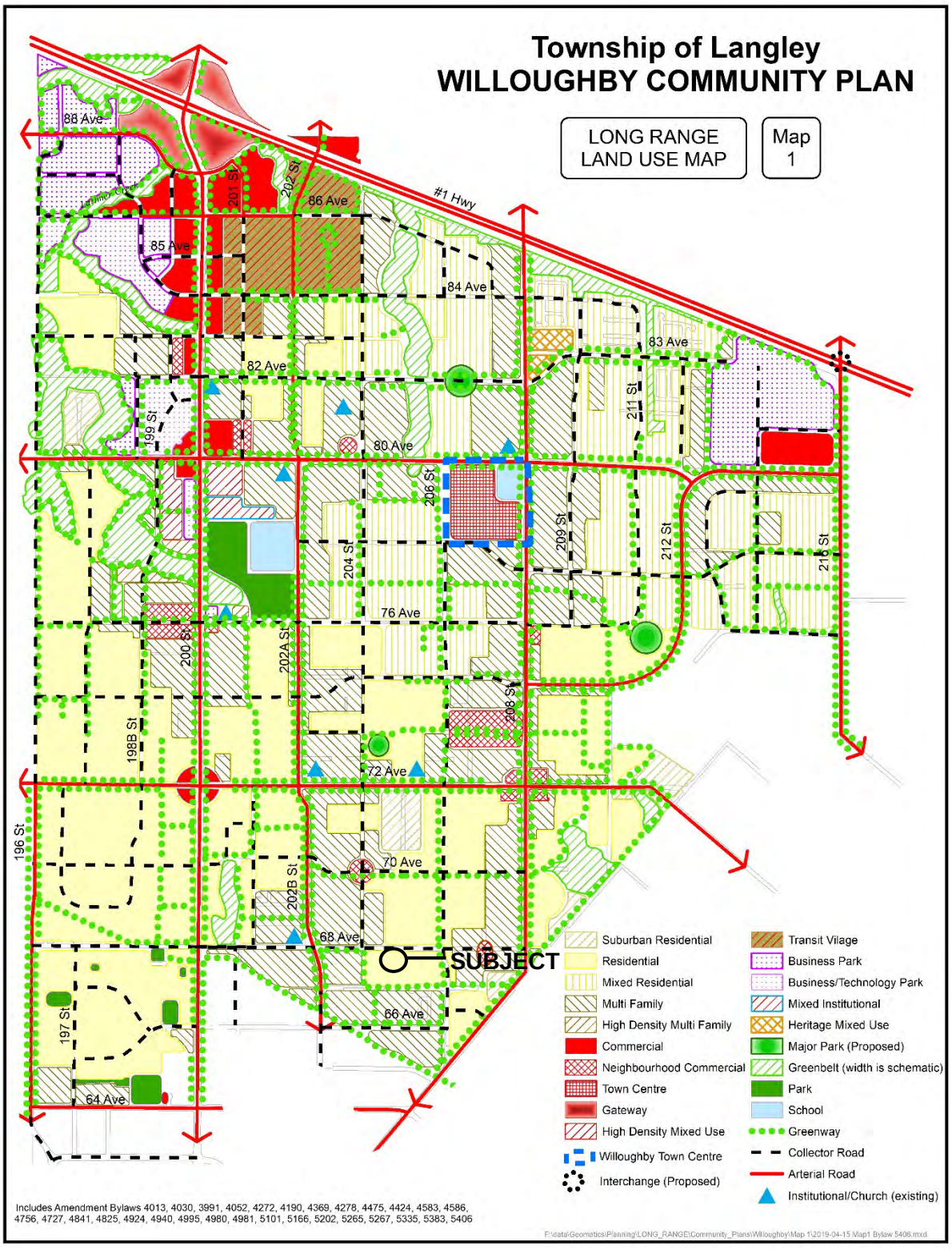
That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5613.

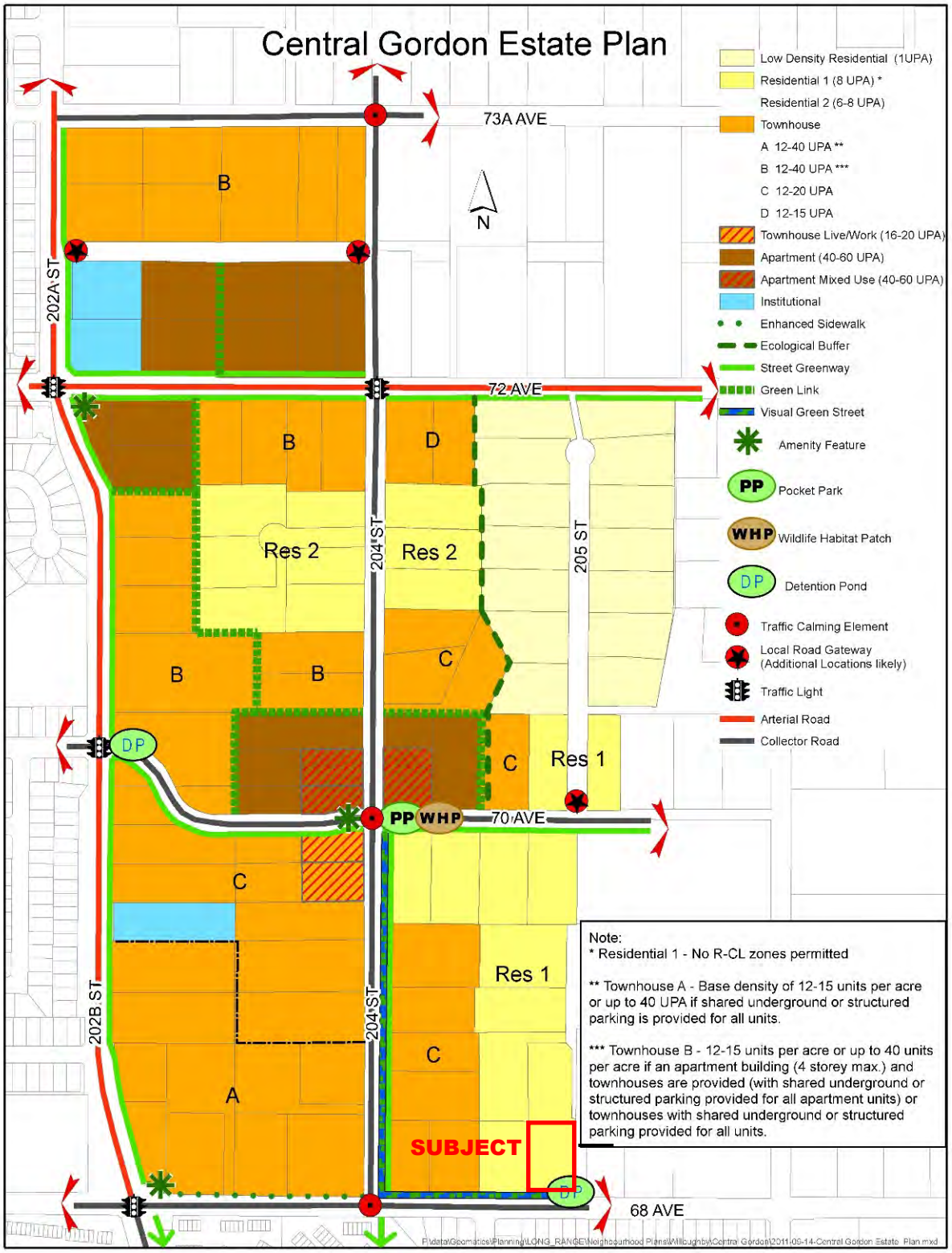
EXECUTIVE SUMMARY:

Coastland Engineering & Surveying Ltd. on behalf of 1046035 BC Ltd. has proposed to rezone 0.38 ha (0.92 ac) of land located at 20483 – 68 Avenue in the Central Gordon Estate Neighourhood Plan Area to Residential Zone R-1A to facilitate a residential development consisting of seven (7) single family lots. The development application complies with the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5613 is contingent upon completion of the nine (9) development prerequisites outlined in this report.

PURPOSE:

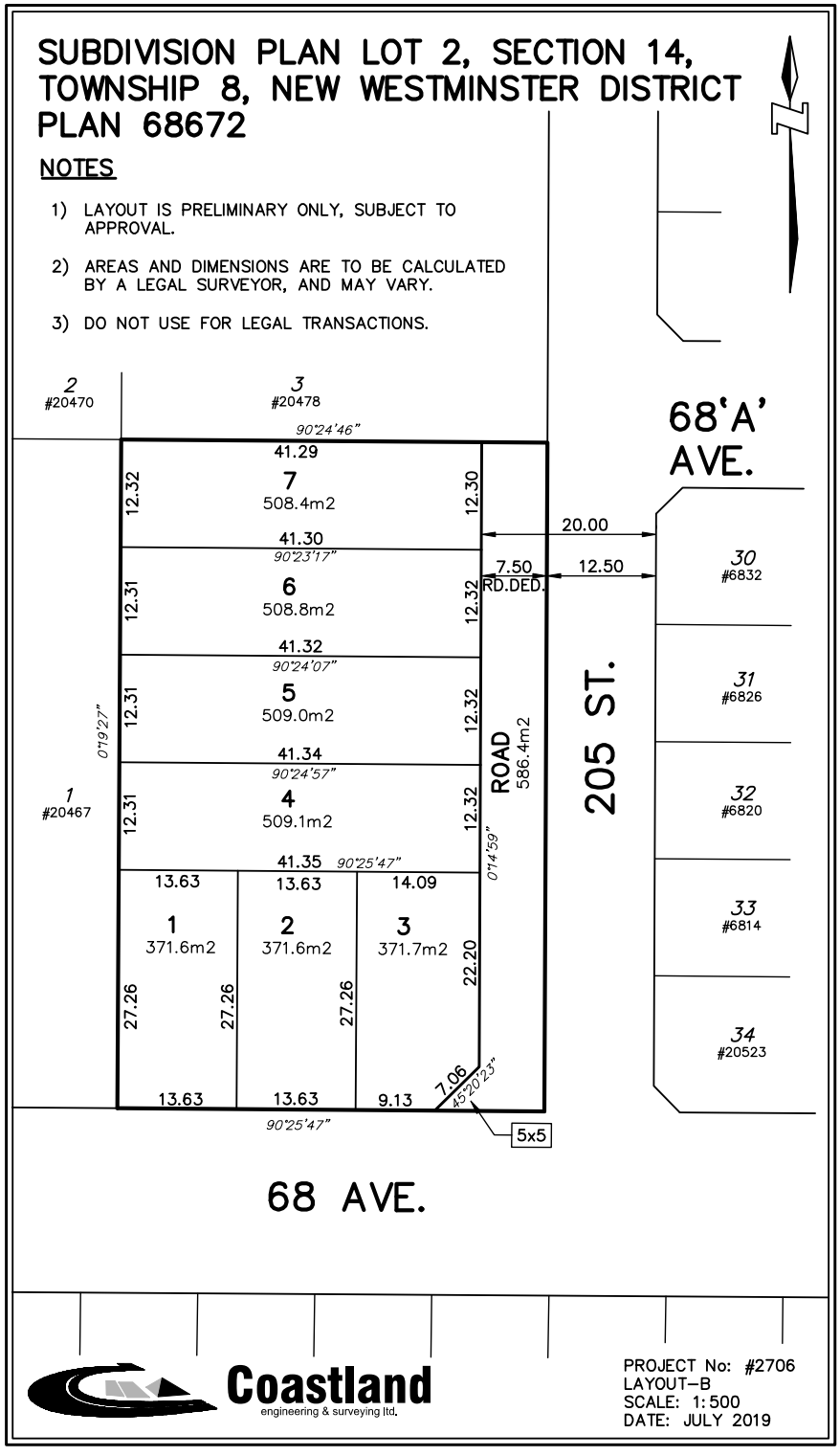
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5613.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#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
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
196 St
197 St
198B St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2019-04-15 Map1 Bylaw 5406.mxd


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
B
D
C
A
Res 1
Res 2
DP
PP
WHP
SUBJECT
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1046035 BC Ltd. 20507 – 70 Avenue Surrey, BC V3X 1V8
Legal Description:	Lot 2 Section 14 Township 8 New Westminster District Plan 68672
Location:	20483 – 68 Avenue
Area:	0.38 ha (0.92 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 1 (8 UPA/19 UPH)/ Visual Green Street

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Residential 1 (8 UPA/19 UPH) in the Central Gordon Estate Neighbourhood Plan. The proposed rezoning and subsequent single family development complies with the Central Gordon Estate Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd. has applied on behalf of 1046035 BC Ltd. to rezone 0.38 ha (0.92 ac) of land in the Central Gordon Estate Neighbourhood Plan to Residential Zone R-1A to facilitate a residential development consisting of seven (7) single family lots. The property is currently vacant.

Adjacent Uses:

North:	A property zoned Suburban Residential SR-2 designated Residential 1 (8 upa) in the Central Gordon Estate Neighborhood Plan;
South:	68 Avenue, beyond which are four properties zoned Residential Zone R-1A , designated Residential in the Southwest Gordon Estate Neighbourhood Plan;
East:	205 Street, beyond which are five (5) properties zoned Residential Compact Zone R-CL(B) and designated as Residential in the Northeast Gordon Estate Neighbourhood Plan;
West:	A property zoned Suburban Residential SR-2 designated Residential 1 (8 UPA) in the Central Gordon Estate Neighbourhood Plan.

Central Gordon Estate Neighbourhood Plan:

The Central Gordon Estate Neighbourhood Plan designates the site Residential 1, which permits a maximum density of 19 units per hectare (8 units per acre). The proposal satisfies the density requirements of the Central Gordon Plan and results in an overall density of 18.8 units per hectare (7.6 units per acre).

Zoning Bylaw:

Rezoning Bylaw No. 5613 proposes to amend the Zoning Bylaw by rezoning the subject lands from Suburban Residential Zone SR-2 to Residential Zone R-1A.

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application. It proposes the creation of seven (7) lots, with four (4) fronting 205 Street and three (3) fronting 68 Avenue and road dedication to accommodate the west half of 205 Street. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and voluntarily agreed to provide the current target contribution amounts specific to this development, which are $5,957 per new single family lot for a total of $41,699.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates that five (5) significant trees exist on the subject site, with zero (0) proposed for retention. All trees proposed for removal are unsuitable for retention given the proposed single family lot context.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), 23 replacement trees are required. In addition, eight (8) street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 31 trees will be in place on the subject site including street trees (23 on-site and 8 street). 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, securing an adequately sized Community Detention Pond is required and is included as a prerequisite. Staff note that the detention pond depicted in the vicinity of the subject site in the Central Gordon Estate Neighbourhood Plan is conceptual. In order for the subject application to proceed as currently proposed, an alternate location must be secured prior to Final Reading.

The applicant will also be required to enter into a Servicing Agreement to secure servicing works such as road works, tree replacement, a community detention facility, a stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Gordon Estate Engineering Services Plan to the acceptance of the Township.

Staff note a visual green street is identified in the Central Gordon Estate Neighbourhood Plan within the road dedication along the north side of 68 Avenue, and continues to the west of this property to 204 Street. 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 OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

The Central Gordon Estate Neighbourhood Plan includes the requirement of acquisition of a Wildlife Habitat Patch at or near the 204 Street and 70 Avenue intersection. The approximate 4,047 m^2 (1 acre) site is intended to be secured, enhanced and maintained for education and recreation opportunities which will provide food and foraging opportunities for wildlife and will serve as a small node in a network of greenways within the plan area and extending through Willoughby. Acquisition of the site for the Wildlife Habitat Patch is included in the rezoning prerequisites.

School Sites:
School District 35 has provided comments (Attachment A) estimating that the proposed development will ultimately generate approximately three (3) new students for Willoughby Elementary (located 3.3 km northeast of the site). One (1) student is for projected Peter Ewart Middle School (located approximately 2.2 km northwest of the site) and one (1) student is projected for RE Mountain Secondary School (located approximately 2.2 km northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students at the present time. The Central Gordon Estate NP does not require a neighbourhood elementary school within its boundaries as students will be accommodated in schools in adjacent neighbourhoods.

Parks:
RC Garnett Park, with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 1.5 km to the northwest of the subject site). A future 0.4 ha (1.0 ac) pocket park site has been acquired by the Township at the southeast corner of 204 Street and 70 Avenue (approximately 220 metres northwest of the subject site).

Transit:
Transit is currently available on 68 Avenue, located across the street from the subject site,

Public Consultation:
As per Policy No. 07-164, the applicant held a Public Information Meeting on November 27, 2019. Results of Developer Held Public Information Meeting were compiled and are provided in Attachment B.

POLICY CONSIDERATIONS:

The proposed rezoning, will facilitate the development of a residential development consisting of seven (7) single family lots. The proposed development complies with the land use and density provisions of the Central Gordon Estate Neighbourhood Plan. The proposal also complies with the proposed Residential Zone R-1A zoning.

Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5613 (subject to nine (9) development prerequisites) and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A School District 35 Comments

ATTACHMENT B Public Information Meeting comments

Langley Schools

20 November 2019

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-14-0219/1046035 BC Ltd.

CIVIC: 20483 – 68 Avenue

LEGAL: Lot 2 Section 14 Township 8 NWD Plan

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	7	3	1	1

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Coastland
engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

Willowbrook Business Centre
#101, 19292 - 60th Avenue
Surrey, B.C. V3S 3M2
Tel: 604-532-9700
Fax: 604- 532-9701
E-mail: genmail@coastland.bc.ca

Incorporated 1976 · Civil Engineering Consultants · Land Development · Municipal Engineering

ATTACHMENT B

November 28, 2019

Our File: 2706
Langley File: 08-14-0219

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Ruby Sandher, MCIP, RPP/Planner

Further to the Public Information Meeting (P.I.M.) held on November 27, 2019, for the above referred file number, the following is a summary of the meeting:

- 4 people attended the meeting. All 4 of the attendees live in the immediate area.
- Only 3 persons agreed to sign in.
- Four comment sheets were completed.

Summary of discussion held with 3 of the attendees are as follows:

a) On street parking was a major concern for 3 of the attendees. All 3 would like to see parking allowed on both sides of 205 Street and 68A Avenue (NOTE: Ultimate roads are only 8.6m wide which limits parking to one side only.)

b) Two of the attendees would like to see the removal of the rain garden swales and have the roads widened. These attendees do not desire to maintain these landscaped areas.

c) Three of the attendees would like to see the proposed homes fronting 205 Street to have longer driveways to accommodate 4 cars plus garage (NOTE: Developer is in favour of this).

All attendees were encouraged to sign in upon entry to the meeting and informed that a comment sheet was available to provide their input into the project.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held November 27, 2019.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.

Michael E. Helle, A.Sc.T., CWPI 3
MEH/cph

Attachments
G:\2706\PLANNING\2706 PIM Ltr.docx

November 27, 2019 PUBLIC INFORMATION MEETING TOWNSHIP FILE NO. 08-14-0219

SIGN-IN SHEET

Please register your attendance at tonight's Public Information Meeting by printing your name, address and telephone number below:

NAME	ADDRESS	PHONE NO.
FOIPPA s.22(1)	Langley	FOIPPA s.22(1)
FOIPPA s.22(1)	Lang	
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1)

2706 Langley Sign In Sheet.Docx

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20483 – 68 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 08-14-0129

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

City & Postal Code: Langley BC FOIPPA s.22(1)

Telephone: FOIPPA s.22(1)

Do you own or rent your residence property?(please circle or underline) OWN RENT

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

wide Road for 201ST. and for

(1) please have two side parking. same as 201ST.

It is very

(2) please have new houses ~~back~~ push back and leave more space on front.

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting. Alternatively please complete and return this form no later than 1:00 PM November 28, 2019 to:

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20483 – 68 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 08-14-0129

2.19

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

City & Postal Code: Langley

Telephone: FOIPPA s.22(1)

Do you own or rent your residence property?(please circle or underline) (OWN) RENT

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

- The layout is very clean ant lots are well made.
- The addition of trees is very good to replace the lost ones.
- Hopefully this project gets approved

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting. Alternatively please complete and return this form no later than 1:00 PM November 28, 2019 to:

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20483 – 68 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 08-14-0129

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) Lang

City & Postal Code: FOIPPA s.22(1)

Telephone: FOIPPA s.22(1)

Do you own or rent your residence property?(please circle or underline) OWN RENT

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

1. Please widen 205 Street, Both side Park
2. NO Rain Ditches Please, we have big problem for the Parking. Right now, we need really need more Car Park Then Rain garden, and Wider Road.
Or you clean and mainten your ditches we Pay lots of Tex allready.
Push house Back for The longer driveway

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting. Alternatively please complete and return this form no later than 1:00 PM November 28, 2019 to:

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20483 – 68 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 08-14-0129

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

City & Postal Code: Langley BC V

Telephone:

Do you own or rent your residence property?(please circle or underline) (OWN) RENT

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

(1) Please WIDEN 208 STREET

(2) NO RAIN DITCHES ↔ OR YOU (TOWNSHIP) CLEAN MAINTAIN YOUR DITCH. WE PAY TAX.

(3) DOUBLE SIDE PARKING (NO PARKING AVALABLE ANYWHERE).

(4) ~~PUSH~~ PUSH HOUSES BACK FOR LONGER DRIVEWAY

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting. Alternatively please complete and return this form no later than 1:00 PM November 28, 2019 to:

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1160770 BC LTD.) BYLAW 2020 NO. 5604

EXPLANATORY NOTE

Bylaw 2020 No. 5604 rezones land at 6989 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-149 to permit a comprehensive development consisting of 18 townhouse units, including 10 townhouse live-work units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1160770 BC LTD.) BYLAW 2020 NO. 5604

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 (1160770 BC Ltd.) Bylaw 2020 No. 5604".

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

   (1) Adding to Section 102 the following definition:
   "Live-Work Townhouse" means a *townhouse* that on the ground floor excluding the garage or carport provides a minimum of 15 m^2 for a *commercial use.* Excludes medical clinics, veterinary clinics, recreation, and entertainment uses.
   (2) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-149" after the words "Comprehensive Development Zone CD-148"
   (3) Adding to Section 110.1 after the words "CD-148" the words "CD-149-3,000 m²"
   (4) Adding after Section 1048 "Comprehensive Development Zone CD-148" the following as Section 1049 "Comprehensive Development Zone CD-149"

1049 **COMPREHENSIVE DEVELOPMENT ZONE CD-149**

Uses Permitted

1049.1 In the CD-149 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1049.2

Residential Uses

1049.2 *Residential uses* shall consist of *townhouses,* and *live-work townhouses* uses on lands zoned Comprehensive Development Zone CD-149 and are only permitted to be located as shown in Section 1049.12. 8 *townhouse* and 10 *live-work* residential units are permitted in Comprehensive Development Zone CD-149.

Location of Uses

1049.3 The location of each *use* shall be in accordance with Section 1049.12.

Lot Coverage

1049.4 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

1049.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1049.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 storeys.

Subdivision Requirements

1049.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1049.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1049.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

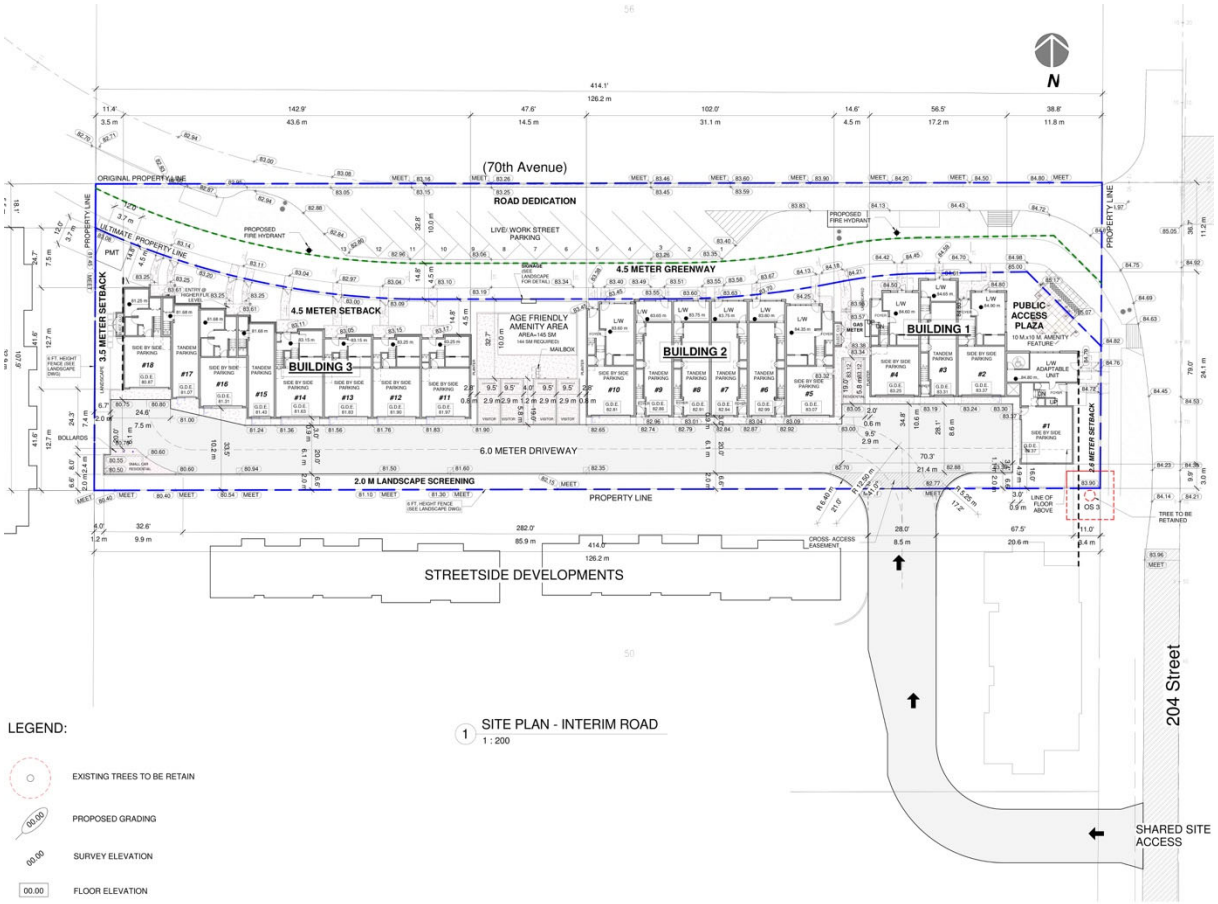
1049.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1049.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1049.12 Development in this zone shall conform substantially with drawing A001 by Matthew Cheng Architects Inc dated November 28, 2019 as shown below:



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

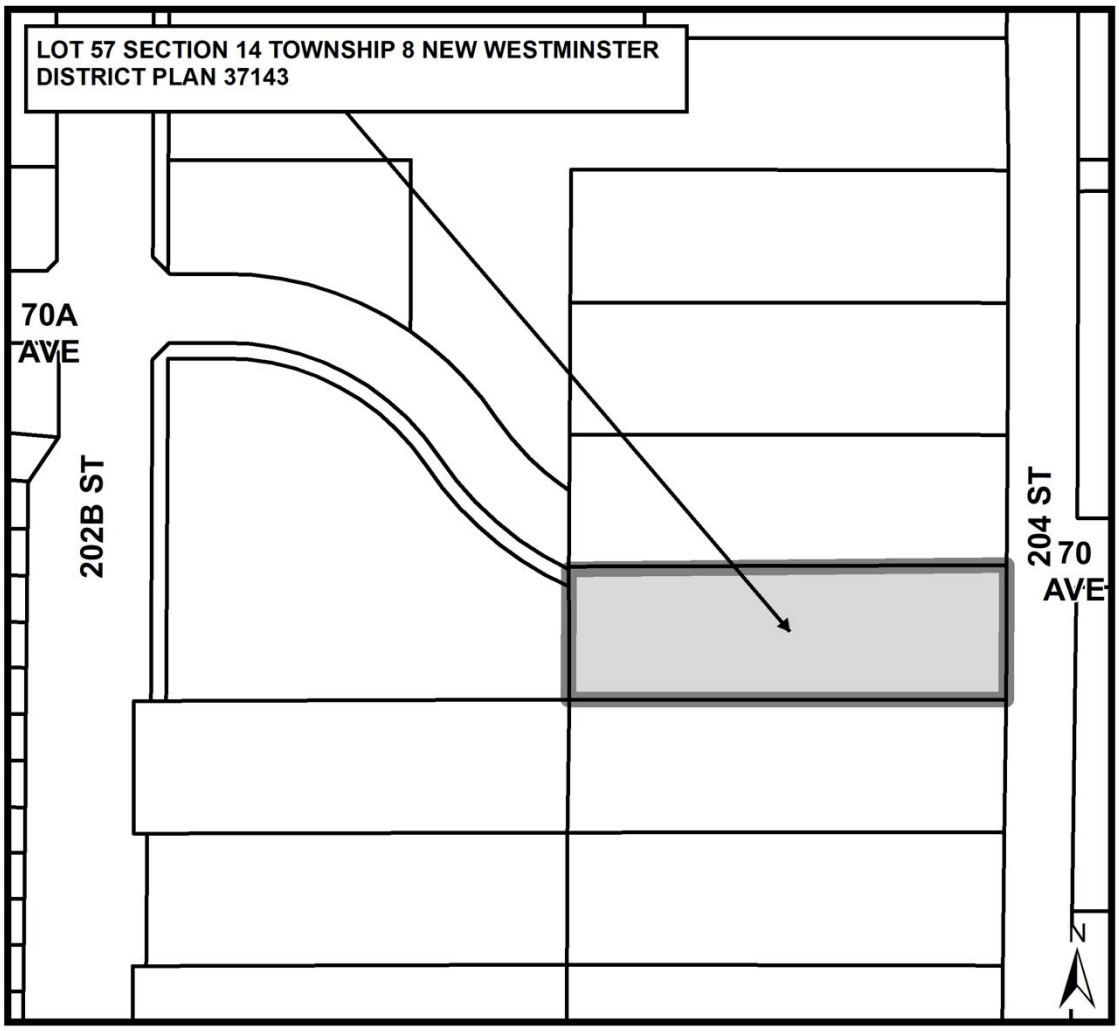
   Lot 57 Section 14 Township 8 New Westminster District Plan 37143

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-149.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5604



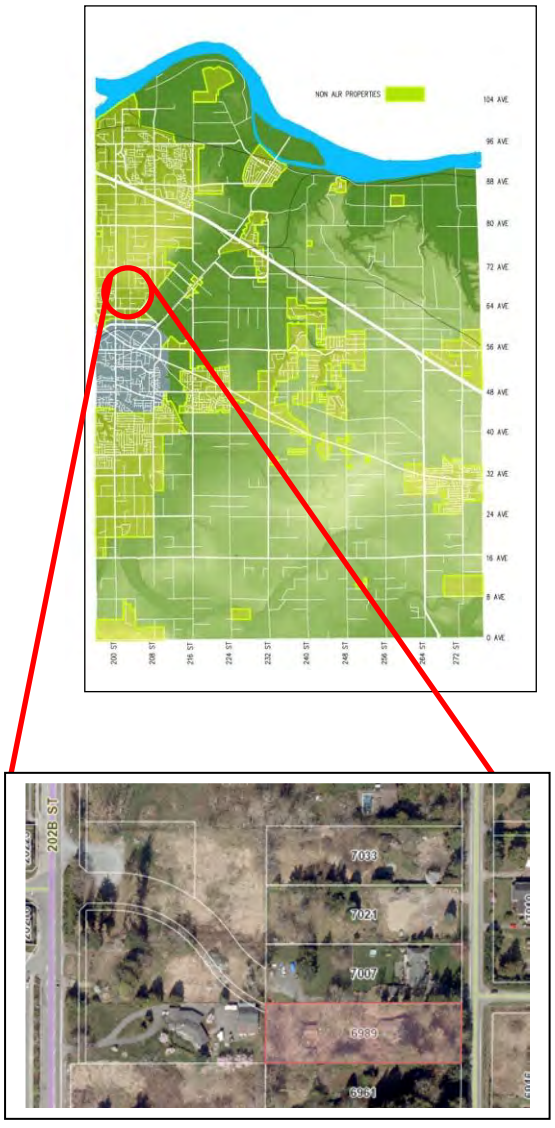
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2020 - REGULAR MEETING	**REPORT:**	20-79
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0213
SUBJECT:	REZONING APPLICATION NO. 100540 AND DEVELOPMENT PERMIT APPLICATION NO. 101019 (1160770 BC LTD. / MATTHEW CHENG ARCHITECT INC. / 6989 – 204 STREET)		

PROPOSAL:

Application to rezone approximately 0.5 ha (1.2 ac) of land located at 6989 – 204 Street to Comprehensive Development Zone CD-149, with an accompanying Development Permit application to facilitate development of 18 townhouse units (including ten (10) live/work units).



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5604, subject to 11 development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5604) of Development Permit No. 101019; and that staff be authorized to proceed with next steps, including the written submission opportunity.

RATIONALE:

The proposed development is consistent with the Willoughby Community Plan and overall objectives of the Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1160770 BC Ltd.) Bylaw 2020 No. 5604, rezoning 0.5 ha (1.2 ac) of land located at 6989 – 204 Street, to Comprehensive Development Zone CD-149, to facilitate the development of 18 townhouse units (including ten (10) live/work units), 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 in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 70 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
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:
    a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, and semi-detached units);
    c. Identifying the units (minimum 5% townhouses) required to comply with the adaptable housing requirements;
    d. Prohibiting vehicular access to 70 Avenue and 204 Street;
7. Registration of a cross access easement over the property located to the south (6961 – 204 Street) in favour of the subject property for access purposes;
8. Registration of a public access right of way for the purposes of a public plaza located at the corner of 70 Avenue and 204 Street including a covenant indicating maintenance is the responsibility of the registered owner;
9. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable and the requirements of the Central Gordon Estate Neighbourhood Plan Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5604 authorize issuance of Development Permit No. 101019 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 Schedules “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; 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. 5604, in conjunction with proposed Development Permit No. 101019.

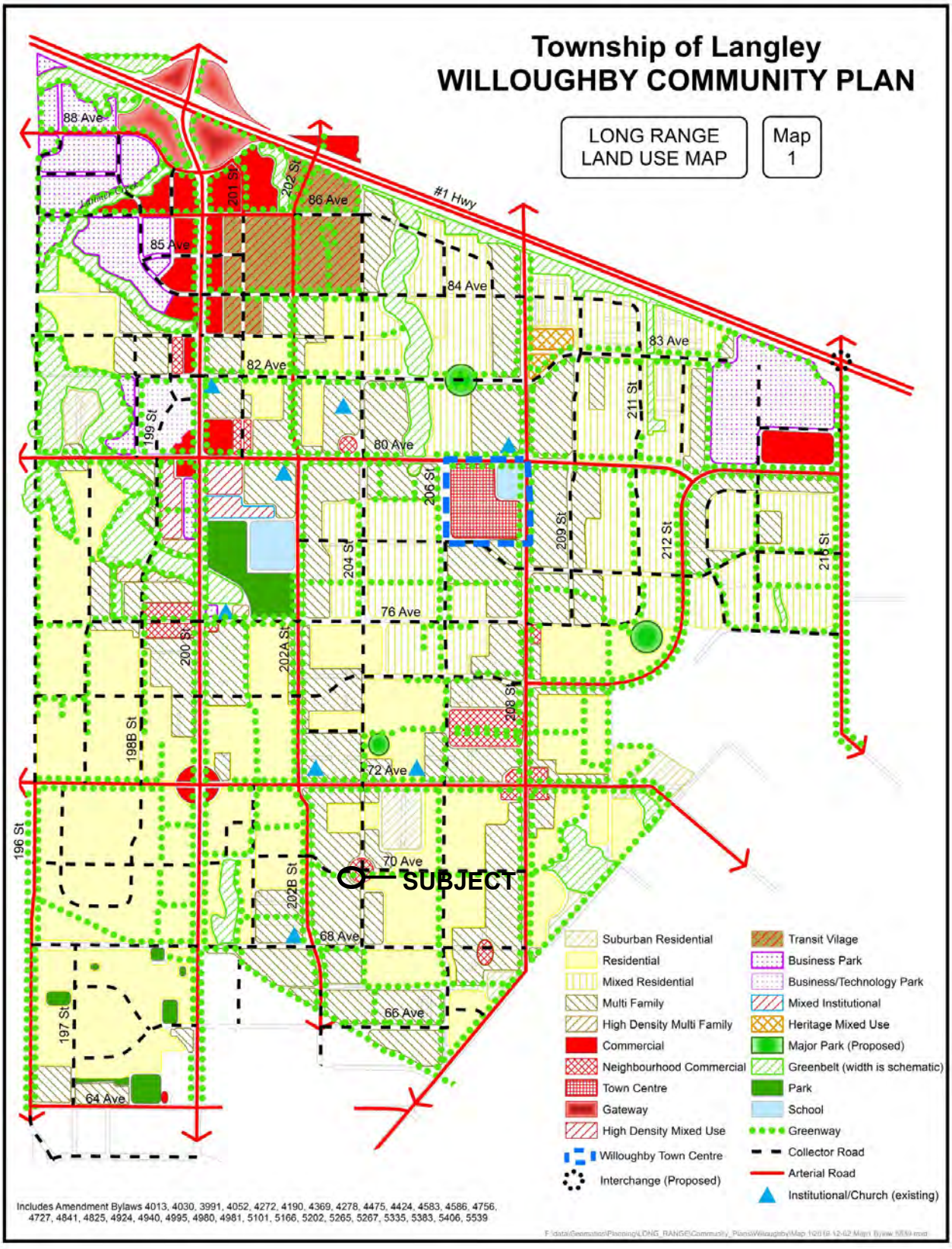
EXECUTIVE SUMMARY:

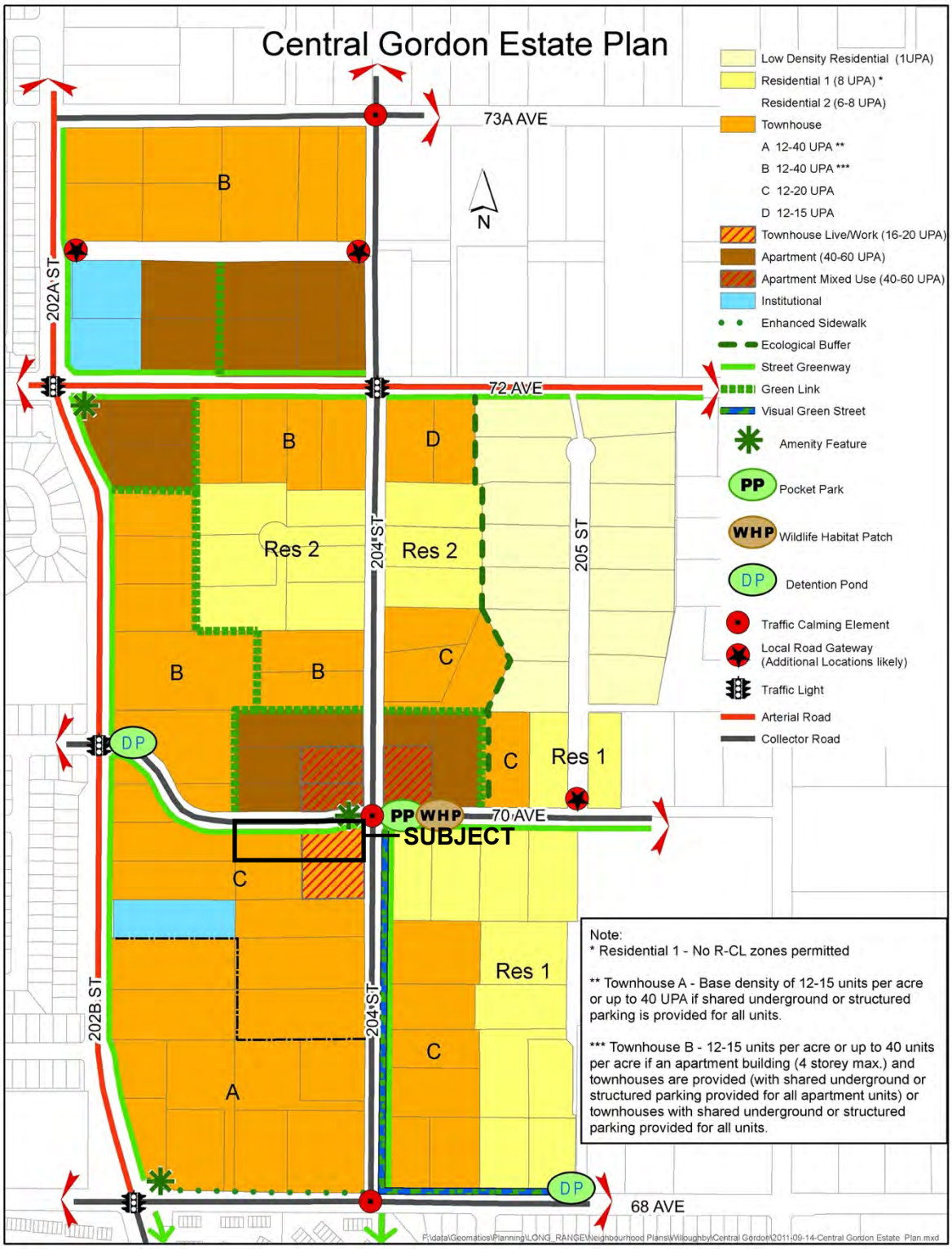
1160770 BC Ltd. has applied to rezone a 0.5 ha (1.2 ac) of land located at 6989– 204 Street to Comprehensive Development Zone CD-149 to facilitate development of 18 townhouse units (including 10 live/work units). The applicant has also submitted a Development Permit application.

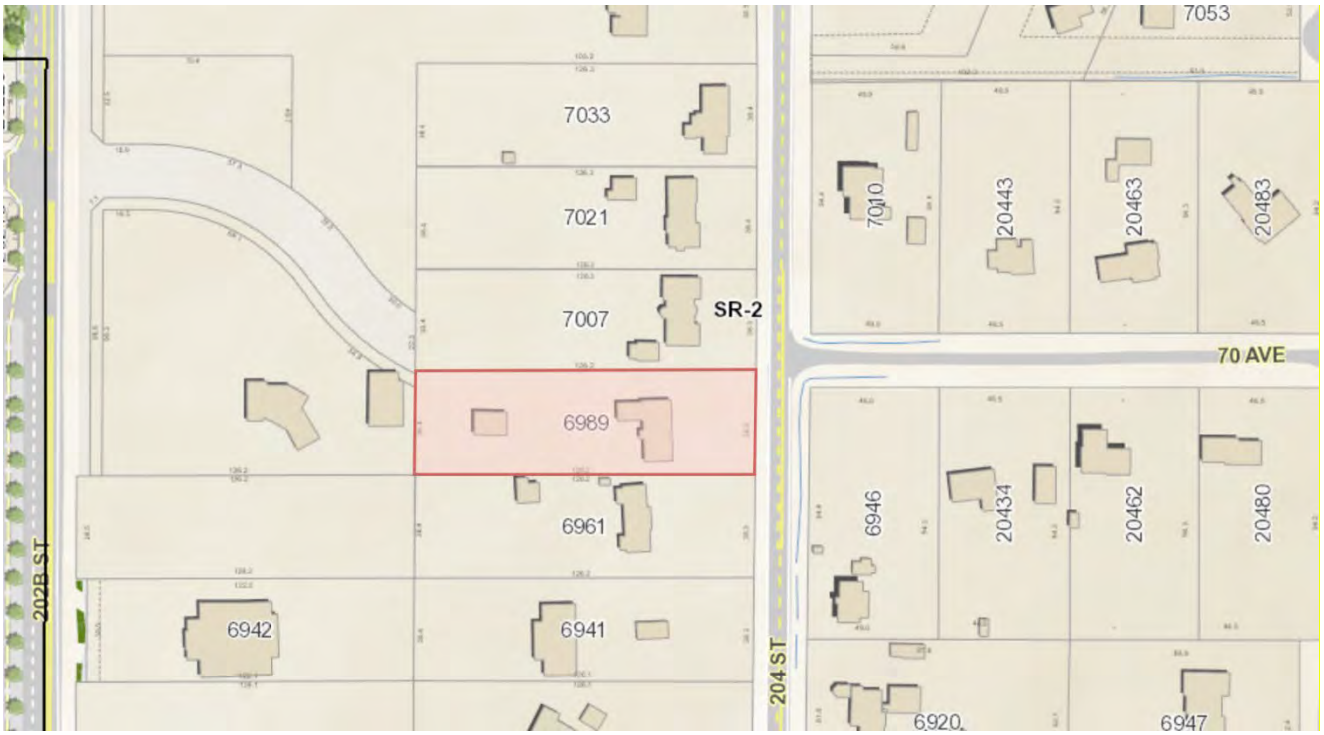
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Neighbourhood Estate Plan. Staff recommend that Council support the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101019 at time of final reading of Rezoning Bylaw No. 5604.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5604 and Development Permit No. 101019.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
SUBJECT
Res 1
Res 2
B
C
D
A
DP
PP
WHP
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
P:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2011-09-14-Central Gordon Estate Plan.mxd



ZONING BYLAW NO. 2500



1 Northwest Aerial View

2 Southeast Aerieal View

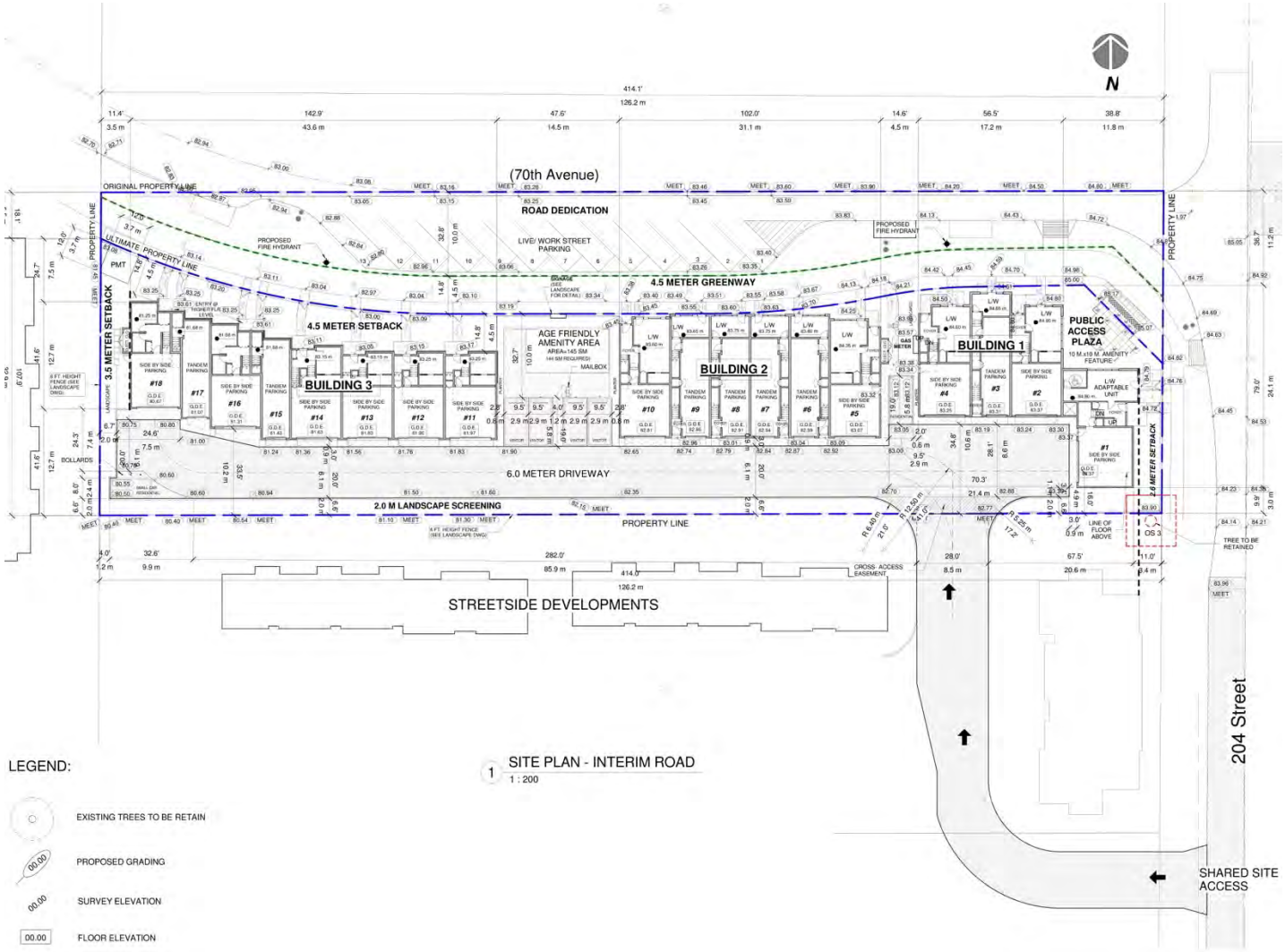


3 3D View 1



4 3D View 2

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1160770 BC Ltd. 208 - 8788 - 120 Street Surrey, BC V3W 3N6
Legal Description:	Lot 57 Section 14 Township 8 New Westminster District Plan 37143
Location:	6989 – 204 Street
Area:	0.5 ha (1.2 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-149
Willoughby Community Plan:	Multi-Family and Neighbourhood Commercial
Central Gordon Estate Neighbourhood Plan:	Townhouse C (12 – 20 Units Per Acre (UPA) Townhouse Live/Work (16 - 20 UPA)

BACKGROUND/HISTORY:

The proposed development site is currently zoned Suburban Residential SR-2. The western portion of the site is designated as Townhouse C (12 – 20 UPA/ 29 – 48 UPH) and the eastern portion is designated as Townhouse Live/Work (16 – 20 UPA/ 38 – 48 UPA) in the Central Gordon Estate Neighbourhood Plan (NP).

DISCUSSION/ANALYSIS:

1160770 BC Ltd. has applied to rezone 0.5 ha (1.2 ac) of land located at 6989 – 204 Street to facilitate development of 18 townhouse units (including 10 live/work units). A Development Permit (Attachment A) 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 proposed development.

The existing property is currently used for suburban residential purposes, and slopes to the west towards 202B Street and 70 Avenue.

Adjacent Uses:

North: A lot zoned Suburban Residential Zone SR-2, designated to be the future 70 Avenue alignment, Apartment (40-60 UPA) and Apartment Mixed Use (40-60 UPA) in the Central Gordon Estate NP.

South: A lot zoned Suburban Residential Zone SR-2, designated Townhouse C (12 – 20 UPA) and Townhouse Live/Work (16-20 UPA) in the Central Gordon Estate NP, currently under application as part of a larger land assembly for 232 townhouse units (ToL project 08-14-0218).

East: 204 Street, beyond which is a lot zoned Suburban Residential SR-2 and designated Residential 1 (8 UPA) in the Central Gordon Estate NP.

West: A lot zoned Suburban Residential SR-2 and designated Townhouse C (12 – 20 UPA) in the Central Gordon NP, currently under application as part of a larger land assembly for 232 townhouse units (ToL project 08-14-0218).

Zoning Amendment:

Bylaw No. 5604 proposes to rezone the lands to Comprehensive Development Zone CD-149 to facilitate development of 18 townhouse units (including ten (10) live/work units).

The project complies with the provisions of the site's Townhouse C and Townhouse Live/Work land use designations in the Central Gordon Estate NP, and with the provisions of the proposed Comprehensive Development Zone CD-149 zoning in terms of siting, site coverage, parking, height, use and density (15 UPA).

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 Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing, architectural style and massing of the proposed townhouses for Council's consideration.

The project is comprised of 18 townhouse units (of which 10 units are live/work townhouse units) in a total of three (3) buildings. The site is located at the prominent corner of 70 Avenue and 204 Street in the Central Gordon Estate NP and accommodates a public plaza. The applicant's architect has designed the buildings to frame both streets, and has worked with the sloping condition to provide street fronting units along 70 Avenue with the last four (4) units of Building 3 being a two-storey form along 70 Avenue.

The floor area of the individual units ranges from 120 m^2 to 242 m^2 (1,300 ft^2 to 2,609 ft^2). A variety of unit types are proposed including 11 double wide garage units and 7 tandem units, with a variety of two (2) storey and (3) storey units, each with a roof deck patio. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The street facing building elevations feature design elements such as large commercial windows for live/work units with covered and strongly identifiable entrances. Cladding materials include hardie shingle and siding, brick, and PVC siding. The ten (10) live/work townhouse units have a semi-commercial appearance fronting 70 Avenue and the greenway. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (3 storeys), site coverage and siting comply with the requirements of the Comprehensive Development Zone CD-149 and the Willoughby Development Permit Area "B" guidelines.

Access and Parking:

Vehicular access is proposed via 204 Street, through a cross access easement (which is included as a condition of rezoning) from the adjacent development located to the east and south of the development (ToL project 08-14-0218). Pedestrian access to the site will be provided from a greenway along 70 Avenue. Prior to final reading of the Rezoning Bylaw, the applicant will be required to register a covenant prohibiting access to 70 Avenue and 204 Street (except for the proposed shared access to 204 Street via the site to the south) from the subject site.

The application complies with Section 3.4.1.7 of the Central Gordon Estate NP and Zoning Bylaw No. 2500 by providing commercial parking on the street and 42 residential parking spaces outdoors and within garages as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (11 double wide) (2 spaces required / unit)	22	22
Residential Spaces (7 tandem units) (2.3 spaces / unit)	16	16
Visitor Parking Spaces (0.2 spaces required / unit)	4	4
Total	42	42

As a prerequisite of final reading of the Rezoning Bylaw No. 5604, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 3.4.9 of the Central Gordon Estate NP, a minimum of 5% of the townhouse developments units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $5,055 per townhouse unit for a total of $90,990.

Landscaping:

The landscape plans propose planting trees, shrubs and groundcovers around the perimeter of the site. The streetscape landscaping includes low picket fencing to define the private and public realm. The live/work units front directly onto the greenway to provide for a commercial frontage along 70 Avenue.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires the provision of 144 m² (1,550 ft²) of Age Friendly Amenity Areas (8 m² / 86 ft² per townhouse unit), with 139m² (1,496.2 ft²) of age friendly play areas consisting of natural and structured play equipment as well as open green space and

social gathering areas totaling for a range of ages and abilities proposed. The applicant is proposing cash- in-lieu for the remaining 5 m² (55.82 ft²) for use in area parks in order to satisfy the Age Friendly Amenity Area requirements of the Zoning Bylaw.

Tree Protection/Replacement
The tree management plans submitted by the applicant indicate that 23 significant trees exist on the subject site, with none proposed for retention due to the townhouse/live/work context.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 32 replacement trees are required. The applicant is proposing to plant 33 replacement trees. In addition, approximately 13 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 46 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.

Greenways / Plaza:
As part of the project, the applicant will be required to dedicate and construct a street greenway (including a path and landscaping) along the south side of 70 Avenue as defined in the Central Gordon Estate NP.

The Central Gordon Estate NP also includes the need for a public plaza space on the corner of 70 Avenue and 204 Street, which the applicant is providing public access to secured via Statutory Right of Way.

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, community stormwater detention facility 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) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP. 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 General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

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

The Central Gordon Estate NP includes the requirement for the acquisition of a Wildlife Habitat Patch at or near the 204 Street and 70 Avenue intersection. The approximate 4,047 m^2 (1 acre) site is intended to be secured, enhanced and maintained for education and recreation opportunities which will provide food and foraging opportunities for wildlife and will serve as a small node in a network of greenways within the plan area and extending through Willoughby. Acquisition of the site for the Wildlife Habitat Patch is included in the rezoning prerequisites.

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately five (5) new students for Willoughby Elementary (located 3.4 km northeast of the site), two (2) students for Peter Ewart Middle School (located approximately 2.0 km northwest of the site) and four (4) students for RE Mountain Secondary School (located approximately 1.7 kilometres northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

Public Consultation:
As per Policy No. 07-164, the applicant held a Public Information Meeting on December 4, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Transit:
Transit service is currently provided along 202B Street via the 372 bus route.

POLICY CONSIDERATIONS
The proposed rezoning and Development Permit applications will facilitate the development of 18 townhouse units (including ten (10) live/work units). The proposed development complies with the land use and density provisions of the Central Gordon Estate NP and is in compliance with the Development Permit Guidelines of the Willoughby Community Plan

Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5604 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5604) of accompanying Development Permit No. 101019

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101019

ATTACHMENT B Willoughby Development Permit Area B – Residential Guidelines

ATTACHMENT C School District 35 Comments

ATTACHMENT D Public Information Meeting Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101019

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

1. Name: 1160770 Bc Ltd

   Address: 208-8788 120 ST
   Surrey BC V3W 3N6

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 57, Section 14, Township 8, New Westinster District, Plan NWP37143 Part Nw1/4.

   CIVIC ADDRESS: 6989 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedules “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
   b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

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.

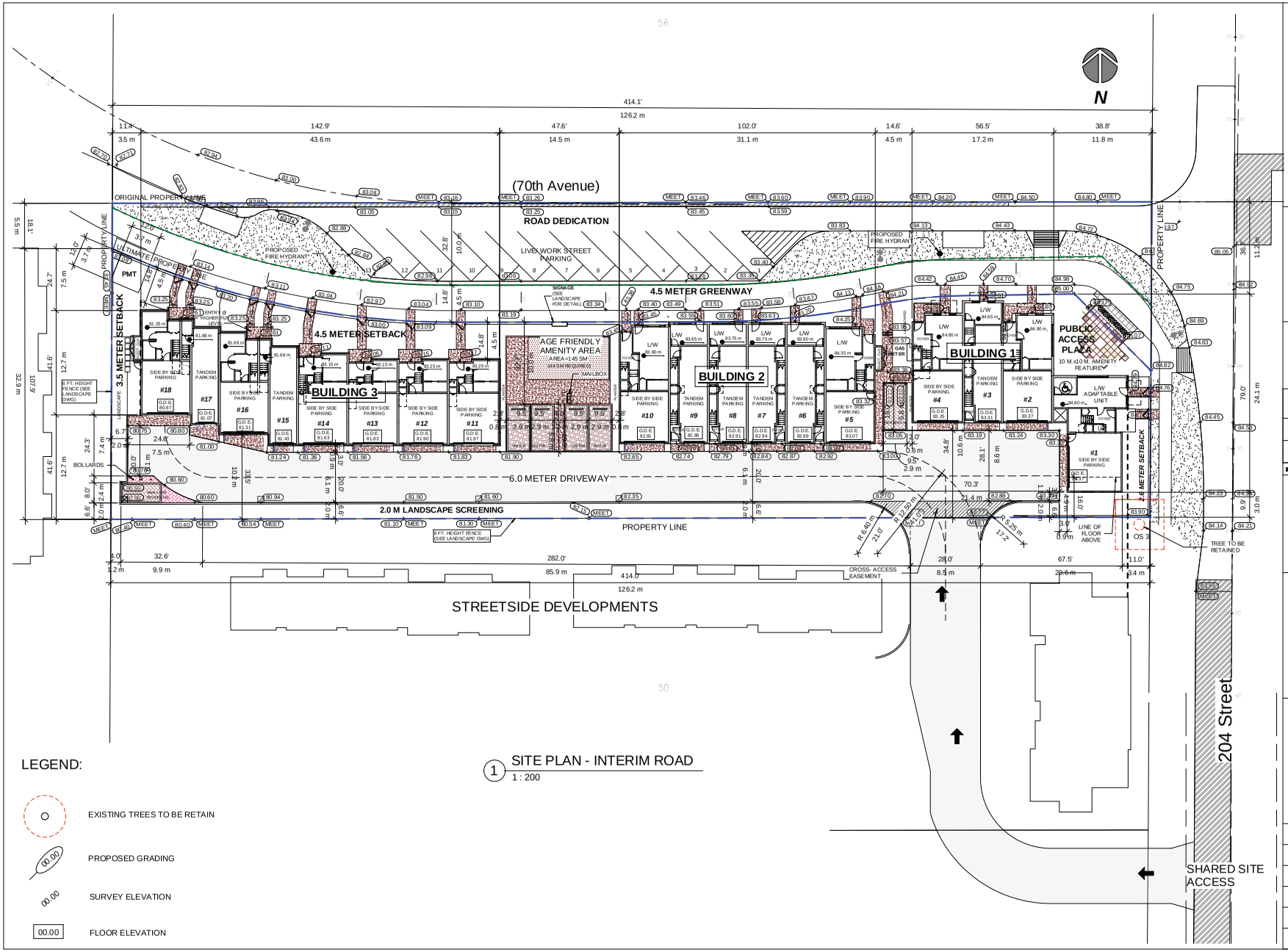
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans



1 SITE PLAN - INTERIM ROAD
1 : 200

MATTHEW CHENG ARCHITECT INC.
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 Fax: (604) 731-3908
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Revisions:

3	April 16, 2020, Dec 13, 2019	RESUBMISSION Response to Second File Review		
2	Aug. 30, 2019	REVISED DEVELOPMENT APPLICATION		
1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		
REV	DATE	DESCRIPTION	DRWN	CHK

Consultants

Project Title:
18-Unit Townhouse Development

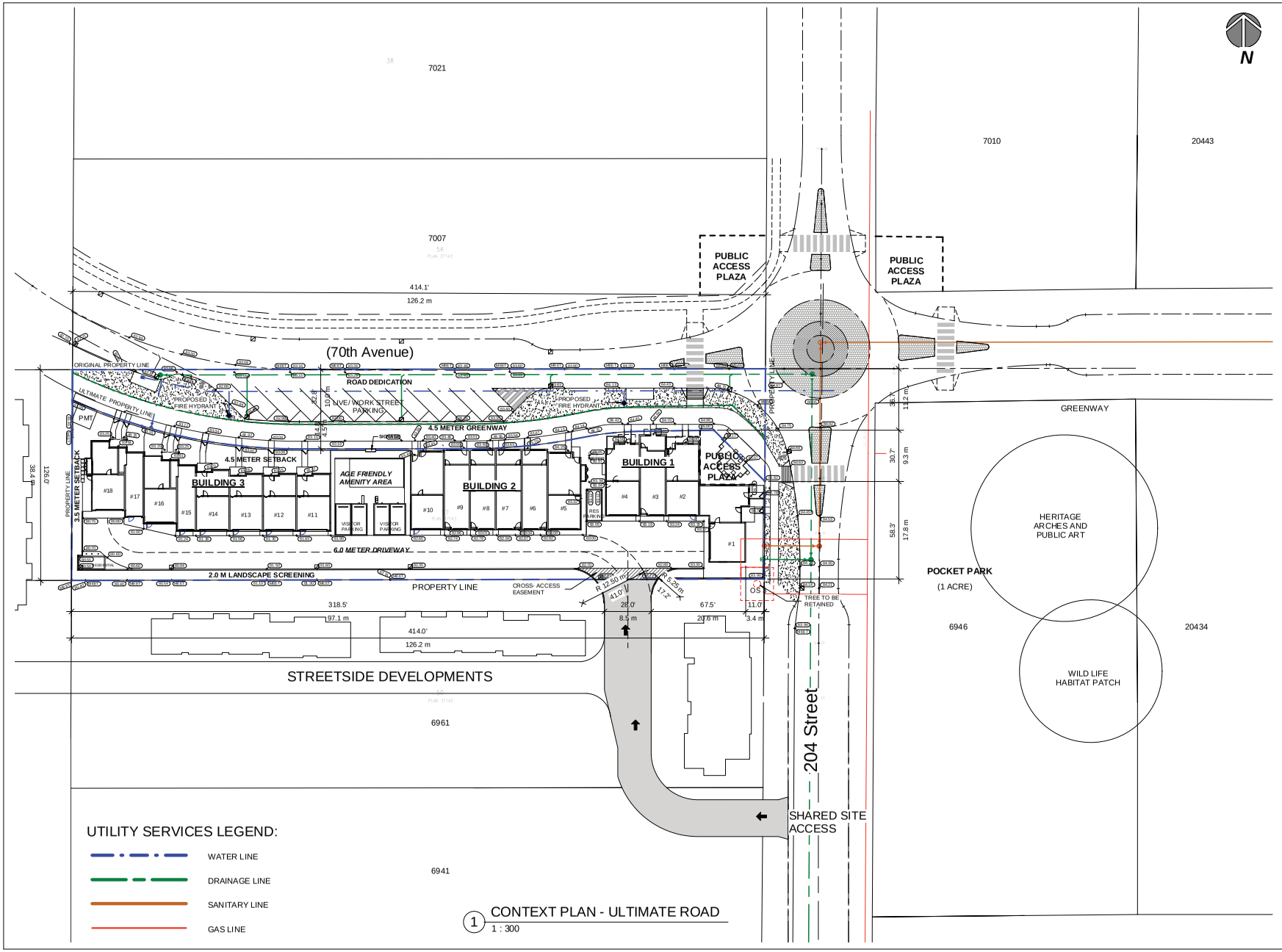
6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
Site Plan

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTHO
Revision Date: Nov. 28, 2019
Print Date: Nov. 28, 2019
Drawing No.: A001

Schedule A

H.6 - Page 22



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Revisions:

REV	DATE	DESCRIPTION	DRWN	CHK
3	April 16, 2020, Dec 13, 2019	RESUBMISSION Response to Second File Review		

Consultants

Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
Context Plan

Drawn: AL
Checked: Checker
Scale: As indicated
Project Number: 17 LTH03
Revision Date: 03/27/20
Print Date: 03/27/20
Dwg. No.: A002

H.6



1 Northwest Aerial View



2 Southeast Aerieal View



3 3D View 1



4 3D View 2

MATTHEW CHENG ARCHITECT INC.
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VANCOUVER, BC V6A 2K9
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Consultants

Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
3D Views

Drawn: Author

Checked: Checker

Scale:

Project Number: 17 LTH03

Revision Date: 08/27/19

Print Date: 08/27/19

Dwg. No.: A003

H.6



1 STREETSCAPE @ PROPOSED 70 AVENUE
1 : 180



2 SOUTH ELEVATION
1 : 180

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Consultants

Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
Elevations

Drawn: Author

Checked: Checker

Scale: 1 : 180

Project Number: 17 LTH03

Revision Date: 08/27/19

Print Date: 08/27/19

Dwg. No: A004

H.6



1 VIEW @ CORNER 204 ST. & 70 AVE.



3 VIEW WEST OF 70 AVENUE



2 VIEW @ REAR

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Revision:

PROJECT NO. 08-14-0213
REVISED

NO	YY-MM-DD	DESCRIPTION	DRWN	CHK
3	April 16, 2020, Dec. 13, 2019	RESUBMISSION Response to Second File Review		
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1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 1
3D Views

Drawn: AL

Checked: MC

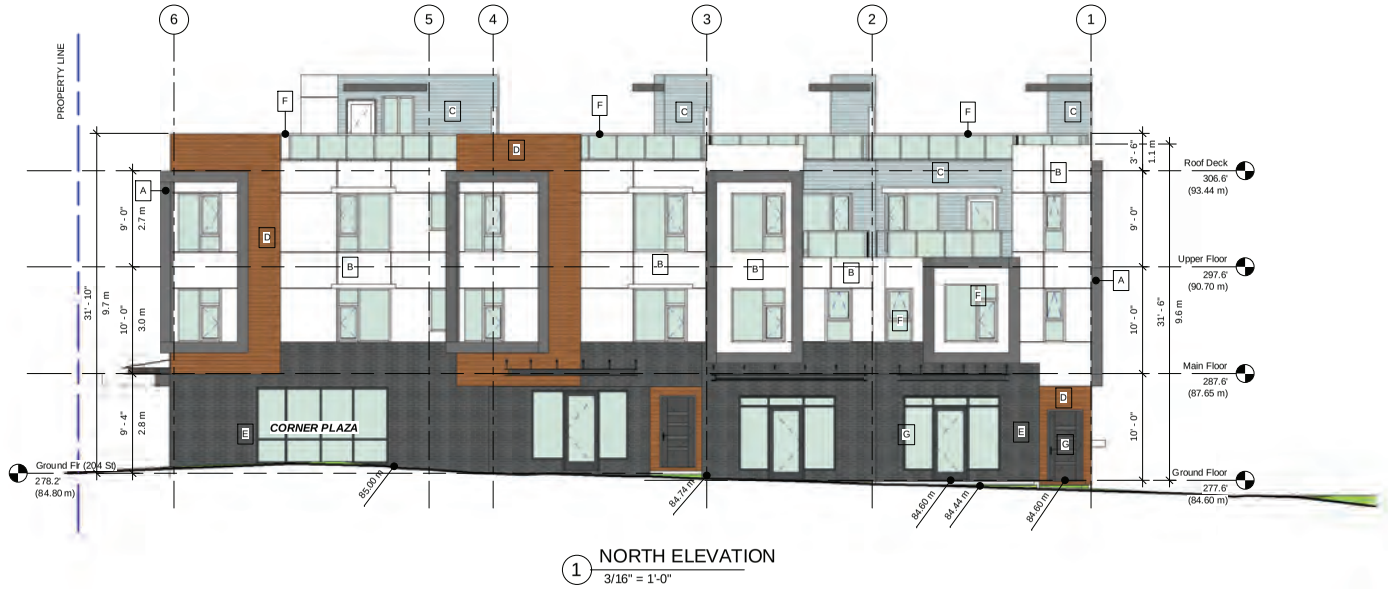
Scale:

Project Number
17 LTH03

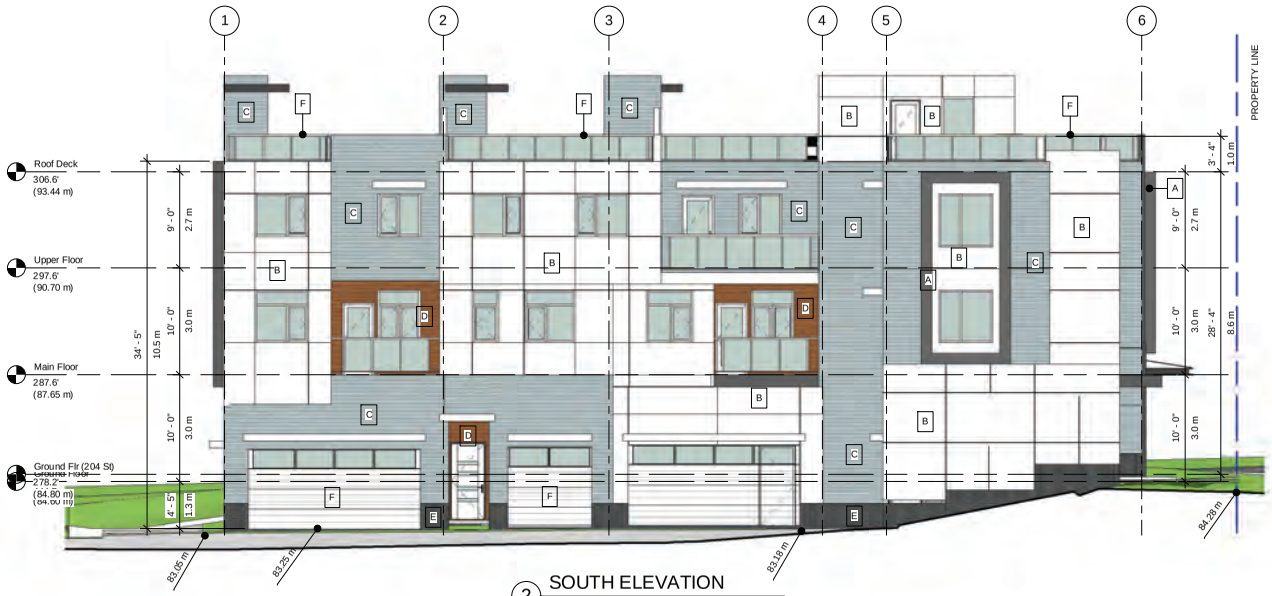
Revision Date
April 16, 2020, Dec. 13, 2019
Dec. 4, 2019

Dwg. No.
A100

H.6



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:

A		HARDIE PANEL BM GRAY 2121-10
B		HARDIE PANEL BM CHALK WHITE 2126-70
C		HARDIE LAP SIDING BM PEWTER 2121-30
D		SAGIWALL PVC PANEL MOCHA REDWOOD
E		ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
F		DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
G		DOORS & STOREFRONT PAINTED BM GRAY 2121-10

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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

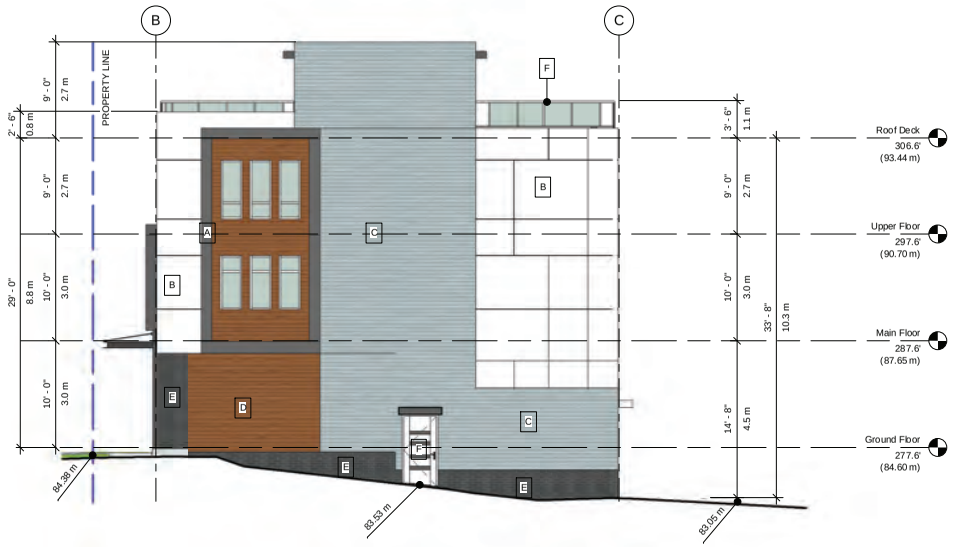
Project Title:
Townhouse Development

6989 204th Street
Langley BC

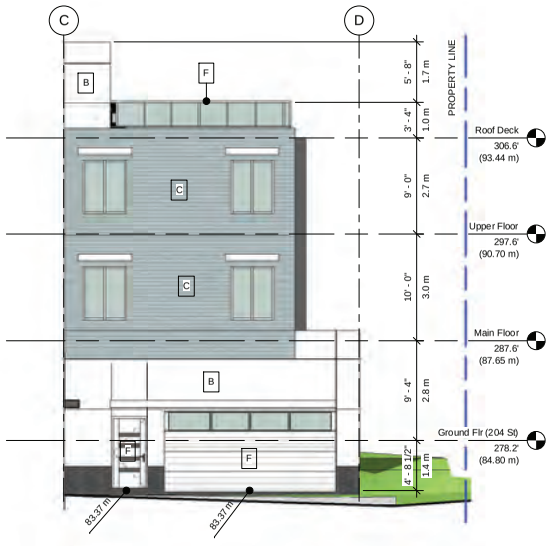
Sheet Title:
BUILDING 1 Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020, Dec. 13, 2019
Dwg. No: A105
07/16/18

H.6



1 WEST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION - 204 St.
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
B	HARDIE PANEL BM CHALK WHITE 2126-70	F	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
C	HARDIE LAP SIDING BM PEWTER 2121-30	G	DOORS & STOREFRONT PAINTED BM GRAY 2121-10
D	SAGIWALL PVC PANEL MOCHA REDWOOD		

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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 1 Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020, Dec. 13, 2019
Dwg. No.: A106
07/16/18

H.6



1 FRONT VIEW



2 REAR VIEW

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Revisions

PROJECT NO. 08-14-0213
REVISED

NO	YY-MM-DD	DESCRIPTION	DRWN	CHK
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1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 2
3D View

Drawn: AL

Checked: MC

Scale:

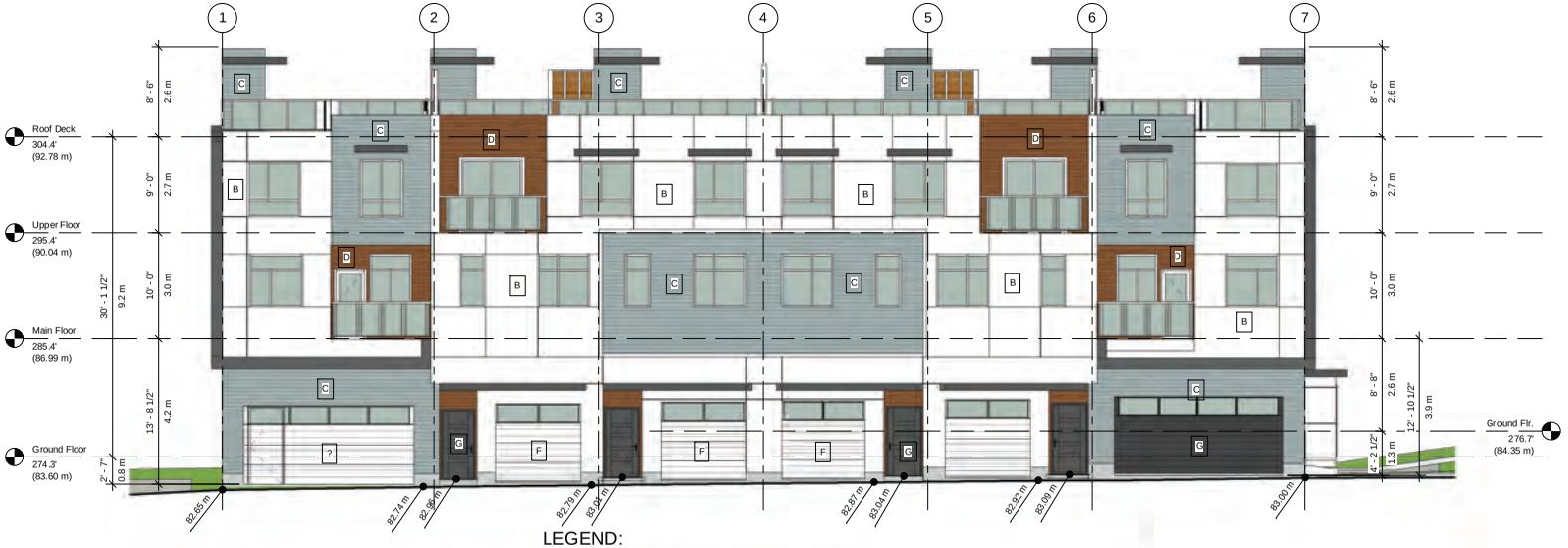
Project Number: 17 LTH03

Revision Date: April 16, 2020 / Dec. 13, 2019 / Dec. 4, 2019

Dwg. No.: A200



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:

A HARDIE PANEL
BM GRAY
2121-10

B HARDIE PANEL
BM CHALK WHITE
2126-70

C HARDIE LAP SIDING
BM PEWTER
2121-30

D SAGIWALL PVC PANEL
MOCHA REDWOOD

E ENDICOTT THIN BRICK
MANGANESE IRONSPOT
SMOOTH

F DOORS, WINDOWS
& ALUMINUM RAILING
PAINTED
BM CHALK WHITE
2126-70

G DOORS & STOREFRONT
PAINTED
BM GRAY
2121-10

MATTHEW CHENG
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Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 2
Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 / Dec. 13, 2019
Dwg. No.: A205
07/12/18

H.6



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

LEGEND:

A HARDIE PANEL
BM GRAY
2121-10

B HARDIE PANEL
BM CHALK WHITE
2126-70

C HARDIE LAP SIDING
BM PEWTER
2121-30

D SAGIWALL PVC PANEL
MOCHA REDWOOD

E ENDICOTT THIN BRICK
MANGANESE IRONSPOT
SMOOTH

F DOORS, WINDOWS
& ALUMINUM RAILING
PAINTED
BM CHALK WHITE
2126-70

G DOORS & STOREFRONT
PAINTED
BM GRAY
2121-10

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Consultants

Project Title:
Townhouse Development

6989 204th Street
Langley BC

Sheet Title:
BUILDING 2 Elevations

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 / Dec. 13, 2019
Dwg. No.: A206
07/12/18

H.6



1 FRONT VIEW



2 REAR VIEW

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Revision:

PROJECT NO. 08-14-0213
REVISED

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Consultants

Project Title:
Townhouse Development

6989 204th Street
Langley BC

Sheet Title:
BUILDING 3
3D Views

Drawn: AL

Checked: MC

Scale:

Project Number: 17 LTH03

Revision Date: April 16, 2020 / Dec. 13, 2019 / Nov. 28, 2019

Dwg. No.: A300

H.6



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	C	HARDIE LAP SIDING BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH	G	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
B	HARDIE LAP SIDING BM PEWTER 2121-30	D	HARDIE PANEL BM CHALK WHITE 2126-70	F	SAGIWALL PVC PANEL MOCHA REDWOOD	H	DOORS & STOREFRONT PAINTED BM GRAY 2121-10

MATTHEW CHENG ARCHITECT INC.
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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 3 Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 / Dec. 13, 2019
Dwg. No.: A305
07/16/18



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
B	HARDIE LAP SIDING BM PEWTER 2121-30	F	SAGIWALL PVC PANEL MOCHA REDWOOD
C	HARDIE LAP SIDING BM GRAY 2121-10	G	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
D	HARDIE PANEL BM CHALK WHITE 2126-70	H	DOORS & STOREFRONT PAINTED BM GRAY 2121-10

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Consultants

Project Title:
Townhouse Development

6989 204th Street
Langley BC

Sheet Title:
BUILDING 3 Elevations

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 2019 07/16/18
Dwg. No.: A306



KOMPAN TRIPLE SHIFTER,
M702104 ON FIBAR
SAFETY SURFACE



KOMPAN HOME & GARDEN PANEL -
MSV60100-0201
ON FIBAR SAFETY SURFACE



WISHBONE IND. MODENDA
PARK BENCH IN TEXTURED SILVER



WISHBONE IND. PARKER PICNIC TABLE
TEXTURED SILVER WITH SAND SLATS

PLANT SCHEDULE

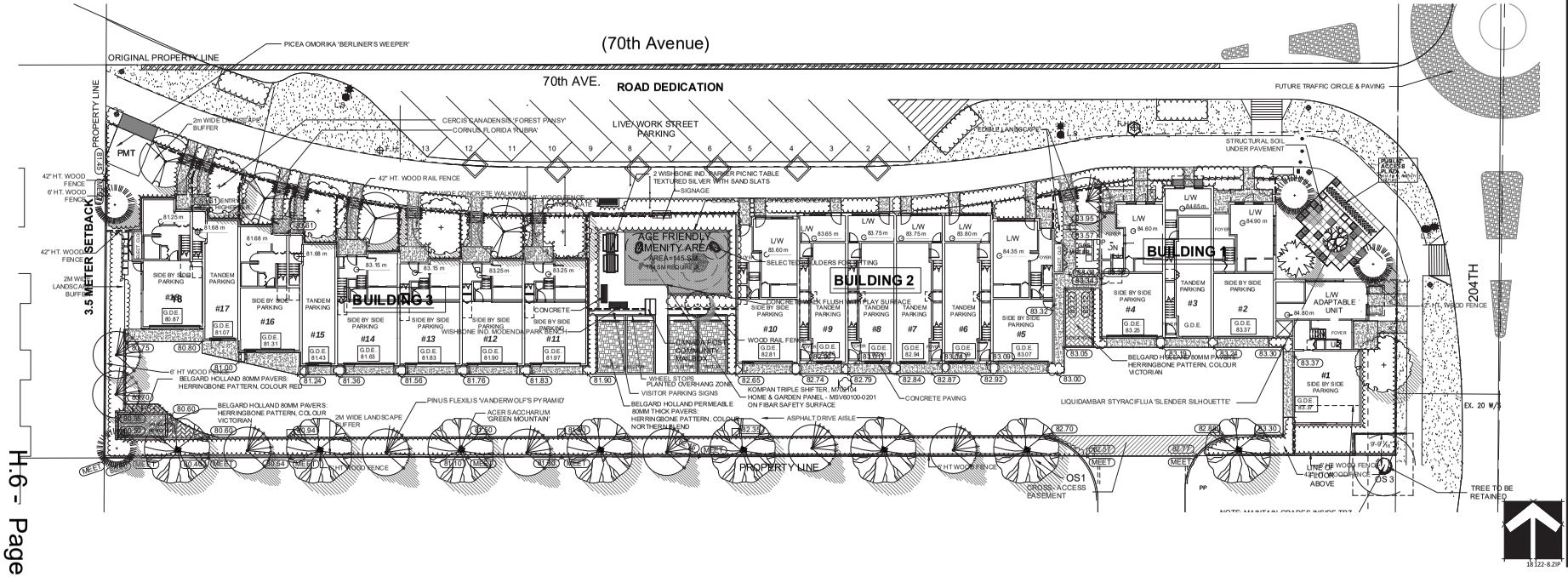
ON SITE LANDSCAPE

PMG PROJECT NUMBER: 18-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	8	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	6CM CAL.; 2M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL.; 1.5M STD; B&B
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL.; 1.5MSTD; B&B
	1	CORNUS KOUSA	KOUSA DOGWOOD	2.5M HT; BUSH FORM; B&B
	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL.; 2M STD; B&B
	4	PICEA OMORIKA 'BERLINER'S WEEPER'	WEEPING BERLIN SERBIAN SPRUCE	2.5M HT; B&B
	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT;B&B
	1	PRUNUS AVIUM LUPINUS	DWARF SWEET CHERRY TREE	3 CM CAL.; 1.2M STD.

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

32 REPLACEMENT TREES REQUIRED
32 REPLACEMENT TREES PROVIDED.



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1	19.AUG. 01	NEW SITE PLAN, RESUBMISSION	MM

CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

DRAWING TITLE:

LANDSCAPE TREE PLAN

Schedule B

DATE:	18.JUN.21
SCALE:	1/16"-1'-0"
DRAWN:	MM
DESIGN:	MM
CHK'D:	PCM

DRAWING NUMBER: **L6** OF 8

PMG PROJECT NUMBER: **18-122**

18-122-8.ZIP

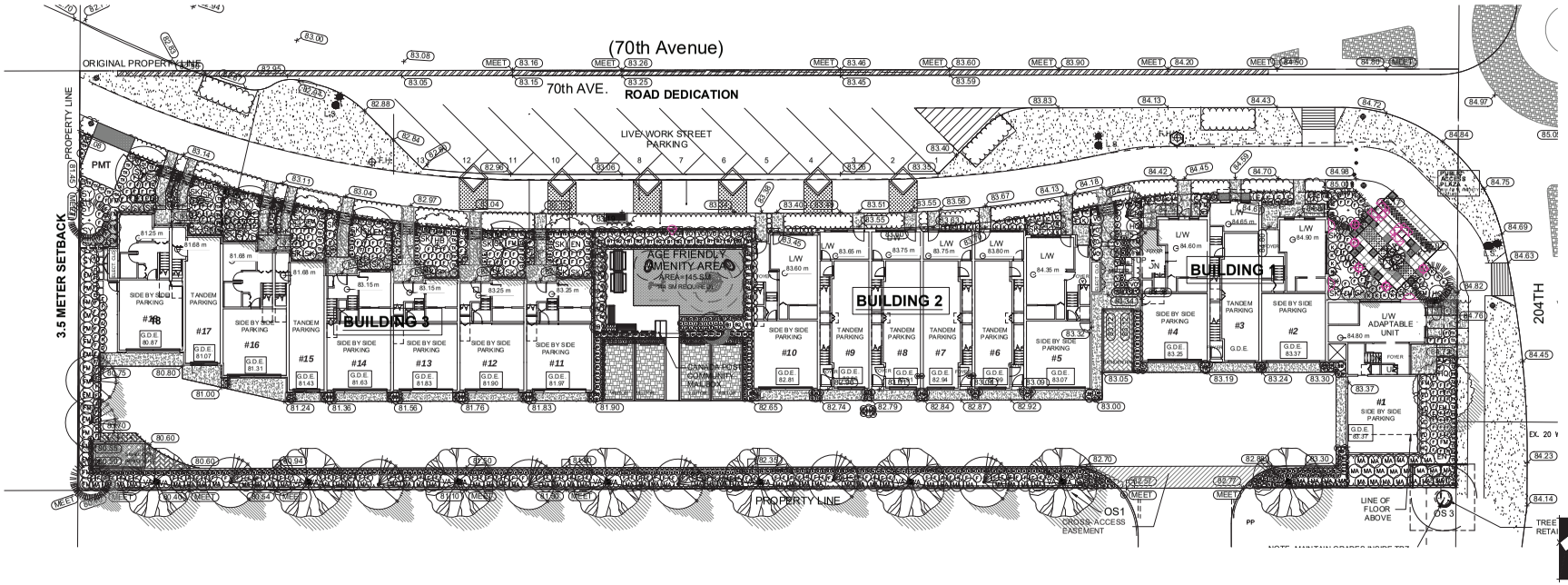
PLANT SCHEDULE

PMG PROJECT NUMBER: 18-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(BW)	42	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(EB)	4	ENKIANTHUS CAMPANULATUS 'RED BELLS'	RED BELLS ENKIANTHUS	#3 POT; 50CM
(EG)	32	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
(HB)	2	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
(HR)	4	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	#3 POT; 80CM
(IC)	27	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
(IM)	10	ILEX x MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	1.2M B&B
(KA)	38	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
(MA)	78	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE	#3 POT; 50CM
(OT)	4	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM
(RA)	6	RIBES ALPINUM	ALPINE CURRANT	#2 POT; 30CM
(RL)	6	RIBES 'RED LAKE'	RED LAKE CURRANT	#3 POT; 80CM
(SJ)	37	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(SV)	5	SYRINGA VULGARIS 'BURGUNDY QUEEN'	LILAC; BURGUNDY-RED	#2 POT; 50CM
(TX)	127	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M B&B
(VN)	8	VACCINIUM 'NORTH COUNTRY'	NORTH COUNTRY BLUEBERRY	#3 POT; 60CM
(VO)	10	VACCINIUM 'NORTHBLUE'	NORTHBLUE BLUEBERRY	#3 POT; 60CM
(VV)	18	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(VP)	14	VIBURNUM TRILOBUM 'BAILEY'S COMPACT'	BAILEY'S COMPACT AMER. CRANBERRY	#3 POT; 60CM
GRASS				
(HM)	13	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(LN)	8	LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT
(SE)	286	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
(A)	31	ALLIUM SCHOENOPRASUM	CHIVES	9CM POT
(HE)	135	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
(HC)	61	HEMEROCALLIS 'STELLA D'ORO	DAYLILY YELLOW	15 CM POT
(NC)	22	NEPETA x JR WALKER	DWARF CATMINT	15CM POT
(OH)	34	ORIGANUM HERACLEOTICUM	GREEK OREGANO	9CM POT
(SB)	14	STACHYS BYZANTIA	LAMBS EAR	15CM POT
GC				
(S)	91	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
(WF)	287	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
(V)	16	VACCINIUM VITIS-IDAEA	LINGONBERRY	9 CM POT

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- BOLLARD
- SIGNAGE LIGHTING PLAZA
- WALL LIGHT
- SIGNAGE LIGHTING



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CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

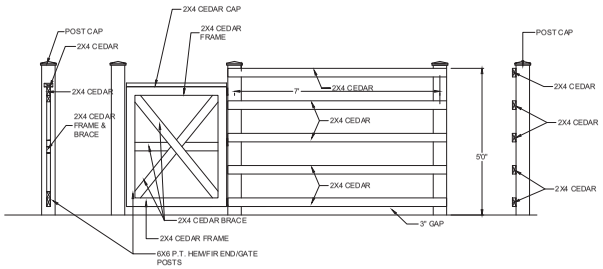
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LANDSCAPE SHRUB PLAN

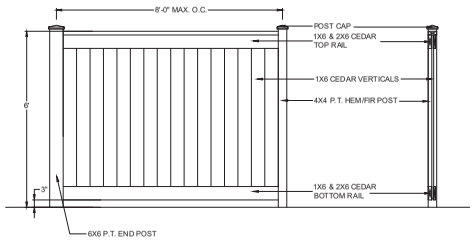
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DESIGN:	MM		
CHK'D:	PCM		

18122-8.ZIP

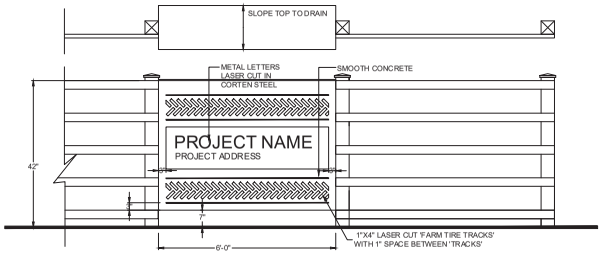
PMG PROJECT NUMBER: **18-122**



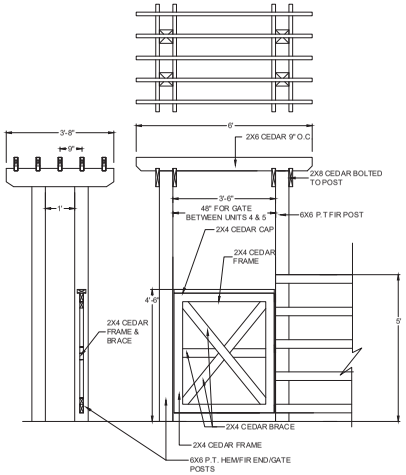
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SCALE 1/2"=1'-0"



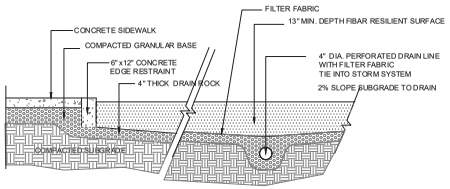
2 6'HT. WOOD FENCE
SCALE 1/2"= 1'-0"



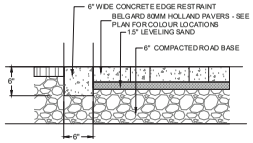
3 SIGNAGE
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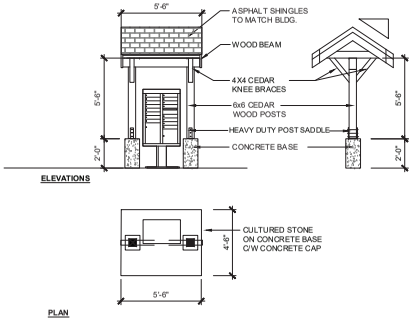
4 RAIL FENCE
SCALE 1/2"= 1'-0"



5 FIBAR PLAY SURFACE
SCALE 1/2"= 1'-0"



6 PAVER DETAIL
SCALE 1"=1'-0"



7 MAILBOX
SCALE 1/4"= 1'-0"

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CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

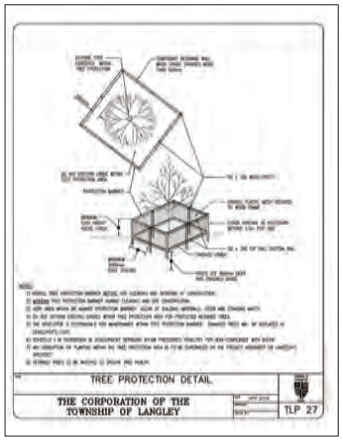
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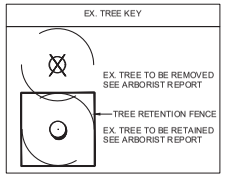
LANDSCAPE DETAILS

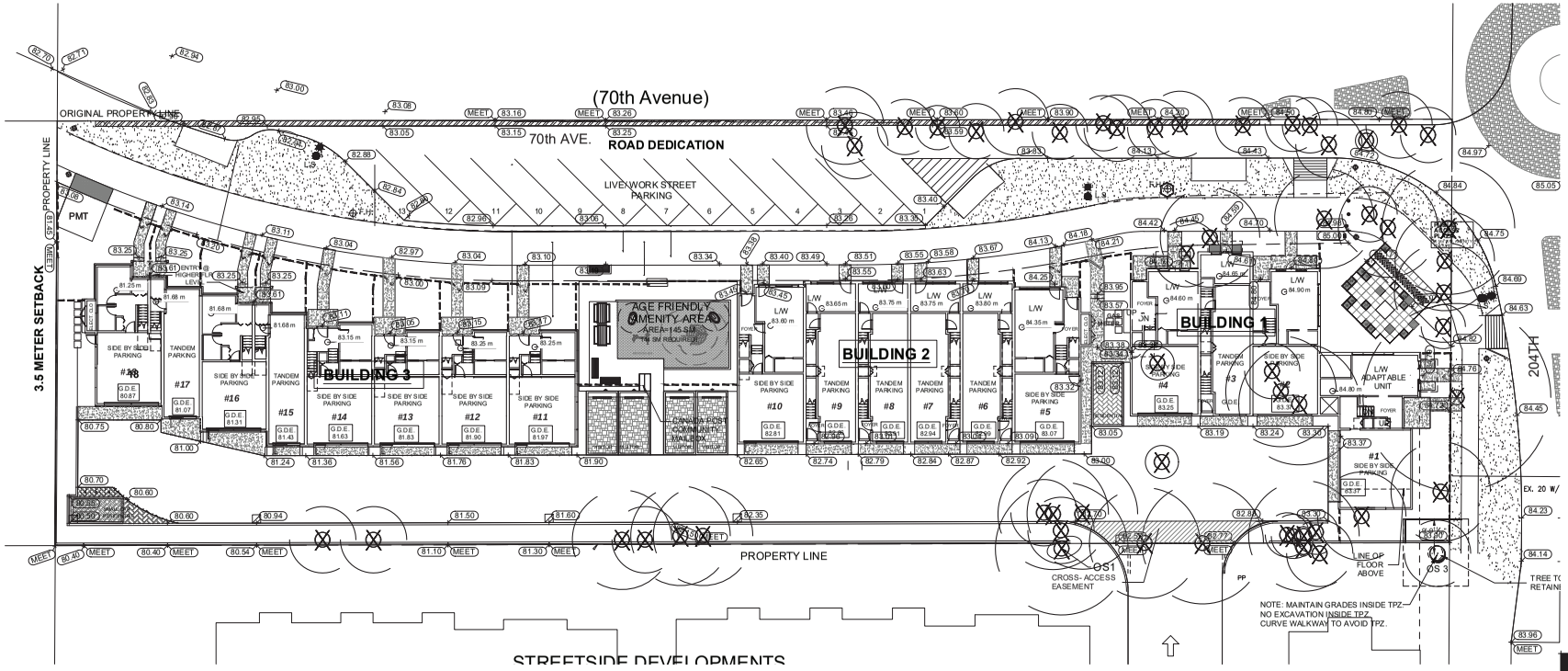
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CHK'D:	PCM	OF 8

18122-8.ZIP

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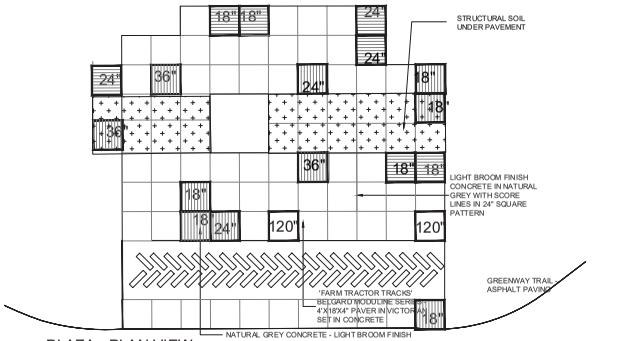
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TREE MANAGEMENT PLAN

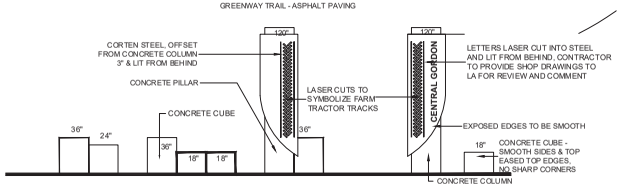
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DESIGN:	MM		OF 8
CHK'D:	PCM		

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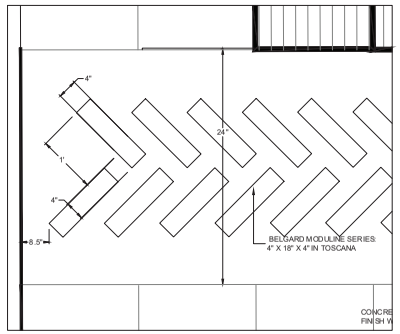


PLAZA - PLAN VIEW



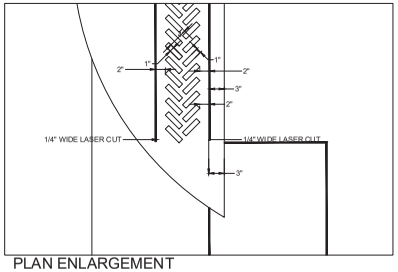
PLAZA - ELEVATION

SCALE: 1/4" = 1'-0"



PLAN ENLARGEMENT

SCALE: 1"=1'-0"



PLAN ENLARGEMENT

SCALE: 1"=1'-0"

TRAIL IDENTITY SIGN NOTE:

FOR ALL TRAIL IDENTITY SIGNS AS PER TLP 35 AND TLP 39, CONFIRM THE TRAIL IDENTITY SIGN ART FILE AND SIGN PROOF REVIEW BY GREEN INFRASTRUCTURE SERVICES STAFF.

OFF SITE WALKWAY NOTE:

THE LOCATION OF OFF SITE WALKWAYS, BENCHES AND STREET TREES TO BE CONFIRMED THROUGH ON SITE FIELD REVIEWS WITH GREEN INFRASTRUCTURE SERVICES AND THE PARKS DEPARTMENT.

GREENWAY NOTES:

LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.

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

LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS SHALL BE TO THE SATISFACTION OF THE MANAGER OF GREEN INFRASTRUCTURE SERVICES.

PLANT SCHEDULE

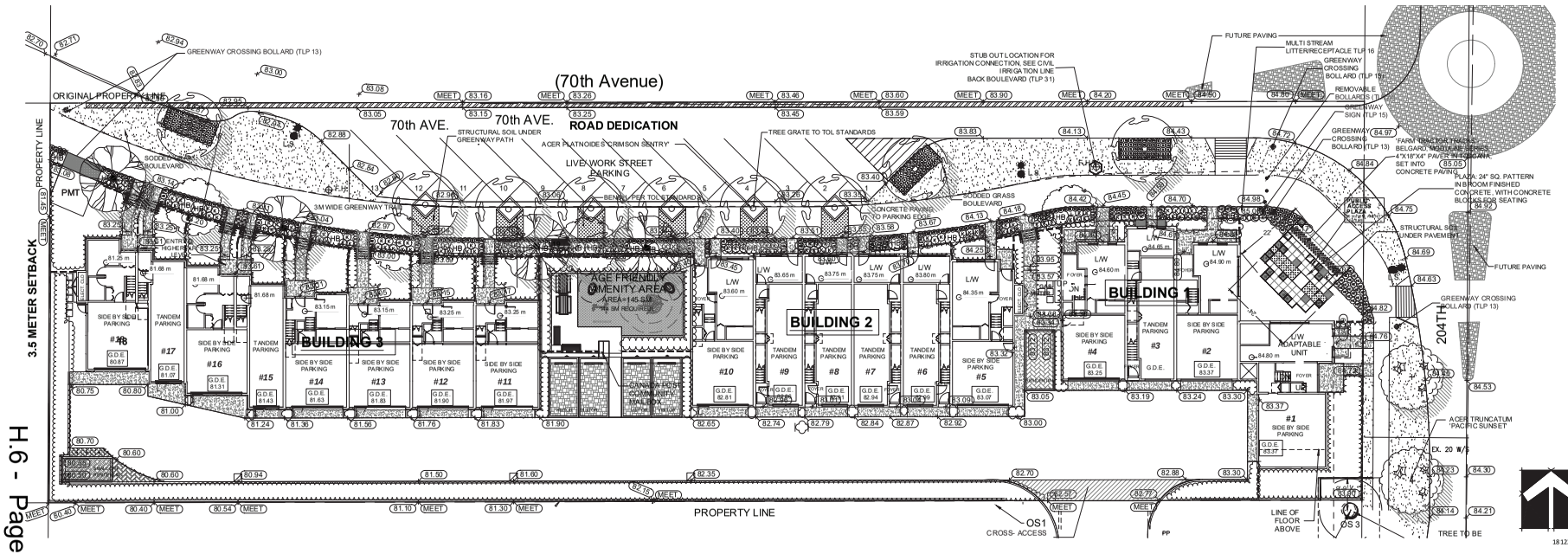
GREENWAY PLANTING

PMG PROJECT NUMBER: 18-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	6CM CAL; 2M STD; B&B
	2	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	6CM CAL; 2M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD; B&B
	9	ACER PLATNOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	6CM CAL; 1.8M STD; B&B
SHRUB				
HB	17	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
K	132	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
GRASS				
FB	68	FESTUCA GLAUCA 'BOULDER BLUE'	BOULDER BLUE FESCUE	#1 POT
M	182	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
HE	150	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
N	90	NEPETA x FAASSENII 'DROPMORE BLUE'	LOW BLUE CATMINT	15CM POT

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FOR OFFSITE LANDSCAPE DETAILS SEE L6 - L8



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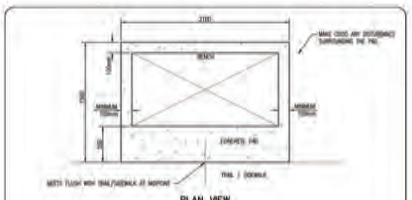
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CHK'D:	PCM		

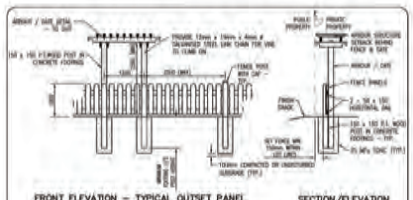
18122-8.ZIP

PMG PROJECT NUMBER: 18-122



BENCH INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 01



FENCE INSTALLATION – FRONT GREENWAY

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 08



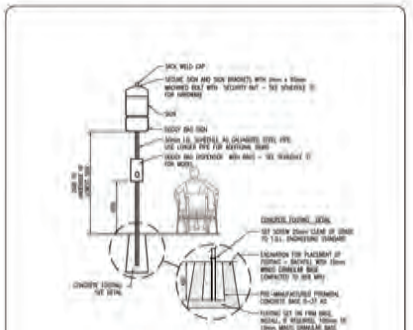
BOLLARD AT GREENWAY CROSSINGS

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 13



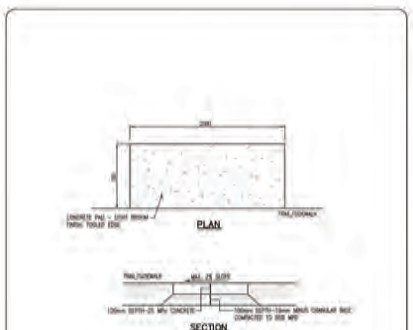
WOOD NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 14



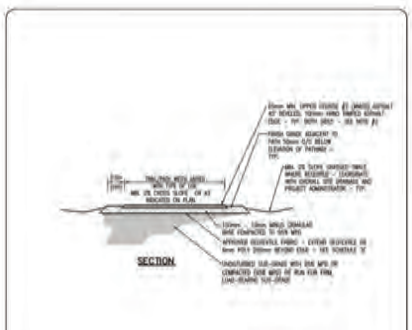
SIGN POST INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 15



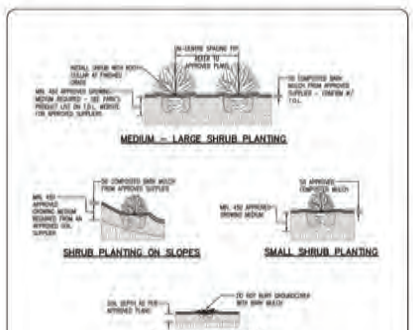
MULTI-STREAM RECEPTACLE CONCRETE PAD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 16



ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 18



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 21

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SEAL:

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7	20.APR.27	NEW SITE PLAN / MUN. COMMENTS	MM
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5	19.DEC.12	SITE PLAN CO-ORDINATION	MM
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3	19.SEPT.03	SITE PLAN CO-ORDINATION	MM
2	19.AUG.19	SITE PLAN CO-ORDINATION	MM
1	19.AUG.01	NEW SITE PLAN, RESUBMISSION	MM

CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

DRAWING TITLE:

T.O.L. LANDSCAPE DETAILS

DATE: 18.JUN.21
SCALE: N. T.S.
DRAWN: CAD
DESIGN: TOL
CHK'D:

DRAWING NUMBER: H6 OF 8

18122-8.ZIP

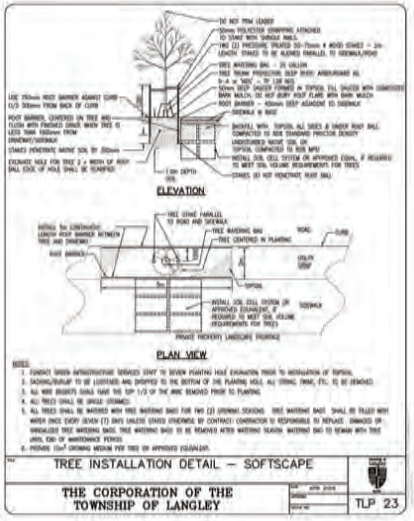
PMG PROJECT NUMBER: 18-122



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

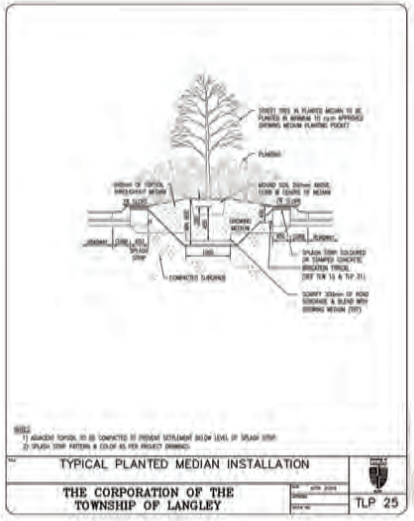
TLP 22



TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

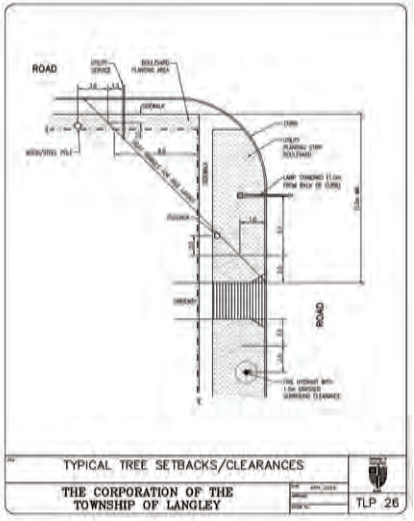
TLP 23



TYPICAL PLANTED MEDIAN INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

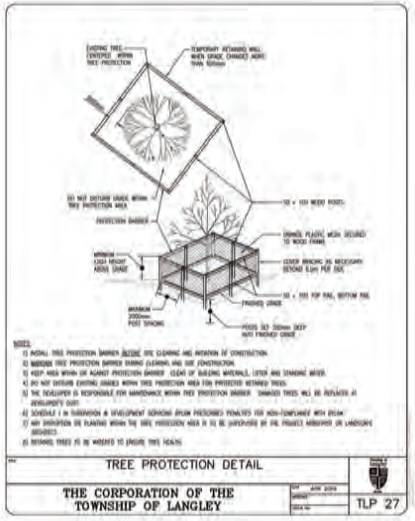
TLP 25



TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

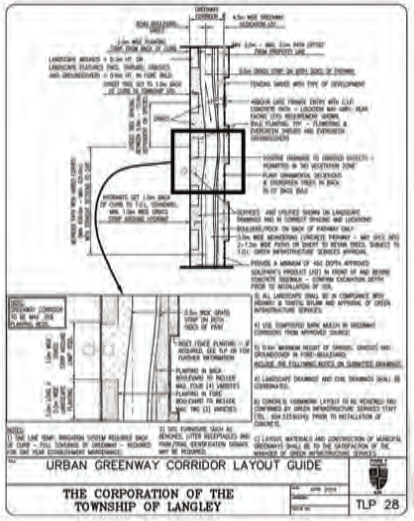
TLP 26



TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

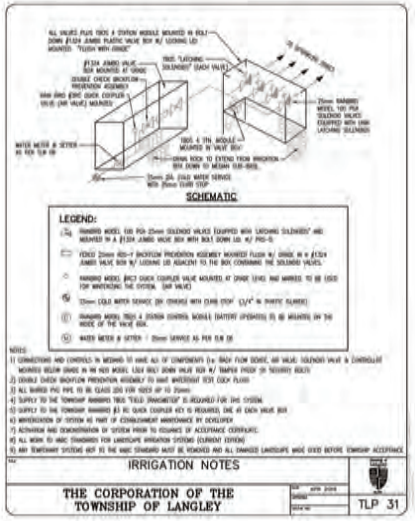
TLP 27



URBAN GREENWAY CORRIDOR LAYOUT GUIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

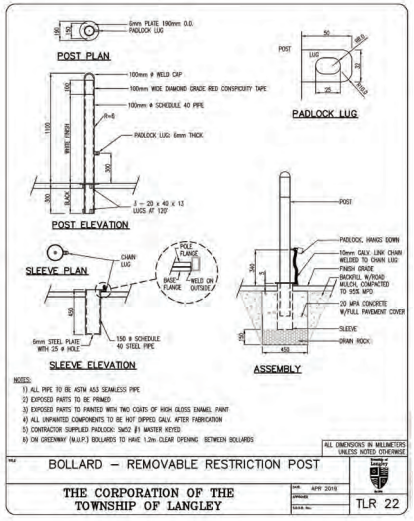
TLP 28



IRRIGATION NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 31



BOLLARD – REMOVABLE RESTRICTION POST

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLR 22

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DRAWN: CAD
DESIGN: TOL
CHK'D:

DRAWING NUMBER: H.6
OF 8

18122-8.ZIP

PMG PROJECT NUMBER: 18-122



SIZE: 450mm X 600mm

SIGN FABRICATION:
PRINTING METHOD: Digitally Printed
MATERIAL: Type 5052 - 12 gauge 0.80 Aluminum
BACKGROUND: White reflective engineered grade vinyl
SIGN CORNERS: 38.1mm radius for sign edge
BORDER EDGE: 8mm thick OFFSET: 10mm
SYMBOLS: 85mm
PROTECTIVE OVERLAY: 3M Scotchlite Protective Overlay Film - 1160 Series
HARDWARE: 3/8 - 16 Triple Groove Security Nut (Part No. 700-743)
All hardware to be stainless steel or aluminum

COLOURS:

BLUE	**PANTONE 286**
GREEN	**PANTONE 341**
YELLOW	**PANTONE 123**

FONT:

IDENTIFICATION TEXT: 'Times', Bold - Pantone 286 (Blue)
LOCATION TEXT: 'Franciscan', Regular - Pantone 286 (Blue)
SIGN TEXT: 'Times', Bold - Pantone 286 (Blue)
EMBLEM TEXT: 'Times', Bold - Pantone 286 (Blue)
HEADER TEXT: 'Times', Bold - Pantone 286 (Blue)
FOOTER TEXT: 'Times', Bold - Black

NOTES:
Adobe Illustrator File available from TOL Green Infrastructure Services.
Confirm identification and location text prior to proof submission.
Forward color proof to Township of Langley, Green Infrastructure Services staff for review and approval prior to fabrication.

Township will not be responsible for signs fabricated without prior approval of proofs.

Do not obscure sign text (Header & Footer) with sign hardware.

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DATE:	18.JUN.21	DRAWING NUMBER:
SCALE:	N. T.S.	H8
DRAWN:	CAD	
DESIGN:	TOL	
CHK'D:		OF 8

18122-8.ZIP

PMG PROJECT NUMBER: **18-122**

4586
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4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

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

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- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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28/09/15

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

Exterior Design and Finish

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

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:

- The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired

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

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

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4.1.2.5 APARTMENTS

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

Architectural Details
- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

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

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

Langley Schools

2 June 2020

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-14-0213 / 1160770 BC Ltd.

CIVIC: 6989 - 204 Street

LEGAL: Lot 57 Section 14 Township 8 NWD Plan 37143

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**18**	**5**	**2**	**4**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

MATTHEW CHENG ARCHITECT INC.
#202 - 670 Evans Ave., Vancouver, BC, Canada V6A 2K9
TEL: (604) 731-3012 FAX: (604) 731-3908 Email: matthew@mcai.ca

ATTACHMENT D

December 13, 2019

PUBLIC INFORMATION MEETING SUMMARY

Project: **08-14-0213**
Folders: **RZ100540/DP101019**

PROPOSED TOWNHOUSE DEVELOPMENT – 6989 204 STREET

The developer held Public Information Meeting was done last December 4, 2019, 5:30 – 7:30 PM at Shepherd of the Valley Lutheran Church with address 20097 72nd Avenue Langley, BC. The PIM process was in coordination with TOL staff for the logistics and notification requirements. Attached copy of the approved notification sent.

Presentation boards were displayed and used to present the proposed townhouse development project which serves as a creative tool for discussion. Feedback forms were also prepared for any issues/concerns that may arise.

Despite the unpleasant weather condition at the time of the event, there were three people from the neighborhood that came to join the project team to express their views towards the project.

The project received two written comments and the other guest provided only contact information in the comment/feedback form (see attached filled forms). The sign-in sheet was not filled out since the guest preferred to provide their contact information in the comment/feedback form.

To summarize the event, discussions and received feedback form expresses positive comments and appreciation of the development in the neighborhood, specially the integration of Live/Work use. This confirms that the project is welcome and that it will bring positive change to their community.

Since there were no issues/concerns received from the attendees of the Public Information Meeting, the presented development proposal remained consistent with submitted drawings to the Township of Langley.

Matthew Cheng, Architect AIBC
Matthew Cheng Architect Inc.

Dear Neighbour:

Re: Public Information Meeting Notification for Proposed Townhouse Development
Township of Langley Project No: 08-14-0213

Matthew Cheng Architect Inc., on behalf of 1160770 BC Ltd., has applied to the Township of Langley to rezone the subject property at 6989-204 Street to a Comprehensive Development Zone for the development of 8 townhouse units and 10 live/work units.



You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application. Please note that this is NOT a Public Hearing notice.

Wednesday, December 4th, 2019
5:30 to 7:30 PM
Shepherd of the Valley Lutheran Church
20097 72nd Ave, Langley, BC V2Y 1S7

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For more information, contact:
Arleen Landayan
Matthew Cheng Architect Inc.
604-731-3012 or arleen@mcai.ca

Public Information Meeting Notification for Proposed Townhouse Development (Project 08-14-0213)
6989-204 Street



Matthew Cheng Architect Inc., on behalf of 1160770 BC Ltd., has applied to the Township of Langley to rezone the subject property at 6989-204 Street to a Comprehensive Development Zone for the development of 8 townhouse units and 10 live/work units.

You are invited to attend a Public Information Meeting on

Wednesday, December 4th, 2019
Between 5:30-7:30 PM

at the

Shepherd of the Valley Lutheran Church
20097 72nd Ave., Langley, BC

to view the development proposal and provide your comments and feedback.

Your input is welcomed prior to Council's consideration of this application.

For more information, please contact Arleen Landayan at 604-731-3012 or arleen@mcai.ca

PUBLIC INFORMATION MEETING

December 4, 2019 @ 5:30 – 7:30 PM
Shepherd of the Valley Lutheran Church
20097 72nd Ave., Langley, BC

PROJECT: **PROPOSED TOWNHOUSE DEVELOPMENT (Project 08-14-0213)**

ADDRESS: **6989 204 STREET LANGLEY, BC**

Thank you for attending the Public Information Meeting. Please let us know your thoughts.

Comments/feedback:

This seems to be very nice project with a good design. Looking forward to this positive change to our neighbourhood.

FOIPPA s.22(1)

PUBLIC INFORMATION MEETING

December 4, 2019 @ 5:30 – 7:30 PM
Shepherd of the Valley Lutheran Church
20097 72nd Ave., Langley, BC

PROJECT: **PROPOSED TOWNHOUSE DEVELOPMENT (Project 08-14-0213)**

ADDRESS: **6989 204 STREET LANGLEY, BC**

Thank you for attending the Public Information Meeting. Please let us know your thoughts.

Comments/feedback:

Appreciate the implementation of live/work space.

Architecture starting to fit with style being developed in the area.

Hard to say if setting is ideal without maps of area on hand.

FOIPPA s.22(1)

PUBLIC INFORMATION MEETING

December 4, 2019 @ 5:30 – 7:30 PM
Shepherd of the Valley Lutheran Church
20097 72nd Ave., Langley, BC

PROJECT: **PROPOSED TOWNHOUSE DEVELOPMENT (Project 08-14-0213)**

ADDRESS: **6989 204 STREET LANGLEY, BC**

Thank you for attending the Public Information Meeting. Please let us know your thoughts.

Comments/feedback:

FO PPA s.22(1)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (AMUNDSON) BYLAW 2019 NO. 5479

EXPLANATORY NOTE

Bylaw 2019 No. 5479 rezones 0.14 hectares (0.34 acres) of land at 4685 – 224 Street from Suburban Residential Zone SR-1 to Residential Zone R-1D, to accommodate a two (2) lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AMUNDSON) BYLAW 2019 NO. 5479

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 (Amundson) Bylaw 2019 No. 5479”.

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

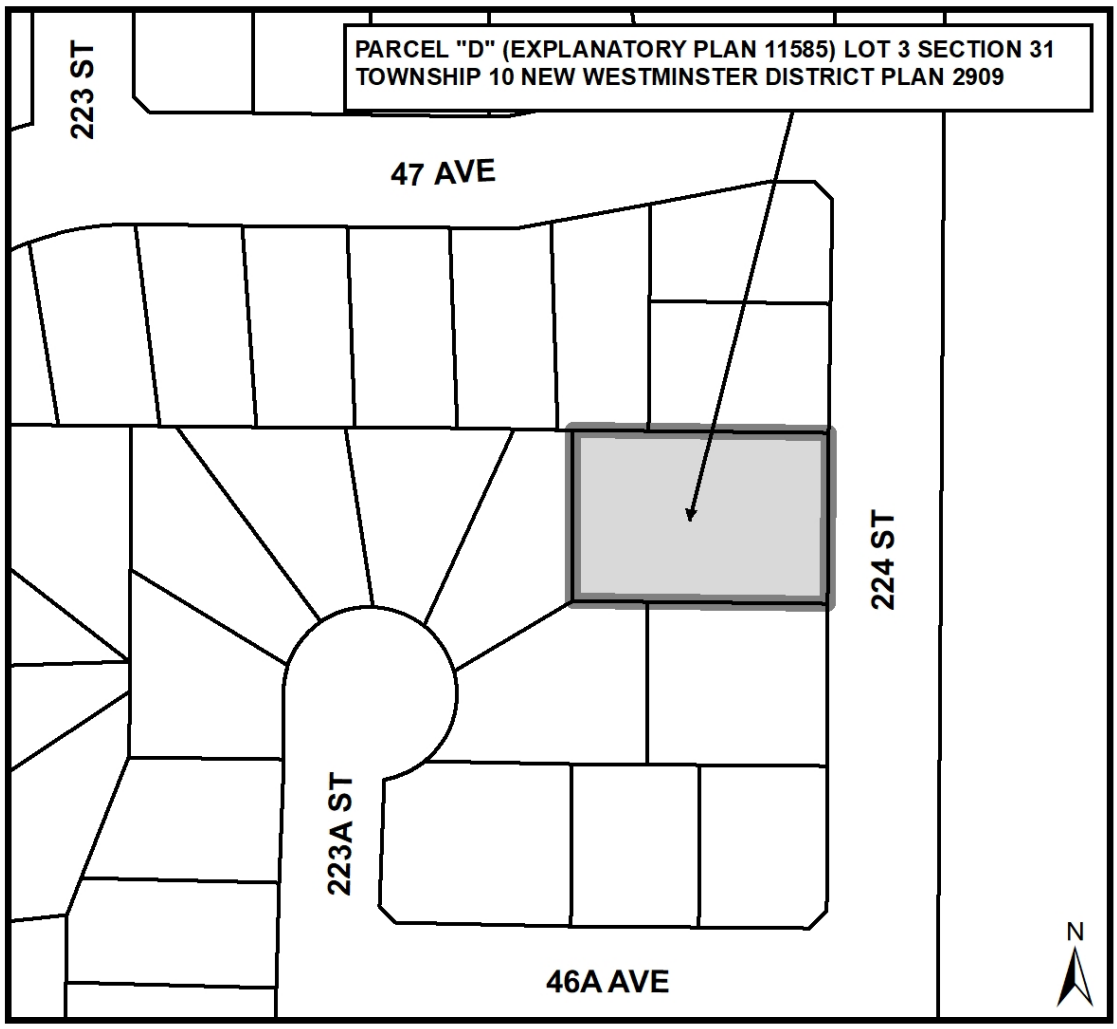
   Parcel “D” (Explanatory Plan 11585) Lot 3, Section 31, Township 10, New Westminster District Plan 2909

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1D.

READ A FIRST TIME the	24	day of	June	, 2019.
READ A SECOND TIME the	24	day of	June	, 2019.
PUBLIC HEARING HELD the	08	day of	July	, 2019.
READ A THIRD TIME the	22	day of	July	, 2019.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5479



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100100

This Permit is issued this _____day of _____, 2019 to:

1. Name: Natasha Amundson

   Address: 4685 – 224 Street
   Langley, BC V2Z 1M9

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: Parcel "D" (Explanatory Plan 11585) Lot 3 Section 31 Township 10 NWD Plan 2909

   CIVIC ADDRESS: 4685 – 224 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
   b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

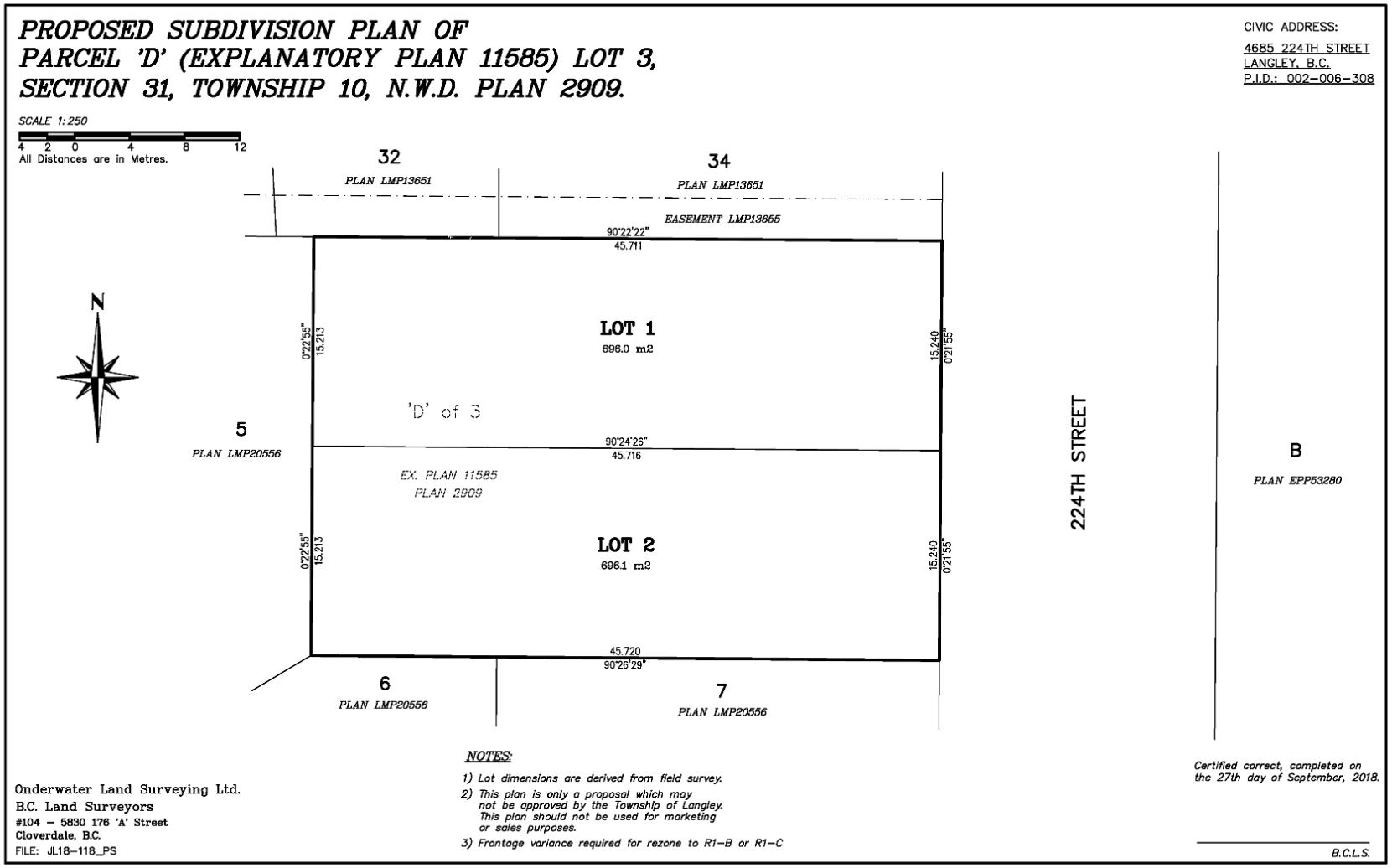
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   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 _____, 2019.

Attachments:
SCHEDULE A Subdivision Plan



Township of Langley
Est. 1873

SCHEDULE A
SUBDIVISION PLAN

N

From: Rob Nordrum
Sent: Friday, June 19, 2020 2:54 PM
To: CD Agenda Bylaw
Cc: Phil Lemay; Chris Jarvie
Subject: Item for June 29, 2020 Council meeting agenda Bylaw No 5479 (AMUNDSON)

1. Please place Bylaw # 5479 (Amundson) on the Council agenda of June 29, 2020 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of June 24, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw was held on July 8, 2019 with third reading given on July 22, 2019.

4. Also, please place accompanying Development Variance Permit No. 100100 on the same agenda for issuance by Council.

Township of Langley

Rob Nordrum | Planning Technician
Development Planning | Community Development Division
604.533.6090 ext 3409 – 20338 - 65 Avenue, Langley, BC V2Y 3J1
Web | Facebook | Twitter | YouTube

expect excellence

Honorable Jack Froese
Mayor
20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada

June 22nd, 2020

Request for Proclamation

Dear Mayor
On behalf of the Rett Syndrome Society of British Columbia (R.S.S.B.C.), and the two diagnosed individuals living in the township of Langley, I am writing to request your proclamation of the month of October as Rett Syndrome Awareness Month.

Rett Syndrome is a rare neurodevelopment condition that affects mainly females (1 in 10,000 births) and is caused by a mutation in the X chromosome. Individuals with Rett syndrome will lose some if not most acquired skills including speech, and gross and fine motor skills. Some never develop the ability to walk or even talk.

R.S.S.B.C. exists to ensure that children and adults with Rett syndrome are enabled to achieve their full potential and enjoy the highest quality of life within their community.

This observance gives us a means to focus attention in making it possible for R.S.S.B.C. to continue public awareness and advocacy, provide parent/family support, fund research projects, and learning opportunities.

If you need anything further, please don't hesitate to contact me by email: christineaw@rettbc.ca or phone at 604-468-4705.

Thank you for taking the time to consider recognizing and supporting R.S.S.B.C.. as we strive to build "healthy tomorrows" for all Canadians living with Rett syndrome.

Sincerely,

Christinea Walker
Presient
Rett Syndrome Society of BC

It is the Rett Syndrome Society of British Columbia's desire to have the following proclamation considered.

PROCLAMATION

October as Rett Syndrome Awareness Month

WHEREAS Rett Syndrome is a neurological condition that is rarely seen in males but is seen almost exclusively in females and is believed to occur in 1:10,000 female births. Parents believe they have a healthy child and the symptoms do not appear until a regression between six to eighteen months of age;

AND WHEREAS throughout their lives these courageous children will need total care and constant support from their family; they will combat many medical challenges. They may have seizures, osteoporosis, scoliosis, breath holding, hyperventilation, nutritional problems and so much more. Apraxia, which is the inability to motor plan, is one of the most challenging aspects of Rett Syndrome along with loss of speech;

AND WHEREAS in 1999 it was discovered that Rett Syndrome is primarily caused by a sporadic mutation in the MECP2 gene on the X chromosome, and since this discovery there are many research projects taking place across Canada;

AND WHEREAS as there is no Canadian Rett Syndrome Association, the Rett Syndrome Society of BC (R.S.S.B.C.) has members from all across BC and Alberta and welcome all those across Canada.

NOW THEREFORE, I, _____, Mayor of the _____, **DO HEREBY PROCLAIM October 2020** as **RETT SYNDROME AWARENESS MONTH** in the _____. I urge all citizens to make an effort this month to learn more Rett Syndrome, fight stigma, light Canada purple and wear a purple ribbon to show support.

Dated _____

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 9, 2020 - REGULAR AFTERNOON MEETING	**REPORT:**	20-19
FROM:	ENGINEERING DIVISION	**FILE:**	SO 1853
SUBJECT:	SOIL DEPOSIT APPLICATION FOR PROPERTY AT 23788 - 72 AVENUE		

RECOMMENDATION:

That Council not refer the soil deposit application for 23788 - 72 Avenue to the Agricultural Land Commission and direct staff to not process the application further.

EXECUTIVE SUMMARY:

On January 25, 2019, the Township of Langley received an application from the property owners of 23788 – 72 Avenue (Campbell and Khurana) to deposit 30,000 m^3 or approximately 4,300 single truckloads of soil to elevate the topography of the land to the surrounding area and ultimately improve the usage of the land for soil-based agriculture, which is located in the Agricultural Land Reserve (ALR). Subsequently, in March 2019 a Soil Deposit Assessment and Reclamation Plan by Madrone Environmental Services and a Geotechnical Report by Braun Geotechnical Ltd. were submitted in conjunction with the application.

As the application volume exceeds 600 m^3, on October 11, 2019 the Township mailed an information package and ballot papers to surrounding property owners within 1.0 km of the subject property to obtain community input, pursuant to Policy. Additionally, the application volume exceeds 10,000 m^3 which required a public meeting pursuant to Council Policy No. 05-008. The public meeting was held on November 12, 2019 at Trinity Western University from 5:00 pm to 8:00 pm and was advertised through the mailed information packages, local newspapers, and the Township's website. The meeting had one member of the public attend and the results of the mail-out and ballot process are outlined in this report indicating a support of 38%.

Section 9.3 of the Policy provides direction that generally applications will be supported by Council when at least 67% of the surrounding property owners responding support the application. As the level of support was 38%, the recommendation is that this application not be referred to the Agricultural Land Commission (ALC) and that staff be directed not to process the application further. Section 9.3 does provide the option for Council to refer the application to the ALC if Council considers there to be reasons that merit a departure from the specified general level of support rule.

PURPOSE:

This report provides Council with information and a recommendation with respect to an application for soil deposition at 23788 - 72 Avenue which is being processed pursuant to Soil Deposit and Removal Policy No. 05-008.

BACKGROUND/HISTORY:

On January 25, 2019, the Township of Langley received an application, with subsequent reports from qualified professionals received in March 2019, from the property owners of 23788 - 72 Avenue (Campbell and Khurana) to elevate the topography of the land to the surrounding area and ultimately improve the usage of the land for soil-based agriculture (potentially hay or hops) and pasture which is located in the Agricultural Land Reserve (ALR). The reports include a Soil Deposit Assessment and Reclamation Plan by Madrone Environmental Services and a Geotechnical Report by Braun Geotechnical Ltd. and are included as Attachments A and B respectively. As described in the Madrone report, prior to the 1940's, aerial photos indicate sand and gravel was extracted for the build up of the railway, leaving the current depression on the property.

As the volume proposed to be deposited exceeds 10,000 m^3, the Township mailed an information package, ballot, and details on a public meeting to surrounding property owners to obtain community input on the proposed deposition as per Council approved Soil Deposit and Removal Policy No. 05-008.

Pursuant to the Policy, the general public was notified by advertising the application in the local newspapers and the Township's website. The property owner also installed the required soil deposit application sign at the property.

DISCUSSION/ANALYSIS:

The property at 23788 - 72 Avenue is zoned RU-3 and is located in the ALR. The application proposes to deposit 30,000 m^3 or approximately 4,300 single truck loads of material. The Madrone report advises that trucks are to access the property via major arteries such as Highway 1, 232 Street, and lastly 72 Avenue. The drainage plan for the property includes a detention / infiltration pond on the south portion of the property that stormwater would be directed to, based on the technical requirements outlined in the Subdivision and Development Servicing Bylaw 2011 No. 4861.

A non-refundable volume fee of $30,000 ($1/ m^3) and a refundable security deposit in the amount of $150,000 ($5/m^3) would be required should the application be authorized by Council to proceed. The required application fee has been collected.

The information packages and ballots were mailed on October 11, 2019 with a deadline for responses of December 10, 2019. A map of the balloted area is included as Attachment C. The public meeting was held on November 12, 2019 at Trinity Western University from 5:00 pm to 8:00 pm. One member of the public attended the meeting.

The results of the mail-out ballot process are as follows:

Item	Total	Percentage
Total ballots mailed out	82	100%
Total property owners not responding	66	80%
Total ballot responses received	16	20%
Ballots received in support	**6**	**38%**
Ballots received against*	10	62%

*One letter was received and is included as Attachment D

Upon consideration of the application, Section 9 of the Policy provides guidance that Council may consider the following outcomes for applications on ALR lands:

- A resolution that the application be referred to the Agriculture Land Commission (ALC) for approval, subject to any conditions Council deems advisable;
- A resolution that the Application not be referred the ALC for approval and not be further processed under the Bylaw, or
- A resolution that the applicant, Township staff, or other specified person(s) be invited to provide further submissions with respect to the application.

Section 9.3 of the Policy provides direction that generally applications will be supported when more than 67% of the surrounding property owners who voted, voted in favour of the application. As the level of support for this application was less than 67%, the recommendation is that this application not be referred to the ALC and that staff be directed not to process the application further. Alternatively, Section 9.3 does provide the option to refer the application to the ALC if Council considers that there are reasons which would merit a departure from the general level of support rule.

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

Attachment A Madrone Report

Attachment B Braun Geotechnical Report

Attachment C 1.0 KM Mail-out Map

Attachment D Property Owner Letter

MADRONE
environmental services ltd.

RECLAMATION PLAN, SOIL DEPOSIT ASSESSMENT

23788 72nd Avenue
Langley, BC

FOR:

Owl Constructors Ltd.
20010-100A Avenue
Langley, BC V1M 3G4

BY:

Jessica Stewart, P.Ag., G.I.T.
Madrone Environmental Services Ltd

FEBRUARY 15, 2019
REVISED: MARCH 7, 2019

MADRONE ENVIRONMENTAL SERVICES LTD.
#202-2790 GLADWIN ROAD • ABBOTSFORD • BC • V2T 4S7
TEL 604.504.1972 • FAX 604.504.1912 • WWW.MADRONE.CA

DOSSIER: 18.0567

MADRONE
environmental services ltd.

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MADRONE
environmental services ltd.

RECLAMATION PLAN, SOIL DEPOSIT ASSESSMENT

23788 72nd Avenue
Langley, B.C.

1 Introduction

Owl Constructors Ltd. (Owl) retained Madrone Environmental Services Ltd. (Madrone) to prepare a joint soil deposit assessment and reclamation plan for 23788 72nd Avenue, Langley (the "property" or "the site", as seen on **Figure 1 in Appendix B**). Owl Constructors has been retained to reclaim the land for future agricultural use[1] by the landowners. The property lies within the B.C. Agricultural Land Reserve (ALR).

The property is situated on the east and north side of the Southern Railway of British Columbia (SRY) and the south side of 72nd Avenue. There is a steep escarpment that is oriented roughly northwest-southeast and trends through the neighbouring property (on that property's southwest side). The proximity of the railway and a review of aerial photographs dated back to 1940 showing land clearing on the benched plain below the escarpment strongly suggest that the site was altered by excavations to facilitate the construction of the railway.

The excavations have resulted in changes to the native topography. Additionally, much of the upper horizons (A and B) of the native soil have been removed in the broad plain. These anthropogenic changes have introduced both topographic and fertility limitations to the soils. The aeolian silt horizon expected (based on a review of local soils mapping) in this area was not encountered in my three soil excavations on and at the base of the escarpment (it has been disturbed or completely removed). The Aeolian horizon (silty

[1] The landowners have not selected a specific agricultural activity at this time; currently, there is no agricultural activities on either property.

sand) was found in one geotechnical test pit at the top of the escarpment, in the approximate centre of the site (topographic high, 53 m a.s.l.).

Recontouring the land surface to approximate the original topography and reconstruction of the soil profile using imported silty sand and organic matter are the most effective reclamation measures.

The property is located in the Township of Langley (TOL) and as such, must meet the requirements outlined in Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120[2] (the "Soil Bylaw"), which regulates soil removal and fill deposit within the TOL, in addition to Agricultural Land Reserve (ALR) regulations.

Specifically, the TOL bylaw requires that an application for non-farm use of soil must include a report prepared by a Qualified Professional (Agrologist) that specifies the nature and volume of soil required to reclaim the property.

The intent of this report is to satisfy that request; results are described below and are summarized in attached figures, tables and appendices. Soil volume calculations (using AutoCAD and a topographic land survey performed by Grewal and Associates in September of 2018) were performed by Braun Geotechnical Ltd. (Braun), and were supplied to Madrone to complete this plan.

Braun has completed a geotechnical report for the proposed project, including geotechnical recommendations for the proposed placement and drainage calculations. That report will accompany with this application to both the TOL and the ALC. Braun has also designed an Erosion and Sediment Control Plan (ESC). I have included those drawings in this report as well. This report has been revised for re-issue following volume re-calculations in February of 2019.

Note that Braun refers to the project as a gravel pit reclamation plan. The native surficial geology underlying this area is a mix of sand (dominant grain size) and fine gravel (as shown in Photo A-2), but not exclusively gravel. This soil placement plan thus refers to this as a reclamation plan without specifying gravel as the originally mined material.

---

[2] https://webfiles.tol.ca/Bylaws/Soil%20Deposit%20and%20Removal%20Bylaw%20(No.%204975).pdf
Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120

1.1 Description of Proposed Soil Project

The property is irregularly-shaped and 1.27 ha (3.15 acres) in extent according to BC Assessment[3]. It is zoned as Rural (RU-3) according to the Township of Langley Zoning Bylaw 2500, Section 200[4]. The full legal description of the site is: Lot 1 Plan NWP1139 Part1 NE Section 16 Township 11 Land District 36 Except Plan 49893 (PID: 000-458-368).

Based on soil volume calculations performed by Braun (**Figures 2 through 4**), Owl is applying to deposit approximately **30,000 m^3** of good-quality soil to create a near level (max 2% slope) grade conforming to the original topography of the site (prior to sand and gravel excavations more than 100 years ago) and to improve the current topographic and fertility limitations of the soil (currently 7T and 6F).

The soil will be spread to an approximate maximum depth of 5.0 m with a 2% slope to the west. The western edge of the fill will slope a maximum[5] of 40% (shown as 2.5:1 on Figures 3 and 4) into a proposed ditch constructed along the west of the property line. The soil will raise the land to approximately 53 m above sea level (a.s.l.), which would be level with the top of bank of the escarpment.

3

Due to excavations and re[m]oval of the native topsoil for the railway, there is no topsoil to be stripped from the majority of the proposed soil deposit area (it is not feasible to strip topsoil present on the top of the escarpment; this may result in erosion and slope stability issues). As such, topsoil will be acquired to complete the soil profile such that approximately 0.4 m of rich, brown topsoil forms a cap and allows soil-based agriculture. The total volume of soil requested by this project will include all topsoil needed (i.e. will not exceed the permitted amount).

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[3] https://www.bcassessment.ca/ BC Assessment. Accessed December 8, 2018

[4] https://www.tol.ca/at-your-service/engineering-building-development/development/zoning-bylaw/ Township of Langley Zoning Bylaw No. 2500.

[5] The fill drawings prepared by Braun show that the soil is to be deposited more than 6 m from the property line; in the event soil is within 6 m, slopes should not exceed 3:1, or 33%.

2 Assessment Area Description

2.1 Land Use

The northeast corner of the property is occupied by a single-family home and a driveway leading from 72nd Avenue. The remaining, lower property area is entirely cleared of vegetation and features a large shed, a mobile home, and a recreational area for a fire pit and hobby vehicles. There are no agricultural activities conducted on site. As detailed in Section 2.5 below, a historical airphoto review revealed that there has been no agricultural activities on either property.

2.1.1 Surrounding Properties

The lands to the south, east, and northeast are owned by Driediger Farms, which has berry[6] fields, a market place, and a production facility spread over four separate properties. On the north side of 72nd street across from 23788, there is an equestrian facility/hobby horse farm. On the opposite side of the railway track to the west of the sites, there is a residential lot (23720 72nd Avenue) with transport trucks stored on site. On the west side of this property, there is Golden Spruce Nurseries (23718 72nd Avenue).

All surrounding properties are in the ALR and the majority are used for agricultural purposes, with the exception of 23720 72nd Avenue.

2.2 Climate

The Climate Capability Map for Agriculture rates Langley and surrounding area as Moisture Class 2A (Coligado, 1980). Class 2 climate capabilities have a 120-150 day frost-free period (coastal areas) and a climatic moisture deficit of 40 to 115 mm. Class 2 aridity limitations indicate drought or aridity between May 1 and September 30 (growing season) resulting in moisture deficits which are mildly limiting to plant growth. Aridity limitations can be improved through irrigation to Class 1 (less than 40 mm climatic moisture deficit).

Climate data is available for the 30-year period from 1981 to 2010[7]. The nearest climate station (with sufficient data) is Haney East, located approximately 8 km north of the property in Maple Ridge, at an elevation of 31 m above mean sea level. Mean annual

[6] According to their website, Driediger Farms grows the following berries: Strawberries, Blueberries, Blackberries, Raspberries and Red Currants.

[7] http://climate.weather.gc.ca/climate_normals/index_e.html Haney East Climate Station. Accessed December 10, 2018

precipitation at the station was 1788 mm and the daily average temperature was 10°C. The annual number of degree days above 5°C (growing degree days) was 2113.

2.3 Landform and Topography

The Township of Langley Geosource Map[8] has good topographic information for this area, including 5 m contour intervals. I viewed the area at a 1:7500 scale using the 5 m contour intervals; this shows that there is broad, flat topography (slopes less than 2%) to the east of the site, including on 27808 72nd Avenue. To the west of the railway, there is a steep escarpment; slopes drop from approximately 50 m above sea level (a.s.l.) to 40 m a.s.l. at the base of the scarp. The steep road on the west side of the railway is currently (at the time of this report) being elevated 4-5 m due to cars "bottoming out" on the track[9]. There is then a gentle slope less than 5% westwards for more than 400 m.

The landowners at 23788 commissioned a topographic land survey for the site (including the southwest portion of 23808 originally included in the project and no longer part of this application). The land survey shows that the top of the bank of the escarpment on the property (believed to be a result of excavations to "borrow" sand to raise the railway; this is described in Section 3.2) is situated at approximately 53 to 54 m above sea level. The scarp slopes between 60% and 75% to the west and southwest to the broad flat area on the property that is situated between approximately 47 and 48 m a.s.l. There is a slight topographic high where the shed has been built up on a pad (this shed appears on airphotos starting in 2004). There is a second escarpment along the western property line where the embankment rises another 2 m to the edge of the property line at the railway right-of-way (50 m a.s.l.). The railway and right-of-way are completely flat to facilitate train passage.

2.4 Review of Existing Surficial Geology and Soils Maps

Soils are derived from the surficial geology parent materials. As such, I conducted a review of surficial geology mapping for the area. Armstrong (1980) mapped the surficial geology of this area for the Geological Survey of Canada. The two properties are mapped has having proglacial deltaic sands and gravels of the Fort Langley Sediments (FLe). There is a

[8] https://mapsvr.tol.ca/geosource3/ TOL Geosource Mapping Program. Accessed December 10, 2018

[9] https://www.langleyadvance.com/news/langley-rail-upgrades-to-close-72nd-avenue-through-autumn/ Langley Advance news. Accessed December 18, 2018

mapped geological boundary along the western edge of 23788; the surficial geology transitions to post-glacial Salish Sediments, specifically upland peat more than 8 m thick. I have hypothesized that the peat deposit was excavated to facilitate railway construction and sand and gravel were borrowed from the subject site to raise the railway above the surrounding land.

Prior to my site visit, I reviewed the Soils of the Langley-Vancouver Map Area soil survey by Luttmerding (1980). The soil survey was conducted on a reconnaissance scale in the 1980's. Similarly, Land Capability for Agriculture (LCA) ratings were calculated and published as a series of maps. The source maps were printed at a scale of 1:25,000 and are based on a reconnaissance level soil survey and air photo interpretation and represent a broad interpretation of soils. These data are also available on the Soil Information Finder Tool (SIFT) database[10], which is a joint effort of both the Ministry of Environment & Climate Change Strategy and the Ministry of Agriculture.

This section of the report summarizes the characteristics of the surveyed soils for the property; actual soils observed on site area in Section 3 below. Existing soil survey maps indicate that the soils in the area are the Abbotsford and Columbia soil series. The majority of the site is a 70%/30% mix of the Abbotsford and Columbia soils, respectively, whereas along the western edge of the property at the railway, the Columbia soils are mapped alone. Soil properties, according to soil survey maps, are summarized in Table 1.

[10] https://governmentofbc.maps.arcgis.com/apps/MapSeries/index.html?appid=cc25e43525c5471ca7b13d639bbcd7aa Soil Information Finder Tool. Accessed December 10, 2018

Table 1. Existing Soils Mapping for the Two Properties

Soil Series	Parent Material	Texture & Drainage	Topography	Classification	LCA Rating (Unimproved)
Abbotsford	Upper horizon: anthropogenic. Materials modified by people, including those associated with mineral exploitation and waste disposal. Examples are areas of landfill, spoil heaps, open-pit mines and levelled irrigated areas. Deeper horizons: glaciofluvial sands and gravels	Coarse, skeletal. Fine gravelly sands to fine gravelly loamy sands. Rapidly drained.	Level to gently undulating, less than 5% slopes. Scattered areas: strongly sloping or strongly rolling (20%); up to 60% along terrace scarps.	Orthic Humo-Ferric Podzol	Not disturbed by agriculture or industry: 2P/2F Where disturbed by above (loss of silt loam layer): 2P/3F-6F
Columbia	Deep, stratified glaciofluvial (gravel, sand) deposits with thin aeolian (silt) veneer (20cm or less).	Very coarse. Coarse sand to gravelly sands. Silty veneer frequently disturbed by agriculture (erosion ect). Loose. Well to rapidly drained.	Level to gently undulating, less than 5% slopes. Scattered areas: strongly sloping or strongly rolling (20%); up to 60% along terrace scarps.	Orthic Humo-Ferric Podzol.	Not disturbed by agriculture or industry: 2P/2F Where disturbed by above (loss of silt loam layer): 2P/3F-6F

2.5 Historical Airphoto Review

I obtained aerial photographs (airphotos) from the Geographic Information Centre at the University of British Columbia to review the historical use of the property. The airphotos we received span the time period of 1940 to 2009. The observations are summarized in Table 2, below.

I also conducted research into the history of the railway in proximity to the property. The Southern Railway of British Columbia was formerly the BC Electric Railway (BCER), which was constructed from Vancouver to Chilliwack in 1910[11]. The BCER was taken over by the Province of B.C. in 1961and operated under BC Hydro until 1988, when it was sold to a private company and became Southern Railway of British Columbia (note: the Southern Railway connects to the Canadian Pacific Railway just west of the properties). In the 1940 airphotos, the railway had thus been in place on the west side of the property for 30 years. The land was cleared and excavated below the surrounding grade.

[11] https://web.archive.org/web/20110527054951/http://www.sryraillink.com/about/history.htm Southern Railway of British Columbia. Accessed December 15, 2018

Table 2. Airphoto Review: 1940 - 2009

Roll Number	Year	Observations	Comments
BC205:71	1940	Railway is built. Scarp and clearing of trees on property are visible; there appear to be tracks through the property and more than half of the trees have been removed. The surrounding properties are densely forested and unsettled; there are some areas cleared of forest on the property to the west, but on the northern half only towards 72nd Avenue.	Black and white, single photo, good to marginal quality for age
BC723:22-23	1949	Better view of scarp: old-growth timber remains on the top of the bank and on 23808 72nd Avenue. Much of the native forest has been cleared throughout 23788. The bog (peat) deposits are apparently (depression, wet, scattered small trees) to the west/southwest of the properties; forest starts west of the peat deposits. The land along the railway corridor is cleared of timber (west side). Dense forest on lots currently farmed for berries by Driediger Farms.	Black and white stereo-pair. Good quality and larger scale than 1940 photos.
BC1680:77	1954	Lot to the northeast owned by Driediger Farms (production facility in present day) is mostly cleared of trees ; small streams are present through the lot; these appear to flow northwards. The property that is a present day horse hobby farm/equestrian facility has been cleared and developed. There is some clearing of timber and a residence present on 23808 (this is not the current house). Driveway in 23788 has been built but there is no house here. This may have been constructed to access timber from the rear of the lot in 23808 and to access timber from the top of the bank downwards. Additional trees have been removed from the escarpment since the previous airphoto.	Black and white, single photo, very good quality (clarity), large scale (approx.. 1:8000)
BC5064:187-188	1963	First appearance of the Trans-Canada highway. The highway and interchange are currently under construction to the immediate west (corner of the airphoto frame). Driediger Farms fields to the northeast (modern production facility site) and the east of 23808 are completely cleared and are actively farmed (possibly hay). The field to the southeast (north side of the Trans-Canada highway) is still forested but some clearing has begun. 23808 is mostly forested. Old growth timber remains along the top of the escarpment on 23788. Residences constructed to the north and west (but not on the subject properties themselves).	Black and white stereo-pair. Approximately 1:15,000 scale, good quality.

Roll Number	Year	Observations	Comments
BC5319: 103-104	1969	More extensive clearly of property to the west (large driveway area around pre-existing residence). No notable changes to subject properties. Timber along scarp remains in place, as does most forest on 23808.	Black and white stereo-pair, excellent quality, approximately 1:15000 scale.
BC5580:16 4-165	1974	No notable changes to property. There is still dense forest on 23808. The fields to the east and northeast are being actively farmed. There are more residences being built in the surrounding area.	Black and white stereo-pair, good quality, approximately 1: 20,000 scale
BC78006:1 36-137	1978	Very clear view of the properties: small clearing through the centre of 23808 but most timber remains. There is small growth of vegetation in 23788 but only large trees on the escarpment. No other notable changes in the area besides the large clearing of Driediger's southeast lot (previously forested).	Black and white stereo-pair, good quality, very large scale approximately 1:7500
BC88008:6 8-69	1988	Residences constructed on both properties. Dense forest remains on both properties with the exception of the excavated plain on 23788 (centre and west part of property towards railway). Intensive agriculture on surrounding properties to north, northeast, east, and southeast.	Black and white stereo-pair, excellent quality, approximately 1:20,000 scale
FFC Vancouver 94: 112-113	1994	No notable changes since 1988 airphotos. Dense timber throughout properties.	Colour stereo-pair, 1:25000 scale, excellent quality.
SRS6912: 253-254	2004	Large shed and mobile home/shed present on 23788 property (broad flat area). No other notable changes to the properties. There is substantial development (parking area, driveway, residence to the neighbouring property to the west/southwest (opposite side of railway).	Colour stereo-pair, 1:20,000 scale, excellent quality
SRS7967:2 52	2009	Partial clearing in centre-south of 23808 property. Some thinning of timber towards the south of 23788.	Colour, single photo, 1:6500 scale, excellent quality, very large scale

3 Observations

3.1 Soils & Vegetation

Jessica Stewart, A.Ag., under supervision of Gordon Butt, P.Ag., P.Geo., assessed the property on November 29, 2018. There were clear conditions with excellent visibility. Prior to my site visit, I was supplied with the topographic land survey, the soil volume calculations, and test pit results by Braun Geotechnical Ltd.

I recorded the overall topography including the slopes of the escarpment, the site and surrounding land use, and the native vegetation. I assessed 72nd Avenue to the north and the railway for any existing drainage structures such as culverts and ditches. Appendix A contains additional site photographs. Three soil pits were excavated to depths of up to 1 m (minimum: 60 cm, to start of C horizon) along the escarpment; this is where the native soil has not been disturbed by excavations and other anthropogenic activities.

The soil pits are described below in Table 3, along with Braun's test pit results. My GPS Field Points, including the location of the soil pits, are shown on **Figure 5**. The location of Braun's test pits are shown on **Figure 6**; these were excavated at the top of the escarpment on the property (east property line with 23808).

Much of the timber on the scarp has been recently removed; this removal extends across the northern half of the scarp, approximately. The vegetation on the property includes red alder (*Alnus rubra*), Douglas-fir (*Pseudotsuga menziesii),* Western redcedar (*Thuja plicata),* paper birch *(Betula papyrifera),* western sword fern (*Polystichum munitum*), lady fern (*Athyrium filix-femina)*, and English ivy (*Hedera helix*). Towards the southern end of the lot, the oldest trees are predominantly Douglas-fir; these are at least 100-years old.

Drainage on the property is well to rapid; there are no wet-site indicators such as hydrophilic vegetation or ponding and seepage. There are no ditches on 72nd avenue, but rather, shallow swales on either side of the road. There is a significant slope to the west across the railway tracks. Water that accumulates on the road will flow downslope to the west and into any drainage catchments in this area (this area was closed during my assessment due to railway track upgrades). As described in Section 7 (Regional Hydrology) there are no mapped or observed streams on either property or in the general vicinity

Two of my soil pits were excavated along the scarp and one was excavated at the base of the scarp. I also excavated into the surface to inspect for the presence of topsoil in the approximate centre of the lot. My observations are as follows:

Pit #1 – Soil Profile Description (Placemark 8, Figure 5)

Horizon	Depth (cm)			Description
LFH	5	-	0	Tree roots, leaf litter.
Ah	0	-	20	Dark brown; loose; loamy sand with partly decomposed organic material; plentiful fine to medium roots; weathered at base of profile (oxidized). Disturbed folisols.
Bm	20	-	30	Brown-grey sand, loose, dry, plentiful fine to medium roots, oxidized sand (brown-orange colours).
IIC	30	-	60+	Grey sand (coarser than Ah and Bm), loose, dry, few medium roots, no mottling or red/orange colours, 5-10% fine gravel.

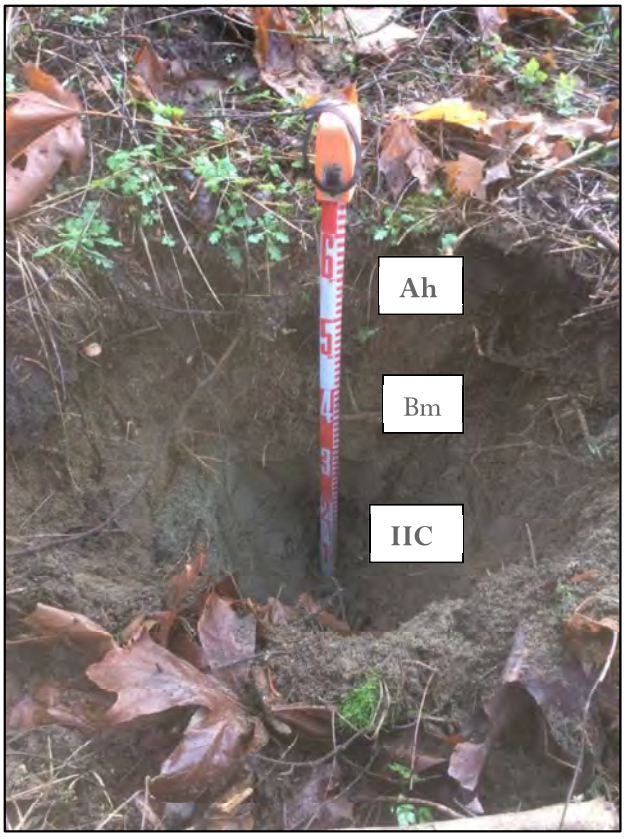


PHOTO 1. SOIL PIT 1 WAS EXCAVATED TO THE GREY SAND LAYER (C HORIZON) AT THE BASE OF THE SCARP.

Soil Pit 1 was excavated on Placemark 8 in Figure 5. This is situated near the base of the scarp in the southern part of the property area where old trees still remain standing (predominantly Douglas-fir). It appears to be a disturbed horizon as there are heaps of soil

nearby (with younger trees growing on top of them) and buried tree roots and stumps nearby (from clearing of the scarp in the historical past).

Pit #2 – Soil Profile Description (Placemark 10, Figure 5)

Horizon	Depth (cm)			Description
Ah	0	-	20	Dark brown, disturbed layer, mixed with leaf litter and roots of varying decomposition, loamy sand with organic matter, plentiful fine roots, no coarse fragments.
Bfj	20	-	85	Brown, loose, loamy sand, abundant fine to large roots, no mottles, no coarse fragments, dry.
IIC	85		110+	Grey, loose, medium-grained sand, <5% fine gravel, 1% coarse gravel. Few medium roots.



PHOTO 2. SOIL PIT 2 LOCATED AT PLACEMARK 10, WHICH IS SITUATED NEAR THE TOP OF THE SCARP IN THE 23808 PROPERTY.

Pit #3 – Soil Profile Description (Placemark 11, Figure 5)

Horizon	Depth (cm)			Description
Ah	0	-	20	Dark brown, disturbed horizon, loose, dry, loamy sand, plentiful fine to medium roots, no coarse fragments.
Bfj	20	-	50	Medium reddish-brown, loose, dry, loamy sand, few fine to medium roots, <5% fine gravel.
IIC	50		80+	Grey, loose, medium-grained sand, few medium roots, <10% coarse fragments



PHOTO 3. SOIL PIT 3, LOCATED AT PLACEMARK 11 AT THE TOP OF THE SCARP IN THE SOUTHERN PART OF 23808.
This is Not In The Proposed Fill Area. This Pit Was to Determine Whether There Were Differences In The Soil In Areas Outside Of The Proposed Fill Footprint.

Braun Geotechnical Pit 1:

Depth (m)	Braun's Description of Surficial Materials	Madrone's Comments/Interpretations
0-5.5	Grey-brown, damp, compact sand with trace to some fine gravel, trace silt. Trace to some medium gravel between 4 and 5.5 m	Glaciofluvial sand and gravel. No topsoil or Aeolian cap present. Medium gravel: period of higher river velocities, run-off from glaciers.
5.5-6.1 (end hole)	Grey-brown, damp, compact sand, trace some fine gravel, trace silt	Glaciofluvial sand.

Braun Geotechnical Pit 2:

Depth (m)	Description of Surficial Materials	Comments/Interpretations
0-0.25	Brown, damp, silty sand, trace organics	Original Aeolian cap not present in the lower part of the property.
0.25-6.1 (end hole)	Grey-brown, damp, compact sand, trace to some fine gravel, trace silt. Moist, silty fine sand interlayered with gravel between 5.2 and 5.8 m.	Glaciofluvial sand and gravel. Gravel interlayer: seen in cut located near the railway to the west of the property line. Deposited in a high-energy environment (i.e. high velocity stream flow, large-scale melting during deglaciation.

Based on the soil profiles, I have classified the soil as an Orthic Dystric Brunisol[12]. The soil most closely corresponds to the Abbotsford soil series described by Luttmerding (1980). The upper aeolian (wind-blown) fine sands and silts expected in this area have been removed by construction of the railway and clearing of timber. The aeolian cap was observed in the upper property area, south of the residence and upslope of the escarpment (Braun Geotechnical's Pit #2). The dark brown Ah horizon observed in soil pits 1 through 3 is disturbed along and at the base of the escarpment. There is fine sand and silt in this loamy sand horizon. In the overlying LFH horizon, there is decomposed organic matter derived from leaf litter, roots, and branches.

I hand-excavated shallow pits in the lower excavated area of the property. There is no topsoil; the first horizon encountered is the grey, medium-grained sand. The majority of the topsoil in this area has been removed (small amount of topsoil present in the base of the scarp); this condition extends to approximately 70% of the property.

[12] The Abbotsford soils are Orthic Humo-Ferric Podzols. The soils on site do not quite meet this classification due to a lack of a well-developed Bf horizon. The intermediate horizons were found to be Bm or Bfj.



PHOTO 4. CUT LOCATED ALONG THE WESTERN PROPERTY LINE
Downslope of the railway tracks. Laminated sand and fine gravel deposits.

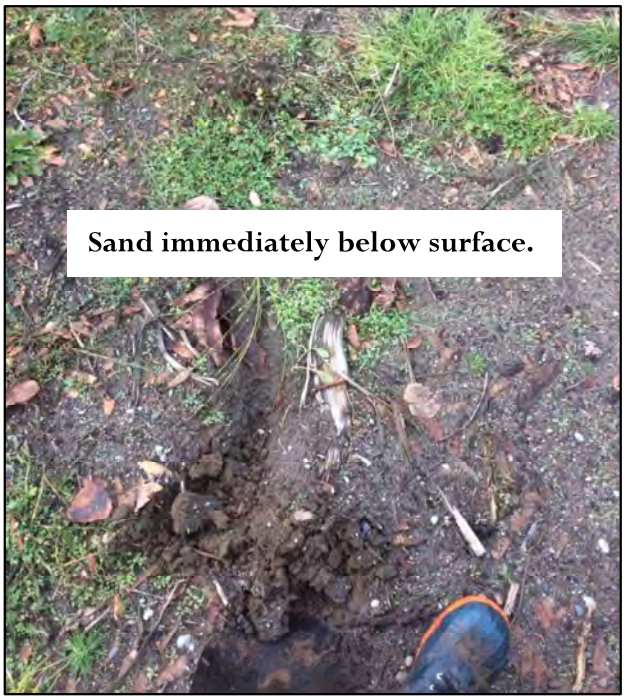


PHOTO 5. DIGGING IMMEDIATELY BELOW THE SURFACE
In the broad, flat plain reveals sand and no topsoil or lfh horizon. Trees were removed from this area and sand was excavated out for the railway (hypothesized).

3.2 Land Capability For Agriculture

LCA ratings are assigned, dependent upon soil and site conditions, according to specific criteria presented in Land Capability Classification for Agriculture in British Columbia (Kenk, 1983). The ratings describe the general suitability of the land for agriculture as seven classes for mineral soil and seven classes for organic soil. Agricultural capability classes are modified into subclasses when limitations to agriculture exist. There are twelve subclasses for mineral soils and nine subclasses for organic soils. LCA rating classes and subclasses are described in more detail in **Appendix C**.

In describing LC classes, the number refers to the class (1through 7) and the capital letter refers to the subclass, or nature of the limitation. Thus 3W has a capability of Class 3 (roughly half-way between the best – Class 1 – and the worst – Class 7 agricultural land. The W refers to wetness in the form of high and/or prolonged saturation and high watertables.

Based on my field assessment, there are two limitations to the soil on site. The first is a topographic limitation along the escarpment due to steep slopes over 60%. This correlates to a Class 7T limitation; it affects approximately 2400 m^2 of the 23788 property, or approximately 18% of the total property area (**Figure 7**). This limitation extends into the neighbouring property (23808 72nd Avenue), affecting approximately 1600 m^2 of land its southwestern side, or 9% of the total property area.

The second limitation is fertility due to disturbance (in proximity to the scarp) to complete removal and of the topsoil (A) and subsoil (B) horizon in the broad flat area in the property. The upper soil horizons were removed to facilitate railway construction along the western property line. I have hypothesized that the upland peat unit mapped at the contact of the western property line was excavated and replaced to sand to elevate the railway. The remaining sand in the C horizon is nutrient deficient and cannot be corrected in a feasible way without the addition of organic-rich soil. There is low nutrient and moisture retention is too low to support agricultural crops.

The limitation is due to past excavation and is classed as approximately 6F: "soils in which the very poor fertility status is unsuited for agricultural crops and is impractical to improve with feasible management practices. Specifically adapted native plant species are present which are suitable for grazing by domestic livestock". The 6F limitation applies to approximately 6500 m^2 of the broad flat area in the property (50% of the property, **Figure 7**).

4 Soil Deposit Proposal

4.1 Rationale for Deposit

The properties subject to this proposal appear to have been subject to sand and gravel extraction to build up the railway where upland peat deposits are mapped by the Geological Survey of Canada[13]; they are similar to the gravel pits in that they are altered lands as a result of industrial and infrastructure development. Although these lands do not require remediation under the Mines Act, I believe that their remediation for agricultural use should be considered via a soil deposit proposal.

The Township of Langley contains numerous gravel pits, both operating (by private companies) and pits that have yet to be reclaimed. The Township itself owned 17 pits as of 2005; these were to be reclaimed as required under the Provincial Mines Act. Recent (2017) published news[14] regarding the remediation of the Horne Pit (located in the Brookswood/Fernridge Community) reports that the Township has four pits remaining in its inventory. The Horne Pit was remediated by the Township of Langley by importing 100,000 cubic metres of material to the site between Summer of 2016 and the date of the article in September of 2017.

In our opinion, the most practical solution to improving the 6F fertility limitation (sandy subsoils with low water and nutrient-holding capacity) that affects 50% of the property and the 7T topographic limitation that affects roughly 18% of the land is to import and place approximately 30,000 m^3 of good-quality sandy loam or loam, in addition to organic-rich, dark topsoil that is at least 0.4 m thick.

Braun designed the soil deposit plan using a topographic land survey and AutoCAD software. Their calculations show that the fill can bring the land up to grade with the top of the escarpment, with a subtle slope of approximately 2% to the west to drain the soil. They have proposed constructing a ditch between the western property line and the bottom of the bank cut, which is situated at approximately 49.5 m a.s.l. The ditch would drain south on the property to the low-lying timbered area; this is the proposed stormwater infiltration area, which features a detention pond that is approximately 215 m^2

[13] Armstrong, J.E. (1980). New Westminster Surficial Geology, Mapsheet 1484A.

[14] https://www.langleytimes.com/news/township-remediates-former-gravel-pit-in-brookswood-fernridge/ LangleyTimes newspaper article. Accessed December 15, 2018

and 2 m deep (total volume: 430 m^3). All cross-sections and calculations are shown on Figures 2 through 4 in Appendix B of this report.

4.2 Soil Deposit Plan

I recommend that soil placement is carried out in a sequence of well-defined steps, with some flexibility in the exact placement (i.e. in layers, one quadrant at a time etc.) to be dictated by the machine operators who have the experience and expertise in this area. All placement activities should abide by the Soil Deposit and Removal Bylaw 2013 No.4975 Amendment Bylaw 2015 No. 5120 (Township of Langley, 2015)[15].

Prior to any soil deposition activities, the timber located within the deposit area will be salvaged. Municipal requirements relating to the protection of trees in the Township are contained in the Subdivision and Development Servicing Bylaw; this bylaw does **not** apply to properties in the ALR[16]. However, forest clearing should be avoided during the bird nesting season, which is generally between March and August[17].

If forest clearing is proposed during the bird nesting season, Owl Constructors should retain a Qualified Environmental Professional (QEP) to complete an assessment to confirm that tree cutting can proceed in compliance with provincial and federal legislation. A tree cutting permit is beyond the scope of this report.

After vegetation is cleared, the next step is to install any erosion and sediment control (ESC) measures on site and have these assessed for effectiveness prior to the arrival of any machinery on site. Braun has designed a detailed Sediment and Erosion Control plan for the construction phase that should be adopted. The ESC measures suggested for this site are outlined in Section 6.0, below.

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[15] https://webfiles.tol.ca/Bylaws/Soil%20Deposit%20and%20Removal%20Bylaw%20(No.%204975).pdf Soil Deposit and Removal Bylaw No. 4975 Amendment Bylaw 2015 No. 5120 Accessed December 15, 2018

[16] https://www.tol.ca/at-your-service/sustainability/tree-and-wildlife-protection/ TOL Tree and Wildlife Protection. Accessed December 15, 2018

[17] According to the Provincial Wildlife Act and International Migratory Bird Convention Act, clearing of trees is generally not permitted between March and August (nesting season). Clearing during this period requires specific approval from the Ministry of Environment, or potentially the Department of Fisheries and Oceans.

4.2.1 Planned Truck Routes to Site

Management of truck traffic is important and must be planned prior to commencement of importation activities. The property can be accessed via Highway 1 and the 232nd Street interchange, which are located approximately 1.4 km west. The short distance to the highway is beneficial as it will reduce traffic congestion on minor roads in the Langley area.

We encourage Owl to implement a traffic management plan that requires all contractors to abide by this route when approaching the area. Truck drivers should be made aware of the railway crossing present on approach to the site[18]. Currently, there are repairs being conducted to the railway at the 72nd Avenue crossing. The closure is reported to last until the end of November of 2018; upgrades were still underway during my assessment on November 29th. We do not anticipate railway upgrades to proceed beyond mid-2019, the earliest this project is expected to commence if the applications are approved.

4.2.2 Importation and Monitoring of Soil, Construction of Ditch

After the implementation of ESC and communication of the proposed truck routes to the site, good quality well-draining (i.e. loam, sandy loam) soil ideally sourced from local sites (i.e. Langley, Abbotsford, Surrey) will be spread over the deposit area, graded to a maximum depth of 5.0 m as per Braun's specifications in Figures 2 through 4

There will be slight settling of fill through time, however if a primarily mineral-fill (i.e. not organics such as peat) is used, there will be minimal disruption of the intended final grade.

A ditch is proposed for the west side of the property. This should be constructed prior to the final placement of fill to capture any surface run-off. The fill will be sloped approximately 2% towards the constructed ditch, which will then flow south into the timbered area to the south of the property. Due to the well to rapidly-draining sand deposits, I anticipate that most water will infiltrate into the soil without producing surface runoff . Water cannot flow south or east to affected other sites, as the property is bound by the scarp and the railway embankment. Braun has performed drainage calculations for

[18] As previously mentioned in this report, the portion of 72nd Avenue to the west of the railway is currently (as of fall of 2018) being raised 4 to 5 m to reduce the steep grade that is presenting issues at the crossing.

2, 5, and 100-year rain storm events. These calculations are shown on Figure 2 and are described in detail in the accompanying Geotechnical Report.

The volume of soil requested in this application will account for any imported topsoil required, thus an additional permit will not be required. Topsoil should be spread to a thickness of approximately 0.4 m to allow good development of the soil profile over time. To ensure topsoil does not become compacted, it should be handled only with moisture contents equivalent to field capacity (the moisture content of a soil after free water drainage has ceased) or less. Topsoil brought to the site before placement should be stockpiled in a safe place, with stockpile slopes of less than 3:1 (horizontal: vertical, or 33%) to minimize rill erosion. A tarp can also be used to combat erosion of topsoil stockpiles.

Madrone recommends that the 5 m buffer be maintained between the west and south property boundary (which is situated adjacent to the railway right-of-way) and the extent of imported soil - no soil or topsoil stockpiles will be placed within the buffer. This is slightly increased from the TOL 3 m buffer requirement. Furthermore, any soil within 6 m of the property line should not slope more than 20% or 5:1 (horizontal: vertical).

Soil placement activities should be monitored periodically. Monitoring visits should be scheduled to coincide with important project milestones and randomly when the site is active. The important milestones are:

- Prior to placement, when the ESC measures are implemented on site according to Braun's ESC plan shown in Figures 8 and 9 of this report and outlined in Section 6.0, below;
- After significant rainfall event (25 mm/24 hours or greater) during filling to inspect the Erosion and Sediment Control (TOL ESC Bylaw requirement); OR if conditions are drier (summer fill placement), we recommend routine monitoring every 2500 m^3 of soil brought to the site – this is in line with volume increments monitored by Madrone in other importation projects approved by the ALC. This is also to ensure that coarse fragment content is not elevated in the imported soils.
- Once the imported soil has been graded and **prior** to spreading topsoil. If topsoil is spread in sequence over filled quadrants, several visits will be required. This is to assess whether the subsoils do not contain excessive coarse fragments or any undesirable materials such as construction debris and waste;
- When the reclaimed soil profile has been constructed. **If the topsoil depth is inadequate, additional imported soil may be acquired at this point.**

The amount of soil will be recommended by a Professional Agrologist. Total topsoil imported will not exceed the permit allowance.

5 Sourced Soil

5.1 Physical Properties of Acceptable Source Soil

Soil sourced and brought to site should be coarse-textured, preferably sandy loam or loamy sand, to promote subsurface drainage. Soils containing high clay content or coarse fragments larger than fine gravels (2.5 cm or greater) are not desirable and should be avoided. Soils should be checked for these parameters ideally before arriving on site to ensure they are suitable as subsoils. If stony soils are unintentionally brought onto the site, the soils should be raked or sorted to remove the stones. A standard operating procedure can be followed; we have provided an example standard operating procedure in Appendix D of this report.

5.2 Chemical Properties of Acceptable Fill Material

Contaminated soil, or soil that is suspected to be contaminated, must not be used. It should be free of foreign material and uncontaminated. Foreign material includes but is not limited to concrete, asphalt, waste, garbage, and lumber. The fill material should be inspected to ensure that it is acceptable for agricultural use.

Reviewing existing environmental reports, concerning potential contamination at the source site, can aid in selecting the best fill material. Soil sourced in areas that have a history, or suspected history, of industrial or commercial use must be tested prior to transportation. **Madrone can assist with soil sampling and monitoring if you wish.**

The supplier of the fill material should warrant that the source soil is free from contaminants. We recommend that the owner signs a soil acceptance agreement with the parties responsible for supplying and transporting soils (see Appendix E for an outline).

If contaminated fill material is brought onto the site, Owl Constructors Ltd. will assume liability for remediating the site and/or removing the contaminated material. **Both landowners of the subject properties and Owl Constructors are expected to have an agreement in place regarding liabilities for soil importation.**

5.3 Imported Soils, Final Land Capability

Following proper soil placement as per our recommendations, we estimate that the post-fill Land Capability for Agriculture ratings will improve from Class 7T/6F to Class 2: mild limitations due to A (aridity, 2A) or 2F, fertility. The 60-75% slopes will be eliminated with placement of fill to bring the property up to grade. The fertility limitation due to the removal of the A and B horizons will be completely resolved (no limitation) with the placement of good-quality topsoil at least 0.4 m deep. Nutrient testing can be conducted prior to crop selection and planting, if this type of agriculture is desired. Nutrient testing can detect imbalances that can be corrected through fertilizer, manure, and other amendments.

6 Erosion and Sediment Control Plan

During soil deposit activities, it is imperative that proper erosion and sediment control measures are implemented to ensure that soil-laden water does not transport off site. An erosion and sediment control plan is a dynamic working document and is meant to be reviewed and if necessary amended on a regular basis (including during regular monitoring).

Braun has prepared a Sediment and Erosion Control Plan for the site (Figures 8 and 9 in Appendix B). This detailed plan should be implemented prior to any work on site. I have reviewed the ESC plan prepared by Braun and have made the following additional comments and recommendations:

- The topographic land survey shows that the property slopes subtly to the southeast, towards the base of the escarpment. It is bound on all sides, with the exception of the north end, by the railway embankments, which are elevated approximately 2-3 m above the flat fill area.
- As such, the risks involved with erosion and sediment movement are relatively low. Excavation activities associated with the proposed construction do have the potential, however, of creating areas that are prone to erosion and subsequent sediment transportation.



PHOTO 6. LOOKING SOUTH ACROSS THE BROAD FLAT AREA SITUATED BELOW THE SURROUNDING LANDS.

Considering these conditions, the following best management practices should be implemented prior to the commencement of topsoil stripping and soil filling (these are intended to augment the existing ESC plan prepared by Braun in Figures 8 and 9):

- The existing driveway gravel cover can be augmented prior to soil placement. Gravel should be clean and 150 mm (6" clear) minimum in size. **Gravel brought to the site should not exceed 2 truckloads, or 14 m^3 without a permit from TOL.**
- If excessive soil is tracking on to 72nd Avenue, a wheel wash can be installed. A wheel wash facility is a graveled linear depression through which trucks drive after dumping (before exiting onto the road). Good quality crushed rock should be placed in and on both sides of this facility. The water should not be allowed to discharge onto 72nd Avenue, but instead should be directed so that it seeps into adjacent ground. The water should be drained and refilled on a weekly basis while under full use.

- Temporary polyethylene sheeting can be used for topsoil or imported soil stockpiles. Covering the material will prevent it from being displaced by rain drops and/or surface flowing water. This is a short-term erosion control BMP, and would be used in cases where stockpiles of material are to be moved.
- In addition we recommend shutting down all dumping and excavating/grading activities during periods of heavy rain, which define here as an excess of 25 mm of rain in 24 hours. Hourly rainfall can be monitored on the following website: http://www.flowworks.com/network/hmiscreens/langley/langley.aspx

7 Regional Hydrology

There are no mapped or observed watercourses on either property. When excavating their test pits, Braun did not encounter the water table up to 6.1 m deep. The native sand deposits in this location are well to rapidly-drained and I expect that precipitation does not pond on site.

As detailed in this report, Braun has been retained to plan and calculate the soil deposit area and volume. The plan calls for a ditch to be established between the property line (at the top of the railway embankment) and the base of proposed soil slope, which is at the base of the embankment[19] and will slope 40% to the ditch (more than 6 m from the property line). The fill overall will be graded with a 2% slope west.

Water that accumulates in the ditch will flow south into a proposed stormwater infiltration area. Water that collects in this area will infiltrate into the ground and cannot flow into adjacent lands due to the topography.

The hydrologic conditions in the surrounding lands should not be affected by the placement activities.

8 Reporting and Monitoring

The terms of your permit(s) with the ALC may indicate that Madrone is expected to conduct inspections of the site and materials and to provide inspection reports to the Township of Langley and the ALC. In this case, you should contact Madrone before you

[19] No soil will be placed within 3 m of the property line, as required by the Township of Langley Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120

begin soil placement or site preparation work to develop a monitoring schedule that meets the conditions of your permit and conforms to our recommendations.
We recommend that accurate and complete records of all fill brought to the site is completed (see Appendix E). Records must contain, at a minimum, the location of the source site(s), the volume and number of loads with date and time of delivery, and the name of the trucking company.

9 Summary of Recommendations

We have proposed the following basic plan for the site:

Prior to any importation, ESC measures should be implemented and checked. All trucking routes should be pre-approved with contracted companies. Agreements should be made between the landowners and Owl Constructors Ltd. regarding liabilities for the project, including the potential for importing contaminated soils.

Once the above measures are taken, proceed with placing locally sourced (if possible), good-quality soil on the land. Sourced soil should consist of clean soil from an uncontaminated source; it should have less than 20% coarse fragment, should not be clay-rich, and should not contain any foreign material. Madrone can assist with screening soil sites for potential contaminants (preliminary studies) and assessing coarse fragment content of incoming soil loads. Sites should also be checked for potential invasive plant species.

The final surface after completion of the soil placement will be sloped approximately 2% to the west, with a 40% slope at the western edge towards the constructed ditch. Imported topsoil should be spread evenly over the final graded surface in such a way as to avoid compaction. This can be done in sequence. An agrologist should be consulted to determine whether the topsoil depth is adequate; this is why it is imperative to keep adequate load counts, such that additional topsoil can be soured if the permit has not been “maxed out”.

The soil placement operation should be monitored at regular intervals through the process. Once complete a final report should be issued on the condition and final, improved land capability of the filled area.

Yours Truly,
MADRONE ENVIRONMENTAL SERVICES LTD.

Prepared by:

*This is a digitally signed duplicate of the official manually signed and sealed document.

Jessica Stewart, G.I.T., P.Ag.
Articling Agrologist

Supervised by:

*This is a digitally signed duplicate of the official manually signed and sealed document.

Gordon Butt, M.Sc., P.Geo., P.Ag.
Professional Agrologist

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APPENDIX A

Site Photographs



PHOTO A-1. LOOKING SOUTH ACROSS THE SCARP ON 23788 72ND AVENUE.
Slopes are between 60 and 75% (steepest recorded); the oldest trees are situated on the southern end of the scarp. Recent brush and timber clearing has occurred.



PHOTO A-2. LOOKING WEST AT THE CUT EXPOSED IN THE BANK BELOW THE RAILWAY TRACKS.
A layer of gravels is present in the native sand deposit. There is fill in the upper horizons (not native).



PHOTO A-3. LOOKING NORTH TOWARDS THE RESIDENCE
located at the top of the scarp on 22788 72nd Avenue. The scarp is cleared across roughly half of its length from north to south. The broad clearing in the photo contains almost no topsoil (i.e. underlain by sand).



PHOTO A-4. LOOKING SOUTH AT THE END OF THE PROPERTY TOWARDS THE RAILWAY, WHICH TURNS TRENDS WEST AND THEN TURNS NORTH.
The scarp to the left of the photo is in the neighbouring property (23808).



PHOTO A-5. LOOKING NORTHWARDS FROM THE SOUTHERN END OF THE PROPERTY.
The timbered area to the right of the photo is within the property boundary; the forest continues upslope along the escarpment. The embankment to the left is situated below the railway.

APPENDIX B

Figures and Cross-Sections

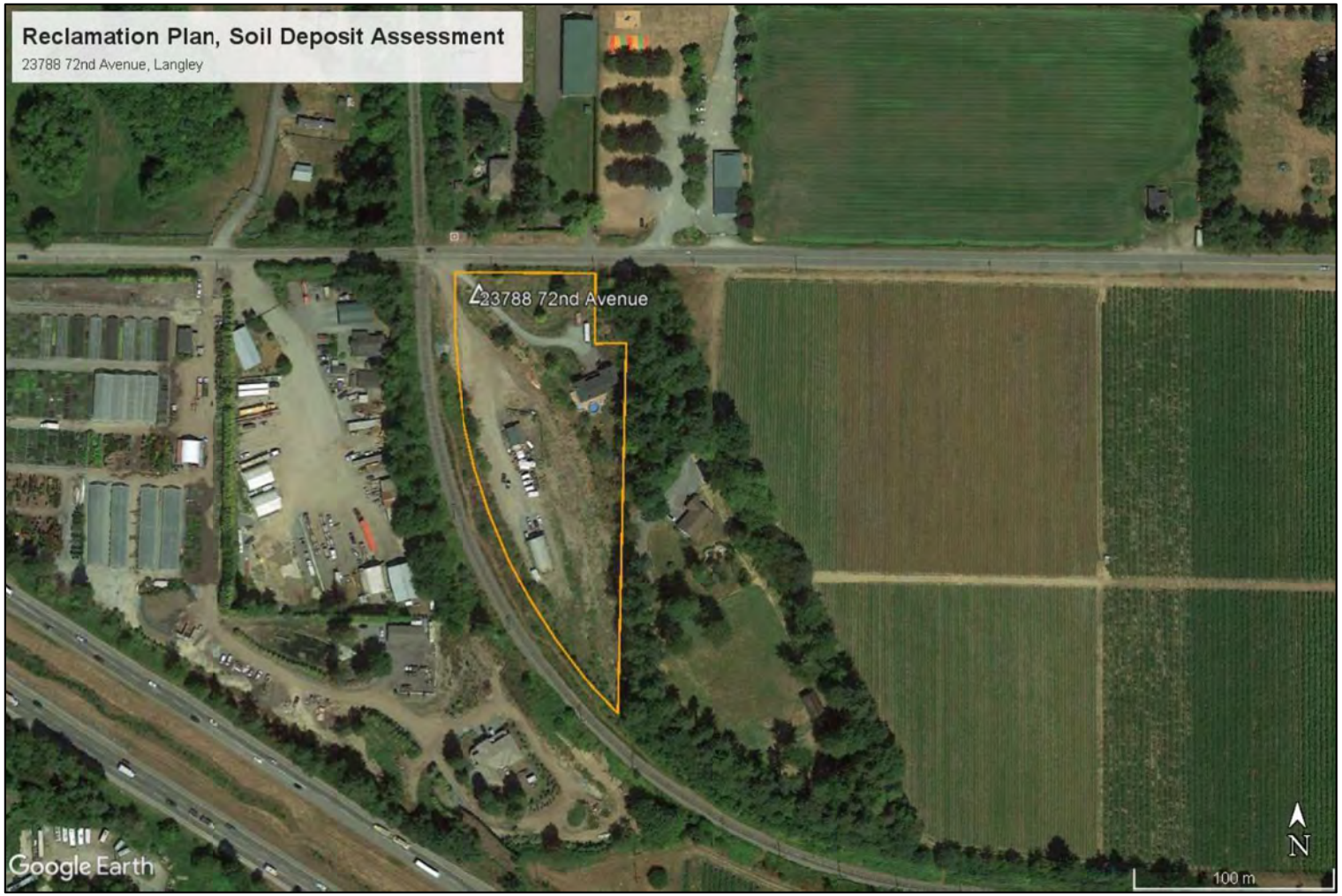
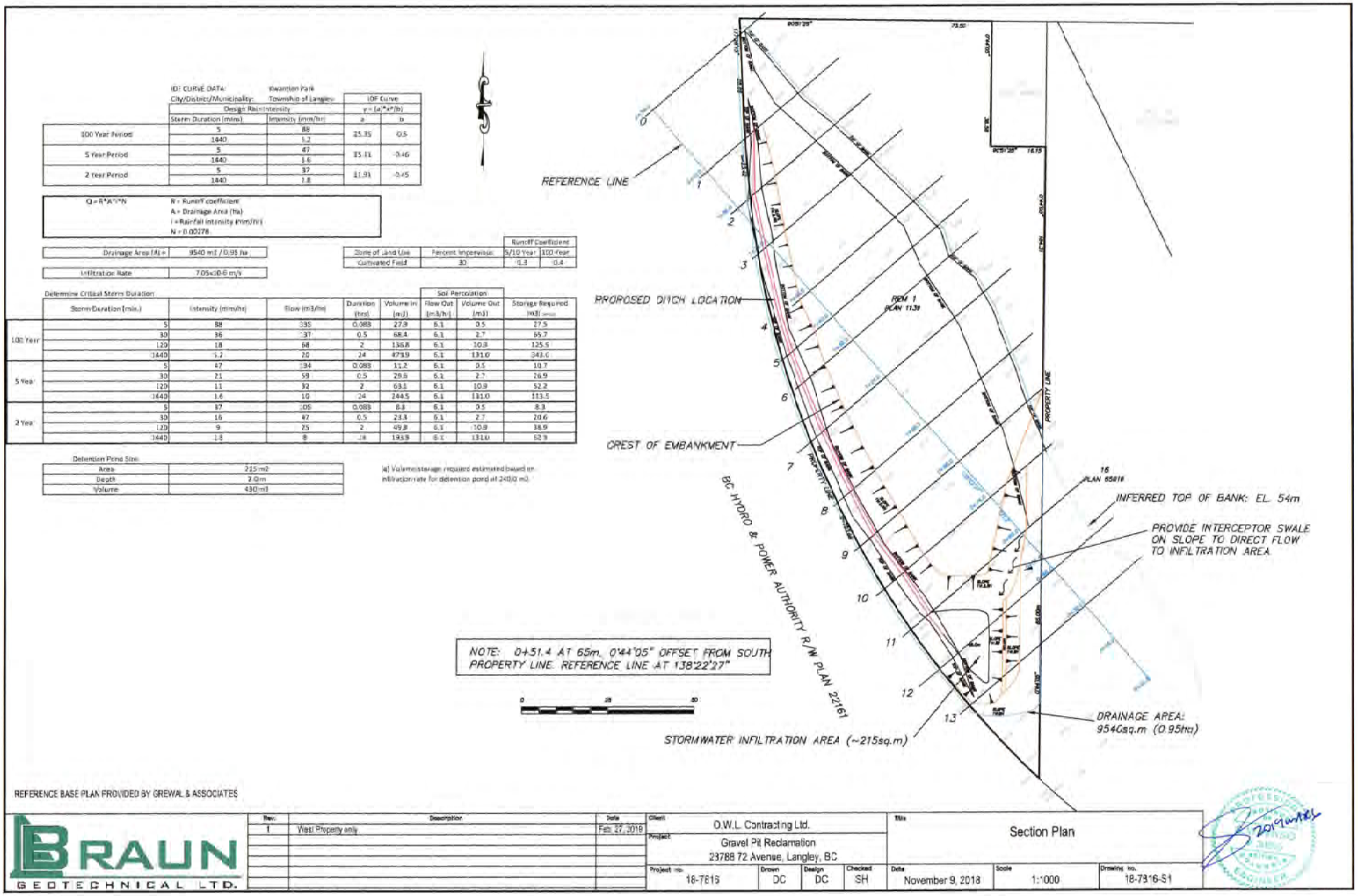


FIGURE 1. OVERVIEW OF THE TWO PROPERTIES SUBJECT TO THE RECLAMATION AND SOIL DEPOSIT PROPOSAL (23788 72ND AVENUE. THE PROPERTY OUTLINE IS VIA THE IMAPBC 4.0 PARCELMAP LAYER.



IDF CURVE DATA: Swamton Park
City/District/Municipality: Township of Langley

	Storm Duration (mins)	Intensity (mm/hr)	IDF Curve i = (a)*x^(b) a	b
100 Year Period	5	88	25.35	-0.5
	1440	1.2		
5 Year Period	5	47	13.11	-0.46
	1440	1.6		
2 Year Period	5	37	11.91	-0.45
	1440	1.8		

Q = R*A*i*N
R = Runoff coefficient
A = Drainage Area (ha)
i = Rainfall intensity mm/hr
N = 0.00278

Drainage Area (A) =	9540 m2 / 0.95 ha
Infiltration Rate	7.05x10-6 m/s

Zone of Land Use	Percent Imperveous	Runoff Coefficient 5/10 Year	100 Year
Cultivated Field	30	0.3	0.4

Determine Critical Storm Duration

	Storm Duration (min.)	Intensity (mm/hr)	Flow (m3/hr)	Duration (hrs)	Volume In (m3)	Soil Percolation: Flow Out (m3/hr)	Volume Out (m3)	Storage Required (m3) (a)
100 Year	5	88	335	0.083	27.9	6.1	0.5	27.5
	30	36	137	0.5	68.4	6.1	2.7	65.7
	120	18	68	2	136.8	6.1	10.8	125.5
	1440	1.2	20	24	473.9	6.1	131.0	343.0
5 Year	5	47	184	0.083	11.2	6.1	0.5	10.7
	30	21	59	0.5	29.6	6.1	2.7	26.9
	120	11	32	2	63.1	6.1	10.8	52.2
	1440	1.6	10	24	244.5	6.1	131.0	113.5
2 Year	5	37	105	0.083	8.8	6.1	0.5	8.3
	30	16	47	0.5	23.3	6.1	2.7	20.6
	120	9	25	2	49.8	6.1	10.8	38.9
	1440	1.8	8	24	193.9	6.1	131.0	62.9

Detention Pond Size:

Area	215 m2
Depth	2.0m
Volume	430 m3

(a) Volume storage required estimated based on infiltration rate for detention pond at 2400 m2.

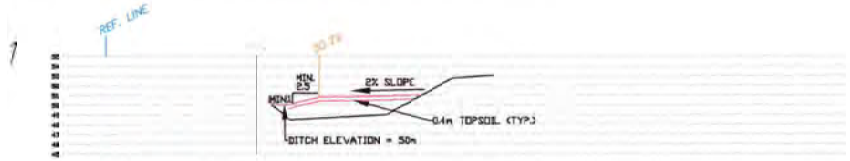
REFERENCE BASE PLAN PROVIDED BY GREWAL & ASSOCIATES

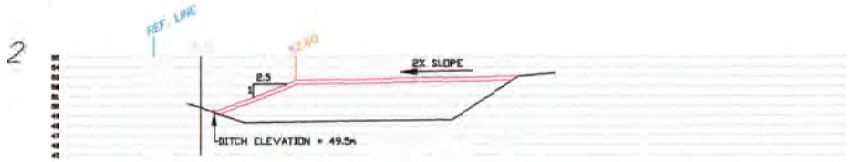
BRAUN GEOTECHNICAL LTD.

Rev.	Description	Date
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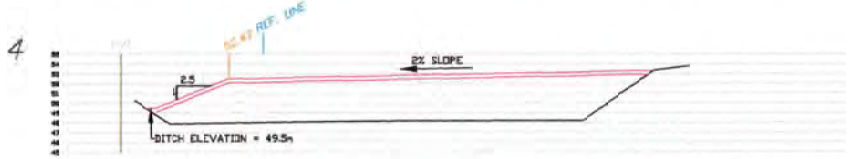
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Project: Gravel Pit Reclamation, 23788 72 Avenue, Langley, BC
Title: Section Plan

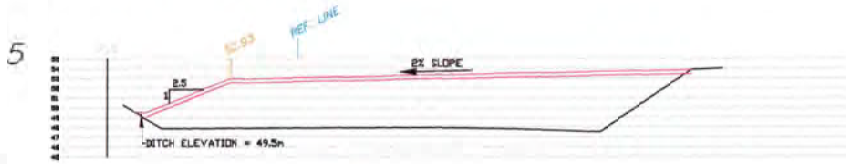
Project no.	Drawn	Design	Checked	Date	Scale	Drawing no.
18-7816	DC	DC	SH	November 9, 2018	1:1000	18-7816-S1



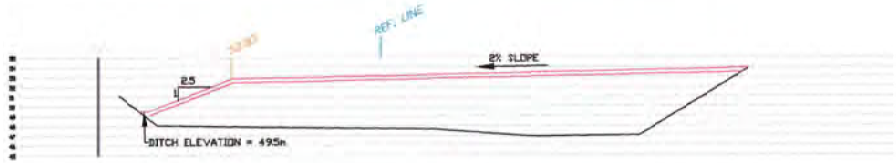


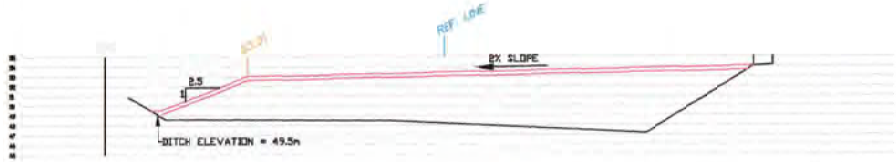


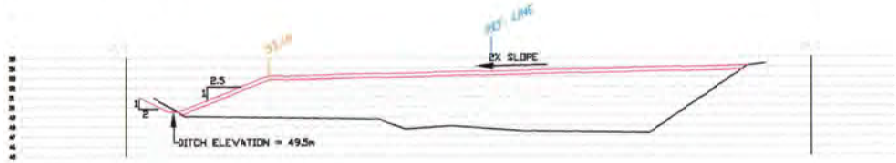


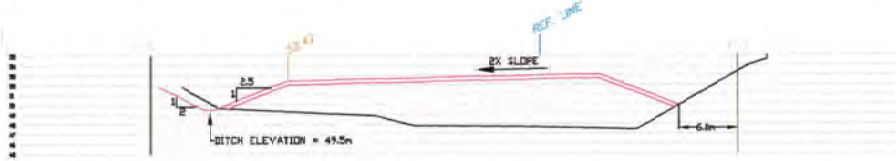


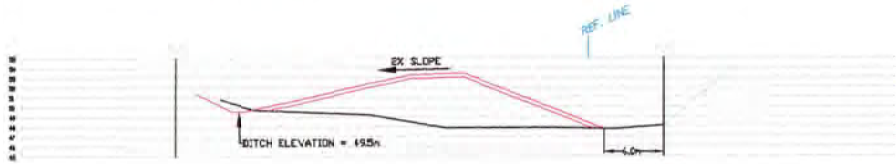


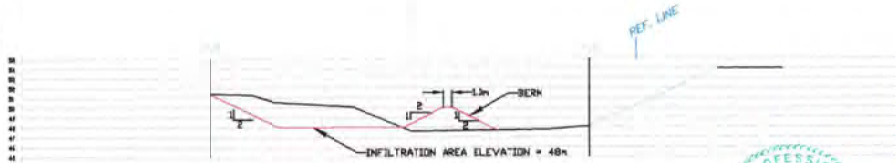












BRAUN GEOTECHNICAL LTD.

Rev.	Description	Date
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Client: O.W.L. Contracting Ltd.

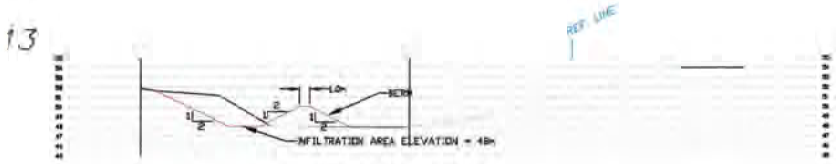
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23788 72 Avenue, Langley, BC

Project no.: 18-7815 | Drawn: DC | Design: DC | Checked: SH

Title: GRAVEL PIT SECTIONS
1 - 12

Date: November 9, 2018 | Scale: 1:500 | Drawing no.: 18-7316-S2

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — SEAN HUMMEL — 29 NOVEMBER 2018



FILL VOLUME CALCULATION

Line	Station	Fill Section Area (sq. m)	Distance (m)	Volume (cu. m)
0	2+34.0	0.0	--	--
1	2+10.0	23.0	24.0	276
2	1+86.0	103.5	14.0	885
3	1+72.0	141.6	14.0	1715
4	1+58.0	210.3	18.0	3167
5	1+40.0	262.7	10.0	2365
6	1+30.0	258.9	9.0	2347
7	1+21.0	305.0	14.5	4089
8	1+06.5	277.8	13.5	5383
9	0+88.0	272.7	14.0	3853
10	0+74.0	186.0	14.0	3211
11	0+60.0	105.0	14.0	2037
12	0+46.0	14.0	14.0	834
13	0+32.0	12.0	14.0	182
14	0+18.0	0.0	7.8	47
			Total	30291 cubic m

BRAUN GEOTECHNICAL LTD.

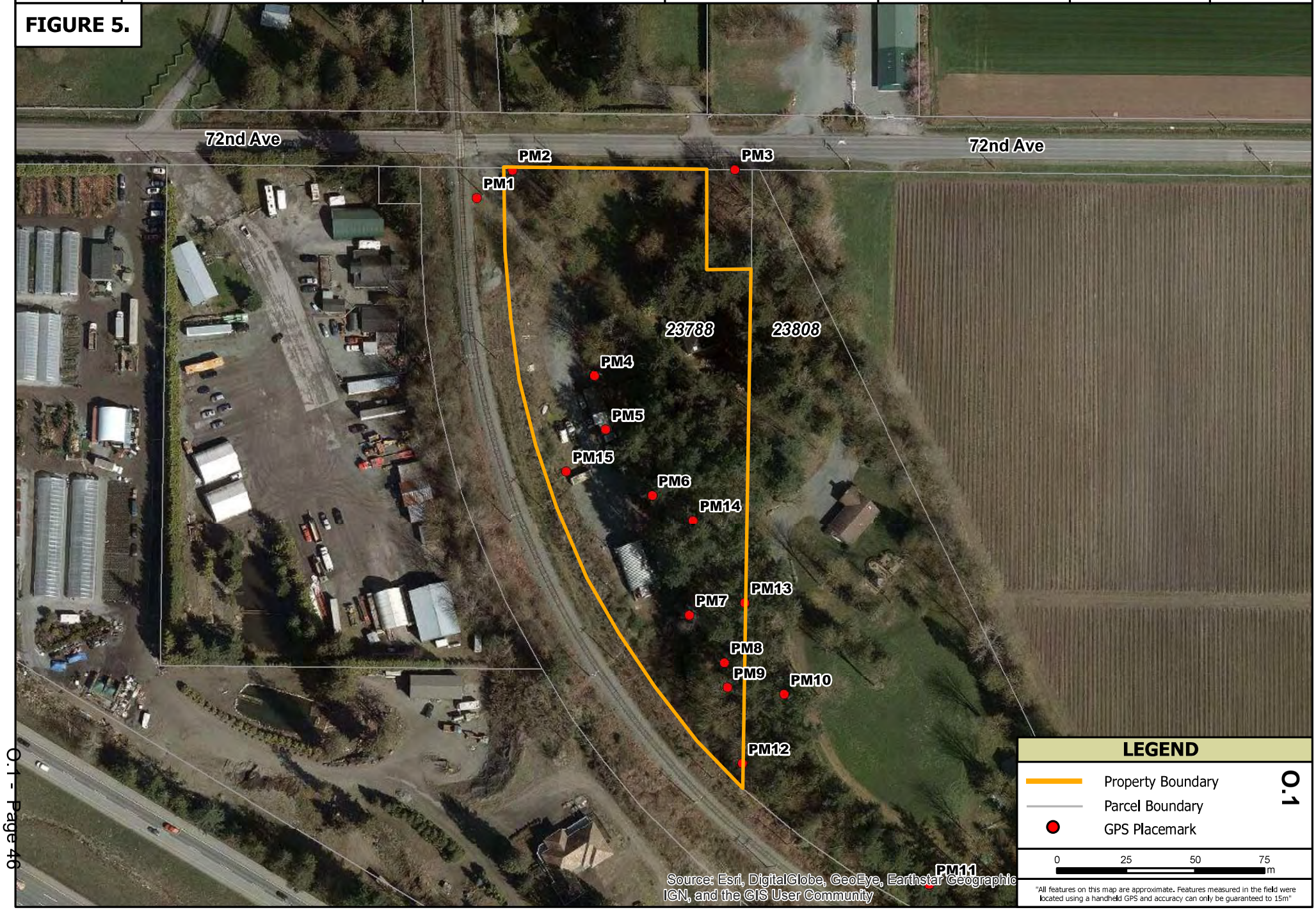
Rev.	Description	Date
1	West Property only	Feb. 27, 2019

Client: D.W.L. Contracting Ltd.
Project: Gravel Pit Reclamation, 23788 72 Avenue, Langley, BC
Project no.: 18-7816 | Drawn: DC | Design: DC | Checked: SH
Title: GRAVEL PIT SECTIONS 13
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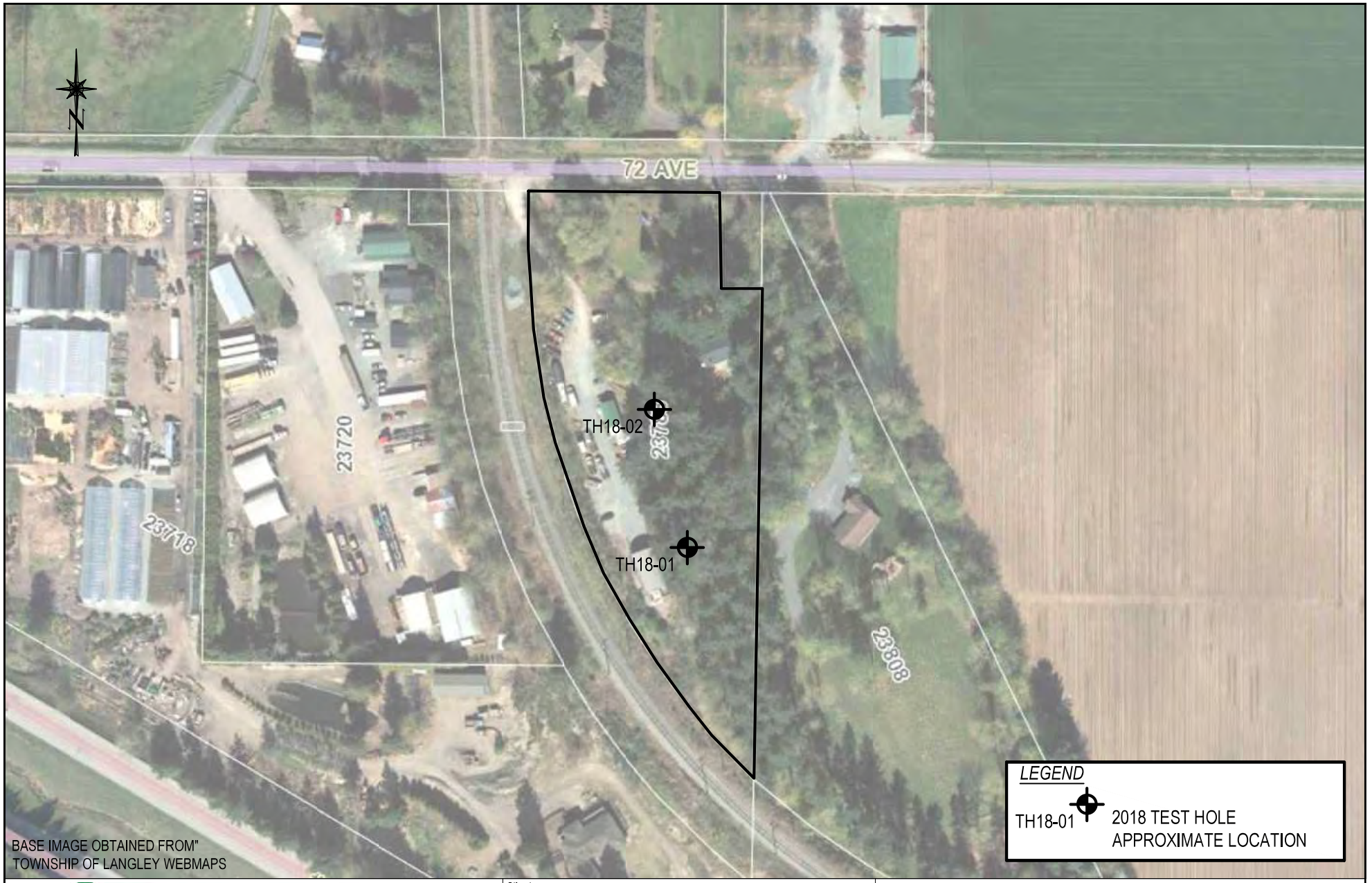
PROFESSIONAL ENGINEER

MADRONE environmental services ltd	**PROJECT:** Reclamation & Soil Deposit Assessment: 23788 72nd Avenue		**LOCATION:** Langley, BC	**CLIENT:** Owl Constructors Ltd.	**DOSSIER:** 18.0567
	ASSESSED BY: Jessica Stewart, G.I.T., A.Ag.	**FIELD VISIT:** November 29, 2018	**MAP SCALE:** 1:1,750	**MAPPING DATE:** February 11, 2019	**DRAWN BY:** Jessi Yellowlees

FIGURE 5.



O.1



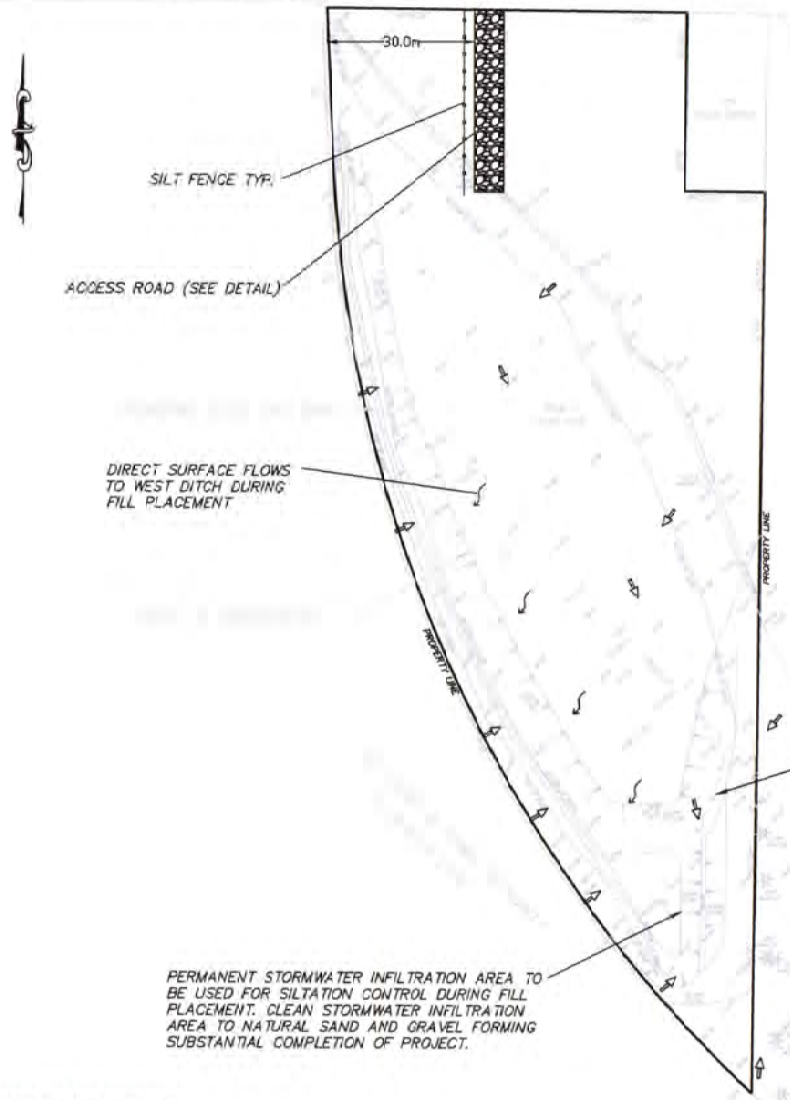
BRAUN GEOTECHNICAL LTD.

Client: O.W.L. Contracting Ltd.				Title: LOCATION PLAN		
Project: Gravel Pit Reclamation 23788 72 Avenue, Langley, BC						
Project no. 18-7816	Drawn DC	Design SH	Checked SS	Date September 11, 2018	Scale 1:2000	Drawing no. 18-7816-01

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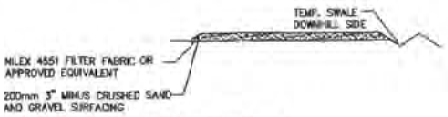


FIGURE 7. LAND CAPABILITY FOR AGRICULTURE (UNIMPROVED) OVER THE PROPERTY; THE LIMITATIONS ARE TOPOGRAPHIC (T) AND FERTILITY (F).

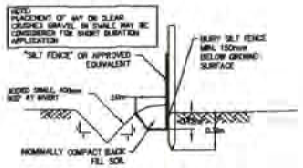


NOTES:

1. Applicants must comply with the requirements of the Township of Langley's Erosion and Sediment Control Bylaw 2008 No. 4381.
2. Erosion and sediment control (ESC) works to be installed prior to on-site activities.
3. No sediment laden water is to be discharged from the site.
4. Soil stockpiles to be covered with poly or tarp and weighted down and maintained.
5. Swales to be installed as needed based on lot grading.
6. It is the contractor's responsibility to sweep roads and clean site regularly.
7. Silt fence location to be determined at time of construction by Braun Geotechnical and may not be required for construction during dry weather.



TYPICAL ACCESS ROAD DETAIL
(NTS)



TYPICAL SILT FENCE DETAIL
(NTS)

REFERENCE BASE PLAN PROVIDED BY GREWAL & ASSOCIATES

BRAUN GEOTECHNICAL LTD.

Rev.	Description	Date
0	ISSUED FOR REVIEW	Feb. 5, 2019
1	WEST PROPERTY ONLY	Mar. 4, 2019

Client: O.W.L. Contracting Ltd.
Project: Gravel Pit Reclamation
23788 72 Avenue, Langley, BC

Title: SEDIMENT AND EROSION CONTROL PLAN

Project no.	Drawn	Design	Checked	Date	Scale	Drawing no.
18-7816	CD	DC	SH	February 5, 2019	1:1000	18-7816-ESC-01

NOTES:

1. Sediment Control

1.1. All work under the project shall be undertaken and completed in such a manner as to prevent the release of sediment laden water into any water course, storm sewer, or drainage system.

1.2. The erosion and sediment control works shall remain in place and shall be maintained until sediment laden water from the construction activities is no longer generated.

1.3. No sediment laden water from the work site shall be pumped out or otherwise discharged directly to a storm sewer system, water course, or other drainage system in such a manner as to bypass the sediment control system.

2. Inspection

2.1. Once the erosion and sediment control works have been completed, and before the start of any other on-site construction, the erosion and sediment control works shall be inspected to ensure that they are installed and constructed in accordance with the approved drawings. Any deficiencies in the sediment control works shall be corrected, before processing with any other on-site construction.

2.2. Throughout the duration of the project weekly inspections of all component parts of the erosion and sediment control works shall be conducted to verify that they are functioning properly and the inspections shall be documented in a log book. The log book will be made available to the Township Inspector at the inspector's request. During periods of significant rainfall, additional inspections shall be performed to ensure the sediment control works are functioning properly.

3. Monitoring and Sampling

3.1. Water samples shall be taken at the discharge point for the sediment control works:
- Within four hours of the initial discharge.
- Weekly, except where there is no discharge during the week.
- During or immediately after the significant rainfall event (12.5 mm)

All storm water samples shall be collected in approved sample bottles. The samples shall be delivered or sent to an approved laboratory to be analyzed for total suspended solids (TSS) and pH determination.

3.2. The NTU levels must not be greater than 25 NTU, and the pH must between 6.0 and 9.0.

3.3. If the measured NTU levels exceed the 25 NTU limit or if the pH is less than 6.0 or greater than 9.0, the Contractor shall immediately contact the Township of Langley, Development Engineering Department at 604.533.6055. The Contractor may be required to cease activities until appropriate remedial measures have been undertaken and the NTU levels are less than or equal to 25 NTU limit.

3.4. A report shall be submitted to the Township of Langley, Development Engineering Department for review following the receipt of the laboratory results. The report shall contain a copy of the analytical results, and records of any malfunctions of the erosion and sediment control works or any other conditions that would effect the quality of discharge.

3.5. The Development Engineering Department shall be notified prior to the decommissioning of the sediment control works and the wheel wash system. A final report shall be submitted with a spreadsheet summarizing the data and the date that the erosion and sediment controls works were decommissioned.

4. Maintenance

4.1. Should any part of the sediment control works become damaged or blocked or in any other way not function properly, then the Contractor shall take all steps necessary to repair and/or remove such damage, or blockage, or other cause of malfunction, and shall immediately contact the Township of Langley, Development Engineering Department.

4.2. Accumulated sediment removed during the maintenance of the treatment works or the truck wheel wash, shall be disposed of in such a manner as to prevent its re-entry into the site drainage system, and/or into any storm sewer system or water course.

4.3. All storm drains within the vicinity of the truck ramp driveway shall be inspected. Any sediment accumulated by the storm drain inlet protection device shall be removed. The drain protection device shall be cleaned and replace when they have become blinded by sediment.

5. Enforcement

5.1. Failure to implement an Erosion Sediment Control Plan or comply with the Erosion Sediment Control Criteria may result in a ***Stop Work Order***.

Rev.	Description	Date
0	ISSUED FOR REVIEW	Feb 3, 2019
1	WEST PROPERTY ONLY	Mar 4, 2019

BRAUN GEOTECHNICAL LTD.

Client: O.W.L. Contracting Ltd.
Project: Gravel Pit Reclamation, 23788 72 Avenue, Langley, BC

Project no.	Drawn	Design	Checked
18-7815	CD	DC	SH

Title: SEDIMENT AND EROSION CONTROL NOTES

Date	Scale	Drawing no.
February 5, 2019	NTS	18-7815-ESC-02

APPENDIX C

Land Capability Classification for Agriculture in BC Overview

Land Capability for Agriculture Overview

Land Capability for Agriculture (LCA) in BC is a classification system that groups agricultural land into classes that reflect potential and limitations to agriculture. The classes are differentiated based on soil properties and climate conditions. The system considers the range of possible crops and the type and intensity of management practices required to maintain soil resources but it does not consider suitability of land for specific crops, crop productivity, specific management inputs or the feasibility of implementing improvements.

There are two land capability hierarchies, one for mineral soils and one for organic soils. Each hierarchy groups the land into seven classes that describe the range of suited crops and required management inputs. The range of suited crops decreases from Class 1 to Class 7 and/or the management inputs increase from Class 1 to Class 7. For example, Class 1 lands can support the broadest range of crops with minimal management units.

Lands in Classes 1 to 4 are considered capable of sustained agricultural production of common crops. Class 5 lands are considered good for perennial forage or specially-adapted crops. Class 6 lands are good for grazing livestock and Class 7 lands are not considered capable of supporting agricultural production.

LCA Classes are subdivided into subclasses based on the degree and kind of limitation to agriculture. Subclasses indicate the type and intensity of management input required to maintain sustained agricultural production and specify the limitation. For example, lands rated Class 2W have an excess water limitation that can be improved by managing water on the site. Most lands are rated for unimproved and improved conditions. Unimproved ratings are calculated based on site conditions at the time of the assessments, without irrigation. Past improvements are assessed as part of the unimproved rating. Forested lands are assessed assuming they are cleared. Improved ratings are assigned assuming that existing limitations have been alleviated. Generally, improvement practices taken into account are drainage, irrigation, diking, stone removal, salinity alleviation, subsoiling, intensive fertilization and adding soil amendments.

LCA Classes

Table C-1 describes the characteristics of each LCA class.

TABLE C-1: LCA CLASSES

Class	Description	Characteristics
1	no or very slight limitations that restrict agricultural use	level or nearly level deep soils are well to imperfectly drained and hold moisture well managed and cropped easily productive
2	minor limitations that require ongoing management or slightly restrict the range of crops, or both	require minor continuous management have lower crop yields or support a slightly smaller range of crops that Class 1 lands deep soils that hold moisture well managed and cropped easily
3	limitations that require moderately intensive management practices or moderately restrict the range of crops, or both	more severe limitations than Class 2 land management practices more difficult to apply and maintain limitations may: restrict choice of suitable crops affect timing and ease of tilling, planting or harvesting affect methods of soil conservation
4	limitations that require special management practices or severely restrict the range of crops, or both	may be suitable for only a few crops or may have low yield or a high risk of crop failure soil conditions are such that special development and management conditions are required limitations may: affect timing and ease of tilling, planting or harvesting affect methods of soil conservation
5	limitations the restrict capability to producing perennial forage crops or other specially adapted crops (e.g. cranberries)	can be cultivated, provided intensive management is employed or crop is adapted to particular conditions of the land cultivated crops may be grown where adverse climate is the main limitation, crop failure can be expected under average conditions
6	not arable, but capable of producing native and/or uncultivated perennial forage crops	provides sustained natural grazing for domestic livestock not arable in present condition limitations include severe climate, unsuitable terrain or poor soil difficult to improve, although draining, dyking and/or irrigation can remove some limitations
7	no capability for arable culture or sustained natural grazing	all lands not in Class 1 to 6 includes rockland, non-soil areas, small water-bodies

LCA Subclasses for Mineral Soil

LCA Classes, except Class 1 which has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils (Table C-2). Mineral soils contain less than 17% organic carbon; except for an organic surface layer (SCWG, 1998).

Table C-2: LCA Subclasses for Mineral Soil

LCA Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	used where crops are adversely affected by droughtiness, either through insufficient precipitation or low water holding capacity of the soil	irrigation
Adverse climate	C	used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures	n/a
Undesirable soil structure and/or low perviousness	D	used for soils that are difficult to till, requiring special management for seedbed preparation and soils with trafficability problems includes soils with insufficient aeration, slow perviousness or have a root restriction not caused by bedrock, permafrost or a high watertable	amelioration of soil texture, deep ploughing or blading to break up root restrictions cemented horizons cannot be improved
Erosion	E	includes soils on which past damage from erosion limits erosion (e.g. gullies, lost productivity)	n/a
Fertility	F	limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients	constant and careful use of fertilizers and/or other soil amendments
Inundation	I	includes soils where flooding damages crops or restricts agricultural use	diking
Salinity	N	includes soils adversely affected by soluble salts that restrict crop growth or the range of crops	specific to site and soil conditions
Stoniness	P	applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting	remove cobbles and stones
Depth to solid bedrock and/or rockiness	R	used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use	n/a
Topography	T	applies to soils where topography limits agricultural use, by slope steepness and/or complexity	n/a
Excess Water	W	applies to soils for which excess free water limits agricultural use	ditching, tilling, draining
Permafrost	Z	applies to soils that have a cryic (permanently frozen) layer	n/a

LCA Subclasses for Organic Soil

Organic soils are composed of organic materials such as peat and are generally saturated with water (SCWG, 1998). Subclasses for organic soils (Table C-3) are based on the type and degree of limitation for agricultural use an organic soil exhibits. There are three subclasses specific to organic soils. Climate (C), fertility (F), inundation (I), salinity (N), excess water (W) and permafrost (Z) limitations for organic soil are the same as defined for mineral soil.

Table C-3: LCA Subclasses for Organic Soil.

LCA Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	applies to organic soils that have wood within the profile	removal
Depth of organic soil over bedrock and/or rockiness	H	includes organic soils where the presence of bedrock near the surface restricts rooting depth or drainage and/or the presence of rock outcrops restricts agricultural use	n/a
degree of decomposition or permeability	L	applies to organic soils that are susceptible to organic matter decomposition through drainage	n/a

APPENDIX D

Standard Operating Procedures: Stony Soils

Standard Operating Procedure: Stony Soils In Imported Fill

This Standard Operating Procedure (SOP) was designed by Madrone Environmental Services Ltd.

Objective

The objective of the SOP is to ensure soils in the upper 50 cm of the fill meet stoniness standards for Class 2P limitations; that is:

A. Total coarse fragment content (>2.5 cm or 1 inch): **less than 10%;**
B. Cobbles and stones (>7.5 cm or 3 inches): **less than 1%.**

We recognize that the identification of stoniness may be difficult; therefore this SOP identifies measures at different stages in the importation of fill. Following all measures in this SOP will reduce the chance that stony soils will be incorporated in the fill.

Measures to be Implemented

Control of stoniness will be accomplished by measures implemented at

a) the source site,
b) upon entry to the receiving site (14791 Westminster Highway);
c) at the dump site on the property.

The measures are:

1. inspect soils before dumping and keep them in separate stockpiles for either processing (stone removal) or later removal from site;
2. treat soils that have more than 1% cobbles and stones using a rake;
3. ensure that soils that have more than 10% gravel (2.5 to 7.5 cm) are buried at least 50 cm from the final grade of the fill.

Procedures

1. At **source site**. Fill with excessive coarse fragments will be identified at the source site and separated from non-stony soils. **Only non-stony soils will be delivered** to the fill site
2. At **receiving site entrance**. All fill that contains excessive coarse fragments (based on visual inspection) will be identified upon entry and dumped separately from the fill, for removal or processing later. If stony soils are suspected in a load, this must be communicated to the project supervisor.

3. At **receiving site, at dumping site**. As fill is being dumped it must be inspected for stoniness, relative to the above standards. If the soil does not meet the standards, it must be removed from the fill and stockpiled separately for removal or processing later.
4. All separated stockpiles of stony material must be inspected, and the decision to remove or process should be made by the site supervisor.
5. All cobbles and stones greater than 7.5 cm or 3 inch diameter should be removed using the specially designed rake. After processing, the cobbles and stones should occupy less than 1% of the volume of soil (fragments less than 7.5 cm cannot be removed by the rake).
6. If coarse fragments between 2.5 cm and 7.5 cm (1 and 3 inches) occupy more than 10% of the soil volume, after removal of cobbles and stones, the soil should only be used as a subsoil and should not be placed within 50 cm of the final grade of the fill.

The stoniness content of all fill will be assessed during routine site inspections by Madrone after pre-determined increments of fill brought to the site.

APPENDIX E

Inclusions in Soil Deposit Assessments

Inclusion in Soil Deposit Assessment reports

For each source site, the owner/operator of the receiving site should secure a written Soil Acceptance Agreement with the parties responsible for supplying and transporting soils. The agreement should specify that:

The imported soil must not contain:

a. any contaminants in concentrations that exceed the standards in Schedule 7, Column III of the Contaminated Sites Regulation under BC's Environmental Management Act, or

b. any hazardous waste as defined in the Hazardous Waste Regulation of the Environmental Management Act,

The imported soil must not have been transported onto the donor site from another site,

The owner of the receiving site has the right to test and/or require the supplier to test for contaminants and soil texture, and to inspect the source site,

The supplier will provide *all* available site contamination reports pertaining to the imported soil and that at minimum a Preliminary Site investigation Phase 1 (or Stage 1) or Phase 2 (or Stage 2) report will be provided for any source site that is an industrial, government or large residential development,

The parties supplying/transporting soils are responsible for removing any soils and remediating any resulting contamination if the soils are found to be contaminated or if the supplier failed to supply all available site contamination reports pertaining to the imported soil, and

Any loads arriving at the site without proper documentation of the source of the soil and evidence of Soil Acceptance Agreement for the source site will be refused entry.

Entrance to the receiving site should be controlled and records should be maintained that identify the source of each load and the parties supplying/transporting the load. Consideration should be given to requiring security deposits from the suppliers/transporters.

Foundations, Excavation & Shoring Specialists

March 5, 2019

Reference: 18-7816

Via email: RWatson@owlconstructors.ca

O.W.L Contracting Ltd.
#20010 100A Avenue
Langley, BC V1M 3G4

Attn: Ryan Watson

Re: Geotechnical Report
Gravel Pit Reclamation
23788 72 Avenue, Langley, BC

1.0 INTRODUCTION

As requested, Braun Geotechnical Ltd. (BGL) has carried out a geotechnical assessment for the above-referenced project. The geotechnical work scope included completion of a geotechnical drill exploration and provision of this geotechnical report with comments and recommendations pertaining to for the proposed pit reclamation. No consideration has been given to any environmental aspects.

Details of the proposed infill activity are shown on Pit Reclamation drawings prepared by BGL provided under separate cover.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site is located at 23788 72 Avenue in the Township of Langley, BC. The property is bordered by 72 Avenue to the north, an existing residential property to the east, and existing railway tracks to the west and south. The property is irregular in shape with an area of approximately 12,750 square meters. It is understood that the site was historically used for sand and gravel extraction.

At the time of the geotechnical field work, grades of the bottom of bank within the former gravel pit extraction area ranged from approximately EL. 47 to 49m with an adjoining slope to the east approximately 5.0 to 7.0m in height and inclined at approximately at 1.5H:1.0V (Horizontal to Vertical). Grades of the top of bank on the northeast portion of the property ranged approximately El. 52 to 54m.

It is understood that the property owners have retained O.W.L. Contracting Ltd to fill the site for the purposes of rehabilitating the gravel pit for future use. It is expected the rural property would likely be used as a hobby farm. Areas of the site to be infilled and rehabilitated would typically be filled to match surrounding grades at approximately El. 51 to 54m.

3.0 DESK STUDY INFORMATION

Desk study review of available published geological, geotechnical information was carried out and historical government aerial photographs were obtained and reviewed.

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Foundations

Excavation & Shoring

Slope Stability

Natural Hazards

Pavement Design and Management

Reinforced Soil Walls and Slopes

Rev. Sept 15, 2006

3.1 Air Photo Review

A review of government air photos available for each decade and dating back to 1940 was carried out, and the following was noted on or in the immediate vicinity of the site:

- On the first available air photo from 1940, 72 Avenue and the railway tracks were evident in their approximate current alignments. Light tones consistent with the shape of the gravel pit area are observed in the air photo. Light vegetation within the inferred gravel pit area suggests that gravel extraction operations have already been completed prior to this air photo being taken.
- Vegetation re-growth within the site was observed in subsequent air photos dating from 1949 through to 1999 indicating that further extraction was likely not carried out.
- Onsite development (driveway and structure) located west of the project site was observed on subsequent air photos from 2004 to 2009 and was noted to be consistent with site conditions encountered at the time of the current geotechnical field work.



Plate 1 – Historical Government Air Photo from 1940

3.2 Subsurface Conditions

Available published and in-house geological information indicated that the subject site area may be underlain by natural Fort Langley Formation comprising proglacial deltaic gravel and sand.

4.0 SITE EXPLORATION INFORMATION

Two test holes (TH18-01 and TH18-02) were drilled on September 17, 2018 within accessible areas of the site using a truck mounted, solid stem auger drill under subcontract to BGL. The test holes were drilled to a depth of 6.1m at the locations shown on the attached plan (Dwg. 18-7816-01). Soil conditions were logged in the field and representative disturbed samples were collected from the augers for further classification.

5.0 SOIL AND GROUNDWATER CONDITIONS

The findings of the subsurface exploration are detailed on the attached test hole logs. Please refer to the test hole logs for detailed subsurface conditions encountered at each test hole location. A generalized subsurface profile based on the test holes is summarized below.

FILL:

Brown, damp, compact, silty SAND with trace organics was encountered below within TH18-02 to a depth of 0.3m.

SAND:

Grey-brown, damp compact SAND with trace to some fine gravel and trace silt was encountered below within TH18-01 and -02 to the depth of test hole exploration at 6.1m

Groundwater:

Groundwater seepage was not encountered within test hole locations. Groundwater seepage levels are expected to fluctuate seasonally, and with drainage conditions.

The subsurface conditions described above and presented on the test hole logs were encountered at the test hole locations only. It should be noted that subsurface conditions at other locations could vary.

6.0 GEOTECHNICAL RECOMMENDATIONS

Subsurface conditions are considered favorable for the proposed pit reclamation fill project. The proposed fill placement is not expected to have any adverse impact to adjacent properties and would restore the land for light agricultural use. There are no known septic fields / wells that would be impacted by the project. Specific recommendations are provided as follows:

6.1 Site Preparation

Conventional stripping of any surficial organics and any existing soft / deleterious fill soils prior to placement of additional import structural fill materials.

6.2 Structural Fill

It is expected that site filling would be completed using excavation spoils including 'till-fills' typically available from local development projects. The fill materials should typically be imported, placed and compacted during dry weather conditions, on a dry subgrade. It is recommended that 'sandy soils' with less than 30% fines (percent passing the #200 sieve) be utilized to facilitate adequate placement and compaction during seasonally dry weather.

Silty fills should typically be compacted at moisture contents within 1% below or 2% above optimum. A sheepsfoot roller should be used for silty soils and the lift thickness reduced to the depth of the sheepsfoot (nominally 150mm).

To permit placement within seasons with inclement weather (winter months) structural fill should typically consist well graded sand/sand and gravel with less than 5% fines. Use of excavation spoils for structural fill would be subject to review and acceptance of the material and site conditions by BGL.

Structural fill should be placed and compacted in maximum 300mm loose lifts with each lift compacted to at least 90% Modified Proctor Density (MPD). BGL should also be contacted to

review fill quality, and placement and compaction procedures. Import fill material should be free of organics and debris and should be compactable to the required density.

6.3 Permanent Fill Slopes

Compacted fill slopes may be constructed at gradients of no steeper than 2H:1V for geotechnical considerations. Fill slopes should be vegetated as soon as is practical to prevent ongoing erosion and degradation. Over steepened soil slopes with hard erosion protection measures would also be feasible and could be evaluated on a case by case basis.

6.4 Offsite Settlement

The natural sand & gravel is not considered susceptible to long term consolidation settlement. Accordingly settlement of adjacent properties/structures is not expected to occur resulting from the proposed fill placement.

6.5 Infiltration System

6.5.1 Design Criteria

Stormwater inflows from the proposed fill areas would be directed to a detention / infiltration pond that is proposed on the south portion of the property. The infiltration area base would cover an area of approximately 215m^2 and would be founded at El. 48m. The base of the proposed infiltration area should be advanced as required to encounter the underlying natural high permeable sand. The drainage ditch proposed along the west side of the site which would allow for additional storage / infiltration if required.

For geotechnical considerations, permanent cuts within the detention pond completed at a minimum 2H:1V slope gradient are considered appropriate for short and long term stability.

6.5.2 Design Criteria

The infiltration system was designed based on the Township of Langley Bylaw No. 4861. The design criteria are indicated below.

1) Infiltration area design analysis was carried out for the following three rain events:
   - 1:2 year (most likely to occur)
   - 1:5 year
   - 1:100 year (extreme rain event)
2) Runoff Analysis Method : Rational Formula
3) Runoff Coefficients

Zone or Land Use	***Percent Impervious***	***Runoff Coefficient***	
		5/10 Year	***100 Year***
Cultivated Fields	30	0.3	0.4

4) Soil Adjustment Factor

Surface Type	***SAF***
Permeable soil with steep slope (over 5%)	1.0

5) Intensity-Duration-Frequency curve: Surrey Kwantlen Park Station

6) Infiltration Rate

A field percolation rate of 10 minutes per inch was adopted for infiltration subgrade areas consisting of the underlying natural compact sand. This percolation rate is considered equivalent to a factored infiltration rate of approximately 7.05×10^{-6} m/s within the published range of values for saturated hydraulic conductivity of sand (Freeze and Cherry, 1979).

7) Drainage Area: 9,540m^2 (0.95 ha)

6.5.3 Infiltration System Design

1) Inflow Volume for a 24-hour rainfall duration

Rain Event	*Runoff Coefficient (%)*	*Area (Ha)*	*Rainfall Duration (hr)*	*Intensity (mm/hr)*	*n*	*Q (cms)*
1:2 Year	0.3	0.95	24	2.822	0.00278	0.0022
1:5 Year	0.3	0.95	24	3.559	0.00278	0.0028
1:100 Year	0.4	0.95	24	5.175	0.00278	0.0055

2) Required Detention Pond Volume for a 24-hour rainfall duration

Rain Event	*Storm Volume (m^3)*	*Exfiltration Volume (m^3)*	*Required Pond Storage (m^3)*	*Pond Floor (m^2)*	*Pond Depth (m)*	*Design Pond Storage (m^3)*
1:2 Year	194	131	63	215	2	430
1:5 Year	245	131	114	215	2	430
1:100 Year	474	131	343	215	2	430

During a rare 1:100 year rain event, water level in the infiltration area is estimated to rise to El. 48.8m. The water depth would be 0.8m within the base of the detention pond as shown on Dwg 18-7816-S4. The storage provided exceeded the required pond storage for the rainfall events used in the analysis including for the rare 1:100 year design event.

7.0 GEOTECHNICAL REVIEWS

Geotechnical construction field reviews and materials testing services should be arranged by the Contractor to address the following, as required:

- Review site stripping and subgrade confirmation;
- Review of fill materials and placement;
- Review and material testing during fill placement;

It is envisioned that the geotechnical reports generated during construction review completed during the infill phase would be made available for use by any future development on the parcel.

8.0 CLOSURE

This report is prepared for the exclusive use of O.W.L. Contracting Ltd. and their designated representatives and may not be used by other parties without the written permission of Braun Geotechnical Ltd. The Township of Langley may also rely on the findings of this Geotechnical Report.

The site contractor should make their own assessment of subsurface conditions and select the construction means and methods most appropriate to the site conditions. This report should not be included in contract specifications without suitable qualifications approved by the geotechnical engineer.

The use of this report is subject to the Report Interpretation and Limitations, which is included with the report. The reader's attention is drawn specifically to those conditions, as it is considered essential that they be followed for proper use and interpretation of this report.

We hope the above meets with your requirements. Should any questions arise, please do not hesitate to contact the undersigned.

Yours truly,

Braun Geotechnical Ltd.

David Cabuay, EIT.
Geotechnical Engineer

Braun Geotechnical Ltd.

2019 MAR 4

Stuart Hrysio, P.Eng.
Geotechnical Engineer

Encl: Report Interpretation and Limitations
Test Hole Location Plan
Test Hole Logs

Design Drawings Provided under separate cover

X:\2018 Projects\18-7816 Gravel Pit Reclamation 23788 72 Avenue, Langley, BC\Report\Geotechnical Report 18-7816 2019-03-05.doc

REPORT INTERPRETATION AND LIMITATIONS

1. STANDARD OF CARE

Braun Geotechnical Ltd. (Braun) has prepared this report in a manner consistent with generally accepted engineering consulting practices in this area, subject to the time and physical constraints applicable. No other warranty, expressed or implied, is made.

2. COMPLETENESS OF THIS REPORT

This Report represents a summary of paper, electronic and other documents, records, data and files and is not intended to stand alone without reference to the instructions given to Braun by the Client, communications between Braun and the Client, and/or to any other reports, writings, proposals or documents prepared by Braun for the Client relating to the specific site described herein.

This report is intended to be used and quoted in its entirety. Any references to this report must include the whole of the report and any appendices or supporting material. Braun cannot be responsible for use by any party of portions of this report without reference to the entire report.

3. BASIS OF THIS REPORT

This report has been prepared for the specific site, development, design objective, and purpose described to Braun by the Client or the Client's Representatives or Consultants. The applicability and reliability of any of the factual data, findings, recommendations or opinions expressed in this document pertain to a specific project at described in this report and are not applicable to any other project or site, and are valid only to the extent that there has been no material alteration to or variation from any of the descriptions provided to Braun. Braun cannot be responsible for use of this report, or portions thereof, unless we were specifically requested by the Client to review and revise the Report in light of any alterations or variations to the project description provided by the Client.

If the project does not commence within 18 months of the report date, the report may become invalid and further review may be required.

The recommendations of this report should only be used for design. The extent of exploration including number of test pits or test holes necessary to thoroughly investigate the site for conditions that may affect construction costs will generally be greater than that required for design purposes. Contractors should rely upon their own explorations and interpretation of the factual data provided for costing purposes, equipment requirements, construction techniques, or to establish project schedule.

The information provided in this report is based on limited exploration, for a specific project scope. Braun cannot accept responsibility for independent conclusions, interpretations, interpolations or decisions by the Client or others based on information contained in this Report. This restriction of liability includes decisions made to purchase or sell land.

4. USE OF THIS REPORT

The contents of this report, including plans, data, drawings and all other documents including electronic and hard copies remain the copyright property of Braun Geotechnical Ltd. However, we will consider any reasonable request by the Client to approve the use of this report by other parties as "Approved Users." With regard to the duplication and distribution of this Report or its contents, we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of this Report by those parties. The Client and "Approved Users" may not give, lend, sell or otherwise make this Report or any portion thereof available to any other party without express written permission from Braun. Any use which a third party makes of this Report – in its entirety or portions thereof – is the sole responsibility of such third parties. BRAUN GEOTECHNICAL LTD. ACCEPTS NO RESPONSIBILITY FOR DAMAGES SUFFERED BY ANY PARTY RESULTING FROM THE UNAUTHORIZED USE OF THIS REPORT.

Electronic media is susceptible to unauthorized modification or unintended alteration, and the Client should not rely on electronic versions of reports or other documents. All documents should be obtained directly from Braun.

5. INTERPRETATION OF THIS REPORT

Classification and identification of soils and rock and other geological units, including groundwater conditions have been based on exploration(s) performed in accordance with the standards set out in Paragraph 1. These tasks are judgemental in nature; despite comprehensive sampling and testing programs properly performed by experienced personnel with the appropriate equipment, some conditions may elude detection. As such, all explorations involve an inherent risk that some conditions will not be detected.

Further, all documents or records summarizing such exploration will be based on assumptions of what exists between the actual points sampled at the time of the site exploration. Actual conditions may vary

significantly between the points investigated and all persons making use of such documents or records should be aware of and accept this risk.
The Client and "Approved Users" accept that subsurface conditions may change with time and this report only represents the soil conditions encountered at the time of exploration and/or review. Soil and ground water conditions may change due to construction activity on the site or on adjacent sites, and also from other causes, including climactic conditions.
The exploration and review provided in this report were for geotechnical purposes only. Environmental aspects of soil and groundwater have not been included in the exploration or review, or addressed in any other way.
The exploration and Report is based on information provided by the Client or the Client's Consultants, and conditions observed at the time of our site reconnaissance or exploration. Braun has relied in good faith upon all information provided. Accordingly, Braun cannot accept responsibility for inaccuracies, misstatements, omissions, or deficiencies in this Report resulting from misstatements, omissions, misrepresentations or fraudulent acts of persons or sources providing this information.

6. DESIGN AND CONSTRUCTION REVIEW

This report assumes that Braun will be retained to work and coordinate design and construction with other Design Professionals and the Contractor. Further, it is assumed that Braun will be retained to provide field reviews during construction to confirm adherence to building code guidelines and generally accepted engineering practices, and the recommendations provided in this report. Field services recommended for the project represent the minimum necessary to confirm that the work is being carried out in general conformance with Braun's recommendations and generally accepted engineering standards. It is the Client's or the Client's Contractor's responsibility to provide timely notice to Braun to carry out site reviews. The Client acknowledges that unsatisfactory or unsafe conditions may be missed by intermittent site reviews by Braun. Accordingly, it is the Client's or Client's Contractor's responsibility to inform Braun of any such conditions.
Work that is covered prior to review by Braun may have to be re-exposed at considerable cost to the Client. Review of all Geotechnical aspects of the project are required for submittal of unconditional Letters of Assurance to regulatory authorities. The site reviews are not carried out for the benefit of the Contractor(s) and therefore do not in any way effect the Contractor(s) obligations to perform under the terms of his/her Contract.

7. SAMPLE DISPOSAL

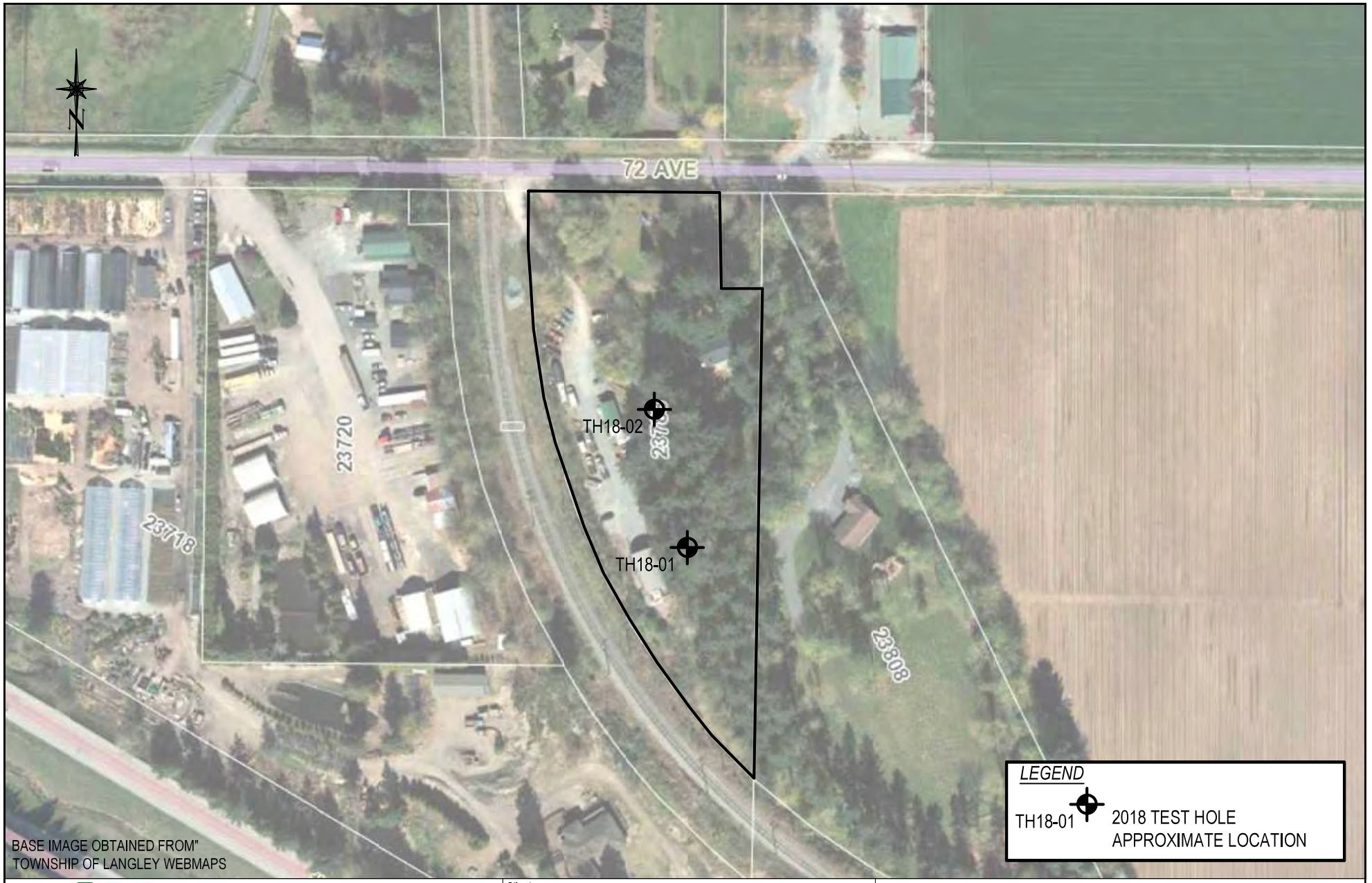
Braun will dispose of all samples 3 months after issuance of this report, or after a longer period of time at the Client's expense if requested by the Client. All contaminated samples remain the property of the Client and it will be the Client's responsibility to dispose of them properly.

8. SUBCONSULTANTS AND CONTRACTORS

Engineering studies frequently requires hiring the services of individuals and companies with special expertise and/or services which Braun Geotechnical Ltd. does not provide. These services are arranged as a convenience to our Clients, for the Client's benefit. Accordingly, the Client agrees to hold the Company harmless and to indemnify and defend Braun Geotechnical Ltd. from and against all claims arising through such Subconsultants or Contractors as though the Client had retained those services directly. This includes responsibility for payment of services rendered and the pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. These conditions apply to specialized subconsultants and the use of drilling, excavation and laboratory testing services, and any other Subconsultant or Contractor.

9. SITE SAFETY

Braun Geotechnical Ltd. assumes responsibility for site safety solely for the activities of our employees on the jobsite. The Client or any Contractors on the site will be responsible for their own personnel. The Client or his representatives, Contractors or others retain control of the site. It is the Client's or the Client's Contractors responsibility to inform Braun of conditions pertaining to the safety and security of the site – hazardous or otherwise – of which the Client or Contractor is aware.
Exploration or construction activities could uncover previously unknown hazardous conditions, materials, or substances that may result in the necessity to undertake emergency procedures to protect workers, the public or the environment. Additional work may be required that is outside of any previously established budget(s). The Client agrees to reimburse Braun for fees and expenses resulting from such discoveries. The Client acknowledges that some discoveries require that certain regulatory bodies be informed. The Client agrees that notification to such bodies by Braun Geotechnical Ltd. will not be a cause for either action or dispute.



BRAUN GEOTECHNICAL LTD.

Client: O.W.L. Contracting Ltd.				Title: LOCATION PLAN		
Project: Gravel Pit Reclamation 23788 72 Avenue, Langley, BC						
Project no. 18-7816	Drawn DC	Design SH	Checked SS	Date September 11, 2018	Scale 1:2000	Drawing no. 18-7816-01

O.1

Test Hole Log: TH18-01

File: 18–7816
Project: Gravel Pit Reclamation
Client: O.W.L. Contracting Ltd.
Location: 23788 72 Avenue, Langley, BC

BRAUN GEOTECHNICAL LTD.

Depth	Thickness (mm)	Sample	Soil Description	Sample #	Water cont.	Remarks
0 ft / 0 m			grey-brown, damp, compact SAND, trace to some fine gravel, trace silt			
		○		S1		
1						
5						
2						
		○		S2		
10						
3						
			- medium gravel below 4.0m			
4		○		S3		
15						
5						
		○		S4		
20						
6			End of Test Hole @ 6.1m			

Equipment: Truck Mounted Auger Rig
Sampling method: Grab Off Auger Flight

Datum: Ground Surface
Water Depth: Not encountered
(at time of drilling)

Logged By: DC
Exploration Date: September 12, 2018
Dwg No.: 18-7816-TH01
Page: 1 of 1

Test Hole Log: TH18-02

File: 18–7816
Project: Gravel Pit Reclamation
Client: O.W.L. Contracting Ltd.
Location: 23788 72 Avenue, Langley, BC

BRAUN GEOTECHNICAL LTD.

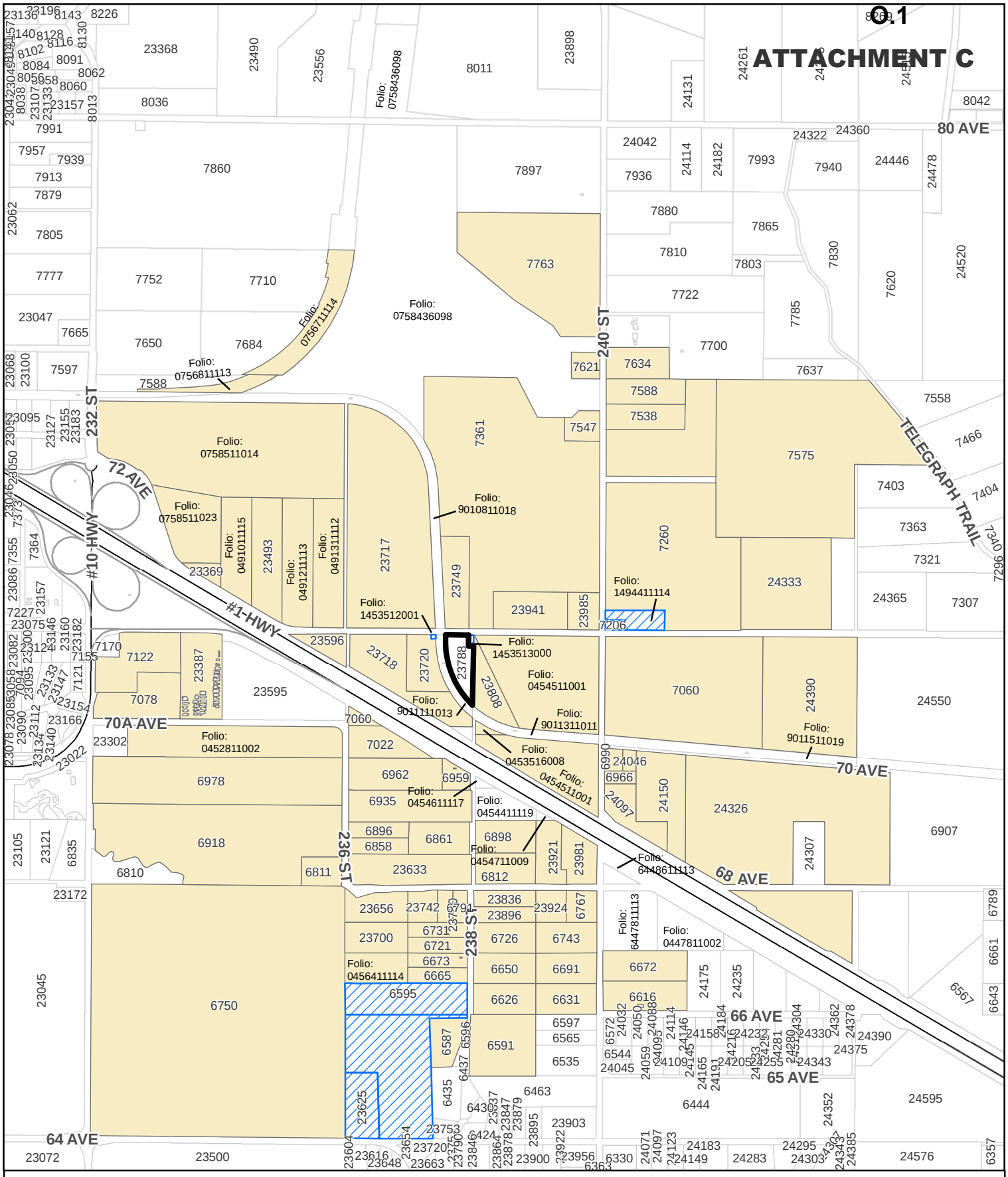
Depth	Thickness (mm)	Sample	Soil Description	Sample #	Water cont.	Remarks
0 ft / 0 m		○	brown, damp, compact, silty SAND, trace organics (FILL)	S1		
			grey-brown, damp, compact SAND, trace to some fine gravel, trace silt			
1		○		S2		
5 / 2						
		○		S3		
10 / 3						
4		○		S4		
15 / 5			- moist, silty fine sand interlayer gravel between 5.2 and 5.8m			
		○		S5		
20 / 6			End of Test Hole @ 6.1m			

Equipment: Truck Mounted Auger Rig
Sampling method: Grab Off Auger Flight

Datum: Ground Surface
Water Depth: Not encountered
(at time of drilling)

Logged By: DC
Exploration Date: September 12, 2018
Dwg No.: 18-7816-TH02
Page: 1 of 1

ATTACHMENT C



Township of Langley
Est. 1873

SO 1853 Properties Balloted

Version Date:
Monday, October 07, 2019

- 23788 72 Ave - Proposed Soil Work
- Properties Balloted (82)
- Township Owned Properties

Disclaimer: The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

0 100 200 400 Meters

Path: N:\Maps\Custom Maps\Soils\SO1853\2019_a_Map_SO1853_PropertiesToContact_sm1.mxd

15 Oct 2019

To: City Hall (Township of Langley)

ATTACHMENT D

There is no net benefit to our property
- 30,000m² is equivalent to ± 2500 truckloads
- this will cause unbearable traffic jams as it flanks a railway
- the environmental impact of noise, DUST congestion will be ongoing for months if not years.
- the project has no net benefit to agriculture as this is ALR and the site will not lease for agricultural purposes.
- A previous fill site in the area generated unbearable dust and we had to have our home pressured washed 3 times with no compensation from the permit holder.
- Our neighbor has a fruit kiosk and customers with children cross 72 ave. Allowing 2500 gravel trucks is a recipe for a traffic/pedestrian incident.
- Please do not consider this application for the above reasons
- We are out of town for the public hearing
- This can be read into the record if needed

DARNELL LAW GROUP
LAWYERS & MEDIATORS

Because the right advice really matters.

P 604 532 9119
F 604 532 9127
DLGLANGLEY.COM

Darnell Law Group
#202 - 6351 197th Street
Langley, BC, V2Y 1X8

Reply to: Rebecca L. Darnell, Lawyer
rebecca.darnell@langleylaw.ca

And to: Kristine Marques, Legal Assistant
kristine@langleylaw.ca

June 10, 2020

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

Dear Sirs:

Re: Reconsideration of Soil Deposit Application #20-19
23788 – 72nd Avenue Langley, BC (the "Property")
Regular Afternoon Council Meeting March 9, 2020

This is a request for reconsideration of application brought on behalf of O.W.L. Constructors Ltd. By way of history, O.W.L. Constructors owns the above noted Property. The basis for the reconsideration is new information that was not available to the Township at the time of the original application.

The Property

The Property is a small parcel which is 3.15 acres in extent (from the BC Assessment Authority). More than 100 years ago CN constructed a railway adjacent to this site which was then mined for gravel. The gravel has been exhausted many years ago.

The property was previously owned by Robert Green who was a member of the Hells Angels or the notorious 856 Gang. Robert Green was murdered on the property on October 16, 2016, which was a very high-profile event. This murder was quickly followed by two retaliatory murders which occurred at different locations. The Property has been historically used for illegal and improper purposes until its acquisition in January of 2018 by the current Owner, John Campbell. The Property itself was a notorious location in Langley.

John Campbell purchased the property in January 2018.

The Property presently has a Quonset Hut (large storage shed) which is rented to an unrelated third party. There is a residence on the property, a Quonset hut and a firepit.

Currently the Property is not used for any agriculture purpose although it is located in the ALR.

The Proposal

The current Owner, John Campbell, wishes to reclaim the Property and restore it so that it can be used for an agricultural purpose. The property will be filled with soil that is coarse-textured, preferably sandy loam or loamy sand to promote subsurface drainage.

The agent, O.W.L. Constructors has been retained for this project and they have a tried and true history of sourcing quality soil for fill projects including a project on Quinton Road in Abbotsford in 2016. They have the resources to source high quality fill in a timely fashion. The parent company is TYBO which conducts other earthworks throughout the Township.

The Owner of the Property acquired it with the intention of restoring this Property for an agricultural use, specifically to fill the property and operate a nursery to provide product directly to TYBO.

The Original Application

The original application as prepared and supported by a Reclamation Plan, Soil Deposit Assessment, prepared by Madrone Environmental Services Ltd. Dated March 7, 2019. The Report to Mayor and Council was presented March 9, 2020 at the Regular Afternoon Meeting. The site is located on 72nd Avenue in Langley, which is north of TransCanada Highway.

The results of the Information Package and Ballots distributed to property owners within a one kilometer radius (as the crow flies) was summarized in the Report to Mayor and Council. However, the source of the negative ballots was not clear. The reason this is important is because a large number of the ballots were mailed to individuals who live south of the TransCanada Highway. There is no indication within the Report to Mayor and Council the basis for the negative ballots returned, for example was it a safety concern, traffic concern or nuisance concern.

In the final paragraph of the Report to Mayor and Council it very clearly states that the basis for staff to not support the application was the pure number of negative ballots returned (67%) without any consideration being given to the merits of the application itself.

A review of the Township Council Policy #05-008 sets out the parameters of staff discretion to recommend adoption are limited to the numerical analysis but that Council "may consider reasons which would merit a departure from the above general rules".

The Basis for Reconsideration

The basis set forth by the applicant for reconsideration is the additional information set out below, which was not made available to the Public in the consultation process or to Council in the Report to Mayor and Council:

1. The fill site property has been the site of criminal activity related to gangs and culminated with the murder of the former owner.

2. The current owner is an established member of the Langley business community who acquired this property for the sole purpose of reclaiming it and restoring it for use as a pure agriculture purpose, specifically to provide a source of plants for a landscaping

business, which is one of several related businesses owned by the Owner and his immediate family.

3. The proposed route for the trucks carrying the fill does not impede any traffic, nor will there be any staging of trucks east of the fill site.

4. The property has been problematic for RCMP given the criminal activity, including but not limited to drugs use, gang parties, assaults and finally the murder of the owner on October 16, 2016.

5. The application cleans up the fill site and will benefit to the Township as a whole and the neighbourhood.

6. The owner visited all surrounding property owners who may be directly impacted as well as the one property owner who attended the public meeting and stated opposition. The owner assured the dissenter that the trucks will not be staging near her property and they will not impede access to the retail store. There were two other property owners who expressed opposition out of concern for dust. In total 14 property owners were canvassed and 3 of the 14 were opposed with 11 of the 14 in favour. That translates to 78% in favour and 22% opposed.

7. In response to the concerns expressed by the two property owners concerned about dust, the Owner retained Braun Geotechnical Ltd. To prepare a Dust Mitigation Proposal, which is attached to this correspondence. The Owner invites Council to incorporate the terms in the Dust Mitigation Proposal as terms for approval of the Application. The Owner wishes to be very clear that they will take the dust mitigation extremely seriously and in addition to that is open to additional feedback which they will throughout the course of the project. The Owner strives to be a good neighbour and has no desire to take any steps that will cause in convenience to any of the neighbours.

8. The third property owner who opposed the project expressed concerns about the trucks disrupting the retail store at Driediger Farms. The Applicant does not propose that any trucks will access the site on 72nd Avenue from the east but rather the trucks will be accessing the project from the west and will use the TransCanada highway 232 Exit, to 72nd, travel east to the site and return. The distance between the site at the Driediger Farm Retail Outlet is approximately 150 meters. The Owner will ensure that a supervisor is on site throughout the course of the project and during the delivery of the fill materials. The supervisor will be instructed to ensure that there are no trucks arriving, leaving or staged east of the site.

The Policy

On a review of the Policy it appears that a strict reading or application ties the hands of staff to recommend or not, based purely on numbers without consideration of the merits of an application. In addition, an examination of the Petition attached, which is intended to be distribute to property owners within a one kilometer radius (as the crow flies), reveals that there is no requirement to state the basis on which a party supports or opposes a Soil Deposit or Removal Application, nor is there any ability for staff to exercise discretion in adjusting the borders to expand or contract the one kilometer radius to take into consideration natural or man made barriers that likely dictate a property owner is unlikely to possess the requisite knowledge

or suffer any impact (good or not) from the site. While the Policy enables Council to invite further submissions at paragraph 9.1(a)(iii), no such opportunity appears to exist for staff to make further inquiries.

I appreciate that this Policy was reviewed February 11, 2019, but I would be remiss in not underscoring to this Council that this was just a few short months after the 2018 election where the current Council was sworn in. The work load of our Councillors is extraordinary. There are literally hundreds of pages of dense materials for Council to review in preparation for regular meetings which I understand also includes the consideration of new policies or amendments to existing policies.

In the world of good governance and best practices, policies are an important tool for staff and Council alike to use as roadmaps in the discharge of their duties. Policies require careful consideration and are worthy of review and reconsideration on an ongoing basis. Policies are the one governance tool that are not carved in stone and where a deficiency or shortcoming is identified can be reconsidered.

I urge that Council closely review and consider the existing Policy and how that might be improved to ensure that the Policy itself or the manner in which it is managed or interpreted by staff and/or Council can be improved to ensure that the merits of all applications are truly considered and specifically that the Petition Forms circulated to the Public provide at least an opportunity if not a requirement to support the rationale for support or opposition. The identifies of the party's who vote need not be made public or even disclosed to the Applicant but their rationale should be considered in light of their location as it relates to the subject site.

Enclosures

The following documents in support of the Reconsideration are enclosed:

a) Photograph of the Current Site
b) Photograph of the Site when finished
c) Geosource Map of the Site and neighbouring area
d) Geosource Map illustrating the Truck Route
e) Council Policy No: 05-008 Revised February 11, 2019
f) Dust Mitigation Proposal by Braun Geotechnical Ltd. Dated May 19, 2020
g) Copies of Support Signature Forms of Neighbours who would be "most impacted" by the project:

IN FAVOUR (9)

FOIPPA s 22(1)

OPPOSED (3)

- Driediger Farms Market of 23823 – 72nd Avenue
- FOIPPA s.22(1)
-

The Applicant is available to appear before Council in person or by electronic means to answer questions or provide any further information at the request of Staff or Council.

Thank you for your consideration and I look forward to hearing from you at the earliest opportunity.

Yours truly,

DARNELL LAW GROUP

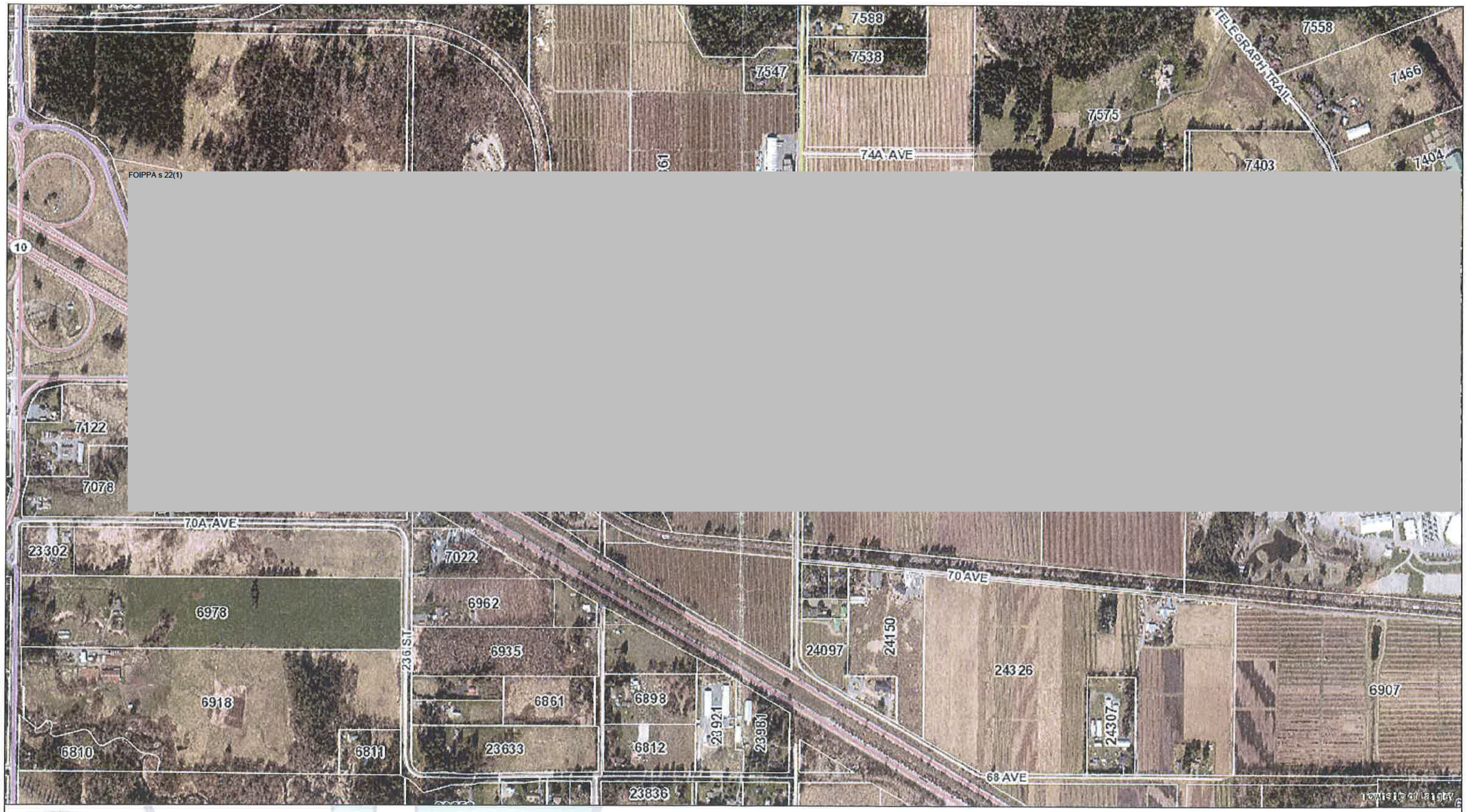
Rebecca L. Darnell

RLD:km
Enclosures

KOMATSU

www.shutterstock.com · 1318610780

FOIPPA s 22(1)



Township of Langley
BC
Est. 1873

Geosource Map

Map printed on: Friday, May 1, 2020

Township of Langley

0 185 370 740 Meters

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

TRUCK ROUTE (NO TRUCK STAGING ON 72nd)



FO PPA s.22(1)

Township of Langley BC
Est. 1873

Geosource Map

Map printed on: Friday, April 24, 2020

Township of Langley

0 100 200 400 Meters

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Soil Deposit and Removal

Policy No:	**05-008**
Previous Policy No:	**05-782**
Approved by Council:	**2015-01-26**
Revised by Council:	**2016-05-30**
Revised by Council:	**2019-02-11**

1. Purpose

1.1. The purpose of this policy is to set out how, while ensuring procedural fairness for both the Applicant and the public:

(a) members of the public will be notified about an Application;

(b) the public's views about an Application will be collected and considered;

(c) an Application will be considered; and

(d) an Application will be dealt with after such consideration.

2. Background

2.1. This policy repeals Soil Deposit and Removal Policy 05-779 in its entirety and replaces it with a new policy which reflects the current needs of the Township and its residents with respect to the Application.

3. Related Policies

3.1. None.

4. Definitions

4.1. In this Policy:

(a) "**Act**" means the *Agricultural Land Commission Act*, SBC 2002, c 36, as amended or replaced from time to time;

(b) "**ALC**" means the Agricultural Land Commission;

(c) **"ALR"** means land designated as an agricultural land reserve under the Act and includes an agricultural land reserve under a former Act;

(d) "**Applicant**" means a person who submits an Application to the Township;

(e) "**Application**" has the meaning ascribed to it in section 5.1;

(f) "**Bylaw**" means the Soil Deposit and Removal Bylaw 2013 No. 4975, as amended or replaced from time to time;

(g) **"Council"** means the Council of the Corporation of the Township of Langley;

(h) **"Engineer"** means the person appointed by Council to the position of General Manager of Engineering, his or her designates, and Township employees acting under his or her direction;

(i) "**Other Material**" includes but is not limited to Wood Waste, construction and demolition waste, masonry rubble, concrete, asphalt, glass, unchipped lumber, drywall, biological waste, organic waste, fertilizers, manure, composts, mulches, soil conditioners, including any materials listed in Schedule D of the Township of Langley Solid Waste Management Bylaw 2016 No. 5200, as amended or replaced from time to time, but does not include Soil;

(j) "**Permit**" means the written authority granted by the Engineer pursuant to the Bylaw for the deposit of Soil or Other material or removal of Soil;

(k) "**Petition**" means the form attached to this Policy in Schedule "A";

(l) "**Soil**" means clay, peat, silt, sand, gravel, cobbles, boulders, or other substance of which land is naturally composed, down to and including bedrock, but does not include Other Material;

(m) "**Subject Property**" means the property upon which an Applicant intends to deposit Soil or Other Material, or the property from which an Applicant intends to remove soil, pursuant to a Permit;

(n) "**Surrounding Property Owner**" means the registered owner of a property located in the Township of Langley and within a distance of 1km from the boundary of the Subject Property, and to a minimum of five properties measured along both sides of the road or roads on which the Subject Property is located, except a property which is exempt from taxation pursuant to section 220 of the *Community Charter*, SBC 2003, c 323, as amended or replaced from time to time;

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

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

(q) "**Wood Waste**" means wood residue in shredded form, and includes sawdust, hog fuel, bark, chips, slabs, shavings, trimmings, edgings, or other such waste which is the result of any manufacturing process

involved in the production of lumber or other wood products, but does not include any materials listed in Schedule D of the Township of Langley Solid Waste Management Bylaw 2016 No. 5200, as amended or replaced from time to time.

5. Application

5.1. This Policy applies to:

(a) applications for a Permit to deposit or remove more than 600 cubic metres of Soil; and

(b) applications for a Permit to deposit or remove 600 cubic metres or less of Soil where the Engineer has determined that this Policy applies;

(c) applications for a Permit to deposit Other Material of any amount where the Engineer has determined that this Policy applies;

(each defined as an "**Application**").

5.2. For certainty, this Policy does not apply where a Permit is not required under the Bylaw or where the deposit or removal is permitted under the Act or regulations to the Act without approval by the Township.

6. Notification of the Public About An Application

6.1. Forthwith after receipt of a request by the Township to do so, an Applicant will, at its sole cost and expense, place a sign on the Subject Property in a form and substance acceptable to the Engineer and which is entirely visible from the road from which the Soil or Other Material is expected to be delivered to; or from which the Soil is expected to be removed from.

6.2. Forthwith after receipt of an Application, the Township shall, at the Applicant's sole cost and expense:

(a) mail a notification letter about the Application, an information package, and a Petition to each Surrounding Property Owner.

(b) publish notice of the Application on the Township's website; and

(c) publish notice of the Application in local newspaper(s) to the acceptance of the Municipal Engineer.

6.3. Prior to any of the Applications listed below in this Section 6.3 being finally considered by Council or the Engineer, as applicable, the Township shall, at the Applicant's sole cost and expense, hold a public meeting at an appropriate location and in a manner determined by the Engineer for:

(a) an Application for a Permit to deposit or remove more than 10,000 cubic metres of Soil;

(b) an Application for a Permit to deposit Other Material, if required by the Engineer; or

(c) any other Application for a Permit to deposit or remove Soil, if required by Council or the Engineer.

7. The Public's Views About an Application

7.1. If a Surrounding Property Owner wishes to notify the Township of their views about an Application, the Surrounding Property Owner must mail a signed Petition to the Township or return a signed Petition to the Township's offices in person within sixty (60) calendar days of the date of the Petition.

7.2. Any person who wishes to notify the Township of their views about an Application may submit written comments about the Application to the Engineer within sixty (60) calendar days of the publication of the notice referred to in Section 6.2(b).

7.3. After completion of the sixty (60) day period specified in Section 7.1, the Engineer shall calculate and publish in a report to Council:

(a) the number of Surrounding Property Owners who voted in favour of the Application on the Petition;

(b) the number of Surrounding Property Owners who voted against the Application on the Petition;

(c) the number of Surrounding Property Owners who did not return a signed Petition to the Township within the period specified in Section 7.1; and

(d) the number of responses received from the Owners of other properties not owned by the Surrounding Property Owners.

7.4. For certainty, a Surrounding Property Owner who does not return a signed Petition to the Township within the period specified in Section 7.1 will not be counted as having voted either for or against the Application on the Petition.

7.5. Unless required to do so by law, the Township will not disclose any personal information (including, but not limited to, the name or address) about Surrounding Property Owners or other members of the public who notify the Township of their views about an Application.

8. Referral to Council

8.1. Forthwith following the later of sixty (60) calendar days after the date of the Petition mail out referred to in Section 6.2(a), sixty (60) calendar days after the

publication of the notice referred to in Section 6.2(b) and thirty (30) days after the date of the public meeting held pursuant to Section 6.3, the Engineer will:

(a) refer the Application to Council for consideration at an open Council meeting;

(b) mail a notification letter to each Surrounding Property Owner, the Applicant, and to each member of the public who submitted written comments pursuant to Sections 7.2 and 6.3, as applicable, setting out the place where the open Council meeting will be held, the date on which it will be held, and the time at which it will be held; and

(c) provide Council with a written report setting out the numbers described in Sections 7.3 and summarizing the comments received by the Township pursuant to Sections 7.2 and 6.3, as applicable, as well as any other information that the Engineer considers relevant to the Application.

8.2. Prior to the open Council meeting referred to in Section 8.1, the Applicant may submit written submissions about the Application to the Engineer, which the Engineer may provide to Council for consideration, in advance of the open Council meeting where the Application will be considered.

9. Consideration of an Application by Council

9.1. After considering the Application, Council may, but is not obligated to, adopt one of the following resolutions:

(a) if the Subject Property for the Application is located within the ALR:

(i) a resolution that the Application be referred to the ALC for approval, subject to any conditions Council deems advisable;

(ii) a resolution that the Application not be referred to the ALC for approval and not be further processed under the Bylaw; or

(iii) a resolution that the Applicant, Township staff or other specified persons be invited to provide further submissions with respect to the Application;

(b) if the Subject Property for the Application is not located within the ALR:

(i) a resolution that the Application be further processed under the Bylaw;

(ii) a resolution that the Application not be further processed under the Bylaw; or

(iii) a resolution that the Applicant, Township staff or other specified persons be invited to provide further submissions with respect to the Application.

9.2. Where Council has adopted a resolution described in Section 9.1(a)(iii) or Section 9.1(b)(iii), Council may, after consideration of any further submissions with respect to the Application, adopt any one of the resolutions described in Section 9.1.

9.3. Generally, Council will only adopt a resolution described in Section 9.1(a)(i) or Section 9.1(b)(i) if at least 67% of the Surrounding Property Owners who voted, voted in favour of the Application on the Petition for the Application. However, Council has an obligation to consider each Application individually on its merits. To this end, Council may adopt a resolution described in Section 9.1(a)(i) or Section 9.1(b)(i) if less than 67% of the Surrounding Property Owners who voted, voted in favour of the Application on the Petition for the Application, if Council considers that there are reasons which would merit a departure from the above general rule.

10. After an Application Has Been Considered by Council

10.1. After Council adopts a resolution described in Section 9.1 with respect to an Application:

(a) the Township will notify the Applicant of the resolution in writing;

(b) if the resolution is one described in Section 9.1(a)(i), the Township will forthwith refer the Application to the ALC for approval; and

(c) if the resolution is one described in Section 9.1(a)(ii) or Section 9.1(b)(ii), the Township will not process the Application further and the Applicant will not be entitled to submit an Application on the same or similar scope and basis as the Application which was rejected by Council for a period of two (2) years after the date upon which publication notification of the Application was provided under Section 6.2(b).

10.2. For certainty, while a resolution of Council pursuant to Section 9.1 and, with respect to Applications for a Subject Property located in the ALR, ALC approval, are prerequisites to the issuance of a Permit, all requirements of the Bylaw must also be satisfied before a Permit will be issued.

11. Amended Applications

11.1. If an Applicant amends its Application to:

(a) increase the amount of Soil or Other Material to be deposited or soil removed from the Subject Property by more than 10%, or

(b) materially alter the location upon the Subject Property where the Soil or Other Material is to be deposited or Soil removed,

at any time during the processing of an Application by the Township, or after an Application has been referred to the ALC for approval, then the procedures outlined in Sections 6 through 10 of this Policy must be repeated with respect to the amended Application, at the Applicant's sole cost and expense.

SCHEDULE A

Policy No: 05-008

"DATE"

Re: Proposed Deposit/Removal of Soil at _____ Avenue/Street,

Langley, BC (the "Property")

The owner of the above noted Property has applied to deposit/remove soil on/from the Property (the "**Application**"). Details with respect to the Application may be obtained from the Township by contacting [designated Township contact] at [phone number].

Pursuant to the Township's Soil Deposit and Removal Policy (tol.ca/soils) the Township is writing to surrounding property owners of the Property to determine the level of support for the Application.

Please take a moment to complete the enclosed petition. We would like a response either way to confirm your decision. Property owners who do not return a signed petition to the Township will not be counted as having voted either for or against the Application. Only the registered owners of the property should vote and if the property is owned by more than one person, a majority of the registered owners must sign the enclosed petition. Please return your response within sixty (60) days of the date of this letter in the pre-stamped envelope provided. Your name, address and petition vote will not be disclosed unless required by law.

If you have any questions concerning the Application, please contact [designated Township contact] at [phone number].

Yours truly,

PETITION

Re: Application to Deposit/Remove Soil on/from _____, Langley, BC (the "Application")

FOLIO	CIVIC ADDRESS/LEGAL DESCRIPTION	NAME AND ADDRESS OF OWNER(S)

☐ I/we support the Application

☐ I/we do not support the Application

_____

(Owner) Sign and print name

_____

(Owner) Sign and print name

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

BRAUN GEOTECHNICAL LTD.

Foundations, Excavation & Shoring Specialists

May 19, 2020
Our File: 18-7816

Via email: Bcampbell@owlconstructors.ca

O.W.L Contracting Ltd.
#20010 100A Avenue
Langley, BC V1M 3G4

Attn: Brandon Campbell – Operations Manager

Re: Dust Mitigation – Proposed Fill Site
23788 72 Avenue, Langley, BC

As requested, Braun Geotechnical Ltd. provides the following information for dust management practices to be implemented at the above-referenced project.

The Township of Langley's Development Bylaw states that water may be used for dust control in conjunction with erosion sediment control measures. The Township of Langley have not specified other measures, however the Fraser Valley Regional District (FVRD) suggested stockpile vegetation and berms as suitable methods under the FVRD Commercial Gravel Operations Bylaw.

Dust control methods proposed for the site would include but not be limited to the following:

- Onsite access roads would be watered during seasonally dry weather and/or windy days. Watering can be performed using a misting water spray system or more likely a water truck. Ongoing watering of onsite access roads is expected to be the most effective method for reduced potential for dust generation during the proposed site fill operation.
- Vegetate or enclose temporary stockpiles with a tarp cover.
- Establish vegetation immediately following completion of site fills to the design levels.

In addition, the existing elevated topography and surrounding vegetation that include large tree covered areas (east of site) are expected to provide for further reduced potential for dust travelling offsite from the proposed fill area.

We trust this meets your present requirements.

Yours truly,
Braun Geotechnical Ltd.

PROFESSIONAL ENGINEER S. W. HRYSIO 2020 MAY 19

Stuart Hrysio, P.Eng.
Geotechnical Engineer

Braun Geotechnical Ltd.

for Sonny Singha, P.Eng.
Geotechnical Engineer

Braun Geotechnical
102-19049 95A Ave.
Surrey, BC
V4N 4P3
Tel: 604-513-4190
Fax: 604-513-4195
info@braungeo.com

www.braungeo.com

Foundations

Excavation & Shoring

Slope Stability

Natural Hazards

Pavement Design and Management

Reinforced Soil Walls and Slopes

(11) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s.22(1) Langley BC

Name: FO PPA s.22(1)

Signature: FO PPA s.22(1)

Date: May 1, 2020

4 ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s 22(1) Langley B.C.

Name: FOIPPA s.22(1)

Signature:

Date: APR 30/2020

(5) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s.22(1)

Name: FOIPPA s.22(1)

Signature: FO PPA s.22(1)

Date: April 29, 2020

(6) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FO PPA s.22(1) , Langley BC FO PPA s.22(1)

Name: FOIPPA s.22(1)

Signatur

Date: April 29, 2020

(7) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address FO PPA s.22(1) Avey Langley

Name: FOIPPA s.22(1)

Signature FOIPPA s 22(1)

Date: April 28, 2020

(12) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s 22(1)

Name: FOIPPA s.22(1)

Signature: FO PPA s.22(1)

Date: April 28, 2020

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s 22(1) [redacted]

Name: FO PPA s.22(1) [redacted]

Signature: FO PPA s.22(1) [redacted]

Date: Apr 22/ 2020

(9) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell. FOIPPA s.22(1)

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FO PPA s.22(1)

Name: FOIPPA s 22(1)

Signature: FOIPPA s 22(1)

Date: May 5 / 2020

(10) ✓

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s 22(1) Langley, BC FOIPPA s 22(1)

Name: FO PPA s.22(1)

Signature: FOIPPA s.22(1)

Date: April 30, 2020

(1) X

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: 23823 72nd Ave

Name: Driedeger Farms - market

Signature:

Date: May 4 2020

Traffic will interfere with business. Therefore against.

(2) X

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FO PPA s.22(1)

Name:

Signature:

Date: MAY 4 2020

will create dast.

FOIPPA s.22(1) had a bad experience some years ago when Driediger Farms brought in fill. His property was covered in dust. He is afraid this will happen again.

Support Signature for fill site at 23788 72nd Avenue

Owned by John B Campbell.

For you as our neighbour who would be most impacted by this project which is expected to take approximately 2-6 months to complete. Your signature reflects your support in this project to Township council.

Address: FOIPPA s 22(1)

Name: FO PPA s.22(1)

Signature:

Date: May 4, 2020

Will create dust. Therefore opposed